

DOUGLAS COUNTY, NV

2019-929206

Rec:\$35.00

\$35.00

Pgs=4

05/17/2019 03:26 PM

ETRCO

KAREN ELLISON, RECORDER

APNs: 1220-09-001-011, 1220-09-001-017

RECORDING REQUESTED BY:

Mark Forsberg, Esq.
Oshinski & Forsberg, Ltd.
504 E. Musser St., Suite 202
Carson City, NV 89701

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Rivertree Ranch, LLC
Attn: Jim Bradshaw
P.O. Box 12488
Ogden, UT 84412

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

ABANDONMENT OF EASEMENT

RIVERTREE RANCH, LLC, being the owner of that certain land in Douglas County, Nevada, known as Adjusted Parcels 1-9 as depicted on that certain Record of Survey to Support a Boundary Line Adjustment recorded May 1, 2019 as Document No. 928527 in the official records of the Douglas County Recorder and more particularly described on that certain Boundary Line Adjustment recorded May 1, 2019 in the official records of the Douglas County Recorder as Document No. 928526, and being the owner of that certain Easement for Public Utilities and Private Access recorded June 2, 2008 in the official records of the Douglas County Recorder as Document No. 724374, does hereby abandon said easement and said easement is hereby extinguished only as to that portion of said easement that lies within the boundaries of Adjusted Parcel 8 and Adjusted Parcel 9.

This document is being
recorded as an
accommodation only.

RIVERTREE RANCH, LLC, a Nevada limited liability company

By: **Corporate Management Services, Inc.**, a Nevada Corporation

Its: **Manager**

By: 

James S. Bradshaw

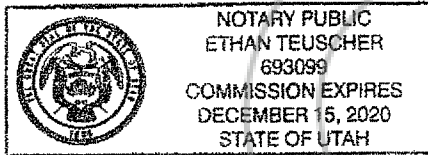
Its: **President**


STATE OF Utah)

COUNTY OF Box Elder)
ss.

On this 14th day of May, 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared **JAMES S. BRADSHAW**, personally known or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.





NOTARY PUBLIC

0396-150
05/08/19

**DESCRIPTION
ABANDONMENT OF EASEMENT**

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

A strip of land for private access and public utility easement purposes, located within a portion of Section 9, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the southwest corner of Adjusted Parcel 8 as shown on the Record of Survey to Support a Boundary Line Adjustment for Rivertree Ranch, LLC filed for record May 1, 2019 in the office of Recorder, Douglas County, Nevada as Document No. 928527;

thence along the west line of said Adjusted Parcel 8, North 00°14'58" West, 685.74 feet to the **POINT OF BEGINNING**;

thence continuing along said west line of Adjusted Parcel 8, North 00°14'58" West, 60.00 feet;

thence North 89°50'18" East, 1372.81 feet;

thence South 00°12'56" East, 1376.59 feet the south east corner of Adjusted Parcel 9 as shown on said Record of Survey;

thence along the southerly line of said Adjusted Parcel 9, South 89°50'36" West, 60.00 feet;

thence North 00°12'56" West, 1316.58 feet;

thence South 89°50'18" West, 1212.08 feet;

thence South 00°12'14" East, 20.00 feet;

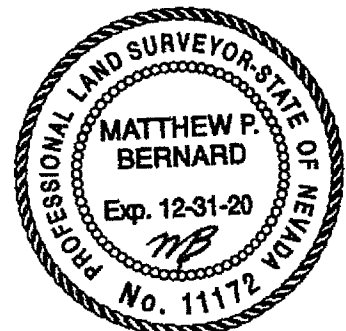
thence South 89°50'18" West, 30.00 feet;

thence North 00°12'14" West, 20.00 feet

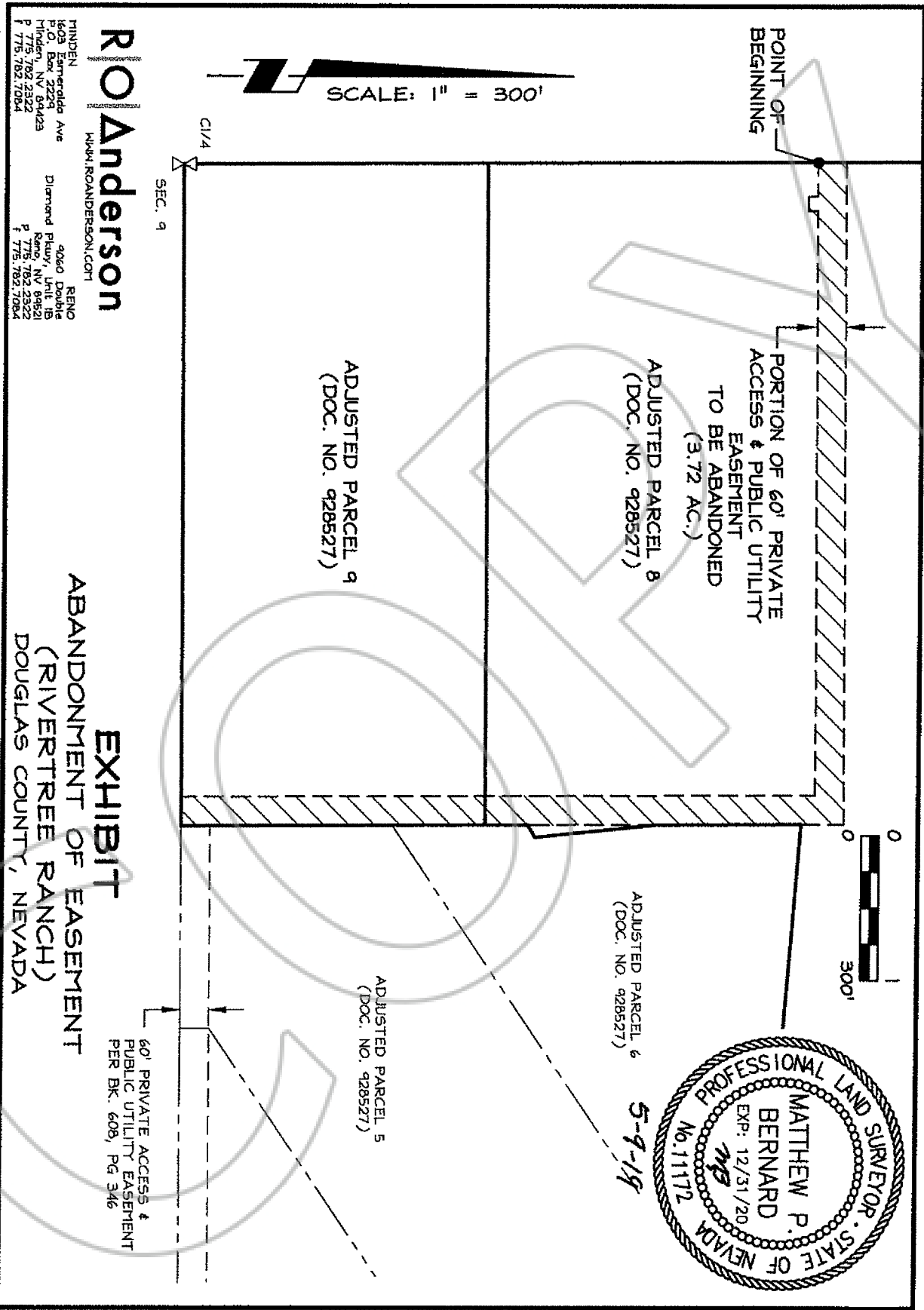
thence South 89°50'18" West, 70.70 feet to the **POINT OF BEGINNING**, containing 3.72 acres, more or less.

The Basis of Bearing for this description is North 89°50'00" East, the north line of the northeast one-quarter (NE1/4) of Section 9, Township 12 North, Range 20 East, M.D.M. as shown on the Record of Survey to Support a Boundary Line Adjustment for Rivertree Ranch, LLC filed for record June 2, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 724376.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Matthew P. Bernard, PLS 11172
P.O. Box 2229
Minden, Nevada 89423



5-9-19



SCALE: 1" = 300'

POINT OF BEGINNING

PORTION OF 60' PRIVATE ACCESS & PUBLIC UTILITY EASEMENT TO BE ABANDONED (3.72 AC.)

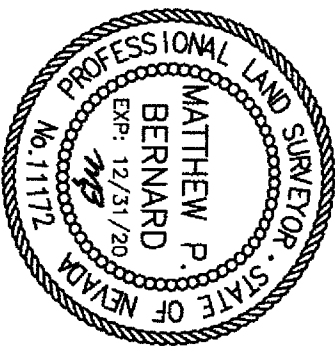
ADJUSTED PARCEL 8 (DOC. NO. 928527)

ADJUSTED PARCEL 9 (DOC. NO. 928527)

ADJUSTED PARCEL 6 (DOC. NO. 928527)

ADJUSTED PARCEL 5 (DOC. NO. 928527)

60' PRIVATE ACCESS & PUBLIC UTILITY EASEMENT PER BK. 608, PG 346



5-9-19

RO Anderson
 MINNEN
 1608 Emerald Ave
 Reno, NV 89521
 P 775.782.2322
 F 775.782.7084

4060 Double Diamond Plwy, Unit 1B
 Reno, NV 89521
 P 775.782.7084

EXHIBIT
 ABANDONMENT OF EASEMENT
 (RIVERTREE RANCH)
 DOUGLAS COUNTY, NEVADA