

DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 5, Block 3, as shown on the map of ZEPHYR HEIGHTS SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada, on July 5, 1947, as Document No. 5160.

TOGETHER WITH a 20 foot wide road access easement as set forth in document recorded January 15, 1965 as Document No. 14702. Together with an easement egress and access over and across all that portion of Lot 4, Block 3, Zephyr Heights Subdivision as set forth in document recorded October 3, 1980 as Document No. 49243, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 4; thence North $55^{\circ}39'30''$ West 8.54 feet to the beginning of a tangent curve to the left with a radius of 420 feet and a central angle of $11^{\circ}37'20''$; thence along said curve an arc length of 85.19 feet to the most Westerly corner of said Lot 4; thence South $79^{\circ}20'27''$ East 94.00 feet to a point on the Easterly line of said Lot 4; thence along said Easterly line South $20^{\circ}42'33''$ West 30.00 feet to the Point of Beginning.

RESERVING THEREFROM an easement for egress and access over and across all that portion of Lot 5, Block 3, Zephyr Heights Subdivision more particularly described as follows:

BEGINNING at a point on the Westerly line of said Lot 5 which bears North $20^{\circ}42'33''$ East 10.00 feet from the most Westerly corner of said Lot 5; thence continuing along said Westerly line North $20^{\circ}42'33''$ East 67.00 feet; thence South $63^{\circ}30'17''$ East 20.91 feet; thence South $00^{\circ}57'35''$ West 30.00 feet to the beginning of a tangent curve to the right with a radius of 25.00 feet and a central angle of $45^{\circ}45'00''$; thence along said curve an arc length of 19.96 feet; thence South $80^{\circ}42'35''$ West 34.50 feet to the Point of Beginning.

The owner of Lot 4 is to be responsible for maintenance of driveway and all areas covered by easement until such time that construction is started on Lot 5. When construction is started on Lot 5, the owner of Lot 5 agrees to pay for any damages to the easement area during the construction. After construction of Lot 5 is completed, owners of Lot 4 and 5 agree to share equal responsibility for maintaining said easement; that they have a 50/50 liability in the maintenance, snow removal and any other costs incurred on the said easement.

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RECORDER
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