

NF  
Comm Dev  
Mimi Moss

FILED  
NO. 96-145

'96 NOV -6 P4:15

Recorded at the request of:  
Douglas County, Nevada  
c/o Community Development, Planning Division  
Attn: Mimi Moss

BARBARA REED  
CLERK  
BY *[Signature]* DEPUTY

**ABANDONMENT: 96-06**

**AN ORDER OF ABANDONMENT VACATING A 50-FOOT ACCESS EASEMENT  
IN THE RUHENSTROTH PLANNING AREA**

WHEREAS Douglas County, a political subdivision of the State of Nevada, presently holds an easement interest within the east 1/2 of the southwest 1/4 of Section 19, Township 12 North, Range 21 East, M.D.M. Said easement is described in 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 its needs; and,

WHEREAS on September 26, 1996 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 October 17, 1996 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.

**ORDER OF ABANDONMENT - PAGE 2  
(A 50-Foot Access Easement)**

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 on Exhibit "A", is hereby abandoned subject to the following conditions and stipulations:

1. The subject easement shall revert to the abutting property owners, Kelly Development Corp., Pinon Hills Ranch Inc., and Lemuel W. Thompson, as prescribed within Chapter 278.480 of the Nevada Revised Statutes.
2. This abandonment is solely for the release of the public roadway interest.

It is hereby confirmed that a Public Utility Easement embracing the limits of the original roadway is expressly reserved for the continuation, maintenance, expansion, and operation of the public utilities contained within the limits of this abandonment.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

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

STATE OF NEVADA       )  
                                  )ss.  
COUNTY OF DOUGLAS )

On the \_\_\_\_\_ day of \_\_\_\_\_, 1996, 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 October 17, 1996, he executed the above instrument on behalf of Douglas County, a political subdivision of the State of Nevada.

\_\_\_\_\_  
Barbara J. Reed, Douglas County Clerk

p:\m.roa.ordrelli.doc

**400501**  
**BK 1 196 PG 1070**

**LEGAL DESCRIPTION**

of

**50' Access Easement to be Abandoned  
within**

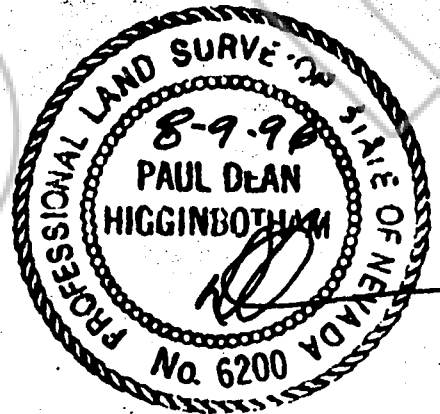
**A.P.N. 29-110-14, 29-110-27 & 29-110-28**

All that certain lot, piece, parcel or portion of land situate, lying and being within the east 1/2 of the southwest 1/4 of Section 19, Township 12 North, Range 21 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

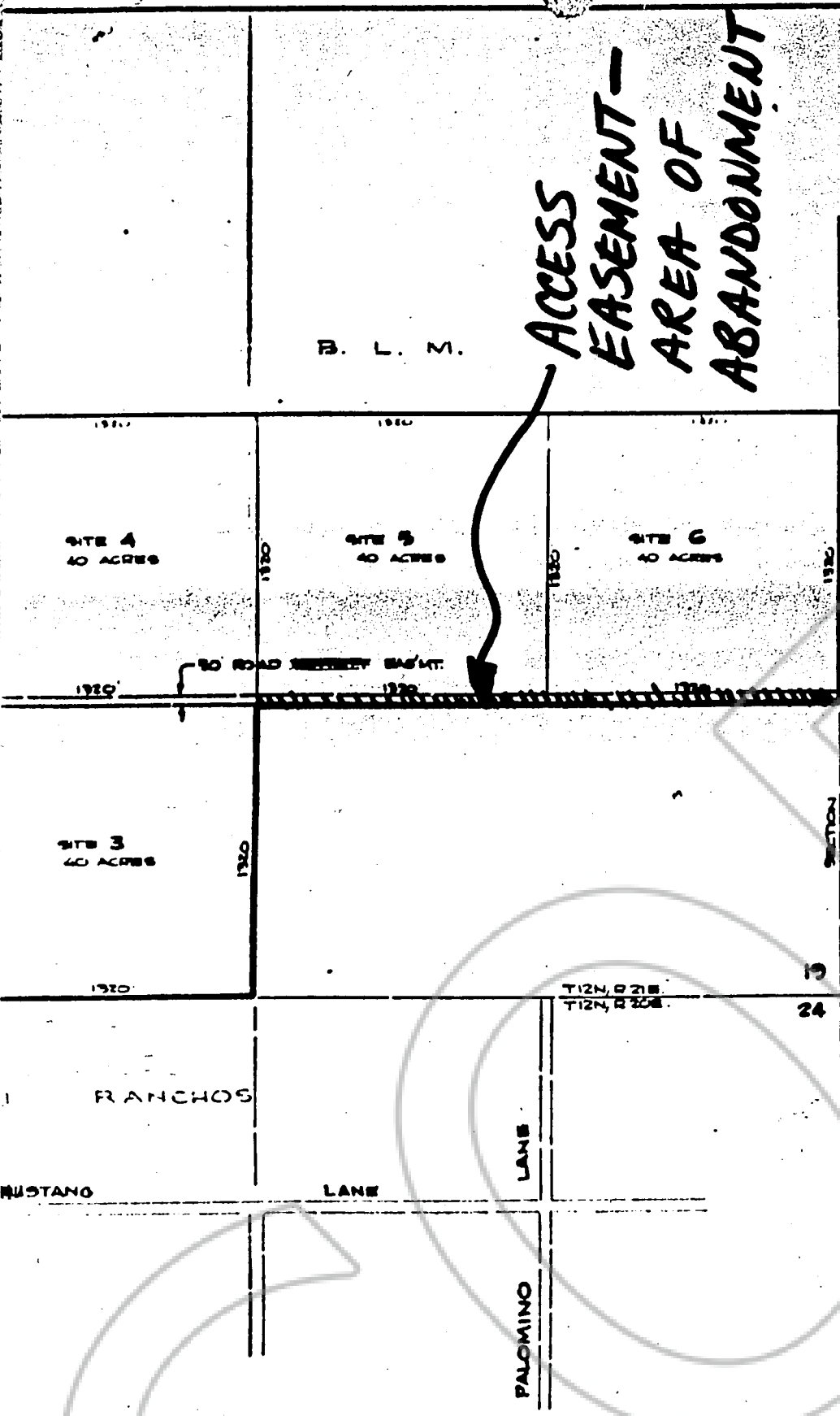
All that portion of that certain 50' Road ~~and Utility~~ Easement as shown on the Land Division Map for Ruhenstroth Company filed for record in Book 579 at page 133 as document number 32080, Official Records of Douglas County, Nevada lying within Site 5 and Site 6 as shown on said map.

Prepared: August 9, 1996

By: Paul "Dean" Higginbotham, PLS 6200  
HIGG-N-SONS INC  
Professional Land Surveyors  
P. O. Box 425  
Gardnerville, NV 89410  
(702) 782-7444



**400501**



**SURVEYOR'S CERTIFICATE:**

THIS MAP WAS PREPARED FROM EXISTING INFORMATION IN THE FIELD NOTES AND PLAT MAPS OF THE GOVERNMENT SURVEY ON FILE IN THE BLM OFFICE, LAND, NEVADA AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF MONUMENTS OR CORRECTNESS OF OTHER INFORMATION SHOWN OR COPIED FROM ANY SUCH PRIOR DOCUMENTS

*Ronald W. Turner*  
 RONALD W. TURNER, R.L.E. 3349



**OWNER'S CERTIFICATE:**

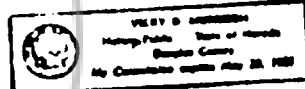
THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP AS OWNED, AND OFFERS FOR DEDICATION AND GRANTS PERMINENT RIGHTS OF WAY AND EASEMENTS FOR ROADS AND UTILITIES AS SHOWN HEREON.

RUHENSTROTH COMPANY,

*Henry Ruhnstroth*

STATE OF NEVADA } 95  
 COUNTY OF DOUGLAS }

ON THIS 2nd DAY OF MAY 1979, PERSONALLY APPEARED Henry Ruhnstroth KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT IN BEHALF OF THE RUHENSTROTH COMPANY.



*Walter O. Thomas*  
 NOTARY PUBLIC

**RECORDER'S CERTIFICATE:**

FILED THIS 2nd DAY OF MAY 1979 AT 1:55 O'CLOCK P.M. IN BOOK 379 OFFICIAL MAPS AT PAGE 183 AT THE REQUEST OF HENRY RUHENSTROTH  
 DOCUMENT NO 32080

*Liane Shaw*, deputy  
 COUNTY RECORDER

LAND DIVISION MAP FOR  
**RUHENSTROTH COMPANY**  
 PORTION OF SECTION 18 AND 19, T12N, R21E, M.D.M.  
 DOUGLAS COUNTY, NEVADA  
 JONES AND TURNER, INC.  
 PO BOX 2067, STATELINE, NEV.

SCALE 1" = 400'

400501

COPY

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

'96 NOV -7 A11 :19

LINDA SLATER  
RECORDER

\$ PAID *KD* DEPUTY

**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: November 7, 1996  
*B. REED* Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas.

By *Carol M. Cullock* Deputy

**SEAL**

400501  
BK 1196 PG 1073

102000A