

EXHIBIT A

LEGAL DESCRIPTION

STORM DRAIN EASEMENT

The following describes an easement lying within a portion of Parcel A as described in that certain Correction Deed Document No. 1606279, recorded September 18, 1992 in the Official Records of Washoe County, Nevada, situate within the Southwest One-Quarter (SW 1/4) of Section Sixteen (Sec 16), Township Nineteen (19) North, Range Nineteen (19) East, Mount Diablo Meridian (M.D.M.), more particularly described as follows:

COMMENCING at the Northeast Corner (NE Cor) of said Parcel A;

THENCE departing said NE Cor and along the common property line of said Parcel A and the westerly property line of that certain parcel described in Grant, Bargain and Sale Deed Document No. 4972461 recorded November 13, 2019 in the Official Records of Washoe County, Nevada, South 12°36'53" West, 48.17 feet to the **POINT OF BEGINNING**, from which the Southwest Corner (SW Cor) of said Sec 16 bears South 67°21'39" West, 1,919.86 feet;

THENCE continuing along said common property line, South 04°58'05" West, 16.00 feet;

THENCE departing said common property line, North 85°01'55" West, 20.00 feet;

THENCE North 04°58'05" East, 16.00 feet;

THENCE South 85°01'55" East, 20.00 feet to the **POINT OF BEGINNING**;

Containing 320 square feet of land, more or less.

See Exhibit "A-1" attached hereto and made a part hereof.

BASIS OF BEARINGS: Grid North, Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994 (NAD 83/94).

SURVEYOR'S CERTIFICATE

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Gerald D. Juarez
Nevada PLS 12140
For and on behalf of

 **Manhard**
CONSULTING
241 RIDGE STREET, SUITE 400
RENO, NEVADA 89501



EXHIBIT "A-1"

LEGEND:



PUBLIC LAND CORNER



DIMENSION POINT ONLY

BOUNDARY OF PARCEL

ADJACENT LOT LINE

ROADWAY CENTERLINE

PROPOSED EASEMENT

SURVEY TIE

POC POINT OF COMMENCEMENT

POB POINT OF BEGINNING

APN AESSOR'S PARCEL NUMBER

S.F. SQUARE FEET

MAYBERRY DRIVE

40.00'

POC

S12°36'53"W
48.17'



NORTH
1"=20'

APN 009-742-01
WASHOE COUNTY
PARCEL A
DEED DOC. 1606279

**STORM DRAIN
EASEMENT**

(320 S.F.±)

HEREBY GRANTED

N04°58'05"E
16.00'

S85°01'55"E
20.00'

POB

S04°58'05"W
16.00'

N85°01'55"W
20.00'

NOTHING FOUND
CALCULATED TIE
FROM FM NO. 4057

S67°21'39"W
1919.86'

T19N, R19E

17 16
20 21

APN 009-742-02
MAYBERRY GARDENS, LLC

BASIS OF BEARINGS:

GRID NORTH, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE,
NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94).

PROJ. MGR.:	GDJ
DRAWN BY:	GDJ
DATE:	6/9/20
SCALE:	1"=20'

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Manhard
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MAYBERRY GARDENS

WASHOE COUNTY, NEVADA

STORM DRAIN EASEMENT

SHEET

1 OF 1

BNV.RENV01