

DOC # 0743338
05/18/2009 10:27 AM Deputy: GB

OFFICIAL RECORD
Requested By:
R O ANDERSON

Assessor's Parcel Number: 1022-18-001-015

Date: MAY 14, 2009

Recording Requested By:

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 7 Fee: 0.00
BK-0509 PG- 4145 RPTT: 0.00



Name: BRANDY MCMAHON, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

ABANDONMENT: DA 07-125 (#2009.094)

(Title of Document)

FILED

NO. 2009.094

2009 MAY 13 AM 11:51

Recorded at the request of:
Douglas County, NV
c/o Community Development Department
Attn: Brandy McMahon

TED THUAN
CLERK

[Signature]
DEPUTY

ABANDONMENT: DA 07-125

AN ORDER OF ABANDONMENT TO ABANDON 23,605 SQUARE FEET OF OLD U.S. HIGHWAY 395 ALONG THE NORTHEAST AND SOUTH SIDE OF APN 1022-18-001-015, IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public right-of-way interest for a strip of land for roadway purposes located within a portion of the Northeast one-quarter (NE ¼) of Section 18, Township 10 North, Range 22 East, Mount Diablo Meridian, in the County of Douglas, State of Nevada, and as more particularly described in the legal description and depicted in the map provided as Exhibit A; 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 May 13, 2008, 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 roadway easement was not inconsistent with the Douglas County Master Plan; and

WHEREAS, on June 5, 2008, the Douglas County Board of Commissioners held a public hearing to take testimony for said abandonment and found that the subject roadway easement to be in excess of the needs of Douglas County, and that the public will not be materially injured by the abandonment; and

NOW THEREFORE, be it ordered by the Board of Douglas County Commissioners, that the aforesaid easements and incidents thereto, as described in the legal description and depicted in the map provided as Exhibit A, is hereby abandoned subject to the following condition and stipulation:

1. The abandonment shall be consistent with Sections 278.240 and 278.480 of the Nevada Revised Statutes.

DATED the 12 day of May 2009.


Nancy McDermid

Nancy McDermid, Chair
Board of County Commissioners



STATE OF NEVADA)
)ss.
)

On the 12 day of May, 2009, Nancy McDermid, Chair of the Douglas County Board of Commissioners, personally appeared before me, Ted Thran, Douglas County Clerk-Treasurer, and acknowledged to me, that in conformance with the direction of the Board of Douglas County Commissioners meeting of June 5, 2008, she executed the above instrument on behalf of Douglas County, a political subdivision of the State of Nevada.



Ted Thran, Douglas County Clerk-Treasurer

EXHIBIT A

0110-062-06
Revised: 03/18/08
12/19/07
Page 1 of 2

DESCRIPTION DOUGLAS COUNTY TO POPICHAK

A parcel of land located within a portion of the Northeast one-quarter (NE1/4) of Section 18, Township 10 North, Range 22 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the section corner common to Sections 7, 8, 17 and 18, T.10N., R22E., M.D.M. as shown on that Record of Survey for Douglas County filed for record August 15, 1972 in the Office of Recorder, Douglas County, Nevada, as Document No. 61166;

thence South 48°09'13" West, 1410.66 feet to a 5/8" rebar and tag RLS 1635 as shown on said Record of Survey, Document No. 61166;

thence South 49°22'00" West, 35.00 feet to the northeasterly terminus of the 80-foot wide Old U.S. Highway 395 as shown on said Record of Survey, Document No. 61166;

thence continuing along the northerly terminus of said Old U.S. Highway 395, South 49°22'00" West, 70.00 feet to the POINT OF BEGINNING;

thence South 40°38'00" East, 774.38 feet;

thence along the arc of a curve to the right, having a delta angle of 128°55'00", radius of 50.00 feet and an arc length of 112.50 feet;

thence South 88°17'00" West, 231.70 feet;

thence along the arc of a curve to the right, having a delta angle of 79°40'32", radius of 47.98 feet and an arc length of 66.72 feet to a 3/4" iron pipe with plug PLS 3519 as shown on that Record of Survey No. 16 for Douglas County filed for record December 15, 1986 in said Office of Recorder as Document No. 146700;

thence along the arc of a curve to the right, non-tangent to the preceding curve, having a delta angle of 02°50'53", radius of 500.00 feet, arc length of 24.85 feet and chord bearing and distance of North 86°51'22" East, 24.85 feet to a 5/8" rebar, no tag, per said Record of Survey, Document No. 61166;

thence North 88°17'00" East, 208.91 feet;

thence along the arc of a curve to the left, having a delta angle of 128°55'00", radius of 50.00 feet and an arc length of 112.50 feet;

thence North 40°38'00" West, 338.56 feet;


thence South 61°42'27" West, 32.06 feet;

thence along the arc of a curve to the left, non-tangent to the preceding course, having a delta angle of 04°07'58", radius of 1040.00 feet, arc length of 75.02 feet and chord bearing and distance of North 15°57'06" West, 75.00 feet;

thence North 40°38'00" West, 301.33 feet;

thence North 49°22'00" East, 10.00 feet to the POINT OF BEGINNING, containing 23,605 square feet, more or less.

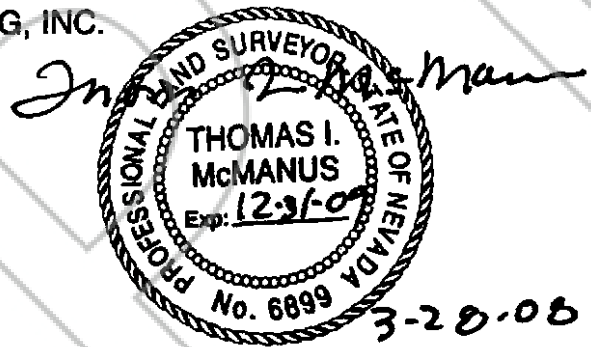
S:\Projects\0110-062\Legal Description\0110-062_Douglas_Co_to_Popichak.doc

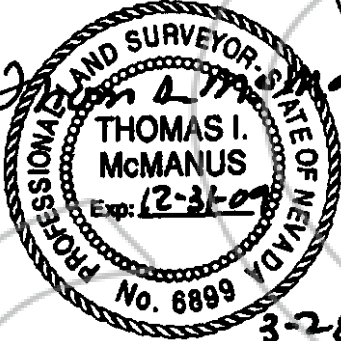
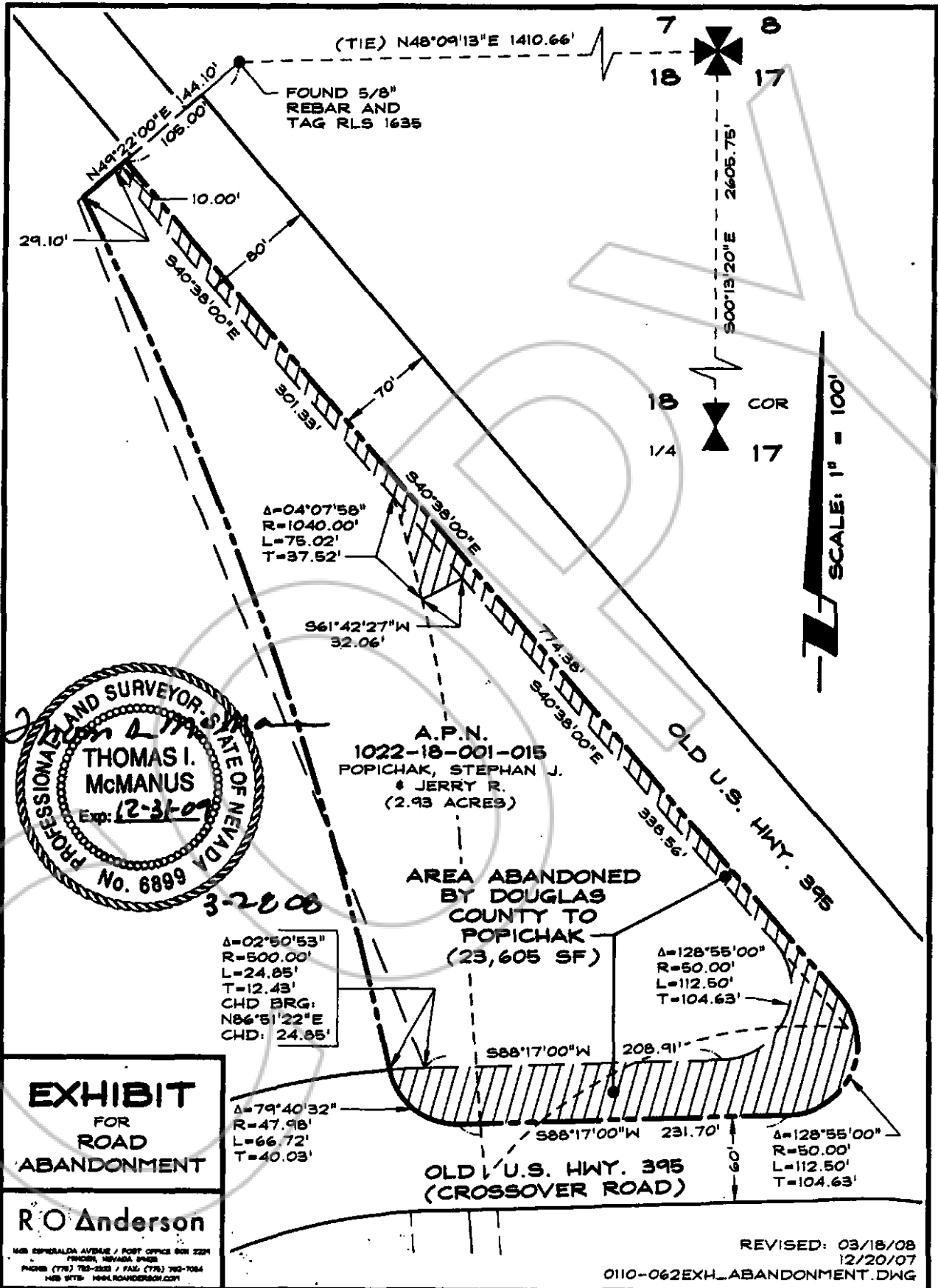

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05/18/2009

The Basis of Bearing for this description is South 00°13'20" East, the east line of the NE1/4 of Section 18, T.10N., R.22E., M.D.M. as shown on the Record of Survey for Douglas County filed for record August 15, 1972 in said Office of Recorder as Document No. 61166.

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.P.N.
1022-18-001-015
POPICHAK, STEPHAN J.
& JERRY R.
(2.93 ACRES)

AREA ABANDONED
BY DOUGLAS
COUNTY TO
POPICHAK
(23,605 SF)

EXHIBIT
FOR
ROAD
ABANDONMENT

R O Anderson

1405 ESPERANZA AVENUE / POST OFFICE BOX 2294
PRINCE, NEVADA 89302
PHONE: (775) 782-2323 / FAX: (775) 782-7084
WEB SITE: WWW.ROANDERSON.COM

$\Delta=02^{\circ}50'53''$
 $R=500.00'$
 $L=24.85'$
 $T=12.43'$
CHD BRG:
 $N86^{\circ}51'22''E$
CHD: 24.85'

$\Delta=79^{\circ}40'32''$
 $R=47.98'$
 $L=66.72'$
 $T=40.03'$

$\Delta=128^{\circ}55'00''$
 $R=50.00'$
 $L=112.50'$
 $T=104.63'$

$\Delta=128^{\circ}55'00''$
 $R=50.00'$
 $L=112.50'$
 $T=104.63'$

REVISED: 03/18/08
12/20/07
0110-062EXH_ABANDONMENT.DWG

COPY

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: May 14 2009
Maria Clerk of the 6th Judicial District Court
of the State of Nevada, in and for the County of Douglas.
By Carol M. Mullock Deputy