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**FEB 13 1995**

DOUGLAS COUNTY  
COMMUNITY DEVELOPMENT  
Recorded at the request of:  
Douglas County, Nevada  
c/o Department of Community Development  
Attn: Dennis Robert Little

**FILED**  
NO. 95.016

'95 JAN 31 P12:35

**THIS DOCUMENT IS BEING  
RERECORDED TO  
INCLUDE EXHIBIT "A"**

BARBARA REED  
CLERK  
BY *[Signature]* DEPUTY

**ABANDONMENT:**

**AN ORDER OF ABANDONMENT  
VACATING A PORTION OF CLAPHAM LANE  
AS LOCATED WITHIN THE JOHNSON LANE RURAL COMMUNITY**

WHEREAS Douglas County, a political subdivision of the State of Nevada, presently holds an easement interest within the North 1/2 of Sections 3 & 4, T.13 N., R.20 E., M.D.B. & M., for portions of that certain road right-of-way commonly known as Clapham Lane. Said easement is more fully delineated and shown on Exhibit "A", attached hereto; and,

WHEREAS Douglas County, pursuant to the provisions of NRS 278.480, may vacate or abandon by formal order any portion of a public roadway which is in excess of it's needs; and,

WHEREAS on November 30, 1994, the Douglas County Planning Commission held a public hearing in conformance with the provisions of NRS 278.240 to take testimony for said abandonment and did find that the release of the subject easement, as shown on aforesaid Exhibit "A", would not have an adverse effect on the Douglas County Master Plan; and,

WHEREAS on December 15, 1994, the Board of Douglas County Commissioners held a public hearing to take testimony for said abandonment and did find that the subject easement is in excess of the needs of Douglas County.

NOW THEREFORE be it ordered by the Board of Douglas County Commissioners, that the right-of-way and incidents thereto, being all that land described and delineated by shading as shown on Exhibit "A", is hereby abandoned subject to the following conditions and stipulations:

- 1) The subject easement shall revert to the abutting property owners as prescribed within Chapter 278.480 of the Nevada Revised Statutes.
- 2) The abandonment is solely for the release of the public roadway interest, and it is hereby confirmed that any and all drainage, irrigation, and Public Utility Easements embracing the limits of the original roadway is expressly reserved for the continuation, maintenance, expansion, and operation of any drainage and/or irrigation facilities, and public utilities, contained within the limits of this abandonment.

**356640**

**BK0295PG3214**

**355417**

**BK0295PG0160**

DATED this 19<sup>TH</sup> day of January, 1995.

Robert L. Allgeier  
Robert L. Allgeier, Chairman  
Douglas County Board of Commissioners

STATE OF NEVADA )  
                          ) SS.  
COUNTY OF DOUGLAS )

On the 19<sup>TH</sup> day of January, 1995, Robert L. Allgeier, Chairman of the Douglas County Board of Commissioners, personally appeared before me, Barbara J. Reed, Douglas County Clerk, and acknowledged to me, that in conformance with the direction of the Board of Douglas County Commissioners meeting of December 15, 1994, he executed the above instrument on behalf of Douglas County, a political subdivision of the State of Nevada.

Barbara J. Reed  
Barbara J. Reed, Douglas County Clerk  
By: Dorothy Young, Deputy

BK0295PG3215  
356640

REQUESTED BY  
JRAJIF93148AJ.ORD **DOUGLAS COUNTY** Page 2 of 2  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'95 FEB -2 A9:51

LINDA SLATER  
RECORDER

355417 \$ PAID on DEPUTY  
BK0295PG0161

**SEAL**

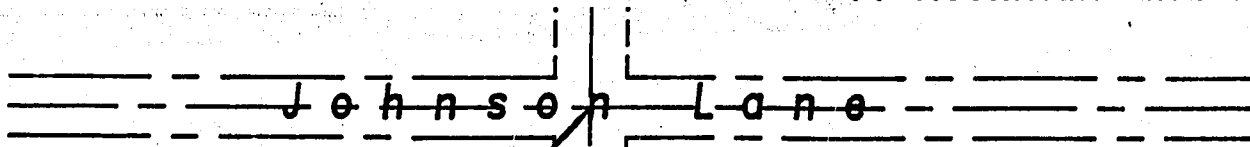
**CERTIFIED COPY**

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

DATE: January 31, 1995  
B. Reed Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas.  
By Carol M. Mullock Deputy

# Exhibit A

Proposed road abandonment  
for  
W. F. Heckman and R. L. Nowlin



a portion of Clapham Lane  
within the SW 1/4 of Section 3  
and the SE 1/4 of Section 4  
Township 13 North, Range 20 East  
Mount Diablo Meridian  
Douglas County, Nevada

Section Corner  
 $\frac{33}{4} | \frac{34}{3}$

Clapham Lane

1.850' +/-



Scale 1" = 200'

Prepared:

By: HIGG-N-SONS, INC  
Professional Land Surveyors  
P. O. Box 425  
Gardnerville, NV 89410  
(702) 782-7444

A.P.N. 23-060-11

A.P.N. 23-060-12

A.P.N. 23-060-06

A.P.N. 23-060-07

30.00' Right-of-way

30.00' Right-of-way

Primrose Lane

Proposed 50' Cut-de-sac  
dedication

40.00'

50'

A.P.N. 23-060-08  
R. L. Nowlin

A.P.N. 23-060-09  
Wm. F. Heckman

A.P.N. 23-060-10

Area of abandonment

A.P.N. 23-320-06

Proposed Carson Valley Ranch Subdivision

356640

BK 0295PG3216

A.P.N. 23-320-06

Proposed Carson Valley Ranch Subdivision

Existing jeep trail

712809825018

A.P.N. 23-320-06  
Proposed Carson Valley Ranch Subdivision

COPY

REQUESTED BY  
*Douglas County*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'95 FEB 22 P2:13

**356640**  
**BK0295PG3217**

LINDA SLATER  
RECORDER  
PAID BY DEPUTY

1995 FEB 22 11:13 AM