

APN: 1419-03-002-114



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 11th day of December, 2019, between Fairway One, LLC, a Nevada Limited Liability Company, 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 drainage facilities and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said 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 "A-1" 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 PUBLIC PRIVATE DRAINAGE EASEMENT

**APN 1419-03-002-114
LOT 291-A, CLEAR CREEK TAHOE – UNIT 2**

**FOR THE BENEFIT OF
APN 1419-03-002-115
LOT 290-A, CLEAR CREEK TAHOE – UNIT 2**

A portion of Lot 291-A as shown on that Record of Survey in Support of a Boundary Line Adjustment for Fairway One, LLC recorded July 16, 2019 as File No. 2019-932144 (BLA MAP 932144), and described as Lot 291-A in that certain Boundary Line Adjustment Quit-Claim Deed recorded July 16, 2019 as Document No. 2019-932148 both in the Official Records of Douglas County, Nevada, situate within the South one-half of Section 3, Township 14 North, Range 19 East, Mount Diablo Meridian (S 1/2, Sec. 3, T.14N., R.19E., MDM being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 291-A, coincident with the Northwest Corner of Lot 290-A of said BLA MAP 932144;

THENCE along the east line of said Lot 291-A coincident with the west line of said Lot 290-A, South 27°04'03" West, 28.35 feet to the **POINT OF BEGINNING**;

THENCE continuing along said common line, South 27°04'03" West, 10.04 feet;

THENCE departing said common line, North 58°05'02" West, 38.04 feet to the southerly line of that certain 7.50 foot (7.5') PUE granted per Final Map of Clear Creek Tahoe – Unit 2 recorded September 26, 2017 as File No. 2017-904626 (Doc. 904626), Official Records of Douglas County, Nevada also being the beginning of a non-tangent curve to the right, a radial line to said beginning bears North 12°25'28" West;

THENCE along said southerly line, easterly, 14.66 feet along the arc of a 320.00 foot radius curve through a central angle of 2°37'27";

THENCE departing said southerly line, South 58°05'02" East, 26.48 feet to the **POINT OF BEGINNING**.

Containing 323 square feet more or less.

See Exhibit "A-1", attached hereto and made a part hereof by reference.

BASIS OF BEARINGS: Identical to that of Record of Survey in Support of a Boundary Line Adjustment for Fairway One, LLC recorded July 16, 2019 as File No. 2019-932144 in the Official Records of Douglas County, Nevada.

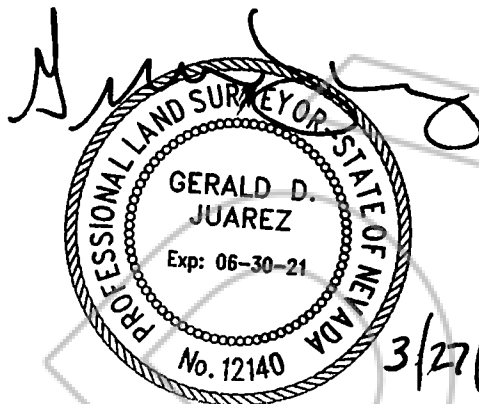
SURVEYOR'S CERTIFICATE

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 "A-1"

GRAY MILL COURT
 PARCEL E - PER DOC. #2017-904626

7.5' PUE
 PER FILE
 NO. 2017-904626

10' PRIVATE DRAINAGE
 HEREBY GRANTED
 (323 S.F.±)

SETBACK LINES
 PER FILE NO.
 2017-904626

FAIRWAY ONE LLC.
 LOT 291-A
 PER BLA DEED DOC. NO.
 2019-932148

R=320.00'
 L=14.66'
 Δ=2°37'27"

P.O.C.

FOR THE BENEFIT OF
 FAIRWAY ONE LLC.
 LOT 290-A
 APN 1419-03-002-114

P.O.B.

S27°04'03"W
 10.04'

10' PUE EASEMENT PER
 DEED DOC. 2019-932147



BASIS OF BEARINGS

IDENTICAL TO THAT OF RECORD OF SURVEY
 IN SUPPORT OF A BOUNDARY LINE
 ADJUSTMENT MAP FILE NO. 2019-932144
 RECORDED JULY 16, 2019 IN THE OFFICIAL
 RECORDS OF DOUGLAS COUNTY, NEVADA.

LEGEND

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

LOT 291-A

DOUGLAS CO., NV

PUBLIC UTILITY EASEMENT

PROJ. MGR.: GDJ
 DRAWN BY: GDJ
 DATE: 9-18-19
 SCALE: 1"=20'

Manhard
 CONSULTING LTD

241 Page Street, Suite 400, Reno, NV 89501 | 775-748-3000 | 775-748-3500 | manhard.com
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

© 2008 ALL RIGHTS RESERVED

SHEET

1 OF 1

FWDCNV 01