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Case No. 16732

Dept. No. 1

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BY **D. DALEY** CLERK

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF DOUGLAS

THE STATE OF NEVADA, on relation of
its Department of Transportation,

Plaintiff,

vs.

FINAL ORDER
OF CONDEMNATION

WILLIAM JOSEPH RICHTER, JR.
AND ANNA MARIE RICHTER, TRUSTEES;
COUNTY OF DOUGLAS, a political
subdivision of the State of
Nevada; and all other persons
unknown claiming any right,
title, estate, lien or interest
in the real property described
in the complaint,

Defendants.

It satisfactorily appearing to the court from the records
and files in the above-entitled action as follows:

1. That pursuant to Order for Occupancy Pending Entry of
Judgment filed April 8, 1986, plaintiff was let into possession
and occupancy of the property and property rights sought to be
condemned and is now in possession thereof.

1 2. That pursuant to stipulation of the parties, a
2 Judgment of Condemnation assessing the value and awarding
3 compensation respecting the property and property rights of
4 defendants above-named, and of condemnation of the property and
5 property rights sought to be taken for public use, was duly
6 pronounced by this court and entered on the 19th day of
7 December, 1988.

8 3. That the total judgment is for One Hundred Eight
9 Thousand and No/100 Dollars (\$108,000.00), less the amount
10 previously deposited in court on April 8, 1986, of Forty-nine
11 Thousand Eight Hundred Fifty and No/100 Dollars (\$49,850.00).
12 The plaintiff has complied with said judgment by depositing on
13 the 21st day of December, 1988, with the Clerk of the Court the
14 sum of Fifty-Eight Thousand One Hundred Fifty and No/100 Dollars
15 (\$58,150.00). The parties stipulate that the judgment was a
16 complete settlement and compromise of all claims in plaintiff's
17 amended complaint and in defendants' answer and counterclaims
18 and is inclusive of, but not limited to, all costs, attorney's
19 fees, interest and any other damages resulting from plaintiff's
20 acquisition of defendant's property. The use for which the
21 property is sought to be condemned is authorized by law and is a
22 public use, and the taking in condemnation is necessary for that
23 public use.

24 4. That the plaintiff is entitled to a Final Order of
25 Condemnation in the manner provided by Nev.Rev.Stat. § 37.100.

1 NOW, THEREFORE, on application of the above-named
2 plaintiff, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that there
3 shall be condemned to the plaintiff the herein described
4 Department of Transportation parcels as set forth in the
5 Judgment of Condemnation and as described herein.

6 That a description of the property and property rights
7 condemned to the plaintiff are as follows:

8 PARCEL NO. U-395-DO-029.939A, to be acquired in fee simple:

9 Said real property situate, lying and being in the County of
10 Douglas, State of Nevada, and being portions of the E 1/2 of
11 Government Lot 1 of the SW 1/4, and the SE 1/4 of Government Lot
12 1 of the NW 1/4 of Section 19, T. 14 N., R. 20 E., M.D.M.; and
13 more particularly described by metes and bounds as follows, to
14 wit:

15 BEGINNING at an intersection with the south
16 boundary of Section 19, T. 14 N., R. 20 E., M.D.M.;
17 and the left or westerly right-of-way line of U.S. 395
18 (Project F-395-1(3)) 50.00 feet left of and at right
19 angles to Highway Engineer's Station "S" 396 + 31.70
20 P.O.T.; said point of beginning further described as
21 bearing S. 89°01'19" E., a distance of 2,304.82 feet
22 from the southwest corner of said Section 19; thence
23 N. 0°37'25" E., along said right-of-way line a dis-
24 tance of 3,648.42 feet to a point; thence S. 89°12'55"
25 E., a distance of 80.00 feet to an intersection with
the existing left or westerly right-of-way line of
said U.S. 395; thence S. 0°37'25" W., along said
right-of-way line a distance of 3,649.19 feet to an
intersection with the south boundary of said Section
19; thence N. 88°39'29" W., along said section line a
distance of 80.01 feet to the point of beginning; said
parcel contains an area of 6.70 acres, more or less.

. . .

1 PARCEL NO. U-395-DO-029.939B (underlying fee), to be

2 acquired in fee simple:

3 Said real property situate, lying and being in the County of
4 Douglas, State of Nevada, and being portions of the E 1/2 of
5 Government Lot 1 of the SW 1/4, and the SE 1/4 of Government Lot
6 1 of the NW 1/4 of Section 19, T. 14 N., R. 20 E., M.D.M.; and
7 more particularly described by metes and bounds as follows, to
8 wit:

9 BEGINNING at an intersection with the south
10 boundary of Section 19, T. 14 N., R. 20 E., M.D.M.;
11 and the existing left or westerly right-of-way line of
12 U.S. 395 (Project F-395-1(3)) at a point 30.00 feet
13 right of and at right angles to Highway Engineer's
14 Station "S" 396 + 31.70 P.O.T.; said point of
15 beginning further described as bearing S. 89°00'36"
16 E., a distance of 2,384.82 feet from the southwest
17 corner of said Section 19; thence N. 0°37'25" E.,
18 along said right-of-way line a distance of 3,649.19
19 feet to a point; thence S. 89°12'55" E., a distance of
20 19.31 feet to an intersection with the north-south
21 one-quarter section line of said Section 19; thence S.
22 0°32'14" W., along said one-quarter section line a
23 distance of 3,649.46 feet to the south quarter corner
24 of said Section 19; thence N. 88°39'29" W., along the
25 south boundary of said Section 19, a distance of 24.81
feet to the point of beginning; said parcel contains
an area of 1.85 acres (80,508 square feet), more or
less.

20 PARCEL NO. U-395-DO-030.166 temporary construction easement

21 Said real property situate, lying and being in the County of
22 Douglas, State of Nevada, and being a portion of the NE 1/4 of
23 Government Lot 1 of the SW 1/4 of Section 19, T. 14 N., R. 20 E.,
24 M.D.M.; and more particularly described by metes and bounds as
25 follows, to wit:

1 BEGINNING at a point on the left or westerly
2 right-of-way line of U.S. 395 (Project F-395-1(3))
3 50.00 feet left of and at right angles to Highway
4 Engineer's Station "S" 416 + 90.00 P.O.T.; said point
5 of beginning further described as bearing N. 49°03'16"
6 E. a distance of 3080.60 feet from the southwest
7 corner of Section 19, T. 14 N., R. 20 E., M.D.M.;
8 thence N. 89°22'35" W. a distance of 40.00 feet to a
9 point; thence N. 0°37'25" E. a distance of 70.00 feet
10 to a point; thence S. 89°22'35" E. a distance of 40.00
11 feet to a point on said westerly right-of-way line;
12 thence S. 0°37'25" W. along said right-of-way line a
13 distance of 70.00 feet to the point of beginning; said
14 parcel contains an area of 2,800 square feet, more or
15 less.

16 PARCEL NO. U-395-DO-030.601 temporary construction easement

17 Said real property situate, lying and being in the County of
18 Douglas, State of Nevada, and being a portion of the SE 1/4 of
19 Government Lot 1 of the NW 1/4 of Section 19, T. 14 N., R. 20 E.,
20 M.D.M.; and more particularly described by metes and bounds as
21 follows, to wit:

22 BEGINNING at a point on the left or westerly
23 right-of-way line of U.S. 395 (Project F-395-1(3))
24 50.00 feet left of and at right angles to Highway
25 Engineer's Station "S" 429 + 20.00 P.O.T.; said point
of beginning further described as bearing N. 35°46'02"
E. a distance of 4,003.92 feet from the southwest
corner of Section 19, T. 14 N., R. 20 E., M.D.M.;
thence N. 89°22'35" W. a distance of 50.00 feet to a
point; thence N. 0°37'25" E. a distance of 100.00 feet
to a point; thence S. 89°22'35" E. a distance of 50.00
feet to a point on said westerly right-of-way line;
thence S. 0°37'25" W. along said right-of-way line a
distance of 100.00 feet to the point of beginning;
said parcel contains an area of 5,000 square feet,
more or less.

PARCEL NO. U-395-DO-029.947 temporary construction easement

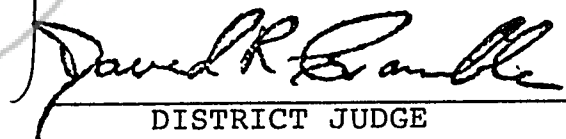
Said real property situate, lying and being in the County
of Douglas, State of Nevada, and being a portion of the SE 1/4

1 of Government Lot 1 of the SW 1/4 of Section 19, T. 14 N., R. 20
2 E., M.D.M.; and more particularly described by metes and bounds
3 as follows, to wit:

4 BEGINNING at a point on the left or westerly
5 right-of-way line of U.S. 395 (Project F-395-1(3))
6 50.00 feet left of and at right angles to Highway
7 Engineer's Station "S" 397 + 00.00 P.O.T.; said point
8 of beginning further described as bearing N. 89°16'49"
9 E. a distance of 2,305.40 feet from the southwest
10 corner of Section 19, T. 14 N., R. 20 E., M.D.M.;
11 thence N. 89°22'35" W. a distance of 30.00 feet to a
12 point; thence N. 0°37'25" E. a distance of 70.00 feet
13 to a point; thence S. 89°22'35" E. a distance of 30.00
14 feet to a point on said westerly right-of-way line;
15 thence S. 0°37'25" W. along said right-of-way line a
16 distance of 70.00 feet to the point of beginning; said
17 parcel contains an area of 2,100 square feet, more or
18 less.

12 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that a copy of
13 this Final Order of Condemnation be recorded in the Office of
14 the County Recorder of Douglas County, State of Nevada, and
15 thereupon the title of the property and property rights
16 hereinabove described shall vest in the plaintiff, State of
17 Nevada, for any public use.

18 DATED this 30 day of December, 1988.

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21 _____
22 DISTRICT JUDGE

22 ✓ When recorded, please mail to:
23 James J. Rankl
24 Deputy Attorney General
25 Department of Transportation
1263 South Stewart Street
Carson City, Nevada 89712
DEC 31 4 11 AM '88

COPY

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

SEAL

DATE: January 3, 1989
Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy

REQUESTED BY
State of Nevada / AG office
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'89 JAN -4 P2:51

SUZANNE BEAUDREAU
RECORDER

193781

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