

APN: 1320-32-813-010



KAREN ELLISON, RECORDER

Recording Requested by and
Return Recorded Original to:
Town of Gardnerville
1407 US Highway 395 N
Gardnerville, Nevada 89410

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 AND FACILITY EASEMENT

THIS INDENTURE is made this 18 day of March, 2020, between Carol Jean Sandmeier Trustee of the Roger H. Sandmeier and Carol Jean Sandmeier Trust (“GRANTOR”), and TOWN OF GARDNERVILLE, a political subdivision of the County of Douglas (“GRANTEE”). The GRANTOR for good and valuable consideration, the receipt of which is acknowledged does hereby grants and conveys a perpetual and permanent, approximately 2-foot wide public utility and facility easement, which is an interest in land, unto GRANTEE across, upon, over, through 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 and facilities, including but not limited to sidewalk facilities.

All rights, duties and obligations granted by this Grant of Public Utility and Facility 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 GRANTOR’s benefit, the right to maintain, use, and otherwise landscape the Easement Area for GRANTOR’s own purposes

provided, however, that no use will interfere with, and will be in all respects consistent with, the GRANTEE's rights herein and all state, federal, and local regulations.

GRANTOR hereby represents that this Grant of Public Utility and Facility Easement has been duly executed and constitutes a valid, binding and enforceable obligation.

GRANTOR

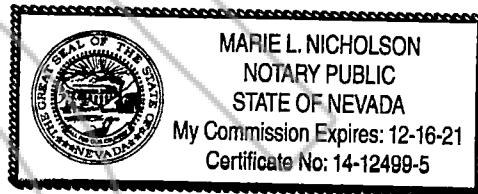
By: Carol Sandmeier
CAROL SANDMEIER

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

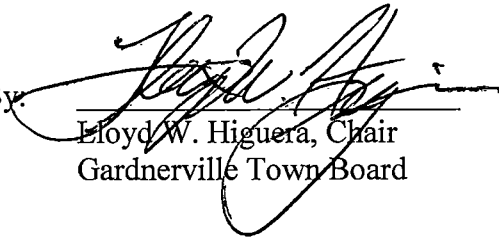
On the 18th day of March, 2020, personally appeared before me, MARIE L. NICHOLSON, a Notary Public, CAROL SANDMEIER, who acknowledged that she executed the above instrument.

WITNESS my hand and official seal.

By: Marie L. Nicholson
Notary Public



GRANTEE

By: 
Lloyd W. Higuera, Chair
Gardnerville Town Board

STATE OF NEVADA

)

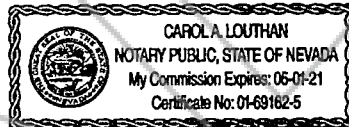
) ss.

COUNTY OF DOUGLAS

)

On the 2nd day of June, 2020, personally appeared before me,
Carol Louthan, a Notary Public, Lloyd W. Higuera, who acknowledged that he executed the
above instrument.

By: 
Notary Public



**DESCRIPTION
PUBLIC UTILITY & FACILITIES EASEMENT
(OVER A.P.N. 1320-32-813-010)**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A strip of land for public utility and facilities easement purposes located within a portion of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the southerly corner of A.P.N. 1320-32-813-010, said point being the intersection of the northerly right-of-way line of Douglas Avenue and the westerly right-of-way line of High School Street;

thence along the northerly right-of-way line of said Douglas Avenue, North 44°50'00" West, 5.00 feet;

thence South 89°55'07" East, 4.23 feet;

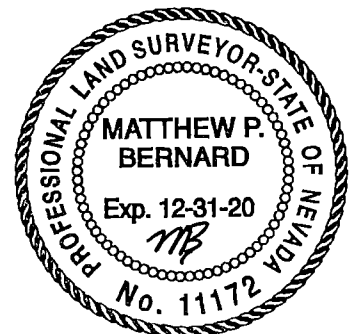
thence North 45°04'53" East, 89.53 feet to a point on the common line between A.P.N. 1320-32-813-010 and A.P.N. 1320-32-813-011;

thence along said common line between A.P.N. 1320-32-813-010 and A.P.N. 1320-32-813-011, South 44°46'00" East, 2.00 feet to a point on the westerly right-of-way line of said High School Street;

thence along said westerly right-of-way line of High School Street, South 45°04'53" West, 92.52 feet to the **POINT OF BEGINNING**, containing 190 square feet, more or less.

The Basis of Bearing of this description is South 44°50'00" East, the centerline of Douglas Avenue as determined by existing improvements and as shown on the Map of the Hawkins Addition to Gardnerville as prepared by O.L. Hussman and filed for record in 1915 in the office of Recorder, Douglas County, Nevada.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Mathew P. Bernard, P.L.S. 11172
P.O. Box 2229
Minden, Nevada 89423



3-4-2020

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°50'00"W	5.00'
L2	S89°55'07"E	4.23'
L3	S44°46'00"E	2.00'

SCALE: 1" = 20'

A.P.N. 1320-32-813-011
 BRODERSON, K.C. &
 GUY, L.J.

A.P.N.
 1320-32-813-010
 SANDMEIER
 TRUST 2014

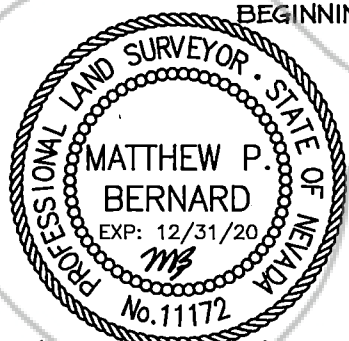
PUBLIC
 UTILITY &
 FACILITIES
 EASEMENT
 (190 SF)

N45°04'53"E 89.59'
 S45°04'53"W 92.52'

DOUGLAS
 AVENUE

HIGH SCHOOL STREET

POINT OF
 BEGINNING



RO Anderson
 WWW.ROANDERSON.COM

MINDEN 1603 Esmeralda Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7084
 RENO 9060 Double Diamond Pkwy, Unit 1B Reno, NV 89521 p 775.782.2322 f 775.782.7084

EXHIBIT
 PUBLIC UTILITY &
 FACILITIES EASEMENT
 (OVER A.P.N. 1320-32-813-010)

02/19/2020

EXHIBIT B