

APN: 1320-05-002-031

RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:

Phillip Slobogin
10619 N Garfield Ave
Kansas City, MO 64155

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF WATERLINE EASEMENT

THIS INDENTURE is made this 23rd day of Sept, 2023, by PHILLIP SLOBOGIN, a married man as his sole and separate property ("GRANTOR"), for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant a perpetual and permanent, waterline easement, which is an interest in the land, across, upon, over, through and under a strip of land more particularly described in "Exhibit A" and depicted on "Exhibit "A-1", both of which are attached hereto and by reference made a part hereof, for the construction, maintenance, operation, repair, or replacement of waterline facilities.

All rights, duties and obligations granted by this Grant of Waterline Easement shall run with the land and shall be binding upon GRANTOR, their successors, agents and assigns forever.

GRANTOR, its successors and assigns, covenants that no building, structure, or other real property improvements shall be constructed within the Waterline Easement area that would interfere with the waterline facilities. GRANTOR retains, for GRANTOR's benefit, the right to maintain, and use the Waterline Easement area for GRANTORS' own purposes provided, however, that no such use will interfere with, and will be in all respects consistent with, GRANTOR's rights herein subject to all State, Federal, and Local regulations.

GRANTOR hereby represents that this Grant of Fire Apparatus Access Easement has been duly executed and constitutes a valid, binding, and enforceable obligation.

GRANTOR

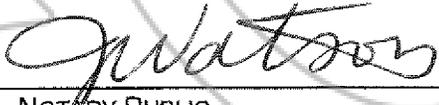
PHILLIP SLOBOGIN, a married man as his sole and separate property.

By:  9/22/2023
Phillip Slobogin Date

STATE OF MO }
COUNTY OF CLAY } SS:

On 9-23, 2023, before me, a Notary Public, personally appeared Phillip Slobogin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged to me that they executed the same for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

By: 
NOTARY PUBLIC

J. WATSON
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 2/5/2026
Commission # 14575570

EXHIBIT "A"

**LEGAL DESCRIPTION
FIRE APPARATUS ACCESS EASEMENT**

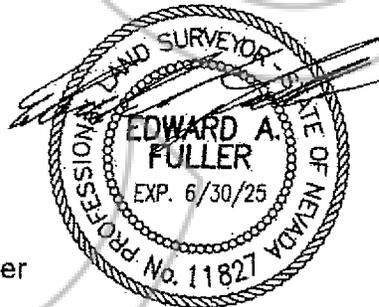
BEING a portion of Lot 9 of Final Map DP 20-0182 for Nowlin Road Subdivision, recorded May 24, 2021, as Document No. 2021-968001, Official Records of Douglas County, Nevada, lying within a portion of the Northeast Quarter (NE1/4) of Section 5, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

BEGINNING at a point on the westerly Right-of-Way of Nowlin Road, from which the southeast corner of said Lot 9 bears South 00° 41' 42" West, 27.00 feet, thence at right angles to said Nowlin Road, and parallel with the southerly line of said Lot 9, North 89° 18' 18" West, 370.00 feet;
Thence North 00° 41' 42" East, 20.00 feet;
Thence South 89° 18' 18" East, 22.00 feet;
Thence 43.98 feet along the arc of a curve to the left having a radius of 28.00 feet, through a central angle of 90°00'00";
Thence North 00° 41' 42" East, 22.00 feet;
Thence South 89° 18' 18" East, 20.00 feet;
Thence South 00° 41' 42" West, 22.00 feet;
Thence 43.98 feet along the arc of a curve to the left having a radius of 28.00 feet, through a central angle of 90°00'00";
Thence South 89° 18' 18" East, 272.00 feet to the westerly Right-of-Way of said Nowlin Road;
Thence along said westerly Right-of-Way of Nowlin Road, South 00° 41' 42" West, 20.00 feet to the point of beginning.

(See Exhibit A-1 depiction, attached hereto and made a part hereof)

BASIS OF BEARING: Final Map DP 20-0182 for Nowlin Road Subdivision, recorded May 24, 2021, as Document No. 2021-968001, Official Records of Douglas County, Nevada.

Containing: 8,736 square feet of land, more or less.



Edward A. Fuller
P.L.S. 11827

8/04/2023

PREPARED BY
Edward "Andy" Fuller, PLS
2543 HENNING LN.
MINDEN, NV. 89423
(775) 842-3690 NVSRVYR@YAHOO.COM

GRAPHIC SCALE



RAY KEARA MARTIN PROPERTIES, LLC
 APN: 1320-05-001-056

(IN FEET)
 1 inch = 60' ft.

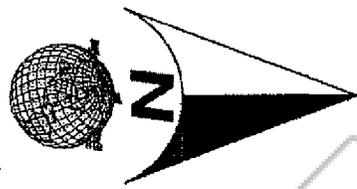
N89°16'38"W

454.89'

10' PUE PER DOC.
 NO. 2021-968001

N00°41'53"E 186.04'

2494 NOWLIN RD.
 APN: 1320-05-002-031



1"=60'

∠=90°00'00"
 R=28.00'
 L=43.98'

∠=90°00'00"
 R=28.00'
 L=43.98'

N89°18'18"W
 FIRE APPARATUS ACCESS EASEMENT
 370.00'

10' PUE PER DOC. NO. 2021-968001
 A&L ENTERPRISES, LLC SERIES B
 APN: 1320-05-002-030
 AVIGATON ESMT. PER DOC. NO. 2004-623654

10' PUE PER DOC. NO. 2021-968001

N00°41'42"E | N00°43'22"E

NOWLIN ROAD

EXHIBIT A-1
FIRE APPARATUS ACCESS EASEMENT
 PORTION OF LOT 9, FINAL MAP DP 20-0182, DOC #2021-968001
 APN: 1320-05-002-031



Edward "Andy" Fuller, PLS
 Land and Boundary Surveys
 2543 Hemming Lane, Minden NY 89423
 (773) 842-3690 andy@yaho.com

DRAWN BY: EAF
CHECKED BY: EAF
DATE: AUG. 2023