

FILED

NO 2001-291

'01 NOV -8 P2:31

BY *[Signature]* DEPUTY

✓ Recorded at the request of:
Douglas County, NV
c/o Community Development Department
Attn.: Mimi Moss

ABANDONMENT: DA 01-146

AN ORDER OF ABANDONMENT VACATING A PORTION OF AN EXISTING 60-FOOT PUBLIC ROAD EASEMENT COMMONLY KNOW AS ELGES AVENUE, EAST OF U.S. HIGHWAY 395 WITHIN THE TOWN OF GARDNERVILLE.

WHEREAS Douglas County, a political subdivision of the State of Nevada, presently holds an easement interest in a strip of land located within portions of the Northwest one-quarter (NW¹/₄) and Southwest one-quarter (SW¹/₄) of Section 3 and the Northeast one-quarter (NE¹/₄) of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 3 and 4, T.12N., R.20E., M.D.M., a found 3/4" iron pipe with 2' aluminum cap "1995 Owens Eng. PLS 3090" as shown on the Record of Survey for Reno Orthopedic Clinic, LTD. et al recorded October 28, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 452854, the POINT OF BEGINNING;

Along the one-quarter line of said Section 4, North 89°33'00" West, 15.16 feet to the southeast corner of A.P.N. 1220-04-602-003 as shown on said Record of Survey;

Along the east line of said A.P.N. 1220-04-602-003, North 00°21'36" East, 302.22 feet to a point on the southerly right-of-way of Stodick Parkway as offered for dedication by G.T.E.B. LLC recorded July 20, 2001 in said office of Recorder, in Book 0701, at Page 5295;

Along said southerly right-of-way, North 61°07'36" East, 19.23 feet;

Continuing along the projection of said southerly right-of-way, North 61°07'36" East, 48.95 feet to the southwesterly corner of Stodick Parkway as offered for dedication on the Herbig Properties Limited Parcel Map recorded September 14, 1999 in said office of Recorder as Document No. 476559;

Along the easterly right-of-way of Elges Avenue per Grant of Easement and Right-of-Way recorded January 21, 1998 in said office of Recorder in Book 198, at Page 3077, South 00°21'36" West, 378.35 feet;

Continuing along said easterly right-of-way along the arc of a curve to the right, having a radius of 150.00 feet, central angle of 37°26'52", and arc length of 98.04 feet;

Continuing along said easterly right-of-way, South 37°48'28" West, 24.22 feet to a point on said line common to Section 3 and 4;

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BK 1101 PG 2727

Along said common section line, North 00°39'29" East, 152.97 feet to the POINT OF BEGINNING, containing 24,429 square feet, more or less.

TOGETHER WITH the following:

A strip of land located within portions of the Northwest one-quarter (NW¼) of Section 3 and the Northeast one-quarter (NE¼) of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 3 and 4, T.12N., R.20E., M.D.M., a found ¾" iron pipe with 2' aluminum cap "1995 Owens Eng. PLS 3090" as shown on the Record of Survey for Reno Orthopedic Clinic, LTD. et al recorded October 28, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 452854;

Along the one-quarter line of said Section 4, North 89°33'00" West, 15.16 feet to the southeast corner of A.P.N. 1220-04-602-003 as shown on said Record of Survey;

Along the east line of said A.P.N. 1220-04-602-003, North 00°21'36" East, 399.63 feet to a point on the northerly right-of-way of Stodick Parkway as offered for dedication by G.T.E.B. LLC recorded July 20, 2001 in said office of Recorder, in Book 0701, at Page 5295, the POINT OF BEGINNING;

Continuing along said east line of A.P.N. 1220-04-602-003, North 00°21'36" East, 279.39 feet;

Along the arc of curve to the right, non-tangent to the preceding course, having a radius of 20.00 feet, central angle of 43°07'49", arc length of 15.06 feet, and chord bearing and length of South 57°33'45" East, 14.70 feet;

Along the arc of a curve to the left having a radius of 64.00 feet, central angle of 50°03'33", arc length of 55.92 feet, and chord bearing and length of South 61°01'37" East, 54.16 feet;

Along the easterly right-of-way of Elges Avenue per Grant of Easement and Right-of-Way recorded January 21, 1998 in said office of Recorder in Book 198, at Page 3077, South 00°21'36" West, 212.07 feet to the northwesterly corner of Stodick Parkway as offered for dedication on the Herbig Properties Limited Parcel Map recorded September 14, 1999 in said office of Recorder as Document No. 476559;

Along the northerly projection of said Stodick Parkway, South 61°07'36" West, 48.95 feet to a point on said northerly right-of-way of Stodick Parkway as offered for dedication in Book 0701, at Page 5295;

Along said northerly right-of-way, South 61°07'36" West, 19.81 feet to the POINT OF BEGINNING, containing 14,515 square feet, more or less.

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,

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BK 110 | PG 2728

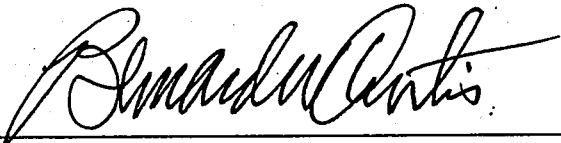
WHEREAS on October 9, 2001, the Douglas County Planning Commission held a public hearing in conformance with the provisions of NRS 278.240 to take testimony for said abandonment and did find that the release of the aforesaid described easement was not inconsistent with the Douglas County Master Plan; and,

WHEREAS on November 1, 2001, the Douglas County Board of 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, 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 aforesaid easements and incidents thereto, as described on the attached Legal Description, is hereby abandoned to GTEB, LLC subject to the following condition and stipulation:

- 1. The abandonment shall be consistent with Sections 278.240 and 278.480 of the Nevada Revised Statutes.

DATED this 1 day of NOV., 2001.



Bernard Curtis, Chairman
Douglas County Board of Commissioners

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On the 1 day of NOV., 2001, Bernard Curtis, 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 August 2, 2001, he executed the above instrument on behalf of Douglas County, a political subdivision of the State of Nevada.



Barbara J. Reed, Douglas County Clerk

BY: L. Lynch, DEPUTY

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BK 1101 PG 2729

SECTION LINE
(N00°39'29"E)

$\Delta=43^{\circ}07'49''$
R=20.00'
L=15.06'
T=7.90'

$\Delta=50^{\circ}03'33''$
R=64.00'
L=55.92'
T=29.88'

A.P.N. 1220-04-602-003
G.T.E.B. LLC

A.P.N.
1220-03-000-021
CRESTMORE VILLAGE
APARTMENTS

R/W (WIDTH
VARIES) PER
BK. 198, PG. 3077

R/W AND TRAVELED WAY
TO BE ABANDONED BY
DOUGLAS COUNTY

S61°07'36"W
48.95'

S61°07'36"W
19.81'

AREA QUITCLAIMED AND
OFFERED FOR DEDICATION
BY G.T.E.B. PER BK. 0701,
PG. 5295

85' R/W OFFERED FOR
DEDICATION BY G.T.E.B.
PER BK. 0701, PG. 5295

STODICK
PARKWAY

85' PUBLIC ROAD
RIGHT-OF-WAY PER
DOC. NO. 476559

PORTION ELGES
AVENUE NOT
ABANDONED BY
DOUGLAS
COUNTY

S61°07'36"W
48.95'
A.P.N.
1220-03-000-015
CRESTMORE TOWNHOMES
LTD. PARTNERSHIP

R/W AND
TRAVELED WAY TO
BE ABANDONED BY
DOUGLAS COUNTY

N89°33'00"W
15.16'

$\Delta=37^{\circ}26'52''$
R=150.00'
L=98.04'
T=50.84'

A.P.N.
1220-03-301-001
HERBIG PROPERTIES
LTD.

U.S.
HIGHWAY
395

4'

S00°39'29"W
152.97'

N37°48'28"E
24.22'



EXHIBIT TO ACCOMPANY ELGES AVENUE ABANDONMENT

1605 EMERALDA AVENUE • POST OFFICE BOX 2229
MINDEN, NEVADA 89423
PHONE (775) 782-2822 • FAX (775) 782-7064
WEB SITE: WWW.ROANDERSON.COM

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08/02/01
39623EXH.dwg

BK 110 | PG 2730

DESCRIPTION
Abandonment Elges Avenue (Portion)

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

A strip of land located within portions of the Northwest one-quarter (NW $\frac{1}{4}$) and Southwest one-quarter (SW $\frac{1}{4}$) of Section 3 and the Northeast one-quarter (NE $\frac{1}{4}$) of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner/common to Sections 3 and 4, T.12N., R.20E., M.D.M., a found $\frac{3}{4}$ " iron pipe with 2" aluminum cap "1995 Owens Eng. PLS 3090" as shown on the Record of Survey for Reno Orthopedic Clinic, LTC. Et al recorded October 28, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 452854, the POINT OF BEGINNING;

thence along the one-quarter line of said Section 4, North 89°33'00" West, 15.16 feet to the southeast corner of A.P.N. 1220-04-602-003 as shown on said Record of Survey;

thence along the east line of said A.P.N. 1220-04-602-003, North 00°21'36" East, 302.22 feet to a point on the southerly right-of-way of Stodick Parkway as offered for dedication by G.T.E.B. LLC recorded July 20, 2001 in said office of Recorder, in Book 0701, at Page 5295;

thence along said southerly right-of-way, North 61°07'36" East, 19.23 feet;

thence continuing along the projection of said southerly right-of-way, North 61°07'36" East, 48.95 feet to the southwesterly corner of Stodick Parkway as offered for dedication on the Herbig Properties Limited Parcel-Map recorded September 14, 1999 in said office of Recorder as Document No. 476559;

thence along the easterly right-of-way of Elges Avenue per Grant of Easement and Right-of-Way recorded January 21, 1998 in said office of Recorder in Book 198, at Page 3077, South 00°21'36" West, 378.35 feet;

thence continuing along said easterly right-of-way along the arc of a curve to the right, having a radius of 150.00 feet, central angle of 37°26'52", and arc length of 98.04 feet;

thence continuing along said easterly right-of-way, South 37°48'28" West, 24.22 feet to a point on said line common to Sections 3 and 4;

thence along said common section line, North 00°39'29" East, 152.97 feet to the POINT OF BEGINNING, containing 24,429 square feet, more or less.

TOGETHER WITH the following:

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

0527318

BK 1101 PG 2731

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thence along the arc of a curve to the left having a radius of 64.00 feet, central angle of 50°03'33", arc length of 55.92 feet, and chord bearing and length of South 61°01'37" East, 54.16 feet;

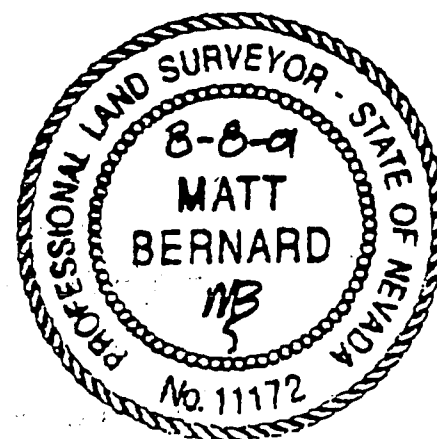
thence along the easterly right-of-way of Elges Avenue per Grant of Easement and Right-of-Way recorded January 21, 1998 in said office of Recorder in Book 198, at Page 3077, South 00°21'36" West, 212.07 feet to the northwesterly corner of Stodick Parkway as offered for dedication on the Herbig Properties Limited Parcel Map recorded September 14, 1999 in said office of Recorder as Document No. 476559;

thence along the northerly projection of said Stodick Parkway, South 61°07'36" West, 48.95 feet to a point on said northerly right-of-way of Stodick Parkway as offered for dedication in Book 0701, at Page 5295;

thence along said northerly right-of-way, South 61°07'36" West, 19.81 feet to the POINT OF BEGINNING, containing 14,515 square feet, more or less.

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

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



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BK 1101 PG 2732

8181320

88122101112

COPY

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

2001 NOV -9 AM 10: 09

0527318

LINDA SLATER
RECORDER

BK 1101 PG 2733

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 8, 2001

B. REED Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy

SEAL