

APN: 1419-03-002-073



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KAREN ELLISON, RECORDER

Recording Requested by and
Return Recorded Original to:
Douglas County, Nevada
Community Development Department
Post Office Box 218
Minden, Nevada 89423

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (N.R.S. Chapter 239)

GRANT OF PUBLIC UTILITY EASEMENT

THIS INDENTURE is made this 6th day of March, 2020, between CLEAR CREEK TAHOE COMMUNITY ASSOCIATION ("GRANTOR"), and DOUGLAS COUNTY, a political subdivision of the State of Nevada ("GRANTEE"). The GRANTOR for good and valuable consideration, the receipt of which is acknowledged does hereby grants and conveys a perpetual and permanent, ten foot (10') public utility easement, which is an interest in land, unto GRANTEE across, upon, over, though and under a strip of land more particularly described in the legal description attached as Exhibit "A" and depicted on Exhibit "B" both of which are incorporated herein, for ingress, egress, construction, maintenance, operation, repair or replacement of public utilities, including but not limited to water facilities, as defined by Douglas County Code.

All rights, duties and obligations granted by this Grant of Public Utility Easement shall run with the land and shall be binding upon GRANTOR, its successors, agents and assigns forever.

GRANTOR covenants for the benefit of GRANTEE, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within Easement Area without the prior written consent of GRANTEE. Such structures and improvements include, but are not limited to: drainage facilities, trees, fencing, parking canopies, and other covered facilities. GRANTOR retains, for GRANTORS' benefit, the right to maintain, use, and otherwise landscape the Easement Area for GRANTOR's own purposes provided,

EXHIBIT "A"
**DESCRIPTION OF PUBLIC UTILITY 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 (TM 904626), Official Records of Douglas County, Nevada, Southeast one-quarter of the Southwest one-quarter (SE 1/4 SW1/4) 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 TM 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 Gray Mill Court 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.

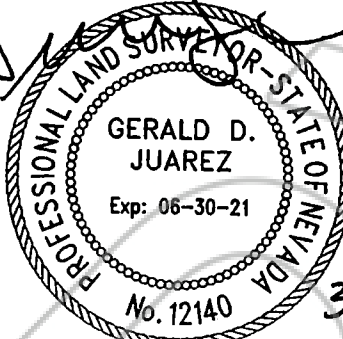
BASIS OF BEARINGS: North 89°12'38" East between the West Quarter corner and the East Quarter Corner of section 10, Township 14 North, Range 19 East, Mount Diablo Meridian, as shown on record of survey map doc. 494257.

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.

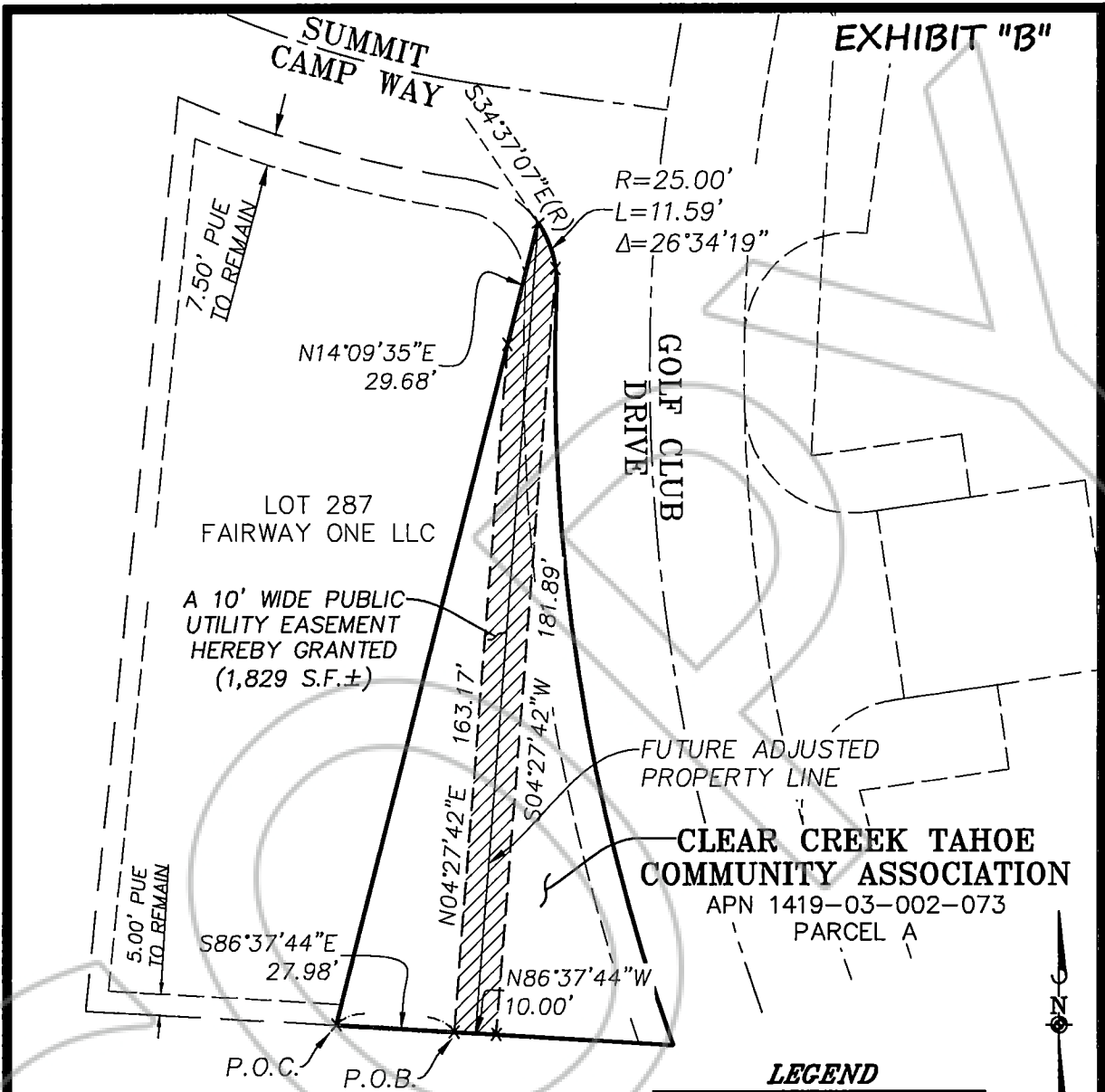
Gerald D. Juarez
Nevada PLS 12140
For and on behalf of

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

[Handwritten signature]

3/27/2020

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EXHIBIT "B"



**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	PUBLIC UTILITY EASEMENT
<p>PROJ. MGR.: <u>GDJ</u> DRAWN BY: <u>HHF</u> DATE: <u>8/19/19</u> SCALE: <u>1"=40'</u></p>	 Manhard CONSULTING LTD <small>241 Ridge Street, Suite 400, Reno, NV 89501 ph:775-746-3500 fx:775-746-3520 manhard.com Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners</small>	<p>© 2008 ALL RIGHTS RESERVED</p> <p style="text-align: center;">SHEET</p> <p style="font-size: 2em; text-align: center;">1 OF 1</p> <p style="text-align: center;">FWDCNV 01</p>