



KAREN ELLISON, RECORDER

APN 1219-15-002-033

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

**Abandonment of Public Utility Easement**

An Order of Abandonment vacating a strip of land utilized for public utility easement purposes located along the easterly property line of Parcel 1, as depicted on that certain Parcel Map for Margaret J. Biggs and Wilfred L. Jones, recorded September 19, 1985 in the official records of Douglas County, Nevada, in Book 985, at Page 2262, as Document No. 124005, located within a portion of Section 15, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada (APN 1219-15-002-033).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easement located within a portion of Section 15, Township 12 North, Range 19 East, Mount Diablo Meridian, as depicted on that certain Parcel Map for Margaret J. Biggs and Wilfred L. Jones, recorded September 19, 1985 in the official records of Douglas County, Nevada, in Book 985, at Page 2262, as Document No. 124005, and more particularly described and depicted in the attached Exhibit A.

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 Douglas County; and

WHEREAS, this abandonment request is being made in order to vacate a portion of a public utility easement 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 request the reservation of the subject easements; and

WHEREAS, on May 4<sup>th</sup>, 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 utility easement purposes, as described and depicted in the attached Exhibit A, is hereby abandoned.

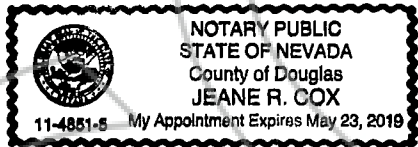
DATED this 4<sup>th</sup> day of May, 2016.

Mimi Moss

Mimi Moss, AICP, Director  
Douglas County Community Development Department

STATE OF NEVADA            )  
  )  
COUNTY OF Douglas    )

This instrument was acknowledged before me on 4<sup>th</sup> day of May, 2016, by Mimi Moss on behalf of Douglas County, Nevada.



Jeane R Cox  
NOTARY PUBLIC

**PUBLIC UTILITY EASEMENT ABANDONMENT  
BIGGS LOT LINE ADJUSTMENT  
LEGAL DESCRIPTION**  
*Revised September 29, 2015*

A strip of land being an abandonment of a portion of an existing 5 foot wide public utility easement across a portion of Parcel 1 as shown on the Parcel Map recorded at Document no. 124005 in the office of the Douglas County Recorder, said abandonment lying entirely within the Southeast One-Quarter of Section 15, Township 12 North, Range 19 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the SW corner of said SE ¼ of Section 15, being a brass cap monument;  
Thence N 89°57'30"E along the South line of said Section 15 a distance of 1310.44 feet;  
Thence N 00°05'03"E a distance of 5.00 feet to the POINT OF BEGINNING;  
Thence S 89°57'30"W a distance of 5.00 feet;  
Thence N 00°05'03"E a distance of 1,068.82 feet to a point on the Northwesterly boundary line of said Parcel 1;  
Thence N 77°10'31"E along said Northwesterly boundary line a distance of 5.13 feet to the NE corner of said Parcel 1, being a 5/8 inch rebar with plastic cap bearing the PLS no. 3922;  
Thence S 00°05'03"W a distance of 1,069.95 feet to the POINT OF BEGINNING;

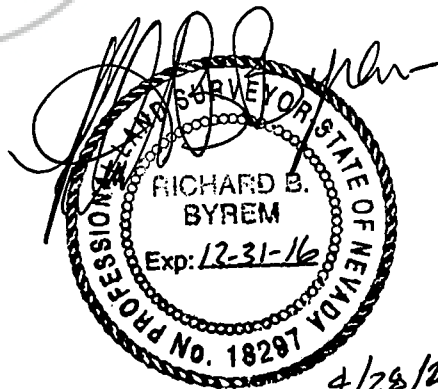
Containing 5,346 square feet, more or less.

Basis of Bearings: The East line of Parcel 3 as shown on the Parcel Map recorded for Margaret J. Biggs and Wilfred L. Jones at Document no. 124005, being the line between the found original rebar with cap set by PLS 3922 at the Southeast corner of said Parcel 3 and the found one-half inch diameter iron pipe at the Northwest corner of the East ½ of the Southeast ¼ of Section 15. (N 00°09'15"E)

Note: Accepting the above line as the Basis of Bearing for this description causes a counter-clockwise rotation of 00°06'21" for the line between the South ¼ corner and the Southeast corner of Section 15, as shown on said Document no. 124005.

Prepared by:

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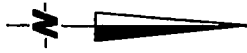


**EXHIBIT A**

# EXHIBIT 'A'

PUBLIC UTILITY EASEMENT ABANDONMENT

AREA: 5,346± S.F



SCALE 1" = 150'

OPEN SPACE  
A-6

SW COR  
SEC 15

N 89°57'30" E 1310.44'

APN 1219-15-002-033

PARCEL 1

(PARCEL MAP DOC. NO. 124005)

PORTION OF EXISTING 5'  
PUBLIC UTILITY EASEMENT  
PER DOC. NO. 124005  
TO BE ABANDONED

N 00°05'03" E 1068.82'

S 00°05'03" W 1069.95'

OLD LOT LINE

(NOTE: BEARING OF OLD LOT LINE IS N 00°19'15" E ON DOC. NO. 121842 & DOC. NO. 124005. IT IS SHOWN HEREON AS S 00°05'03" W BASED ON FOUND MONUMENTS AS SHOWN HEREON.)

AREA: 5,346 SF

PARCEL 2

(RDS DOC. NO. 121842)

NEW EXCLUSIVE PRIVATE  
ROADWAY & PUBLIC  
UTILITY EASEMENT

APN 1219-15-002-034

NEW LOT LINE

CREEK

160.36'  
S 00°18'17" W

226.93'  
S 49°04'05" W

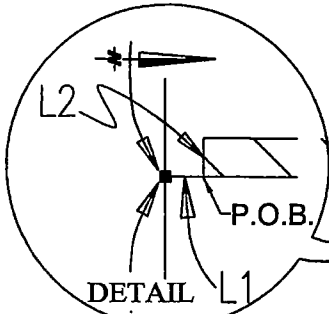
309.52'  
N 15°32'36" W

EXCLUSIVE PRIVATE  
ROADWAY & PUBLIC UTILITY  
EASEMENT PER DOC. NO. 121842

APN 1219-15-002-076

N 89°57'30" E 1310.66'  
APN 1219-22-001-073

15 | 14  
22 | 23



DETAIL L1

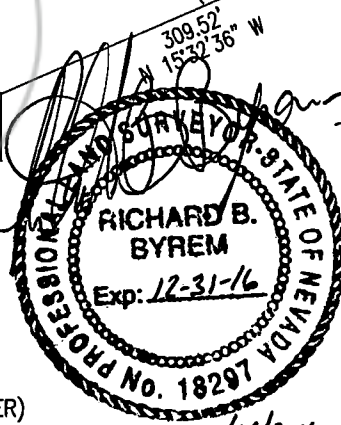
SCALE 1" = 25'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°05'03" E	5.00'
L2	S 89°57'30" W	5.00'
L3	N 77°10'31" E	5.13'

## LEGEND

- ⊙ FOUND POINT AS NOTED
- ▲ FND 5/8" REBAR W/CAP #3922 (FISHER)
- FND 5/8" REBAR W/CAP #6899 (McMANUS)
- P.O.B. POINT OF BEGINNING



**MARGARET J. BIGGS**  
PORTION OF SECTION 15,  
T. 12 N., R. 19. E., M.D.M.,  
DOUGLAS COUNTY, NEVADA

**RESOURCE CONCEPTS, INC.**