

APN's: 1320-28-000-029
1320-28-000-032
1320-28-000-033
1320-28-000-041



KAREN ELLISON, RECORDER

Recording Requested by and
Return Recorded Original to:
Douglas County, Nevada
Community Development Department
Post Office Box 218
Minden, Nevada 89423

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 EASEMENT

THIS INDENTURE is made this 3rd day of June, 2022, between PARK RANCH HOLDINGS, LLC (“GRANTOR”), and DOUGLAS COUNTY, a political subdivision of the State of Nevada (“GRANTEE”). The GRANTOR for good and valuable consideration, the receipt of which is acknowledged does hereby grant and convey a perpetual and permanent, public utility easement (“Easement Area”), which is an interest in land, unto GRANTEE across, upon, over, though and under a strip of land more particularly described in the description attached as Exhibit “A” and graphically depicted on Exhibit “B” both of which are incorporated herein, for ingress, egress, construction, maintenance, operation, repair or replacement of public utilities, including but not limited to water facilities, as defined by Douglas County Code.

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 GRANTORS’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 Easement has been duly executed and constitutes a valid, binding, and enforceable obligation.

GRANTOR

PARK RANCH HOLDINGS, LLC

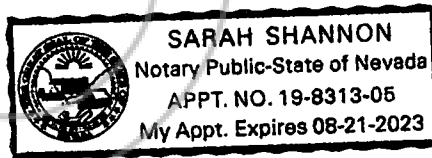
David Park
By: David Park
Its: Manager

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On the 3rd day of June, 2022, before me, Sarah Shannon, a Notary Public, personally appeared David Park, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on this instrument, the person, or the entity upon behalf of which the person acted, executed this instrument.

WITNESS my hand and official seal.

By: [Signature]
Notary Public



**DESCRIPTION
PUBLIC UTILITY EASEMENT
(OVER APN's 1320-28-000-029, -032, -033 &-041)**

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

A 10-foot (10') wide strip of land for public utility easement purposes located within Section 28, Township 13 North, Range 20 East, Mount Diablo Meridian, lying 5.00 feet on both sides of the following described line:

COMMENCING at a point on the northerly line of Buckeye Road, from which the northwest corner of said Section 28 bears North 24°42'03" West, 2,885.74 feet;

thence North 00°30'17" East, 7.50 feet to a point on the northerly line of an existing 7.5-foot public utility easement per the Land Division Map for Edgewood Companies filed for Record June 15, 2009 in said office of Recorder, as Document No. 745140, the POINT OF BEGINNING;

thence North 00°30'17" East, 1,999.84 feet;

thence along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 1,600.00 feet, central angle of 38°39'45", arc length of 1,079.66 feet, and chord bearing and distance of South 77°22'06" East, 1,059.29 feet;

thence along the arc of a reverse curve to the left, having a radius of 850.00 feet, central angle of 18°59'12", and arc length of 281.67 feet;

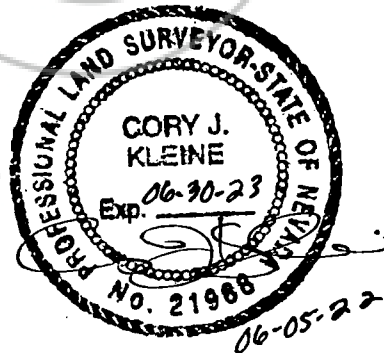
thence South 00°13'32" West, 1,672.45 feet to a point on said northerly line of an existing 7.5-foot public utility easement, the POINT OF TERMINUS.

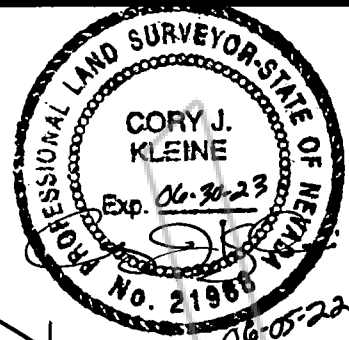
The sidelines of the above-described public utility easement shall be extended and trimmed at the northerly line of an existing 7.5-foot public utility easement per the Land Division Map for Edgewood Companies filed for Record June 15, 2009 in said office of Recorder, as Document No. 745140.

The basis of bearing for this description is identical to the Land Division Map for Edgewood Companies filed for Record June 15, 2009 in said office of Recorder, as Document No. 745140.

Description prepared by:

Cory J. Kleine, P.L.S.
Professional Land Surveyor
PO Box 551
Wellington, NV 89444





SCALE: 1" = 400'
NORTH

ADJUSTED PARCEL 18
(EXISTING APN
1320-28-000-032)
27.39 ACRES

MULLER
PARKWAY

10' P.U.E. (5' TYP.
ALONG BOTH SIDES
OF NEW LOT LINE)
PER THIS DOCUMENT

ADJUSTED PARCEL 17
(EXISTING APN
1320-28-000-033)
57.00 ACRES

ADJUSTED
PARCEL 19
(EXISTING APN
1320-28-000-029)
30.37 ACRES

10' P.U.E. (5' TYP.
ALONG BOTH SIDES
OF NEW LOT LINE)
PER THIS DOCUMENT

ADJUSTED
PARCEL 16
(EXISTING APN
1320-28-000-041)
40.60 ACRES

10' P.U.E. (5' TYP.
ALONG BOTH SIDES
OF NEW LOT LINE)
PER THIS DOCUMENT

BUCKEYE ROAD

PREPARED BY:
CORY J. KLEINE, P.L.S.
PROFESSIONAL LAND SURVEYOR
PO BOX 551
WELLINGTON, NV 89444
CJ.KLEINE@CLOUD.COM



EXHIBIT "B"
10' PUBLIC UTILITY EASEMENT
(APN'S 1320-28-000-029, -032, -33, & -041)
DOUGLAS COUNTY, NEVADA