

BOOK 403 PAGE 012-014
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EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO.

FEES *No Fee*

APN# _____

194809

Recording Requested by:

Name EUREKA COUNTY

Address _____

City/State/Zip _____

RESOLUTION REVERTING A CERTAIN PORTION OF A

(Title of Document)

DEDICATED ALLEY IN BEOWAVE

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 printed. BOOK 403 PAGE 012

RESOLUTION

REVERTING A CERTAIN PORTION OF A DEDICATED ALLEY IN BEOWAWE, NEVADA, TO THE ABUTTING PROPERTY OWNER AND RESERVING AN EASEMENT FOR ALL EXISTING UTILITIES

WHEREAS, Kit Lorre Benadom is the owner of record of APN 003-523-04 and 003-533-07 as described in the Grant, Bargain And Sale Deed dated April 1, 2003, recorded April 4, 2003, file number 181524, Book 360, pages 105-106; and

WHEREAS, these properties are burdened by a dedicated alley, described in the Deed referenced above and containing an area of 3,000 square feet, more or less:

COMMENCING at the Northeast corner of Lot 15 Block 20 the **POINT OF BEGINNING**;

THENCE South 40° 48' 06" East along east side line of Lots 15, 16 and 17 of Block 20 a distance of 150 feet;

THENCE North 49° 11' 53" East a distance of 20 feet to a point being the southwest corner of Lot 3 Block 20;

THENCE North 40° 48' 06" West along west side line of Lots 3, 4, 5, 6, 7, and 8 of Block 20 a distance of 150 feet;

THENCE South 49° 11' 53" West a distance of 20 feet to a point being the northeast corner of Lot 15 Block 20, this being the **POINT OF BEGINNING**; and

WHEREAS, Kit Lorne Benadom has petitioned this Board to have this portion of the alley revert back to her and allowing a reservation for existing utilities, and she is the only abutting property owner to the alley for the portion of the alley under review; and

WHEREAS, the Eureka County Planning Commission and the Crescent Valley Advisory Board have both reviewed Ms. Benadom's request and have determined there is no opposition to the request; and

WHEREAS, this Board has considered whether the dedicated alley should be held for public use, but see not benefit to the County to hold it given where the alley is and the ready access to SR 306 to accommodate ingress and egress; and

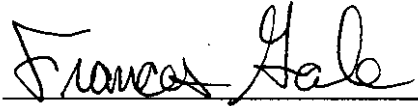
WHEREAS, pursuant to N.R.S. 244.276 this Board is required to return and revert property acquired by dedication to the abutting property owner or owners;

NOW THEREFORE the Board of County Commissioners resolve to and hereby revert that portion of the dedicated alley described in this resolution to abutting property owner Kit Lorre Benadum, and expressly reserve an easement for all existing utilities.

DATED this 3rd of the January, 2005.



Eureka County Board of Commissioners



Clerk

COPIES TO BE DISTRIBUTED TO:

Kit Lorre Benadum, property owner
Jim Ithurralde, County Assessor
Ron Damele, Public Works

194809