

Assessor's Parcel Number: 1022-29-810-009

Date: MARCH 22, 2018

Recording Requested By:

Name: AUBREY BOUDREAU, COMMUNITY DEVELOPMENT

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

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

Real Property Transfer Tax: \$ N/A



KAREN ELLISON, RECORDER

ABANDONMENT OF PUBLIC RIGHT OF WAY #2018.051  
(Title of Document)

APN: 1022-29-810-009

Recorded at the request of:  
Douglas County Community Development Department  
Minden NV 89423

FILED  
# 2018.051  
2018 MAR 22 AM 10:34  
DOUGLAS COUNTY  
CLERK  
*[Signature]*

**Abandonment of Public Right of Way**

An Order of Abandonment vacating a strip of land utilized for Public Right of Way purposes north of a parcel generally located south of Kit Carson Avenue and east of Comstock Drive, owned by Laura and Dave Moline, located within a portion of Section 29, Township 10 North, Range 22 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1022-29-810-009).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a Public Right of Way located within a portion of Section 29, Township 10 North, Range 22 East, Mount Diablo Meridian, as depicted on that certain Final Map for Topaz Subdivision, recorded August 10, 1954 in the official records of Douglas County, Nevada, in Book 1 of Maps, Document No. 9774, and more particularly described in the attached Legal Description provided labeled Exhibit A and the graphic exhibit depicted as Exhibit B.

WHEREAS, Douglas County, pursuant to the provisions of Douglas County Code, Section 20.768.050, may vacate or abandon by formal order 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 an executed copy of a public access easement which will be recorded after the abandonment is complete reserving the rights of all non-motorized public to access the area; and

WHEREAS, on April 6, 2017 the Douglas County Board of County Commissioners determined that the aforesaid rights of way 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 Board of County Commissioners, that the aforesaid strip of land utilized for public right of way purposes, as described and depicted in the attached Exhibits A and B may be abandoned subject to the following conditions:

- 1) A 10-foot wide pedestrian path be constructed along the proposed pedestrian access easement.

2) The property owner maintains the path in an acceptable condition in perpetuity.

DATED April 6, 2017.

William B. Penzel

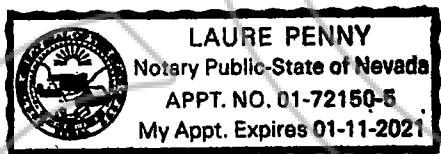
William B. Penzel, Chair

Douglas County Board of County Commissioners

STATE OF NEVADA )

COUNTY OF Douglas )

This instrument was acknowledged before me on 6<sup>th</sup> day of April, 2017, by William Penzel on behalf of Douglas County, Nevada.



Laure Penny  
NOTARY PUBLIC

**DESCRIPTION OF THAT PORTION OF KIT CARSON  
AVENUE TO BE ABANDONED**

A parcel of land within the SW1/4 SE1/4 of Section 29, Township 10 North, Range 22 East, M. D. B. & M., Douglas County, Nevada and more particularly described as follows:

Commencing at the S1/4 corner of said Section 29: thence N23°57'56"E a distance of 1,424.70 feet to the TRUE POINT OF BEGINNING, said point being the intersection of the North right-of-way line of Kit Carson Avenue and the extension of the Easterly right-of-way line of Comstock Drive; thence S89°41'05"E a distance of 209.78 feet; thence S17°42'00"W a distance of 62.87 feet to a 3/8" rebar marking the Northeast property corner of Lot 85; thence N89°41'05"W a distance of 209.78 feet to a 5/8" rebar with cap stamped PLS 3090 marking the Northwest property corner of Lot 85; thence N17°42'02"E a distance of 62.87 feet to the TRUE POINT OF BEGINNING. Said parcel has an area of 0.289 acres more or less.

The basis of bearings for this description is found corners on the easterly property line of Lot 85 of the Topaz Subdivision. Said line bears S17°42'00"W.

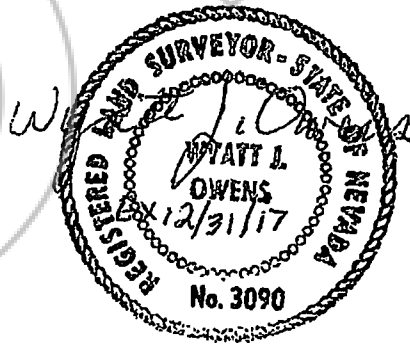


EXHIBIT A

KIT CARSON AVENUE

DRIVE

COMSTOCK

S23°57'56"W 1424.70' TO THE 1/4 CORNER OF SEC. 29  
T. 10 N., R. 22 E., M.D.B. & M.

N17°42'02"E 10.48'

AREA OF KIT CARSON AVENUE  
TO BE ABANDONED

LOT 85

1951

S89°41'05"E  
209.78'

209.78'

S89°41'05"E  
209.78'

10' PEDESTRIAN ACCESS EASEMENT

S17°42'00"W  
62.87'

N17°42'00"E 10.48'

S17°42'00"W  
124.45'

N72°19'00"W  
200.20'

N17°42'02"E  
61.77'

NOTE

AREA TO BE ABANDONED = 0.289 ACRES.



SCALE: 1" = 20'



EXHIBIT B

77 OWENS  
7777 ENGINEERING  
Civil Engineering, Land Surveying  
P.O. Box 44  
SMITH, NEVADA 89430  
775D 455-2172

MAP TO ABANDON A PORTION  
OF KIT CARSON AVENUE  
FOR DAVID AND LAURA MOLINE  
1387 HAWKINS PEAK, GARDNERVILLE, NV,  
89410 775D 691-1124

SHEET 1 OF 1

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 Clerk-Treasurer's Office on this

27<sup>th</sup> day of June, 2018

By [Signature] Deputy