

DOC # 0781597
04/15/2011 10:29 AM Deputy: KE
OFFICIAL RECORD
Requested By:
G PEG II LLC

Assessor's Parcel Number: N/A

Date: APRIL 15, 2011

Recording Requested By:

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 7 Fee: 0.00
BK-0411 PG- 2756 RPTT: 0.00

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A



ABANDONMENT: DA 11-002 #2011.069

(Title of Document)

FILED

2011-069

2011 APR 14 PM 3:57

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

TED THRAN
CLERK
Brandy McMahon

ABANDONMENT: DA 11-002

An Order of Abandonment vacating 19,794 square feet, more or less, of 8th Street adjacent to APNs: 1320-29-401-011 and -012, situated within the Southwest ¼ of Section 29, Township 13 North, Range 20 East, M.D.M., Douglas County, State of Nevada.

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a strip of land, situated within the Southwest ¼ of Section 29, Township 13 North, Range 20 East, M.D.M., Douglas County, State of Nevada, further described as a portion of the Right-of-Way known as 8th Street as shown on that Record of Survey, File No. 86414, Book 983, Page 101, and further reconfigured by Document Nos. 108772 and 115887, Official Records of Douglas County, Nevada, and as more particularly described and depicted in the attached Legal Description and Abandonment Exhibit 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 a public right-of-way; and

WHEREAS, On March 3, 2011, the Douglas County Board of Commissioners held 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 public right-of-way is 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 public right-of-way and incidents thereto, as described and depicted in the Legal Description and Abandonment Exhibit provided as Exhibit A, is hereby abandoned subject to the stipulations below.

THE ABANDONMENT HAS BEEN APPROVED SUBJECT TO AND HAS MET THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO THE RECORDATION OF THIS ORDER OF ABANDONMENT:

1. The applicant must ensure that the abandonment of the right-of-way is consistent with Sections 278.240 and 278.480 of Nevada Revised Statutes.
2. The applicant must record a Record of Survey for the abandonment and dedication.
3. The applicant must dedicate 1,132 square feet of APN: 1320-29-401-005 to Douglas County as described and shown in "Exhibit B & B1."

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5. The applicant must provide written consent from all utility companies serving the site that they have no objections to the abandonment.
6. The applicant must record new deeds that accurately describe the boundaries of APNs: 1320-29-401-011, -012, and -005.
7. The applicant must submit a digital copy of the abandonment and dedication exhibit for the Geographic Information Systems (GIS) Department.
8. The applicant must obtain approval from the Nevada Department of Transportation (NDOT) for any work within their jurisdiction.
9. The applicant must provide current as-built plans showing the location of existing utilities with the submittal of the site improvement permit.
10. This is the final decision regarding your request for an abandonment. This approval shall expire if the project is not inaugurated within two years of the date of this letter.

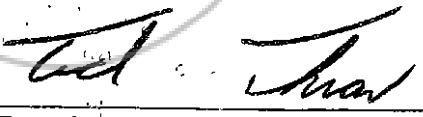
DATED the 12th day of April 2011.



Michael A. Olson, Chairman
Board of County Commissioners

STATE OF NEVADA)
)ss.
)

On the 12th day of April, 2011, Michael A. Olson, Chairman 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 March 3, 2011, he executed the above instrument on behalf of Douglas County, a political subdivision of the State of Nevada.



Ted Thran, Douglas County Clerk-Treasurer

BY [Signature]
CLERK TO THE BOARD

EXHIBIT "A"
LEGAL DESCRIPTION
EIGHTH STREET
RIGHT-OF-WAY ABANDONMENT

All that certain real property situate within the Southwest $\frac{1}{4}$ of Section 29, Township 13 North, Range 20 East, M.D.M., further described as a portion of the Right of Way known as Eighth Street as shown on that Record of Survey, Document No. 86414, Book 983, Page 101, & further reconfigured by Document Nos. 108772 & 115887, Official Records of Douglas County, Nevada.

Beginning at a point on the Northerly Right-of-Way of Eighth Street, said point being an angle point in the property line of Parcel 1, as shown on that Record of Survey Map No. 756590, Official Records of Douglas County, Nevada, APN 1320-29-401-012;

THENCE S62°43'35"E, along said Northerly Right-of-Way, a distance of 36.92 feet;

THENCE S62°40'37"E, along said Northerly Right-of-Way, a distance of 82.00 feet;

THENCE S26°59'53"W, leaving said Northerly Right-of-Way, a distance of 84.24 feet to a point on the Southerly Right-of-Way of Eighth Street;

THENCE N 62°38'42" W, continuing along said Right of Way a distance of 58.71 feet;

THENCE N 02°38'42" W, continuing along said Right of Way a distance of 10.79 feet;

THENCE continuing along said Right of Way along a non-tangent curve to the Left, having a radius of 13.50 feet, length of 17.89 feet, central angle of 75°54'41", a chord bearing of N 40°36'02" W and a chord length of 16.61 feet;

THENCE continuing along said Right of Way along a curve to the Left, having a radius of 89.50 feet, length of 115.73 feet, central angle of 74°05'15", a chord bearing of S 64°23'59" W and a chord length of 107.83 feet;

THENCE S 27°21'18" W, continuing along said Right of Way a distance of 21.50 feet;

THENCE leaving said Right of Way along a curve to the Left, having a radius of 18.50 feet, length of 29.06 feet, central angle of 90°00'03", a chord bearing of S 17°38'43" E and a chord length of 26.16 feet to a point on the northerly Right of Way of U.S. Highway 395;

THENCE N 62°38'42" W, along said Right of Way of U.S. Highway 395 a distance of 80.05 feet to a point of intersection with the southerly return of Parcel 1 as shown on that Record of Survey for G PEG II, LLC., Document No. 756590, Book 0110, Page 307, Official Records of Douglas County, Nevada;

THENCE leaving said Right of Way along a curve to the Left, having a radius of 10.00 feet, length of 15.71 feet, central angle of 90°00'00", a chord bearing of N 72°21'18" E and a chord length of 14.14 feet to a point on the northerly Right of Way of 8th Street;

THENCE N 27°21'45" E continuing along said northerly Right of Way a distance of 71.56 feet;

THENCE continuing along said Right of Way along a curve to the Right, having a radius of 110.00 feet, length of 100.63 feet, central angle of 52°25'00", a chord bearing of N 53°34'12" E and a chord length of 97.16 feet;

THENCE N 79°46'18" E continuing along said northerly Right of Way a distance of 42.47 feet to the **POINT OF BEGINNING**.

CONTAINING 19,794 square feet, more or less.

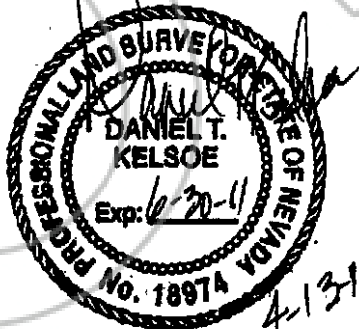
BASIS OF BEARINGS: The Basis of Bearing for this survey is hereby referenced to that Record of Survey Map No. 756590, Official Records of Douglas County, Nevada

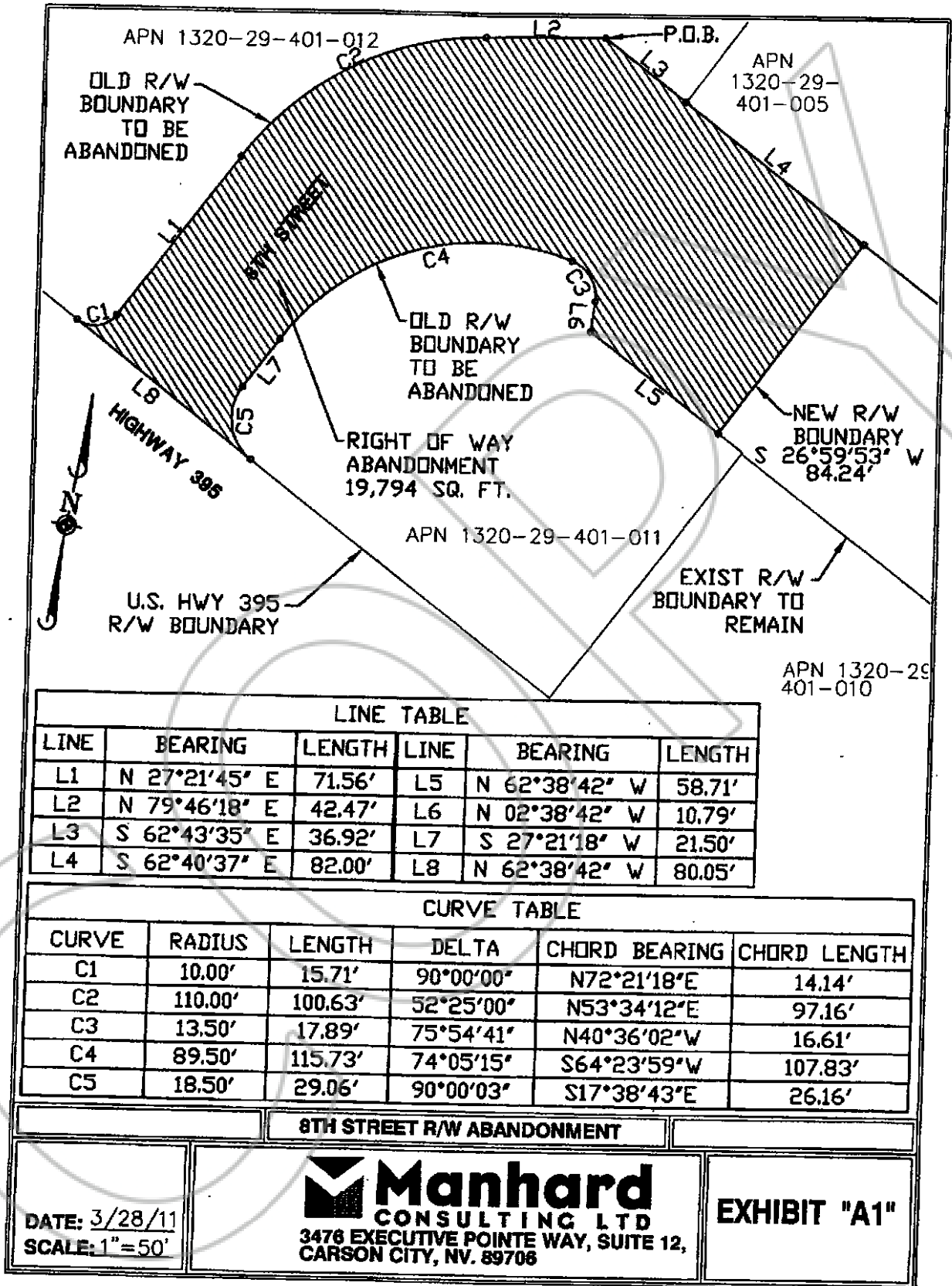
SURVEYOR'S CERTIFICATE

I hereby certify that the attached legal description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Daniel T. Kelsoe, PLS
Nevada PLS 18974
For and on behalf of

Manhard
CONSULTING
9850 DOUBLE R BLVD, SUITE 101
RENO, NEVADA 89521
(775) 743-3500





LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 27°21'45" E	71.56'	L5	N 62°38'42" W	58.71'
L2	N 79°46'18" E	42.47'	L6	N 02°38'42" W	10.79'
L3	S 62°43'35" E	36.92'	L7	S 27°21'18" W	21.50'
L4	S 62°40'37" E	82.00'	L8	N 62°38'42" W	80.05'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	10.00'	15.71'	90°00'00"	N72°21'18"E	14.14'
C2	110.00'	100.63'	52°25'00"	N53°34'12"E	97.16'
C3	13.50'	17.89'	75°54'41"	N40°36'02"W	16.61'
C4	89.50'	115.73'	74°05'15"	S64°23'59"W	107.83'
C5	18.50'	29.06'	90°00'03"	S17°38'43"E	26.16'

8TH STREET R/W ABANDONMENT

DATE: 3/28/11
 SCALE: 1"=50'

Manhard
 CONSULTING LTD
 3476 EXECUTIVE POINTE WAY, SUITE 12,
 CARSON CITY, NV. 89706

EXHIBIT "A1"

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: April 15, 2011
TRIAN Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas.
By [Signature] Deputy