

APN: 1320-30-511-043



KAREN ELLISON, RECORDER

Recorded at the request of:  
Douglas County Community Development Department  
P.O. Box 218  
Minden NV 89423

**Abandonment of Public Right of Way**

An Order of Abandonment vacating a strip of land utilized for Public Right of Way purposes located on a parcel generally located north of Moraga Way, owned by Custom Craft Builders LLC, located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1320-30-511-043).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a Public Right of Way located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, as depicted on that certain Final Map for Final Subdivision Map Planned Unit Development PD 02-04 Las Costa at Monte Vista Phase 1 (or Document number 642625), recorded April 25, 2005 in the official records of Douglas County, Nevada, in Book 0405, Page 9815, Document No. 642625, and more particularly described in the attached Legal Description provided as Exhibits A and depicted as Exhibit B.

WHEREAS, Douglas County, pursuant to the provisions of Douglas County Code, Section 20.768.050, may vacate or abandon any portion of a public street owned or controlled by Douglas County; and

WHEREAS, this abandonment request is being made in order to vacate a portion of a public road owned or controlled by Douglas County; and

WHEREAS, the Community Development Department obtained written approval from all applicable public utility and video service providers indicating that they no longer require the reservation of the subject easements; and

WHEREAS, on May 9, 2016 the Douglas County Community Development Director determined that the aforesaid easements are no longer necessary or useful to Douglas County and that the public will not be materially injured by the abandonment; and

NOW THEREFORE, be it ordered by the Douglas County Community Development Director, that the aforesaid strip of land utilized for public right of way purposes, as described and depicted in the attached Exhibits A and B, is hereby abandoned.

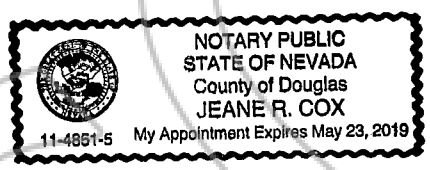
DATED July 11, 2017.

Mimi Moss

Mimi Moss, AICP, Director  
Douglas County Community Development Department

STATE OF NEVADA )  
 )  
COUNTY OF Douglas )

This instrument was acknowledged before me on 11<sup>th</sup> day of July, 2017, by Mimi Moss on behalf of Douglas County, Nevada.



Jeane R. Cox  
NOTARY PUBLIC

# Exhibit A

02/03/16  
2010-006  
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## DESCRIPTION RIGHT OF WAY ABANDONMENT PORTION OF MORAGA WAY

A parcel of land located within a portion of the northeast one-quarter (NE1/4) of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

Commencing at the intersection of Moraga Way and Bella Casa Drive as shown on Final Map PD 02-04 for La Costa at Monte Vista, filed for record in the office of Recorder, Douglas County, Nevada as Document No. 642625,

thence North  $81^{\circ}48'36''$  West, 92.88 feet to a point on the northerly right of way of said Moraga Way, the POINT OF BEGINNING;

thence westerly along said northerly right of way line of Moraga Way South  $86^{\circ}42'02''$  West, 76.05 feet to the beginning of a non-tangent curve to the left;

thence along the arc of said non-tangent curve to the left, having a radius of 26.00 feet, central angle of  $88^{\circ}01'19''$ , arc length of 39.94 feet and a chord bearing and distance of North  $42^{\circ}41'23''$  East, 36.13 feet;

thence North  $82^{\circ}26'15''$  East, 24.14 feet to the beginning of a non-tangent curve to the left;

thence along the arc of said non-tangent curve to the left, having a radius of 26.00 feet, central angle of  $91^{\circ}58'41''$ , arc length of 41.74 feet and a chord bearing and distance of South  $47^{\circ}18'37''$  East, 37.40 feet to the POINT OF BEGINNING, containing 915 square feet, more or less.

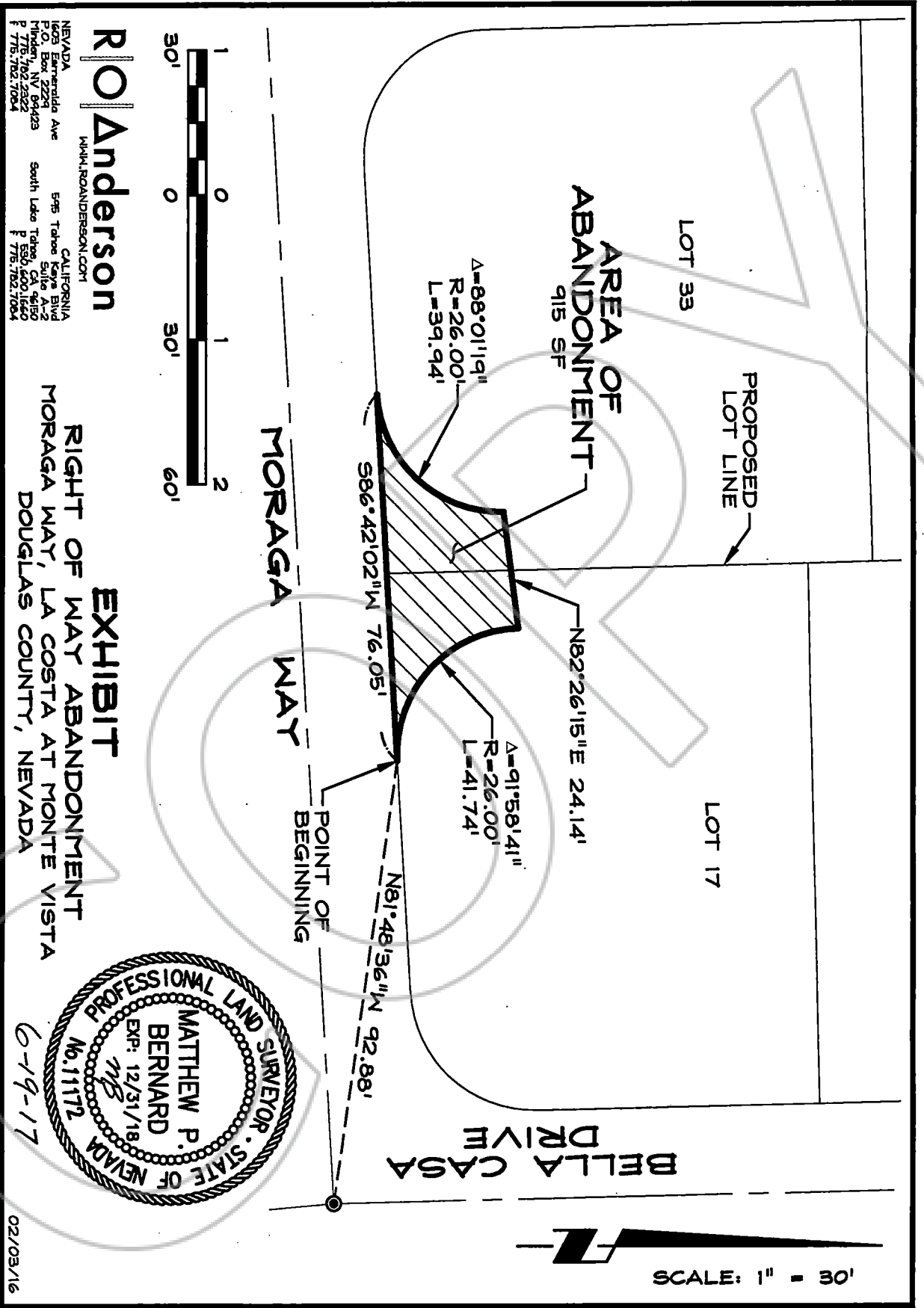
The Basis of Bearing of this description is identical to the Final Map PD 02-04 for La Costa At Monte Vista, dated April 25, 2005, as Document No. 642625, Official Record of Douglas County, Nevada

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



6-19-17

# Exhibit B

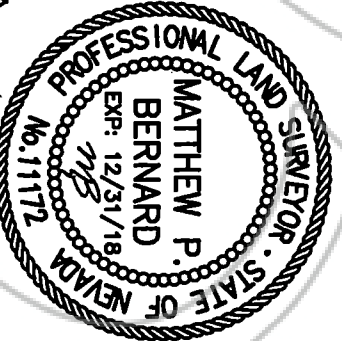


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**EXHIBIT**  
 RIGHT OF WAY ABANDONMENT  
 MORAGA WAY, LA COSTA AT MONTE VISTA  
 DOUGLAS COUNTY, NEVADA



6-19-17

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02/03/16

SCALE: 1" = 30'