

Doc Number: **0828786**

08/13/2013 10:31 AM

OFFICIAL RECORDS

Requested By
DC/COMMUNITY DEVELOPMENT

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 12 Fee: \$ 0.00

Bk: 0813 Pg: 3493



Deputy sg

Assessor's Parcel Number: N/A

Date: AUGUST 13, 2013

Recording Requested By:

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

ABANDONMENT: DA 13-017 (#2013.185)

(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. 2013-185

2013 AUG 13 AM 9:59

Recorded at the request of:
Douglas County, NV
C/o Community Development Department
Attn: Dirk Goering

TED THRAN
CLERK

[Signature]
DEPUTY

ABANDONMENT: DA 13-017

BK : 0813
PG : 3494
8/13/2013

An Order of Abandonment vacating two separate 10-foot easements, on two adjacent parcels, which together create a 20-foot pedestrian and equestrian access easement, in exchange for two separate easements on the adjacent parcels which together will create a 15-foot pedestrian and equestrian access easement for the public. The subject easements are located on 3535 and 3539 Mont Blanc Court, within the SFR-2 (Single-Family Residential, 2-acre minimum net parcel size) zoning district in the Indian Hills/Jacks Valley Planning Area (APNs: 1419-11-001-014 & -018).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, holds two pedestrian and equestrian easements varying in width located on a portion of Lot 22 and 23 of Alpine View Estates No. 2, more particularly described Attachment 1; and

WHEREAS, this abandonment request is being made in order to vacate two public pedestrian and equestrian easements owned or controlled by Douglas County; and

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

WHEREAS, on August 1, 2013, the Douglas County Board of Commissioners held a public hearing to take testimony for said abandonment and found that the subject easements 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 attached legal description and depicted in the attached exhibits provided as Attachment 1, is hereby abandoned subject to the following conditions and stipulations:

1. The applicants must record all necessary easement deeds and legal descriptions, for the purpose of public access from Mont Blanc Court to the Forest Service parcel directly east of the parcels 1419-11-001-014 & -018, as proposed in the applicant's Statement of Justification and to the satisfaction of Douglas County.
2. The applicant must ensure that the abandonment of the pedestrian and equestrian easements are consistent with Section 278.480 of the Nevada Revised Statutes.

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3. The applicant must meet all of the conditions of approval and the Order of Abandonment must be recorded within two years or this approval will expire. Extensions of time may be granted in accordance with Douglas County Code, Section 20.30.020.

DATED the 12th of August 2013.



Greg Lynn, Chairman
Board of County Commissioners

STATE OF NEVADA)
) ss.
)

On the 12th day of August, 2013, Greg Lynn, 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 August 1, 2013, 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: 
CLERK TO THE BOARD

cc

08/06/2013 11:23 AM
CONFORMED COPY
Requested By
MATUSKA LAW OFFICES

A Portion of A.P.N.: 1419-11-001-018

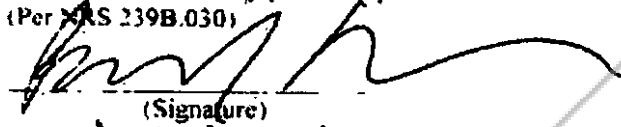
Recording Requested by and
When Recorded. Mail to:

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 4 Fee: \$ 17.00
Bk: 0813 Pg: 1686 RPT # 2

Bradley L. Rubenstein
c/o Michael L. Matuska, Esq.
Matuska Law Offices, Ltd.
937 Mica Drive, Suite 16-A
Carson City, NV 89705

I, the undersigned, hereby affirm that this document
submitted for recording does not contain the Social
Security number of any person or persons.
(Per NRS 239B.030)



(Signature)

Brad Rubenstein
(Print Name)

EASEMENT DEED FOR PEDESTRIAN AND EQUESTRIAN RIGHT-OF-WAY

THIS INDENTURE MADE THIS 2nd day of August 2013, between
BRADLEY L. RUBENSTEIN and KATHLEEN L. RUBENSTEIN, husband and wife, as
joint tenants with right of survivorship, and the County of Douglas, a political subdivision of
the State of Nevada, Party of the Second Part, hereinafter called GRANTEE.

WITNESSETH:

That the GRANTOR, for and in consideration of, the sum of ONE DOLLAR (\$1.00),
lawful money of the United States of America, and other good and valuable consideration,
the receipt whereof is hereby acknowledged, does by these presents, Grant, Bargain, and Sell
unto the GRANTEE and to its assigns forever, an easement for the location, construction,
and maintenance of a pedestrian and equestrian access corridor, and the necessary incidents
thereto, upon, over, across, and through all that real property situate in the Southeast one-
quarter of the Northwest one-quarter of Section 11, Township 14 North, Range 19 East,
M.D.B.&M., County of Douglas, State of Nevada, and more particularly described as
follows:

(See Attached Legal Description)

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

[Signature]
BRADLEY L. RUBENSTEIN

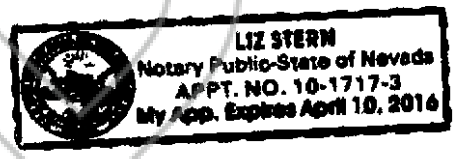
[Signature]
KATHLEEN L. RUBENSTEIN

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

On this 2nd day of August, in the year 2013 before me, Liz Stern a Notary Public, personally appeared Bradley L. Rubenstein, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledge that he/she executed it.

WITNESS my hand and official seal.

[Signature]
Notary's Signature
My Commission Expires: 4/10/2016

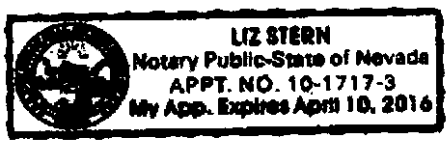


STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

On this 2nd day of August, in the year 2013 before me, Liz Stern a Notary Public, personally appeared Kathleen L. Rubenstein, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledge that he/she executed it.

WITNESS my hand and official seal.

[Signature]
Notary's Signature
My Commission Expires: 4/10/2016





Land Information Solutions

TRI STATE SURVEYING, LTD.

425 E. Long Street
Carson City, Nevada 89706
Telephone (775) 887-9911 • FAX (775) 887-9915
Toll Free: 1-800-411-3752

JN 13034.01.CM

EXHIBIT 'A'

A portion of Lot 22 of Alpine View Estates No. 2, recorded on November 1, 1972 as File No. 62567 recorded in the Official Records of Douglas County, Nevada situate within a portion of the Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4) of Section Eleven (11), Township Fourteen (14) North, Range Nineteen (19) East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 22, also being a point on the Easterly line of Mont Blanc Court as shown on said Alpine View Estates No. 2, also being a point on a non-tangent, 150.00 foot radius curve to the left, from which a radial line bears South 79°58'00" West;

THENCE from the POINT OF BEGINNING, along said Easterly line of Mont Blanc Court, 11.80 feet along said curve, through a central angle of 4°30'32";

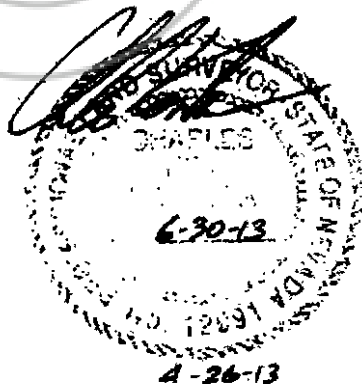
THENCE departing said Easterly line, North 77°43'20" East, 340.67 feet to a point on the Southerly line of said Lot 22;

THENCE along said Southerly line, South 75°44'17" West, 340.87 feet to the POINT OF BEGINNING.

Contains 2009 square feet, more or less.

Basis of Bearing: South 75°44'17" East, being the bearing of the Southerly line of Lot 22 as shown on that Amended Record of Survey for Brad Rubenstein recorded on July 13, 2011 as Document No. 786309 in the Official Records of Douglas County, Nevada.

Prepared by Tri State Surveying, Ltd.



Charles Ken Iwamura, PLS
Nevada Certificate No. 12991

4-26-13

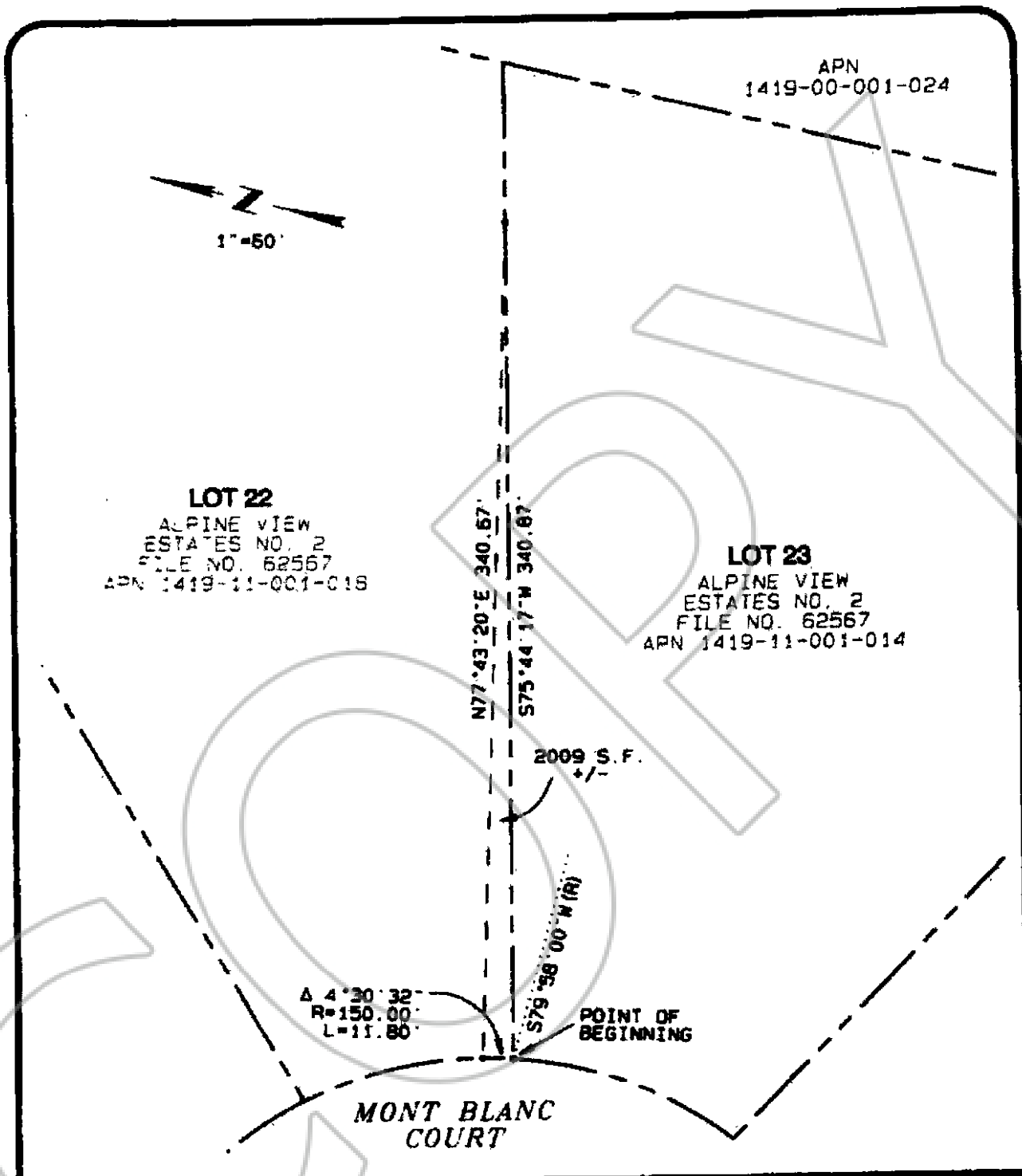


EXHIBIT 'B'



TRI STATE SURVEYING, LTD
 425 E Long Street
 Carson City, Nevada 89706
 (775) 887-9911
 * FAX: (775) 887-9915

Land Information Solutions

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Requested By:
MATUSKA LAW OFFICES

A Portion of A.P.N.: 1419-11-001-014

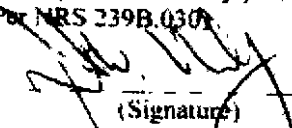
Recording Requested by and
When Recorded, Mail to:

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Jack W. Norberg
3535 Mont Blanc Ct.
Carson City, NV 89705

Page: 1 Of 4 Fee: \$ 17.00
BK: 0813 Pg: 1690 RPTT # 2

I, the undersigned, hereby affirm that this document
submitted for recording does not contain the Social
Security number of any person or persons
(Per NRS 239B.030)



(Signature)

JACK W. NORBERG
(Print Name)

EASEMENT DEED FOR PEDESTRIAN AND EQUESTRIAN RIGHT-OF-WAY

THIS INDENTURE MADE THIS 2nd day of August 2013, between JACK
W. NORBERG and KAREN E. NORBERG, husband and wife, as joint tenants, Parties of
the First Part, hereinafter called GRANTOR, and the County of Douglas, a political
subdivision of the State of Nevada, Party of the Second Part, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of, the sum of ONE DOLLAR (\$1.00),
lawful money of the United States of America, and other good and valuable consideration,
the receipt whereof is hereby acknowledged, does by these presents, Grant, Bargain, and Sell
unto the GRANTEE and to its assigns forever, an easement for the location, construction,
and maintenance of a pedestrian and equestrian access corridor, and the necessary incidents
thereto, upon, over, across, and through all that real property situate in the Southeast one-
quarter of the Northwest one-quarter of Section 11, Township 14 North, Range 19 East,
M.D.B.&M., County of Douglas, State of Nevada, and more particularly described as
follows:

(See Attached Legal Description)

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

[Signature]
JACK W. NORBERG

[Signature]
KAREN E. NORBERG

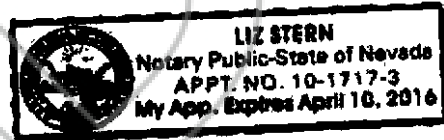
STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

On this 2nd day of August, in the year 2013 before me,
Liz Stern Notary Public, personally appeared
Jack W. Norberg, personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is subscribed to this instrument, and
acknowledge that he/she executed it.

WITNESS my hand and official seal.

[Signature]
Notary's Signature

My Commission Expires: 4/10/2016



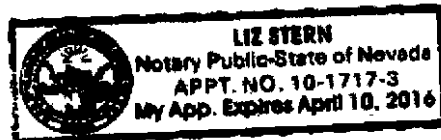
STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

On this 2nd day of August, in the year 2013 before me,
Liz Stern Notary Public, personally appeared
Karen E. Norberg, personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is subscribed to this instrument, and
acknowledge that he/she executed it.

WITNESS my hand and official seal.

[Signature]
Notary's Signature

My Commission Expires: 4/10/2016





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EXHIBIT 'A'

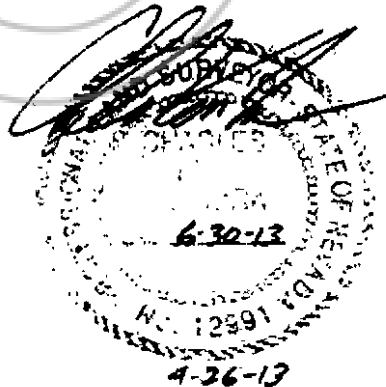
A portion of Lot 23 of Alpine View Estates No. 2, recorded on November 1, 1972 as File No. 62567 recorded in the Official Records of Douglas County, Nevada situate within a portion of the Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4) of Section Eleven (11), Township Fourteen (14) North, Range Nineteen (19) East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 23, also being a point on the Easterly line of Mont Blanc Court as shown on said Alpine View Estates No. 2
THENCE from the POINT OF BEGINNING, along the Northerly line of Said Lot 23, North 75°44'17" East, 405.53 feet to the North east corner of said Lot 23;
THENCE along the East line of said Lot 23, South 00°02'00" West, 15.48 feet;
THENCE departing said East line, South 75°44'17" West, 61.10 feet;
THENCE South 77°43'20" West, 341.08 feet to a point on said Easterly line of Mont Blanc Court, also being a point on a non-tangent, 150.00 foot radius curve to the left;
THENCE along said Easterly line, 3.20 feet along said curve, through a central angle of 1°13'23" to the POINT OF BEGINNING.

Contains 4045 square feet, more or less.

Basis of Bearing: South 75°44'17" East, being the bearing of the Southerly line of Lot 22 as shown on that Amended Record of Survey for Brad Rubenstein recorded on July 13, 2011 as Document No. 786309 in the Official Records of Douglas County, Nevada.

Prepared by Tri State Surveying, Ltd.



Charles Ken Iwamura, PLS
Nevada Certificate No. 12991

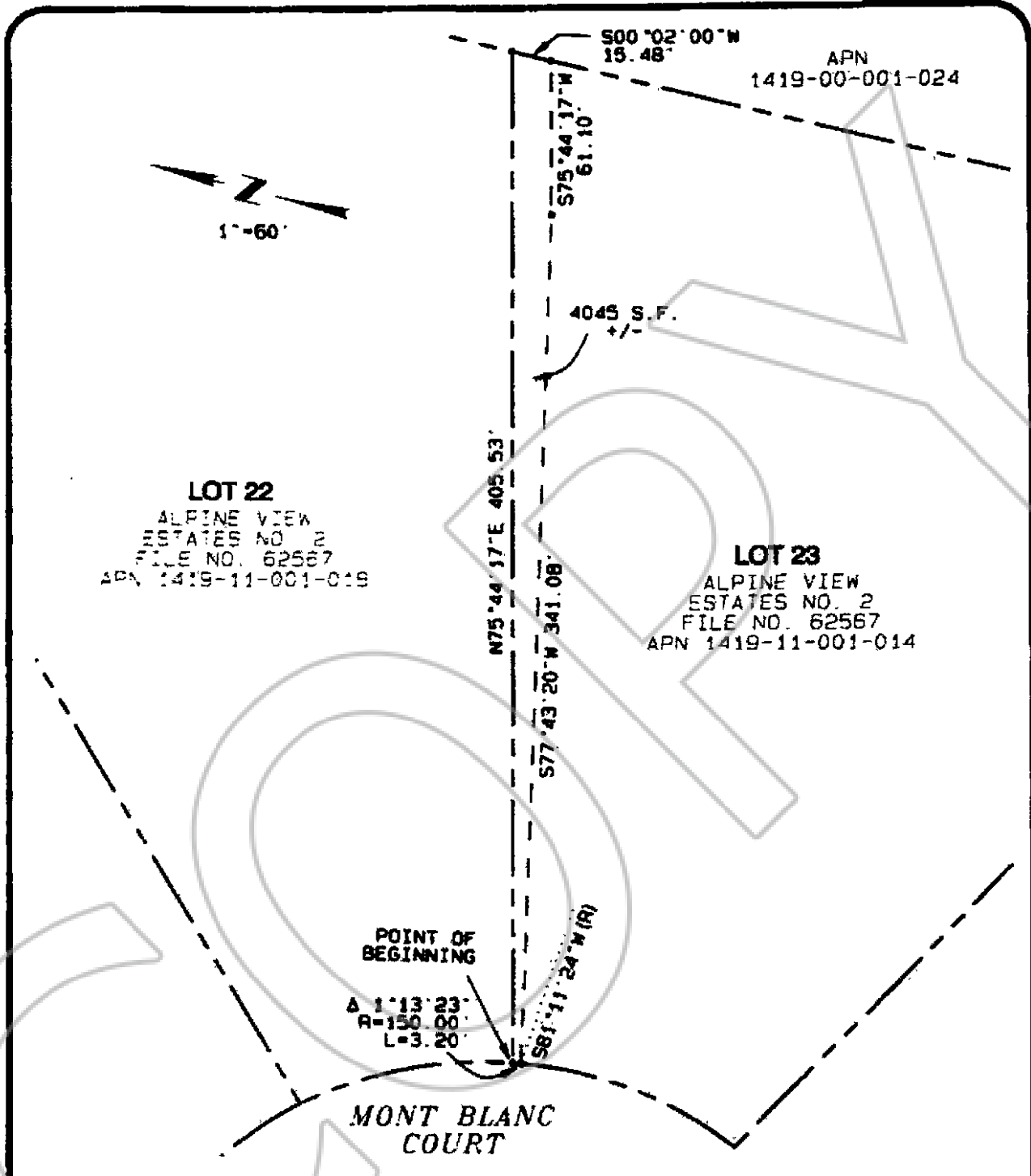


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COPY

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clark-Treasurer's Office on this

13th day of June, 2013

By [Signature] Deputy