

State of Nevada
County of Douglas

On January 25, ~~2022~~²⁰²³, before me, Tiffani Drew, notary public, personally appeared Mark Gardner, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tiffani Drew

NOTARY PUBLIC



EXHIBIT "A" LEGAL
DESCRIPTION UTILITY
EASEMENT
PORTION OF APN 1022-15-001-111

An easement of variable width located within a portion of the Roadside Park parcel as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212, situate within the Northeast Quarter of Section 15, Township 10 North, Range 22 East, MOM, being more particularly described as follows:

Beginning at an angle point on the Easterly limits of the existing 20' Public Utility Easement per Document Number 0746772, recorded July 9, 2009, Official Records of Douglas County, Nevada, from which the North Quarter corner of Section 14, Township 10 North, Range 22 East, MOM, bears North 66°25'59" East a distance of 4004.85 feet;

thence along said Easterly limits South 20°15'29" East a distance of 20.00 feet to an angle point on said 20' Public Utility Easement;

thence along the Southerly limits of said 20' Public Utility Easement South 69°44'31" West a distance of 38.00 feet;

thence departing said Southerly limits South 20°15'29" East a distance of 5.92 feet to a point on the Northerly right-of-way of State Route 208 as shown on said map of TOPAZ RANCH ESTATES UNIT NO. 4;

thence along said Northerly right-of-way North 67°29'50" East a distance of 49.04 feet;

thence departing said Northerly right-of-way North 20°15'29" West a distance of 33.99 feet;

thence South 69°44'31" West a distance of 45.25 feet;

thence North 20°15'29" West a distance of 10.00 feet;

thence South 69°44'31" West a distance of 30.75 feet;

thence South 20°15'29" East a distance of 20.00 feet to a point on the Northerly limits of said 20' Public Utility Easement;

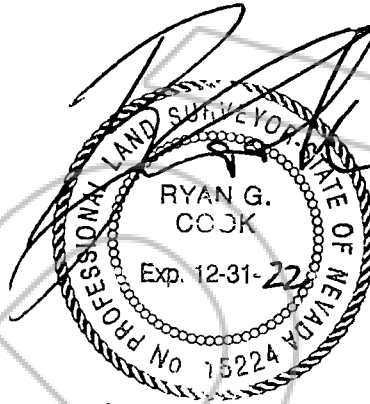
thence along said Northerly limits North 69°44'31" East a distance of 65.00 feet to the Point of Beginning.

Said parcel contains an area of approximately 1,530 square feet.

BASIS OF BEARINGS: Nevada Coordinate System, West Zone, NAD83/94, being identical to those shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

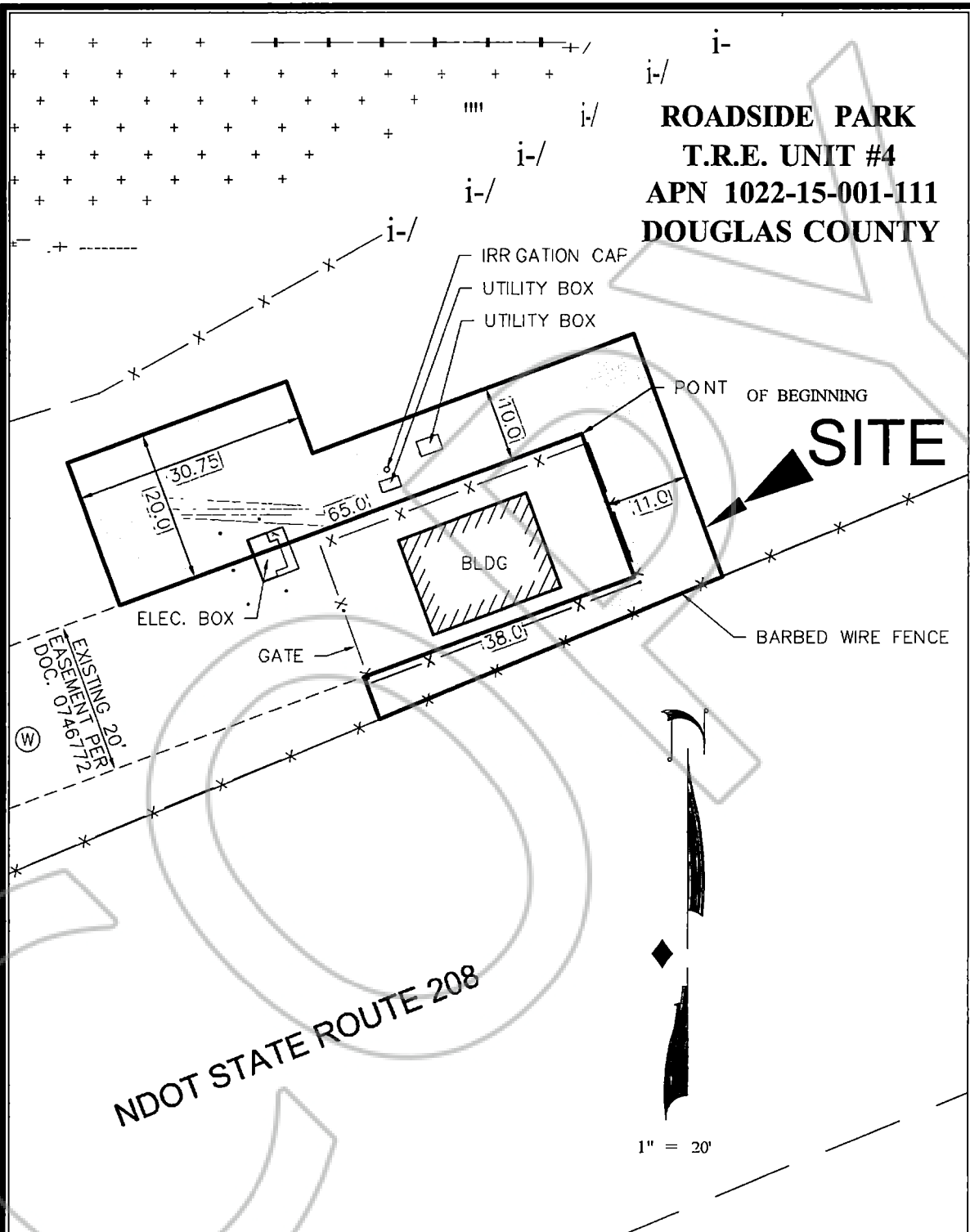
Description Prepared By:

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8-18-2022

**ROADSIDE PARK
T.R.E. UNIT #4
APN 1022-15-001-111
DOUGLAS COUNTY**



**EXHIBIT "A-1"
DISPLAY TO ACCOMPANY**

SCALE 1"=20'
TREGID WELL 6
EXPANDED UTILITY EASE
LEGAL DESCRIPTION



SHEET

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