

APN: 1320-03-001-042 & 1320-03-001-043
RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:
Douglas County Community
Development Department
Post Office Box 218
Minden, NV 89423



KAREN ELLISON, RECORDER

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

ABANDONMENT OF PUBLIC UTILITY EASEMENT

AN ORDER OF ABANDONMENT vacating a strip of land utilized for public utility easement purposes located on adjacent and abutting parcels of land generally located south of Johnson Lane and east of Last Chance Court, owned by West Ridge Homes, Inc. and The Bill & Kathy Merrill Family Trust, located within a portion of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 3, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1320-03-001-042 & APN: 1320-03-001-043).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easement located within said Section 3, Township 13 North, Range 20 East, Mount Diablo Meridian, as depicted on that certain Parcel Map NO. 4 (LDA 17-001) for West Ridge Homes, Inc, recorded June 29, 2018 as Document No. 2018-916320, Official Records of Douglas County, Nevada, and being more particularly described in the attached Legal Description provided as Exhibit "A" and depicted on Exhibit Map "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 November 18, 2019, the Douglas County Community Development Director determined that the aforesaid easement is 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 in the attached Exhibit "A" and depicted on Exhibit Map "A-1", is hereby abandoned.

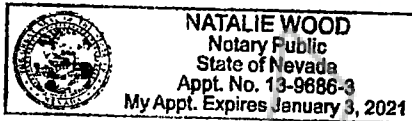
IN WITNESS WHEREOF, The Parties have caused these presents to be executed the day and year first above written.

Dated November 18, 2019

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

STATE OF NEVADA }
COUNTY OF Carson City } SS:

This instrument was acknowledged before me on 18th day of November, 2019, by Thomas A. Dallaire on behalf of Douglas County, Nevada



By: 
NOTARY PUBLIC

APN: 1320-03-001-042
APN: 1320-03-001-043

EXHIBIT "A"

LEGAL DESCRIPTION

ABANDONMENT OF PUBLIC UTILITY EASEMENT

(Portion of Parcels 4D-3-C & 4D-3-D, Parcel Map No. 4 for West Ridge Homes, Inc.)

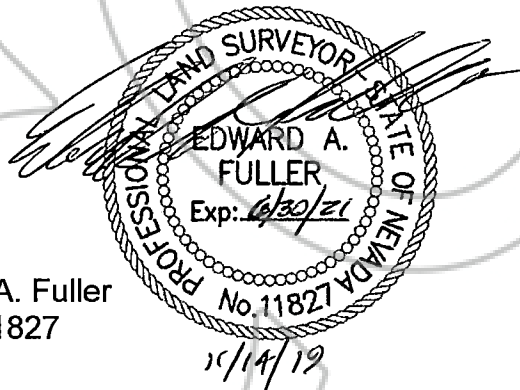
Being a portion of Parcel 4D-3-C and Parcel 4D-3-D, as shown on Parcel Map No. 4 (LDA 17-001) for West Ridge Homes, Inc., recorded June 29, 2018 as Document No. 2018-916320, Official Records of Douglas County, Nevada, being further described as being all that land situate within a portion of the Northeast one quarter (NE1/4) of Section 3, Township 13 North, Range 20 East, Mount Diablo Meridian, County of Douglas, State of Nevada, more particularly described as follows:

BEING a 10-foot strip of land lying 5-feet on each side of the common line to said Parcels 4D-3-C and 4D-3-D, excepting the Westerly and Easterly 7.50 feet thereof, as measured parallel to and respectively to the Westerly and Easterly lines of said Parcels 4D-3-C and 4D-3-D, as depicted on Exhibit Map "A-1" attached hereto.

BASIS OF BEARING: Identical to Parcel Map No. 4 (LDA 17-001) for West Ridge Homes, Inc., recorded June 29, 2018 as Document No. 2018-916320, Official Records of Douglas County.

Containing: 5,767 square feet of land, more or less.

Edward A. Fuller
P.L.S. 11827

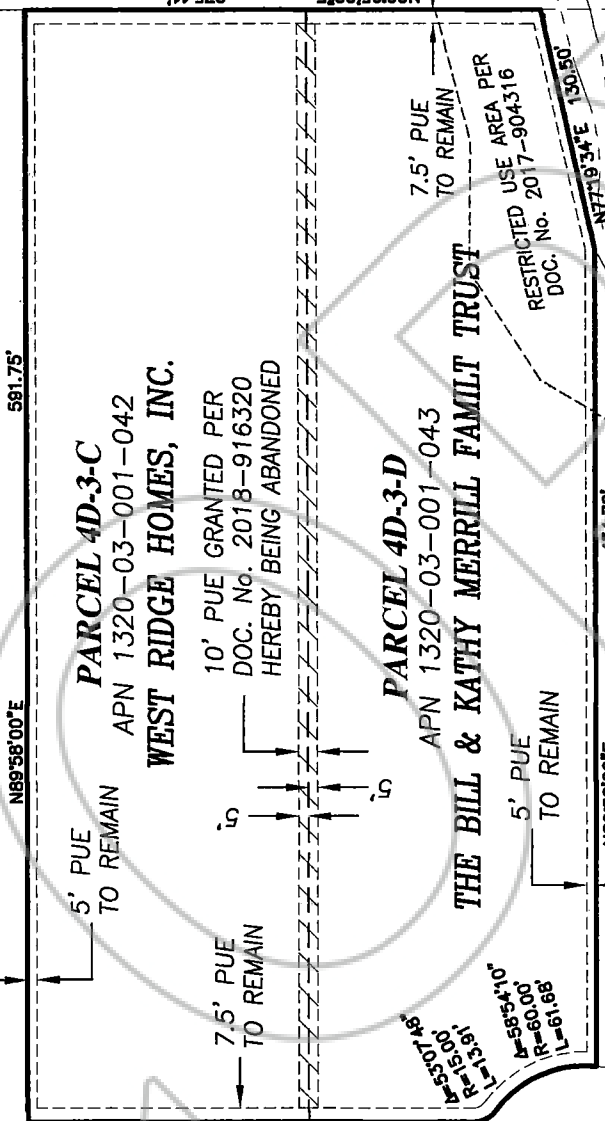


PREPARED BY THE FIRM OF
MERIDIAN SURVEYING & MAPPING, INC.
8725 TECHNOLOGY WAY, SUITE C2
RENO, NV. 89521

PARCEL 4D-3-B
 APN 1320-03-001-041
 CLORE, KOLT & ELAINE

VALLEY ROAD

COURT LAST CHANCE



PARCEL 4D-3-C
 APN 1320-03-001-042
 WEST RIDGE HOMES, INC.

10' PUE GRANTED PER
 DOC. No. 2018-916320
 HEREBY BEING ABANDONED

PARCEL 4D-3-D
 APN 1320-03-001-043
 THE BILL & KATHY MERRILL FAMILY TRUST

PARCEL 4D-1
 APN 1320-03-001-037
 MORASCI, SCOTT & FRANCIS

PARCEL 4D-2
 APN 1320-03-001-038
 BUSCHE, DENNIS P.

RESTRICTED USE AREA PER
 DOC. No. 2017-904316

591.75'

N89°58'00"E

5' PUE TO REMAIN

7.5' PUE TO REMAIN

5' PUE TO REMAIN

7.5' PUE TO REMAIN

237.57'

N00°05'28"E

N00°05'28"E

N77°19'34"E

130.50'

434.78'

N89°58'00"E

45307.45'

L=13.91'

R=15.00'

A=55°54'16"

R=60.00'

L=61.98'



SCALE: 1"=100'

DRAWN BY: EAF
CHECKED BY: EAF
DATE: NOV. 2019

Meridian Surveying & Mapping, Inc.
 Land, Construction and Boundary Surveys
 8725 Technology Way, Reno, NV 89521
 (775) 690-4194

EXHIBIT MAP "A-1"
PUBLIC UTILITY EASEMENT ABANDONMENT
 POR. OF PAR.'S 4D-3-C & 4D-3-D, DOC. #2018-916320
 APN: 1320-03-001-042 & 1320-03-001-043