

NF
CommDev
Mimi Moss

RE-RECORDED DUE TO LACK OF
SIGNATURES ON PREVIOUS COPY.

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.

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BK 1196 PG 1463

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 Statues.
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 17th day of October, 1996.

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

STATE OF NEVADA)
)ss.
COUNTY OF DOUGLAS)

On the 17th day of October, 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
Barbara J. Reed, Douglas County Clerk
By: L. Lynch, Deputy
p:\m.roa.ordrelli.doc

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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.

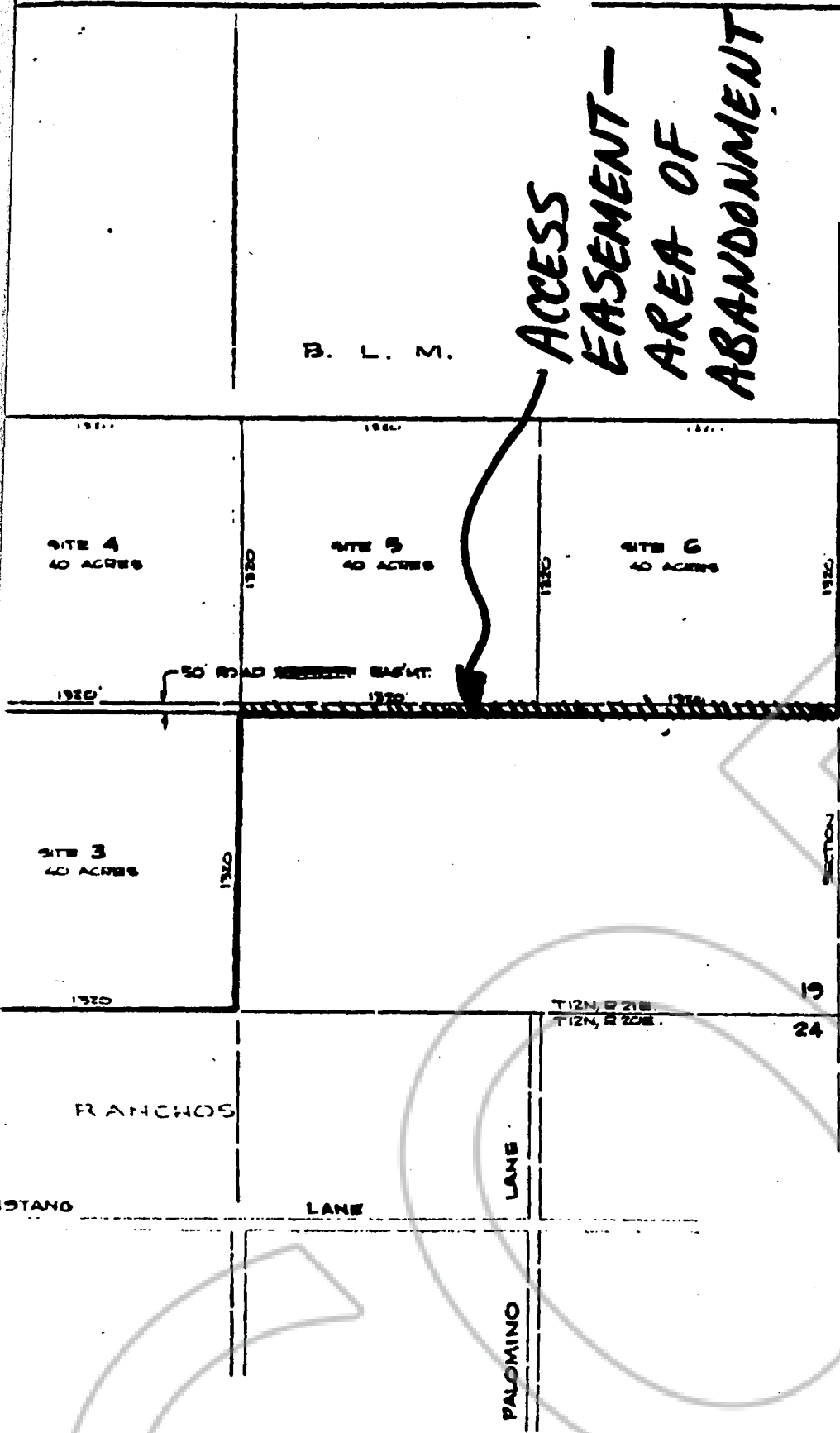
Prepared: August 9, 1996

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



B. L. M.

ACCESS
EASEMENT -
AREA OF
ABANDONMENT



SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED FROM EXISTING INFORMATION IN THE FIELD NOTES AND PLAT MAPS OF THE GOVERNMENT SURVEY OF THE PUBLIC LANDS OF NEVADA AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF EASEMENTS OR ENCUMBRANCES OF OTHER INFORMATION SHOWN OR COPIED FROM ANY SUCH PRIOR DOCUMENTS

Ronald W. Turner
RONALD W. TURNER, R.L.S. 3349



OWNER'S CERTIFICATE:

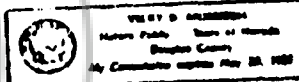
THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP AS OWNED, AND OFFERS FOR DEDICATION AND GRANTS PERMANENT RIGHTS OF WAY AND EASEMENTS FOR ROADS AND UTILITIES AS SHOWN HEREON.

RUHENSTROTH COMPANY,

BY: *Henry Ruhnstroth*

STATE OF NEVADA }
COUNTY OF DOUGLAS } 95

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



Vicki O. Thomas
NOTARY PUBLIC

RECORDER'S CERTIFICATE:

FILED THIS 2ND DAY OF MAY 1979 AT 1:55 P.M. IN B.L.S. 379. OFFICIAL MAPS AT PAGE 193 AT THE REQUEST OF HENRY RUHENSTROTH
DOCUMENT NO. 32080.

Juan 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'

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BK 1196 PG 1466

1979-12-21

COPY

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

'96 NOV -8 A11 :35

LINDA SLATER
RECORDER
\$ PAID *KJ* 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. Mullock* Deputy

SEAL

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BK 1196 PG 1467