

APN: 034-172-08

Mail Tax Statement to  
Grantor at Address below  
F & M Properties  
2180 Kleppe Lane  
Sparks, NV 89431

When recorded, return  
Document to:  
CITY OF SPARKS  
Attn: City Clerk  
431 Prater Way  
Sparks, NV 8931

GRANT OF EASEMENT  
For  
STORM DRAIN PIPELINE

THIS AGREEMENT, made and entered into this 14 day of May, 2013, by and between, F & M PROPERTIES, A GENERAL PARTNERSHIP, as to Parcel 1 and F&M properties, a Nevada Partnership as to Parcel 2 (collectively "GRANTOR") and CITY OF SPARKS a municipal corporation, (hereinafter referred to as "CITY").

**1. Grant:**

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by CITY, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant to CITY its successors, assigns and agents, a Permanent and non-exclusive Easement and right -of-way (the Easement Area) to access (including ingress and egress) over, under, and upon the Storm Drain Easement Area as described in Exhibit "A" and as depicted in Exhibit "B" for the purpose of constructing, installing, altering, maintaining, repairing, and operating storm drain facilities including, but not limited to, underground or above ground storm drain manholes, junctions, inlets, outlets, channels, culverts, ditches, pumping stations, drainage slopes, dams or other storm drain, and any other convenient appurtenances connected therewith ( collectively "Storm Drain Pipeline Facilities) facilities.

IT IS FURTHER AGREED:

1. GRANTOR agrees to indemnify, hold harmless, protect and defend CITY from any claims and losses arising out of the willful or negligent acts of GRANTOR in connection with the condition of the property (except improvements not constructed by Grantor) or the use and enjoyment of any of the rights conferred hereby.

1. CITY and any of its officers, employees, or contractors may enter the Storm Drain Area and perform all construction and maintenance work necessary to accomplish all the purposes of establishing, cleaning, improving, expanding and operating storm drainage facilities, even if such requires the removal of trees, shrubs, landscaping, or improvement on the easement area. This grant shall burden and run with the land as described in Exhibit "A", and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

2. CITY, its successors, assigns, and agents, shall be responsible for any damage to personal property or improvements, suffered by Grantor by reason of constructing, altering and inspecting said "Storm Drain Pipeline Facilities" by City.

3. CITY, its successors, assigns and agents, will at all times save and hold harmless Grantor with respect to any and all loss, damage or liability suffered or sustained by reason of any injury or damage to any person or property, caused by constructing, altering and inspecting said "Storm Drain Pipeline Facilities" by City.

4. CITY, its successors, assigns, and agents, will at all times save and hold harmless Grantor with respect to any and all loss, damage, or liability suffered or sustained by of any injury or damage to any person or property, caused by constructing, altering, and inspecting said "Storm Drain Pipeline Facilities" by CITY.

4. GRANTOR shall not erect or construct, nor permit to be erected or constructed any buildings, fences or permanent structures, nor permit any activity which in the reasonable judgment of City is inconsistent with City's use of said easement area.

THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon the successors, agents and assigns of Grantor and City.

THIS GRANT OF EASEMENT and the terms contained herein shall binding upon the successor's, and assigns, and agents of GRANTOR and CITY.

IN WITNESS WHEREOF, GRANTOR has caused these presents duly to be executed the day

and year first above written.

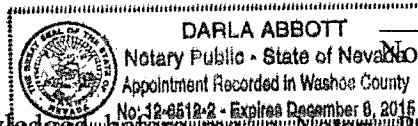
F & M Properties, A General Partnership, as to Parcel 1

By: Edwin A. Mey

F & M Properties, a Nevada Partnership as to Parcel 2

By: Ede A Mey

This instrument was acknowledged before me, a Notary Public, on this 14<sup>th</sup> day of MAY, 2013, by F & M Properties, A General Partnership. As to Parcel 1



Darla Abbott  
Notary Signature

This instrument was acknowledged before me, a Notary Public, on this 12<sup>th</sup> day of MAY, 2013, by F & M Properties, a Nevada Partnership as to Parcel 2

**EXHIBIT A**  
**STORM DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**  
**APN 34-172-08**

An easement over and across a portion of Lot 5 of Tact Map Number 1901 of the Official Records of Washoe County, Nevada, situate within the Southeast One-quarter (1/4) of Section 11, Township 19 North, Range 20 East, Mount Diablo Meridian, being more particularly described as follows:

**Beginning** at the Northeasterly corner of the aforementioned Lot 5 thence along the Easterly Line of said Lot 5 South  $17^{\circ}15'41''$  West a distance of 25.04 feet; thence along a non-tangent curve to the right from a radial line which bears North  $42^{\circ}27'57''$  East, having a radius of 122.50 feet, a central angle of  $14^{\circ}44'50''$ , an arc length of 31.53 feet to a point on the Northerly line of said Lot 5; thence along said Northerly line South  $89^{\circ}45'16''$  East a distance of 27.71 feet more or less to the **True Point of Beginning**.

Containing 353 square feet of land more or less.

See Exhibit Map B attached hereto and made a part of this description by reference.

The Basis of Bearings for this description being the NAD 83/94 Nevada State Plane Coordinate System (West Zone).

Prepared By;

Bigby and Associates, Inc.  
960 Matley Lane #35  
Reno, Nevada 89502

Gregory A. Bigby, P.L.S. 9102

Parcel name: SE APN 34-172-08

North: 14866374.9830      East : 2309634.8854  
Line Course: S 17-15-41 W Length: 25.04  
North: 14866351.0718      East : 2309627.4556  
Curve Length: 31.53      Radius: 122.50  
Delta: 14-44-50      Tangent: 15.85  
Chord: 31.44      Course: N 40-09-38 W  
Course In: N 42-27-57 E      Course Out: S 57-12-47 W  
RP North: 14866441.4376      East : 2309710.1615  
End North: 14866375.1019      East : 2309607.1770  
Line Course: S 89-45-16 E Length: 27.71  
North: 14866374.9831      East : 2309634.8854

Perimeter: 84.2773      Area: 353 sq. ft. 0.01 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0001      Course: N 40-58-57 W  
Error North: 0.00009      East : -0.00008  
Precision 1: 842,775.0000



F&M PROPERTIES  
APN 34-172-17  
PARCEL 2 PM #2263  
ROS 2586

S89°45'16"E  
27.71'

STORM DRAINAGE  
EASEMENT  
±353Sq.Ft.

R=122.50'  
L=31.53'  
D=14°44'50"

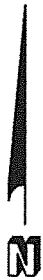
RADIAL BEARING  
N42°27'57"E

S17°15'41"W  
25.04'

PARCEL D  
SLOPE EASEMENT PM 2717

GREG STREET

F&M PROPERTIES  
APN 34-172-08  
BLOCK A LOT 5, TM #1901



NOT TO SCALE



**BIGBY AND ASSOCIATES, INC**

960 MATLEY LANE #35  
RENO, NEVADA 89502 (775) 851-0432

JOB#200902 DATE 04-02-12

**EXHIBIT MAP B**

CITY OF SPARKS - F&M PROPERTIES APN 34-172-08  
STORM DRAINAGE EASEMENT

**EXHIBIT A**  
**STORM DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**  
**APN 34-172-17**

A storm drainage easement over and across a portion of Parcel 2 as shown on Record of Survey Map No. 2586 of the Official Records of Washoe County, Nevada, Assessors Parcel Number 34-172-17 situate within the Southeast One-quarter (1/4) of Section 11, Township 19 North, Range 20 East, Mount Diablo Meridian, being more particularly described as follows:

**Commencing** at the Northeasterly corner of the aforementioned Parcel 2 thence along the Northerly line of said Parcel 2, North  $89^{\circ}45'16''$  West a distance of 29.18 feet to the **Beginning** of this description; thence departing said Northerly line South  $17^{\circ}14'08''$  West a distance of 155.68 feet to the beginning of a tangent curve to the left; thence through a central angle of  $49^{\circ}16'31''$  with a radius of 80.00 feet, an arc distance of 68.80 feet to a point on the Easterly line of said Parcel 2; thence South  $17^{\circ}15'41''$  West a distance of 25.15 feet to the Southeasterly corner of said Parcel 2; thence departing said Easterly line and along the Southerly line of said Parcel 2 North  $89^{\circ}45'16''$  West a distance of 27.71 feet to the beginning of a non-tangent curve; thence departing said Southerly line from a radial line which bears North  $57^{\circ}12'47''$  East curving to the right with a radius of 122.50 feet, through a central angle of  $50^{\circ}01'21''$ , with an arc distance of 106.95 feet; thence North  $17^{\circ}14'08''$  east a distance of 142.69 feet to a point on the aforementioned Northerly line of Parcel 2; thence along said Northerly line South  $89^{\circ}45'16''$  East a distance of 44.44 feet more or less to the **True Point of Beginning**.

Containing 10,408 square feet of land more or less.

See Exhibit Map B attached hereto and made a part of this description by reference.

The Basis of Bearings for this description being the NAD 83/94 Nevada State Plane Coordinate System (West Zone).

Prepared By;

Bigby and Associates, Inc.  
960 Matley Lane #35  
Reno, Nevada 89502

Gregory A. Bigby, P.L.S. 9102

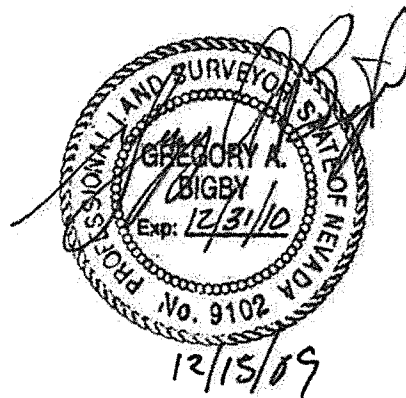
Parcel name: SD APN 37-172-17

North: 14866613.8310 East : 2309679.8819  
Line Course: N 89-45-16 W Length: 44.44  
North: 14866614.0214 East : 2309635.4429  
Line Course: S 17-14-08 W Length: 142.69  
North: 14866477.7346 East : 2309593.1623  
Curve Length: 106.95 Radius: 122.50  
Delta: 50-01-21 Tangent: 57.15  
Chord: 103.59 Course: S 07-46-33 E  
Course In: S 72-45-52 E Course Out: S 57-12-47 W  
RP North: 14866441.4377 East : 2309710.1614  
End North: 14866375.1019 East : 2309607.1769  
Line Course: S 89-45-16 E Length: 27.71  
North: 14866374.9832 East : 2309634.8852  
Line Course: N 17-15-41 E Length: 25.15  
North: 14866398.9971 East : 2309642.3470  
Curve Length: 68.80 Radius: 80.00  
Delta: 49-16-31 Tangent: 36.69  
Chord: 66.70 Course: N 07-24-08 W  
Course In: N 57-57-37 E Course Out: N 72-45-52 W  
RP North: 14866441.4377 East : 2309710.1614  
End North: 14866465.1417 East : 2309633.7539  
Line Course: N 17-14-08 E Length: 155.68  
North: 14866613.8310 East : 2309679.8820

Perimeter: 571.4204 Area: 10,408 sq. ft. 0.24 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0001 Course: N 87-01-28 E  
Error North: 0.00000 East : 0.00006  
Precision 1: 5,714,201.0000





JEROME D. JR &  
BETH A. KRUG  
APN 34-172-19  
PARCEL 2 PM #2717

F&M PROPERTIES  
APN 34-172-17  
PARCEL 2  
RDS #2586

STORM DRAINAGE  
EASEMENT  
±10,408 Sq.Ft.

R=122.50'  
L=106.95'  
D=50°01'21"

RADIAL BEARING  
N57°12'47"E

N89°45'16"W  
29.18'

S89°45'16"E  
44.44'

N17°14'08"E  
142.69'

S17°14'08"W  
155.68'

PARCEL D  
SLOPE EASEMENT PM 2717

R=80.00'  
L=68.80'  
D=49°16'31"

S17°15'41"W  
25.15'

N89°45'16"W  
27.71'

GREG STREET



NOT TO SCALE



**BIGBY AND ASSOCIATES, INC**

960 MATLEY LANE #35  
RENO, NEVADA 89502 (775) 851-0432

JOB#200902 DATE 03-01-12

**EXHIBIT MAP B**

CITY OF SPARKS - F&M PROPERTIES APN 34-172-17  
STORM DRAINAGE EASEMENT