

Recorded at the request of:

Douglas County, NV

c/o Community Development Department

Attn: Lucille Rao, Assistant Planner



00031379201608775690040045

KAREN ELLISON, RECORDER

ABANDONMENT: DA 15-068

An Order of Abandonment vacating a strip of land ten (10) feet in width for public utility easement for Continental Telephone Company located within one parcel, APN1318-16-801-003, on a portion of the Southeast one-quarter (SE ¼) of the South half (S ½) of Section 16, Township 13 North, Range 18 East, MDB&M, Douglas County, Nevada. The utility easement was granted in 1983 by Lynn Hill and Keith Bitlerin Document No. 080553, Book 583 on Page 2614.

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a utility easement 10 feet in width across one parcel, APN 1318-16-801-003 as shown on a portion of the Southeast one-quarter (SE ¼) of the South half (S ½) of Section 16, T14N, R18E, M.D.B.&M., Douglas County, Nevada. The public utility easement was filed for record on April 27, 1983 as Document No. 080553, Official Records of Douglas County, Nevada and as more specifically described and depicted in the attached Legal Description and Exhibit A; and

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 to remove an easement that runs in the center of the parcel and turns north to run parallel to the Lake Tahoe shoreline and as such would inhibit the proposed redevelopment of the parcel; and

WHEREAS, The Community Development Department has obtained written approval from the applicable public utility service provider indicating they no longer request the reservation of the subject easement; and

WHEREAS, On February 29, 2016, the Douglas County Community Development Department 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 vacation; and

NOW THEREFORE, be it ordered by the Douglas County Community Development Director, that the aforesaid strip of land 10 feet wide for utility easement purposes and incidents thereto, as described and depicted in the attached Legal Description and Exhibit A, are hereby abandoned.

DATED the 29th day of February, 2016

Mimi Moss

Mimi Moss, AICP, Director
Douglas County Community Development Department

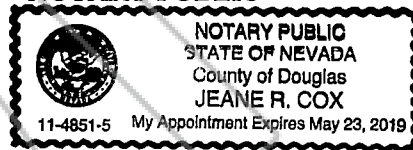
STATE OF NEVADA)

COUNTY OF Douglas)

This instrument was acknowledged before me on 29 day of February, 2016 by
Mimi Moss on behalf of Douglas County, Nevada.

Jeane R. Cox

NOTARY PUBLIC



Aug. 8, 2015
15169

DESCRIPTION/Exhibit A
10' Easement Abandonment

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

All that portion of that Grant of Easement as described in Book 583 at Page 2614, filed for record on April 27, 1983, as Document No. 80553, Douglas County Official Records, more particularly described as follows:

An area 10 feet wide, being 5 feet on each side of the following;

Beginning at a point that bears South $86^{\circ}22'23''$ West 5.00 feet (West 5' per said Grant of Easement) from the Northeast corner of that property per that Grant, Bargain and Sale Deed filed for record on December 18, 2014 as Document No. 2014-854615, Douglas County Official Records;

thence South $00^{\circ}02'30''$ East 80.00 feet;

thence South $89^{\circ}50'30''$ West 315.00 feet;

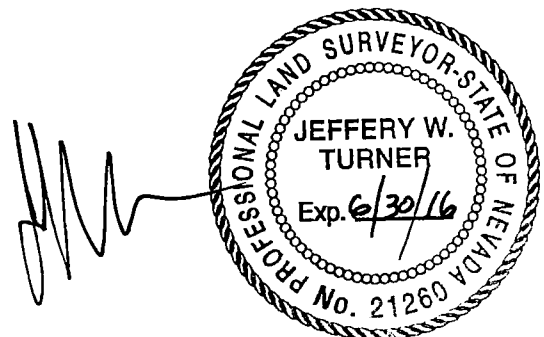
thence North $28^{\circ}00'00''$ West 66.39 feet (North $28^{\circ}00'00''$ West 50.00 feet per said Grant of Easement) to the Northerly property line of that property per that Grant, Bargain and Sale Deed filed for record on December 18, 2014 as Document No. 2014-854615, Douglas County Official Records, and the Termination Point of this Abandonment.

The side lines of this easement shall be shortened or lengthened to meet the property lines.

The Basis of Bearing for this description is the above referenced Grant, Bargain and Sale Deed filed for record on December 18, 2014 as Document No. 2014-854615, Douglas County Official Records.

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

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

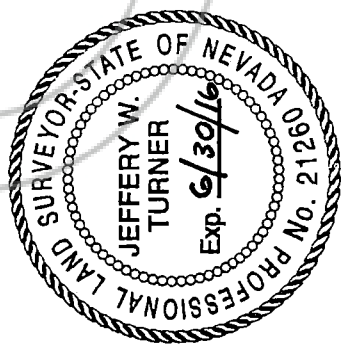




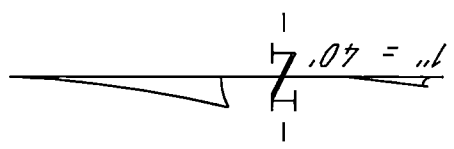
TURNER & ASSOCIATES, INC.

LAND SURVEYING

(775) 588-5658
FAX (775) 588-9296
308 DORLA CT., SUITE 203 - ROUND HILL, NV 89448
P.O. BOX 5067 - STATELINE, NV 89449



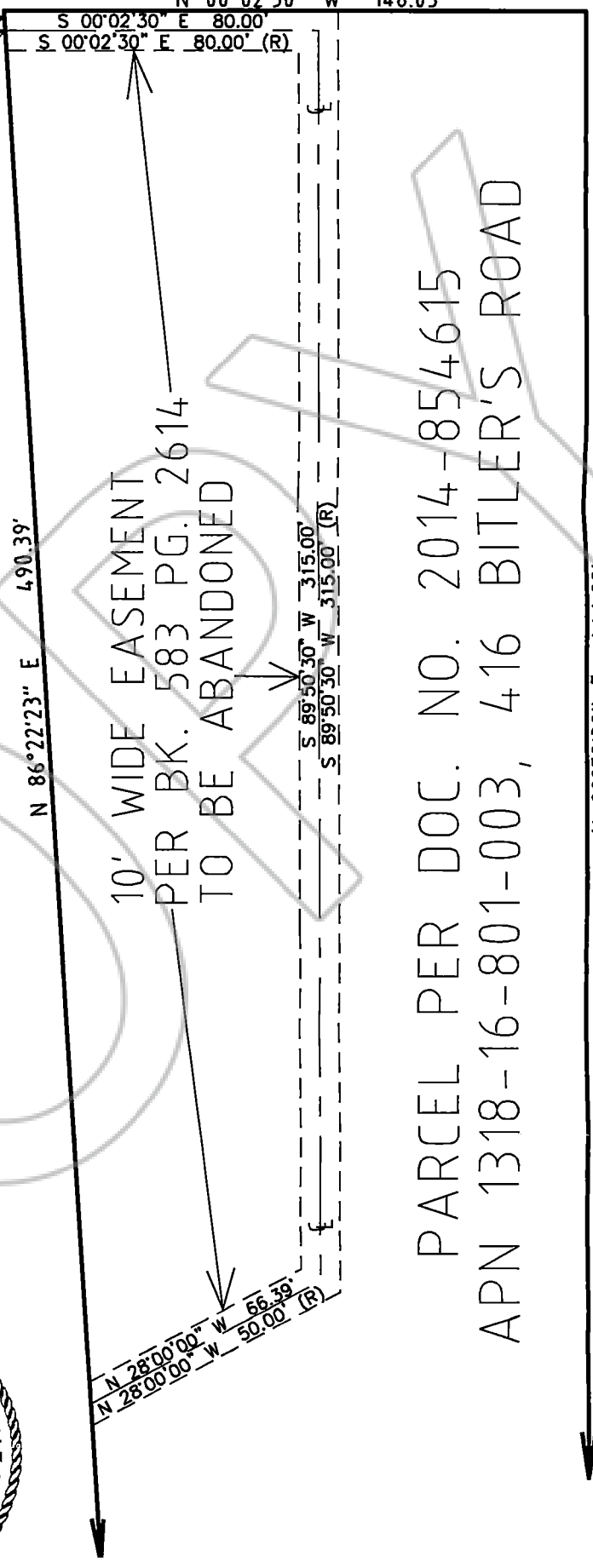
DATE 7 AUG 2015 JOB No. 15169
PROJECT EASEMENT ABANDONMENT
BY JWT PAGE 1 OF 1
PARCEL PER DOC. NO. 2014-854615
APN 1318-16-801-003, 416 BITLER'S ROAD
DOUGLAS CO, NV
EASEMENT PER BK. 583 PG. 2614



TIE:
S 86°22'23" W 5.00'
WEST 5' (R)

NOTE: (R) = BEARINGS AND DISTANCES PER GRANT OF EASEMENT BK. 583 PG. 2614

POINT OF BEGINNING



PARCEL PER DOC. NO. 2014-854615
APN 1318-16-801-003, 416 BITLER'S ROAD