

Assessor's Parcel Number: 1419-27-510-025

Date: DECEMBER 21, 2017

Recording Requested By:

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A



00066549201709083680060068

KAREN ELLISON, RECORDER

ABANDONMENT OF PUBLIC UTILITY EASEMENT #2017-241
(Title of Document)

APN: 1419-27-510-025

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

FILED
NO. 2017.241
2017 DEC 21 AM 10:02
DOUGLAS COUNTY
CLERK
[Signature]

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 Laguna Kai LLC., located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1419-27-510-025).

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 A-1.

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 December 18, 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 A-1, is hereby abandoned.

DATED December 18, 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 20th day of December, 2017, by Mimi Moss on behalf of Douglas County, Nevada.

Jeane R. Cox
NOTARY PUBLIC

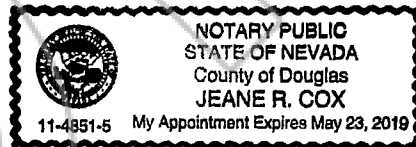


EXHIBIT "A"

LEGAL DESCRIPTION PUBLIC UTILITY EASEMENT ABANDONMENT APN 1419-27-510-025

A portion of Adjusted Lot 30 as described in that Grant, Bargain and Sale Deed Boundary Line Adjustment recorded December 9, 2003 as Document No. 0599023 in Book 1203, Page 3604, Official Records of Douglas County, Nevada, and depicted on that Record of Survey to Support a Boundary Line Adjustment for James Canyon, LLC, recorded December 9, 2003 as Document No. 599028 in Book 1203, Page 3634, Official Records of Douglas County, Nevada, situate in Section 27, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, being a 10-foot wide strip of land, 5.00 feet on each side of the following described centerline;

COMMENCING at the Southeast Corner of said Adjusted Lot 30, marked by a 5/8" rebar with plastic cap stamped "PLS 11172", said point also being the most southerly corner of Lot 30 shown on the Final Subdivision Map of Mountain Meadow Estates, Phase 1, PD-00-16, recorded March 6, 2002 as Document No. 536360 in Book 0302, Page 2214, Official Records of Douglas County, Nevada;

THENCE along the westerly line of Lot 30 of said Final Subdivision Map, North 19°56'43" West (North 20°46'59" West by record), a distance of 8.56 feet to the northerly line of a 7.50-foot wide public utility easement as shown on said Final Subdivision Map, the POINT OF BEGINNING;

THENCE continuing along said westerly line, North 19°56'43" West (North 20°46'59" West by record), a distance of 180.24 feet to a point on the northerly line of said Adjusted Lot 30, the POINT OF TERMINUS.

The sidelines and end lines being shortened or extended to be coincident with said 7.50-foot wide public utility easement on the south end and said northerly line of Adjusted Lot 30 on the north end.

Containing 1,802 square feet, more or less.

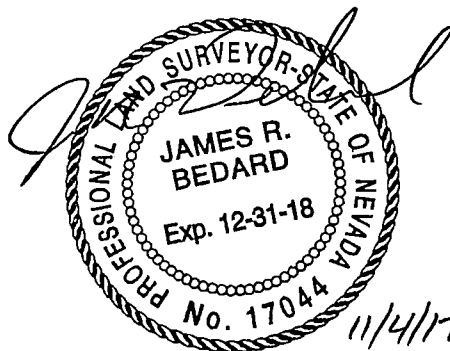
BASIS OF BEARINGS: North 80°37'14" West between the Southeast Corner and Southwest Corner of Adjusted Lot 30 depicted on that Record of Survey to Support a Boundary Line Adjustment for James Canyon, LLC, recorded December 9, 2003 as Document No. 599028 in Book 1203, Page 3634, Official Records of Douglas County, Nevada, each marked by a 5/8" rebar with plastic cap stamped " PLS 11172", relative to Grid North, Nevada State Plane Coordinate System, West Zone, North American Datum of 1983, determined using Real Time Kinematic (RTK) GPS observations.

SURVEYOR'S CERTIFICATE

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard
Nevada PLS 17044
For and on behalf of

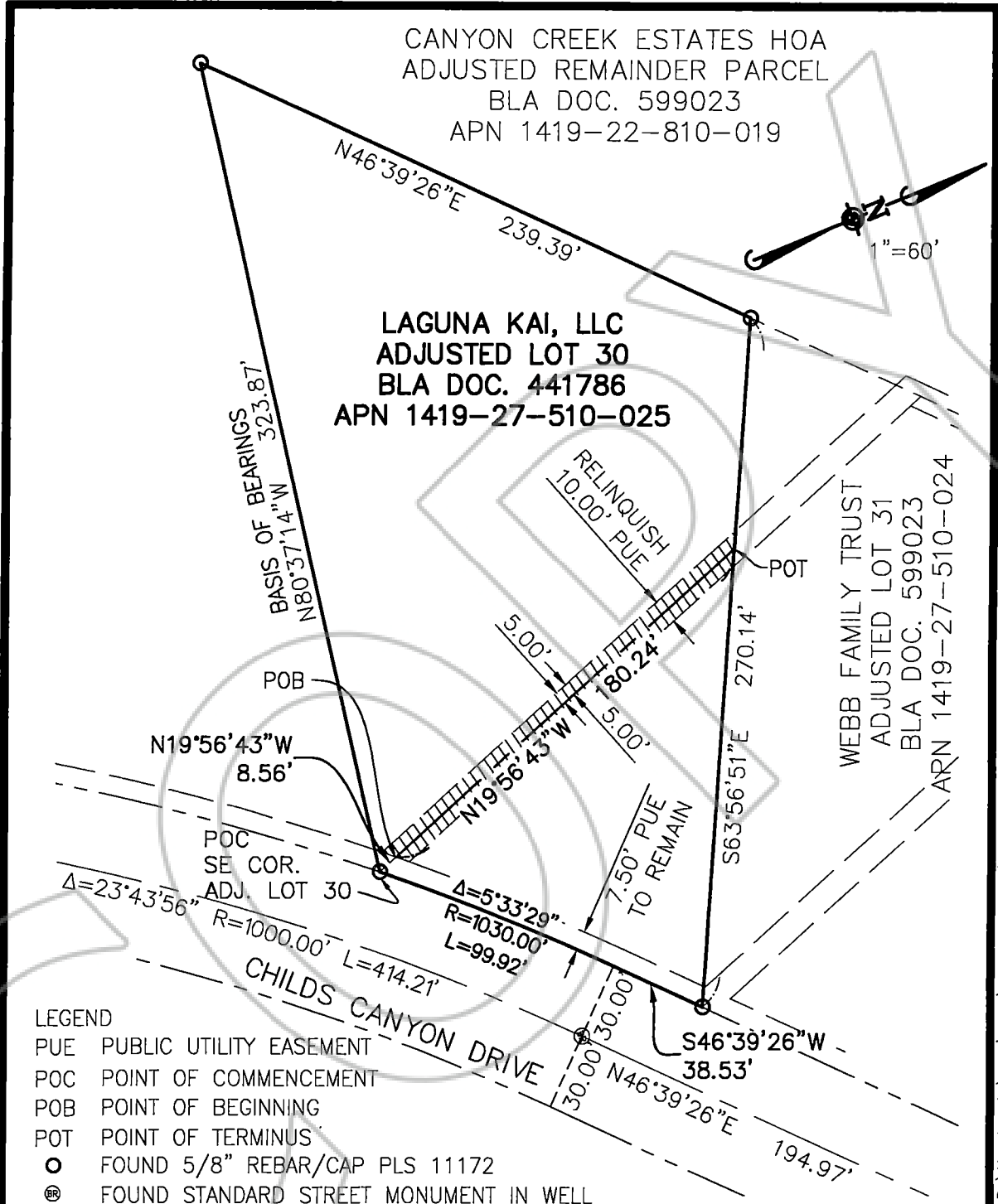
 **Manhard**
CONSULTING
9850 DOUBLE R BLVD, SUITE 101
RENO, NEVADA 89521
(775) 743-3500



CANYON CREEK ESTATES HOA
 ADJUSTED REMAINDER PARCEL
 BLA DOC. 599023
 APN 1419-22-810-019

LAGUNA KAI, LLC
 ADJUSTED LOT 30
 BLA DOC. 441786
 APN 1419-27-510-025

WEBB FAMILY TRUST
 ADJUSTED LOT 31
 BLA DOC. 599023
 ARN 1419-27-510-024



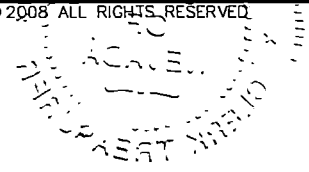
LEGEND
 PUE PUBLIC UTILITY EASEMENT
 POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 POT POINT OF TERMINUS
 ○ FOUND 5/8" REBAR/CAP PLS 11172
 ⊗ FOUND STANDARD STREET MONUMENT IN WELL

Manhard
 CONSULTING LTD

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H & S CONSTRUCTION	
DOUGLAS COUNTY, NEVADA	
PUBLIC UTILITY EASEMENT EXHIBIT	
PROJ. MGR.: KS	SHEET
DRAWN BY: JRB	EXHIBIT A-1
DATE: NOV. 2017	
SCALE: 1"=60'	
HSC.DCNV 01	

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Dwg Name: P:\Hscdcnv01\dwg\Surv\Final Drawings\Exhibits Surv\HSCDCNV-L30Aband.dwg Updated By: jpedard 10:16

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

21st day of July, 2017

By [Signature] Deputy