

APN: 1320-32-813-011



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 11th day of March, 2020, between Karl C. Broderson and Leandra Jacobsen-Guy (“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 3-foot by 3-foot 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 water and 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.

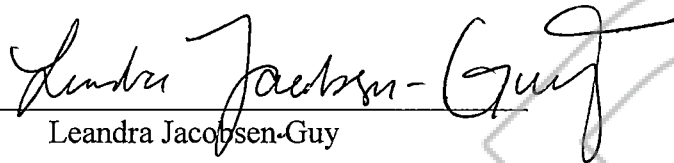
GRANTOR covenants for the benefit of GRANTEE, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within Easement Area without the prior written consent of GRANTEE. Such structures and improvements include, but are not limited 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

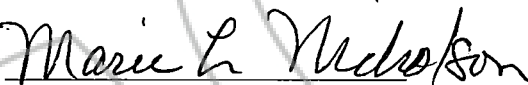
By: 
Karl C. Broderson

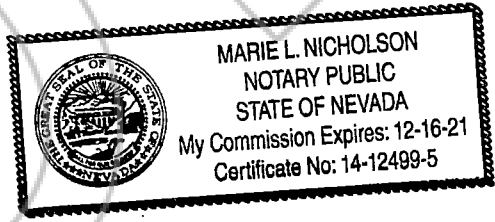
By: 
Leandra Jacobsen-Guy

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

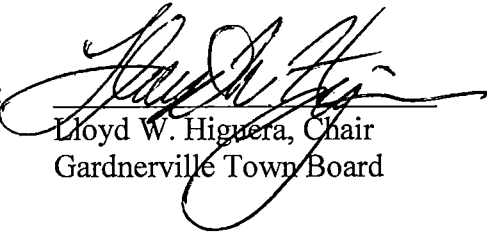
On the 11th day of MARCH, 2020, personally appeared before me, Marie L. Nicholson, a Notary Public, Karl C. Broderson and Leandra Jacobsen-Guy, who acknowledged that she executed the above instrument. Karl C. Broderson and Leandra Jacobsen-Guy

WITNESS my hand and official seal.

By: 
Notary Public

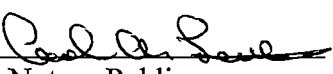


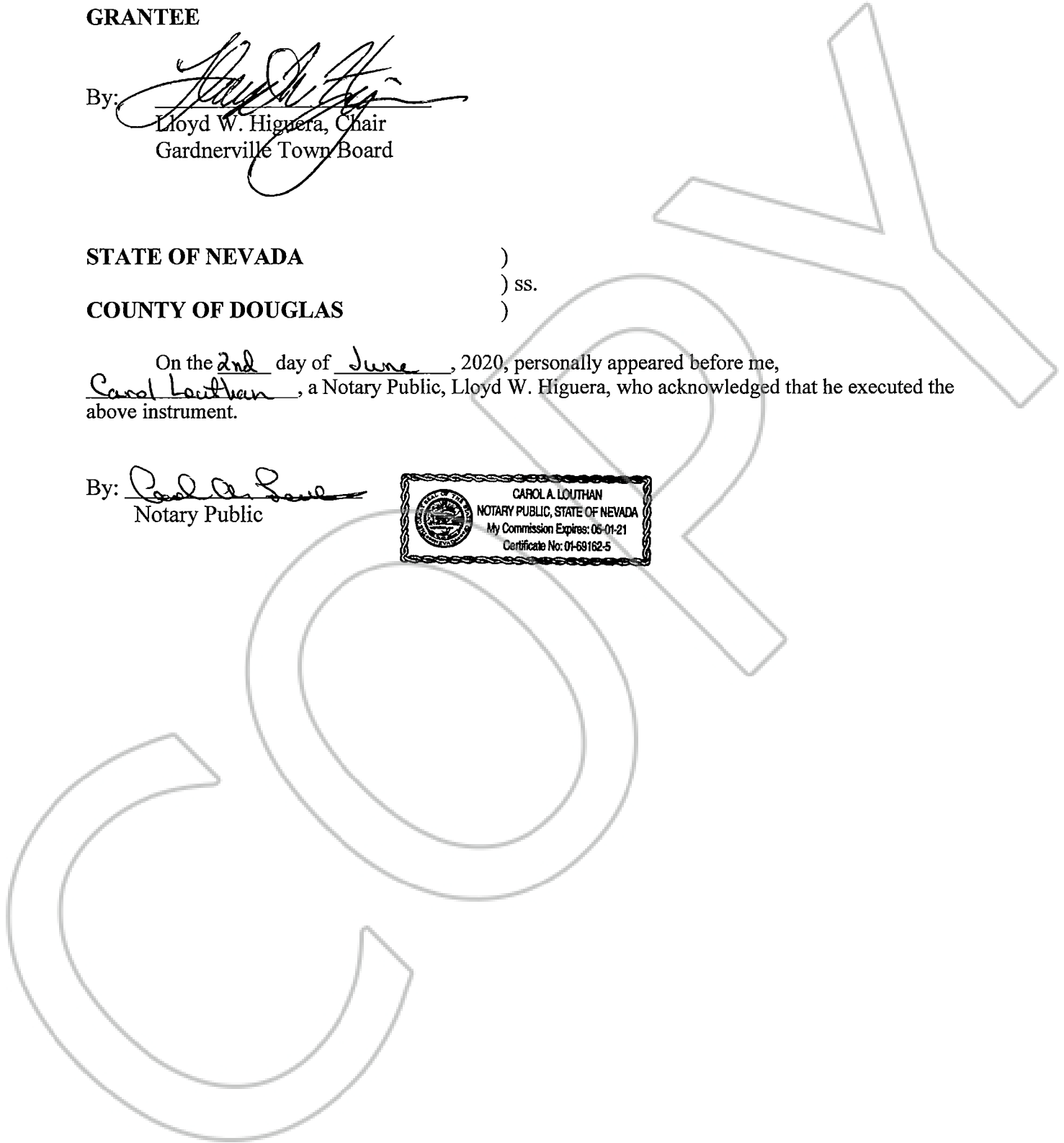
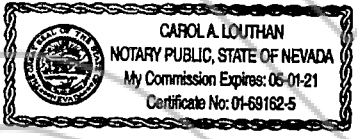
GRANTEE

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. 1320-32-813-011)**

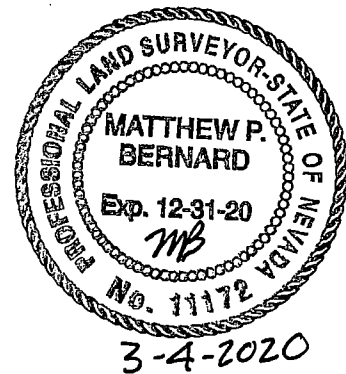
All that real property situate in the County of Douglas, State of Nevada, described as follows:

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:

COMMENCING at the southerly corner of A.P.N. 1320-32-813-011, said point being the westerly right-of-way line of High School Street;
thence along said westerly right-of-way line of High School Street, North 45°04'53" East, 39.78 feet to the **POINT OF BEGINNING**
thence North 44°55'07" West, 3.00 feet;
thence North 45°04'53" East, 3.00 feet;
thence South 44°55'07" East, 3.00 feet to a point on said westerly right-of-way line of High School Street;
thence along the westerly right-of-way line of said High School Street, South 45°04'53" West, 3.00 feet to the **POINT OF BEGINNING**, containing 9 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



SCALE: 1" = 20'

A.P.N. 1320-32-813-012
TYLER & MADISON MAY

A.P.N.
1320-32-813-011
KARL C.
BRODERSON &
LEANDRA
JACOBSEN GUY

GASOLINE ALLEY

HIGH SCHOOL STREET

PUBLIC
UTILITY &
FACILITIES
EASEMENT
(9 SF)

POINT OF
BEGINNING

39.78'

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



3-4-2020



EXHIBIT B

EXHIBIT
PUBLIC UTILITY &
FACILITIES EASEMENT
(OVER A.P.N. 1320-32-813-011)

RO Anderson
WWW.ROANDERSON.COM

MINDEN 1603 Esmeralda Ave
P.O. Box 2224
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

02/19/2020

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