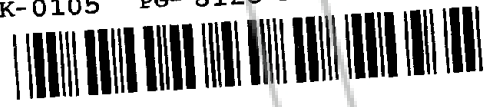


DOC # 0635079
01/24/2005 02:44 PM Deputy: KLJ
OFFICIAL RECORD
Requested By:
D C/COMMUNITY DEVELOPMENT

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 8 Fee: 0.00
BK-0105 PG- 8128 RPTT: 0.00



Assessor's Parcel Number: N/A

Date: JANUARY 21, 2005

Recording Requested By:

Name: ADAM GILBERT/COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

ORDER FOR ABANDONMENT (#2005.021)

(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.

FILED

NO. 2005.021

2005 JAN 21 PM 3:49

Recorded at the request of:
Douglas County
Community Development Department
P.O. Box 218
Minden, Nevada 89423
APN 1320-29-201-003, 1320-29-201-004,
1320-29-201-005, 1320-29-201-006
1320-29-201-007, 1320-29-201-008,
1320-29-201-009, 1320-29-201-010,
1320-29-212-060, 1320-29-212-050,
1320-29-212-059

BARBARA REED
CLERK

[Signature]
DEPUTY

**ORDER FOR ABANDONMENT
A PORTION OF FRIEDA LANE IN DOUGLAS COUNTY, NEVADA**

WHEREAS, the Douglas County Planning Commission conducted a hearing on February 10, 2004, on the application by the Frieda Lane Homeowners Association to abandon a portion of Frieda Lane, and recommended approval of the application; and

WHEREAS, the Douglas County Board of Commissioners conducted hearings on March 4, 2004 and April 1, 2004, continued at the request of the applicant and resumed on October 7, 2004, on the application to abandon a portion of Frieda Lane, as hereinafter set forth; and

WHEREAS, due and proper notice has been given, in the manner provided by law;

WHEREAS, final action was scheduled on the administrative calendar on January 20, 2005, with no additional notice provided, as public hearings had previously been conducted, in the manner provided by law, and the opposition to the abandonment has been withdrawn;

WHEREAS, the portion of Frieda Lane sought to be abandoned was offered for dedication but does not comply with Douglas County standards, in dimensions or construction, and has never been accepted or occupied by Douglas County or the Town of Minden, administratively, or otherwise, and, subject to reservation of easements for public utilities and emergency access, and good cause otherwise appearing, the Board finds that the public will not be materially injured by the abandonment;

NOW, THEREFORE, the portion of Frieda Lane described on Exhibit A, and graphically represented on Exhibit B, attached and incorporated by reference, shall be, and it hereby is, ordered abandoned and set over to the applicant, Frieda Lane Homeowners Association. Easements for public utilities and emergency access are reserved.



Order for Abandonment
A Portion of Frieda Lane in Douglas County, Nevada
Page Two

Dated the 20 day of January, 2005.

ATTEST:

Barbara Reed

BABARA REED, Douglas County Clerk

By: *L. Lynch*

~~County Clerk~~ CLERK TO THE BOARD

DOUGLAS COUNTY, NEVADA

By: *Kelly D. Kite*

Kelly D. Kite, Chairman
Board of County Commissioners



LEGAL DESCRIPTION

FRIEDA LANE

(Portion of Parcel 2 (RIGHT-OF-WAY), WINHAVEN UNIT No. 1)

That certain parcel of real property situate within the Northwest quarter of Section 29, Township 13 North, Range 20 East, M.D.B. & M., County of Douglas, State of Nevada, more particularly described as follows:

BEGINNING at the most easterly corner of Lot 8 of HIDDEN BROOK as shown on the Final Plat thereof filed in the office of the county recorder of Douglas County, State of Nevada as Document No. 531980 in Book 0102 at Page 2456 on January 10, 2002, from which point the South quarter corner of Section 30, Township 13 North, Range 20 East, M.D.B. & M., bears South $46^{\circ} 09' 31''$ West 4,140.06 feet as shown on said Final Plat of HIDDEN BROOK;

THENCE along the northwesterly line of said Lot 8 South $30^{\circ} 07' 15''$ East 1.13 feet to the TRUE POINT OF BEGINNING, said point being an angle point on the southerly line of FRIEDA LANE shown as Parcel 2 of WINHAVEN UNIT NO. 1, as shown on the Final Plat thereof filed in the office of the county recorder of Douglas County, State of Nevada, as Document No. 194373 in Book 189 at Page 1590 on January 13, 1989;

THENCE North $48^{\circ} 38' 46''$ East 40.72 feet to a centerline monument as shown on said Final Plat of HIDDEN BROOK;

THENCE North $3^{\circ} 36' 54''$ West 22.52 feet to an angle point on the northerly line of FRIEDA LANE;

THENCE along said northerly line South $88^{\circ} 45' 39''$ East 618.12 feet;

THENCE continuing along said northerly line South $89^{\circ} 00' 49''$ East 1,525.39 feet to a point on the west line of BOUGAINVILLEA DRIVE (formerly ANDOVER DRIVE), said point being the beginning of a non-tangent 360.84 foot radius curve to the right concave to the southwest and west from which point the radius point bears South $64^{\circ} 27' 53''$ West and having a chord bearing of South $21^{\circ} 14' 34''$ East.

THENCE from a tangent which bears South $25^{\circ} 32' 07''$ East southeasterly and southerly along said curve and west line of BOUGAINVILLEA DRIVE, a distance of 54.07 feet through a central angle of $8^{\circ} 35' 06''$ to a point on the south line of FRIEDA LANE;

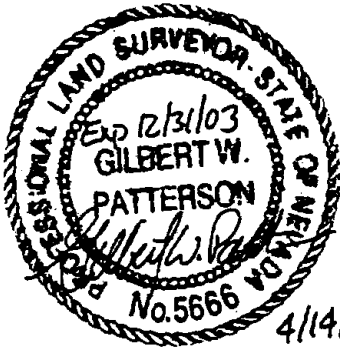
THENCE along the south line of FRIEDA LANE North $89^{\circ} 00' 49''$ West 1,545.91 feet;

THENCE continuing along said south line North $88^{\circ} 45' 38''$ West 646.34 feet to the TRUE POINT OF BEGINNING;

The area of this parcel is 2.48 acres, more or less.

The basis of bearing for this description is the said final plat of Windhaven Unit No. 1.





Gilbert W. Patterson, PLS 5666

COOPY

PCOC_FRIEDA.LGL

14-Apr-03 Page 2 of 2

CASTLE LAND SURVEYING • PO Box 1139 • Sparks, NV 89432

castleland@aol.com

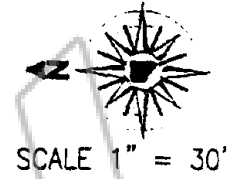
(775) 689-8620

F) (775) 689-8601



BK- 0105
PG- 8132

EXHIBIT 'B'
FRIEDA LANE
NW 1/4 SECTION 29
T. 13 N., R. 20 E., M.D.B. & M.
DOUGLAS COUNTY, NEVADA



COMMON AREA

FRIEDA LANE

PARCEL 2, WINHAVEN, UNIT NO. 1

RIGHT-OF-WAY

S 88°45'39"E 618.12'

S 88°45'38"E 646.34'

N 3°36'54"W
22.52'

N 48°38'46"E
40.73'

HIDDEN BROOK

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SHT 1 of 2

BK- 0105
PG- 8133
Page: 6 Of 8 01/24/2005

CASTLE LAND SURVEYING 240 Linden St. Reno, NV 89502 (775) 689-8620 Fax (775) 689-8601

CASTLELAND@AQL.COM

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EXHIBIT 'B'
 FRIEDA LANE
 NW 1/4 SECTION 29
 T. 13 N., R. 20 E., M.D.B. & M.
 DOUGLAS COUNTY, NEVADA



BOUGAINVILLEA DRIVE

D = 8'35'06"
 R = 360.84'
 L = 54.07'
 Ch: N 21'14'34"W
 54.02'

**WINHAVEN
 FRIEDA LANE**

WINHAVEN UNIT 2
 S 89°00'49"E 1,525.39'
 S 89°00'49"E 1,545.91'

SEE DETAIL
 SHT 2 of 2

S 88°45'39"E 618.12'
 S 88°45'38"E 646.34'
 N 46°10'26"E 4,139.79'

HIDDEN BROOK

SHT 2 of 2

BK- 0105
 PG- 8134
 01/24/2005



0635079 Page: 7 of 8

CASTLE LAND SURVEYING 240 Linden St. Reno, NV 89502 (775) 689-8620 Fax (775) 689-8601

CASTLELAND@AOL.COM

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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: January 21, 2005
B. Reed Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.
By Carol Mullock Deputy

