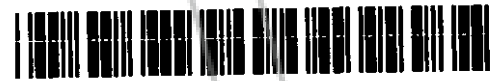


28-

Recording Requested By:  
T. Scott Brooke, Esq.

~~When Recorded, Mail To:~~  
T. Scott Brooke, Esq.  
Brooke · Shaw · Zumpft  
PO Box 2860  
Minden, NV 89423

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 15 Fee: 28.00  
BK-0711 PG- 2035 RPTT: 0.00



Mail Tax Statements To:  
Wilfred L. Jones  
✓ 18319 Pepper Street  
Castro Valley, CA 94546

Margaret J. Biggs  
896 Bollen Circle  
Gardnerville, NV 89460

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons, as per NRS 239B.030.

T. Scott Brooke  
T. Scott Brooke, Esq.

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**AGREEMENT REGARDING ACCESS EASEMENTS**

This Agreement is entered into this 12<sup>th</sup> day of July 2011, by and between WILFRED L. JONES ("JONES"), and MARGARET J. BIGGS ("BIGGS") as follows:

**WITNESSETH:**

JONES and BIGGS are brother and sister, and they obtained the property which is the subject of this Agreement by gift and through probate following the death of their mother, Lois S. Jones. JONES and BIGGS each own two (2) separate parcels, as their sole and separate property.

By Court Order in the Ninth Judicial District Court probate proceedings, Case No. P14868, property was divided into separate parcels, and easements established for access thereto, according to the Record of Survey Map for the Lois S. Jones Estate and recorded in the Official Records of Douglas County as Document No. 121842, Book 885, Page 2093. ("Probate Map"). JONES and BIGGS each received one (1) parcel identified on this Probate Map.

Adjacent parcels were distributed to other family members and were sold to and developed by third-parties, one (1) of whom refused to acknowledge the existing easement for Lois Court created by the Probate Map and which provided access to the JONES and BIGGS parcels. As resolution of that dispute, and by Court Order, a Record of Survey to Support a Boundary Line Adjustment was recorded as Document No. 754199, Book 1109, Page 4546 modifying the easement for Lois Court providing access from Foothill Road to the JONES and BIGGS properties as it existed on the JONES property.

A portion of the prior Lois Court access easement was abandoned in favor of the new relocated easement on the JONES property. Said relocated easement is shown on the Record of Survey Map recorded concurrently herewith.

JONES and BIGGS desire to recognize the relocation of a portion of the Lois Court access easement, and also to provide an additional access easement to their respective properties from Jones Lane south to Lois Court.

JONES and BIGGS also owned adjacent property, and now own the following parcels which are the subject of this Agreement:

JONES: APN 1219-15-002-076 (23.85 acres) (Adjusted Probate Map Parcel 1)  
APN 1219-15-002-050 (16.68 acres)

BIGGS: APN 1219-15-002-033 (22.05 acres)  
APN: 1219-15-002-034 (23.49 acres) (Probate Map Parcel 2)

A copy of a portion of the current Douglas County Assessor's Parcel Map which depicts such parcels is attached hereto as **Exhibit 1**.

NOW THEREFORE, for valuable consideration, including the promises and covenants contained herein, the parties agree as follows:

1. The parties both agree to the abandonment of that portion of Lois Court on JONES' property necessitated by the Court Order in the Ninth Judicial District Case No. 06-CV-0141, as more particularly set forth on **Exhibits 2A and B** attached hereto, and as recorded concurrently herewith as Document Number 0786282.
2. The parties both agree to the establishment of a replacement easement to connect with the remainder of Lois Court to replace that portion abandoned, as set forth on **Exhibit 3** attached hereto, and as set forth in the Easement Deed recorded concurrently herewith as Document Number 0786283.
3. The parties both acknowledge and agree to the easement across their respective properties for egress and access to said properties, to be known as Lois Court, in the location described herein and as existing, and as shown on the Record of Survey Map recorded concurrently herewith as Document Number 0786284.

4. The parties both agree to the future imposition of an easement on their other respective properties for access and egress from Jones Lane to the existing (and relocated) easement Lois Court. Said easement will be in the location as may be agreed by the parties after further evaluation.
5. The parties both agree that all easements created and acknowledged herein may be improved by either party; provided however, that neither party is required to make any such improvement, nor to maintain any such improvement made by the other party. Such improvements may include roadway grading, installation of roadway base, paving of roadway, installation of drainage ditches and improvements, and utilities.
6. The parties both agree to cooperate with each other regarding said access easements, and to discuss in good faith a participation agreement, in the event one party desires to improve the access easements. In addition, each party specifically agrees to advise the other party in the event of consideration of a sale of any property or interest therein, and to work cooperatively toward a more comprehensive reciprocal improvement agreement to ensure price and equity.
7. The terms of this Agreement burden and benefit the parties to this Agreement and their heirs, successors, grantees, and assigns. This Agreement is appurtenant to and is intended to run with the land.
8. This Agreement may be altered, amended or modified only by an instrument in writing, executed by the parties to this Agreement and by no other means. Each party waives their right to claim, contest or assert that this Agreement was modified, canceled, superseded or changed by any oral agreement, course of conduct, waiver or estoppel.
9. The laws of Nevada shall govern the interpretation and enforcement of this Agreement. The parties both agree that the Ninth Judicial District Court, located in Douglas County, Nevada, will be the forum for any litigation arising as a result of this Agreement.
10. In the event that any action is filed in relation to this Agreement, the unsuccessful party in the action shall pay to the successful party, in addition to all the sums that either party may be called on to pay, a reasonable sum for the successful party's attorney fees and costs.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

IN WITNESS WHEREOF the parties have executed this Agreement as of the date first set forth above.

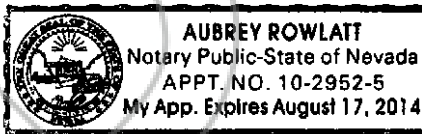
WILFRED L. JONES

By:

*Wilfred L. Jones*  
Wilfred L. Jones

State of Nevada )  
 ) ss.  
County of Douglas )

Signed and sworn to (or affirmed) before me on this 12<sup>th</sup> day of July 2011, by WILFRED L. JONES.



*Aubrey Rowlatt*  
NOTARY PUBLIC

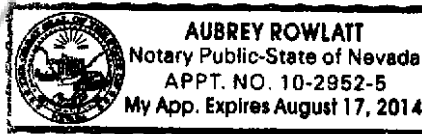
MARGARET J. BIGGS

By:

*Margaret J. Biggs*  
Margaret J. Biggs

State of Nevada )  
 ) ss.  
County of Douglas )

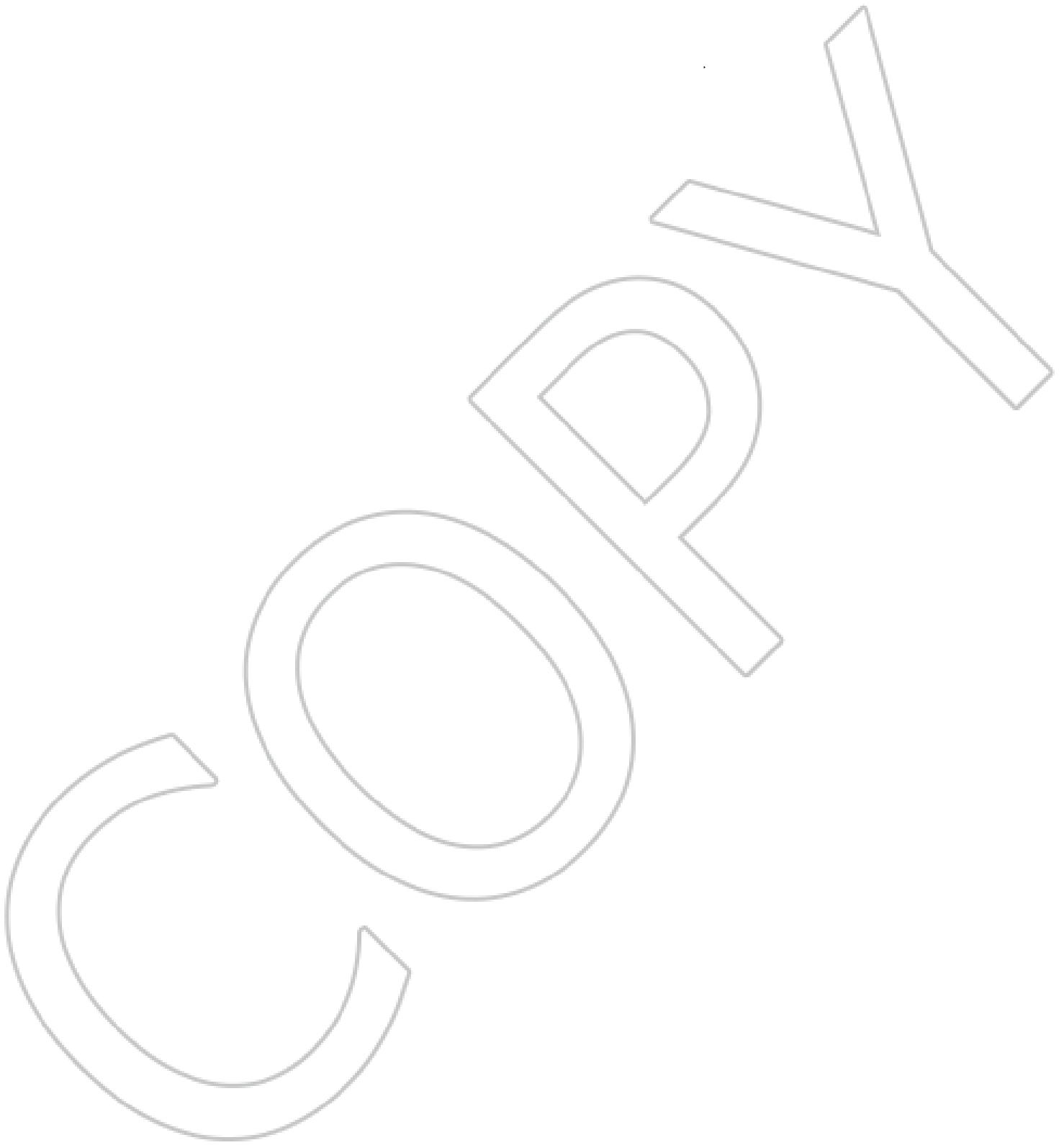
Signed and sworn to (or affirmed) before me on this 12<sup>th</sup> day of July 2011, by MARGARET J. BIGGS.



*Aubrey Rowlatt*  
NOTARY PUBLIC

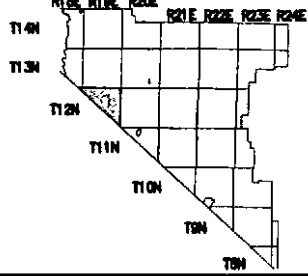


**EXHIBIT 1**



Parcel Number  
 Parcel Sub/Seq Number  
 Parcel Acreage  
 Parcel Block Number  
 Parcel Lot Number  
 Parcel Address

T12 N R19 E



SEC. 15

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

S 2 SEC

1	5
2	6
3	7
4	8

1219-15-002

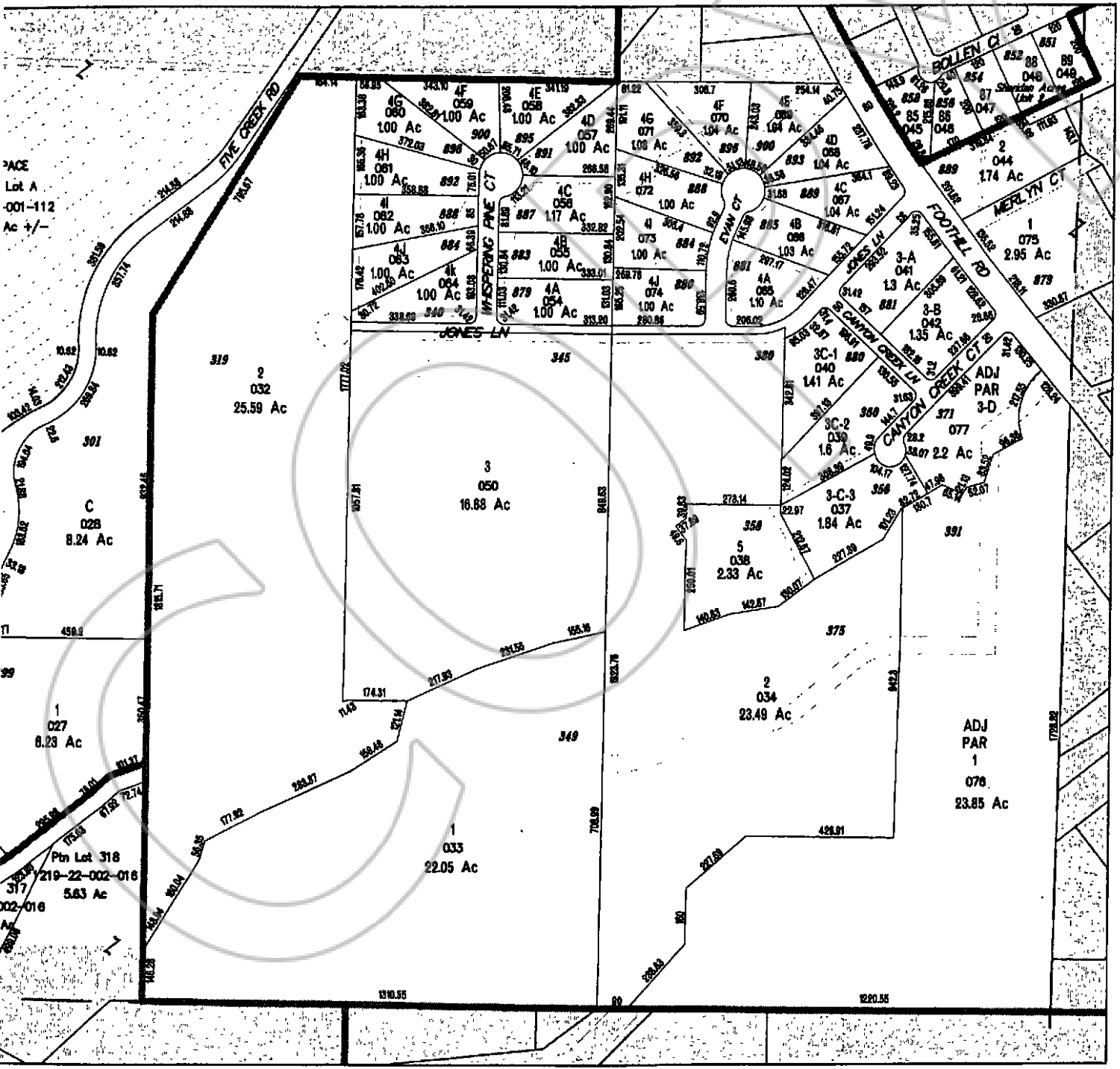
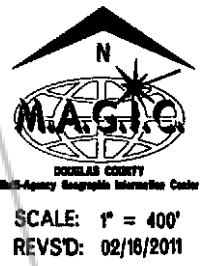


EXHIBIT 1



**EXHIBIT 2**

COPY

**WILFRED JONES  
ACCESS EASEMENT ABANDONMENT  
LEGAL DESCRIPTION**

March 25, 2011

A strip of land 50 feet wide located within a portion of Section 15, Township 12 North, Range 19 East, MDM, Douglas County, Nevada, being 25 feet on both sides of the following described centerline:

BEGINNING at a point on the intersection of the northerly boundary line of Adjusted Parcel 1 and a 50 foot wide private road and utility easement, as shown on Record of Survey Map Document No. 396678, which bears N. 08°08'01" W., 1,546.42 feet from the southeast corner of said Section 15;

thence along the easement centerline, S. 00°33'14" W., 474.08 feet a point which bears N. 11°56'06" W., 1,080.15 feet from the Southeast corner of Section 15, said point being the POINT OF TERMINATION.

The sidelines of this easement abandonment shall be lengthened or shortened to begin on the northerly line of said Adjusted Parcel 1 and end on a line perpendicular to said centerline at the POINT OF TERMINATION.

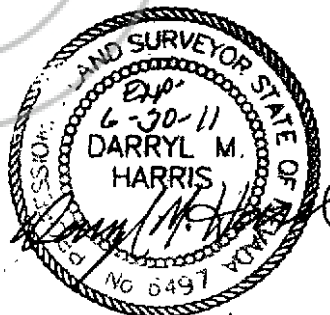
Containing 24,086 square feet more or less.

Basis of Bearing:

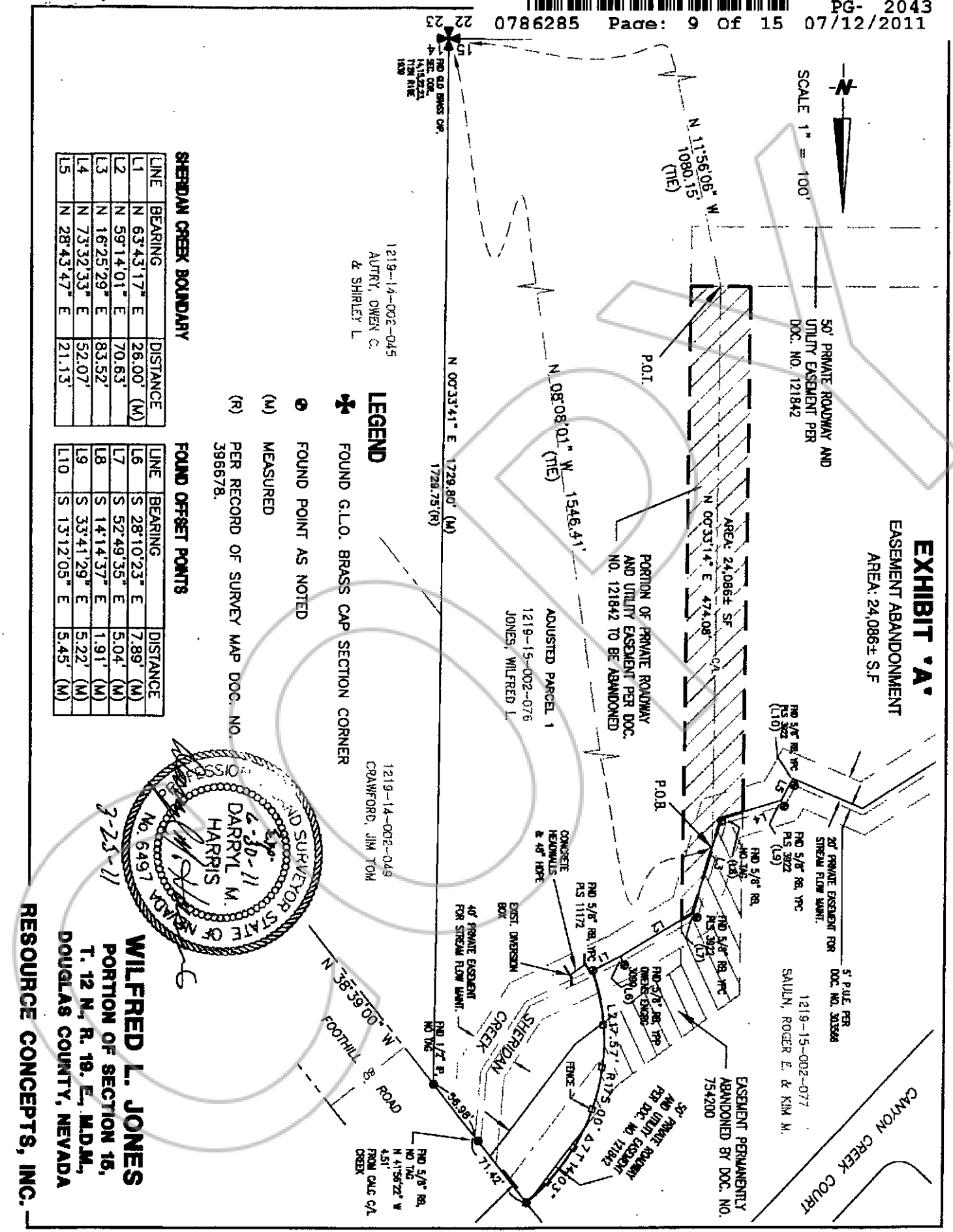
The southerly line of Adjusted Parcel 1 as shown on Record of Survey Map Filed for Record September 19, 1996, in Book 996, Page 2753, as Document No. 396678, Official Records of Douglas County, Nevada.

**PREPARED BY:**

Darryl M. Harris, P.L.S. # 6497  
Resource Concepts, Inc.  
P.O. Box 11796  
212 Elks Point Road, Suite 443  
Zephyr Cove, NV 89448







**SHERIDAN CREEK BOUNDARY**

LINE	BEARING	DISTANCE
L1	N 63°43'17" E	26.00' (M)
L2	N 59°14'01" E	70.63'
L3	N 16°25'29" E	83.52'
L4	N 73°32'33" E	52.07'
L5	N 28°43'47" E	21.13'

**FOUND OFFSET POINTS**

LINE	BEARING	DISTANCE
L6	S 28°10'23" E	7.89' (M)
L7	S 52°49'35" E	5.04' (M)
L8	S 14°14'37" E	1.91' (M)
L9	S 33°41'29" E	5.22' (M)
L10	S 13°12'05" E	5.45' (M)

**LEGEND**

- ✚ FOUND G.L.O. BRASS CAP SECTION CORNER
- ⦿ FOUND POINT AS NOTED
- (M) MEASURED
- (R) PER RECORD OF SURVEY MAP DOC. NO. 398678.



**WILFRED L. JONES**  
PORTION OF SECTION 16,  
T. 12 N., R. 19. E., M.D.M.,  
DOUGLAS COUNTY, NEVADA  
**RESOURCE CONCEPTS, INC.**

**WILFRED JONES  
ACCESS EASEMENT ABANDONMENT  
LEGAL DESCRIPTION**

March 25, 2011

A strip of land 50 feet wide located within a portion of Section 15, Township 12 North, Range 19 East, MDM, Douglas County, Nevada, being 25 feet on both sides of the following described centerline:

BEGINNING at a point at the intersection of the southwesterly right-of-way line of Foothill Road and the centerline of a 50 foot wide private roadway and utility easement as shown on Record of Survey Map, Document No. 396678, which bears N. 01°30'50" W., 1,811.42 feet from the southeast corner of said Section 15;

thence along said easement centerline, S. 37°20'15" W., 121.72 feet,

thence continuing along said easement centerline, S. 53°07'58" W., 8.15 feet to the point of intersection of the easement centerline and the northerly boundary line of Adjusted Parcel 1, as shown on Record of Survey to Support a Boundary Line Adjustment, Document No. 754199, which bears N. 04°17'22" W., 1,713.93 feet from said southeast corner of Section 15, said point being the POINT OF TERMINATION.

The sidelines of this easement abandonment shall be lengthened or shortened to begin on the southwesterly right-of-way line of Foothill Road and end on the northerly line of said Adjusted Parcel 1.

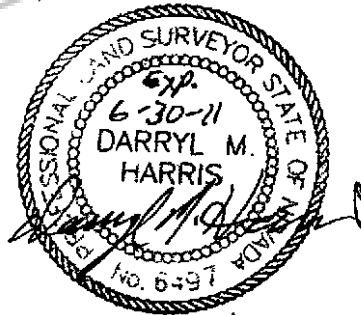
Containing 6,284 square feet more or less.

Basis of Bearing:

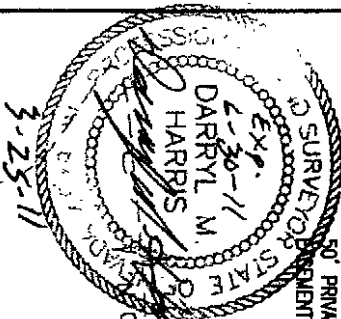
The southerly line of Adjusted Parcel 1, as shown on Record of Survey Map Filed for Record September 19, 1996, in Book 996, Page 2753, as Document No. 396678, Official Records of Douglas County, Nevada.

PREPARED BY:

Darryl M. Harris, P.L.S. # 6497  
Resource Concepts, Inc.  
P.O. Box 11796  
212 Elks Point Road, Suite 443  
Zephyr Cove, NV 89448



3-25-11



**EXHIBIT 'A'**

EASEMENT ABANDONMENT  
 AREA: 6,284 ± S.F.

EASEMENT PERMANENTLY  
 ABANDONED BY DOC. NO. 754200

SCALE: 1" = 50'



50' PRIVATE ROADWAY AND UTILITY  
 EASEMENT PER DOC. NO. 121842

5' P.U.E. PER  
 DOC. NO. 303566

ADJUSTED PARCEL 1  
 1219-15-002-076  
 JONES, WILFRED L.

CONCRETE  
 HEADWALLS  
 & 48" HDPE

RND 5/8" RB,  
 YPC PLS 11172

50' PRIVATE ROADWAY AND UTILITY  
 EASEMENT TO BE ABANDONED

P.O.T.  
 1219-15-002-077  
 SAULIN, ROGER E. & KIM M.

$L=91.69'$   $R=175.00'$   
 $A=30.0109^\circ$

RND GLO BRASS CAP,  
 SEC. COR.,  
 14,15,22,23,  
 T12N R19E  
 1939

N 00°33'41" E 1729.80' (M)  
 1729.75'(R)

1219-14-002-049  
 CRAWFORD, JIM TOM

N 01°30'50" W 1811.42'  
 (TIE)

40' PRIVATE EASEMENT  
 FOR STREAM FLOW  
 MAINT.

RND 1/2" IP,  
 NO TAG

N 38°39'00" W  
 FOOTHILL ROAD

RND 5/8" RB,  
 NO TAG  
 N 41°56'22" W 4.51'  
 FROM CALC C/L CREEK

EXIST. GATE &  
 DRAINWAY PER  
 NDOT  
 ENCROACHMENT  
 PERMIT  
 NO. 112255-10


RND 5/8" RB, YPC  
 PLS 11172

**LEGEND**

- ✚ FOUND G.L.O. BRASS CAP SECTION CORNER
- ⊙ FOUND POINT AS NOTED
- (M) MEASURED
- (R) PER RECORD OF SURVEY MAP DOC. NO. 396678.

**WILFRED L. JONES**  
 PORTION OF SECTION 15,  
 T. 12 N., R. 19. E., M.D.M.,  
 DOUGLAS COUNTY, NEVADA  
**RESOURCE CONCEPTS, INC.**

**EXHIBIT 3**

0786285  Page: 12 Of 15 07/12/2011  
BK- 0711  
PG- 2046

COPY

**WILFRED JONES  
PRIVATE ACCESS AND UTILITY EASEMENT  
LEGAL DESCRIPTION**

March 25, 2011

A strip of land 50 feet wide for private access and utility easement purposes located within the Southeast one-quarter of Section 15, Township 12 North, Range 19 East, MDM, Douglas County, Nevada, 25 feet on both sides of the following described centerline:

BEGINNING at a point on the Easterly boundary line of Adjusted Parcel 1 per Record of Survey to Support a Boundary Line Adjustment, Document No. 754199, which bears N. 01°30'24" W., 1,811.10 feet from the Southeast corner of said Section 15;

thence 246.43 feet along the arc of a non-tangent curve to the left having a radius of 150.00 feet and a central angle of 94°07'45", (chord bears S. 04°16'12" W., 219.64 feet) to a point of reverse curve;

thence 151.34 feet along the arc of a curve to the right having a radius of 200.00 feet and a central angle of 43°21'24", (chord bears S. 21°06'59" E., 147.76 feet), to a point 25 feet distant measured perpendicularly from the Easterly boundary line of said Adjusted Parcel 1;

thence along a line 25 feet westerly of and parallel with said Easterly boundary line, S. 00°33'41" W., 423.85 feet;

thence N. 89°26'46" W., 183.73 feet to a point on the Easterly line of a 50 foot wide private roadway and utility easement as shown on the Record of Survey for Wilfred L. Jones, recorded as Document No. 396678, Official Records of Douglas County, Nevada, which bears N. 10°53'55" W., 1,050.50 feet from said Southeast corner of Section 15, said point being the POINT OF TERMINATION.

The sidelines of this easement shall be lengthened or shortened to begin on the Southwesterly right-of-way line of Foothill Road and end on the Easterly line of said 50 foot wide easement shown on Map Document No. 396678.

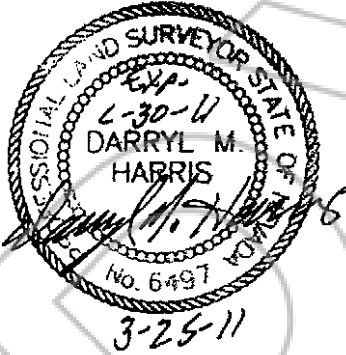
Containing 50,269 square feet more or less.

Basis of Bearing:

The Southerly line of Adjusted Parcel 1 as shown on Record of Survey Map Filed for Record September 19, 1996, in Book 996, Page 2753, as Document No. 396678, Official Records of Douglas County, Nevada.

PREPARED BY:

Darryl M. Harris, P.L.S. # 6497  
Resource Concepts, Inc.  
P.O. Box 11796  
212 Elks Point Road, Suite 443  
Zephyr Cove, NV 89448





SCALE 1" = 100'

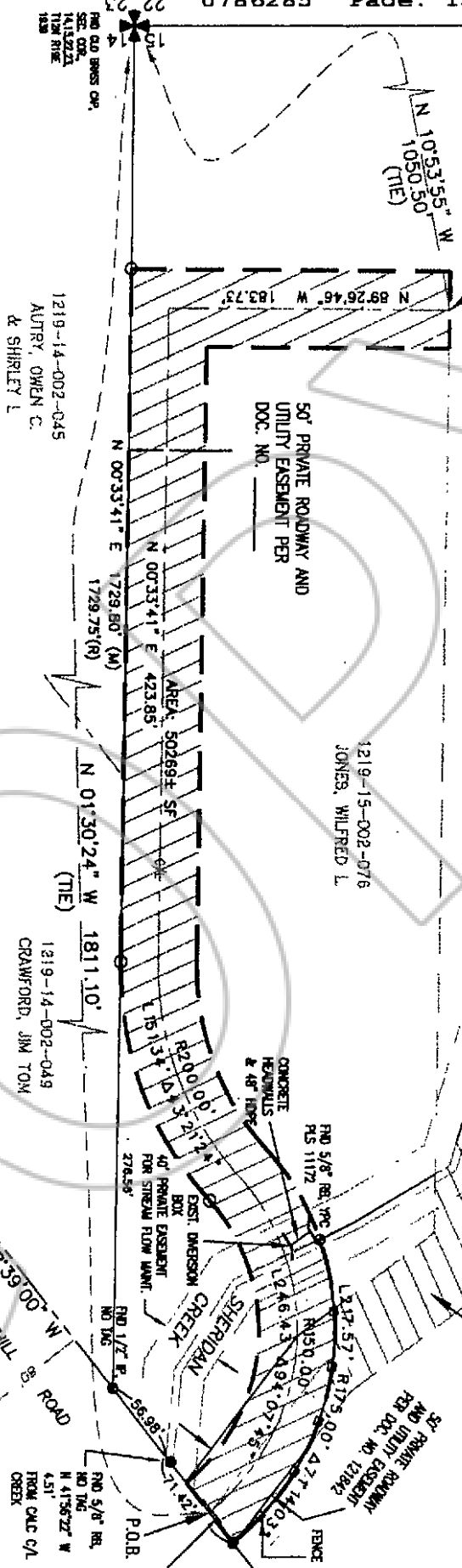
50' PRIVATE ROADWAY AND  
UTILITY EASEMENT PER  
DOC. NO. 121842

### EXHIBIT 'A'

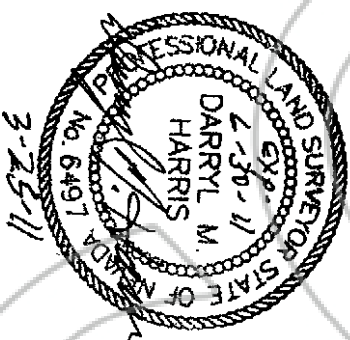
PRIVATE ROADWAY &  
UTILITY EASEMENT  
AREA: 50,269 ± S.F.

5' PALE PER  
DOC. NO. 303566  
1219-15-002-077  
SALIN, ROGER E. & KIM M.

EASEMENT PERMANENTLY  
ABANDONED BY DOC. NO.  
754200



- LEGEND**
- ✦ FOUND G.L.O. BRASS CAP SECTION CORNER
  - SET 5/8" REBAR WITH CAP PLS. 6497.
  - FOUND POINT AS NOTED
  - (M) MEASURED
  - (R) PER RECORD OF SURVEY MAP DOC. NO. 396678.



**WILFRED L. JONES**  
PORTION OF SECTION 16,  
T. 12 N., R. 19 E., M.D.M.,  
DOUGLAS COUNTY, NEVADA  
**RESOURCE CONCEPTS, INC.**