

DOUGLAS COUNTY, NV

2021-969173

Rec:\$40.00

\$40.00

Pgs=5

06/16/2021 08:27 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APNs: A portion of 1420-05-301-008
1420-05-401-009

The undersigned hereby affirms that this document, including any exhibits, hereby submitted for recording DOES NOT contain the social security number of a person or persons as required by law.

RECORDING REQUESTED BY AND WHEN RECORDED RETURN ORIGINAL TO:

JC VALLEY KNOLLS, LLC
5400 Equity Ave.
Reno, NV 89502

SPACE ABOVE FOR RECORDERS USE

GRANT AND RESERVATION OF PRIVATE SLOPE EASEMENT

JC VALLEY KNOLLS, LLC, a Nevada limited liability company, does hereby grant and convey, and reserves for itself and its successors and assigns, a perpetual non-exclusive easement for the purposes of the installation, construction, repair, maintenance and replacement of a graded earthwork slope and related slope improvements, over, under, through and across the real property described in **Exhibit A** and shown in **Exhibit A-1** attached hereto ("Easement Area") for the benefit of the real property described in **Exhibit B** attached hereto ("**Benefited Parcel**").

DATED: this 15th day of June, 2021.

JC VALLEY KNOLLS, LLC, a Nevada limited liability company

By: *Kenneth Hendrix*

Name: KENNETH HENDRIX

Its: Manager

STATE OF NEVADA)
)ss.
COUNTY OF Washoe)

This instrument was acknowledged before me on June 15th, 2021, by KENNETH HENDRIX, as Manager of JC VALLEY KNOLLS, LLC, a Nevada limited liability company.

Shaina Hasso
Notary Public



EXHIBIT A and EXHIBIT A-1

EASEMENT AREA

[SEE FOLLOWING PAGES]

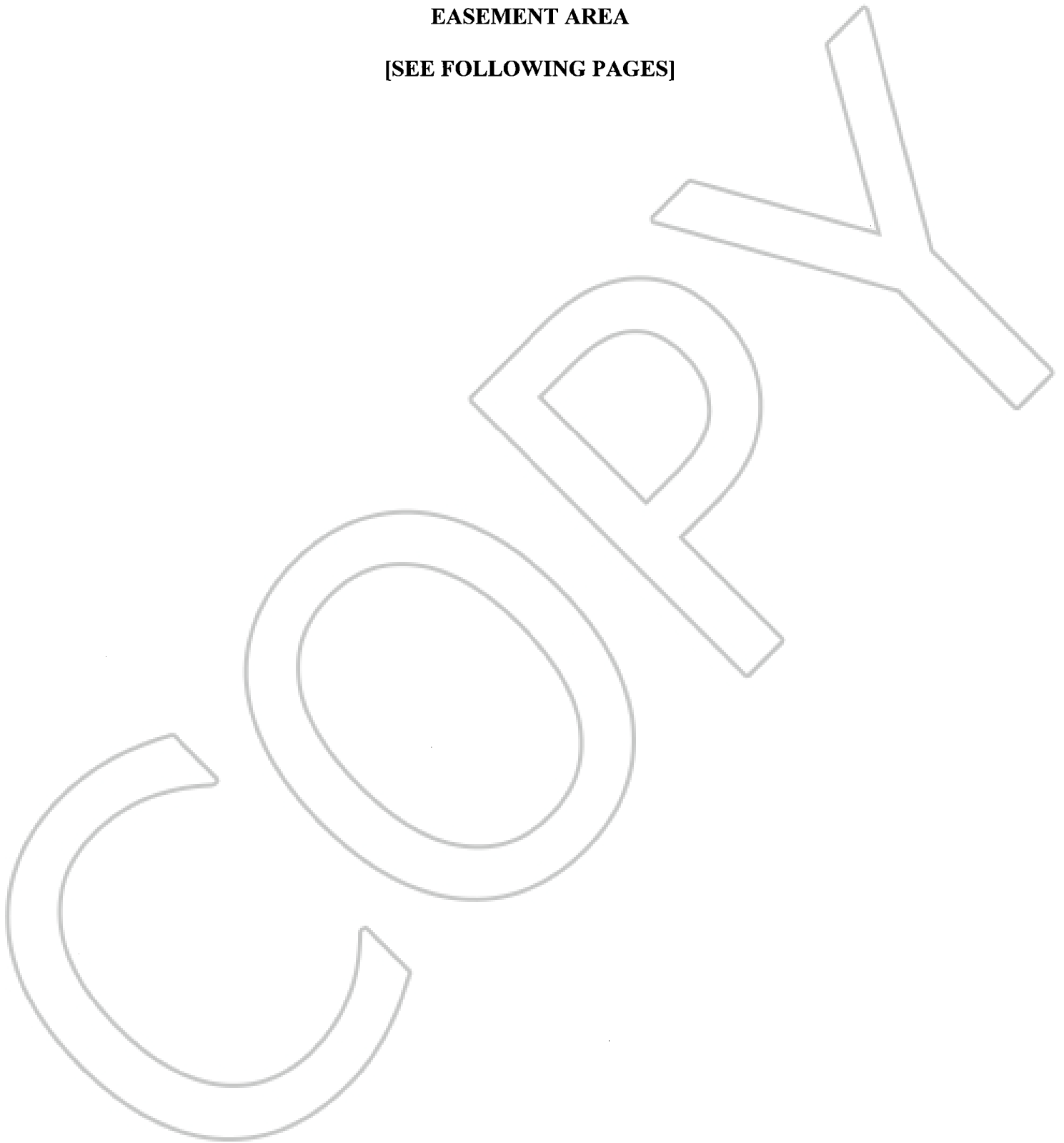


EXHIBIT B

BENEFITED PARCEL

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

Parcel C, as shown on that certain Parcel Map filed for JC Valley Knolls, LLC, according to the Official Map, recorded on June 10, 2020, as Document No. 2020-947430, of Official Records.

Assessor's Parcel No.: 1420-05-401-009

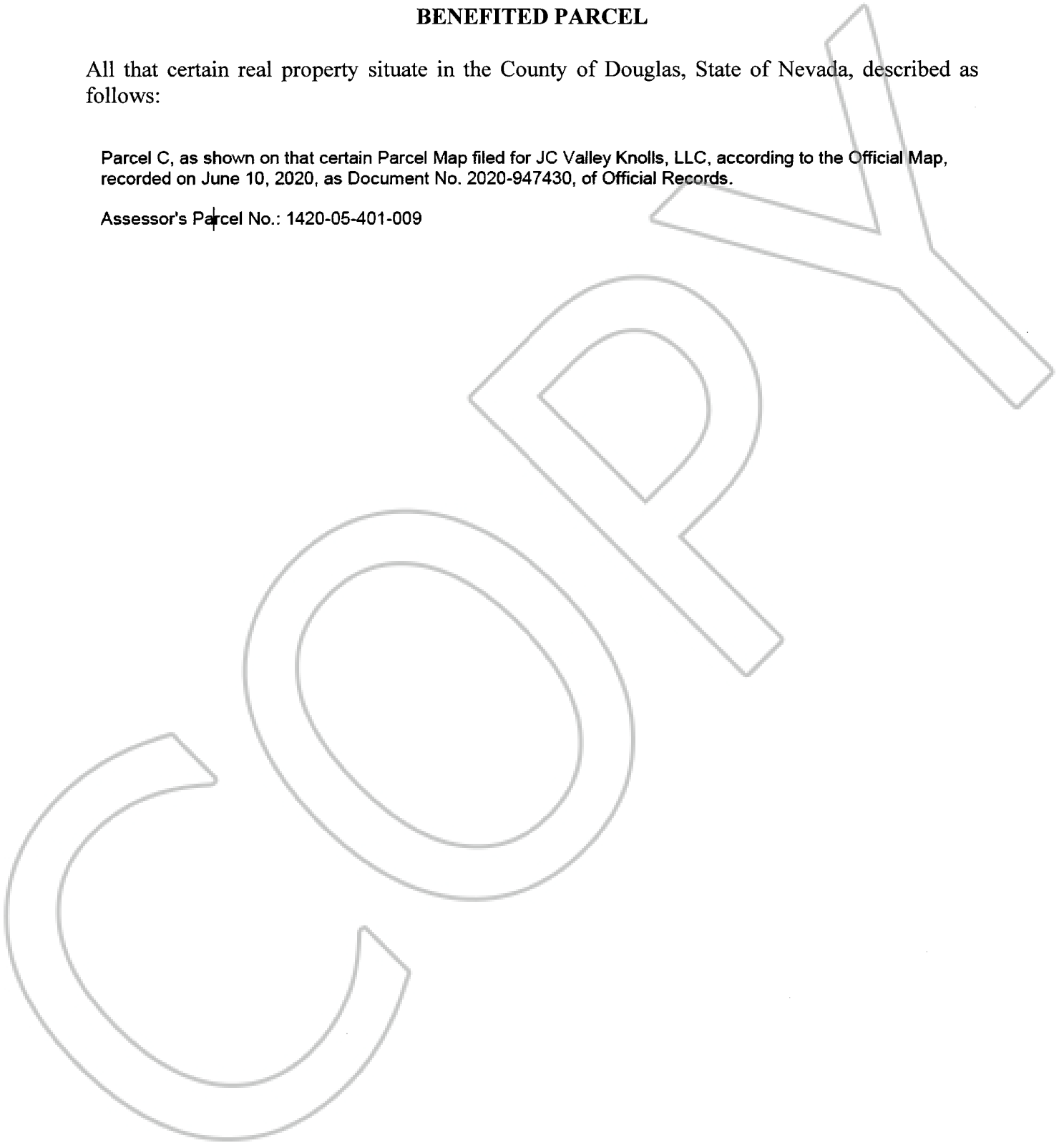


EXHIBIT "A"
40' SLOPE EASEMENT (PRIVATE)

A parcel of land situate in the Southwest One-Quarter (SW1/4) of Section Five (Sec. 5), Township Fourteen North (T.14N.), Range 20 East (R.20E.), Mount Diablo Meridian (MDM), Douglas County, State of Nevada, being a portion of Parcel "B" as shown on Parcel Map DP-0451 for JC Valley Knolls, LLC. filed as Document No. 2020-947430, Official Records of Douglas County, Nevada and being more particularly described as follows:

COMMENCING at the Southwest Corner (SW Cor) of said Section Five (Sec. 5);

THENCE departing said Southwest Corner and along the southerly line of said Section 5, South 89°20'09" East, 694.26 feet;

THENCE departing said southerly line: North 01°02'52" East, 506.34 feet, to the Southerly Corner of said Parcel "B" and being the **POINT OF BEGINNING**;

THENCE departing said SW Cor. and along the westerly line of said Parcel "B", North 01°02'52" East, 57.19 feet;

THENCE departing the westerly line of said Parcel "B", North 45°25'29" East, 379.14 feet;

THENCE North 51°07'21" East, 104.25 feet;

THENCE South 38°52'39" East, 40.00 feet, to a point on the southerly boundary of said Parcel "B";

THENCE continuing along the southerly boundary of said Parcel "B", South 51°07'21" West, 102.26 feet;

THENCE continuing along the southerly boundary of said Parcel "B", South 45°25'29" West, 418.02 feet to the **POINT OF BEGINNING**.

Containing 20,073 square feet, more or less.

BASIS OF BEARINGS:

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983 (NAD 83) determined using Real Time Kinematic (RTK) GPS observations of Nevada Department of Transportation (NDOT) Control Monument 158220x and NGS Control Monument U316 Reset. The bearing between said points taken as North 01°23'24" East.

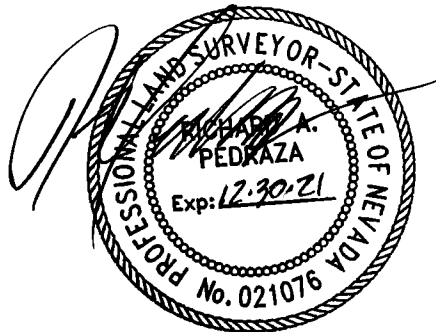
SURVEYOR'S CERTIFICATE:

I hereby certify that the description above was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Richard A. Pedraza
Nevada PLS 21037
For and on behalf of



241 RIDGE STREET, SUITE 400
RENO, NEVADA 89501
(775) 887-5222



6/15/21

LEGEND:

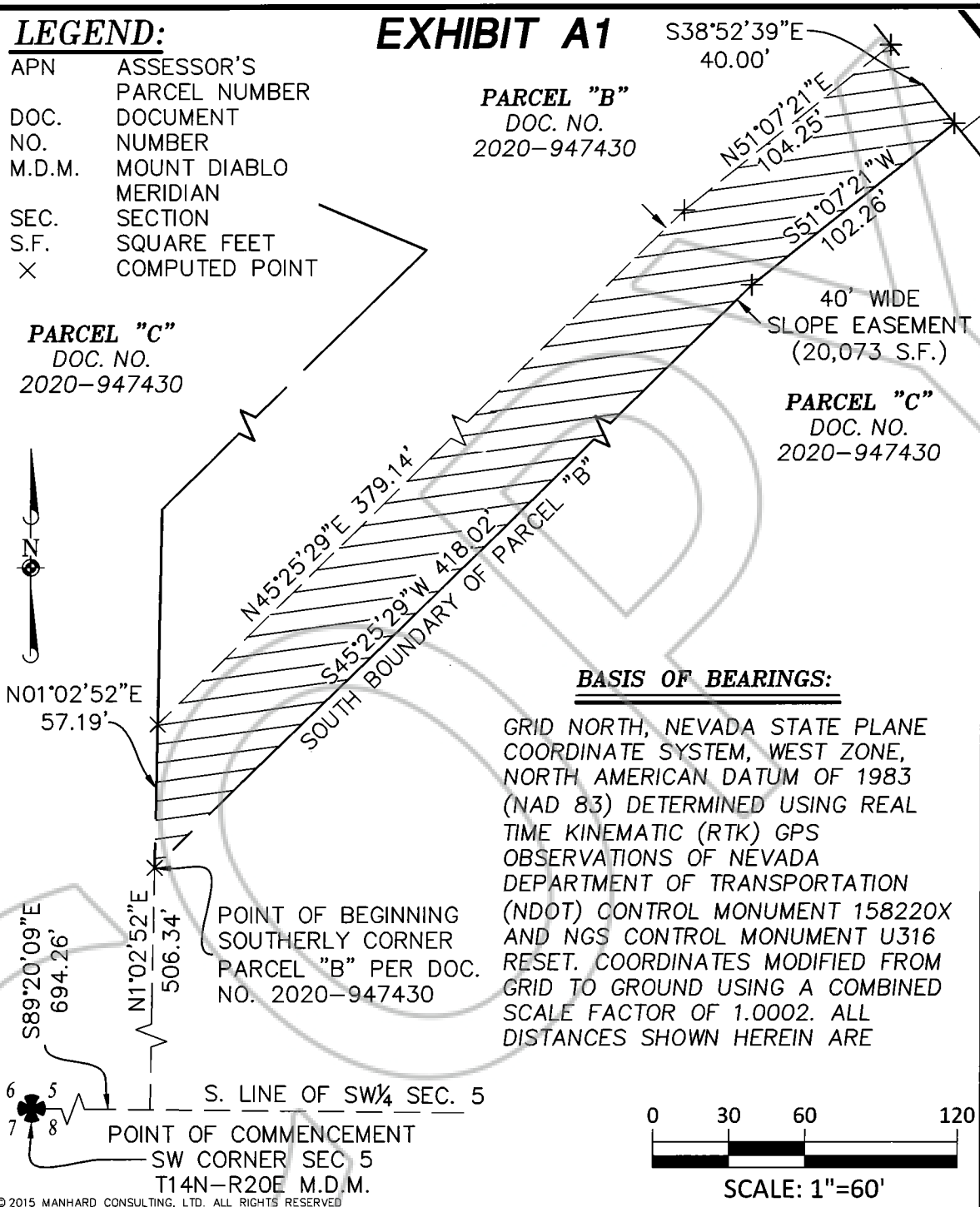
APN ASSESSOR'S
 DOC. PARCEL NUMBER
 NO. DOCUMENT
 NO. NUMBER
 M.D.M. MOUNT DIABLO
 MERIDIAN
 SEC. SECTION
 S.F. SQUARE FEET
 X COMPUTED POINT

EXHIBIT A1

PARCEL "B"
 DOC. NO.
 2020-947430

PARCEL "C"
 DOC. NO.
 2020-947430

PARCEL "C"
 DOC. NO.
 2020-947430



© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED



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 & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners

VALLEY KNOLLS PHASE 1	
DOUGLAS COUNTY	
SLOPE EASEMENT	
PROJ. MGR.: <u>RAP</u>	SHEET
DRAWN BY: <u>ACP</u>	EXHIBIT A1 - 1/1 KDHCNV01
DATE: <u>05-24-21</u>	
SCALE: <u>1" = 50'</u>	

18:41 Day Name: F:\manhard\01\map\Drawings\Exhibit_Slope_Commands.dwg User: Bp. J.Perez