

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

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 Of 4 Fee: \$ 0.00

Bk: 1213 Pg: 4455



Deputy: pk

**ABANDONMENT: DA 12-039**

**AN ORDER OF ABANDONMENT VACATING 11,129 SQUARE FEET, MORE OR LESS, OF THE BOUGAINVILLEA DRIVE RIGHT-OF-WAY, THE AREA IS LOCATED NEAR THE INTERSECTION OF HEYBOURNE ROAD AND BOUGAINVILLEA DRIVE, WITHIN THE SFR-12,000/PD (SINGLE FAMILY RESIDENTIAL, 12,000 SQUARE FOOT MINIMUM NET PARCEL SIZE) WITH A PLANNED DEVELOPMENT OVERLAY AND SFR-12,000 (SINGLE FAMILY RESIDENTIAL, 12,000 SQUARE FOOT MINIMUM PARCEL SIZE) ZONING DISTRICTS IN THE MINDEN/GARDNERVILLE PLANNING AREA (BETWEEN APNS: 1320-29-212-060 & -061) IN 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 Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described in the attached legal description and depicted in the attached 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 of a public roadway; and

WHEREAS, on April 4, 2013, the Douglas County Board of Commissioners held a public hearing to take testimony for said abandonment and found that the subject right-of-way 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 right-of-way and incidents thereto, as described in the attached legal description and depicted in the attached exhibit provided as Exhibit A, is hereby abandoned subject to the following conditions and stipulations:

1. The applicants must record a Public Utility Easement for the purpose of operation, maintenance, and reasonable repair to the satisfaction of the applicable utility providers.
2. The applicant must record a Record of Survey for the abandonment.
3. The applicant must ensure that the abandonment of the right-of-way is consistent with Sections 278.240 and 278.480 of the Nevada Revised Statute.


4. The applicant shall obtain the dedication of 3,748 square feet of public right-of-way for the new Bougainvillea Drive alignment to Douglas County as shown on the Exhibit entitled "Public Road Right-of-Way for the Realignment of Bougainvillea Drive – Douglas County, Nevada".
5. The applicant must record new deeds that accurately describe the boundaries for the new parcels created by the Bougainvillea Drive Road Abandonment and the remaining portion of parcel APN 1320-29-212-061.
6. The applicant must submit a digital copy of the abandonment and dedication exhibit to the Geographic Information Systems (GIS) Division.
7. 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 December 18, 2013.

  
 \_\_\_\_\_  
 Greg Lynn, Chairman  
 Board of County Commissioners

STATE OF NEVADA            )  
   ) ss.  
   )

On the 18th day of December, 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 April 4, 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

0110-097  
07/25/12

**EXHIBIT 'A'**  
**DESCRIPTION**  
**ROAD ABANDONMENT**  
**(A PORTION OF BOUGAINVILLEA DRIVE PER DOCUMENT NO. 194373)**

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

A portion of Bougainvillea Drive located within a portion of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

**BEGINNING** at the southwesterly terminus of Bougainvillea Drive (formerly known as Andover Drive) as shown on the Final Map of Winhaven Unit No. 1 filed for record January 13, 1989 in the office of recorder, Douglas County, Nevada as Document No. 194373;

thence along the westerly line of said Bougainvillea Drive, North 00°59'11" East, 69.99 feet;

thence continuing along said westerly line of Bougainvillea Drive, along the arc of a curve to the left, having a radius of 360.84 feet, central angle of 17°56'12" and arc length of 112.96 feet;

thence along the arc of a curve to the right, having a radius of 6.00 feet, central angle of 142°36'35" and arc length of 14.93 feet;

thence along the arc of a reverse curve to the left, having a radius of 100.00 feet, central angle of 33°51'41" and arc length of 59.10 feet;

thence South 88°12'06" East, 11.56 feet to a point on the easterly line of said Bougainvillea Drive;

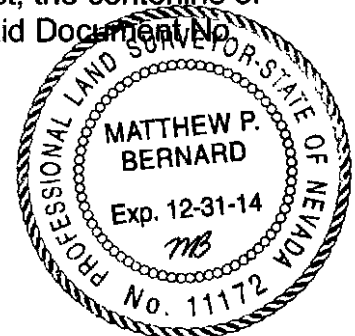
thence along said easterly line of Bougainvillea Drive, along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 536.79 feet, central angle of 04°06'45", arc length of 38.53 feet and chord bearing and distance of South 01°04'11" East, 38.52 feet;

thence continuing along said easterly line of Bougainvillea Drive, South 00°59'11" West, 131.49 feet to the southeasterly terminus of said Bougainvillea Drive;

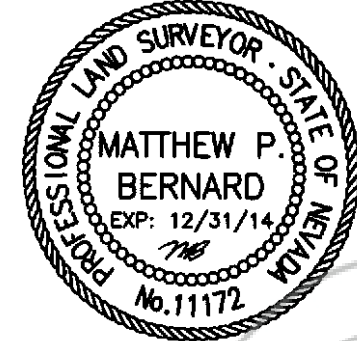
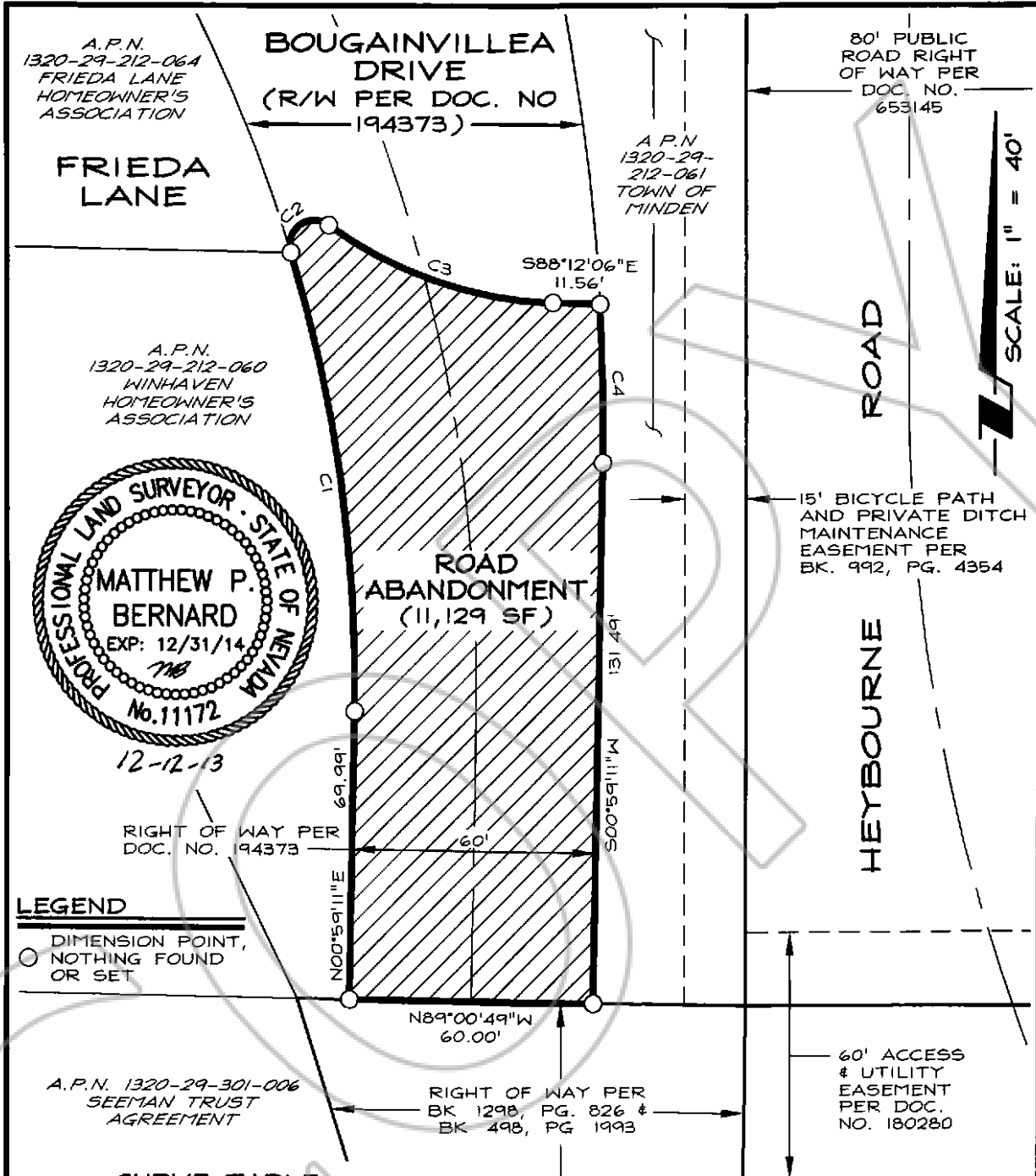
thence along the southerly terminus of said Bougainvillea Drive, North 89°00'49" West, 60.00 feet to the POINT OF BEGINNING, containing 11,129 square feet, more or less.

The Basis of Bearing for this description is North 89°57'06" East, the centerline of Lantana Drive (formerly South Coventry Drive) as shown on said Document No. 194373.

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



12-12-13



**LEGEND**  
 ○ DIMENSION POINT,  
 NOTHING FOUND  
 OR SET

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	Δ=17°56'12"	360.84'	112.96'
C2	Δ=142°36'35"	6.00'	14.93'
C3	Δ=33°51'41"	100.00'	59.10'
C4	Δ=04°06'45"	536.79'	38.53'

**RO Anderson**  
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**EXHIBIT 'A'**  
**ROAD ABANDONMENT**  
 OF A PORTION OF  
**BOUGAINVILLEA DRIVE**  
 (R/W PER DOC. NO. 194373)  
**DOUGLAS COUNTY, NEVADA**

12/12/13

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