

APN: 1419-03-002-073



KAREN ELLISON, RECORDER

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

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**GRANT OF PRIVATE DRAINAGE EASEMENT**

This indenture is made this 6<sup>th</sup> day of March, 2020, between Clear Creek Tahoe Community Association, Party of the First Part, hereinafter referred to as ("Grantor"), and Fairway One, LLC, a Nevada Limited Liability Company, 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



**EXHIBIT "A"**  
**DESCRIPTION OF 10' WIDE PRIVATE DRAINAGE EASEMENT**  
**TO BE GRANTED**

**PARCEL A, CLEAR CREEK TAHOE – UNIT 2**

A portion of Parcel A as shown on that Final Map of Clear Creek Tahoe – Unit 2 recorded September 26, 2017 as File No. 2017-904626 (FM 904626), Official Records of Douglas County, Nevada, Southwest one-quarter of the Southeast one-quarter (SW 1/4 SE1/4) of Section 3, Township 14 North, Range 19 East, Mount Diablo Base and Meridian:

**COMMENCING** at the Southwest corner of said Parcel A, being coincident with the Southeast corner of said Lot 287, as shown on said FM 904626.

**THENCE** along the south line of said Parcel A, South 86°37'44" East, 27.98 feet, to the **POINT OF BEGINNING**;

**THENCE** leaving said south line North 04°27'42" East, 163.17 feet, to the west line of said Parcel A coincident with the east line of said Lot 287,

**THENCE** along said common line, North 14°09'35" East, 29.68 feet to the most north property corner of said Parcel A, coincident with the south and west right-of-way of Summit Camp Way and Golf Club Drive, respectively, also being the beginning of a non-tangent curve to the right, a tangent line to said beginning bears South 34°37'07" East;

**THENCE** southerly, 11.59 feet along the arc having a radius of 25.00 feet through a central angle of 26°34'19";

**THENCE** South 4°27'42" West, 181.89 feet to the south line of said Parcel A;

**THENCE** North 86°37'44" West, 10.00 feet to the **POINT OF BEGINNING**.

Containing 1,829 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.

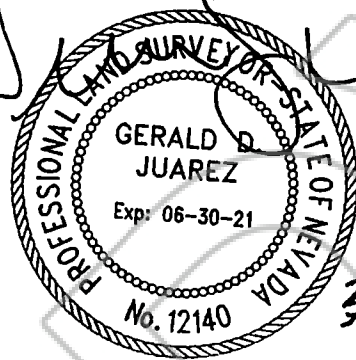
**SURVEYOR'S CERTIFICATE**

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.

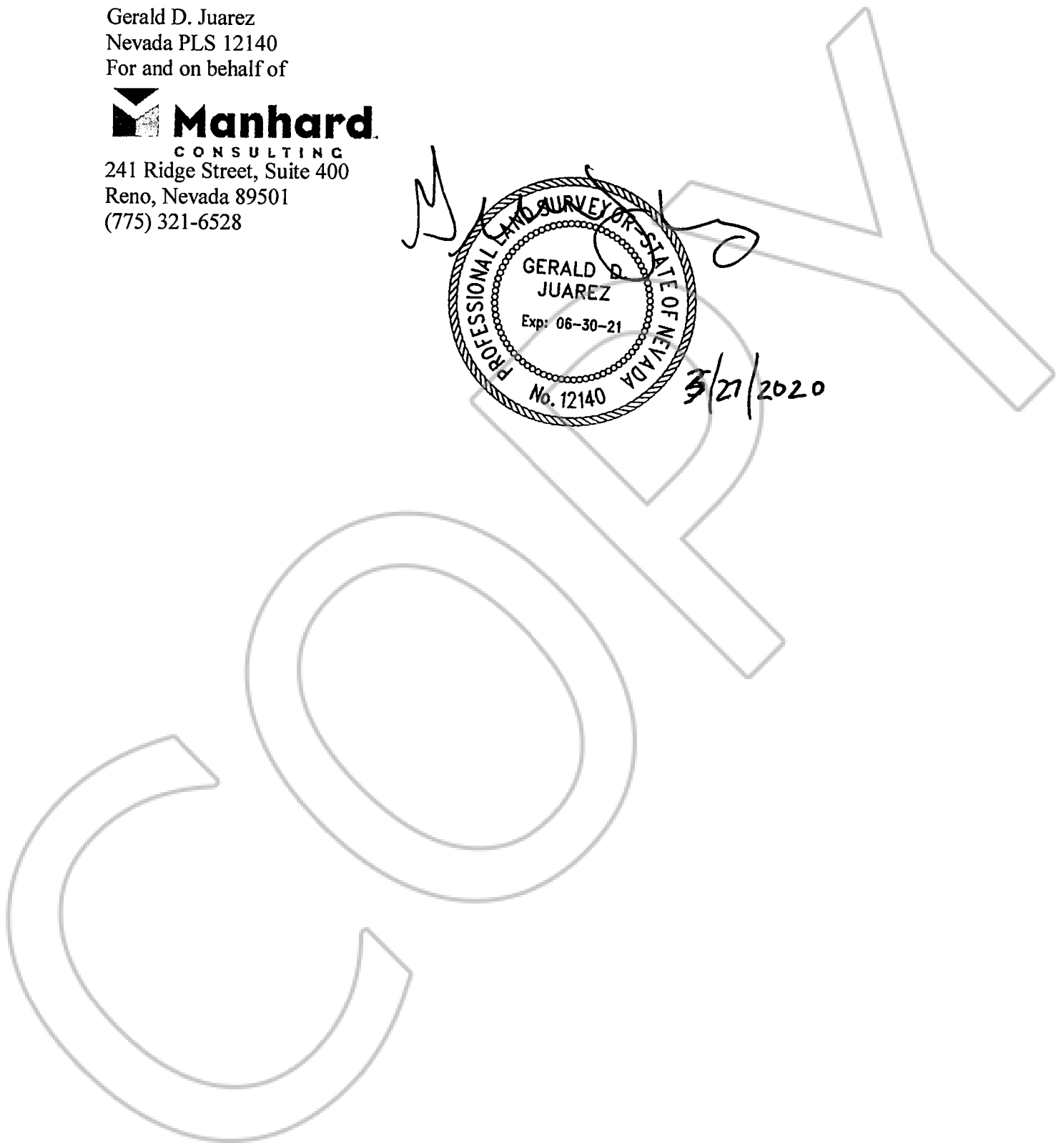
Gerald D. Juarez  
Nevada PLS 12140  
For and on behalf of



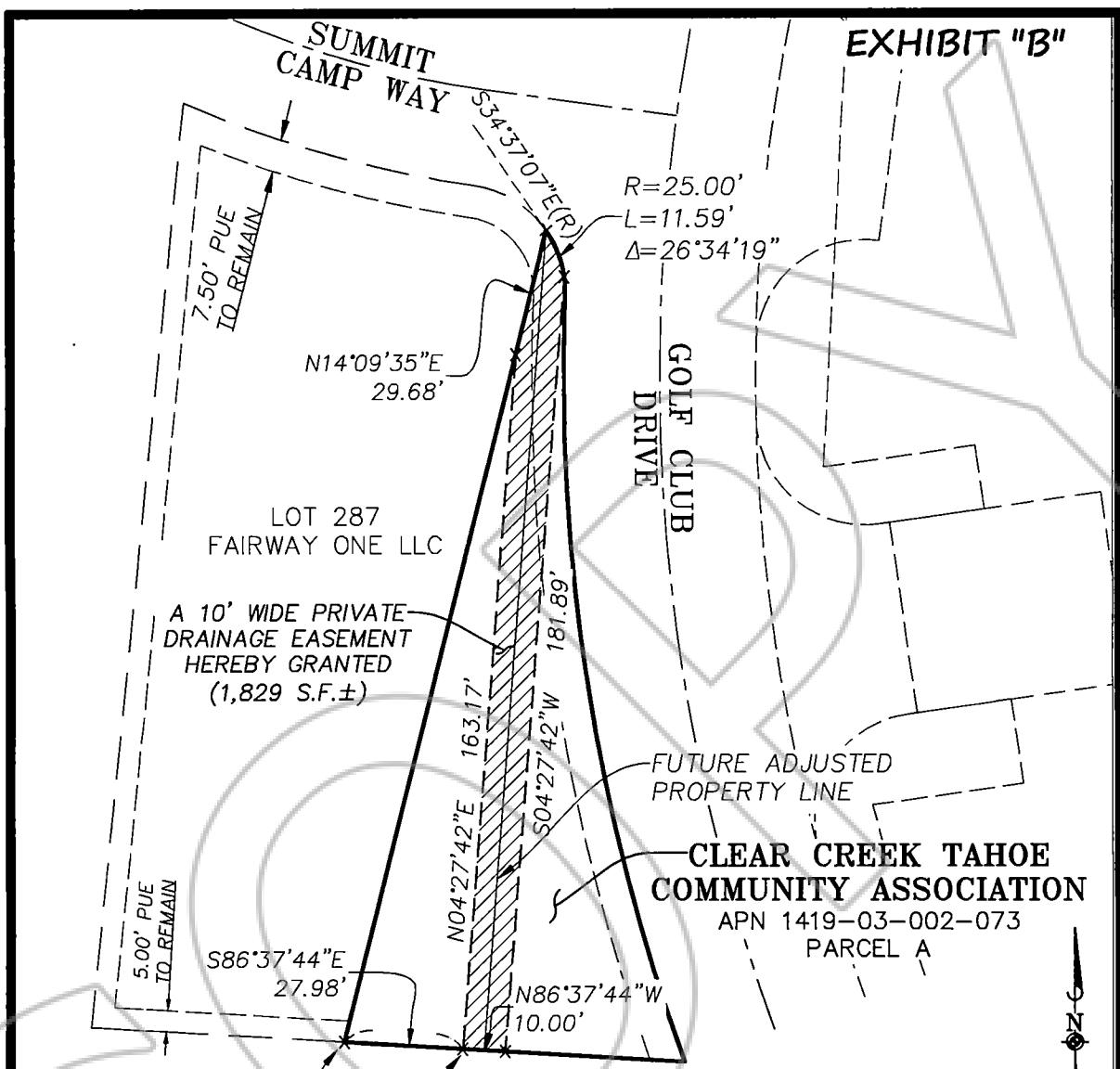
241 Ridge Street, Suite 400  
Reno, Nevada 89501  
(775) 321-6528



3/27/2020



**EXHIBIT "B"**



LOT 287  
FAIRWAY ONE LLC

A 10' WIDE PRIVATE  
DRAINAGE EASEMENT  
HEREBY GRANTED  
(1,829 S.F.±)

**CLEAR CREEK TAHOE  
COMMUNITY ASSOCIATION**  
APN 1419-03-002-073  
PARCEL A

**LEGEND**

- = EX. PROPERTY LINE
- - - - - = PUE GRANT
- x = 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.

**PARCEL A**

**DOUGLAS CO., NV**

**PRIVATE DRAINAGE EASEMENT**

PROJ. MGR.: GDJ  
DRAWN BY: HHF  
DATE: 8/19/19  
SCALE: 1" = 40'

**Manhard CONSULTING LTD**  
241 Ridge Street, Suite 400, Reno, NV 89501 ph.775-748-3500 fx.775-748-3520 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

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SHEET  
**1** OF **1**  
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