

NF

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

2003 OCT -9 AM 9:42

WERNER CHRISTEN  
RECORDER

\$ 0 PAID 89 DEPUTY

Assessor's Parcel Number: N/A

Date: OCTOBER 8, 2003

Recording Requested By:

✓ Name: MMT MOSS/COMMUNITY DEVELOPMENT

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

ABANDONMENT: DA 03-103 (#2003.205)  
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)  
*This cover page must be typed or legibly hand printed.*

0592847  
BK1003PG4075

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

FILED  
NO. 2003-205  
'03 OCT -8 P12:27

ABANDONMENT: DA 03-103

BARBARA REED  
CLERK  
BY [Signature] DEPUTY

**AN ORDER OF ABANDONMENT VACATING APPROXIMATELY 1,360 FEET  
OF A 50-FOOT WIDE ROADWAY EASEMENT COMMONLY KNOWN AS  
SUNRISE PASS ROAD, GENERALLY BEGINNING EAST OF MACKAY WAY  
AND EXTENDING 665 FEET PAST KINCAID AVENUE (TO THE EAST)**

WHEREAS Douglas County, a political subdivision of the State of Nevada, presently holds an easement interest within the Northeast  $\frac{1}{4}$  of Section 2, Township 13 North, Range 20 East, M.D.B. & M. Said easement is described as being that portion of a public road, known as Sunrise Pass Road lying over Assessor's Parcel Number 1320-11-001-031 (Anderson/Brusatori) and 1320-11-001-030 (Dewing property), and where the easement is 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 public roadway which is in excess of its needs; and,

WHEREAS on August 7, 2003, 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, that the public will not be materially injured by the abandonment, and the abandonment is not inconsistent with the Douglas County Master Plan; and,

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 7<sup>th</sup> day of OCT., 2003.

[Signature]  
Kelly D. Kite, Chairman  
Douglas County Board of Commissioners

0592847  
BK 1003PG4076

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF DOUGLAS    )

On the 7<sup>th</sup> day of October, 2003, Kelly D. Kite, 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 7, 2003, 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 Carol W. Mullock  
DEPUTY CLERK

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BK1003PG4077

**DESCRIPTION  
SUNRISE PASS ROAD ABANDONMENT  
OVER A.P.N. 1320-11-001-031 (ANDERSON/BRUSATORI)**

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

A portion of a public road, known as Sunrise Pass Road, located within the Northeast one-quarter (NE) of Section 11, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the north one-quarter corner of said Section 11, the southwest corner of Parcel 1 as shown on the Parcel Map for Joseph Kenneth and Betty Jean Miller recorded August 3, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 497064, also being the northwest corner of Parcel No. 1 as shown on the Record of Survey to Accompany Lot Line Adjustments for Larry D. and Gwyn N. Grim recorded February 22, 1989 in said office of Recorder as Document No. 196699;

thence along the northerly line of said Northeast one-quarter of Section 11, also being the southerly line of Parcel 1 and Parcel 2 as shown on said Miller Parcel Map, South 89°43'52" East, 690.67 feet, more or less, to a point on the easterly line of Kincaid Avenue as shown on the Parcel Map of the Resubdivision of Parcel 1 for Charles A. Kincaid, Jr. recorded September 3, 1976 in said office of Recorder as Document No. 02981;

thence along said easterly line of Kincaid Avenue, South 00°22'46" West, 12.80 feet, more or less, to the POINT OF BEGINNING;

thence along an existing fence line, North 88°56'46" East, 627.06 feet, more or less, to the northeast corner of Parcel A as shown on the Record of Survey for the Charles A. Kincaid Lot Line Adjustment recorded March 1, 1991 in said office of Recorder as Document No. 245866;

thence along the easterly line of said Parcel A, South 00°46'27" East, 50.01 feet, more or less, to a point on the southerly line of Sunrise Pass Road as shown on the Parcel Map for Charles A. Kincaid Jr. recorded May 18, 1976 in said office of Recorder as Document No. 00327;

thence along said southerly line of Sunrise Pass Road, North 89°53'02" West, 627.88 feet, more or less, to a point on the westerly line of said Kincaid Avenue;

thence along said westerly line of Kincaid Avenue, North 00°22'46" East, 37.20 feet, more or less, to the POINT OF BEGINNING, containing 27,356 square feet, more or less.

The Basis of Bearing of this description is South 89°53'02" East, the south line of

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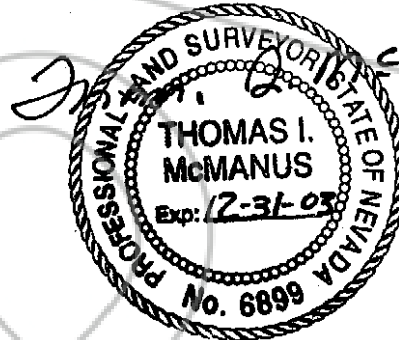
0592847

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Parcels 1, 2, 3, and 4 as shown on said Miller Parcel Map, Document No. 497064.

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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COMMUNITY DEVELOPMENT

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CLAY COUNTY  
COMMUNITY DEVELOPMENT

PARCEL 2  
1320-02-002-071

PARCEL 3  
1320-02-002-075

PARCEL A  
1320-02-002-074

60' REMAINING  
SUNRISE PASS ROAD  
PUBLIC ROAD R/W  
AND P.U.E. (WIDTH  
VARIES) PER PER  
DOC. NO. 497064

N1/4 COR

89°43'52"E  
690.67'

2

KINCAID  
AVENUE

SUNRISE PASS ROAD

50' PUBLIC ROAD AND  
P.U.E. AS SHOWN ON  
DOC. NO. 00327

EXIST. FENCE

AREA OF ABANDONMENT (27,356 SF)  
AREA QUITCLAIMED TO ANDERSON / BRUSATORI  
PER BK. 800, PG. 585  
(SUNRISE PASS ROAD SOUTHERLY OF EXISTING FENCE)

A.P.N. 1320-11-001-031  
ANDERSON, M.J. & BRUSATORI, L.F.

0592847

1" = 100'



1408 EBENHARLDA AVENUE / POST OFFICE BOX 2229  
HINDEN, NEVADA 89421  
PHONE: (775) 782-2822 / FAX: (775) 782-7084  
WEB SITE: WWW.ANDERSON.CORP

EXHIBIT  
SUNRISE PASS ROAD ABANDONMENT  
ANDERSON/BRUSATORI A.P.N. 1320-11-001-031  
24706EXH-ABAND.dwg 06/17/03

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247-05-99  
06/12/03

**DESCRIPTION  
SUNRISE PASS ROAD ABANDONMENT  
OVER A.P.N. 1320-11-001-030 (DEWING)**

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

A portion of a public road, known as Sunrise Pass Road, located within the Northeast one-quarter (NE) of Section 11, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the north one-quarter corner of said Section 11, the southwest corner of Parcel 1 as shown on the Parcel Map for Joseph Kenneth and Betty Jean Miller recorded August 3, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 497064, also being the northwest corner of Parcel No. 1 as shown on the Record of Survey to Accompany Lot Line Adjustments for Larry D. and Gwyn N. Grim recorded February 22, 1989 in said office of Recorder as Document No. 196699;

thence along the westerly line of Parcel No. 1 as shown on said Grim Record of Survey, South 00°04'59" West, 11.54 feet, more or less, to a point on an existing fence line, the POINT OF BEGINNING;

thence along said existing fence line, South 89°43'52" East, 640.60 feet, more or less, to a point on the westerly line of Kincaid Avenue as shown on the Parcel Map of the Resubdivision of Parcel 1 for Charles A. Kincaid, Jr. recorded September 3, 1976 in said office of Recorder as Document No. 02981;

thence along said westerly line of Kincaid Avenue, South 00°22'46" West, 36.75 feet, more or less, to a point on the southerly line of Sunrise Pass Road as shown on the Parcel Map for Charles A. Kincaid Jr. recorded May 18, 1976 in said office of Recorder as Document No. 00327;

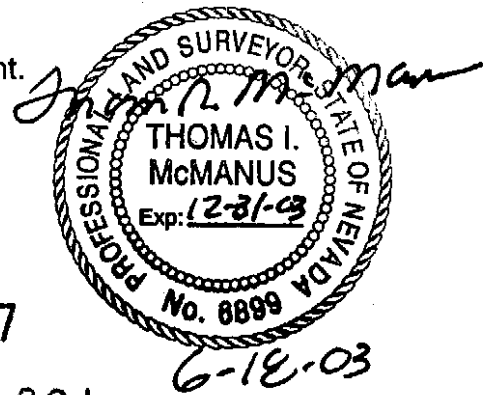
thence along said southerly line of Sunrise Pass Road, North 89°53'02" West, 640.41 feet, more or less, to a point on said westerly line of Parcel No. 1;

thence along said westerly line of Parcel No. 1, North 00°04'59" East, 38.46 feet, more or less, to the POINT OF BEGINNING, containing 24,086 square feet, more or less.

The Basis of Bearing of this description is South 89°53'02" East, the south line of Parcels 1, 2, 3, and 4 as shown on said Miller Parcel Map, Document No. 497064.

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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DOUGLAS COUNTY  
COMMUNITY DEVELOPMENT

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6-18-03

30' ROAD R/W PER BK. 34, PG. 59B

15' ROADWAY AND UTILITY EASEMENT PER BK. 394, PG. 2417

30' PUBLIC ROAD R/W AND P.U.E. PER DOC. NO. 497064

PARCEL 1  
1320-02-002-070

PUBLIC ROAD R/W AND P.U.E. (WIDTH VARIES) PER PER DOC. NO. 497064

PARCEL 2  
1320-02-002-071

60' REMAINING SUNRISE PASS ROAD

N1/4 COR

SUNRISE PASS ROAD

EXIST. FENCE

50' PUBLIC ROAD AND P.U.E. AS SHOWN ON DOC. NO. 00327

AREA OF ABANDONMENT (24,086 SF)  
AREA QUITCLAIMED TO DEWING PER BK. 800, PG. 582  
(SUNRISE PASS ROAD SOUTHERLY OF EXISTING FENCE)

A.P.N. 1320-11-001-030  
DEWING, BRUCE E. & JERRY P.

KINCAID AVENUE



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BK 1003 PG 4082



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HENDER, NEVADA 89425  
PHONE: (775) 792-2522 / FAX: (775) 792-7094  
WEB SITE: WWW.ANDERSON.COM

# EXHIBIT SUNRISE PASS ROAD ABANDONMENT DEWING A.P.N. 1320-11-001-030

06/17/03  
24705EXH-ABAND.dwg



COPY

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: October 8, 2003

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

By [Signature] Deputy

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