

21-  
DOC # 0718711  
02/28/2008 09:24 AM Deputy: SD

**OFFICIAL RECORD**

Requested By:  
AMY ROBERTS

Assessor's Parcel Number: N/A

Date: FEBRUARY 26, 2008

Recording Requested By:

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 8 Fee: 21.00  
BK-0208 PG- 6599 RPTT: 0.00



Name: BRANDY MCMAHON, COMMUNITY DEVELOPMENT

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

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

Real Property Transfer Tax: \$ N/A

ABANDONMENT: DA 06-060 (#2008-036)

(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 2008.036

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

2008 FEB 26 AM 9:55

BARBARA J. GRIFFIN  
CLERK

## ABANDONMENT: DA 06-060

**AN ORDER OF ABANDONMENT VACATING A 9,812 PORTION OF LAKE VILLAGE DRIVE (a.k.a. ECHO DRIVE), A PUBLIC ROAD EASEMENT, REDUCING THE EXISTING ROAD RIGHT-OF-WAY FROM 80 FEET TO 60 FEET IN WIDTH (30 FEET FROM THE EXISTING CENTERLINE OF THE ROADWAY) WITHIN THE BOUNDARY OF APN 1318-23-301-001 IN THE LAKE TAHOE 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 being a portion of Parcel A as shown on that Parcel Map, filed for record on September 21, 1990, as Document No. 235099, the north side beginning at a point on the south line of Lake Village Unit No. 2D, said point bears North 81 degrees 10 feet 24 inches West 77.36 feet from the Southeast corner of said Lake Village Unit No. 2D and the south side beginning as a point which bears South 00 degrees 46 feet 7 inches West 23.37 feet from the Southeast corner of said Lake Village Unit No. 2D, filed for record on June 5, 1972, as Document No. 59803; 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 August 8, 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 17, 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, 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:**

1. The applicant shall submit a Record of Survey with the Order of Abandonment for review and approval showing the varying width, from zero feet to 12 feet (on each side of the road), for the public access easement to be abandoned.

2. The applicant shall dedicate to Douglas County 60 feet of right-of-way (30 feet from the existing centerline on both sides of the existing roadway) for Lake Village Drive where it exists on the property.
3. The applicant shall grant a 17.5 foot drainage, slope and public utility easement, beginning from the existing edge of pavement on the north and south sides of the roadway, but only to the extent that such easement is within the Sierra Colina LLC parcel, which shall be shown on the record of survey.

*RECORD OF SURVEY REQUIREMENTS:*

4. The final record of survey map shall show or provide a note for the following:
  - a. The dedication of right-of-way for Lake Village Drive will not create a new parcel.
  - b. Obstructing the flow or altering the course of a drainage channel is prohibited, unless permitted by authorizing agency.
5. The applicant shall ensure that the abandonment of the road easement is consistent with Sections 278.240 and 278.480 of the Nevada Revised Statutes.
6. Approval of this abandonment includes the abandonment of the 7.5 foot public utility easement(s) within the boundaries of the Sierra Colina LLC parcel and will only be recognized if 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.

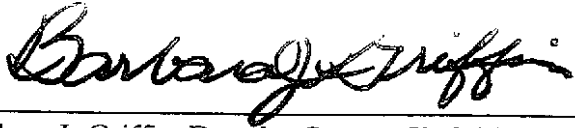
DATED the 21<sup>st</sup> day of Feb 2008.

Kelly D. Kite  
 Kelly D. Kite, Chairman  
 Board of County Commissioners

STATE OF NEVADA            )  
   ) ss.  
   )

On the 21<sup>st</sup> day of Feb, 2008, Kelly D. Kite, 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 17, 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: Andre Condon*

COPY



# EXHIBIT A

10/18/06  
05147

DESCRIPTION  
Douglas Co. to Q.M.O. LLC  
Lake Village Dr. Abandonment  
North Side

All that real property situate in the County of Douglas, State of Nevada, and being a portion of Parcel A as shown on that Parcel Map, filed for record on September 21, 1990, as Document No. 235099 described as follows:

BEGINNING at a point on the South line of Lake Village Unit No. 2D, filed for record on June 5, 1972, as Document No. 59803 said point bears North  $81^{\circ}10'24''$  West 77.36 feet from the Southeast corner of said Lake Village Unit No. 2D;

Thence along a curve concave to the Northwest with a radius of 345 feet a central angle of  $21^{\circ}23'32''$ , and an arc length of 128.81 feet, the chord of said curve bears South  $64^{\circ}34'14''$  West, 128.06 feet;

Thence South  $75^{\circ}16'00''$  West, 147.70 feet;

Thence along a curve concave to the Southeast with a radius of 430 feet, a central angle of  $6^{\circ}43'55''$ , and an arc length of 50.52 feet, the chord of said curve bears South  $71^{\circ}54'02''$  West, 50.49 feet;

Thence North  $19^{\circ}43'00''$  West, 19.44 feet;

Thence North  $75^{\circ}39'19''$  East, 199.50 feet;

Thence along a curve concave to the Northwest with a radius of 360 feet a central angle of  $16^{\circ}55'41''$ , and an arc length of 106.36 feet, the chord of said curve bears North  $67^{\circ}06'31''$  East, 105.98 feet;

Thence South  $88^{\circ}10'24''$  East, 22.16 feet to THE POINT OF BEGINNING.

Containing 4,854 square feet, more or less.

South Side

Also BEGINNING at a point which bears South  $00^{\circ}46'07''$  West, 23.37 feet from the Southeast corner of said Lake Village Unit No. 2D;

Thence along a curve concave to the Northwest with a radius of 440 feet a central angle of  $26^{\circ}11'46''$ , and an arc length of 201.17 feet, the chord of said curve bears South  $62^{\circ}28'29''$  West, 199.43 feet;

Thence South  $75^{\circ}34'22''$  West, 185.95 feet;

Thence along a curve concave to the Southeast with a radius of 160 feet, a central angle of  $7^{\circ}30'00''$ , and an arc length of 20.94 feet, the chord of said curve bears South  $71^{\circ}49'22''$  West, 20.93 feet;

Thence along a curve concave to the Southeast with a radius of 110 feet, a central angle of  $14^{\circ}59'30''$ , and an arc length of 28.78 feet, the chord of said curve bears South  $60^{\circ}34'37''$  West, 28.70 feet;

Thence South  $53^{\circ}04'52''$  West, 257.53 feet;

Thence along a curve concave to the North with a radius of 190 feet, a central angle of  $84^{\circ}01'00''$ , and an arc length of 278.61 feet, the chord of said curve bears North  $84^{\circ}54'38''$  West, 254.31 feet;

Thence South  $86^{\circ}06'41''$  East, 8.28 feet;

Thence along a curve concave to the North with a radius of 170 feet, a central angle of  $84^{\circ}47'52''$ , and an arc length of 251.60 feet, the chord of said curve bears South  $83^{\circ}53'03''$  East, 229.26 feet;

Thence North  $53^{\circ}43'01''$  East, 222.92 feet;

Thence along a tangent curve to the right with a radius of 370 feet, a central angle of  $21^{\circ}32'59''$ , and an arc length of 139.16 feet;

Thence North  $75^{\circ}16'00''$  East, 147.70 feet;

Thence along a tangent curve to the left with a radius of 405 feet, a central angle of  $29^{\circ}07'00''$ , and an arc length of 205.81 feet;

Thence South  $00^{\circ}46'07''$  West, 12.43 feet to THE POINT OF BEGINNING.

Containing 4,957 square feet, more or less.

The Basis of Bearing for this description is the above referenced Parcel Map.

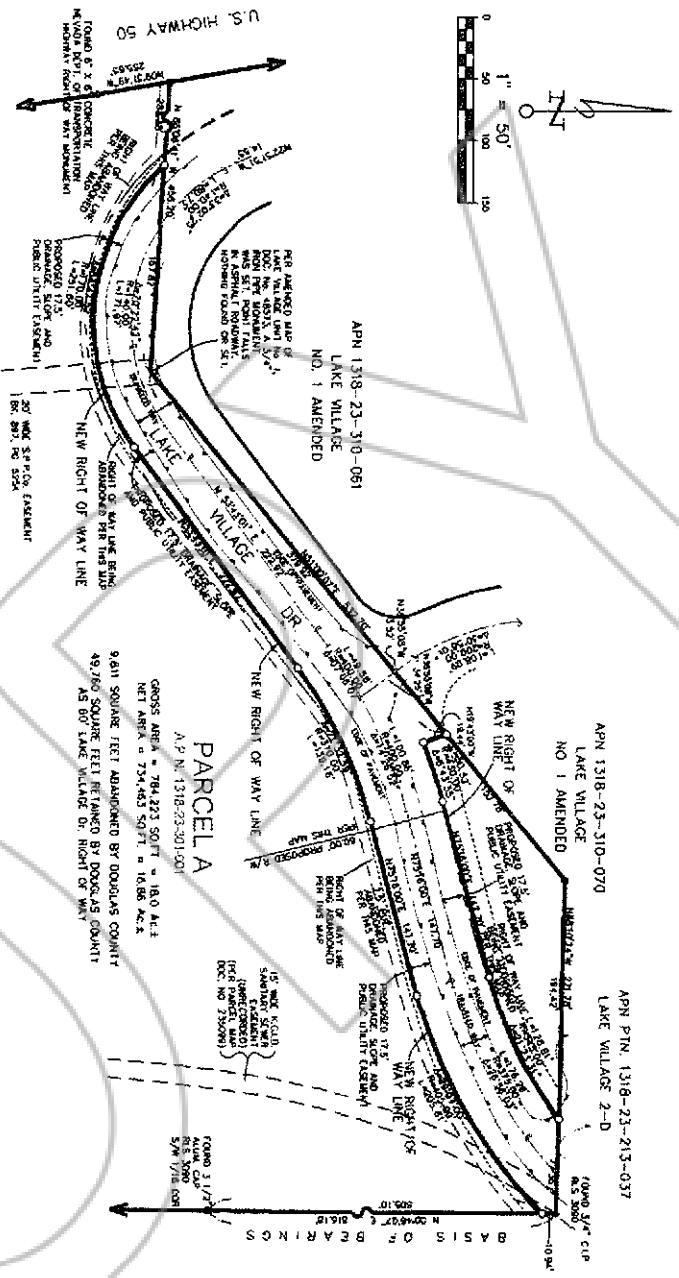
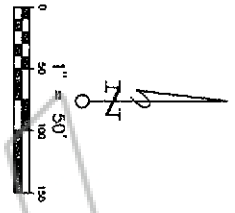
Note: Refer this description to your title company before incorporating into any legal document.

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

PROFESSIONAL SURVEYOR  
STATE OF NEVADA  
No. 3519  
EXPIRES 02/28/08  
*Donald Turner*  
11/29/07

P:\Descriptions\2005\05147ESMT.doc

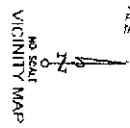
# EXHIBIT B



**T.R.P.A. REVIEW**  
 REVIEWED AND APPROVED BY THE LARGE REGIONAL PLANNING AGENCY:  
 T.R.P.A. EXECUTIVE DIRECTOR/ASSOCIATE

**LEGEND**  
 A FOUND 3/4" W/ W/ BOUND 318 OF 45 NORTH  
 O SET 3/4" W/ W/ BOUND 318 OF 45 NORTH  
 ...

**NOTES**  
 THIS MAP IS BEING Laid TO DEMONSTRATE ABANDONMENT OF WAY AND  
 ...



**OWNERS CERTIFICATE**  
 WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON  
 THIS MAP OF RECORD ...

**COMMUNITY DEVELOPMENT CERTIFICATE**  
 IT IS HEREBY CERTIFIED THAT THIS PLAN HAS BEEN REVIEWED AND APPROVED BY  
 THE BOARD OF COUNTY SUPERVISORS ...

**TAX COLLECTOR'S CERTIFICATE**  
 I, THE COUNTY CLERK, DO HEREBY CERTIFY THAT THE PARCELS SHOWN ON THIS MAP  
 ...

**COUNTY RECORDER'S CERTIFICATE**  
 I, THE COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS MAP HAS BEEN RECORDED  
 ...

**PARCELA**  
 A.P.N. 1318-23-301-001  
 GROSS AREA = 794,221 SQ.FT. = 18.0 AC.±  
 NET AREA = 754,463 SQ.FT. = 17.2 AC.±  
 9,811 SQUARE FEET ABANDONED BY DOUGLAS COUNTY  
 49,760 SQUARE FEET RETAINED BY DOUGLAS COUNTY  
 AS 80' LAKE VILLAGE DR. RIGHT OF WAY

**SIERRA COLINA, LLC**  
 A PORTION OF SECTION 23  
 113 N. R. 18 E. U.D.M.  
 ASSESSORS PARCEL NO. 1318-23-301-001  
 DOUGLAS COUNTY, NEVADA  
 DECEMBER 30, 2007 SCALE: 1"=50'

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: February 26, 2008

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

By [Signature] Deputy



BK- 0208  
PG- 6606