

NF

DOC # 0646851
06/15/2005 11:03 AM Deputy: KLJ

OFFICIAL RECORD

Requested By:

D C/CLERK

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 5 Fee: 0.00
BK-0605 PG- 6110 RPTT: 0.00



Assessor's Parcel Number: 1420-06-502-009
1420-06-502-010

Date: JUNE 15, 2005

Recording Requested By:

✓ Name: CAROL, CLERK'S OFFICE

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

ORDER OF ABANDONMENT: DA 04-199 (#2005.122)

(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. 2005-122

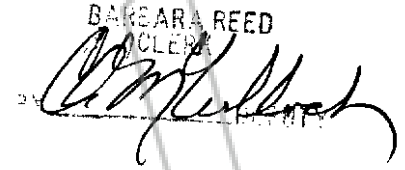
2005 JUN 15 AM 9:32

Recorded at the request of:

El Dorado Savings Bank Edgar Roberts
P.O. Box 1208 P.O. Box 1882
Placerville, CA 95667 Carson City, NV 89702

APN's: 1420-06-502-009
1420-06-502-010

BARBARA REED
CLERK



ORDER OF ABANDONMENT: DA 04-199
ABANDONMENT OF AN APPROXIMATE 60-FOOT PORTION OF A 100-FOOT
ROAD EASEMENT FOR PUBLIC PURPOSES LOCATED BETWEEN 3788 & 3790 U.S.
HIGHWAY 395, DOUGLAS COUNTY, NEVADA

WHEREAS, the Douglas County Planning Commission conducted a hearing on February 8, 2005, on the application by El Dorado Savings Bank and Edgar Roberts to abandon an approximate 60-foot portion of a 100-foot road right-of-way, located between 3788 & 3790 U.S. Highway 395, described on Exhibits A and B, and recommended approval; and

WHEREAS, the Douglas County Board of Commissioners conducted a hearing on March 3, 2005, on the application, on due and proper notice, in the manner provided by law; and

WHEREAS, the Board finds that the public will not be materially injured by the abandonment of the easements as set forth herein; and

NOW, THEREFORE, an approximate 60-foot portion of a 100-foot road right-of-way, located between 3788 & 3790 U.S. Highway 395, and more particularly described on Exhibits A and B, attached and incorporated by reference, shall be, and it hereby is, ordered abandoned.


Dated the 3rd day of March 2005.

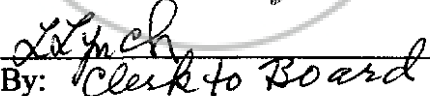
DOUGLAS COUNTY, NEVADA



Kelly D. Kite, Chair
Board of County Commissioners

ATTEST:
BARBARA REED, Douglas County Clerk



By: 
Clerk to Board

RECEIVED

JUL 07 2004

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

10/20/04
108402ABNDMT.dwg

SCALE: 1" = 60'

U.S. HIGHWAY 395

POINT OF BEGINNING

A.P.N. 1420-06-502-009
ROBERTS, EDGAR S.

100 ROAD/UTILITY EASEMENT
PER BK. 386, PG. 1063 AND
BK. 876, PG. 640

AREA OF ABANDONMENT
(THE NORTHERLY 28')
8,137 SF

REMAINING PORTION OF
ROAD/UTILITY EASEMENT

AREA OF ABANDONMENT
(THE SOUTHERLY 32')
9,006 SF

A.P.N. 1420-06-502-010
(OUTPARCEL 1)
EL DORADO SAVINGS BANK FSB

A.P.N. 1420-06-502-011
BRINKER NEVADA, INC.
(CHILLI'S)

EXHIBIT A

ROAD ABANDONMENT

A.P.N. 1420-06-502-009 & 010

SECTION 6, T.14N., R.20.E., M.D.M.

A.P.N. 1420-06-502-008
WAL-MART REAL ESTATE BUS TRUST



1603 EMERALDA AVENUE / POST OFFICE BOX 2229
HINDEN, NEVADA 89423
PHONE: (775) 782-2322 / FAX: (775) 782-7084
WEB SITE: WWW.ANDERSON.COM



BK- 0605
PG- 6112

EXHIBIT B

1084-02-04
Revised: 02/14/05
10/20/04
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DESCRIPTION ROAD EASEMENT ABANDONMENT OVER A.P.N.'S 1420-06-502-009 & 010

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

Portions of a 100-foot wide road easement, located within the Northeast one-quarter (NE1/4) of Section 6, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

The Southerly 32 feet and the Northerly 28 feet of a 100-foot wide road and utility easement as described in an Easement Deed recorded August 13, 1976 in the office of Recorder, Douglas County, Nevada in Book 876, at Page 640 and also described in a Grant, Bargain, Sale Deed recorded March 12, 1986 in said office of Recorder in Book 386, at Page 1063, further described as follows:

The Southerly 32 feet

Commencing at the southeast corner of Adjusted A.P.N. 1420-06-502-003 (Outparcel 1) as shown on the Record of Survey to Support a Boundary Line Adjustment for Edgar S. Roberts recorded September 8, 2003 in said office of Recorder as Document No. 589087, a found 5/8" rebar with plastic cap PLS 11172, said point also being on the westerly right-of-way line of U.S. Highway 395;

thence along said westerly right-of-way line, North 07°48'25" East, 89.43 feet to the POINT OF BEGINNING;

thence along the southerly line of said 100-foot wide road & utility easement, North 89°38'51" West, 279.34 feet;

thence along the westerly line of said easement, North 00°21'09" East, 32.00 feet;

thence South 89°38'51" East, 283.53 feet

thence along said westerly right-of-way line of U.S. Highway 395, South 07°48'25" West, 32.27 feet to the POINT OF BEGINNING, containing 9,006 square feet, more or less.

The Northerly 28 feet

Commencing at the southeast corner of Adjusted A.P.N. 1420-06-502-003 (Outparcel 1) as shown on the Record of Survey to Support a Boundary Line Adjustment for Edgar S. Roberts recorded September 8, 2003 in said office of Recorder as Document No.

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PG- 6113
06/15/2005

589087, a found 5/8" rebar with plastic cap PLS 11172, said point also being on the westerly right-of-way line of U.S. Highway 395;

thence along said westerly right-of-way line, North 07°48'25" East, 162.04 feet to the POINT OF BEGINNING;

thence North 89°38'51" West, 288.77 feet;

thence along the westerly line of said 100-foot wide road & utility easement, North 00°21'09" East, 28.00 feet;

thence along the northerly line of said easement, South 89°38'51" East, 292.43 feet;

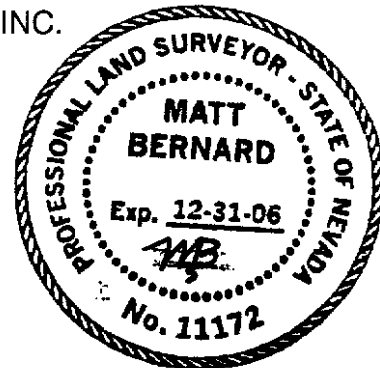
thence along said westerly right-of-way line of U.S. Highway 395, South 07°48'25" West, 28.24 feet to the POINT OF BEGINNING, containing 8,137 square feet, more or less.

The Basis of Bearing of this description is North 00°17'22" East, the west line of the SE1/4NE1/4 of Section 6, T.14N., R.20E., M.D.M. as shown on the Amended Record of Survey for Douglas County #32, Document No. 495561.

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

A
FL
DOUG
COMMUNITY



2-14-05

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 15 2005
B. Reed, Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy