

Assessor's Parcel Number:  N/A

Date:  MAY 7, 2015

Recording Requested By:

Name:  JEANE COX, COMMUNITY DEVELOPMENT

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

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

Real Property Transfer Tax: \$  N/A



00013427201508617120150153

KAREN ELLISON, RECORDER

ABANDONMENT: DA 14-083 (#2015.095)

(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

RECEIVED

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

NO. 2015.095

MAY 05 2015

2015 MAY -7 AM 8:45

DOUGLAS COUNTY  
COMMUNITY DEVELOPMENT

DOUGLAS COUNTY  
CLERK

ABANDONMENT: DA 14-083

BY *[Signature]* DEPUTY

**AN ORDER OF ABANDONMENT VACATING THE FOLLOWING: 1) 180 SQUARE FOOT PORTION, MORE OR LESS, AND 2) 308 SQUARE FOOT PORTION MORE OR LESS, OF A PARCEL OF PROPERTY OWNED BY DOUGLAS COUNTY COMMONLY REFERRED TO AS THE LINCOLN PARK COMMON BEACH AREA (APN 1418-34-110-061)**

WHEREAS, Douglas County, pursuant to the provisions of NRS 278.480, may vacate or abandon by formal order real property over which it has jurisdiction or control; and

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently owns a 3.13 acre parcel within Section 34, Township 14 North, Range 18 East, M.D.B. & M, which is within the Lincoln Park Subdivision (APN 1418-34-110-061), commonly referred to as the Lincoln Park Common Beach Area per the recorded subdivision map in Book D of Miscellaneous, at Page 40A, as Document 305, and Resolution recorded on May 7, 1946, in Book D of Miscellaneous, at Page 338, as Document 2705, Nevada Supreme Court Orders recorded as Document No. 0749884, and Douglas County Ninth Judicial District Court orders in Case Nos. 03-CV-0020, 12-CV-0208 and 13-CV-00161; and

WHEREAS, a portion of the area to be abandoned contains a wooden deck ("improvement") which is attached to a residential dwelling unit located at APN 1418-34-110-003, Lot 4 and 5, Block A and was associated with a Quiet Title Action, which was subsequently found to be void by the Ninth Judicial District Court, thus the real property and improvement is appropriately removed from parcel 1418-34-110-061, being 180 square feet, more or less, and upon fulfillment of the conditions below will become a part of APN 1418-34-110-003 by way of abandonment by Douglas County Commissioners; and

WHEREAS, a portion of the area to be abandoned contains a wooden deck ("improvement") which is attached to a residential dwelling unit located at APN 1418-34-110-010, Lot 15, Block A and was associated with a Quiet Title Action, which was subsequently found to be void by the Ninth Judicial District Court, thus the real property and improvement is appropriately removed from parcel 1418-34-110-061 being 308 square feet, more or less and upon fulfillment of the conditions below will become a part of APN 1418-34-110-010 by way of abandonment by Douglas County Commissioners; and

WHEREAS, on March 5, 2015, the Douglas County Board of Commissioners held a public hearing to take testimony for said abandonment and found that the public will not be materially injured by the abandonment of the real property and improvements and is consistent with previous abandonments within the Lincoln Park Subdivision, recorded as Document No. 0426667; and

Whereas, THIS ABANDONMENT HAS BEEN MADE SUBJECT TO THE OWNERS/APPLICANT FULLY COMPLYING WITH AND HAVING COMPLETED 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 to the Douglas County Engineering Division for review and approval showing the two portions of Douglas County real property to be abandoned.
2. The applicant must record a new deed that accurately describes the boundaries for APN 1418-34-110-003 & APN 1418-34-110-010.
3. The applicant must submit a digital copy of the completed Record of Survey drawing to the Geographic Information Systems (GIS) Division.
4. 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; and

NOW THEREFORE, be it ordered by the Board of Douglas County Commissioners, that the aforesaid real property and improvements, as described in the attached legal descriptions and depicted in the attached exhibits provided as Exhibits A - E, is abandoned subject to the conditions and stipulations having been completed as set forth above:

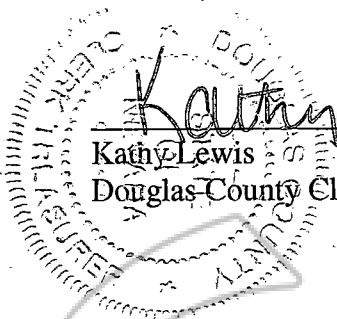
1. The real property and improvements described and depicted as 180 square feet, more or less per the attached exhibit(s) shall become the property of Michael Sweig as Trustee of the Michael Sweig Declaration Trust u/i/d 09271994 as part of lots 4 and 5, Block A, Lincoln Park Subdivision APN 1418-34-110-003.
2. The real property and improvements described and depicted as 308 square feet, more or less per the attached exhibit(s) shall become the property of Donald Lloyd Edwards and Katherine Ann Edwards Trustees of the 1992 Edwards Living Trust Agreement as part of lot 15, Block A Lincoln Park APN 1418-34-110-010.
3. Any Public Utility Easement embracing the limits of the original Lincoln Park Common Beach Area is expressly reserved for the continuation, maintenance, expansion and operations of the public utilities currently contained within the limits of this abandonment.



Doug N. Johnson, Chair  
Board of County Commissioners

STATE OF NEVADA        )  
  )ss.  
COUNTY OF DOUGLAS    )

On the 5<sup>th</sup> day of May, 2015, Doug N. Johnson, Chair of the Douglas County Board of Commissioners, personally appeared before me, Kathy Lewis, Douglas County Clerk-Treasurer, and acknowledged to me, that in conformance with the direction of the Board of Douglas County Commissioners meeting of 3-5-15, he executed the above instrument on behalf of Douglas County, a political subdivision of the State of Nevada.



Kathy Lewis  
Kathy Lewis  
Douglas County Clerk-Treasurer

# EXHIBIT A

COPY

December 4, 2014  
14228

DESCRIPTION  
AREA OF ABANDONMENT  
DOUGLAS COUNTY TO EDWARDS

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

All that portion of Lincoln Park Subdivision, filed for record on September 7, 1921 as Document No. 305, more particularly described as follows:

Beginning at point which bears South  $17^{\circ}13'45''$  West 17.69 feet from the Northerly most corner of Lot 15, Block A, said Lincoln Park Subdivision;

thence South  $17^{\circ}13'45''$  West 28.26 feet;  
thence North  $67^{\circ}37'39''$  West 8.12 feet;  
thence North  $25^{\circ}48'10''$  West 7.33 feet;  
thence North  $22^{\circ}49'17''$  East 17.47 feet;  
thence South  $67^{\circ}40'10''$  East 4.69 feet;  
thence North  $23^{\circ}28'12''$  West 2.39 feet;  
thence North  $67^{\circ}15'38''$  East 8.53 feet;  
thence South  $22^{\circ}34'07''$  East 2.72 feet to the Point of Beginning.

Containing 308 square feet, more or less.

The Basis of Bearing for the description is the above referenced Lincoln Park, as Document No. 305.

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



A handwritten signature in black ink, appearing to read "Jeffery W. Turner", located below the professional seal.

**EXHIBIT B**

COPY

March 27, 2015  
14228

DESCRIPTION  
EDWARDS RESULTANT

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

All that portion of Lincoln Park Subdivision, filed for record on September 7, 1921 as Document No. 305, more particularly described as follows:

Lot 15, Block A of said Lincoln Park Subdivision;

Together with a portion of that certain Lincoln Park Common Area Beach parcel of said Lincoln Park Subdivision, more particularly described as follows:

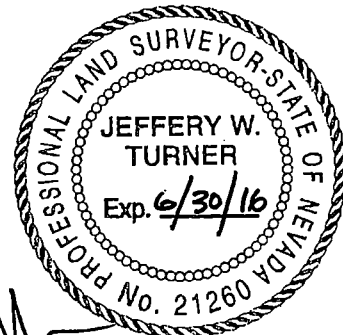
Beginning at a point which bears South 17°13'45" West 17.69 feet from the Northerly most corner of said Lot 15, Block A;

thence South 17°13'45" West 28.26 feet;  
thence North 67°37'39" West 8.12 feet;  
thence North 25°48'10" West 7.33 feet;  
thence North 22°49'17" East 17.47 feet;  
thence South 67°40'10" East 4.69 feet;  
thence North 23°28'12" West 2.39 feet;  
thence North 67°15'38" East 8.53 feet;  
thence South 22°34'07" East 2.72 feet to the Point of Beginning.

Containing 6,608 square feet, more or less.

The Basis of Bearing for the description is the above referenced Lincoln Park, recorded as Document No. 305.

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



A handwritten signature in black ink, appearing to read "J. W. Turner", written over a faint circular watermark.



# EXHIBIT C

COPY

October 14, 2014  
14195

DESCRIPTION  
AREA OF ABANDONMENT  
DOUGLAS COUNTY TO SWEIG

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

All that portion of Lincoln Park Subdivision, filed for record on September 7, 1921 as Document No. 305, more particularly described as follows:

Beginning at point which bears South 60°00'45" West 12.71 feet from the Northerly most corner of Lot 4, Block A, said Lincoln Park Subdivision;

thence South 60°00'45" West 27.37 feet,

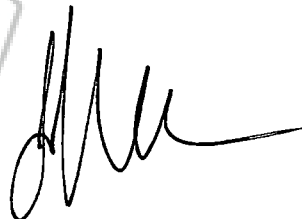
thence North 23°01'26" East 21.86 feet;

thence South 66°58'34" East 16.47 feet to the Point of Beginning.

Containing 180 square feet, more or less.

The Basis of Bearing for the description is the above referenced Lincoln Park, as Document No. 305.

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



# EXHIBIT D

COPY

March 25, 2015  
14195

DESCRIPTION  
SWEIG RESULTANT

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

All that portion of Lincoln Park Subdivision, filed for record on September 7, 1921 as Document No. 305, more particularly described as follows:

Lot 4 & 5, Block A, said Lincoln Park Subdivision;

Together with a portion of that certain Lincoln Park Common Beach Area parcel of said Lincoln Park Subdivision, more particularly described as follows:

Beginning at a point which bears South 60°00'45" West 12.71 feet from the Northerly most corner of said Lot 4, Block A;

thence South 60°00'45" West 27.37 feet,

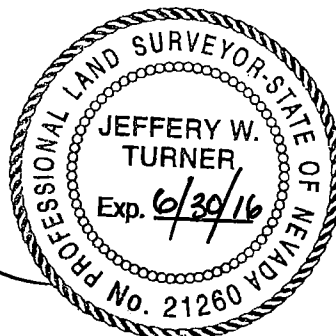
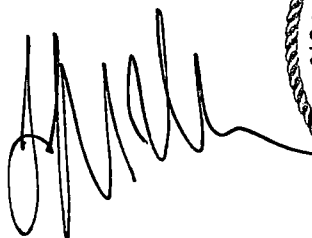
thence North 23°01'26" East 21.86 feet;

thence South 66°58'34" East 16.47 feet to the Point of Beginning.

Containing 8,330 square feet, more or less.

The Basis of Bearing for the description is the above referenced Lincoln Park, recorded as Document No. 305.

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



# EXHIBIT E

COPY

March 25, 2015  
14195/14228

DESCRIPTION  
DOUGLAS COUNTY RESULTANT

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

All that portion of Lincoln Park Subdivision, filed for record on September 7, 1921 as Document No. 305, more particularly described as follows:

All that portion of the Lincoln Park Common Beach Area parcel as described in that County Orders Confirming Easements for Common Area in Lincoln Park Subdivision, filed for record on May 22, 2008 as Document Number 0723735, and as shown on that Record of Survey filed for record on August 24, 2011 as Document Number 788512 and amended by that Certificate of Amendment filed for record on September 30, 2011 as Document Number 0790324:

Excepting therefrom a portion of that certain Lincoln Park Common Beach Area parcel of said Lincoln Park Subdivision, more particularly described as follows:

Beginning at a point which bears South 60°00'45" West 12.71 feet from the Northerly most corner of Lot 4, Block A of said Lincoln Park Subdivision;

thence South 60°00'45" West 27.37 feet,  
thence North 23°01'26" East 21.86 feet;  
thence South 66°58'34" East 16.47 feet to the Point of Beginning.

Also Excepting therefrom a portion of that certain Lincoln Park Common Beach Area parcel of said Lincoln Park Subdivision, more particularly described as follows:

Beginning at a point which bears South 17°13'45" West 17.69 feet from the Northerly most corner of Lot 15, Block A, of said Lincoln Park Subdivision;

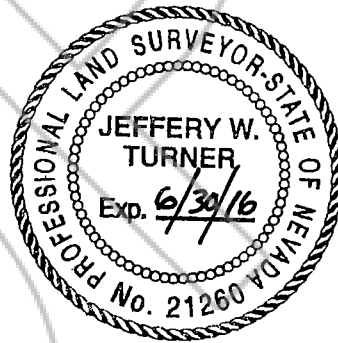
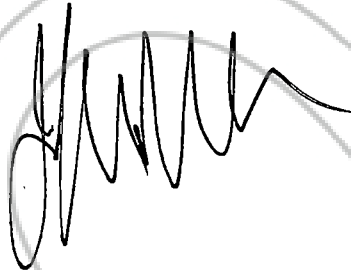
thence South 17°13'45" West 28.26 feet;  
thence North 67°37'39" West 8.12 feet;  
thence North 25°48'10" West 7.33 feet;  
thence North 22°49'17" East 17.47 feet;  
thence South 67°40'10" East 4.69 feet;

thence North 23°28'12" West 2.39 feet;  
thence North 67°15'38" East 8.53 feet;  
thence South 22°34'07" East 2.72 feet to the Point of Beginning.

Containing 3.13 acres, more or less.

The Basis of Bearing for the description is the above referenced Lincoln Park,  
recorded as Document No. 305.

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



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 Clerk-Treasurer's Office on this

24 day of May, 2015

By  Deputy

