

23-
Assessor's Parcel Number: 1318-10-413-011

DOC # 0714350
12/05/2007 11:35 AM Deputy: EI
OFFICIAL RECORD
Requested By:
KEVIN LANE

Recording Requested By:

Name: Douglas County Community Develop.

Address: 1594 Emurabla Ave

City/State/Zip 11/india, NV 89423

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 10 Fee: 23.00
BK-1207 PG- 859 RPTT: 0.00



Real Property Transfer Tax:

\$ _____

Abandonment: DA 06-142

(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.

Recorded at the request of the Douglas County Community Development Department, Harmon Zuckerman, Principal Planner

ABANDONMENT: DA 06-142

AN ORDER OF ABANDONMENT VACATING A PORTION OF THE INSPIRATION DRIVE RIGHT-OF-WAY TOTALING 1,882 SQUARE FEET ALONG THE EASTERN FRONTAGE OF 636 INSPIRATION DRIVE, ASSESSOR'S PARCEL NUMBER (APN) 1318-10-413-016 IN THE ZEPHYR KNOLLS PLANNING AREA OF DOUGLAS COUNTY, NEVADA

Douglas County, a political subdivision of the State of Nevada, presently holds an easement interest for a strip of land for roadway purposes located within a portion of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 13 North, Range 18 East, Mount Diablo Meridian, commencing at the southwest corner of Lot 90 as shown on the map of Zephyr Knolls Unit No. 4, filed in the office of the Recorder, Douglas County, Nevada on October 14, 1957 as Document Number 12699.

Douglas County, pursuant to the provisions of NRS 278.480, may vacate or abandon by formal order any portion of a public roadway.

On January 9, 2007, the Douglas County Planning Commission conducted a public hearing in conformance with the provisions of NRS 278.240 to take testimony on the above-mentioned abandonment for Kevin Lane, owner of APN 1318-10-413-016, and did find that the release of the aforesaid described easement was not inconsistent with the Douglas County *Master Plan*.

On February 15, 2007, 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.

On 12/05/07, a certain "Record of Survey Supporting Order of Abandonment" dated 12/05/07 was recorded in Book 1207 at Page 358, Document Number 0714349, Official Records of Douglas County, NV.

Now be it ordered by the Board of Douglas County Commissioners that the aforesaid portion of right-of-way, as depicted in the attached Legal Description provided in *Attachment "B"* and shown on the site plan provided as *Exhibit B* subject to a public utility/road maintenance easement and a drainage easement, as described in *Attachment "B"*, is hereby granted to Kevin Lane, subject to the stipulations below.

The abandonment has been made subject to and has met the following conditions of approval prior to the recordation of this abandonment:

1. The applicant shall submit a Record of Survey with the Order of Abandonment for review and approval showing the right-of-way to be abandoned.
2. The applicant shall establish a combined, 7-foot public utility easement (P.U.E.) and road maintenance easement along the road frontage.

3. The applicant shall ensure that the abandonment of the right-of-way is consistent with Sections 278.240 and 278.480 of the Nevada Revised Statutes.
4. The applicant shall establish a drainage easement for the existing gravel drip line. This easement shall include a maintenance area.

RECORD OF SURVEY REQUIREMENTS:

5. The final record of survey map shall show or provide a note for the following:
 - a. The dedication of right-of-way for Inspiration Drive will not create a new parcel.
 - b. Drainage easements as necessary for mitigating onsite, offsite, and cross-lot drainage impacts. All drainage easements shall be shown as private.
 - c. Maintenance of all drainage facilities and easements shall be the responsibility of the individual property owner or other private entity, including a homeowner's association. Douglas County rejects any offer of dedication of drainage facilities or drainage easements.
 - d. Obstructing the flow or altering the course of a drainage channel is prohibited, unless permitted by authorizing agency.
 - e. No obstructions are allowed in the 7-foot P.U.E. and road maintenance easement.


DATED the 18th day of OCT 2007.



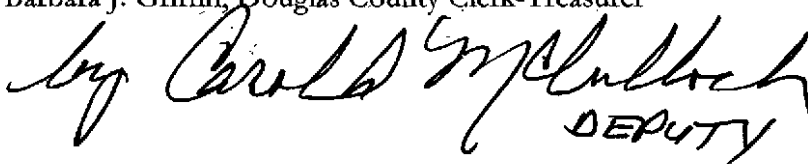
 Doug N. Johnson, Chairman
 Board of County Commissioners

STATE OF NEVADA)
)ss.
)

On the 18th day of OCT, 2007, Doug N. Johnson, Chairman of the Douglas County Board of Commissioners, personally appeared before me, Barbara J. Griffin, Douglas County Clerk-Treasurer, and acknowledged to me, that in conformance with the direction of the Douglas County Board of Commissioners meeting of February 15, 2007, he executed the above instrument on behalf of Douglas County, a political subdivision of the State of Nevada.

SEAL


Barbara J. Griffin, Douglas County Clerk-Treasurer



 DEPUTY

BK- 1207
 PG- 861
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December 6, 2006
#06067

DESCRIPTION
APN: 1318-10-413-016

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

Lot 90 and that portion of Lot 89 as shown on the map of Zephyr Knolls Unit No. 4, filed for record on October 14, 1957 as Doc. No. 12699, Douglas County Recorder's office, more particularly described as follows:

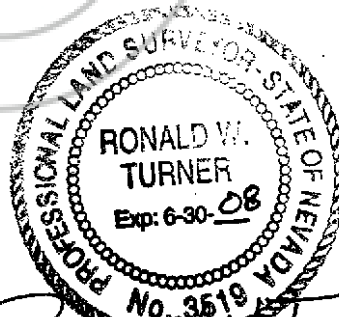
BEGINNING at the Southwest corner of said Lot 90;

Thence North $07^{\circ}44'42''$ West, 197.67 feet (record North $13^{\circ}23'00''$ West, 210.18 feet);
Thence along a curve concave to the Northwest with a radius of 45 feet, a central angle of $25^{\circ}40'45''$ and an arc length of 20.17 feet, the chord of said curve bears North $69^{\circ}12'16''$ East 20.00 feet;
Thence South $28^{\circ}00'40''$ East, 148.57 feet;
Thence South $79^{\circ}23'00''$ East, 16.70 feet;
Thence South $29^{\circ}37'00''$ West 55.45 feet;
Thence along a tangent curve to the right with a radius of 40 feet, a central angle of $59^{\circ}22'30''$, and an arc length of 41.45 feet;
Thence South $88^{\circ}59'30''$ West 16.78 feet to **THE POINT OF BEGINNING**.

The Basis of Bearing for this description is the above referenced Zephyr Knolls Unit No. 4.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
P.O. Box 5067
Stateline, NV 89449



Ronald W. Turner

P:\Descriptions\2006\06067.doc



Attachment "A"

Order No.: 060201369

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of DOUGLAS, described as follows:

PARCEL 1:

Lot 90, as shown on the official map of ZEPHYR KNOLLS SUBDIVISION UNIT NO. 4, filed in the office of the County Recorder of Douglas County, Nevada on October 14, 1957, as Document No. 12699.

PARCEL 2:

All that real property situate within the East 1/2 of the Southwest one-quarter of Section 10, Township 13 North, Range 18 East, M.D.M., Douglas County, Nevada, as disclosed in that certain Judgement Quieting Title recorded, June 16, 2005, in Book 0605, at Page 7131, at Document No. 647015, Official Records of Douglas County, Nevada, described as follows: All that portion of Lot 89 of Zephyr Knolls Unit 4, filed for record as Document No. 12699 in the Official Records of Douglas County, Nevada, more particularly described as follows:

BEGINNING at the most southerly corner of said Lot 89, said point being on the northwesterly right-of-way line of Inspiration Drive, as shown on said Document No. 12699;

thence leaving said northwesterly right-of-way line, running along the westerly line of said Lot 89, North 28°00'40" West, 18.70 feet;

thence leaving said westerly line, South 79°23'00" East, 16.70 feet to a point on said northwesterly right-of-way line of Inspiration Drive;

thence along said northwesterly right-of-way line, South 29°37'00" West, 15.45 feet to THE POINT OF BEGINNING.

The Basis of Bearing for this description is the bearing North 29°37'00" East along the northwesterly right-of-way line of Inspiration Drive, as shown on the plat of Zephyr Knolls Unit 4, filed for record as Document No. 12699 in the Official Records of Douglas County, Nevada.

APN 1318-10-413-016

Continued on next page

Order No. 060201369

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM JUDGMENT
QUIETING TITLE RECORDED JUNE 16, 2005, BOOK 0605, PAGE
7131, AS FILE NO. 647015, RECORDED IN THE OFFICIAL RECORDS
OF DOUGLAS COUNTY, STATE OF NEVADA."

-2-



BK- 1207
PG- 865
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DESCRIPTION
R/W Abandonment – Inspiration Drive

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

All that portion of Inspiration Drive as shown on the Map of Zephyr Knolls Unit No. 4, filed for record on October 14, 1957, as Document No. 12699 of the Official Records of Douglas County, Nevada, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 90 of said Zephyr Knolls Unit No. 4;

- Thence North 88°59'30" East, 16.78 feet;
- Thence along a tangent curve to the left with a radius, 40 feet, a central angle of 59°22'30", and an arc length of 41.45 feet;
- Thence North 29°37'00" East, 55.45 feet;
- Thence South 79°23'00" East, 24.93 feet;
- Thence South 31°09'17" West, 27.05 feet;
- Thence along a curve concave to the Northwest with a radius of 120 feet a central angle of 38°53'41", and an arc length of 81.46 feet, the chord of said curve bears South 51°56'12" West, 79.91 feet;
- Thence South 76°21'09" West 24.63 feet;
- Thence North 07°44'42" West, 14.22 feet to THE POINT OF BEGINNING.

Containing 1, 882 square feet, more or less.

Reserving there from a 7-foot wide easement for roadway and utilities described as follows:

BEGINNING at a point which bears South 07°44'42" East, 7.18 feet from the Southwest corner of said Lot 90;

- Thence North 76°21'09" East, 23.60 feet;
- Thence along a curve concave to the Northwest with a radius of 113 feet, a central angle of 38°42'08", and an arc length of 76.33 feet, the chord of said curve bears North 51°52'53" East, 74.89 feet;
- Thence North 31°09'17" East, 24.34 feet;
- Thence South 79°23'00" East, 7.48 feet;
- Thence South 31°09'17" West, 27.05 feet;
- Thence along a curve concave to the Northwest with a radius of 120 feet, a central angle of 38°53'41", and an arc length of 81.46 feet, the chord of said curve bears South 51°56'12" West, 79.91 feet;
- Thence South 76°21'09" West, 24.63 feet;
- Thence North 07°44'42" West, 7.04 feet to THE POINT OF BEGINNING.

partial r-o-w

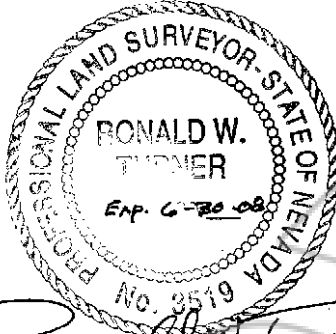
7' p.u.e.



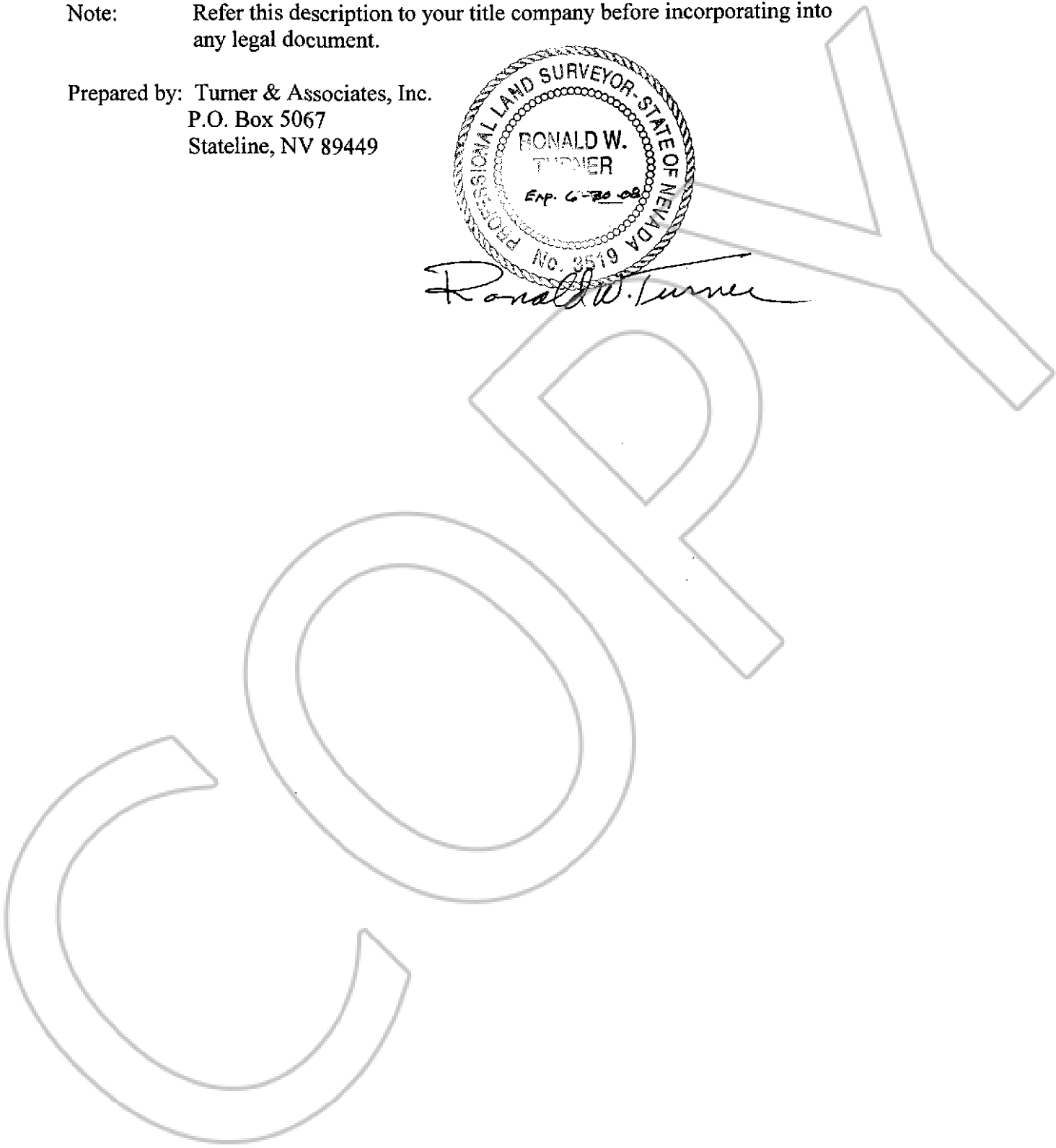
The Basis of Bearing of this description is the above-referenced Zephyr Knolls Document No. 4.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
P.O. Box 5067
Stateline, NV 89449



Ronald W. Turner



May 15, 2007
06067

DESCRIPTION
Drainage Easement

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

All that portion of Lot 89 and that portion of Inspiration Drive, as shown on the Map of Zephyr Knolls Unit No. 4, filed for record on October 14, 1957, as Document No. 12699, Douglas County Recorder's Office, more particularly described as follows:

BEGINNING at a point which bears North 29°37'00" East 15.45 feet from the Southeast corner of said Lot 89;

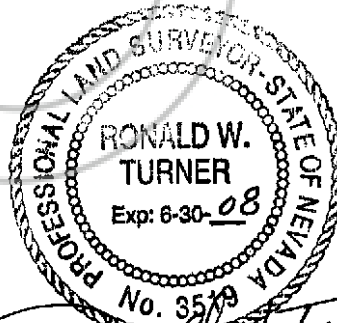
drainage easmt

Thence South 79°23'00" East 24.93 feet;
Thence South 31°09'17" West 27.05 feet;
Thence along a curve to the right with a radius of 120 feet, a central angle of 01°36'06", and an arc length of 3.35 feet, the chord of said curve bears South 33°17'25" West 3.35 feet;
Thence North 58°00'00" West 9.20 feet;
Thence North 22°33'00" West 23.52 feet;
Thence North 64°12'39" East 9.06 feet to THE POINT OF BEGINNING.

The Basis of Bearing of this description is the above-referenced Zephyr Knolls Unit No. 4.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
P.O. Box 5067
Stateline, NV 89449



Ronald W. Turner