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NO. 99-019

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Recorded at the request of:
Douglas County, Nevada
c/o Department of Public Works
Attn: Dale Conner & Stephen Volk

BARBARA REED
CLERK
BY *[Signature]* DEPUTY

ABANDONMENT: DA 98-113

AN ORDER OF ABANDONMENT VACATING ADRE TERRACE, A PORTION OF BENTLY PARKWAY SOUTH, AND A PEDESTRIAN EASEMENT AS LOCATED WITHIN THE BENTLY SCIENCE PARK

WHEREAS Douglas County, a political subdivision of the State of Nevada, presently holds an easement interest within the Southwest one-quarter of Section 27, Township 13 North, Range 20 East, MDM, for portions of that certain road right-of-way commonly known as Adre Terrace and Bently Parkway South, and for an unnamed pedestrian easement. Said easements are 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 November 10, 1998, 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 easements as shown on aforesaid Exhibit "A" would not have an adverse effect on the Douglas County Master Plan; and,

WHEREAS on December 3, 1998, 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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ORDER OF ABANDONMENT - PAGE 2

(Adre Terrace, Bently Parkway South, and unnamed pedestrian 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 as prescribed within Chapter 278.480 of the Nevada Revised Statues.
2. This abandonment is solely for the release of the public roadway interest.
3. The applicant shall offer for dedication the new Bently Parkway South right-of-way and pedestrian easement in conformance with the associated Design Review application (DA 98-107). The offer must include a record of survey and necessary legal transmittal as approved by the Douglas County District Attorney.

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 18th day of February, ~~1998~~ ¹⁹⁹⁹.

Jacques Etchegoyhen
 Jacques Etchegoyhen, Chairman
 Douglas County Board of Commissioners

STATE OF NEVADA)
)ss.
 COUNTY OF DOUGLAS)

On the 18th day of February, ~~1998~~ ¹⁹⁹⁹, Jacques Etchegoyhen, 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 3, 1998, he executed the above instrument on behalf of Douglas County, a political subdivision of the State of Nevada.

Barbara J. Reed by Gordon Conder
 Barbara J. Reed, Douglas County Clerk *Chief Deputy Clerk*

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**BENTLY NEVADA
BENTLY PARKWAY SOUTH ABANDONMENT
LEGAL DESCRIPTION**

September 8, 1998

A strip of land located within a portion of the Southwest one-quarter of Section 27, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Northeasterly right-of-way line of Bently Parkway South as shown on the Final Map of Bently Science Park, File No. 376672 of the Douglas County Recorder's Office, said point bears S. 54°41'14" E., 2055.69 feet from the West one-quarter corner of said Section 27;

thence S. 46°50'22" E., 273.99 feet;

thence S. 90°00'00" W., 68.32 feet;

thence 128.00 feet along the arc of a curve to the right having a central angle of 16°31'04" and a radius of 444.00 feet, (chord bears S. 08°15'32" E., 127.56 feet);

thence S. 00°00'00" E., 349.16 feet;

thence 562.20 feet along the arc of a curve to the left having a central angle of 90°28'56" and a radius of 356.00 feet, (chord bears S. 45°14'28" E., 505.57 feet);

thence N. 89°31'04" E., 364.55 feet;

thence N. 44°31'04" E., 8.49 feet;

thence S. 00°28'56" E., 19.08 feet;

thence 25.32 feet along the arc of a curve to the left having a central angle of 72°32'33" and a radius of 20.00 feet, (chord bears N. 35°47'20" E., 23.66 feet), to a point on the Westerly right-of-way line of Orchard Road;

thence S. 00°28'56" E., along said Westerly right-of-way line of Orchard Road,
100.00 feet to the Southwesterly right-of-way line of Bently Parkway South;
thence 25.32 feet along the arc of a curve to the left having a central angle of
72°32'33" and a radius of 20.00 feet, (chord bears N. 36°45'12" W., 23.66 feet);
thence S. 00°28'56" E., 19.08 feet;
thence N. 45°28'56" W., 8.49 feet;
thence S. 89°31'04" W., 364.55 feet;
thence 579.67 feet along the arc of a curve to the right having a central angle of
74°48'10" and a radius of 444.00 feet, (chord bears N. 53°04'51" W., 539.37 feet);
thence N. 90°00'00" E., 14.56 feet;
thence 30.95 feet along the arc of a curve to the right having a central angle of
04°07'25" and a radius of 430.00 feet, (chord bears N. 14°08'31" W., 30.94 feet);
thence S. 90°00'00" W., 14.31 feet;
thence 90.62 feet along the arc of a curve to the right having a central angle of
11°41'37" and a radius of 444.00 feet, (chord bears N. 05°50'49" W., 90.46 feet);
thence N. 00°00'00" E., 349.16 feet;
thence 230.91 feet along the arc of a curve to the left having a central angle of
37°09'50" and a radius of 356.00 feet, (chord bears N. 18°34'55" W., 226.89 feet);
thence S. 52°50'10" W., 15.75 feet;
thence N. 43°09'38" E., 20.59 feet;
thence S. 46°50'22" E., 43.63 feet
thence 102.11 feet along the arc of a curve to the left having a central angle of
15°48'42" and a radius of 370.00 feet, (chord bears N. 38°56'01" W., 101.78 feet);
thence N. 43°09'38" E., 60.00 feet to the POINT OF BEGINNING.

Containing 3.437 acres more or less.

Basis of Bearing

The Northeasterly right-of-way line of Bently Parkway South as shown on the Final Map of Bently Science Park, File No. 376672 of the Douglas County Recorder's Office, (S. 46°50'22" E.).

**BENTLY NEVADA
EASEMENT ABANDONMENT
LEGAL DESCRIPTION**

September 8, 1998

A strip of land located within a portion of the Southwest one-quarter of Section 27, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Northeasterly line of an existing Drainage, Landscape, Pedestrian Access and Public Utility easement as shown on the Final Map of Bently Science Park, File No. 376672 of the Douglas County Recorder's Office, said point bears S. 54°50'29" E., 2375.50 feet from the West one-quarter corner of said Section 27;

thence S. 46°50'22" E., 737.30 feet;

thence N. 89°31'04" E., 74.12 feet;

thence S. 00°28'56" E., 139.78 feet;

thence N. 46°50'22" W., 699.00 feet;

thence 197.14 feet along the arc of a curve to the left having a central angle of 29°43'28" and a radius of 380.00 feet, (chord bears N. 31°58'38" W., 194.94 feet), to the **POINT OF BEGINNING.**

Containing 39,430 square feet more or less.

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Basis of Bearing

The Northeasterly line of said existing Drainage, Landscape, Pedestrian Access and Public Utility easement as shown on the Final Map of Bently Science Park, File No. 376672 of the Douglas County Recorder's Office, (S. 46°50'22"E.).

**BENTLY NEVADA
ADRE TERRACE ABANDONMENT
LEGAL DESCRIPTION**

September 8, 1998

A strip of land located within a portion of the Southwest one-quarter of Section 27, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Easterly right-of-way line of Vector Drive as shown on the Final Map of Bently Science Park, File No. 376672 of the Douglas County Recorder's Office, said point bears S. 65°51'10" E., 1876.65 feet from the West one-quarter corner of said Section 27;

thence 25.32 feet along the arc of a curve to the left having a central angle of 72°32'33" and a radius of 20.00 feet, (chord bears S.35°50'17" E., 23.66 feet);

thence N.00°25'59" E., 19.08 feet;

thence S. 44°34'01" E., 8.49 feet;

thence S. 89°34'01" E., 806.40 feet;

thence N. 44°58'31" E., 8.55 feet;

thence S. 00°28'56" E., 19.08 feet;

thence 25.32 feet along the arc of a curve to the left having a central angle of 72°32'33" and a radius of 20.00 feet, (chord bears N. 35°47'20" E., 23.66 feet), to a point on the Westerly right-of-way line of Orchard Road;

thence S. 00°28'56" E., along said Westerly right-of-way line of Orchard Road, 100.01 feet;

thence 25.32 feet along the arc of a curve to the left having a central angle of 72°32'33" and a radius of 20.00 feet, (chord bears N. 36°45'12" W., 23.66 feet);

thence S. 00°28'56" E., 19.08 feet;

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thence N. 45°01'29" W., 8.42 feet;

thence N. 89°34'01" W., 808.00 feet;

thence S. 45°25'59" W., 8.49 feet;

thence N. 00°25'59" E., 19.08 feet;

thence 25.32 feet along the arc of a curve to the left having a central angle of 72°32'33" and a radius of 20.00 feet, (chord bears S. 36°42'15" W., 23.66 feet), to a point on said Easterly right-of-way line of Vector Drive;

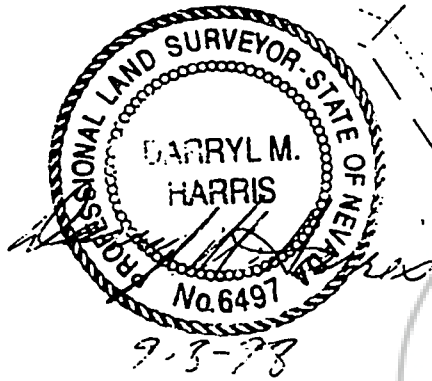
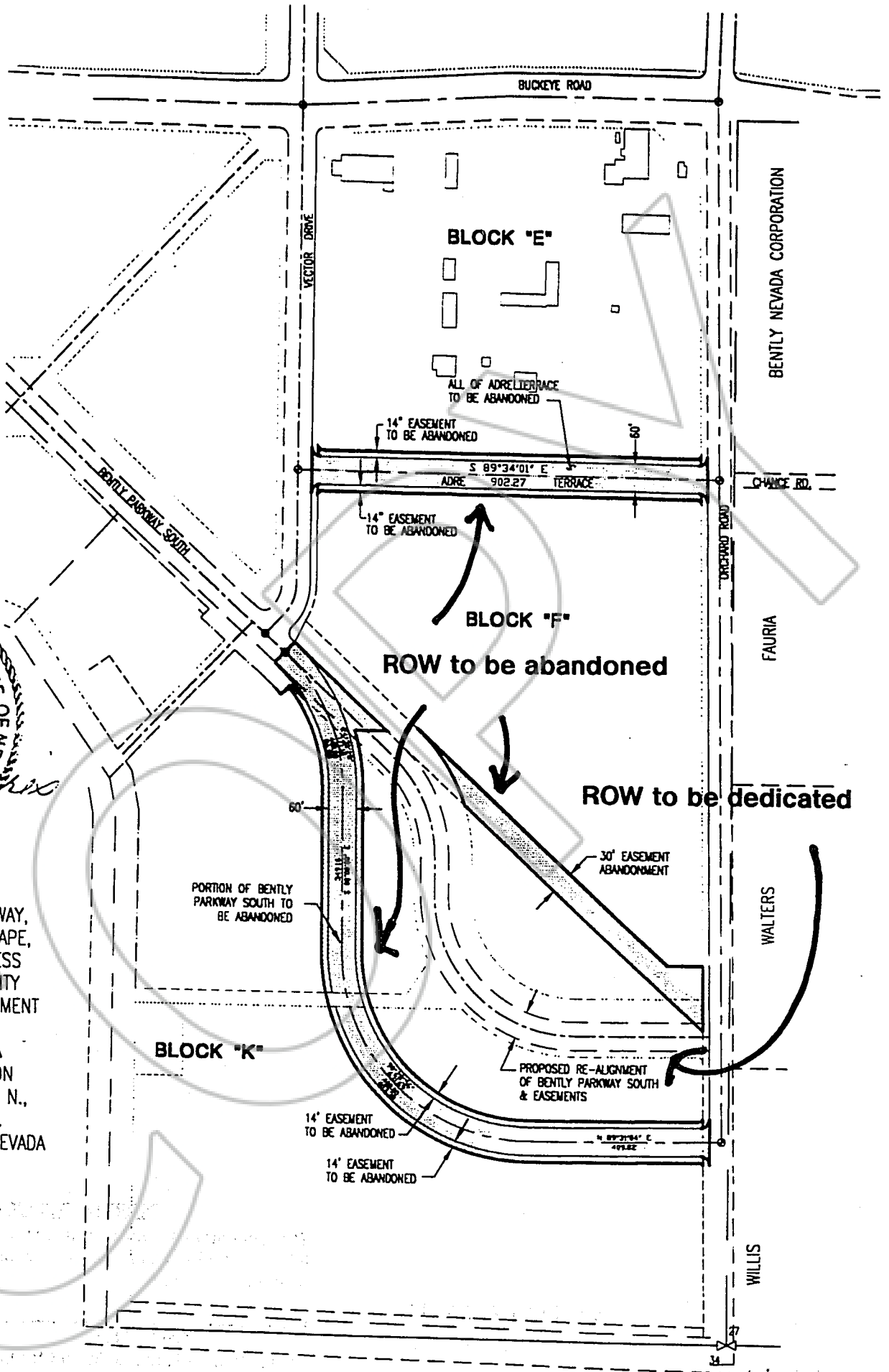
thence N. 00°25'59" E., along said Easterly right-of-way line of Vector Drive, 100.00 feet to the POINT OF BEGINNING.

Containing 74,178 square feet more or less.

Basis of Bearing

The Easterly right-of-way line of Vector Drive as shown on the Final Map of Bently Science Park, File No. 376672 of the Douglas County Recorder's Office, (N. 00°25'59"E.).





ROAD RIGHT-OF-WAY,
DRAINAGE, LANDSCAPE,
PEDESTRIAN ACCESS
AND PUBLIC UTILITY
EASEMENT ABANDONMENT
FOR
BENTLY NEVADA
WITHIN A PORTION
OF SEC. 27, T.13 N.,
R.20 E., M.D.M.
DOUGLAS COUNTY, NEVADA

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DENNING / DIVELBESS

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PREPARED BY: RESOURCE CONCEPTS, INC., 340 N. MINNESOTA ST., CARSON CITY, NEVADA

COPY

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

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LINDA SLATER
RECORDER

S. PAID 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: February 19, 1999

B. Reed Clerk of the Judicial District Court of the State of Nevada, in and for the County of Douglas.

By Carol Ann Huber Deputy

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