

NF
Comm Dev
Tammy vs 91

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

FILED
NO. 2002 091

02 MAR 18 AIO :40

ABANDONMENT: DA 01-176

[Signature]
COUNTY

AN ORDER OF ABANDONMENT VACATING THE CUL-DE-SAC AT THE END OF SILVERADO DRIVE AND A PORTION OF A WATER TANK EASEMENT ALONG THE WESTERLY BOUNDARY OF THE SILVERADO DRIVE CUL-DE-SAC .

WHEREAS Douglas County, a political subdivision of the State of Nevada, presently holds an easement interest within a portion of the Northwest $\frac{1}{4}$ of Section 7, Township 14 North, Range 20 East, M.D.M. more particularly described as follows:

COMMENCING at the Northwest $\frac{1}{16}$ corner of said Section 7, as shown on the Final Map for Valley Vista Estates I, Phase 5, Document No. 523333, Official Records of Douglas County, Nevada;

THENCE along the westerly boundary line of said Valley Vista Estates I, S $00^{\circ}07'48''$ E, a distance of 657.50 feet;

THENCE N $89^{\circ}52'12''$ E, a distance of 131.50 feet to a point on the westerly right-of-way line of Silverado Drive;

THENCE S $03^{\circ}26'22''$ E, along said westerly right-of-way a distance of 203.43 feet to the **TRUE POINT of BEGINNING**;

THENCE S $86^{\circ}33'38''$ E, leaving said westerly right-of-way a distance of 50.00 feet to appoint on the easterly right-of-way line of Silverado Drive;

THENCE along a curve to the right having a radius of 45.00 feet, arc length of 184.20 feet, delta angle of $234^{\circ}37'24''$, a chord bearing of N $59^{\circ}14'56''$ W, and a chord length of 79.97 feet to appoint of reverse curvature;

THENCE along a curve left having a radius of 50.00 feet, arc length of 47.67 feet, delta angle of $54^{\circ}37'24''$, a chord bearing of N $30^{\circ}45'4''$ E, and a chord length of 45.88 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 8,570 square feet, more or less.

0537256

BK 0302 PG 06371

AND:

All that certain real property situate within a portion of the Northwest $\frac{1}{4}$ of Section 7, Township 14 North, Range 20 East, M.D.M. further described as the Water Tank Easement as dedicated on the Final Map of Valley Vista Estates I, Phase 1A, Book 694, Page 437, Document Number 338792.

CONTAINING 33,891 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,

WHEREAS on January 8, 2002, 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 February 7, 2002, 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.

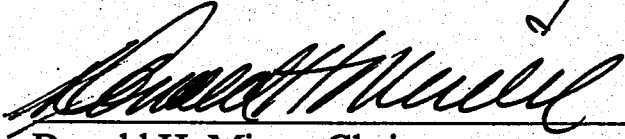
0537256

BK 0302 PG 06372

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 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 14th day of March, 2002.

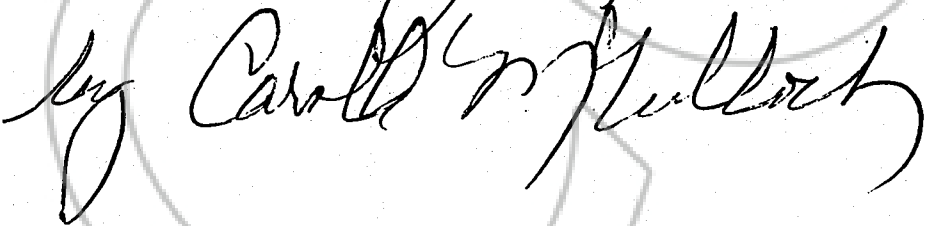


Donald H. Miner, Chairman
Douglas County Board of Commissioners

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On the 14th day of March, 2002, Donald H. Miner, 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 February 7, 2002, he executed the above instrument on behalf of Douglas County, a political subdivision of the State of Nevada.


Barbara J. Reed, Douglas County Clerk



0537256

BK0302PG06373

Exhibit "A"

Legal Description of a portion of Silverado Drive to be Abandoned

All that certain real property situate within a portion of the Northwest $\frac{1}{4}$ of Section 7, Township 14 North, Range 20 East, M.D.M. more particularly described as follows:

COMMENCING at the Northwest $\frac{1}{16}$ corner of said Section 7, as shown on the Final Map for Valley Vista Estates I, Phase 5, Document No. 523333, Official Records of Douglas County, Nevada;

THENCE along the westerly boundary line of said Valley Vista Estates I, S $00^{\circ}07'48''$ E, a distance of 657.50 feet;

THENCE N $89^{\circ}52'12''$ E, a distance of 131.50 feet to a point on the westerly right-of-way line of Silverado Drive:

THENCE S $03^{\circ}26'22''$ E, along said westerly right-of-way a distance of 203.43 feet to the **TRUE POINT OF BEGINNING**;

THENCE S $86^{\circ}33'38''$ E, leaving said westerly right-of-way a distance of 50.00 feet to a point on the easterly right-of-way line of Silverado Drive;

THENCE S $03^{\circ}26'22''$ W, along said easterly right-of-way a distance of 77.46 feet;

THENCE along a curve to the right having a radius of 45.00 feet, arc length of 184.27 feet, delta angle of $234^{\circ}37'24''$, a chord bearing of N $59^{\circ}14'56''$ W, and a chord length of 79.97 feet to a point of reverse curvature;

THENCE along a curve left having a radius of 50.00 feet, arc length of 47.67 feet, delta angle of $54^{\circ}37'24''$, a chord bearing of N $30^{\circ}45'4''$ E, and a chord length of 45.88 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 8,570 square feet, more or less.

PREPARED BY: Capital Engineering
P.O. Box 3750
Carson City, NV 89702

RECEIVED

DEC 04 2001

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

0537256

BK 0302 PG 06374

Exhibit "B"

Legal Description of Water Tank Easement to be Abandoned

All that certain real property situate within a portion of the Northwest ¼ of Section 7, Township 14 North, Range 20 East, M.D.M. further described as the Water Tank Easement as dedicated on the Final Map of Valley Vista Estates I, Phase 1A, Book 694, Page 437, Document Number 338792.

CONTAINING 33,891 square feet, more or less.

PREPARED BY: Capital Engineering
P.O. Box 3750
Carson City, NV 89702

RECEIVED

DEC 04 2001

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

0537256

BK 0302 PG 06375

NW 1/16 CORNER SEC. 7
FND BLM BRASS CAP

750.40'

N 00°07'48" W

EXISTING 50' R/W

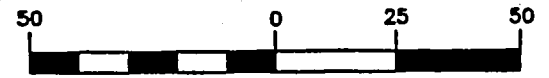
EXISTING WATER
TANK EASEMENT

PROPOSED WATER
TANK EASEMENT

SILVERADO DRIVE

SAFERITE

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

EXISTING FENCE

EXISTING WELL
HOUSE

EXISTING TANK

SAGE ST

EXISTING R/W
PROPOSED R/W

Prepared By:

 CAPITAL ENGINEERING

P.O. Box 3750
Carson City, NV 89702
(775) 882-5630

EXHIBIT MAP TO ACCOMPANY
SILVERERADO DRIVE ABANDONMENT
& WATER TANK EASEMENT ABANDONMENT

DOUGLAS COUNTY

0537256

BK 0302PG06376

DECEMBER 2001

Dwg. No. 059/PHASE 5/SILVERADO-EXHIBIT-B

EXHIBIT C

00217800

COPY

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

2002 MAR 19 AM 8:58

LINDA SLATER
RECORDER

0537256

PAID BC DEPUTY

BK0302PG06377

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: March 18, 2002

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

By Carol M. Hullock Deputy

SEAL

SEAL