DOUGLAS COUNTY, NV

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RECORDED AT THE REQUEST OF:

Douglas County, Nevada District Attorney's Office Post Office Box 218 Minden, Nevada 89423

A.P.N: 1022-15-001-111

COUNTY OF Douglas

(a portion)

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.



SHAWNYNE GARREN, RECORDER

GRANT OF EASEMENT FOR UTILITY FACILITIES

THIS INDENTURE, made and entered into this 25 day of January, 2023 by and between Douglas County, a political subdivision of the State of Nevada, Grantor, and Topaz Ranch Estates General Improvement District, Grantee.

RECITALS:

The Grantor, for good and valuable consideration, the receipt of which is acknowledged, grants, bargains and sells to the Grantee, and to its assigns forever, a utility easement on over, across and through the real property situated in and being a portion of the Northeast Quarter of Section 15, Township 10 North, Range 22 East, MDM, County of Douglas, State of Nevada, and more particularly described in the legal description attached as exhibit "A" and shown on exhibit "A-1", together with all and singular tenements, hereditaments, and appurtenances belonging to or in anyway appertaining to the property. Public utilities exercising a right hereunder shall hold harmless, indemnify and defend Grantor from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands or judgements, including reasonable attorneys' fees, arising from or in anyway connected with injury to or the death of any person, or physical damage to any property, resulting from any negligent act of the public utility.

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The Grantor has signed on the day and year above written.
Grantor Douglas County Board of County Commissioners
by: Mul brule
Mark Gardner, Chair of County Commissioners
TATE OF NEVADA)

) ss.

State of Nevada County of Douglas

On <u>howary 25</u>, 2022, before me, <u>Tiffini Drew</u>, notary public, personally appeared <u>Mark Gardner</u>, who 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 the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

Tiffini Drew Notary Public-State of Nevada Appointment No. 22-5913-05 My Appointment Expires 03-14-2026

EXHIBIT"A" LEGAL DESCRIPTION UTILITY EASEMENT PORTION OF APN 1022-15-001-111

An easement of variable width located within a portion of the Roadside Park parcel as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212, situate within the Northeast Quarter of Section 15, Township 10 North, Range 22 East, MOM, being more particularly described as follows:

Beginning at an angle point on the Easterly limits of the existing 20' Public Utility Easement per Document Number 0746772, recorded July 9, 2009, Official Records of Douglas County, Nevada, from which the North Quarter corner of Section 14, Township 10 North, Range 22 East, MOM, bears North 66°25'59" East a distance of 4004.85 feet:

thence along said Easterly limits South 20°15'29" East a distance of 20.00 feet to an angle point on said 20' Public Utility Easement;

thence along the Southerly limits of said 20' Public Utility Easement South 69°44'31" West a distance of 38.00 feet;

thence departing said Southerly limits South 20°15'29" East a distance of 5.92 feet to a point on the Northerly right-of-way of State Route 208 as shown on said map of TOPAZ RANCH ESTATES UNIT NO. 4;

thence along said Northerly right-of-way North 67°29'50" East a distance of 49.04 feet;

thence departing said Northerly right-of-way North 20°15'29" West a distance of 33.99 feet;

thence South 69°44'31" West a distance of 45.25 feet;

thence North 20°15'29" West a distance of 10.00 feet;

thence South 69°44'31" West a distance of 30.75 feet;

thence South 20°15'29" East a distance of 20.00 feet to a point on the Northerly limits of said 20' Public Utility Easement;

thence along said Northerly limits North 69°44'31" East a distance of 65.00 feet to the Point of Beginning.

Said parcel contains an area of approximately 1,530 square feet.

BASIS OF BEARINGS: Nevada Coordinate System, West Zone, NAD83/94, being identical to those shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

Description Prepared By:

Ryan G. Cook, PLS 15224 Summit Engineering Corporation 5405 Mae Anne Ave. Reno, NV 89523 775-787-4316



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