

APN: 1220-03-301-002



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)

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### GRANT OF PUBLIC UTILITY EASEMENT

THIS INDENTURE is made this 10th day of October, 2022, between Allan/Day III, 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 grants and conveys a perpetual and permanent, twenty foot public utility easement, which is an interest in land, unto GRANTEE across, upon, over, though and under a strip of land more particularly described in the legal description attached as Exhibit “A” and 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 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 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**

By: [Signature]

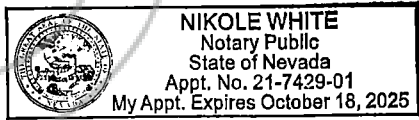
By: ALLAN D. SAPP, MANAGER  
ALLAN/DAY III, LLC

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On the 13 day of October, 2022, before me, Nikole White, a Notary Public, personally appeared ALLAN D. SAPP, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity(s), and that by his/her signature on this instrument, the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed this instrument.

WITNESS my hand and official seal.

By: [Signature]  
Notary Public



**EXHIBIT 'A'**  
**PUBLIC UTILITY EASEMENT**  
**RESIDENCE 1861**  
**(APN 1220-03-301-002)**

A parcel of land being for the purpose of a Public Utility Easement across Parcel 3B of the Parcel Map filed for record on January 4, 2013, at Document no. 815737, in the Official Records of Douglas County, lying entirely within Section 3, Township 12 North, Range 20 East of the Mount Diablo Meridian, Town of Gardnerville, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the SW corner of said Parcel 3B;  
Thence N 00°23'56" W along the West line of said Parcel 3B a distance of 46.48 feet;  
Thence N 89°36'04" E departing said West line a distance of 20.00 feet to the

**POINT OF BEGINNING;**

**THENCE** N 00°23'56" W along the East line of an existing Waterline Easement per Document no. 835259 in said Official Records of Douglas County a distance of 20.00 feet;

**THENCE** departing said existing easement line for the following six courses:

1. N 89°36'04" E a distance of 20.33 feet;
2. N 58°50'00" E a distance of 22.84 feet;
3. N 31°10'00" W a distance of 48.27 feet;
4. N 00°23'56" E a distance of 258.00 feet;
5. N 44°36'04" E a distance of 12.22 feet;
6. N 31°08'54" W a distance of 17.96 feet;

**THENCE** N 58°51'06" E along the Southerly line of an existing Public Utility Easement per said Parcel Map at Document no. 815737 a distance of 20.00 feet;

**THENCE** departing said existing easement line for the following eight courses:

1. S 31°08'54" E a distance of 8.07 feet;
2. N 89°36'04" E a distance of 98.66 feet;
3. N 58°51'06" E a distance of 42.40 feet;
4. N 31°08'54" W a distance of 15.00 feet;
5. N 58°51'06" E a distance of 20.00 feet;
6. S 31°08'54" E a distance of 15.00 feet;
7. N 58°51'06" E a distance of 95.86 feet;
8. N 31°09'00" W a distance of 40.30 feet;

**THENCE** N 58°51'00" E along the Southerly line of an existing Waterline Easement per said Document no. 835259 a distance of 6.50 feet;

**THENCE** continuing N 58°51'00" E along the Southerly line extended of an existing Waterline Easement per said Document no. 815737 a distance of 32.54 feet;

**EXHIBIT 'A'**  
**PUBLIC UTILITY EASEMENT**  
**(Continued)**

**THENCE** departing said existing easement line extended for the following twelve courses:

1. S 31°08'54" E a distance of 227.32 feet;
2. S 00°23'56" E a distance of 347.88 feet;
3. N 86°36'53" W a distance of 70.76 feet;
4. N 72°34'42" W a distance of 41.23 feet;
5. N 86°36'53" W a distance of 157.23 feet;
6. S 02°26'41" W a distance of 14.06 feet;
7. N 87°33'19" W a distance of 20.00 feet;
8. N 02°26'41" E a distance of 10.00 feet;
9. N 87°36'38" W a distance of 40.72 feet;
10. N 31°10'00" W a distance of 43.19 feet;
11. S 58°50'00" W a distance of 28.34 feet;
12. S 89°36'04" W a distance of 25.83 feet to the **POINT OF BEGINNING**;

**EXCEPTING THEREFROM:**

Commencing at the SW corner of said Parcel 3B;  
Thence N 00°23'56" W along the West line of said Parcel 3B a distance of 46.48 feet;  
Thence N 89°36'04" E departing said West line a distance of 45.83 feet;  
Thence N 58°50'00" E a distance of 48.34 feet to the **POINT OF BEGINNING**;

**THENCE** along the following fifty-nine courses:

1. N 31°10'00" W a distance of 55.67 feet;
2. N 58°50'00" E a distance of 15.00 feet;
3. N 31°10'00" W a distance of 20.00 feet;
4. S 89°36'04" W a distance of 6.29 feet;
5. N 00°23'56" W a distance of 50.99 feet;
6. N 89°36'04" E a distance of 32.00 feet;
7. N 00°23'56" W a distance of 20.00 feet;
8. S 89°36'04" W a distance of 32.00 feet;
9. N 00°23'56" W a distance of 154.46 feet;
10. N 44°36'04" E a distance of 22.14 feet;
11. N 89°36'04" E a distance of 83.46 feet;
12. N 66°52'27" E a distance of 21.30 feet;
13. N 58°51'06" E a distance of 48.82 feet;
14. S 31°08'54" E a distance of 30.00 feet;

**EXHIBIT 'A'**  
**PUBLIC UTILITY EASEMENT**  
**(Continued)**

15. N 58°51'06" E a distance of 20.00 feet;
16. N 31°08'54" W a distance of 20.00 feet;
17. N 58°51'06" E a distance of 17.00 feet;
18. N 31°08'54" W a distance of 10.00 feet;
19. N 58°51'06" E a distance of 39.19 feet;
20. S 31°08'54" E a distance of 11.00 feet;
21. N 58°51'06" E a distance of 20.00 feet;
22. N 31°08'54" W a distance of 11.00 feet;
23. N 58°51'06" E a distance of 6.79 feet;
24. S 76°08'54" E a distance of 21.09 feet;
25. S 31°08'54" E a distance of 136.10 feet;
26. S 58°51'06" W a distance of 10.00 feet;
27. S 16°52'50" E a distance of 13.99 feet;
28. N 89°36'04" E a distance of 10.00 feet;
29. S 00°23'56" E a distance of 113.43 feet;
30. S 89°36'04" W a distance of 29.00 feet;
31. S 00°23'56" E a distance of 4.00 feet;
32. S 89°36'04" W a distance of 3.00 feet;
33. S 00°23'56" E a distance of 12.00 feet;
34. N 89°36'04" E a distance of 5.00 feet;
35. S 00°23'56" E a distance of 4.00 feet;
36. N 89°36'04" E a distance of 27.00 feet;
37. S 00°23'56" E a distance of 16.86 feet;
38. S 89°36'04" W a distance of 31.00 feet;
39. S 00°23'56" E a distance of 12.00 feet;
40. N 89°36'04" E a distance of 2.00 feet;
41. S 00°23'56" E a distance of 8.00 feet;
42. N 89°36'04" E a distance of 29.00 feet;
43. S 00°23'56" E a distance of 125.22 feet;
44. S 89°36'04" W a distance of 18.00 feet;
45. S 00°23'56" E a distance of 14.79 feet;
46. N 86°36'53" W a distance of 28.89 feet;
47. N 72°34'42" W a distance of 41.23 feet;
48. N 86°36'53" W a distance of 127.20 feet;
49. N 03°23'07" E a distance of 27.00 feet;
50. N 86°36'53" W a distance of 10.00 feet;
51. N 03°23'07" E a distance of 5.00 feet;

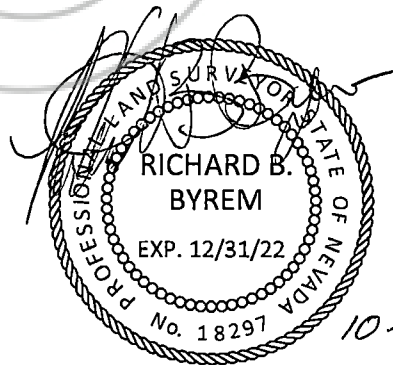
**EXHIBIT 'A'**  
**PUBLIC UTILITY EASEMENT**  
**(Continued)**

- 52.** N 86°36'53" W a distance of 10.00 feet;
- 53.** S 03°23'07" W a distance of 32.00 feet;
- 54.** N 86°36'53" W a distance of 14.75 feet;
- 55.** S 79°20'57" W a distance of 18.42 feet;
- 56.** N 10°39'03" W a distance of 5.51 feet;
- 57.** N 31°10'00" W a distance of 11.50 feet;
- 58.** S 58°50'00" W a distance of 27.00 feet;
- 59.** N 31°10'00" W a distance of 32.52 feet to the **POINT OF BEGINNING;**

The net acreage of said Public Utility Easement herein created being 37,659 square feet, more or less.

Basis of Bearings is said Parcel Map recorded on January 4, 2013, at Document no. 815737 in the Official Records of Douglas County.

Prepared by:  
**Lumos & Associates, Inc.**  
Richard B. Byrem, PLS  
PO Box 890, Zephyr Cove, NV 89448  
(775) 588-6490



10-03-2022



STODICK PARKWAY

CRESTMORE DRIVE

PARCEL 3A

EXISTING WATERLINE EASEMENTS  
DOC. NOS. 835259 & 815737

EXISTING 5' P.U.E.  
DOC. NO. 815737

PUBLIC UTILITY  
EASEMENT

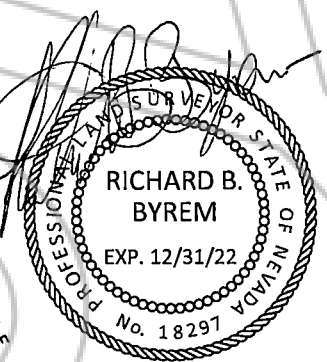
EXISTING WATERLINE EASEMENT  
DOC. NO. 835259

PARCEL  
3B

(APN 1220-03-301-002)

N 00°23'56" W  
46.48'

P.O.B.  
SW COR PARCEL 3B



10-03-2022

**LUMOS**  
& ASSOCIATES  
225 KINGSBURY GRADE  
STATELINE, NEVADA 89449  
TEL (775) 588-6490

**EXHIBIT "B"**  
PUBLIC UTILITY EASEMENT  
RESIDENCE 1861  
PORTION OF SEC. 3, T12N, R20E, MDM  
TOWN OF GARDNERVILLE DOUGLAS COUNTY NEVADA

Date: SEPT 2022  
Scale: 1" = 150'  
Job No: 9402.000  
Sheet 1 of 2

Parcel Line Table		
Line #	Length	Direction
L1	20.00'	N89°36'04"E
L2	20.00'	N0°23'56"W
L3	20.33'	N89°36'04"E
L4	22.84'	N58°50'00"E
L5	48.27'	N31°10'00"W
L6	12.22'	N44°36'04"E
L7	17.96'	N31°08'54"W
L8	20.00'	N58°51'06"E
L9	8.07'	S31°08'54"E
L10	98.66'	N89°36'04"E
L11	42.40'	N58°51'06"E
L12	15.00'	N31°08'54"W
L13	20.00'	N58°51'06"E
L14	15.00'	S31°08'54"E
L15	95.86'	N58°51'06"E
L16	40.30'	N31°09'00"W
L17	6.50'	N58°51'00"E
L18	32.54'	N58°51'00"E
L21	70.76'	N86°36'53"W
L22	41.23'	N72°34'42"W
L23	157.23'	N86°36'53"W
L24	14.06'	S2°26'41"W
L25	20.00'	N87°33'19"W
L26	10.00'	N2°26'41"E
L27	40.72'	N87°36'38"W
L28	43.19'	N31°10'00"W
L29	28.34'	S58°50'00"W
L30	25.83'	S89°36'04"W
L31	55.67'	N31°10'00"W
L32	15.00'	N58°50'00"E

Parcel Line Table		
Line #	Length	Direction
L33	20.00'	N31°10'00"W
L34	6.29'	S89°36'04"W
L35	50.99'	N0°23'56"W
L36	32.00'	N89°36'04"E
L37	20.00'	N0°23'56"W
L38	32.00'	S89°36'04"W
L39	154.46'	N0°23'56"W
L40	22.14'	N44°36'04"E
L41	83.46'	N89°36'04"E
L42	21.30'	N66°52'27"E
L43	48.82'	N58°51'06"E
L44	30.00'	S31°08'54"E
L45	20.00'	N58°51'06"E
L46	20.00'	N31°08'54"W
L47	17.00'	N58°51'06"E
L48	10.00'	N31°08'54"W
L49	39.19'	N58°51'06"E
L50	11.00'	S31°08'54"E
L51	20.00'	N58°51'06"E
L52	11.00'	N31°08'54"W
L53	6.79'	N58°51'06"E
L54	21.09'	S76°08'54"E
L55	136.10'	S31°08'54"E
L56	10.00'	S58°51'06"W
L57	13.99'	S16°52'50"E
L58	10.00'	N89°36'04"E
L59	113.43'	S0°23'56"E
L60	29.00'	S89°36'04"W
L61	4.00'	S0°23'56"E
L62	3.00'	S89°36'04"W

Parcel Line Table		
Line #	Length	Direction
L63	12.00'	S0°23'56"E
L64	5.00'	N89°36'04"E
L65	4.00'	S0°23'56"E
L66	27.00'	N89°36'04"E
L67	16.86'	S0°23'56"E
L68	31.00'	S89°36'04"W
L69	12.00'	S0°23'56"E
L70	2.00'	N89°36'04"E
L71	8.03'	S0°23'56"E
L72	29.00'	N89°36'04"E
L73	125.22'	S0°23'56"E
L74	18.00'	S89°36'04"W
L75	14.79'	S0°23'56"E
L76	28.89'	N86°36'53"W
L77	41.23'	N72°34'42"W
L78	127.20'	N86°36'53"W
L79	27.00'	N3°23'07"E
L80	10.00'	N86°36'53"W
L81	5.00'	N3°23'07"E
L82	10.00'	N86°36'53"W
L83	32.00'	S3°23'07"W
L84	14.75'	N86°36'53"W
L85	18.42'	S79°20'57"W
L86	5.51'	N10°39'03"W
L87	11.50'	N31°10'00"W
L88	27.00'	S58°50'00"W
L89	32.52'	N31°10'00"W



**EXHIBIT "B"**  
**PUBLIC UTILITY EASEMENT**  
**RESIDENCE 1861**  
**PORTION OF SEC. 3, T12N, R20E, MDM**  
**TOWN OF GARDNERVILLE DOUGLAS COUNTY NEVADA**

Date: SEPT 2022  
Scale: NONE  
Job No: 9402.000  
Sheet 2 of 2