

When Recorded Return to:
Round Hill General Improvement District
343 Ute Way
P.O. Box 976
Zephyr Cove, NV 89448



KAREN ELLISON, RECORDER

PUBLIC UTILITY EASEMENT

THIS GRANT OF EASEMENT AND AGREEMENT, made and entered into this 5th day of May, 2021, by and between TAHOE RH 195, LLC, Party of the First Part, hereinafter referred to as "Grantor"; and the ROUND HILL GENERAL IMPROVEMENT DISTRICT, a general improvement district organized pursuant to Nevada Revised Statutes Chapter 318, 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 Round Hill General Improvement District facilities upon, over, across and through the land herein described, together with perpetual right to construct, reconstruct, maintain and repair said facilities, namely the installation, construction, and maintenance of an in-ground sewage flow monitoring device.

The easement and right of way hereby granted is situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A" and as depicted on Exhibit "B" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD, said easement and right of way, unto the Grantee and unto its successors and assigns forever.

Permission is hereby granted to the Round Hill General Improvement District, its authorized agents and/or its contractors to enter in and upon said easement described in Exhibit "A" and depicted on Exhibit "B" and made a part hereof, for the purpose of constructing,

reconstructing, maintaining, or servicing the facilities on the Grantor's property and to accomplish all necessary incidents thereto in case the grantor does not maintain the property in a manner that allows for the safe, efficient, and normal operation of the sewage flow monitoring device.

This is a non-exclusive easement and to the extent that other uses do not interfere with the use of said easement by Grantee as permitted hereunder, Grantor, its successors and assigns, shall be permitted to use the same for any purpose they may desire.

The covenants and agreements herein contained shall inure to the benefit of and shall be binding upon the executors, administrators, heirs, successors and assigns of the parties and shall be, and are, covenants running with the land binding upon said property of Grantor and for the benefit of Grantee as described in Exhibit "A" and as depicted on Exhibit "B".

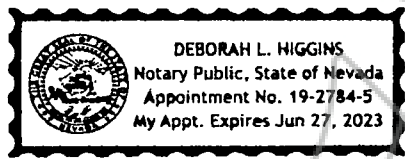
IN WITNESS WHEREOF, the parties hereto have executed this Public Utility Easement the day and year first above written.

TAHOE RH 195, LLC,
a Nevada limited liability company

By: 
Trevor Pipkin, Manager


STATE OF NEVADA)
 : ss.
COUNTY OF Douglas)

On May 5, 2021, personally appeared before me, a notary public, Trevor Pipkin, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument, who acknowledged to me that they executed the above instrument on behalf of the Grantor.



By: 
NOTARY PUBLIC

Accepted for Round Hill General Improvement District,

By: 
Keith Fertala, Chairman
Round Hill General Improvement District Board of Trustees

STATE OF NEVADA)
 : ss.
DOUGLAS COUNTY)

On May 5, 2021, personally appeared before me, a notary public, Keith Fertala, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged to me that he executed the above instrument on behalf of the Grantee.



By: Patricia Page
NOTARY PUBLIC



EXHIBIT "A"
LEGAL DESCRIPTION FOR
PUBLIC UTILITY EASEMENT

All that certain real property lying within a portion of the Southeast One-Quarter (SE 1/4) of Section Fifteen (15), Township Thirteen (13) North, Range Eighteen (18) East, in the County of Douglas, State of Nevada, further described as being Adjusted Parcel 05-290-10 per Record of Survey To Support A Boundary Line Adjustment for "Round Hill Square, llc", per Document 577574, recorded on May 21, 2003, filed in the Official Records of said county and being further described as follows:

COMMENCING at an angle point on the southeasterly boundary of said adjusted parcel, marked by a 5/8" rebar & cap – PLS 11172;

THENCE North 16°28'10" West, 18.05 feet to the northwesterly boundary of an existing 20' wide water and sanitary sewer easement per Document 50671, recorded on December 21, 1970, filed in official records of said county, also being the **POINT OF BEGINNING**;

THENCE continuing on the northwesterly boundary of said existing easement, South 42°14'04" West, 11.12 feet;

THENCE on the southwesterly boundary of said existing easement, North 44°28'45" West, 13.43 feet, from which the southwesterly corner of said adjusted parcel, marked by a 5/8" rebar and cap – PLS 11172, bears, North 46°13'01" West, 108.47 feet;

THENCE departing said existing easement, South 85°24'52" East, 16.94 feet to the **POINT OF BEGINNING**

Containing 75 square feet of land, more or less;

Note: The extents of said easement are to be lengthened and shortened to the northwesterly and southwesterly boundary of said existing water and sanitary sewer easement.

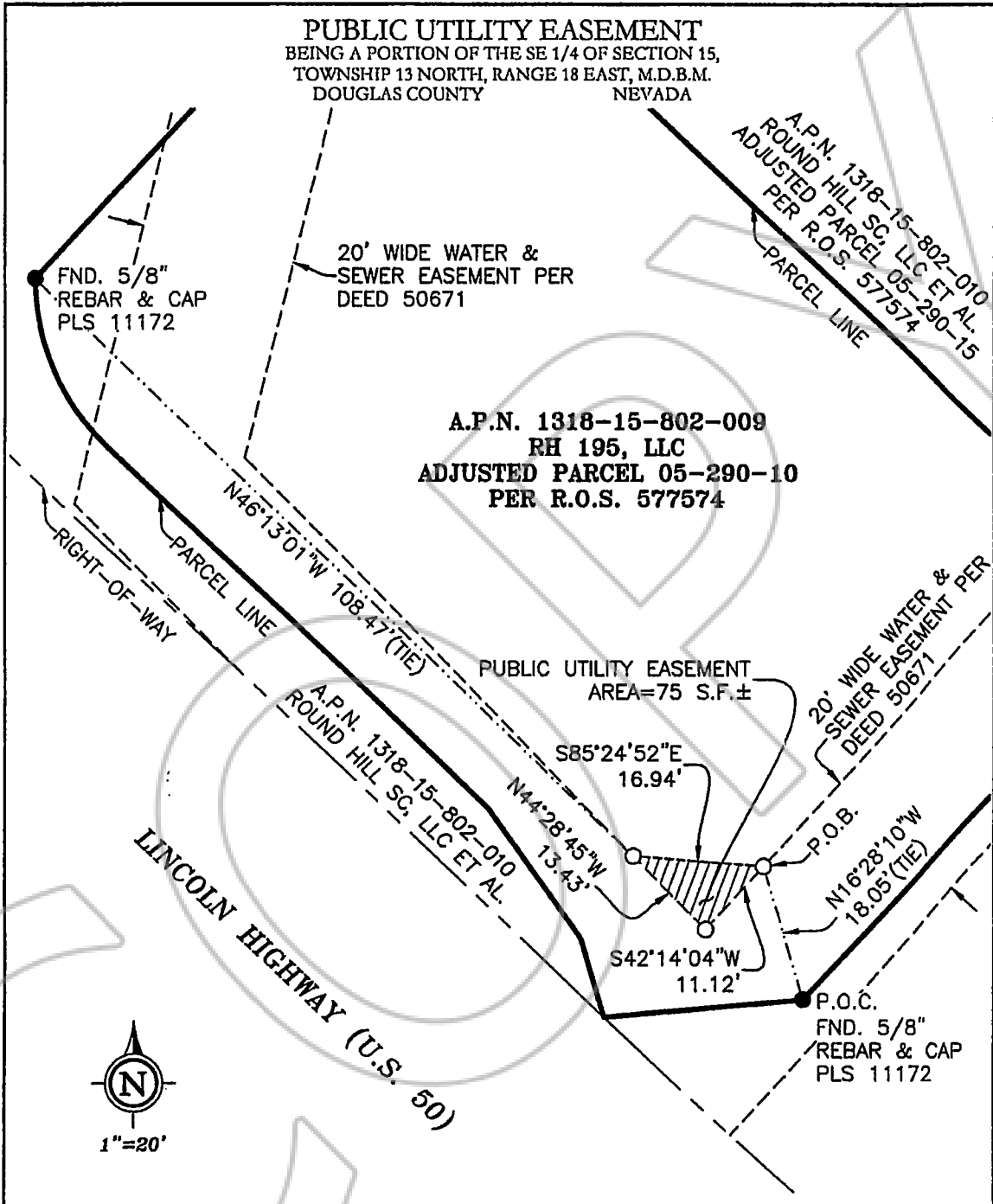
See Exhibit "B" plat to accompany legal description, attached hereto and made a part hereof.

The basis of bearings for this legal description is Nevada Coordinate System of 1983, West Zone, High Accuracy Reference Network (NAD 83/94-HARN), as determined using Real Time Kinematic (RTK) GPS observations with corrections transmitted by local base setup upon NDOT monument name 5411838. bearings are rotated -0°47'24" from those as shown on said Record of Survey 577574. All dimensions are ground distances. Combined grid-to-ground factor = 1.000263, scaled from 0.00n, 0.00e and converted to u.s. survey feet.

Prepared by:
Farr West, Engineering
5510 Longley Lane
Reno, NV. 89511

Phil Reimer, P.L.S.
Nevada Certificate No.13869

PUBLIC UTILITY EASEMENT
 BEING A PORTION OF THE SE 1/4 OF SECTION 15,
 TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.M.
 DOUGLAS COUNTY NEVADA



FARR WEST
ENGINEERING
 5510 LONGLEY LANE
 RENO, NEVADA 89511
 PHONE: (775) 851-4788
 FAX: (775) 851-0766

EXHIBIT B
 PLAT TO ACCOMPANY
 DESCRIPTION

JOB NO. 1850
 SHEET 1 OF 1