

APN: 1320-32-801-028

RECORDING REQUESTED BY AND  
MAIL TO:

The Town of Gardnerville  
c/o Yturbide LAW PC  
1701 County Rd., Suite M  
Minden, NV 89423



00082337201809219350050052

KAREN ELLISON, RECORDER

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### NOTICE AND ORDER OF ABANDONMENT OF PUBLIC ACCESS EASEMENT

**NOTICE IS HEREBY GIVEN** that the Town of Gardnerville (“the Town”) hereby abandons any and all interests, easement rights, or any other right which may vest, or be vested, in the Town in and to that Storm Drain Easement (“Easement”) described in **Exhibit A**, and depicted in **Exhibit B**, attached hereto, and incorporated herein.

TED BORDA and DIANA BORDA are the current owners of record of the property subject to the Easement, said Easement previously being depicted in that Record of Survey recorded in the Office of the Douglas County Recorder as Document Number 258456, in Book 891, on Page 3664.

This abandonment is made based upon the relocation and improvement of a Public Utility Easement on APN 1320-32-801-028 recorded in the official records of the Douglas County Recorder on September 19, 2018 at 9:39 a.m. as Document No. 2018-919796. Only the property specifically described in the Easement and Exhibits A and B hereto is the subject of this Notice and Order of Abandonment.

The Town does not and will not maintain any of the property described in the Easement and Exhibits A and B hereto, as such property is hereby abandoned and terminated.

executed this Notice and Order of Abandonment of Public Access Easement.

DATED this 12<sup>th</sup> day of September 2018.

DATED this 17 day of September 2018.

*Ted Borda*  
Ted Borda

*Town of Gardnerville*  
Town of Gardnerville

*Diana Borda*  
Diana Borda

By Its: Town Manager

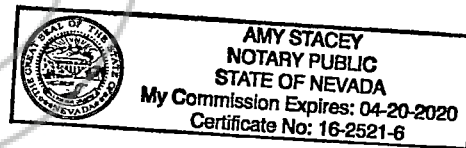
**ACKNOWLEDGEMENT**

STATE OF NEVADA            )  
                                  Lyon            ) ss.  
COUNTY OF DOUGLAS    )

On September 12, 2018, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared Ted Borda and Diana Borda known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

*Amy Stacey*  
NOTARIAL OFFICER



**ACKNOWLEDGEMENT**

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF DOUGLAS    )

On September 17, 2018, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared THOMAS A. DALLAIRE known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
NOTARIAL OFFICER



## EXHIBIT "A"

### STORM DRAIN ABANDONMENT

All that certain real property situate in Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, State of Nevada, and being a portion of Adjusted A.P.N. 1320-32-801-001 as said parcel is shown and delineated on that certain Record of Survey to Support a Boundary Line Adjustment for P.M.B. #1, LLC & Peter M. Beekhof, JR. filed for record May 19, 2004 as Document No. 613573 in the Office of the Douglas County Recorder, and more particularly described as follows:

**Commencing** at the most northerly corner of said Adjusted A.P.N. 1320-32-801-001 as shown on aforementioned Record of Survey;

Thence from said Point of Commencement, along the northerly line of said Adjusted A.P.N. 1320-32-801-001, South 61°18'42" East a distance of 110.00 feet;

Thence continuing along said parcel line, South 51°33'29" East a distance of 388.69 to a point of intersection with the westerly sideline of that certain 20.00 foot wide Storm Drain Easement shown and delineated on that aforementioned Record of Survey;

Thence along westerly sideline of said easement South 49°17'02" West a distance of 20.37 feet to the **True Point of Beginning**:

Thence from said **TRUE POINT OF BEGINNING**; continuing along said storm drain easement the following three courses and distances:

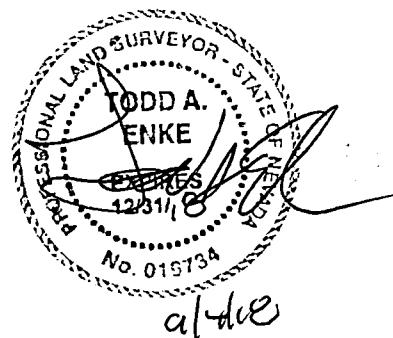
1. South 49°17'02" West a distance of 201.40 feet;
2. South 40°42'58" East a distance of 20.00 feet;
3. North 49°17'02" East to a point of intersection of the southerly sideline of said storm drain easement;

Thence along said southerly line, North 51°33'29" West a distance of 20.36 feet to the **Point of Beginning** and containing 4,066 square feet of land, more or less.

The Basis of Bearings for this description is the aforementioned Record of Survey filed for record on May 19, 2004 as Document No. 613573 in the Office of the Douglas County Recorder.

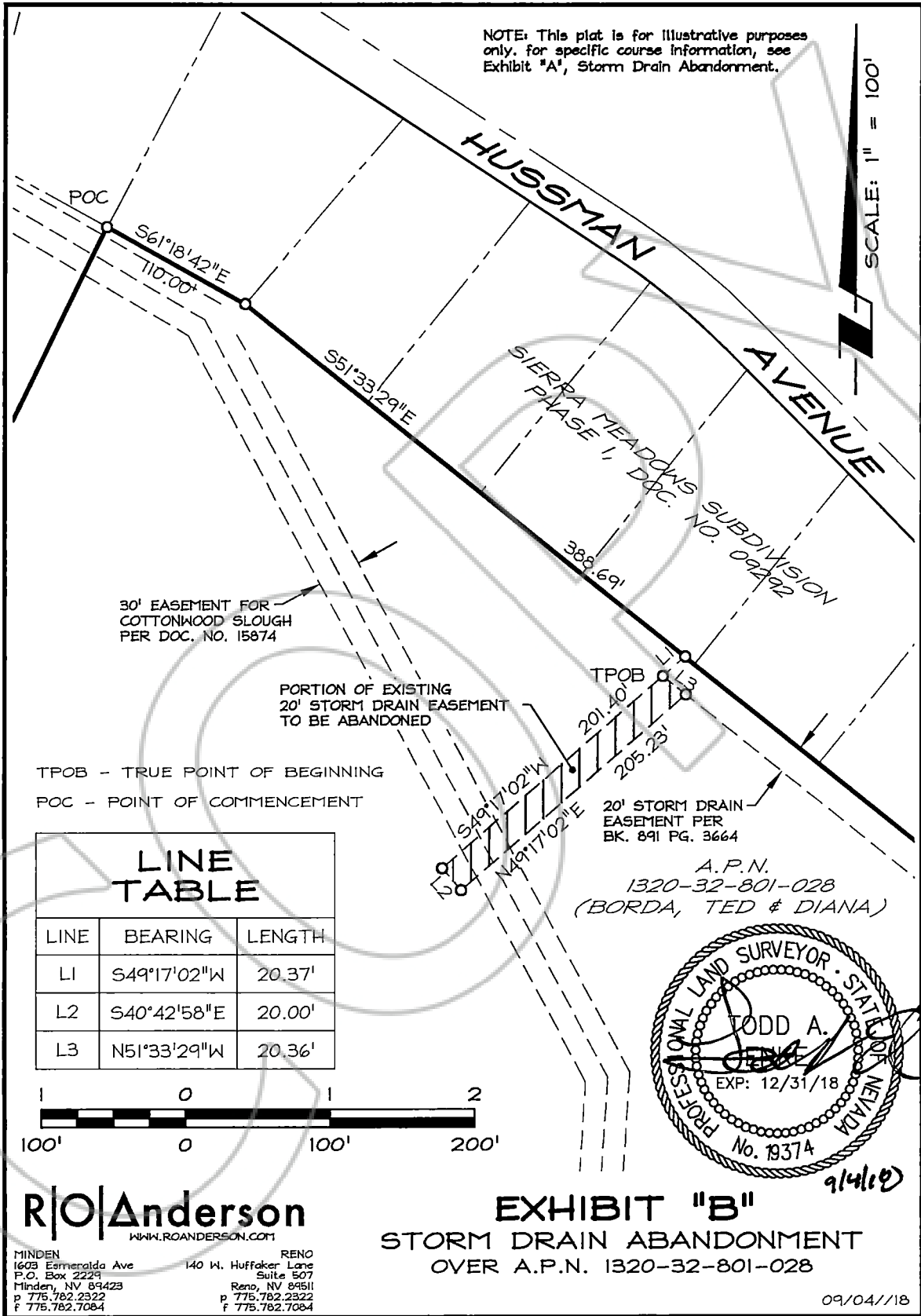
*SEE EXHIBIT "B", Plat to Accompany Description, attached hereto and made part hereof.*

Prepared by:  
Todd A. Enke, P.L.S.  
R O Anderson, Inc.  
1603 Esmeralda Avenue  
Minden, Nv 89423



NOTE: This plat is for illustrative purposes only. For specific course information, see Exhibit "A", Storm Drain Abandonment.

SCALE: 1" = 100'



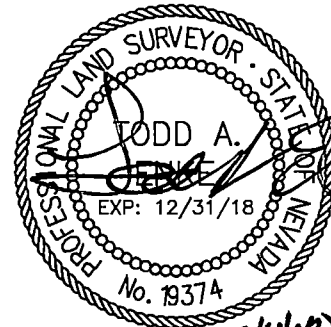
30' EASEMENT FOR COTTONWOOD SLOUGH PER DOC. NO. 15874

PORTION OF EXISTING 20' STORM DRAIN EASEMENT TO BE ABANDONED

TPOB - TRUE POINT OF BEGINNING  
POC - POINT OF COMMENCEMENT

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S49°17'02"W	20.37'
L2	S40°42'58"E	20.00'
L3	N51°33'29"W	20.36'



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

MINDEN 1603 Emerald Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7084  
RENO 140 W. Huffaker Lane Suite 507 Reno, NV 89511 p 775.782.2322 f 775.782.7084

**EXHIBIT "B"**  
**STORM DRAIN ABANDONMENT**  
OVER A.P.N. 1320-32-801-028

09/04/18