



November 17, 2023

Jn - 22164

DESCRIPTION  
15' Wide Sewer Easement Abandonment

Exhibit B

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

All that portion of that Parcel of land per that Grant, Bargain, Sale Deed, filed for record on August 31, 2020 as Document Number 2020-951642, said Parcel of land is shown as Adjusted Amended Lot D as shown on that Record of Survey Supporting a Boundary Line Adjustment for Jay & Dana Poe, filed for record on June 30, 2016 as Document Number 2016-883638, being more particularly described as follows:

An area 15 feet wide, being 7.5 feet on each side of the following course;

Beginning at a Point on the Northerly Property Line of said Parcel per Document Number 2020-951642, said Point that bears North  $89^{\circ}46'30''$  West 51.76 feet, South  $12^{\circ}33'41''$  West 97.76 feet and South  $07^{\circ}43'35''$  East 32.11 feet from the Northeast corner of said Adjusted Amended Lot C,

thence South  $07^{\circ}43'35''$  East 99.00 feet to the Southerly Property Line of said Parcel per Document Number 2020-951642 and the Point of Termination of this easement.

Lengthen or shorten the side lines of this easement to meet the property lines.

Containing 1,485 square feet, more or less.

The Basis of Bearing for this description is that Record of Survey for Leslie McLaren, filed for Record on August 24, 2011 as Document Number 788513.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449

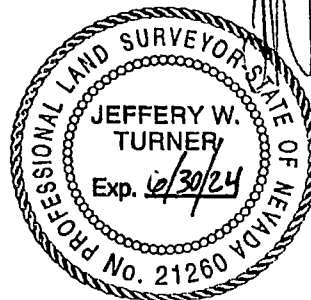
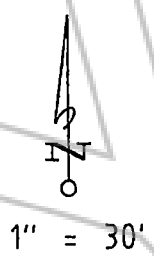


Exhibit A

LIEBERMAN  
A.P.N. 1418-27-210-002

TIE:  
N 89°46'30" W  
51.76'

WOOD  
2023-998616  
"ADJUSTED  
AMENDED LOT C"



TIE: N 12°33'41" W  
91.76'

TIE:  
N 07°43'35" E  
32.11'

POINT OF BEGINNING

KESSINGER TR.  
2020-951642  
"ADJUSTED  
AMENDED LOT D"

ABANDONMENT AREA  
1,485 SQ. FT.

DATE 11/2023 JOB No. 22164  
PROJECT SEWER EASEMENT ABANDONMENT EXHIBIT  
BY SW PAGE 1 OF 1  
1470 FLOWERS AVE., DOUGLAS CO., NV

TIE: N 07°43'35" E  
99.00'

POINT OF TERMINATION

DOUGLAS  
BLVD.

TURNER & ASSOCIATES, INC.

LAND SURVEYING  
(775) 588-5658  
308 DORLA COURT, SUITE 203  
ROUND HILL, NEVADA  
P.O. BOX 5867 - STATELINE, NEVADA 89449

PROJECT FILE 22164

