

Assessor's Parcel Number: 1419-27-510-023

Date: OCTOBER 19, 2017

Recording Requested By:



KAREN ELLISON, RECORDER

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

ABANDONMENT OF PUBLIC UTILITY EASEMENT #2017.203
(Title of Document)

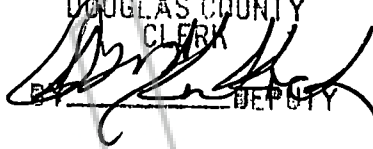
FILED

NO. 2017.0203

2017 OCT 19 PM 12: 20

APN: 1419-27-510-023

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

DOUGLAS COUNTY
CLERK
BY 
DEPUTY

Abandonment of Public Utility Easement

An Order of Abandonment vacating a strip of land utilized for public utility easement purposes located on a parcel generally located west of James Canyon Loop, owned by William and Sherrie Millichap, located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1419-27-510-023).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easement 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 Phase 1, recorded March 6, 2002 in the official records of Douglas County, Nevada, in Book 0302, 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 20.768.060, 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 October 17, 2017 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 Exhibits A and B, is hereby abandoned.

DATED October 17, 2017.

Mimi Moss

Mimi Moss, AICP, Director

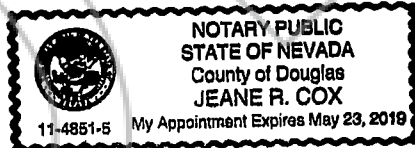
Douglas County Community Development Department

STATE OF NEVADA)

COUNTY OF Douglas)

This instrument was acknowledged before me on 17th day of October, 2017, by Mimi Moss on behalf of Douglas County, Nevada.

Jeane R. Cox
NOTARY PUBLIC



03/11/14
2061-002

EXHIBIT 'A'
PUBLIC UTILITY EASEMENT ABANDONMENT
(OVER A.P.N. 1419-27-510-023)

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

A strip of land for public utility easement purposes located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northerly corner of Adjusted Lot 32 as shown on the Record of Survey to Support a Boundary Line Adjustment for James Canyon, LLC filed for record December 9, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 599028, said point falling on the westerly line of James Canyon Loop;

thence South 43°41'18" West, 134.45 feet to a point on a 5 foot public utility easement per said Document No. 536360, the POINT OF BEGINNING;

thence South 27°55'26" East, 250.31 feet to a point on a 7.5 foot public utility easement per said Document No. 536360;

thence along said 7.5 foot public utility easement, along the arc of a curve the right, non-tangent to the preceding course, having a radius of 462.50 feet, central angle of 01°00'40", arc length of 8.16 feet and chord bearing and distance of South 45°24'24" West, 8.16 feet to a point on the westerly line of said Adjusted Lot 32;

thence along said westerly line of Adjusted Lot 32, North 49°52'44" West, 5.84 feet;

thence North 27°55'26" West, 244.32 feet to a point on said 5 foot public utility easement;

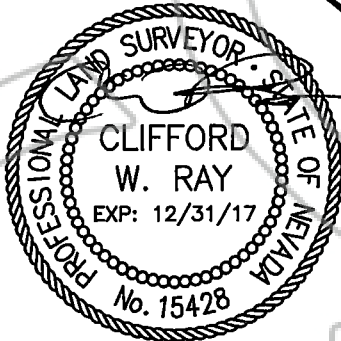
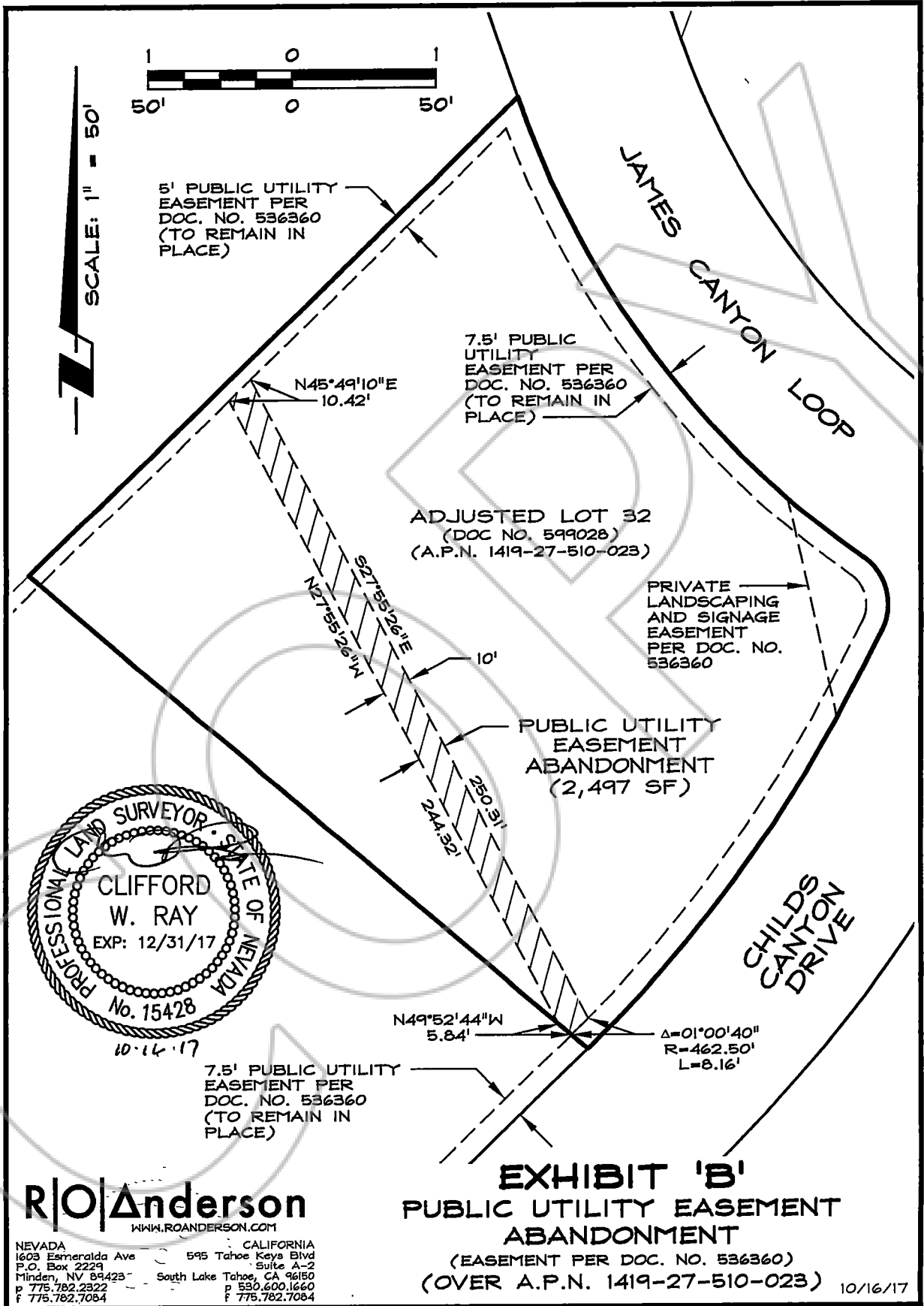
thence along said 5 foot public utility easement, North 45°49'10" East, 10.42 feet to the POINT OF BEGINNING, containing 2,497 square feet, more or less.

The Basis of Bearing of this description is identical to said Record of Survey, Document No. 599028.

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



Y:\Client Files\2315\2315-004\CAD\Survey\Exhibits\2061-002EXH-FUE.dwg 10/16/2017 3:45:12 PM Bill C. Ray



R/O Anderson
 WWW.ROANDERSON.COM

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EXHIBIT 'B'
PUBLIC UTILITY EASEMENT
ABANDONMENT
 (EASEMENT PER DOC. NO. 536360)
 (OVER A.P.N. 1419-27-510-023)

10/16/17

COPY

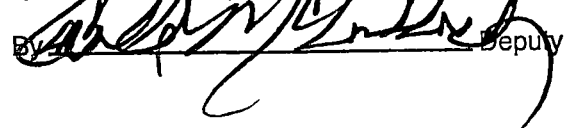
Douglas County

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

19th day of Oct 2017

By:  Deputy