

APN: 1419-03-002-072



KAREN ELLISON, RECORDER

Return Recorded Original to:
Manhard Consulting, Ltd.
c/o Jerry Juarez
241 Ridge Street, Suite 400
Reno, Nevada 89501

GRANT OF PRIVATE DRAINAGE EASEMENT

This indenture is made this 6th day of March, 2020, between Fairway One, LLC, Party of the First Part, hereinafter referred to as ("Grantor"), and Clear Creek Tahoe Community Association, Party of the Second Part, hereinafter referred to as ("Grantee").

WITNESSETH:

For and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants to Grantee a permanent easement and right-of-way for private drainage facilities upon, over, across and through the land herein described, together with the perpetual right to enter upon said land to construct, reconstruct, maintain and repair said private drainage facilities and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said private drainage facilities.

The easement and right-of-way hereby granted is situate in the County of Douglas, State of Nevada, more particularly described in Exhibit "A" and depicted in Exhibit "B" attached hereto by this reference made a part hereof.

This is a non-exclusive Grant of Private Drainage Easement and to the extent that other users do not interfere with the use of said easement by the Grantee as permitted

herein, Grantor, its successors and assigns, shall be permitted to use the same for any purpose they may desire.

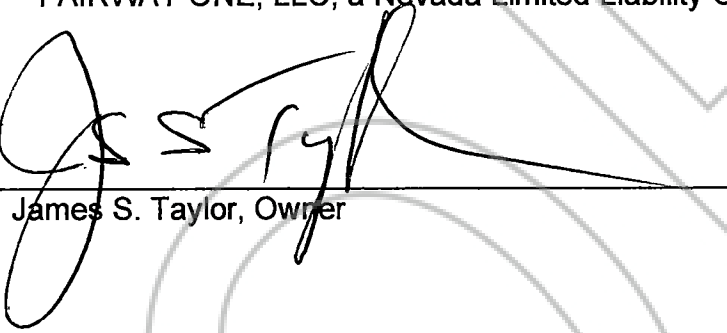
The covenants and agreements herein contained shall inure to the benefit of and shall be binding upon the executors, administrators, Heirs, successors and assigns of the parties and shall be, and are, covenants running with the land binding upon said property of Grantor and for the benefit of Grantee.

IN WITNESS WHEREOF, the Grantor hereto has executed this Grant of Private Drainage Easement the day and year first written.

GRANTOR

FAIRWAY ONE, LLC, a Nevada Limited Liability Company

By:



James S. Taylor, Owner

STATE OF _____)

) ss.

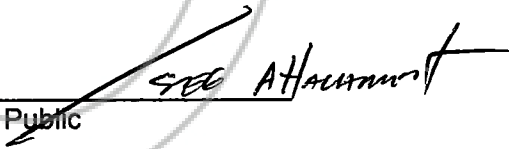
COUNTY OF _____)

The foregoing Grant of Easement was acknowledged before me on this _____ day of _____, 2020, by James S. Taylor, who acknowledged to me that he is a _____ of Fairway One, LLC.

WITNESS my hand and official seal.

By:

Notary Public


_____ *see Attachment*

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Barbara

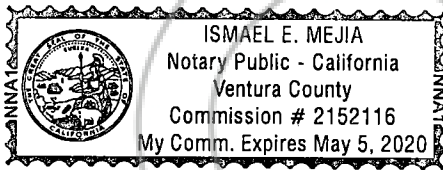
On March 6, 2020 before me, Ismael E Meja Notary Public
Date Here Insert Name and Title of the Officer

personally appeared James S Taylor
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant of Private Drainage Easement

Document Date: March 6, 2020 Number of Pages: Four

Signer(s) Other Than Named Above: NO OTHER SIGNER

Capacity(ies) Claimed by Signer(s)

Signer's Name: James S Taylor

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator

Other: FAMILY OWN LLC OWNER

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

EXHIBIT "A"

DESCRIPTION OF EASEMENT TO BE GRANTED

LOT 287, CLEAR CREEK TAHOE – UNIT 2

A portion of Lot 287 as shown on Clear Creek Tahoe – Unit 2 File No. 2017-904626 (FM 904626), recorded September 26, 2017, Official Records of Douglas County, Nevada, situate within the Southwest one-quarter of the Southeast one-quarter (SW1/4 SE1/4) of Section 3, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, being the west 5 feet of the following described line:

BEGINNING at the Northeast corner of said Lot 287, coincident with the Northwest corner of Parcel A as shown on said FM 904626.

THENCE along the common line of said Parcel A and Lot 287, South 14°09'35" West, 29.68 feet;

THENCE departing said common line, North 04°27'42" East, 33.93 feet to the beginning of a non-tangent curve to the right, a radial line to said beginning bears North 39°38'19" East;

THENCE southeasterly, 6.86 feet along the arc, having a radius of 25.00 feet through a central angle of 15°43'54" to the **POINT OF BEGINNING**.

Containing 86 square feet, more or less.

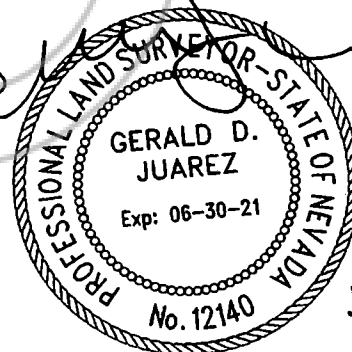
BASIS OF BEARINGS: North 89°12'38" East between the West Quarter corner and the East Quarter Corner of section 10, Township 14 North, Range 19 East, Mount Diablo Meridian, as shown on record of survey map doc. 494257.

SURVEYOR'S CERTIFICATE

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

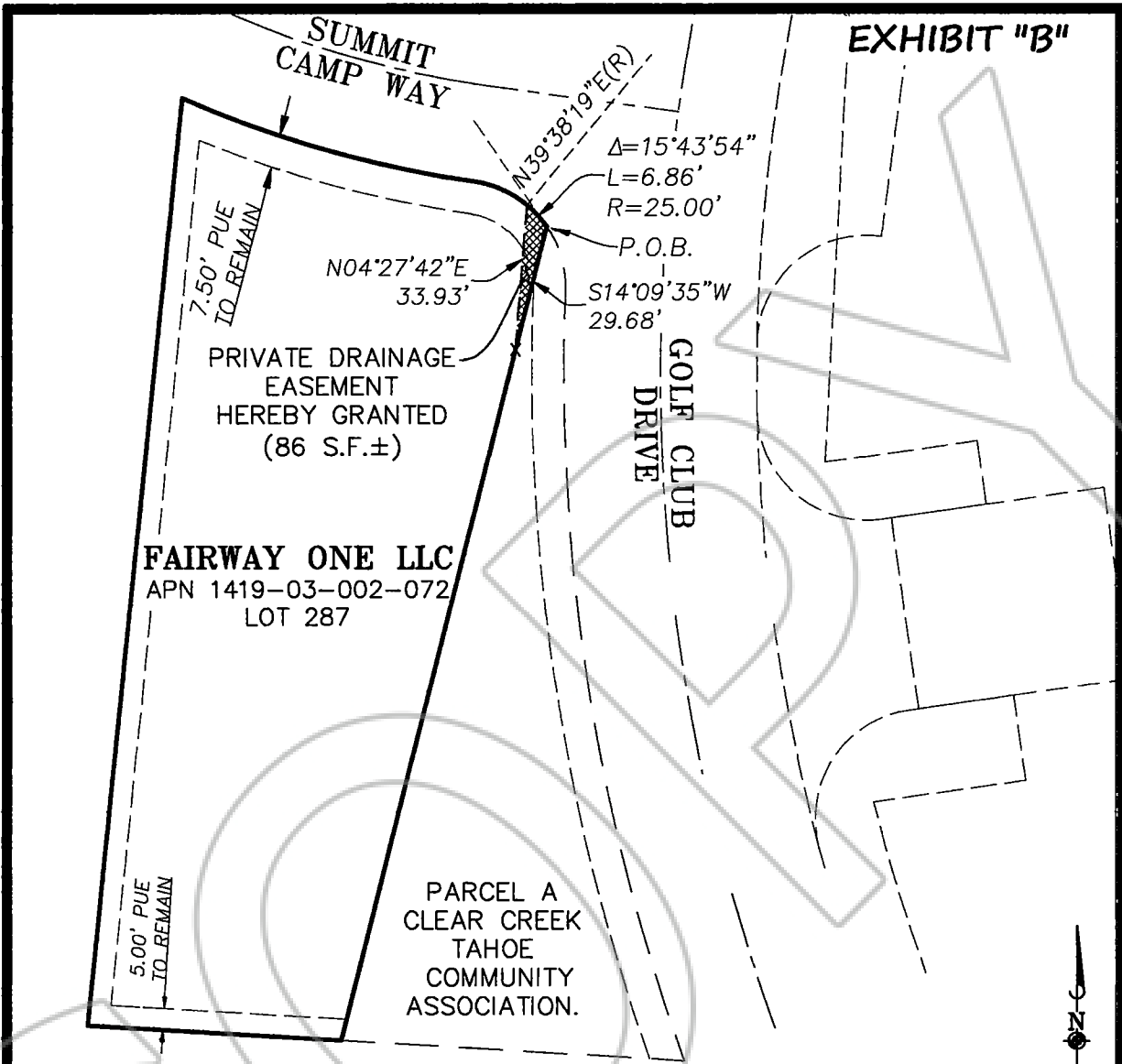
Gerald D. Juarez
Nevada PLS 12140
For and on behalf of

 **Manhard.**
CONSULTING
241 Ridge Street, Suite 400
Reno, Nevada 89501 (775) 321-6528



3/27/2020

EXHIBIT "B"



PRIVATE DRAINAGE EASEMENT HEREBY GRANTED (86 S.F.±)

FAIRWAY ONE LLC
 APN 1419-03-002-072
 LOT 287

PARCEL A CLEAR CREEK TAHOE COMMUNITY ASSOCIATION.

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT AREA
- = DIMENSION POINT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U.E. = PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

NORTH 89°12'38" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN AS SHOWN ON RECORD OF SURVEY MAP DOC. 494257. COORDINATES SHOW ARE BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.0002 ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

LOT 287 DOUGLAS CO., NV PRIVATE DRAINAGE EASEMENT

PROJ. MGR.: GDJ
 DRAWN BY: HHF
 DATE: 1/6/2020
 SCALE: 1"=40'

Manhard CONSULTING LTD

241 Ridge Street, Suite 400, Reno, NV 89501 ph:775-746-3900 fx:775-746-3902 manhard.com
 Civil Engineers • Surveyors • Water Resources Engineers • Wetland & Watershed Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

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SHEET
1 OF 1
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