

Tahoe Donner



ALDER HILL PROPERTY

Forest Service ↴

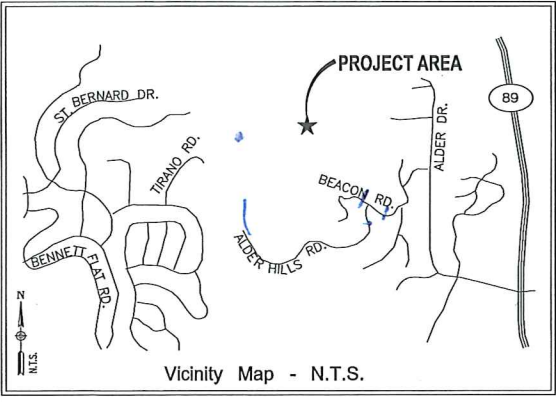
↴ N

I-80 ↴

Airport ↴

↴ N 81 N





**Schwartz**  
 LANG ET. AL.  
 ASSESSOR'S MAP BK.  
 19, PG. 38

**TTAD BEASON**

**Proposed Utility Easement**

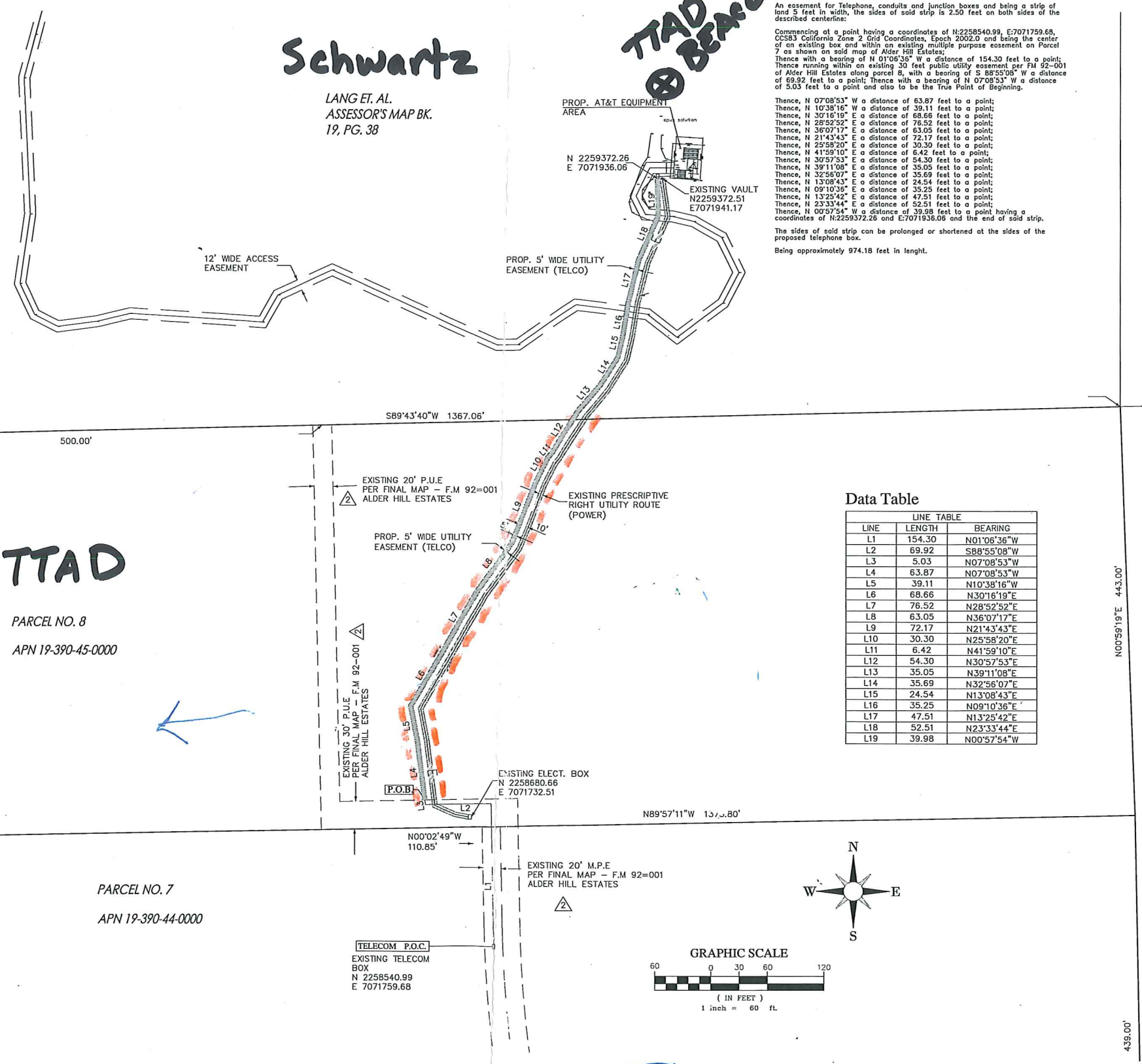
**TELCO EASEMENT**  
 Real Property in the City of Truckee, County of Nevada, State of California more particularly described below:  
 An easement for Telephone, conduits and junction boxes and being a strip of land 5 feet in width, the sides of said strip is 2.50 feet on both sides of the described centerline:  
 Commencing at a point having a coordinates of N:2258540.99, E:7071759.68, CASS California Zone 2 Grid Coordinates, Epoch 2002.0 and being the center of an existing box and within an existing multiple purpose easement on Parcel 7 as shown on said map of Alder Hill Estates;  
 Thence with a bearing of N 01°08'35" W a distance of 154.30 feet to a point; Thence running within an existing 30 feet public utility easement per FM 92-001 of Alder Hill Estates along parcel 8, with a bearing of S 88°55'09" W a distance of 69.92 feet to a point; Thence with a bearing of N 07°08'53" W a distance of 5.03 feet to a point and also to be the True Point of Beginning.  
 Thence, N 07°08'53" W a distance of 63.87 feet to a point;  
 Thence, N 10°38'16" W a distance of 39.11 feet to a point;  
 Thence, N 30°16'19" E a distance of 68.66 feet to a point;  
 Thence, N 28°52'52" E a distance of 76.52 feet to a point;  
 Thence, N 36°07'17" E a distance of 63.05 feet to a point;  
 Thence, N 21°43'43" E a distance of 72.17 feet to a point;  
 Thence, N 25°58'20" E a distance of 30.30 feet to a point;  
 Thence, N 41°59'10" E a distance of 6.42 feet to a point;  
 Thence, N 30°57'53" E a distance of 54.30 feet to a point;  
 Thence, N 39°11'08" E a distance of 35.05 feet to a point;  
 Thence, N 32°56'07" E a distance of 35.69 feet to a point;  
 Thence, N 13°08'43" E a distance of 24.54 feet to a point;  
 Thence, N 09°10'36" E a distance of 35.25 feet to a point;  
 Thence, N 13°25'42" E a distance of 47.51 feet to a point;  
 Thence, N 23°33'44" E a distance of 52.51 feet to a point;  
 Thence, N 00°57'54" W a distance of 39.98 feet to a point having a coordinates of N:2258540.99 and E:7071759.68 and the end of said strip.  
 The sides of said strip can be prolonged or shortened at the sides of the proposed telephone box.  
 Being approximately 974.18 feet in length.

**Title Insurance Report**  
 PREPARED BY: STEWART TITLE OF CALIFORNIA, INC.  
 TITLE REPORT No. 400896  
 DATED: JULY 26, 2011

**Assessor's Parcel No.**  
 19-390-44-000 AND 19-390-45-000

**Legal Description**  
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF NEVADA, AND DESCRIBED AS FOLLOWS:  
 PARCELS 7 AND 8, OF ALDER HILL ESTATES, AS SHOWN ON THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF NEVADA COUNTY RECORDER ON JANUARY 9, 1994, IN BOOK 8, OF MAPS, AT PAGE 23.

- Items - Schedule B**
- AN EASEMENT AS RECORDED PER MAP FOR ALDER HILL ESTATES FOR PUBLIC UTILITIES, STREETS AND ROADS, DRAINAGE, WARELINE AND SLOPES. AFFECTS SAID LAND AS DELINEATED ON SAID MAP.
  - AN EASEMENT AND AGREEMENT FOR INGRESS, EGRESS, ROAD CONSTRUCTION AND UTILITY PURPOSES AND ROAD MAINTENANCE THEREOF, AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 28, 1991, OFFICIAL RECORDS, DOCUMENT NO. 91-19139 THRU 91-19144.
  - AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RESERVED BY OWNERS OF SAID LAND, RECORDED JANUARY 19, 1994, AS INSTRUMENT/FILE NO. 94-02459 OF OFFICIAL RECORDS, WHICH AFFECTS SAID LAND. AFFECTS PARCEL 7.
  - AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RESERVED BY OWNERS OF SAID LAND, RECORDED JANUARY 19, 1994, AS INSTRUMENT/FILE NO. 94-02458 OF OFFICIAL RECORDS, WHICH AFFECTS SAID LAND. AFFECTS PARCEL 8.



**Data Table**

LINE	LENGTH	BEARING
L1	154.30	N01°08'36"W
L2	69.92	S88°55'08"W
L3	5.03	N07°08'53"W
L4	63.87	N07°08'53"W
L5	39.11	N10°38'16"W
L6	68.66	N30°16'19"E
L7	76.52	N28°52'52"E
L8	63.05	N36°07'17"E
L9	72.17	N21°43'43"E
L10	30.30	N25°58'20"E
L11	6.42	N41°59'10"E
L12	54.30	N30°57'53"E
L13	35.05	N39°11'08"E
L14	35.69	N32°56'07"E
L15	24.54	N13°08'43"E
L16	35.25	N09°10'36"E
L17	47.51	N13°25'42"E
L18	52.51	N23°33'44"E
L19	39.98	N00°57'54"W

Exhibit B



4430 ROSEWOOD DR.  
 PLEASANTON, CA 94588

PROJECT INFORMATION:  
**CN1760**  
 12744 Brookstone Dr  
 Truckee, CA 96161

CURRENT ISSUE DATE:  
**08/23/11**

ISSUED FOR:  
**P.U.E SURVEY**

REV.-DATE-DESCRIPTION-BY-

A	07/20/11	REFLECT P.U.E EASEMENT	FR
B	08/23/11	REVISED P.U.E EASEMENT	FR

PLANS PREPARED BY:  
**R.F. FRANCISCO & Associates**  
 Civil Engineering Surveying Land Development  
 22994 TIMBER RIDGE CT.  
 WILDOMAR, CA 92395  
 Tel: (951) 973-8076  
 EMAIL: rff.associates@verizon.net



DRAWN BY: FR  
 CHK.: FR  
 APV.: RF

LICENSER:  
  
 ROSS ALAN KINNIE  
 PLS 7905 EXP. DATE 12-31-11

SHEET TITLE:  
**SURVEY**

SHEET NUMBER:  
**LS-1**  
 SHEET 1 OF 1