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Checks
Carol

FILED

NO. 2003.119

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

'03 JUN 13 P2:47

ABANDONMENT: DA 02-161

BARBARA REED
CLERK
BY *[Signature]* DEPUTY

**AN ORDER OF ABANDONMENT VACATING APPROXIMATELY
2,640 FEET BY 25 FEET OF ROADWAY AND UTILITY
EASEMENT LYING WITHIN ASSESSOR PARCEL NUMBERS
1420-06-602-017 through -025**

WHEREAS Douglas County, a political subdivision of the State of Nevada, presently holds roadway and utility easement interest within the South 1/2 of the Northeast 1/4 of Section 6, Township 14 North, Range 20 East, M.D.B. & M. Said easements are described as being those certain roadway and utility easements lying within the boundaries of Assessor Parcel Numbers 1420-06-602-017 through -025, recorded in Book 15, Page 397, Document No. 21676; Book 15, Page 394, Document No. 21673; Book 15, Page 396, Document 21675; Book 14, Page 586, Document No. 21353; Book 15, Page 70, Document No. 21500; Book 16, Page 487, Document No. 22115; Book 16, Page 429, Document No. 22085; and Book 15, Page 395, Document No. 21671 (formerly 1420-06-602-002, -003, -004 and -008 and 1420-06-602-010 through -013) and the easements are more specifically described in the Description and map attached as Exhibit A.

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

WHEREAS on November 21, 2002, the Douglas County Board of Commissioners held a public hearing 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, that the subject easement is in conformance with the provisions of NRS 278.240, that the 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 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.
2. Concurrently with the recordation of the order of abandonment, the applicant shall dedicate the necessary utility easements to serve the approved development.

DATED this 17th day of June, 2003.

[Signature]
Steve Weissinger, Chairman
Douglas County Board of Commissioners

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STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On the 11th day of June, 2003, Steve Weissinger, 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 November 21, 2002, 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 Chad M. Hullock
DEPUTY

0580230

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TOPS)

1"=200'

U.S. HIGHWAY 395

PROPOSED
EASEMENT ABANDONMENT
AUGUST 2002

CAPITAL ENGINEERING
P.O. Box 3756
Carson City, NV 89702
(775) 862-6636

TOPSY LANE

APN 1420-06-602-011
MEADOW HIGHLANDS
NV LLC
1.53± Acres (ADJ)

APN 1420-06-602-008
MEADOW HIGHLANDS
NV LLC
5.50± Acres (ADJ)

APN 1420-06-602-010
BONAFEDE, C & J
& HONE, D & K

APN 1420-06-602-012
MEADOW HIGHLANDS
NV LLC

25' ROADWAY & FLE
TO BE ABANDONED

APN 1420-06-602-009
MEADOW HIGHLANDS
NV LLC

25' ROADWAY & FLE
TO BE ABANDONED

APN 1420-06-602-013
MEADOW HIGHLANDS
NV LLC

25' ROADWAY & FLE
TO BE ABANDONED

APN 1420-06-602-004
MEADOW HIGHLANDS
NV LLC

APN 1420-06-602-003
MEADOW HIGHLANDS
NV LLC

APN 1420-06-602-002
MEADOW HIGHLANDS
NV LLC

0580230

Exhibit A-1

LEGAL DESCRIPTION of Roadway & Public Utility Easements to be Abandoned

All that certain real property situate in Douglas County, Nevada, more particularly described as follows:

APN 1420-06-602-011

The Westerly 25 feet of Parcel 13-031-04 as shown on the Amended Record of Survey for Douglas County, Document No. 495561, Official Records of Douglas County, Nevada.

APN 1420-06-602-008

The Westerly 25 feet of Parcel 13-031-05 as shown on the Amended Record of Survey for Douglas County, Document No. 495561, Official Records of Douglas County, Nevada.

APN 1420-06-602-012

The Easterly 25 feet Parcel 13-031-13 as shown on the Amended Record of Survey for Douglas County, Document No. 495561, Official Records of Douglas County, Nevada.

APN 1420-06-602-013

The Westerly 25 feet of Parcel 13-031-12 as shown on the Amended Record of Survey for Douglas County, Document No. 495561, Official Records of Douglas County, Nevada.

APN 1420-06-602-004

The Westerly 25 feet of Parcel 13-031-11 as shown on the Amended Record of Survey for Douglas County, Document No. 495561, Official Records of Douglas County, Nevada.

APN 1420-06-602-003

The Westerly 25 feet of Parcel 13-031-10 as shown on the Amended Record of Survey for Douglas County, Document No. 495561, Official Records of Douglas County, Nevada.

APN 1420-06-602-002

The Westerly 25 feet of Parcel 13-031-09 as shown on the Amended Record of Survey for Douglas County, Document No. 495561, Official Records of Douglas County, Nevada.

APN 1420-06-602-010

The Westerly 25 feet of Parcel 13-031-06 as shown on the Amended Record of Survey for Douglas County, Document No. 495561, Official Records of Douglas County, Nevada.



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EXP 12-31-02

Statement of Justification
***25' Roadway and Public Utilities Easement Abandonment
for Carson Valley Plaza***

Per NRS 278.480, Capital Engineering would like to petition Douglas County Community Development to vacate the easements dedicated as the following:

1. Document No. 21676, Book 15, Page 397, Official Records of Douglas County, Nevada, located on APN 1420-06-602-002.
2. Document No. 21673, Book 15, Page 394, Official Records of Douglas County, Nevada, located on APN 1420-06-602-003.
3. Document No. 21675, Book 15, Page 396, Official Records of Douglas County, Nevada, located on APN 1420-06-602-004.
4. Document No. 21353, Book 14, Page 586, Official Records of Douglas County, Nevada, located on APN 1420-06-602-008.
5. Document No. 21500, Book 15, Page 70, Official Records of Douglas County, Nevada, located on APN 1420-06-602-010.
6. Document No. 22115, Book 16, Page 487, Official Records of Douglas County, Nevada, located on APN 1420-06-602-011.
7. Document No. 22085, Book 16, Page 429, Official Records of Douglas County, Nevada, located on APN 1420-06-602-012.
8. Document No. 21671, Book 15, Page 395, Official Records of Douglas County, Nevada, located on APN 1420-06-602-013.

Please refer to "Exhibit A" for legal descriptions of Roadway and Public Utility Easements to be abandoned in association with each of the above referenced parcels.

The easements were dedicated prior the submittal of plans for the construction of Carson Valley Plaza site. This abandonment will not cause any material injury to the public. Meadow Highlands Nevada, LLC and the Hone Family Trust are the only owners affected by the proposed abandonment, the application has been signed and is to serve as the petition to the Board of County Commissioners.

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

2003 JUN 17 AM 9: 14

WERNER CHRISTEN
RECORDER

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SEAL

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: June 13 2003
B. REED Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.
By Walter Mullock Deputy

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