

APN: 1219-09-001-026 (Portion)

When recorded mail to:

Luxuria Properties
P. O. Box 545
Zephyr Cove, NV 89448



KAREN ELLISON, RECORDER

ABANDONMENT OF EASEMENT

LUXURIA PROPERTIES, LLC, a Nevada limited liability company, created a private access easement pertaining to real property located in the County of Douglas, State of Nevada, and more particularly described as follows:

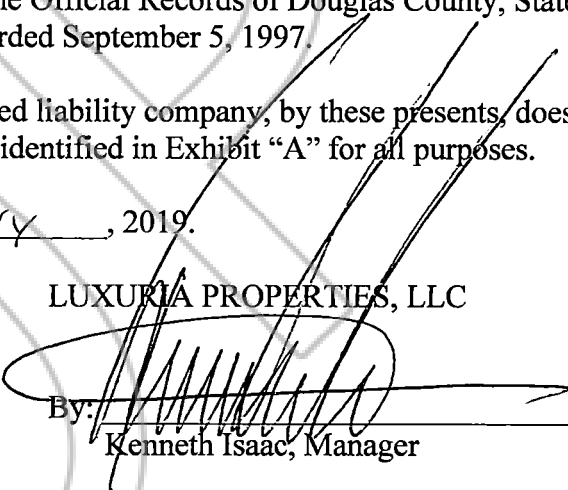
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Said easement for private access is recorded in the Official Records of Douglas County, State of Nevada, as part of Document No. 0421044, recorded September 5, 1997.

LUXURIA PROPERTIES, LLC, a Nevada limited liability company, by these presents, does hereby abandon that portion of said easement as identified in Exhibit "A" for all purposes.

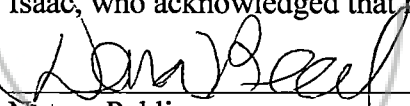
WITNESS MY HAND this 24 day of January, 2019.

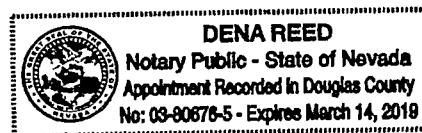
LUXURIA PROPERTIES, LLC

By: 
Kenneth Isaac, Manager

STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

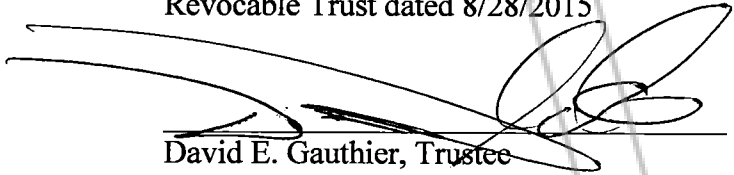
On 1-24, 2019, personally appeared before me, a Notary Public, Kenneth Isaac, who acknowledged that he executed the foregoing instrument.


Notary Public



Approval of abandonment by:

David E Gauthier and Lori A. Gauthier
Revocable Trust dated 8/28/2015



David E. Gauthier, Trustee



Lori A. Gauthier, Trustee

COPY

DESCRIPTION
PRIVATE ACCESS EASEMENT ABANDONMENT
(A PORTION OF THE 50' PRIVATE ACCESS EASEMENT PER BK. 997, PG. 1067)

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A strip of land for private access purposes, located within a portion of Section 9, Township 12 North, Range 19 East, Mount Diablo Meridian, being more particularly described as follows:

COMMENCING at the east one-quarter (E1/4) corner of said Section 9 as shown on the Record of Survey to support a Boundary Line Adjustment for Christopher Paul Bently & Bently Family Ltd. Partnership filed for record November 14, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 660641;

thence along the east line of said Section 9, North 00°09'00" East, 429.16 feet;
thence North 89°42'30" West, 30.00 feet to a point on the west line of Autumn Hills Road;

thence along said west line of Autumn Hills Road, South 00°09'00" West, 86.72 feet to a point on the south line of Summer Hills Road, an existing private access easement filed for record September 5, 1997 in said office of Recorder in Book 997 at Page 1067;

thence along said south line of Summer Hills Road, South 64°22'00" West, 561.95 feet to the **POINT OF BEGINNING**;

thence South 64°22'00" West, 155.33 feet;

thence South 64°10'10" West, 7.02 feet;

thence along an arc of a curve to the right, having a radius of 125.00 feet, central angle of 90°00'00", arc length of 196.35 feet, and a chord bearing and distance of North 70°38'00" West, 176.78 feet;

thence North 25°38'00" West, 81.12 feet;

thence along the arc of a curve to the right, having a radius of 45.00 feet, central angle of 292°30'07", arc length of 229.73 feet, and a chord bearing and distance of North 64°22'00" East, 50.00 feet;

thence South 25°38'00" East, 81.12 feet;

thence along the arc of a curve to the left, having a radius of 75.00 feet, central angle of 90°00'00", arc length of 117.81 feet, and a chord bearing and distance of South 70°38'00" East, 106.07 feet;

thence North 64°22'00" East, 50.32 feet;

thence South 70°38'00" East, 21.21 feet;

thence North 64°22'00" East, 90.00 feet

thence South 25°38'00" East, 35.00 feet to the **POINT OF BEGINNING**,
containing 0.56 acres or 24,283 square feet, more or less.

The Basis of Bearings of this description is North 64°22'00" East, the south line of

2660-002
2/21/19

Adjusted A.P.N. 1219-09-001-023 as shown on the Record of Survey to support a Boundary Line Adjustment for Christopher Paul Bently & Bently Family Ltd. Partnership filed for record November 14, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 660641.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423

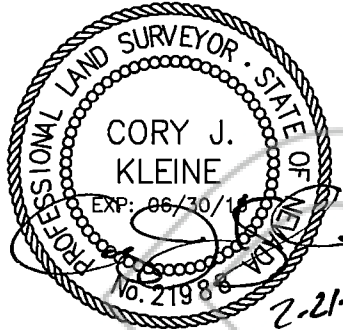


2-21-19

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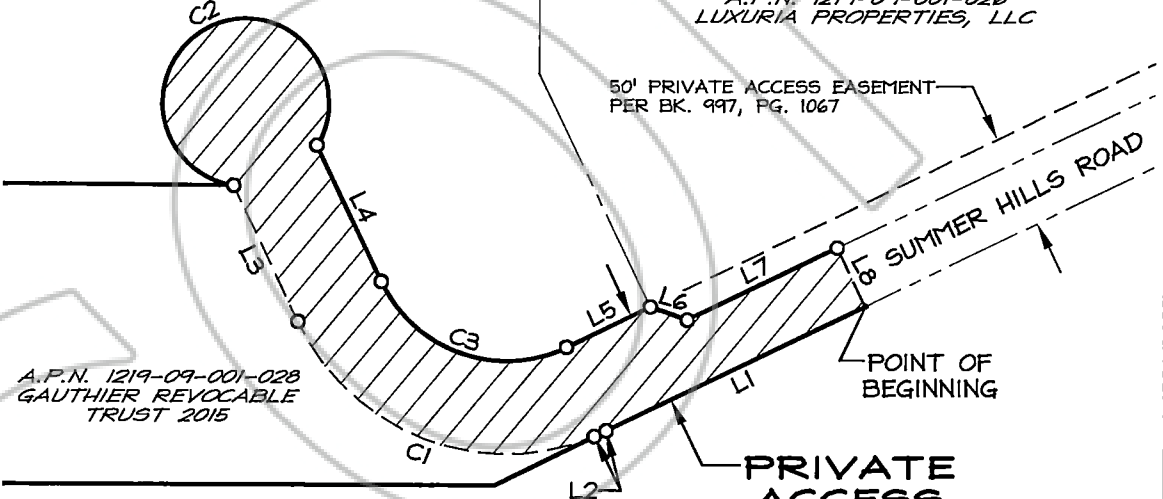
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	$\Delta=90^{\circ}00'00''$	125.00'	196.35'	N70°38'00"W	176.78'
C2	$\Delta=292^{\circ}30'07''$	45.00'	229.73'	N64°22'00"E	50.00'
C3	$\Delta=90^{\circ}00'00''$	75.00'	117.81'	S70°38'00"E	106.07'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°22'00"W	155.33'
L2	S64°10'10"W	7.02'
L3	N25°38'00"W	81.12'
L4	S25°38'00"E	81.12'
L5	N64°22'00"E	50.32'
L6	S70°38'00"E	21.21'
L7	N64°22'00"E	90.00'
L8	S25°38'00"E	35.00'

A.P.N. 1219-09-001-027
GAUTHIER REVOCABLE TRUST 2015

A.P.N. 1219-09-001-026
LUXURIA PROPERTIES, LLC



PRIVATE ACCESS EASEMENT ABANDONMENT
24,283 SF
0.56 AC

EXHIBIT
PRIVATE ACCESS EASEMENT ABANDONMENT
(A PORTION OF THE 50' PRIVATE ACCESS EASEMENT PER BK. 997, PG. 1067)
DOUGLAS COUNTY, NEVADA



RO Anderson
WWW.ROANDERSON.COM

MINDEN 1603 Emeraldalda Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7084
RENO 140 W. Huffaker Lane Suite 507 Reno, NV 89511 p 775.782.2322 f 775.782.7084

01/07/19