

Doc Number: **0816880**

01/24/2013 08:38 AM

OFFICIAL RECORDS

Requested By  
DC/COMMUNITY DEVELOPMENT

Assessor's Parcel Number: 1220-03-202-001

Date: JANUARY 23, 2013

Recording Requested By:

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 10 Fee: \$ 0.00  
Bk: 0113 Pg: 6702



Deputy pk

✓ Name: LUCILLE RAO, COMMUNITY DEVELOPMENT

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

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

Real Property Transfer Tax: \$ N/A

ABANDONMENT: DA 13-001 (#2013.015)

(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

NO. 2013.015

2013 JAN 23 PM 2:21

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

TED THUAN  
CLERK  
*[Signature]*  
DEPUTY

**ABANDONMENT: DA 13-001**

**An Order of Abandonment vacating a strip of land varying in width for public utility easement purposes located on a parcel generally located east of Stodick Parkway and south of Crestmore Drive in the town of Gardnerville, owned by New Beginnings Housing, LLC, within a portion of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1220-03-202-001).**

WHEREAS, Douglas County, a political subdivision of the State of Nevada, and the Town of Gardnerville presently holds a utility easement varying in width located within a portion of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, as described in the Public Utility Easement Deed recorded October 5, 2001 in the office of Recorder, Douglas County, Nevada, in Book 1001, at Page 1479, as Document No. 524375, and as 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 20.768.060, may vacate or abandon by formal order any portion of a public utility easement owned or controlled by the County; and

WHEREAS, this abandonment request is being made in order to vacate a public utility easement owned or controlled by Douglas County and the Town of Gardnerville; and

WHEREAS, the property owners of parcel 1220-03-202-001 have dedicated a new public utility easement to accommodate existing and future public utilities; and

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

WHEREAS, on January 17, 2013 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 varying in width for public utility easement purposes, as described and depicted in the attached Exhibits A and B, are hereby abandoned.

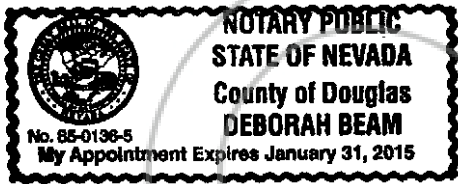
DATED the 17th day of January, 2013.

*Mimi Moss*

Mimi Moss, AICP, Director  
Douglas County Community Development Department

STATE OF NEVADA )  
COUNTY OF Douglas )

This instrument was acknowledged before me on 23 day of January, 2013, by Mimi Moss on behalf of Douglas County, Nevada.



*Deborah Beam*  
NOTARY PUBLIC

**EXHIBIT 'A'**

1900-003-12  
12/04/12  
Page 1 of 2

**DESCRIPTION  
PUBLIC UTILITY EASEMENT ABANDONMENT  
(Over A.P.N. 1220-03-202-001)**

Public utility easement as described in Public Utility Easement Deed recorded October 5, 2001 in the office of Recorder, Douglas County, Nevada in Book 1001, at Page 1477, as Document No. 524375, further described within said Public Utility Easement Deed as follows, to-wit:

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

A strip of land for public utility purposes located within a portion of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Parcel 3 as shown on the Parcel Map for Herbig Properties Limited recorded September 14, 1999 in the office of Recorder, Douglas County, Nevada as Document No. 476559;

thence along the westerly line of said Parcel 3, North 00°23'56" West, 7.39 feet to the POINT OF BEGINNING;

thence continuing along said westerly line, North 00°23'56" West, 20.00 feet;

thence North 89°36'04" East, 103.50 feet;

thence North 00°23'56" West, 464.37 feet;

thence North 86°43'24" West, 103.71 feet to the easterly line of a storm drainage easement as shown on said Parcel Map;

thence along said easterly line, North 00°23'56" West, 20.04 feet;

thence South 86°43'24" East, 81.50 feet;

thence North 58°51'06" East, 87.48 feet;

thence North 31°08'54" West, 182.00 feet;

thence North 58°51'06" East, 22.00 feet;

thence South 31°08'54" East, 182.00 feet;

thence North 58°51'06" East, 110.50 feet;

thence South 31°08'54" East, 34.00 feet;

thence South 58°51'06" West, 110.50 feet;

thence South 31°08'54" East, 314.79 feet;

thence South 00°23'56" East, 262.06 feet;

thence South 89°36'04" West, 353.75 feet to the POINT OF BEGINNING.

**EXHIBIT 'A'**

1900-003-12

12/04/12

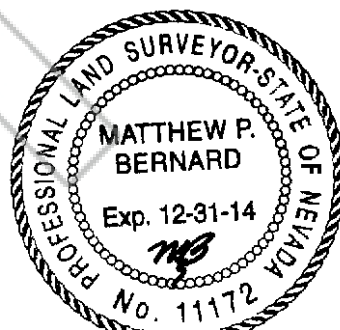
Page 2 of 2

**EXCEPTING THEREFROM THE FOLLOWING:** Commencing at the southwest corner of Parcel 3 as shown on the Parcel Map for Herbig Properties Limited recorded September 14, 1999 in the office of Recorder, Douglas County, Nevada as Document No. 476559;

thence along the westerly line of said Parcel 3, North 00°23'56" West, 27.39 feet;  
thence North 89°36'04" East, 125.50 feet to the POINT OF BEGINNING;  
thence North 00°23'56" West, 472.55 feet;  
thence North 58°51'06" East, 56.31 feet;  
thence South 31°08'54" East, 308.74 feet;  
thence South 00°23'56" East, 236.01 feet;  
thence South 89°36'04" West, 206.25 feet to the POINT OF BEGINNING.

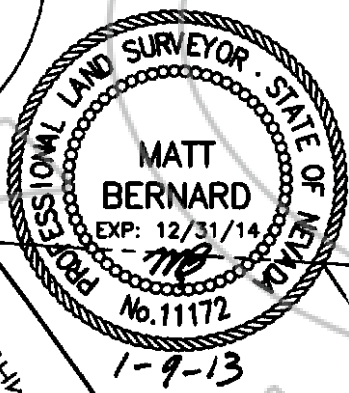
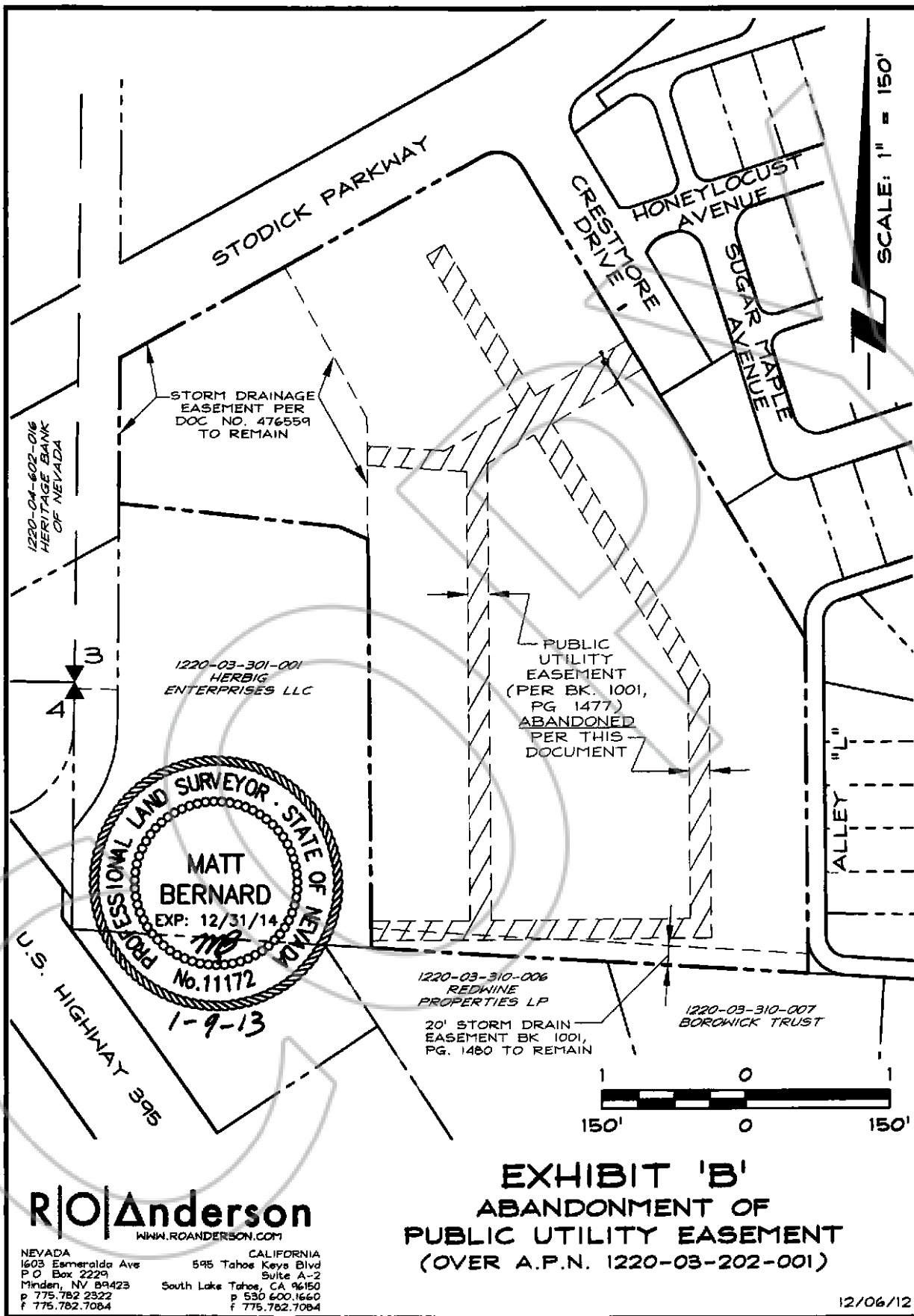
CONTAINING 42,632 square feet, more or less.

The above description appeared previously in that certain instrument recorded October 5, 2001 in the office of Recorder, Douglas County, Nevada in Book 1001, at Page 1477, as Document No. 524375.



1-9-13

Y:\Client Files\1900\1900-003\CAD\Survey\Exhibits\1900-003\FUE ABANDON.dwg 1/9/2013 10:32:17 AM Linda M. Biaggi



**EXHIBIT 'B'**  
**ABANDONMENT OF**  
**PUBLIC UTILITY EASEMENT**  
**(OVER A.P.N. 1220-03-202-001)**

**R/O Anderson**  
 WWW.ROANDERSON.COM

NEVADA  
 1603 Emeraldale Ave  
 P O Box 2229  
 Minden, NV 89423  
 p 775.782.2322  
 f 775.782.7084

CALIFORNIA  
 595 Tahoe Keys Blvd  
 Suite A-2  
 South Lake Tahoe, CA 96150  
 p 530.600.1660  
 f 775.782.7084

12/06/12

**PUBLIC UTILITY EASEMENT DEED**

RPTT \$000.0 <sup>EV #3</sup>  
APN: 1220-03-301-015  
020

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CRESTMORE TOWNHOMES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP

doe(es) hereby GRANT(s) to

DOUGLAS COUNTY AND TOWN OF GARDNERVILLE, BOTH POLITICAL SUBDIVISIONS

the following public utility easement situated in the city Gardnerville county of Douglas, state of Nevada bounded and described as follows:

SEE DESCRIPTION SHEET ATTACHED HERETO AND MADE A PART HEREOF

Dated: APRIL 26, 2001

STATE OF ~~NEVADA~~ MICHIGAN

COUNTY OF INGHAM

This instrument was acknowledged before me on

October 1, 2001

by THOMAS J. KOSTOSKY

*Jill Mellen*  
Notary Public

JILL M. MELLEN  
Notary Public, Ingham County, MI  
My Commission Expires Aug. 14, 2008

SEAL

(This area for official notarial seal)

CRESTMORE TOWNHOMES LIMITED PARTNERSHIP

} ss.

BY: GARDNERVILLE GARDNERVILLE, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ONE OF ITS GENERAL PARTNERS

BY: THOMAS J. KOSTOSKY, MANAGER

SPACE BELOW THIS LINE FOR RECORDER'S USE

**WHEN RECORDED MAIL TO**

Name  **DOUGLAS COUNTY**  
Street Address  
City, Stat  
Zip  
Order No. 00000140-201-CAC

BK: 01113  
PG: 6708  
08 16880 Page: 7 of 10 01/24/2013 08:38 AM

0524375  
BK1001PG1477

**DESCRIPTION  
PUBLIC UTILITY EASEMENT**

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

A strip of land for public utility purposes located within a portion of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Parcel 3 as shown on the Parcel Map for Herbig Properties Limited recorded September 14, 1999 in the office of Recorder, Douglas County, Nevada as Document No. 476559;

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thence North 58°51'06" East, 22.00 feet;  
thence South 31°08'54" East, 182.00 feet;  
thence North 58°51'06" East, 110.50 feet;  
thence South 31°08'54" East, 34.00 feet;  
thence South 58°51'06" West, 110.50 feet;  
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thence South 00°23'56" East, 262.06 feet;  
thence South 89°36'04" West, 353.75 feet to the POINT OF BEGINNING.

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thence North 89°36'04" East, 125.50 feet to the POINT OF BEGINNING;

**0524375  
BK 1001 PG 1478**

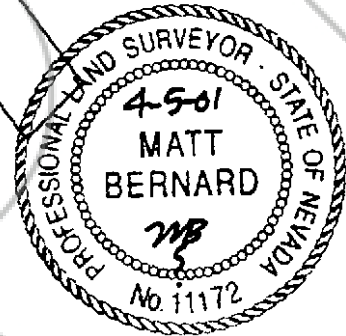


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thence North 58°51'06" East, 56.31 feet;  
thence South 31°08'54" East, 308.74 feet;  
thence South 00°23'56" East, 236.01 feet;  
thence South 89°36'04" West, 206.25 feet to the POINT OF BEGINNING.

CONTAINING 42, 632 square feet, more or less.

Note: Refer this description to your title company before incorporating into any legal document.

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



COPY

REQUESTED BY  
*R.O. Anderson Eng*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2001 OCT -5 PM 1:49

LINDA SLATER  
RECORDER

\$16.00 PAID *BT* DEPUTY

0524375  
BK1001PG1479

COPY

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: Jan 23 2013

[Signature] Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy