

APN: 045-742-01; 045-252-18;
045-252-19

Recording Requested By, and
After Recordation Return To:

Washoe County Community Services Dept.
Attn: Park Planner
1001 E. 9th Street
Reno, NV 89512

PUBLIC TRAIL EASEMENT DEED AND MAINTENANCE AGREEMENT

THIS GRANT OF PUBLIC TRAIL EASEMENT DEED AND MAINTENANCE AGREEMENT (“Deed”) is entered into this ___ day of _____, 2024, by and between WASHOE COUNTY, a political subdivision of the State of Nevada (“County” or “Grantee”), and DRP NV 2 LLC (“Grantor”).

1. Grant of Easement. For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt is hereby acknowledged, Grantor hereby grants to Grantee a permanent easement over, on and across that certain real property more particularly described and identified in Exhibit “A,” attached hereto and incorporated herein, for use by Grantee and the general public for the following purposes, and subject to the covenants contained herein:

(a) use of the trail and area within the easement by the general public for non-motorized recreational purposes and by Grantee, subject to any rules or regulations of public use imposed by Grantee.

2. Open to the Public. Trail shall remain open to the general public in perpetuity

3. Construction and Maintenance. Grantor shall construct and maintain a trail on the Easement area. Maintenance activities may include, but are not limited to, trail stabilization, vegetation management, removal of hazardous debris, and trail reconstruction, as needed. Grantor agrees, in accordance with County maintenance standards, schedules and practices, to keep all the easement area reasonably free of trash, rubbish, and debris created or caused by public use or Grantor’s activities.

4. Non-Exclusive Use. This is a nonexclusive grant of easement and to the extent that other uses by Grantor, not inconsistent with the purpose of this easement, do not interfere with the use of said easement by Grantee and the general public as permitted herein, Grantor, its successors and assigns, shall be permitted to use the same for any purpose Grantor may desire. Grantor or its successors and assigns shall not install or erect any buildings or structures on the trail easement or otherwise use the trail easement area in a manner that places an unreasonable burden on, or unreasonably interferes with, County and the public’s full use and enjoyment and the rights granted herein.

5. Binding. The covenants and agreements herein contained shall inure to the benefit of and shall be binding upon the executors, administrators, heirs, successors and assigns of the parties and shall be, and are, covenants running with the land binding upon said property of Grantor and for the benefit of Grantee.

6. Hold Harmless. Subject to the limitations in NRS Chapter 41, Grantor shall hold County harmless from any loss, damage or injury suffered or sustained by Grantor or third parties for any injury or damage caused by any act or omission of Grantor in its use of the easements granted herein.

7. Entire Agreement and Severability. This Deed constitutes the parties' entire understanding concerning the subject matter of the agreement between the parties and these understandings supersede all prior oral or written understandings or discussions of any kind relating to this subject matter. No modification or amendment to this Deed shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto. If any provision of this Deed is determined to be illegal, invalid, or unenforceable, the provision shall be deleted and the parties shall, if possible, agree on a legal, valid, and enforceable substitute provision that is as similar in effect to the deleted provision as possible. The remaining portion of this Deed not determined to be illegal, invalid, or unenforceable shall, in any event, remain valid and effective for the term remaining unless the provision found illegal, invalid, or unenforceable goes to the essence of this Deed.

8. Assignment; Binding Upon Successors. The County acknowledges that it is Grantor's intent to assign its rights and obligations under this Deed over its successor, a homeowners' association. The County hereby consents to said assignment, and upon recordation in the Official Records of such an assignment executed by Grantor, the homeowners' association shall be deemed "Grantor" hereunder, and shall possess all rights and obligations of "Grantor" herein. Subject to the foregoing, the terms contained herein shall be binding upon and shall inure to the benefit of County and Grantee, and the successors, agents and assigns of County and Grantee, and all rights herein granted may be assigned.

9. Governing Law; Venue. This Deed is being executed and delivered in Washoe County, Nevada, and is intended to be performed in the State of Nevada, and the laws of Nevada shall govern the validity, construction, enforcement and interpretation of this Deed. Venue for any legal action arising out of this Deed shall be in Washoe County, Nevada.

10. Amendments. This Deed may not be modified, amended, altered or changed in any respect whatsoever except by further agreement in writing. No oral statements or representations subsequent to the execution hereof by either party are binding on the other party, and neither party shall have the right to rely on such oral statements or representations.

11. Counterparts. This Deed may be executed in any number of counterparts, each of which so executed shall be deemed an original; such counterparts shall together constitute but one agreement.

12. Enforcement; Breach Shall Not Permit Termination. Each party bound hereby shall have the right (but not the duty) to enforce its rights hereunder against the other parties hereto. No breach of this Agreement shall entitle any party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect in any manner any other rights or remedies which may be available to such party at law or in equity. A waiver or breach of covenant or provision in this Deed shall not be deemed a waiver of any other covenant or provision in this Deed, and no waiver shall be valid unless in writing and executed by the waiving party.

IN WITNESS WHEREOF, County and Grantee have caused these presents duly to be executed the day and year first above written.

“COUNTY”

WASHOE COUNTY, a political subdivision of the State of Nevada

By: _____
Alexis Hill, Chair
Washoe County Commission

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this _____ day of _____, 2024, Alexis Hill, as Chairman of the Board of County Commissioners of Washoe County, personally appeared before me, a Notary Public, and acknowledged to me that he executed the above instrument for the purpose therein contained.

Notary Public

“GRANTOR”

DRP NV 2 LLC

By: _____
Brian Clauson
Its: Authorized Representative

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____, 2024, by Brian Clauson, as Authorized Representative of Cinnamon Ridge North Community Association, a Nevada non-profit corporation.

Notary Public
My Commission Expires: _____

EXHIBIT "A"
Ascente Trail Legal Descriptions

All that certain land situate within a portion of the West One-Half (W1/2) of Section One (1), Township Seventeen (17) North, Range Nineteen (19) East, Mount Diablo Meridian (MDM), County of Washoe, State of Nevada, being a portion of those parcels of land as described as Parcel 1A and Parcel 1B in Grant, Bargain and Sale Deed, as File Number 5308940, recorded June 7, 2022 in the Official Records of Washoe County, Nevada, and more particularly described as follows:

TRAIL AREA A

An easement being 30.00 feet in width, lying 15.00 feet each side of the herein described centerline.

COMMENCING at the northwest corner of said Section 1;

THENCE South 79°22'35" East a distance of 744.93 feet to the **POINT OF BEGINNING** and being coincident with the northerly right-of-way of a future roadway;

THENCE North 43° 09' 46" East a distance of 15.08 feet to the beginning of a non-tangent curve;

THENCE from a tangent which bears South 53°04'38" East a distance of 42.18 feet along the arc of a 138.00 foot radius curve to the left, through a central angle of 17°30'46";

THENCE North 08° 23' 10" East a distance of 115.26 feet;

THENCE North 86° 06' 14" East a distance of 192.28 feet;

THENCE South 89° 45' 50" East a distance of 148.15 feet;

THENCE South 00° 14' 31" West a distance of 79.95 feet;

THENCE South 36° 40' 34" East a distance of 21.38 feet to the beginning of a curve;

THENCE a distance of 40.40 feet along the arc of a 35.00 foot radius curve to the right, through a central angle of 66° 07' 43";

THENCE South 29° 27' 09" West a distance of 93.43 feet;

THENCE South 57° 29' 33" West a distance of 53.54 feet to the **POINT OF TERMINATION**, from which the **POINT OF BEGINNING** bears North 68°43'20" West a distance of 351.88 feet.

The sidelines of said easement are to be lengthened or shortened so as to terminate at right angles to the above-described northerly right-of-way.

Containing 24,039 sq ft of land more or less.

TRAIL AREA B

An easement being 30.00 feet in width, lying 15.00 feet each side of the herein described centerline.

COMMENCING at the northwest corner of said Section 1;

THENCE South 55°45'57" East a distance of 1170.63 feet to the **POINT OF BEGINNING** and being coincident with the easterly right-of-way of a future roadway;

THENCE South 82° 45' 39" East a distance of 22.45 feet;

THENCE South 67° 35' 38" East a distance of 4.43 feet;

THENCE South 04° 17' 54" West a distance of 3.77 feet;

THENCE South 06° 13' 04" West a distance of 18.66 feet;

THENCE South 06° 13' 04" West a distance of 352.94 feet to the beginning of a curve;

THENCE a distance of 55.86 feet along the arc of a 135.00 foot radius curve to the right, through a central angle of 23° 42' 33";

THENCE South 29° 55' 36" West a distance of 69.31 feet to the beginning of a curve;
THENCE a distance of 88.75 feet along the arc of a 60.00 foot radius curve to the right, through a central angle of 84° 44' 55";
THENCE North 65° 19' 29" West a distance of 99.29 feet;
THENCE North 79° 36' 58" West a distance of 120.63 feet to a point herein after referred to as **POINT "A"**;
THENCE North 79° 50' 38" West a distance of 86.05 feet to the beginning of a curve;
THENCE a distance of 253.77 feet along the arc of a 207.00 foot radius curve to the left, through a central angle of 70° 14' 30" to the beginning of a reverse curve;
THENCE a distance of 47.12 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 179° 59' 56";
THENCE North 29° 54' 49" East a distance of 107.81 feet to the beginning of a curve;
THENCE a distance of 62.70 feet along the arc of a 20.00 foot radius curve to the left, through a central angle of 179° 36' 58";
THENCE South 30° 17' 51" West a distance of 253.91 feet;
THENCE South 25° 07' 36" West a distance of 349.39 feet to the beginning of a curve;
THENCE a distance of 60.54 feet along the arc of a 20.00 foot radius curve to the right, through a central angle of 173° 25' 41";
THENCE North 18° 33' 17" East a distance of 120.39 feet to the beginning of a curve;
THENCE a distance of 76.69 feet along the arc of a 23.00 foot radius curve to the left, through a central angle of 191° 02' 23" to the beginning of a reverse curve;
THENCE a distance of 6.65 feet along the arc of a 5.00 foot radius curve to the right, through a central angle of 76° 11' 20";
THENCE South 87° 27' 29" West a distance of 15.35 feet to a point coincident with the west line of said Section 1 and being the **POINT OF TERMINATION**, from which the **POINT OF BEGINNING** bears North 50°57'41" East a distance of 1286.03 feet.

The sidelines of said easement are to be lengthened or shortened so as to terminate at right angles to the above-described easterly right-of-way and the westerly line of said Section 1.

Containing 68,294 sq ft of land more or less.

TRAIL AREA C

An easement being 30.00 feet in width, lying 15.00 feet each side of the herein described centerline.

COMMENCING at the northwest corner of said Section 1;
THENCE South 29°00'58" East a distance of 1269.85 feet to the aforementioned **POINT "A"** and being the **POINT OF BEGINNING**;
THENCE South 55° 56' 19" East a distance of 319.21 feet to the beginning of a curve;
THENCE a distance of 61.65 feet along the arc of a 20.00 foot radius curve to the right, through a central angle of 176° 36' 12";
THENCE North 59° 20' 08" West a distance of 211.13 feet to the beginning of a curve;
THENCE a distance of 128.59 feet along the arc of a 310.00 foot radius curve to the left, through a central angle of 23° 45' 59";
THENCE South 53° 20' 29" East a distance of 77.81 feet to the beginning of a curve;
THENCE a distance of 95.74 feet along the arc of a 165.00 foot radius curve to the right, through a central angle of 33° 14' 38" to the beginning of a reverse curve;

THENCE a distance of 219.27 feet along the arc of a 255.00 foot radius curve to the left, through a central angle of 49° 16' 01";

THENCE South 69° 21' 51" East a distance of 108.07 feet to the beginning of a curve;

THENCE a distance of 69.69 feet along the arc of a 23.00 foot radius curve to the right, through a central angle of 173° 36' 04";

THENCE North 75° 45' 47" West a distance of 88.45 feet to a point herein after referred to as **POINT "B"**;

THENCE North 75° 45' 47" West a distance of 20.95 feet;

THENCE North 72° 09' 46" West a distance of 112.80 feet;

THENCE North 55° 51' 41" West a distance of 81.90 feet to the beginning of a curve;

THENCE a distance of 160.76 feet along the arc of a 90.00 foot radius curve to the left, through a central angle of 102° 20' 33";

THENCE South 21° 47' 46" West a distance of 105.11 feet;

THENCE South 09° 07' 22" West a distance of 121.33 feet;

THENCE South 38° 46' 00" West a distance of 135.02 feet;

THENCE South 16° 22' 19" West a distance of 135.45 feet;

THENCE South 04° 30' 08" West a distance of 73.40 feet;

THENCE South 14° 02' 11" East a distance of 83.36 feet;

THENCE South 29° 18' 57" East a distance of 286.20 feet to the beginning of a curve;

THENCE a distance of 81.45 feet along the arc of a 215.00 foot radius curve to the right, through a central angle of 21° 42' 16";

THENCE South 07° 36' 40" East a distance of 261.67 feet to the beginning of a curve;

THENCE a distance of 42.77 feet along the arc of a 85.00 foot radius curve to the left, through a central angle of 28° 49' 53";

THENCE South 36° 26' 33" East a distance of 287.11 feet to the beginning of a curve;

THENCE a distance of 15.93 feet along the arc of a 985.00 foot radius curve to the left, through a central angle of 00° 55' 36" to a point hereinafter referred to as **POINT "C"** and being the beginning of a compound curve;

THENCE a distance of 44.92 feet along the arc of a 985.00 foot radius curve to the left, through a central angle of 02° 36' 47" to the beginning of a reverse curve;

THENCE a distance of 630.39 feet along the arc of a 10,015.00 foot radius curve to the right, through a central angle of 03° 36' 23" to the beginning of a reverse curve;

THENCE a distance of 301.31 feet along the arc of a 985.00 foot radius curve to the left, through a central angle of 17° 31' 36";

THENCE South 53° 53' 51" East a distance of 219.94 feet to the beginning of a curve;

THENCE a distance of 58.38 feet along the arc of a 20.00 foot radius curve to the right, through a central angle of 167° 14' 30" to the beginning of a compound curve;

THENCE a distance of 818.70 feet along the arc of a 1765.00 foot radius curve to the right, through a central angle of 26° 34' 36" to the beginning of a reverse curve;

THENCE a distance of 67.10 feet along the arc of a 22.00 foot radius curve to the left, through a central angle of 174° 45' 42" to the beginning of a compound curve;

THENCE a distance of 659.73 feet along the arc of a 3015.00 foot radius curve to the left, through a central angle of 12° 32' 14" to the beginning of a reverse curve;

THENCE a distance of 58.33 feet along the arc of a 20.00 foot radius curve to the right, through a central angle of 167° 06' 43" to the beginning of a compound curve;

THENCE a distance of 120.99 feet along the arc of a 2515.00 foot radius curve to the right, through a central angle of 02° 45' 23" to the beginning of a compound curve and being a point herein after referred to as **POINT "D"**;

THENCE a distance of 665.77 feet along the arc of a 2515.00 foot radius curve to the right, through a central angle of 15° 10' 02";
THENCE North 41° 30' 16" West a distance of 414.89 feet to the beginning of a curve;
THENCE a distance of 45.78 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 174° 52' 05";
THENCE South 36° 22' 21" East a distance of 182.32 feet to the beginning of a curve;
THENCE a distance of 46.26 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 176° 41' 12";
THENCE North 39° 41' 10" West a distance of 368.73 feet to the beginning of a curve;
THENCE a distance of 66.37 feet along the arc of a 185.00 foot radius curve to the left, through a central angle of 20° 33' 19";
THENCE North 60° 14' 28" West a distance of 84.54 feet to the beginning of a curve;
THENCE a distance of 23.56 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 90° 00' 00";
THENCE South 29° 45' 32" West a distance of 19.41 feet to the **POINT OF TERMINATION** and being coincident with the northerly right-of-way of a future roadway, from which the **POINT OF BEGINNING** bears North 17°45'37" East a distance of 1927.88 feet.

The sidelines of said easement are to be lengthened or shortened so as to terminate at right angles to the above-described northerly right-of-way and the southerly line of said Trail B.

Containing 5.67 acres of land more or less.

TRAIL AREA D

An easement being 30.00 feet in width, lying 15.00 feet each side of the herein described centerline.

COMMENCING at the northwest corner of said Section 1;

THENCE South 28°44'14" East a distance of 1719.29 feet to the aforementioned **POINT "B"** and being the **POINT OF BEGINNING**;
THENCE South 52° 04' 35" East a distance of 142.63 feet;
THENCE South 78° 40' 19" East a distance of 31.84 feet to the beginning of a curve;
THENCE a distance of 49.53 feet along the arc of a 23.00 foot radius curve to the right, through a central angle of 123° 22' 40";
THENCE South 44° 42' 21" West a distance of 4.35 feet;
THENCE South 62° 40' 01" East a distance of 53.56 feet to the **POINT OF TERMINATION** and being coincident with the westerly right-of-way of a future roadway, and from which the **POINT OF BEGINNING** bears North 51°17'02" West a distance of 256.20 feet.

The sidelines of said easement are to be lengthened or shortened so as to terminate at right angles to the above-described westerly right-of-way and the southerly line of said Trail C

Containing 7,346 sq ft of land more or less.

TRAIL AREA E

An easement being 30.00 feet in width, lying 15.00 feet each side of the herein described centerline.

COMMENCING at the northwest corner of said Section 1;

THENCE South 13°53'48" East a distance of 3026.86 feet to the aforementioned **POINT "C"** and being the **POINT OF BEGINNING**;

THENCE South 55°40'38" East a distance of 828.37 feet;

THENCE South 71°23'27" East a distance of 421.18 feet to the beginning of a curve;

THENCE a distance of 15.71 feet along the arc of a 25.00 foot radius curve to the right, through a central angle of 36° 00' 42" to the beginning of a reverse curve;

THENCE a distance of 85.25 feet along the arc of a 55.00 foot radius curve to the left, through a central angle of 88° 48' 15";

THENCE North 55° 48' 59" East a distance of 145.80 feet to the **POINT OF TERMINATION** and being coincident with the westerly right-of-way of a future roadway and from which the **POINT OF BEGINNING** bears North 67°13'34" West a distance of 1401.30 feet.

The sidelines of said easement are to be lengthened or shortened so as to terminate at right angles to the above-described westerly right-of-way and the easterly line of said Trail C.

Containing 43,335 sq ft of land more or less.

TRAIL AREA F

An easement being 30.00 feet in width, lying 15.00 feet each side of the herein described centerline.

COMMENCING at the northwest corner of said Section 1;

THENCE South 16°22'52" East a distance of 4016.61 feet to the aforementioned **POINT "D"** and being the **POINT OF BEGINNING**;

THENCE from a tangent which bears South 56°40'18" East a distance of 97.98 feet along the arc of a 115.00 foot radius curve to the right, through a central angle of 48° 48' 59" to the beginning of a reverse curve;

THENCE a distance of 19.48 feet along the arc of a 25.00 foot radius curve to the left, through a central angle of 44° 38' 06";

THENCE South 52° 29' 25" East a distance of 136.11 feet to the beginning of a curve;

THENCE a distance of 43.18 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 164° 57' 05";

THENCE North 67° 32' 20" West a distance of 90.07 feet to the beginning of a curve;

THENCE a distance of 46.89 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 179° 07' 18" to the beginning of a reverse curve;

THENCE a distance of 43.74 feet along the arc of a 45.00 foot radius curve to the right, through a central angle of 55° 41' 19";

THENCE South 10° 58' 19" East a distance of 5.83 feet to the **POINT OF TERMINATION** and being coincident with the northerly right-of-way of a future roadway and from which the **POINT OF BEGINNING** bears North 19°55'15" West a distance of 252.21 feet;

The sidelines of said easement are to be lengthened or shortened so as to terminate at right angles to the above described northerly right-of-way and the southerly line of said Trail C.

Containing 12,832 sq ft of land more or less.

TRAIL AREA G

COMMENCING at the northwest corner of said Section 1;

THENCE South 02°13'27" East a distance of 4195.91 feet to the **POINT OF BEGINNING**, and being coincident with the westerly right-of-way of a future roadway;

THENCE North 88° 51' 22" West a distance of 171.51 feet to the beginning of a curve;

THENCE a distance of 102.11 feet along the arc of a 65.00 foot radius curve to the left, through a central angle of 90° 00' 17";

THENCE South 01° 12' 44" West a distance of 197.56 feet to the beginning of a curve;

THENCE 23.72 feet along the arc of a 115.00 foot radius curve to the left, through a central angle of 11° 49' 07";

THENCE South 10° 36' 22" East a distance of 113.23 feet to the beginning of a curve;

THENCE a distance of 24.25 feet along the arc of a 485.00 foot radius curve to the right, through a central angle of 02° 51' 51";

THENCE South 07° 44' 31" East a distance of 195.31 feet to the beginning of a curve;

THENCE a distance of 109.81 feet along the arc of a 515.00 foot radius curve to the left, through a central angle of 12° 13' 00";

THENCE South 19° 57' 31" East a distance of 178.17 feet to the beginning of a curve;

THENCE a distance of 45.67 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 174° 25' 54" to the beginning of a curve;

THENCE a distance of 44.71 feet along the arc of a 15.50 foot radius curve to the left, through a central angle of 165° 17' 16";

THENCE South 10° 48' 52" East a distance of 48.71 feet to the beginning of a curve;

THENCE a distance of 45.70 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 174° 33' 29";

THENCE North 16° 15' 24" West a distance of 45.17 feet to the beginning of a curve;

THENCE a distance of 44.97 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 171° 46' 59";

THENCE South 08° 02' 23" East a distance of 59.99 feet to the beginning of a curve;

THENCE a distance of 58.76 feet along the arc of a 35.00 foot radius curve to the right, through a central angle of 96° 11' 45";

THENCE North 88° 47' 16" West a distance of 27.31 feet to the **POINT OF TERMINATION**, from which the **POINT OF BEGINNING** bears North 14°58'17" West a distance of 1057.51 feet.

The sidelines of said easement are to be lengthened or shortened so as to terminate at right angles to the above-described westerly right-of-way and the southerly line of said Section 1.

Containing 45,692 sq ft of land more or less.

SEE EXHIBIT "A-1" attached hereto and made a part hereof.

The **BASIS OF BEARINGS** for this description is based upon the Nevada Coordinate System of 1983, West Zone, NAD 83/94.

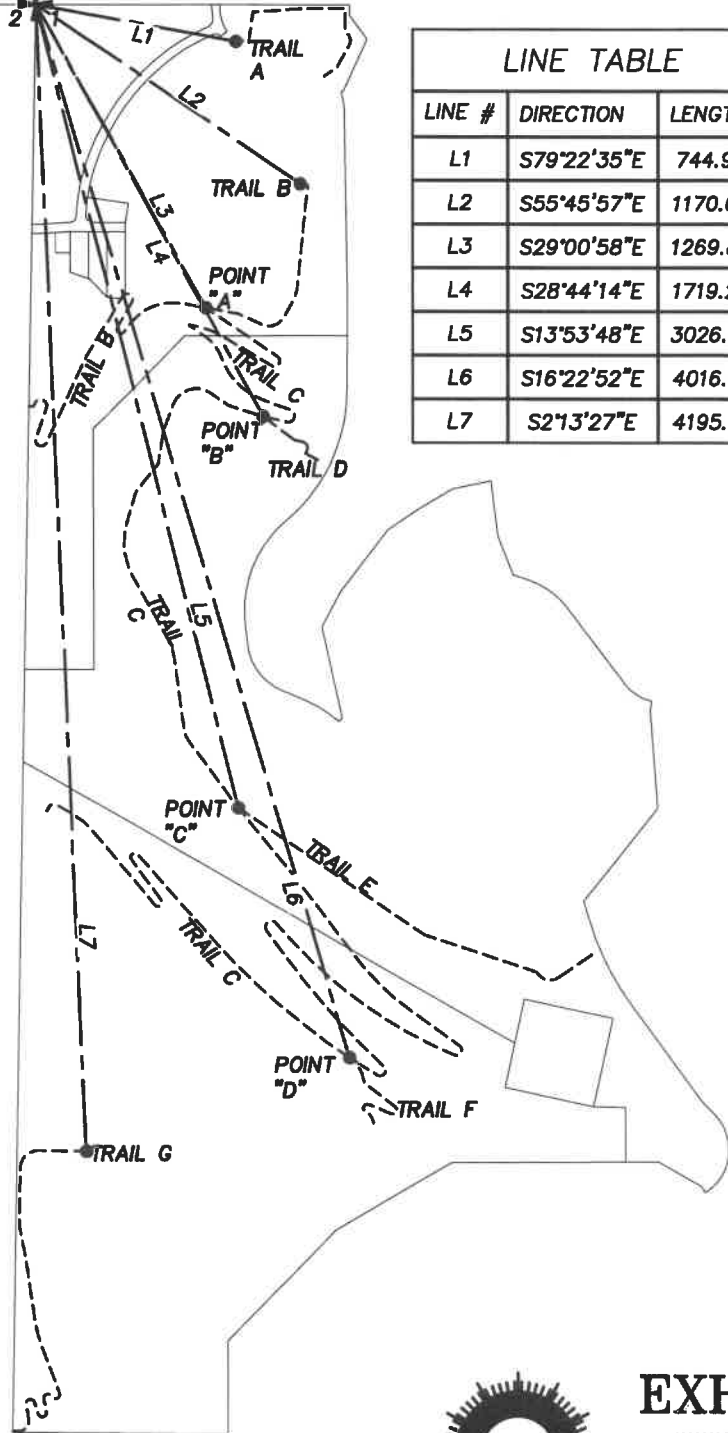
Prepared by
Odyssey Engineering, Inc.

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Sparks, NV 89431



GENERAL DIIPICTION
TRAIL EASEMENT EXHIBIT
 BEING A PORTION OF W 1/2 SECTION 1
 TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.M.
 RENO WASHOE COUNTY NEVADA

T 18 N R 19 E 35 36
 T 17 N R 19 E 2



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S79°22'35"E	744.93'
L2	S55°45'57"E	1170.63'
L3	S29°00'58"E	1269.85'
L4	S28°44'14"E	1719.29'
L5	S13°53'48"E	3026.86'
L6	S16°22'52"E	4016.61'
L7	S2°13'27"E	4195.91'



N.T.S.