

APN: 1419-26-311-001  
APN: 1419-26-311-002  
APN: 1419-26-311-076

Recording Requested by:  
Mountain Meadow Estates  
1218 Fieldgate Court  
Gardnerville, NV 89460

Return Recorded Original to:  
Mountain Meadow Estates  
1218 Fieldgate Court  
Gardnerville, NV 89460



KAREN ELLISON, RECORDER

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)

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### GRANT OF PUBLIC UTILITY EASEMENT

This indenture is made this 13 day of September, 2021, between MOUNTAIN MEADOW ESTATES, LLC a limited liability company, by Carter Hill Homes, LLC, and through its Manager, Brandon S. Hill, ("Grantor"), and Douglas County, a political subdivision of the State of Nevada ("Grantee"). The Grantor hereby grants and conveys to the Grantee a permanent, non-exclusive public utility easement upon, over, under and through the real property located in the County of Douglas, State of Nevada, and also known as Douglas County Assessor's Parcel Number's 1419-26-311-001, 1419-26-311-002 and 1419-26-311-076, as more fully described in, and incorporated by reference as,

#### Exhibit and Description (the "Easement Area").

All rights, duties and obligations granted by this Grant of Public Utility 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



**EXHIBIT "A"  
DESCRIPTION  
PUBLIC UTILITY EASEMENT GRANT  
(OVER A.P.N. 1419-26-311-001, 002 & 076)**

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

A strip of land for public utility easement purposes per the Final Subdivision Map for Mountain Meadow Estates, filed for record April 14, 2021 in the office of Recorder, Douglas County, Nevada as Document No. 96546, falling within Lot 1 and Lot 2, more particularly described as follows:

**AREA NO. 1**

**COMMENCING** at the northwest corner of the Common Area per the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in said office of Recorder, Douglas County, Nevada as Document No. 965462, said point falling on the center of Mountain Meadow Drive;

thence South 09°50'49" West, 113.92 feet to a point on the north line of Lot 1 per said Final Subdivision Map for Mountain Meadow Estates, said point also falling on the north line of Adjusted Lot 1 per the Record of Survey to Support a Boundary Line Adjustment for Mountain Meadow Estates to be recorded concurrently herewith, the **POINT OF BEGINNING**;

thence along the west line of said Adjusted Lot 1, South 57°25'08" East, 47.00 feet;

thence South 32°34'52" West, 3.82 feet;

thence South 57°25'08" East, 6.00 feet;

thence South 32°34'52" West, 9.00 feet;

thence North 57°25'08" West, 3.00 feet;

thence South 32°34'52" West, 1.00 feet to a point on the west line of said Lot 1;

thence along the west line of said Lot 1, North 57°25'08" West, 50.00 feet to the north line of said Lot 1;

thence along said north line of Lot 1, North 32°34'52" East, 13.82 feet to the **POINT OF BEGINNING**, containing 707 square feet, more or less.

**TOGETHER WITH AREA NO. 2:**

**COMMENCING** at the northwest corner of the Common Area per the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in the office of Recorder, Douglas County, Nevada as Document No. 965462, said point falling on the center of Mountain Meadow Drive;

thence South 13°02'29" East, 127.35 feet to the **POINT OF BEGINNING**;

thence South 57°25'08" East, 25.00 feet to a point on the south line of Lot 1;  
thence along the south line of said Lot 1, South 32°34'52" West, 13.82 feet;  
thence North 57°25'08" West, 19.00 feet;  
thence North 32°34'52" East, 7.82 feet;  
thence North 57°25'08" West, 6.00 feet;  
thence North 32°34'52" East, 6.00 feet to the **POINT OF BEGINNING**, containing  
299 square feet, more or less.

**TOGETHER WITH AREA NO. 3:**

**COMMENCING** at the northwest corner of the Common Area per the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in the office of Recorder, Douglas County, Nevada as Document No. 965462, said point falling on the center of Mountain Meadow Drive;

thence South 17°31'25" East, 69.99 feet to a point on the north line of said Lot 2,  
the **POINT OF BEGINNING**;

thence South 57°25'08" East, 24.83 feet;  
thence South 32°34'52" West, 1.33 feet;  
thence South 57°25'08" East, 7.83 feet;  
thence North 32°34'52" East, 1.33 feet;  
thence South 57°25'08" East, 34.33 feet to a point on the south line of said Lot 2;  
thence along the south line of said Lot 2, South 32°34'52" West, 24.00 feet;  
thence North 57°25'08" West, 4.67 feet;  
thence North 32°34'52" East, 1.82 feet to a point on the east line of said Adjusted  
Lot 1;

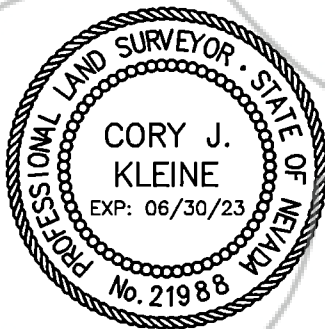
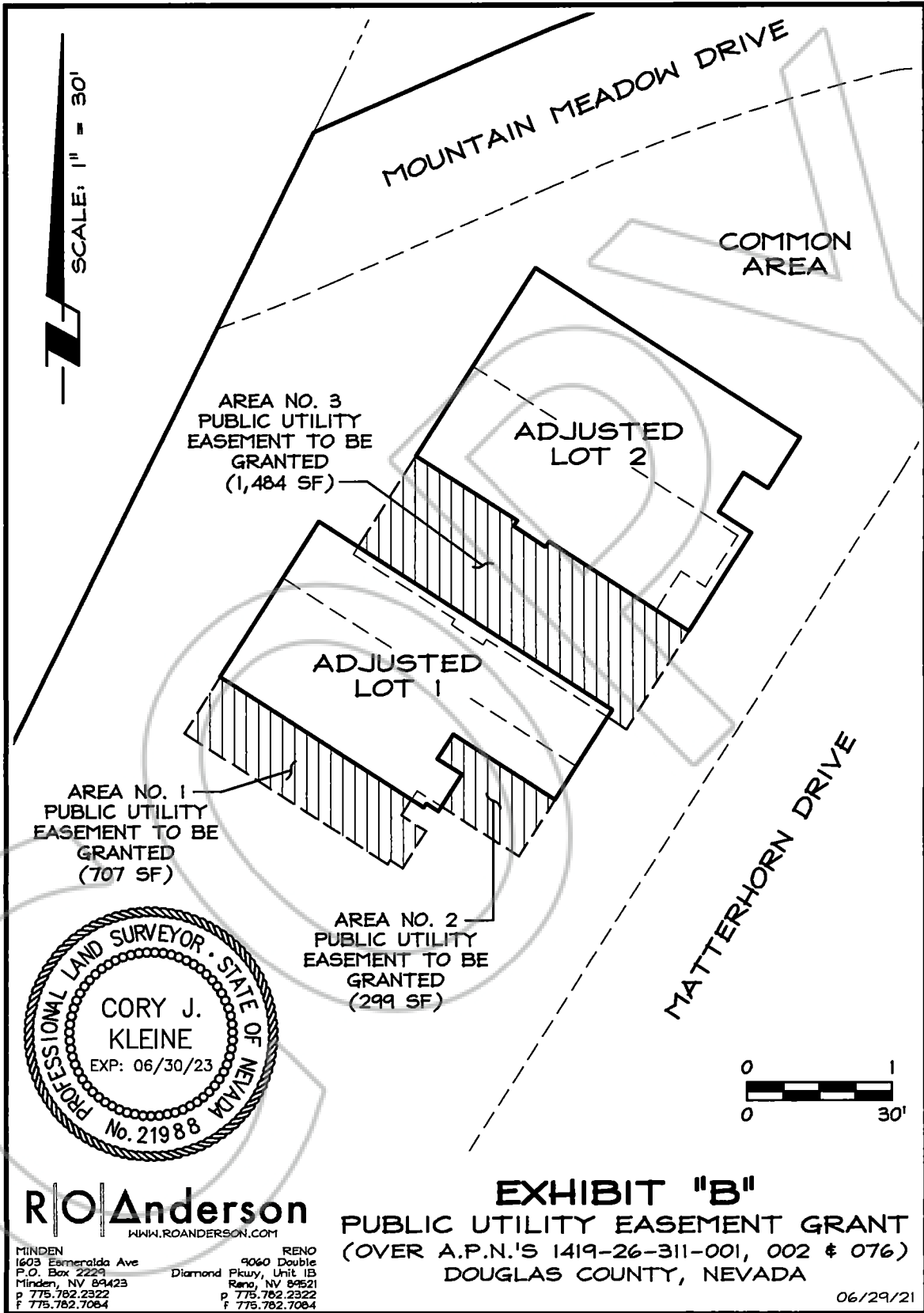
thence along said east line of Adjusted Lot 1, North 57°25'08" West, 62.33 feet to  
the north line of said Lot 2;

thence along the north line of said Lot 2, North 32°34'52" East, 22.18 feet to the  
**POINT OF BEGINNING**, containing 1,484 square feet, more or less.

The Basis of Bearing for this description is identical to the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in said office of Recorder, Douglas County, Nevada as Document No. 965462.

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

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**RO Anderson**  
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 F 775.782.7084

RENO 9060 Double  
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 Reno, NV 89521  
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 F 775.782.7084

**EXHIBIT "B"**  
**PUBLIC UTILITY EASEMENT GRANT**  
 (OVER A.P.N.'S 1419-26-311-001, 002 & 076)  
 DOUGLAS COUNTY, NEVADA

06/29/21