

Assessor's Parcel Number: 1320-27-002-036

Date: APRIL 11, 2017

Recording Requested By:

Name: ERIK NILSSEN, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A



00053633201708971200070078

KAREN ELLISON, RECORDER

ABANDONMENT OF PUBLIC DRAINAGE EASEMENT

#2017.048

(Title of Document)

FILED

NO. 2017-048

APN: 1320-27-002-036

2017 APR 11 PM 1:50

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

DOUGLAS COUNTY
CLERK
[Signature]
DEPUTY

Abandonment of Public Drainage Easement

An Order of Abandonment vacating a strip of land utilized for public drainage purposes located on a parcel generally located south of Buckeye Road, owned by Bently Nevada LLC, located within a portion of Section 27, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1320-27-002-036).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public drainage easement located within a portion of Section 27, Township 13 North, Range 20 East, Mount Diablo Meridian, as depicted on that certain Reversion to Acreage for Bently Nevada LLC, recorded June 8, 2016 in the official records of Douglas County, Nevada, in File No. 2016-882204, 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, may vacate or abandon by formal order any portion of a public drainage easement owned or controlled by Douglas County; and

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

WHEREAS, on April 6, 2017 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 Board of County Commissioners, that the aforesaid strip of land utilized for public drainage easement purposes, as described and depicted in the attached Exhibits A and B, is hereby abandoned.

DATED April 6, 2017.

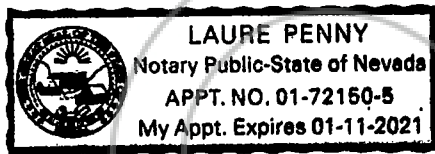
William B. Penzel
William B. Penzel

Douglas County Board of County Commissioners

STATE OF NEVADA)

COUNTY OF Douglas)

This instrument was acknowledged before me on 6th day of April, 2017, by William Penzel on behalf of Douglas County, Nevada.



Laure Penny
NOTARY PUBLIC

APN: 1320-27-002-027
APN: 1320-27-002-030

EXHIBIT “A”

DRAINAGE EASEMENT ABANDONMENT LEGAL DESCRIPTION for BENTLY NEVADA, LLC

Being a portion of that “PROPOSED 20 FOOT WIDE STORM DRAINAGE EASEMENT” as described in “ABANDONMENT: DA 02-101”, recorded in the office of the Douglas County Recorder, June 26, 2003, in Book 0603, Page 15341, as Document No. 0581702, Official Records of Douglas County, Nevada, further described as being a strip of land 20 feet wide, 10 feet on each side of the former centerline of abandoned Vector Drive, situate within a portion of the Southwest one quarter (SW1/4) of Section 27, Township 13 North, Range 20 East, Mount Diablo Meridian, County of Douglas, State of Nevada, more particularly described as follows:

COMMENCING at the Northwesterly corner of that “REVERTED PARCEL”, as shown on that REVERSION TO ACREAGE FOR BENTLY NEVADA, LLC, recorded in the office of the Douglas County Recorder, June 8, 2016, as File No. 2016-882024, Official Records, Douglas County, Nevada.

Thence along the Northerly line of said “REVERTED PARCEL”, South 89°59'54” East, 565.73 feet to a point on the Westerly sideline of said 20 foot wide drainage easement and the **POINT OF BEGINNING**;

Thence leaving said Northerly line, along Westerly sideline of said 20 foot wide drainage easement, South 00°25'59” West, 409.33 feet;

Thence 42.01 feet along a tangent curve to the right, having a radius of 90.00 feet, through a central angle of 26°44'47”, to the northerly right-of-way of Bently Parkway South, as shown on said REVERSION TO ACREAGE FOR BENTLY NEVADA, LLC, File No. 2016-882024;

Thence leaving the Westerly sideline of said 20 foot wide drainage easement, along the Northerly line of said Bently Parkway South, South 46°50'22” East, 20.65 feet to a point on the Easterly sideline of said 20 foot wide drainage easement;

Thence leaving the Northerly line of said Bently Parkway South, along the Easterly sideline of said 20 foot wide drainage easement, 57.04 feet along a non-tangent curve

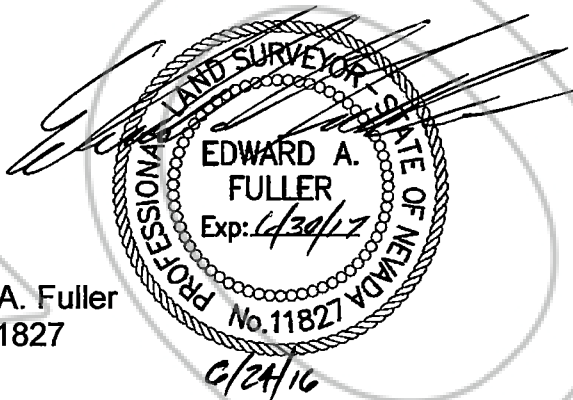
to the left, having a radius of 110.00 feet, from a tangent which bears North 30°08'32" East, through a central angle of 29°42'33";

Thence North 00°25'59" East, 409.48 feet, to the Northerly line of said "REVERTED PARCEL";

Thence leaving the Easterly sideline of said 20 foot wide drainage easement, along the Northerly line of said "REVERTED PARCEL", North 89°59'54" West, 20.00, feet to the POINT OF BEGINNING.

Containing: 9,179 square feet of land, more or less.

The BASIS OF BEARINGS for this description is the centerline of Bently Parkway South, being South 46°50'22" East, as shown on that Record of Survey to Support a Boundary Line Adjustment for Bently Nevada Corporation, Document No. 1999-465621, Recorded April 3, 1999.



Edward A. Fuller
P.L.S. 11827

PREPARED BY THE FIRM OF
MERIDIAN SURVEYING & MAPPING, INC.
8725 TECHNOLOGY WAY, SUITE C2
RENO, NV. 89521

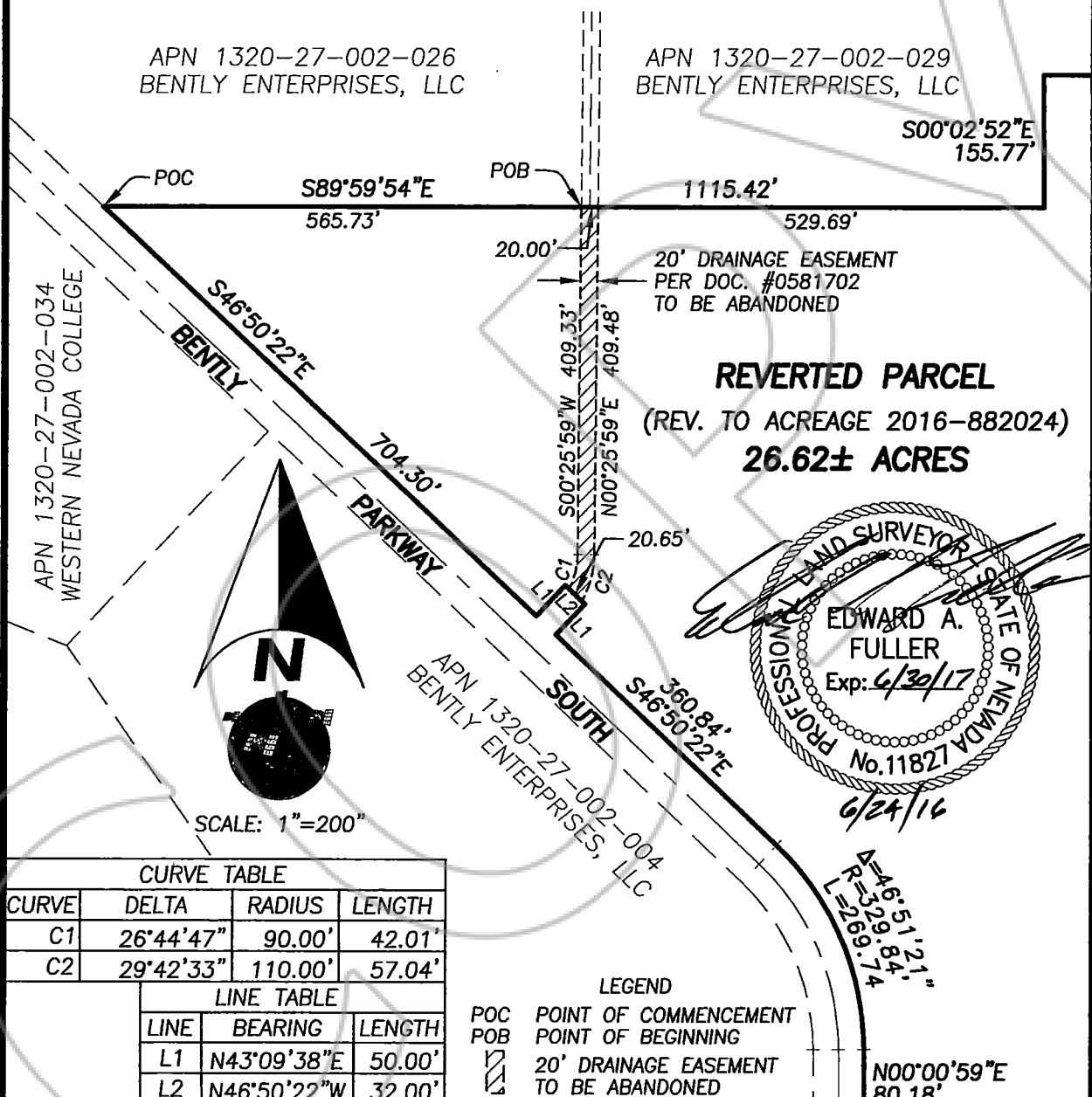
EXHIBIT "B"

TO ACCOMPANY DRAINAGE EASEMENT ABANDONMENT LEGAL DESCRIPTION

BEING A PORTION OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 20 EAST, MDM.
DOUGLAS COUNTY NEVADA

APN 1320-27-002-026
BENTLY ENTERPRISES, LLC

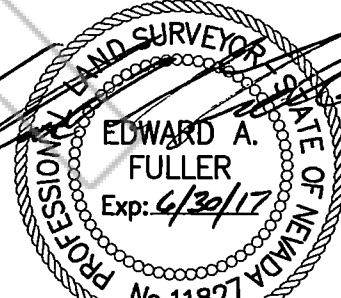
APN 1320-27-002-029
BENTLY ENTERPRISES, LLC



S00°02'52"E
155.77'

20' DRAINAGE EASEMENT
PER DOC. #0581702
TO BE ABANDONED

REVERTED PARCEL
(REV. TO ACREAGE 2016-882024)
26.62± ACRES



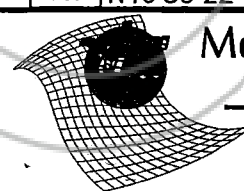
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	26°44'47"	90.00'	42.01'
C2	29°42'33"	110.00'	57.04'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°09'38"E	50.00'
L2	N46°50'22"W	32.00'

LEGEND
 POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 20' DRAINAGE EASEMENT TO BE ABANDONED

A=46.51121"
R=329.84'
L=269.74'

N00°00'59"E
80.18'



Meridian Surveying & Mapping, Inc.
Land, Construction and Boundary Surveys

8725 Technology Way, Reno, NV 89521
(775) 690-4194

DRAWN BY: EAF
DATE: JUNE 2016
SHEET
1
OF SHEETS

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

11th day of April, 2017

By [Signature] Deputy