

NF
Comm Dev
Pete Wysocki

FILED

NO. 96-169

'96 DEC 16 A8:34

Recorded at the request of:
Douglas County, Nevada
c/o Community Development Department
Attn: Pete Wysocki

BARBARA REED
CLERK
BY *[Signature]* DEPUTY

ABANDONMENT: ROA 96-01

**AN ORDER OF ABANDONMENT VACATING
A PORTION OF FRIEDHOFF ROAD
AS LOCATED WITHIN THE CAVE ROCK COVE SUBDIVISION UNIT 1**

WHEREAS Douglas County, a political subdivision of the State of Nevada, presently holds an easement interest within Section 27, Township 14 North, Range 18 East, MDB&M, for portions of that certain road right-of-way commonly known as Friedhoff Road. Said easement is described in Exhibits "A", "B", "C", "D" and "E", attached hereto; and,

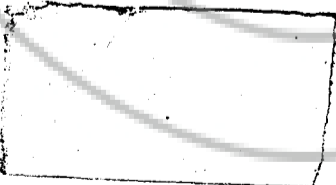
WHEREAS Douglas County, pursuant to the provisions of NRS 278.480 may vacate or abandon by formal order any portion of a public roadway which is in excess of its needs; and,

WHEREAS on May 30, 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 Exhibits "A", "B", "C", "D" and "E", would not have an adverse effect on the Douglas County Master Plan; and,

WHEREAS on July 11, 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 1296 PG 2553



ORDER OF ABANDONMENT - PAGE 2
(Friedhoff Road)

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 Exhibits "A", "B", "C", "D" and "E, 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. 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 12TH day of December, 1996.

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

STATE OF NEVADA)
)ss.
 COUNTY OF DOUGLAS)

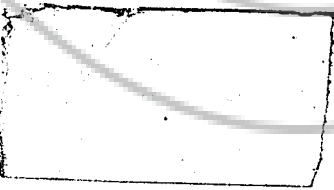
On the 12TH day of December, 1996, Robert L. Allgeier, Chairman of the Douglas County Board of Commissioners, personally appeared before me, Barbara J. Reed, Douglas County Clerk, and acknowledged to me, that in conformance with the direction of the Board of Douglas County Commissioners meeting of *, 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

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11-15-96
JN 93003

DESCRIPTION
Road Abandonment
Friedhoff Drive to APN 03-080-23

All that real property situate in the County of Douglas,
State of Nevada, described as follows:

All that portion of "Friedhoff Drive" as shown on the map of
Subdivision No.1, Cave Rock Cove, Ltd., filed for record on
September 26, 1936, Document No.3331, more particularly
described as follows:

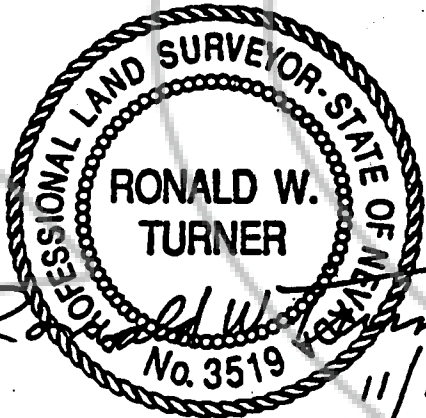
Beginning at the Northeast corner of Lot 25 of said
Subdivision;
thence South 45 43'24" West 33.49 feet;
thence North 83 22'16" East 23.47 feet;
thence North 45 43'24" East 16.75 feet;
thence North 51 36'09" West 14.46 feet to the Point of
Beginning.

Containing 360 square feet, more or less.

The basis of bearing of this description is the bearing
"North 45 43'24" East" per the Record of Survey for Tom
Yturbide, Document No.209569.

Note: Refer this description to your title company
before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
PO Box 5067
Stateline, NV 89449



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EXHIBIT "B"

10-22-96
JN 93003**DESCRIPTION**
Road Abandonment
Portion Friedhoff Drive

All that real property situate in the County of Douglas,
State of Nevada, described as follows:

All that portion of "Friedhoff Drive" as shown on the map of
Subdivision No.1, Cave Rock Cove, Ltd., filed for record on
September 26, 1936, Document No.3331, more particularly
described as follows:

Beginning at the Southeast corner of Lot 24 of said
Subdivision; thence North 45 43'24" East 198.10 feet; thence
South 27 11'32" East 15.00 feet; thence South 45 43'24" West
191.85 feet; thence North 51 36'09" West 14.46 feet to the
Point of Beginning.

Note: Refer this description to your title company
before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
PO Box 5067
Stateline, NV 89449

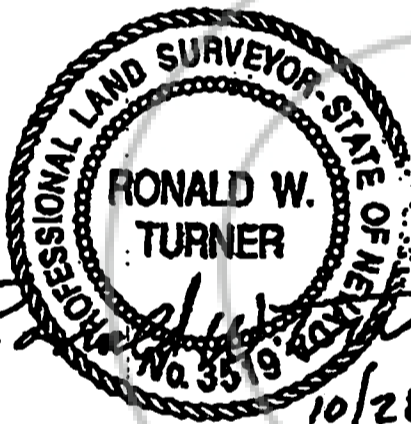
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EXHIBIT "C"

TOTAL P.02

4-17-96
JN 93003

DESCRIPTION
Road Abandonment
Friedhoff Drive to APN 03-080-34

All that real property situate in the County of Douglas,
State of Nevada, described as follows:

All that portion of "Friedhoff Drive" as shown on the map of
Subdivision No.1, Cave Rock Cove, Ltd., filed for record on
September 26, 1936, Document No.3331, more particularly
described as follows:

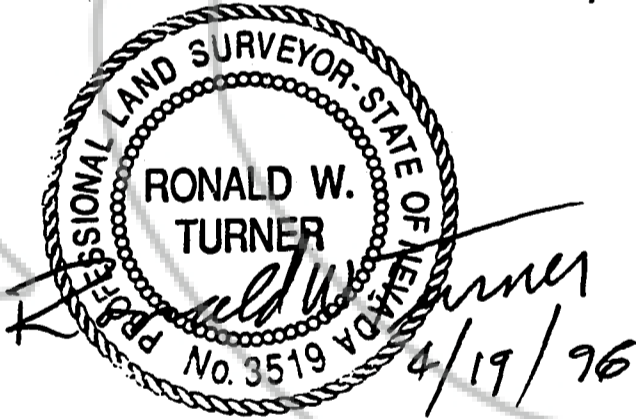
Beginning at the Southeast corner of Lot 23 of said
Subdivision;
thence North 45 43'24" East 95.10 feet;
thence South 29 48'36" East 15.00 feet;
thence South 45 43'24" West 95.05 feet;
thence North 29 59'43" West 14.99 feet to the Point of
Beginning.

Containing 1,381 square feet, more or less.

The basis of bearing of this description is the bearing
"North 45 43'24" East" per the Record of Survey for Tom
Yturbide, Document No.209569.

Note: Refer this description to your title company
before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
PO Box 5067
Stateline, NV 89449



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EXHIBIT "D"

4-17-96
JN 93003

DESCRIPTION
Road Abandonment
Friedhoff Drive to APN 03-080-14

All that real property situate in the County of Douglas,
State of Nevada, described as follows:

All that portion of "Friedhoff Drive" as shown on the map of
Subdivision No.1, Cave Rock Cove, Ltd., filed for record on
September 26, 1936, Document No.3331, more particularly
described as follows:

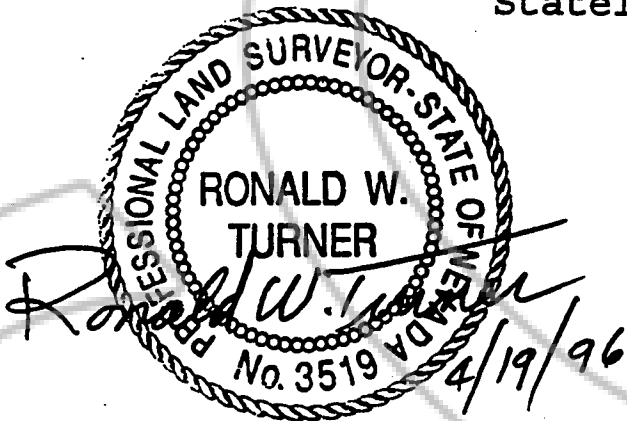
Beginning at the Southwest corner of Lot 27 of said
Subdivision;
thence North 29 48'36" West 14.99 feet;
thence North 45 43'24" East 95.05 feet;
thence South 29 59'43" East 15.00 feet;
thence South 45 43'24" West 95.00 feet to the Point of
Beginning.

Containing 1,380 square feet, more or less.

The basis of bearing of this description is the bearing
"North 45 43'24" East" per the Record of Survey for Tom
Yturbide, Document No.209569.

Note: Refer this description to your title company
before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
PO Box 5067
Stateline, NV 89449



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: December 16, 1996
B. REED Clerk of the 4th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy

403007

SEAL

BK 1296PG2559

EXHIBIT "E"

DOUGLAS COUNTY

COPY

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

'96 DEC 16 AM 11:17

LINDA SLATER
RECORDER

\$ 0 PAID ka DEPUTY

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BK 1296 PG 2560

