

Assessor's Parcel Number: 1419-27-511-011 &  
1419-27-511-002  
Date: DECEMBER 16, 2016



KAREN ELLISON, RECORDER

Recording Requested By:

Name: JEANE COX, COMMUNITY DEVELOPMENT  
(EN)

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

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

Real Property Transfer Tax: \$ N/A

JAMES CANYON LOOP/MILLICHAP  
ABANDONMENT OF EASEMENTS #2016.276  
(Title of Document)

FILED

NO. 2016-276

2016 DEC 16 AM 9:00

DOUGLAS COUNTY  
CLERK



APN: 1419-27-511-011  
1419-27-511-002

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

**Abandonment of Public Water Storage Reservoir and Waterline Easement, Public Reservoir Access and Water Line Easement, Public Utility Easement, Public Drain Pipe Easement, and a Public Slope and Drain Easement (Easements)**

An Order of Abandonment vacating a strip of land utilized for Easement purposes located on a parcel generally located west of James Canyon Loop, owned by William & Sherrie Millichap, located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1419-27-511-001 and 1419-27-511-002).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds Easements located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, as depicted on that certain Final Map for Mountain Meadow Estates, recorded Date in the official records of Douglas County, Nevada, in Book 302, Page 2214, Document No. 536360, and 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 20.768.050 and 20.768.060, may vacate or abandon by formal order any portion of an 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 December 15, 2016 the Douglas County Board of County Commissioners 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 Board of County Commissioners, that the aforesaid strip of land utilized for Easement purposes, as described and depicted in the attached Exhibits A and B, is hereby abandoned.

DATED December 15, 2016.

Doug N. Johnson

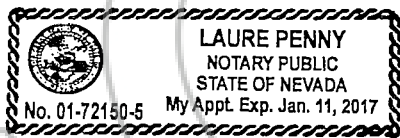
Doug N. Johnson, Chairman

Douglas County Board of County Commissioners

STATE OF NEVADA )

COUNTY OF Douglas )

This instrument was acknowledged before me on 15<sup>th</sup> day of December, 2016, by Doug N. Johnson on behalf of Douglas County, Nevada.



Laure Penny  
NOTARY PUBLIC

**DESCRIPTION  
EASEMENT ABANDONMENT  
(Portion of A.P.N. 1419-27-511-001 & 002)**

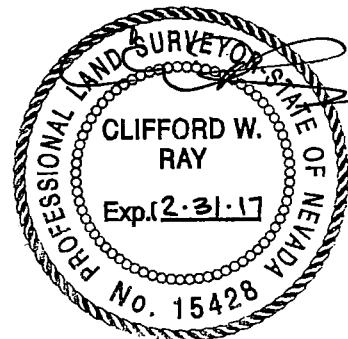
All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of a parcel of land located within portions of the Southeast one-quarter (SE1/4) of Section 22 and the Northeast one-quarter (NE1/4) of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Those certain Easements shown as 30' Public Utility Easement, 20' Public Reservoir Access and Waterline Easement, 20' Public Drain Pipe Easement, Public Slope and Drainage Easement for the Water Storage Reservoir and Access Road and Public Water Storage Reservoir Easement as depicted on the Final Subdivision Map, A Planned Development for Mountain Meadow Estates, Phase 1 filed for record on March 6, 2002 in the Office of Recorder, Douglas County, Nevada as Document No. 536360, lying within the boundaries of Lot 56 and Lot 57 as shown on the Final Map for Canyon Creek Estates, filed for record March 15, 2007 in said Office of Recorder as Document No. 697065;

containing 97,511 square feet or 2.24 acres more or less.

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



Y:\Client Files\2315\2315-003\CAD\Survey\Exhibits\2315-003 ESMT ABANDON.dwg 10/11/2016 11:57:51 AM Bill C. Ray

SCALE: 1" = 150'

**LOT 56**  
APN 1419-27-511-001

PUBLIC SLOPE AND DRAINAGE EASEMENT FOR THE WATER STORAGE RESERVOIR AND ACCESS ROAD PER DOC. NO. 536360 BEING ABANDONED

10' P.U.E. PER DOC. NO. 697065 TO REMAIN

20' PUBLIC RESERVOIR ACCESS AND WATERLINE EASEMENT PER DOC. NO. 536360 BEING ABANDONED

22.5' P.U.E. AND SLOPE EASEMENT PER DOC. NO. 697065 TO REMAIN

PUBLIC WATER STORAGE RESERVOIR EASEMENT PER DOC. NO. 536360 BEING ABANDONED

20' PUBLIC DRAIN PIPE EASEMENT PER DOC. NO. 536360 BEING ABANDONED

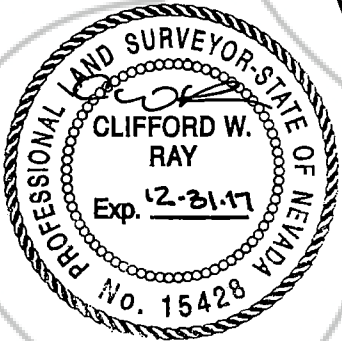
30' P.U.E. PER DOC. NO. 536360 BEING ABANDONED

**LOT 57**  
APN 1419-27-511-002

P.U.E. AND EMERGENCY ACCESS PER DOC. NO. 697065 TO REMAIN

35' P.U.E. AND EMERGENCY ACCESS EASEMENT PER DOC. NO. 697065 TO REMAIN

107' P.U.E. AND SLOPE EASEMENT PER DOC. NO. 697065 TO REMAIN



"D" OPEN SPACE

**LOT 58**

JAMES CANYON LOOP

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

**EXHIBIT 'B'**  
**EASEMENT ABANDONMENT**

APN 1419-27-511-001 & 002

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

CALIFORNIA  
3079 Harrison Avenue  
Suite 2  
South Lake Tahoe, CA 96150  
p 530.600.1660  
f 775.782.7084

2315-003

10/10/2106

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

16th day of April, 2016

By [Signature] Deputy