

**A.P.N.: 1319-10-401-008**

WHEN RECORDED MAIL TO:  
Walters Family 2003 Trust  
P.O. Box 58  
Genoa, NV 89411



KAREN ELLISON, RECORDER

### RELINQUISHMENT OF EASEMENT RIGHTS

We the undersigned; Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("**NV Energy**"), Frontier Communications, and Charter Communications, relinquish and reconvey unto the Walters Family 2003 Trust a portion of the Public Utility Easement granted in that certain Parcel Map No. 1 for Ranch No. 1 Limited Partnership recorded as File No. 2017-906761 on November 9, 2017 granted by Ranch No. 1 Limited Partnership to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("**NV Energy**"), Frontier Communications, Charter Communications, Southwest Gas Corporation, and Douglas County, a political subdivision of the State of Nevada, described as follows:

See attached Exhibit "A" and Exhibit "B"

See File No. 2022-986352 and File No. 2022-989422 for Southwest Gas Corporation and Douglas County Release and Abandonment.



# Relinquishment of Easement Rights

**Frontier Communications:**

By: Chris Willing

Print Name: Chris Willing

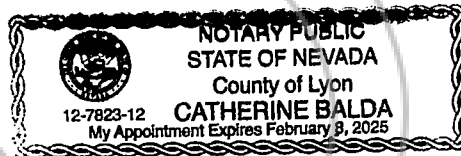
Print Title: Engineer

STATE OF NEVADA )  
COUNTY OF Lyon ) ss.

This instrument was acknowledged before me on June 22, 2022 by  
Chris Willing as Engineer Frontier Communications.

Catherine Balda  
Notary Signature

Notary Seal Area →



**Charter Communications:**

By: *Armando Espino*

Print Name: Armando Espino

Print Title: Supervisor

STATE OF NEVADA )  
COUNTY OF Washoe ) ss.

This instrument was acknowledged before me on May 2 2022 by Armando Espino as Supervisor by Charter Frontier Communications.

*Courtney A. Novotney*  
Notary Signature

Notary Seal Area →



## EXHIBIT "A"

### RELINQUISHMENT OF PUBLIC UTILITY EASEMENT

JN 7477.006

All that certain real property being a portion of Parcel 3 and Parcel 4 as shown on that certain Parcel Map No. 1 for Ranch No. 1 Limited Partnership recorded as File No. 2017-906761 on November 9, 2017, also being a portion of Parcel 3A as shown on that certain Record of Survey in Support of a Boundary Line Adjustment for Ranch No. 1 Limited Partnership recorded as File No. 2019-927469 on April 4, 2019 both in the Official Records of the County of Douglas, State of Nevada, situate within a portion of the South One-Half (S 1/2) of Section Ten (10), Township Thirteen (13) North, Range Nineteen (19) East, Mount Diablo Meridian, County of Douglas, State of Nevada more particularly described as follows:

A strip of land, 10.00 feet in width, lying 5.00 feet on each side of the following described centerline;

**BEGINNING** at a point on the common line between said Parcel 3 and said Parcel 4 at the intersection of the 5.00 foot public utility easement line coincident with the westerly boundaries of said Parcels;

**THENCE** from said point of beginning, South 86°34'15" East, 236.03 feet to the intersection of the 7.50 foot public utility easement line coincident with the easterly boundaries of said Parcels and the **POINT OF TERMINATION** of the herein described centerline.

The sidelines of the herein described centerline to be lengthened or shortened so as to intersect at the westerly and easterly public utility easement lines coincident said Parcels.

The Basis of Bearings for this description is based on said Parcel Map File No. 2017-906761.

Refer to Exhibit "B" attached hereto and by this reference made a part of.

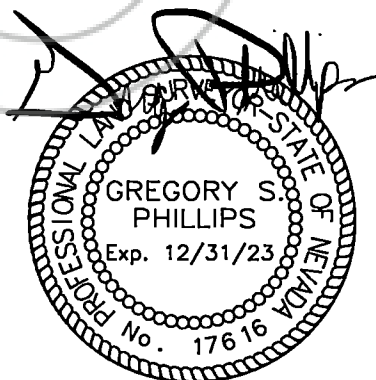
Prepared by:

**Lumos & Associates, Inc.**

Gregory S. Phillips, P.L.S. 17616

308 North Curry St., Suite 200

Carson City, NV 89703



04/13/2022

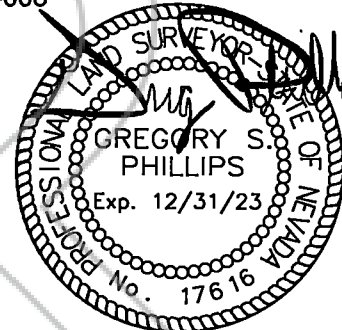
5.0' PUBLIC UTILITY EASEMENT  
PER 2017-906761, TO REMAIN

APN 1319-09-702-020  
WALTERS FAMILY TRUST

10.0' PUBLIC  
UTILITY  
EASEMENT PER  
2017-906761  
TO BE  
RELINQUISHED

PARCEL LINE  
BETWEEN  
PARCELS 3 & 4 PER  
2017-906761,  
ADJUSTED PER  
2019-927469

**PARCEL 3A**  
PER 2019-927469  
WALTERS FAMILY TRUST  
APN 1319-10-401-008



04/13/2022

7.5' PUBLIC UTILITY EASEMENT  
PER 2017-906761, TO REMAIN

60' PRIVATE ACCESS & DRAINAGE EASEMENT, &  
PUBLIC UTILITY EASEMENT PER 2017-906761

**TRIMMER COURT**

APN 1319-10-401-007  
PARCEL 5 PER 2017-906762  
BILLMAN, TERRI

**LUMOS**  
& ASSOCIATES  
308 N. CURRY ST.,  
SUITE 200  
CARSON CITY, NV 89703  
TEL (775) 883-7077

**EXHIBIT "B"**  
**RELINQUISHMENT of PUBLIC UTILITY**  
**EASEMENT , A.P.N. 1319-10-401-008**  
**PORTION OF SEC. 10, T13N, R19E, MDM**  
**DOUGLAS COUNTY NEVADA**

Date: 04/2020  
Scale: 1" = 50'  
Job No: 7747.006