

DESCRIPTION SHEET

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

That portion of the West one-half of Section 7, Township 13 North, Range 19 East, M.D.B. & M., more particularly described as follows:

PARCEL 1:

COMMENCING at the Southwest corner of said Section 7, thence North 00°00'38" East a distance of 1,270.36 feet; thence East a distance of 636.91 feet to a point in the centerline of a roadway and utility easement 60.0 feet in width, as described in that certain document recorded September 16, 1969 in Book 69 of Official Records, at page 545, Douglas County, Nevada, records; thence North 55°14'40" East along the centerline of said easement a distance of 109.53 feet; thence continuing along said centerline North 29°14'40" East a distance of 107.25 feet to a point in said easement centerline, the true point of beginning; thence from the true point of beginning and continuing along said centerline North 29°14'40" East a distance of 13.06 feet; thence North 03°34'10" East along said centerline a distance of 138.90 feet; thence North 19°41'55" East along said centerline a distance of 140.31 feet, to the Southwesterly corner of the parcel of land conveyed to DOLAN L. MANSIR, et ux, et al, by deed recorded October 13, 1969 in Book 70 of Official Records, at Page 472, Douglas County, Nevada records, said point being the most Northerly corner of the herein described parcel; thence South 66°28'16" East along the Southwesterly line of said DOLAN L. MANSIR, et ux, et al, parcel as above referred to, a distance of 501.90 feet to a point in the centerline of the roadway and utility easement as described in the document recorded September 16, 1969 in Book 69 of Official Records, at page 545, Douglas County, Nevada records, said point being the most Southerly corner of the said MANSIR Parcel, as above referred to and also being the Northeasterly corner of the herein described parcel, and said point being also a point to the Westerly line of the property as conveyed to DAMIR I. IBRISIMOVIC, et ux, by Deed recorded October 14, 1969 in Book 70 of Official Records, at page 487, Douglas County, Nevada records; thence along the centerline of said easement and along the Westerly line of said IBRISIMOVIC Parcel, South 46°54'25" West a distance of 211.77 feet to a point in said easement, being the most Westerly corner of said IBRISIMOVIC Parcel; thence continuing along said easement centerline and the Southerly line of said IBRISIMOVIC Parcel, South 78°45'36" East a distance of 196.52 feet; thence continuing along said lines South 63°56'16" East a distance of 50.55 feet to

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an intersection of centerlines of said easements as described in the hereinabove referred to document, said point being the most Easterly corner of the herein described parcel and being also the most Northerly corner of the parcel conveyed to WALTER W. KOHL, et al, recorded October 9, 1969 in Book 70 of Official Records, at Page 416, Douglas County, Nevada records; thence along said easement centerline and the Westerly line of said KOHL Parcel, South 23°54'50" West a distance of 170.85 feet; thence continuing along said centerline and leaving the Westerly line of said KOHL Parcel, South 56°59'40" West a distance of 105.10 feet; thence along said centerline South 73°50'30" West a distance of 148.35 feet to the most Southerly corner of the herein described parcel; thence leaving said centerline North 38°59'30" West a distance of 486.53 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM, however, any portion thereof lying within the boundaries of that certain roadway and utility easement 60.00 feet in width, as described in Document recorded December 16, 1969, in Book 69 of Official Records, at Page 545, Douglas County, Nevada records. Said easement is for the benefit of and appurtenant to the Grantors remaining property and may be used by any persons who become the owners of said property or any parts or portions thereof.

PARCEL 2:

TOGETHER WITH a non-exclusive right of way for roadway and utility purposes over that certain 60.00 foot wide easement as described in Document recorded September 16, 1969 in Book 69 of Official Records, at Page 545, Douglas County, Nevada records. EXCEPTING THEREFROM any portion of said easement lying within the boundaries of Parcel 1 above described. Said easement is for the benefit of and appurtenant to Parcel 1 above and may be used by all persons who become the owners of said Parcel 1, or any part or portion thereof.

Assessor's Parcel No. 11-040-08

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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SUZANNE BEAUDREAU
RECORDER

S. PAUL DEPUTY

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