

APN: 1319-25-000-021

RECORDING REQUESTED BY :

Park Ranch Holdings, LLC  
1300 Buckeye Road  
Minden, Nevada 89423

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:

Park Ranch Holdings, LLC.  
1300 Buckeye Road  
Minden, Nevada 89423

The undersigned hereby affirms that this document submitted for recording does not contain protected information of any person or persons. (NRS 239B.030)



00137864202109701670050050

KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**50' PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT**

This 50' Private Access and Public Utility Easement is made on this 30 day of June, 2021, by and between Park Ranch Holdings, LLC., a Nevada limited liability company, (herein "Grantor") and Park Ranch Holdings, LLC., a Nevada limited liability company (herein "Grantee").

**WITNESSETH:**

For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby grants to Grantee the following non-exclusive easement for private access and public utilities located and more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

1. The easement granted herein includes the right to ingress and egress over a portion of the real property described more fully in the legal description attached hereto as Exhibit A.
2. The easement granted herein includes the right of Grantee to locate, construct, maintain, repair and replace utilities, including, but not limited to, water and sewer and necessary incidents on, over, across and through the real property situated in and being a portion of the real property described more fully in the legal description attached hereto as Exhibit A.
3. The easement granted herein is appurtenant to the real property as described in Exhibit A.
4. The easement granted herein is perpetual, non-exclusive, and runs with the land.

5. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by the party or parties to be charged.

6. In the event of any controversy, claim, or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees, and costs.

7. This instrument shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of the parties hereto, and shall run with the lands affected hereby.

Dated 6-30-21

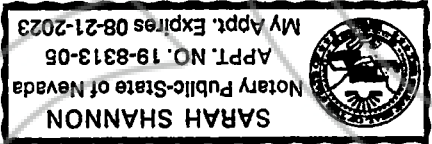
PARK RANCH HOLDINGS, LLC., a Nevada limited liability company

By: David Park  
David Park  
Its: Manager

STATE OF NEVADA )  
                                  : SS  
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on June 30, 2021, by David Park, Manager of Park Ranch Holdings, LLC.

[Signature]  
NOTARY PUBLIC



**EXHIBIT A  
DESCRIPTION  
50' PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT  
KLAUBER WAY  
(Over A.P.N. 1319-25-000-021)**

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

A fifty-foot (50') wide strip of land for private access and public utility easement purposes located within portions of Sections 25 & 30, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

**BEGINNING** at the northwest corner of Lot 6 as shown on the Final Map Westwood Village Unit No. 2, Phase 2 filed for record March 3, 1989 in the office of Recorder, Douglas County, Nevada as Document No. 197457, said point falling at the southwest terminus of Klauber Way;

thence South 75°55'16" West, 426.93 feet;  
thence along the arc of a curve to the left, having a radius of 12.00 feet, central angle of 59°04'36" and arc length of 12.37 feet;  
thence along the arc of a reverse curve to the right, having a radius of 60.00 feet, central angle of 37°16'17" and arc length of 39.03 feet;  
thence along the arc of a reverse curve to the left, having a radius of 12.00 feet, central angle of 91°10'56" and arc length of 19.10 feet;  
thence South 37°04'00" East, 443.08 feet;  
thence along the arc of a curve to the right, having a radius of 60.00 feet, central angle of 268°24'30" and arc length of 281.08 feet;  
thence along the arc of a reverse curve to the left, having a radius of 12.00 feet, central angle of 88°24'30" and arc length of 18.52 feet;  
thence North 37°04'00" West, 529.06 feet;  
thence along the arc of a curve to the left, having a radius of 175.00 feet, central angle of 49°55'51" and arc length of 152.51 feet;  
thence North 86°59'51" West, 105.17 feet;  
thence along the arc of a curve to the left, having a radius of 12.00 feet, central angle of 88°24'30" and arc length of 18.52 feet;  
thence along the arc of a reverse curve to the right, having a radius of 60.00 feet, central angle of 268°24'30" and arc length of 281.08 feet;  
thence South 86°59'51" East, 177.14 feet;  
thence along the arc of a curve to the right, having a radius of 225.00 feet, central angle of 53°18'58" and arc length of 209.37 feet;  
thence along the arc of a reverse curve to the left, having a radius of 12.00 feet, central angle of 94°53'48" and arc length of 19.88 feet;

2003-014  
6/15/2021

thence along the arc of a reverse curve to the right, having a radius of 60.00 feet, central angle of  $83^{\circ}34'34''$  and arc length of 87.52 feet;

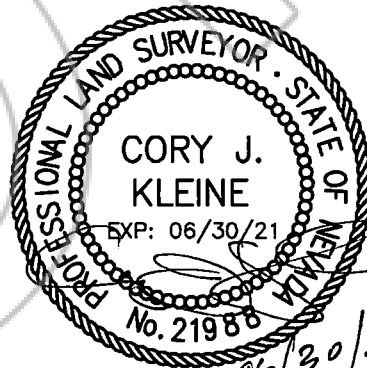
thence along the arc of a reverse curve to the left, having a radius of 12.00 feet, central angle of  $59^{\circ}04'36''$  and arc length of 12.37 feet;

thence North  $75^{\circ}55'16''$  East, 439.63 feet to the northwest terminus of said Klauber Way;

thence along the westerly terminus of said Klauber Way South  $00^{\circ}10'19''$  West, 51.59 feet to the **POINT OF BEGINNING**, containing 95,034 square feet or 2.18 acres, more or less.

The Basis of Bearing of this description is identical to the Map of Division into Large Parcels for Park Cattle Company Filed for record June 3, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 724397.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Cory J. Kleine, PLS 21988  
P.O. Box 2229  
Minden, Nevada 89423

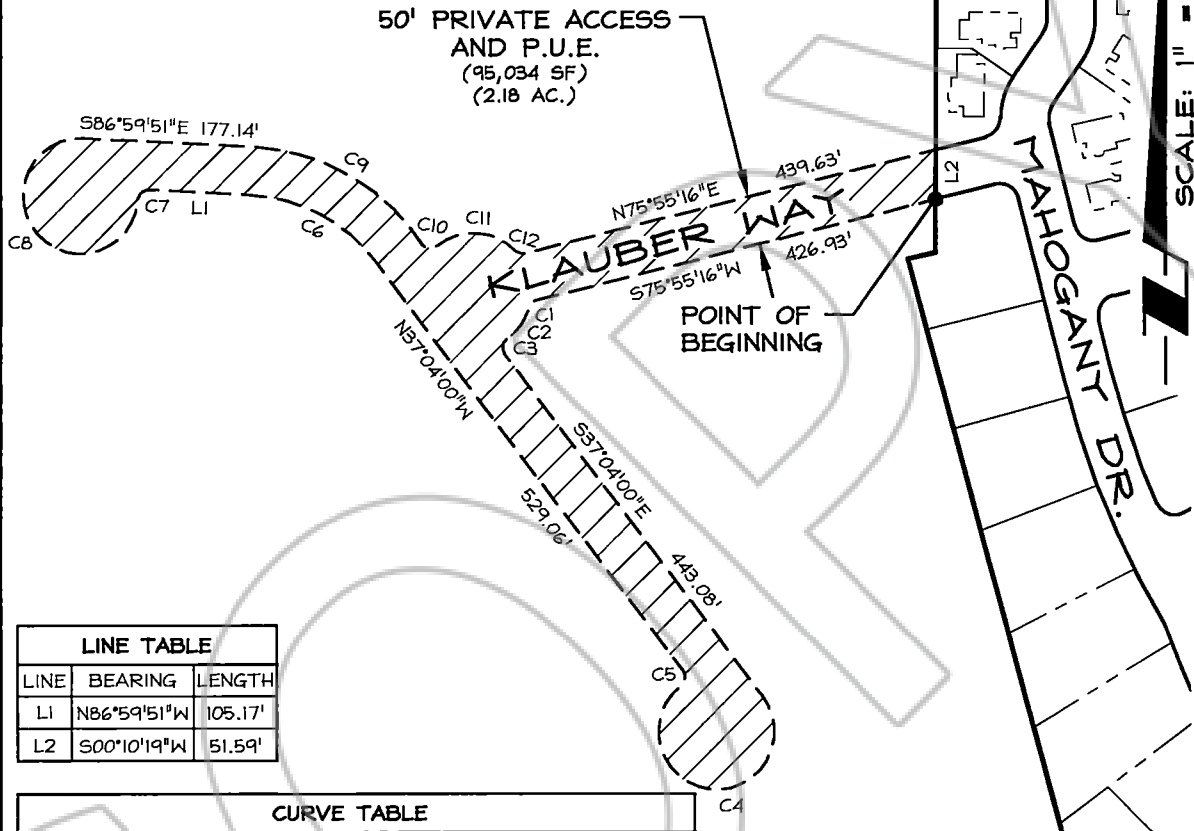


Y:\Client Files\2003\014\CAD\Survey\Exhibits\2003-014EXH 50 PRIVATE ACCESS AND P.U.E.dwg 6/15/2021 4:15:13 PM Rina Kampy

**A.P.N. 1319-25-000-021**  
 (PARK RANCH HOLDINGS, LLC)

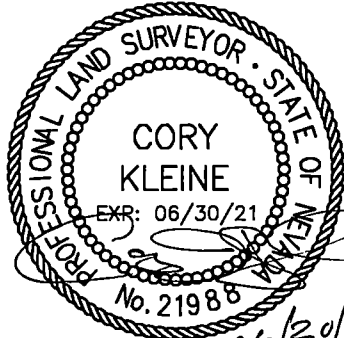


SCALE: 1" = 200'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°59'51"W	105.17'
L2	S00°10'19"W	51.59'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	59°04'36"	12.00'	12.37'	S46°22'58"W	11.83'
C2	37°16'17"	60.00'	39.03'	S35°28'48"W	38.35'
C3	91°10'56"	12.00'	19.10'	S08°31'28"W	17.14'
C4	268°24'30"	60.00'	281.08'	N82°51'45"W	86.02'
C5	88°24'30"	12.00'	18.52'	N07°08'15"E	16.73'
C6	49°55'51"	175.00'	152.51'	N62°01'56"W	147.73'
C7	88°24'30"	12.00'	18.52'	S48°47'54"W	16.73'
C8	268°24'30"	60.00'	281.08'	N41°12'06"W	86.02'
C9	53°18'58"	225.00'	209.37'	S60°20'23"E	201.90'
C10	94°53'48"	12.00'	19.88'	S81°07'48"E	17.68'
C11	83°34'34"	60.00'	87.52'	S86°47'25"E	79.97'
C12	59°04'36"	12.00'	12.37'	S74°32'26"E	11.83'



**R|O|Anderson**  
 WWW.ROANDERSON.COM

**EXHIBIT A**  
**50' PRIVATE ACCESS AND**  
**PUBLIC UTILITY EASEMENT**  
**KLAUBER WAY**  
 (OVER A.P.N. 1319-25-000-021)

MINDEN  
 1603 Emerald 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

06/15/2021