

APN:1219-15-002-076

After Recording, Mail to:

Wilfred L.Jones and Doreen F. Jones, Trustees
2009 Jones Revocable Trust
18319 Pepper Street
Castro Valley, CA 95456

Mail Tax Statements to:

Same



00186032202410119650070071

SHAWNYNE GARREN, RECORDER

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT RELOCATION

THIS INDENTURE IS MADE THIS 26th day of August, 2024, by WILFRED L. JONES and DOREEN F. JONES, Trustees of the 2009 Jones Revocable Trust, u/d/t 09/09/2009, GRANTORS, and MARGARET J. BIGGS, a married woman as her sole and separate property, GRANTEE of a relocated Private Access Easement, and Douglas County, a political subdivision of the State of Nevada, as GRANTEE of the relocated Public Utility Easement.


WITNESSETH:

GRANTORS are the owners of land located at 391 Wilfred Way, County of Douglas, State of Nevada, and further described in Exhibit B.

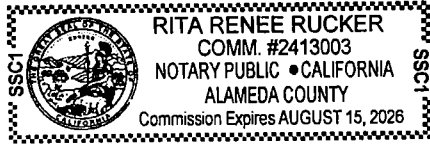
GRANTORS, for good and valuable consideration, the receipt of which is hereby acknowledged, do grant, bargain, sell and convey to GRANTEES, a relocated private access roadway easement and a relocated public utility easement, under, through, over and across and appurtenant to GRANTORS' property above described , as set forth in Exhibit B-1 attached hereto and incorporated herein.

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

WITNESS my hand and official seal.



NOTARY PUBLIC



COOPY

**EXHIBIT B
LEGAL DESCRIPTION FOR
PRIVATE ACCESS & UTILITY EASEMENT**

All that certain strip of land for private access and utility easement purposes situate within a portion of the Southeast One-Quarter (SE 1/4) of Section Fifteen (15), Township Twelve (12) North, Range Nineteen (19) East, Mount Diablo Meridian, County of Douglas, State of Nevada, being a portion of Adjusted Parcel 1 as shown on the the Record of Survey to Support a Boundary Line Adjustment for "Roger E. and Kim M. Sauln and Wilfred Louis Jones" recorded as Document No. 754199 on November 19, 2009, filed in the Official Records of Douglas County, Nevada, being a 50-foot wide strip and lying 25-feet on each side of the following described centerline:

BEGINNING at a point on the Southwesterly right-of-way of Foothill Road from which the Northerly most corner of said Adjusted Parcel 1 bears North 37°59'02" West a distance of 25.00 feet;
THENCE departing said right-of-way and along the centerline of said easement the following four (4) arcs, courses and distances:

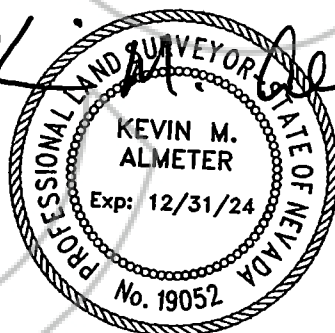
1. from a radial line which bears South 38°00'04" East, 246.36 feet along the arc of a 150.00 foot radius curve to the left through a central angle of 94°06'04" to the beginning of a reverse curve to the right;
2. 151.25 feet along the arc of a tangent 200.00 foot radius curve to the right through a central angle of 43°19'47";
3. South 01°13'39" West a distance of 340.32 feet;
4. THENCE South 80°35'36" West a distance of 450.29 feet to the POINT OF TERMINATION;

The sidelines of said easement shall lengthened or shortened as to begin on said Southwesterly right-of-way and to terminate at the westerly line of said Adjusted Parcel 1.

Containing 59,391 square feet of land, more or less.

The Basis of Bearings for this legal description is based on the Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, High Accuracy Network (NAD 83/94 HARN) as determined by using Real Time Kinematic (RTK) GPS observations from the Nevada GPS Network. Grid to Ground Combination Factor = 1.0002000.

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Blvd.
Reno, NV 89502
Ph. (775) 823-4068



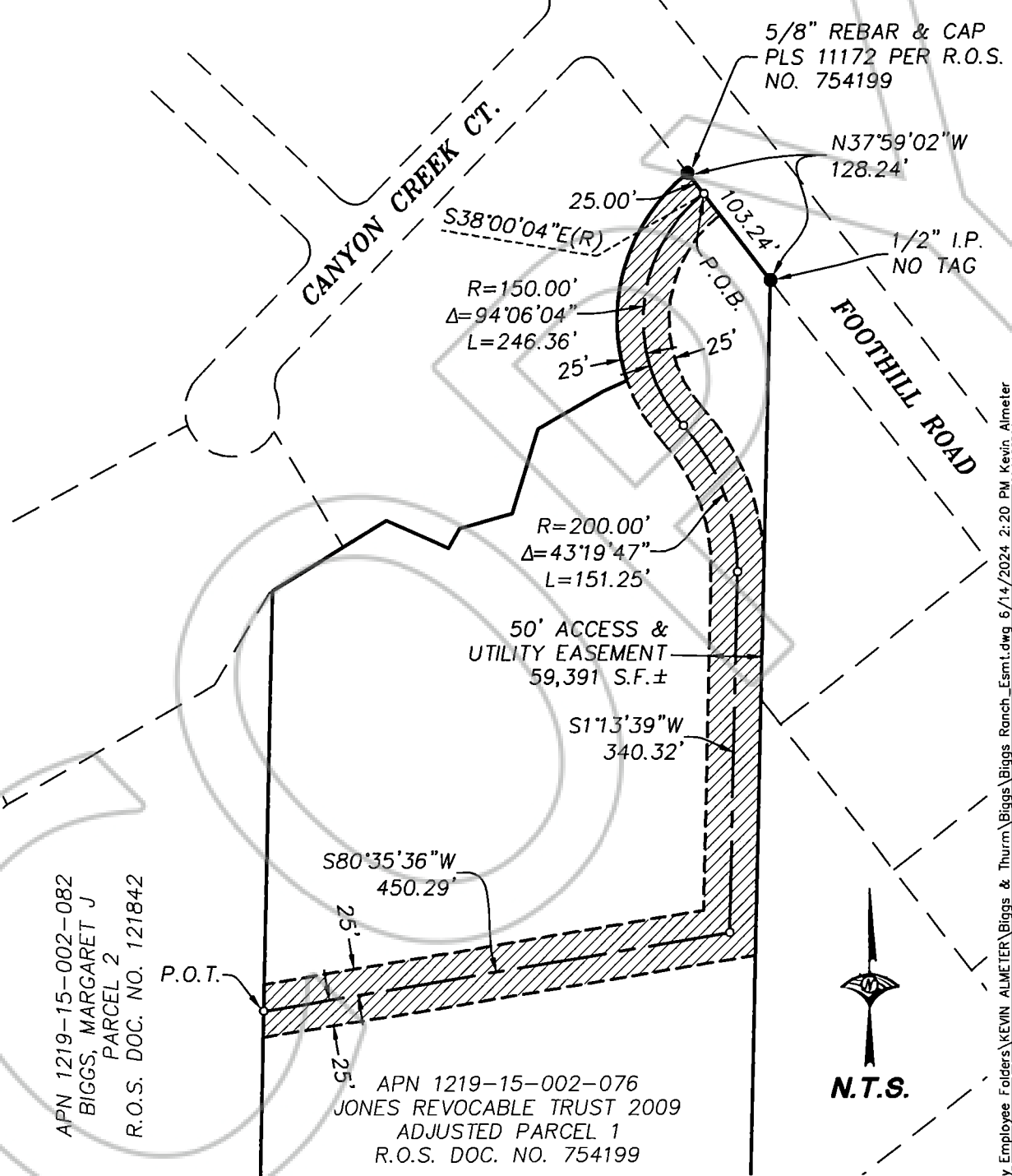
Kevin M. Almeter, P.L.S.
Nevada Certificate No. 19052

EXHIBIT B-1

PLAT TO ACCOMPANY

**PRIVATE ACCESS & UTILITY EASEMENT
RELOCATION**

BEING A PORTION OF THE SE 1/4 OF SECTION 15
TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M.
DOUGLAS COUNTY NEVADA



5/8" REBAR & CAP
PLS 11172 PER R.O.S.
NO. 754199

N37°59'02"W
128.24'

1/2" I.P.
NO TAG

FOOTHILL ROAD

CANYON CREEK CT.

S38°00'04"E(R)

R=150.00'
Δ=94°06'04"
L=246.36'

R=200.00'
Δ=43°19'47"
L=151.25'

50' ACCESS &
UTILITY EASEMENT
59,391 S.F. ±

S1°13'39"W
340.32'

S80°35'36"W
450.29'

APN 1219-15-002-082
BIGGS, MARGARET J
PARCEL 2
R.O.S. DOC. NO. 121842

P.O.T.

APN 1219-15-002-076
JONES REVOCABLE TRUST 2009
ADJUSTED PARCEL 1
R.O.S. DOC. NO. 754199



JOB NO. 4005
SHEET 1 OF 1



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd
Reno, NV 89502

Tel 775.823.4068
Fax 775.823.4068

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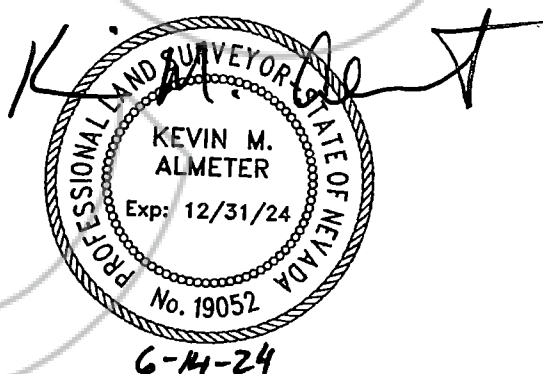
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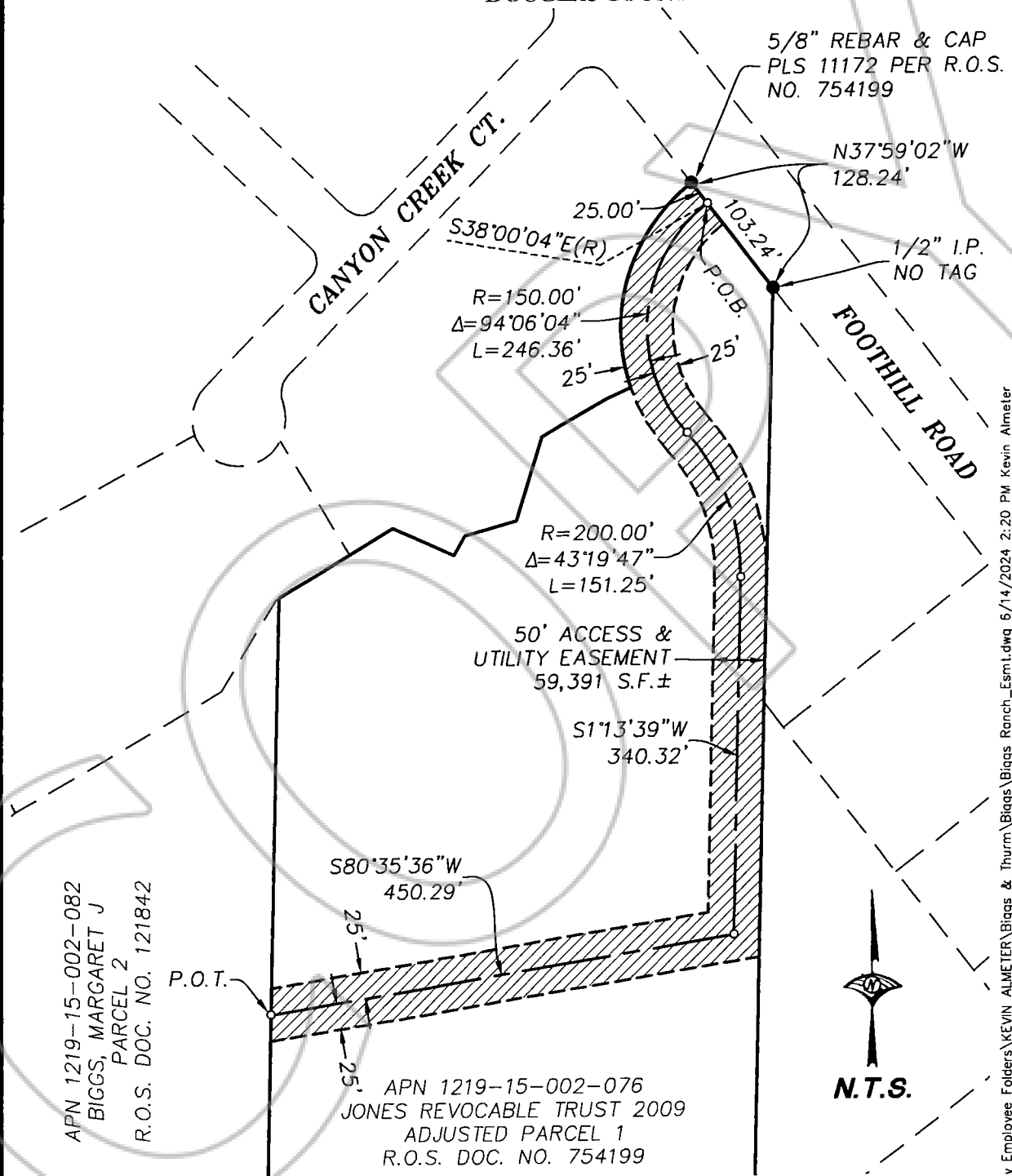
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PRIVATE ACCESS & UTILITY EASEMENT RELOCATION

BEING A PORTION OF THE SE 1/4 OF SECTION 15
TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M.
DOUGLAS COUNTY NEVADA



APN 1219-15-002-082
BIGGS, MARGARET J
PARCEL 2
R.O.S. DOC. NO. 121842

APN 1219-15-002-076
JONES REVOCABLE TRUST 2009
ADJUSTED PARCEL 1
R.O.S. DOC. NO. 754199

N.T.S.

JOB NO. 4005
SHEET 1 OF 1



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