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OFFICIAL RECORD

Requested By:

DC/COMMUNITY DEVELOPMENT

Assessor's Parcel Number: N/A

Date: JANUARY 30, 2008

Recording Requested By:

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 7 Fee: 0.00
BK-0108 PG- 6272 RPTT: 0.00



Name: BRANDY MCMAHON, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

ABANDONMENT DA 06-048 (#2008.018)

(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. 2008.018

Recorded at the request of the Douglas County Community Development Department, Brandy McMahon, Associate Planner

2008 JAN 30 AM 8:57

BARBARA J. GRIFFIN
CLERK
[Signature]
DEPUTY

ABANDONMENT: DA 06-048

AN ORDER OF ABANDONMENT VACATING A PORTION OF CENTENNIAL DRIVE TOTALING 19,734 SQUARE FEET ALONG THE EASTERN BOUNDARY OF ASSESSOR'S PARCEL NUMBER (APN) 1319-04-001-001 IN THE FOOTHILL PLANNING AREA OF DOUGLAS COUNTY, NEVADA

WHEREAS, 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 Southeast one-quarter (SE ¼) of Section 4, Township 13 North, Range 19 East, Mount Diablo Meridian, commencing at the northeast corner of Lot 1 as shown on the map for Genoa Estates recorded March 7, 1966 in the office of Recorder, Douglas County, Nevada as Document No. 31256, also being the northwest terminus of Centennial Drive; and

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

WHEREAS, on June 13, 2006, the Douglas County Planning Commission conducted a public hearing in conformance with the provisions of NRS 278.240 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*; and

WHEREAS, on August 3, 2006, 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.

NOW THEREFORE, be it ordered by the Board of Douglas County Commissioners, that the aforesaid portion of right-of-way, subject to a combined public utility and road maintenance easement, as described in the attached Legal Description provided as *Exhibit A* and shown on the site plan provided as *Exhibit B*, is hereby abandoned 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:

The applicant shall ensure that the abandonment of the public (roadway) easement is consistent with section 278.240 and 278.480 of the Nevada Revised Statues.

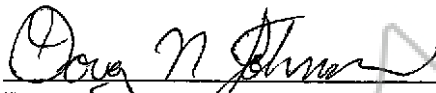
1. Any public utility easements shall remain until such time that the owner obtains written consent from any and all utility companies affected by the proposed vacation and a formal removal of the utility easement is processed. A minimum with of 25 feet must remain to provide access to utilities (existing and future).



2. The applicant must submit a Site Improvement Permit to provide for circulation and fire access at the end of the portion of Centennial Drive that is to remain accessible to the public, such that:
 - a. The applicant's gate must be located on the subject property and must provide fire department access.
 - i. The applicant's existing security gate must obtain an approved fire department Knox key over ride switch installed.
 - b. An approved public access easement for a turn-around (T-shaped or other approved design), partially within the centennial Drive right-of-way and partially on Greg Painter's property within an existing emergency access easement must be secured and constructed.
 - c. The turn-around must be graded, sized, and arranged to meet the requirements of the International Fire Code, Appendix D – Fire Apparatus Access Roads.
 - d. The applicant shall construct the proposed turn-a-round according to Douglas County Improvement Standards, which may include gravel surface, to support the imposed vehicle loads of emergency apparatus in all weather conditions.
 - e. The applicant and/or Mr. Painter must install a "crash gate" at the boundary between the proposed public access easement and the existing emergency access easement located within the Eagle Ridge Planned Development.
 - f. The applicant must pay for the placement of approved signage that will be required to denote the dead end road and turn-around area.
3. The applicant shall be required to obtain legal documentation and approval from their HOA or other entity responsible for maintaining the private access easement.
4. The applicant shall obtain written approval and all applicable conditions from East Fork Fire and Paramedic District (EFFPD) prior to the abandonment.

It is hereby confirmed that the Public Utility Easement referenced in Document No. 031256 embracing the limits of the original roadway is expressly reserved for the continuation, maintenance, expansion, and operation of the public utilities contained within the limits of this abandonment.

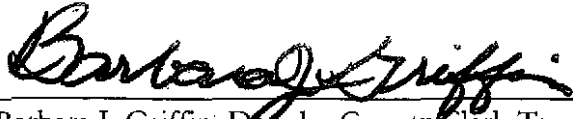
DATED the 25th day of Jan 2008.



 Doug N. Johnson, Chairman
 Board of County Commissioners

STATE OF NEVADA)
)ss.
)

On the 25th day of January, 2008, 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 August 3, 2006, he executed the above instrument on behalf of Douglas County, a political subdivision of the State of Nevada.



Barbara J. Griffin, Douglas County Clerk-Treasurer

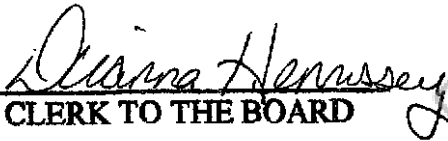
BY: 
CLERK TO THE BOARD

EXHIBIT A

1217-002-05
01/25/06
Page 1 of 1

DESCRIPTION ROAD ABANDONMENT PORTION CENTENNIAL DRIVE

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

A strip of land for roadway purposes located within a portion of the Southeast one-quarter (SE¼) of Section 4, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of Lot 1 as shown on the map for Genoa Estates recorded March 7, 1966 in the office of Recorder, Douglas County, Nevada as Document No. 31256, also being the northwest terminus of Centennial Drive, the POINT OF BEGINNING;

thence along the north line of said Centennial Drive, North 89°12'17" East, 50.01 feet;

thence along the easterly line of said Centennial Drive, South 00°11'05" West, 395.12 feet;

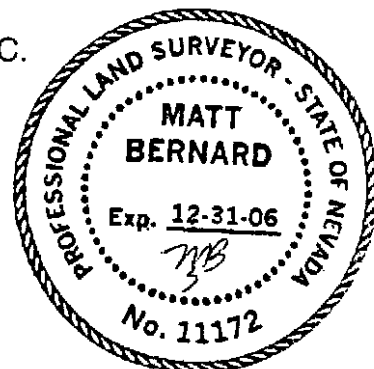
thence North 89°48'55" West, 50.00 feet to the southeast corner of said Lot 1;

thence along the easterly line of said Lot 1, also being the westerly line of said Centennial Drive, North 00°11'05" East, 394.26 feet to the POINT OF BEGINNING, containing 19,734 square feet, more or less.

The Basis of Bearing of this description is North 00°11'05" East, the east line of Centennial Drive as shown on the map for Genoa Estates recorded March 7, 1966 in the office of Recorder, Douglas County, Nevada as Document No. 31256.

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

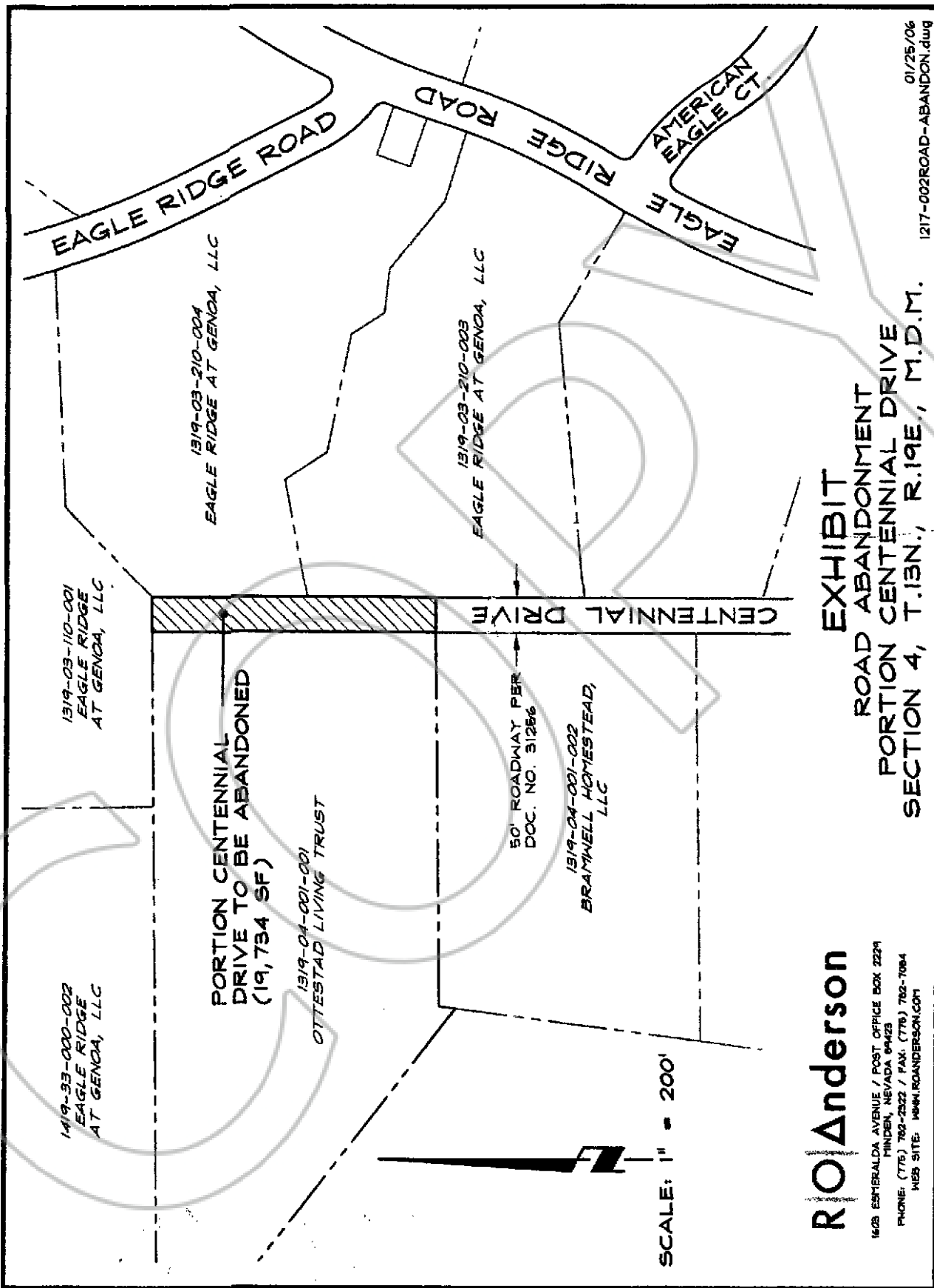
Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



1-26-06

S:\Projects\1217-002\Legal descriptions\1217-002Road abandon.leg.doc

EXHIBIT B



EXHIBIT

ROAD ABANDONMENT
 PORTION CENTENNIAL DRIVE
 SECTION 4, T.13N., R.19E., M.D.M.

RO Anderson

1628 ESTERIALDA AVENUE / POST OFFICE BOX 2229
 HINDEN, NEVADA 89423
 PHONE: (775) 792-2322 / FAX: (775) 792-7084
 WEB SITE: WWW.ROANDERSON.COM

01/25/06
 1217-002ROAD-ABANDON.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: January 30, 2008

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

By Carol M. Haddock Deputy