

Assessor's Parcel Number: 1220-03-301-002

Date: AUGUST 15, 2019

Recording Requested By:

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Real Property Transfer Tax: \$ N/A



KAREN ELLISON, RECORDER

ABANDONMENT OF PUBLIC UTILITY EASEMENT #2019.151

(Title of Document)

FILED

NO. 2019.151

8-15-19  
DATE

DOUGLAS COUNTY CLERK  
MINDEN, NV

BY  DEPUTY

APN: 1220-03-301-002

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

**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 south of Stodick Parkway and west of Crestmore Drive, owned by Allan/Day III LLC, located within a portion of Section 03, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1220-03-301-002). More particularly described as Parcel 3B on Document No. 0815737.

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easement located within a portion of Section 03, Township 12 North, Range 20 East, Mount Diablo Meridian, as depicted on that certain Parcel Map for New Beginnings Housing of Nevada, LLC, recorded January 4, 2013 in the official records of Douglas County, Nevada, in Book 0113, Page 999, Document No. 0815737, 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 August 13, 2019 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 August 13, 2019.

[Handwritten Signature]

Thomas A. Dallaire, PE, Director  
Douglas County Community Development Department

STATE OF NEVADA            )  
  )  
COUNTY OF Carson City)

This instrument was acknowledged before me on 13<sup>th</sup> day of August, 2019, by Thomas A. Dallaire on behalf of Douglas County, Nevada.



[Handwritten Signature]  
NOTARY PUBLIC

**EXHIBIT 'A'**  
**P.U.E. ABANDONMENT**  
**ACROSS APN 1220-03-301-002**

A portion of that certain Public Utility Easement previously established by deed in Book 1001, at Page 1478, Document no. 524375, in the Official Records of Douglas County, lying entirely within Section 3, Township 12 North, Range 20 East of the Mount Diablo Meridian, Town of Gardnerville, Douglas County, Nevada, the abandoned portion of said Public Utility Easement being more particularly described as follows:

Commencing at the SW corner of Parcel 3B, as shown on the Parcel Map found at Document no. 815737 in said Official Records of Douglas County;

Thence N 00°23'56" W along the West line of said Parcel 3B a distance of 7.39 feet to the **POINT OF BEGINNING**;

**THENCE** continuing N 00°23'56" W along said West line a distance of 20.00 feet;

**THENCE** departing said West line N 89°36'04" E a distance of 103.50 feet;

**THENCE** N 00°23'56" W a distance of 421.06 feet to the North line of said Parcel 3B;

**THENCE** N 58°51'06" E along said North line a distance of 25.60 feet;

**THENCE** departing said North line S 00°23'56" E a distance of 434.15 feet;

**THENCE** N 89°36'04" E a distance of 206.25 feet;

**THENCE** N 00°23'56" W a distance of 236.01 feet;

**THENCE** N 31°08'54" W a distance of 275.74 feet to said North line of Parcel 3B;

**THENCE** N 58°51'06" E along said North line a distance of 22.00 feet;

**THENCE** departing said North line S 31°08'54" E a distance of 281.79 feet;

**THENCE** S 00°23'56" E a distance of 262.06 feet;

**THENCE** S 89°36'04" W a distance of 353.75 feet to the **POINT OF BEGINNING**;

Containing 27,874 square feet, more or less.

Basis of Bearings is said Parcel Map recorded on January 4, 2013, at Document no. 815737 in the Official Records of Douglas County.

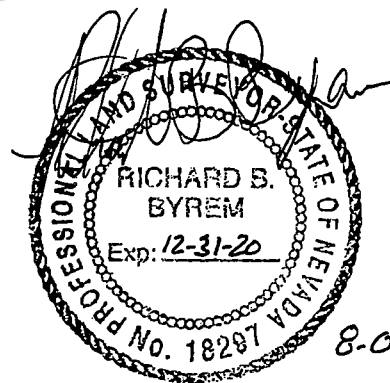
Prepared by:

**Lumos & Associates, Inc.**

Richard B. Byrem, PLS

PO Box 3570, Stateline, NV 89449

(775) 588-6490



8-08-2019



STODICK PARKWAY

CRESTMORE DRIVE

PORTION OF P.U.E DESCRIBED AT BOOK 1001, PAGE 1478, TO REMAIN

PARCEL 3A

N 58°51'06" E 22.00'

N 58°51'06" E 25.60'

P.U.E. ABANDONMENT

N 00°23'56" W 421.06'

P.S 00°23'56" E 434.15'

PARCEL 3B

(APN 1220-03-301-002)

P.O.B. (EXCEPTION)

N 89°36'04" E 103.50'

N 00°23'56" W 20.00'

N 89°36'04" E 206.25'

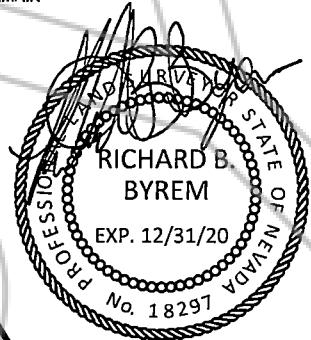
N 00°23'56" W 7.39'

P.O.B.

SW COR PARCEL 3B

S 89°36'04" W 353.75'

S 31°08'54" E 281.79'  
N 31°08'54" W 275.74'  
N 00°23'56" W 236.01'  
S 00°23'56" E 262.06'



8-08-2019

**LUMOS**  
& ASSOCIATES  
225 KINGSBURY GRADE  
STATELINE, NEVADA 89449  
TEL (775) 588-6490

**EXHIBIT "B"**  
P.U.E. ABANDONMENT  
RESIDENCE 1861  
PORTION OF SEC. 3, T12N, R20E, MDM  
TOWN OF GARDNERVILLE DOUGLAS COUNTY NEVADA

Date: AUGUST 2019  
Scale: 1" = 150'  
Job No: 9402.000

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

15<sup>th</sup> day of August 2019

By [Signature] Deputy