

NF.
Comm Dev
Lynette Tequila

FILED
NO. 99-122

99 AUG 11 AM 025

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

ABANDONMENT: DA 97-107

BARBARA REED
CLERK
BY *[Signature]* DEPUTY

**AN ORDER OF ABANDONMENT VACATING A PORTION OF THE ELDON WAY
ROADWAY EASEMENT**

WHEREAS Douglas County, a political subdivision of the State of Nevada, presently holds an easement interest within Sections 11, 12, 13 and 14, Township 13 North, Range 20 East, MDM, for portions of that certain road right-of-way commonly known as Eldon Way. Said easement is described on the Legal Descriptions of Limits of Abandonment for APN 23-400-08, Barker, APN 23-400-09, Kvasnicka, APN 23-270-10, Bing, APN 23-270-61, Spence/Herman and APN 23-270-62, Denson, attached hereto as Pages 1-5, inclusive, and for APN 23-270-32, Jeffers, APN 23-270-37, McAllister, APN 23-270-59, Heaton, APN 23-270-36, Norris, and APN 23-270-38, Meerscheidt, the descriptions of Eldon Way and Baseline Road, attached hereto as Page 6; 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 October 13, 1998, the Douglas County Planning Commission held a public hearing pursuant to NRS 278.240 found that the abandonment of the described easement was not inconsistent with the Master Plan. On November 5, 1998, the Board of Douglas County Commissioners held a public hearing found that the subject easement is in excess of the needs of Douglas County, and that the public will not be materially injured by the abandonment;

NOW THEREFORE be it ordered by the Board of Douglas County Commissioners, that the easement and incidents thereto, as described on the attached descriptions, pages 1-6, inclusive, is hereby abandoned subject to the following conditions:

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. A relocated 60' wide Right of Way for Eldon Way is dedicated concurrent herewith, and nothing contained herein is intended to abandon any of the interest dedicated by the current landowners in the Grand Deeds for Public Roadway.
4. The Order of Abandonment can be amended to include the diagonal easement on APN 23-270-62 when an adequate roadway is established within the existing easement.

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 therein.

DATE:

DOUGLAS COUNTY BOARD OF COMMISSIONERS

Jacques Etchegoyhen
By Jacques Etchegoyhen, Chairman

ATTEST:
BARBARA REED
Douglas County Clerk

Barbara Reed
By: *Jondra Condron*
Chief Deputy Clerk

0474265

BK0899PG2028

**Legal Description
of
Limits of Abandonment
for
A. P. N. 23-400-08
Barker**

All that certain lot, piece, parcel or portion of land situate, lying and being within the southwest 1/4 of the southeast 1/4 of Section 11 and the northwest 1/4 of the northeast 1/4 of Section 14, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of that certain 50' Road Easement as shown on that map entitled 'Land Division Map, portion of Parcel "2" Land Division Map Doc. 19092' filed for record in Book 118 at page 1599 as document number 27700, Official Records of Douglas County, Nevada lying within Parcel 56 as shown on said map.

And all that portion of that certain 50' Easement as shown on the 'Division of Land Map for Nevis Industries, Inc.' filed for record in Book 279 at page 124 as document number 29636, Official Records of Douglas County, Nevada lying southerly of adjacent to and parallel with the north line of the northwest 1/4 of the northeast 1/4 of aforesaid Section 14.

Prepared: October 21, 1997

Revised: October 2, 1998

By: Paul "Dean" Higginbotham, PLS 6200

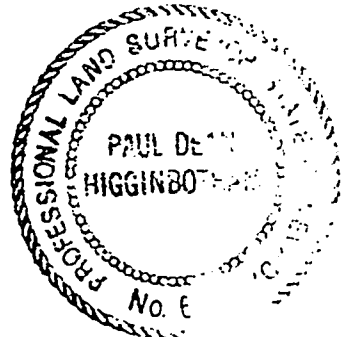
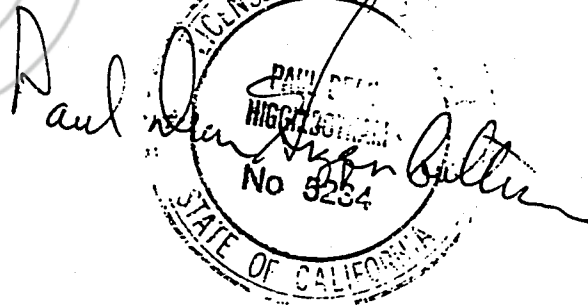
HIGG-N-SONS INC

Professional Land Surveyors

P.O. Box 425

Gardnerville, NV 89410

(702) 782-7444



**Legal Description
of
Limits of Abandonment
for
A. P. N. 23-400-09
Kvasnicka**

All that certain lot, piece, parcel or portion of land situate, lying and being within the southeast 1/4 of the southeast 1/4 of Section 11 and the northeast 1/4 of the northeast 1/4 of Section 14, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of that certain 50' Road Easement as shown on the `Land Division Map, portion of Parcel "2" Land Division Map Doc. 19092' filed for record in Book 1178 at page 1599 as document number 27700, Official Records of Douglas County, Nevada lying within Parcel 57 as shown on said map.

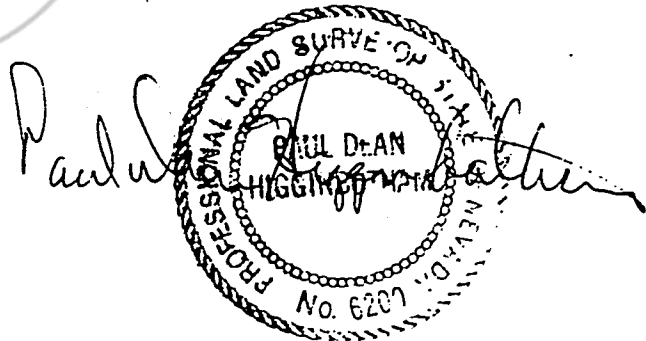
And all that portion of that certain 80' Easement as shown on the `Land Division Map for Robert Leal' filed for record in Book 1078 at page 1707 as document number 26562, Official Records of Douglas County, Nevada running diagonally across the southeast 1/4 of the southeast 1/4 of aforesaid Section 11.

And all that portion of that certain 50' Easement as shown on the `Division of Land Map for Nevis Industries, Inc.' filed for record in Book 279 at page 124 as document number 29636, Official Records of Douglas County, Nevada lying southerly of adjacent to and parallel with the north line of the northeast 1/4 of the northeast 1/4 of aforesaid Section 14.

Prepared: October 21, 1997

Revised: October 2, 1998

By: Paul "Dean" Higginbotham, PLS 6200
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**Legal Description
of
Limits of Abandonment
for
A. P. N. 23-270-10
Bing**

All that certain lot, piece, parcel or portion of land situate, lying and being within the northeast 1/4 of the northeast 1/4 of Section 14, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of that certain 50' Easement as shown on the 'Division of Land Map for Nevis Industires, Inc.' filed for record in Book 279 at page 124 as document number 29636, Official Records of Douglas County, Nevada lying northerly of adjacent to and parallel with the south line of the northeast 1/4 of the northeast 1/4 of aforesaid Section 14.

And all that portion of that certain 80' easement as shown on the 'Land Division Map, H.F. Dangberg Land & Livestock Co.' filed for record in Book 378 at page 1913 as document number 19092, Official Records of Douglas County, Nevada and also shown on the 'Land Division Map, H.F. Dangberg Livestock Co. No. 3' filed for record in Book 578 at page 1058 as document number 20557, Official Records of Douglas County, Nevada and also shown as a 60' easement on the 'Division of Land Map for Nevis Industries, Inc.' filed for record in Book 179 at page 124 as document number 29636, Official Records of Douglas County, Nevada.

Prepared: October 21, 1997

Revised: October 2, 1998

By: Paul "Dean" Higginbotham, PLS 6200

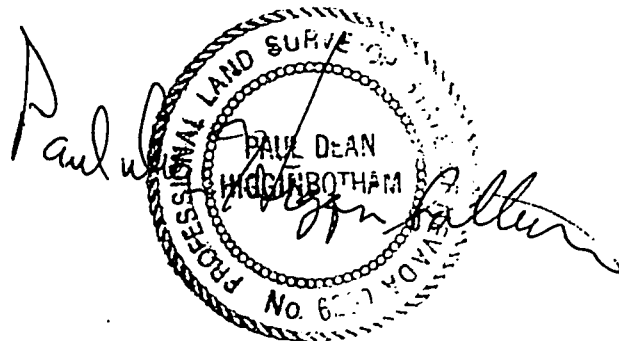
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**Legal Description
of
Limits of Abandonment
for
A. P. N. 23-270-61
Spence/Herman**

All that certain lot, piece, parcel or portion of land situate, lying and being within the south 1/2 of the southwest 1/4 of Section 12, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of that certain 50' Road Easement as shown on the `Land Division Map, portion of Parcel "2" Land Division Map Doc. 19092' filed for record in Book 1178 at page 1599 as document number 27700, Official Records of Douglas County, Nevada lying within Parcel 58 as shown on said map.

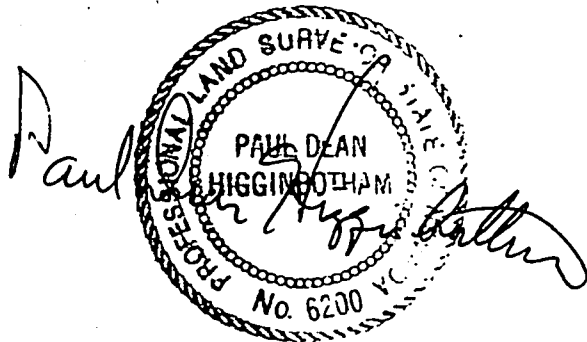
And all that portion of that certain easements shown on the `Division of Land Map for Nevis Industries, Inc.' filed for record in Book 279 at page 124 as document number 29636, Official Records of Douglas County, Nevada and more particularly described as follows:

The northerly 30' of that 60' easement as shown on aforesaid map lying 30' northerly of and 30' southerly of, adjacent to and parallel with the south line of the southeast 1/4 of the southeast 1/4 of the southwest 1/4 of said Section 12.

Prepared: October 21, 1997

Revised: October 2, 1998

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0474265

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**Legal Description
of
Limits of Abandonment
for
A. P. N. 23-270-62
Denson**

All that certain lot, piece, parcel or portion of land situate, lying and being within the southeast 1/4 of the southeast 1/4 of the southwest 1/4 of Section 12, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of those certain easements shown on the 'Record of Survey for Nevis Industries, Inc.' filed for record in Book 1280 at page 1510 as document number 51917, Official Records of Douglas County, Nevada and as shown on the 'Record of Survey to accompany a Boundary Line Adjustment for Herman, Spence and Bing' filed for record in Book 896 at page 1423 as document number 393893, Official Records of Douglas County, Nevada and more particularly described as follows:

The northerly 40' of that 80' easement as shown on aforesaid maps lying 40' northerly of and 40' southerly of, adjacent to and parallel with the south line of the southwest 1/4 of the southeast 1/4 of the southwest 1/4 of said Section 12.

Prepared: October 21, 1997

Revised: October 2, 1998

By: Paul "Dean" Higginbotham, PLS 6200

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Eldon Way and Baseline Road

Eldon Way, as shown on the Parcel Map for Eldon Townsend, recorded December 8, 1986 in the official records of Douglas County, Nevada, Document 146352, Book 1286, Page 971.

Baseline Road, as shown on the Parcel Map for Valley View Ventures, recorded January 29, 1988 in the official records of Douglas County, Nevada, Document 171456, Book 188, Page 3114.

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

'99 AUG 11 AM 11:55

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: August 11, 1999
B. L. [Signature] Clerk of the 7th 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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