

**Recorder's Office Cover Sheet**

**Recording Requested By:**

**Name:** JEREMY HITCHINGS

**Department:** COMMUNITY DEVELOPMENT



00116784202009511290060062

KAREN ELLISON, RECORDER

**Type of Document: (please select one)**

- Agreement
- Contract
- Grant
- Change Order
- Easement

Other      **specify:** ABANDONMENT OF NON-EXCLUSIVE ROAD  
& UTILITY EASEMENT

FILED

NO. 2020.145

8-20-20  
DATE

DOUGLAS COUNTY CLERK  
MINDEN, NV

BY [Signature] DEPUTY

APN: 1420-26-301-025

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:  
Douglas County Community Development  
Post Office Box 218  
Minden, NV 89423

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 Non-Exclusive Road & Utility Easement

**AN ORDER OF ABANDONMENT** vacating a twenty-five (25') foot wide Non-Exclusive Road & Utility Easement established in the Record of Survey to Support a Boundary Line Adjustment filed for record in the office of Recorder, Douglas County, Nevada as Document No. 564222, which is on land owned by Dennis Alan Belli, located at 1620 Saratoga Street in Minden, Nevada (APN: 1420-26-301-025).

**WHEREAS**, Douglas County, a political subdivision of the State of Nevada, presently holds a Non-Exclusive Road & Utility Easement located within said Section 26, Township 14 North, Range 20 East, Mount Diablo Meridian, as described in that certain Document No. 564222, Official Records of Douglas County, Nevada, and being more particularly described in the attached Legal Description and depicted on the Exhibit.

**WHEREAS**, Douglas County, pursuant to the provisions of Douglas County Code, Section 20.768.050 and N.R.S. 278.480, the Board of County Commissioners may vacate or abandon by formal order any portion of a public road easement owned or controlled by Douglas County upon petition; and

**WHEREAS**, this abandonment request is being made pursuant to NRS 278.480 in order to vacate a portion of a Non-Exclusive Road & Utility Easement, owned or controlled by Douglas County; and

**WHEREAS**, at a meeting held on August 6, 2020, the Douglas County Board of County Commissioners 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 Board of County Commissioners that the aforesaid strip of land utilized for public roads easement purposes, as described in the attached Description and depicted on the attached Exhibit, is hereby abandoned.

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

Dated: Aug 12, 2020

By: William B. Penzel  
William B. Penzel, Chairman  
Douglas County Board of County Commissioners

State of Nevada )  
County of Carson City )

SS:

This instrument was acknowledged before me on this 12<sup>th</sup> day of August, 2020, by William B. Penzel, Chairman on behalf of Douglas County, Nevada.



By: [Signature]  
Notary Public

**DESCRIPTION**  
**NON-EXCLUSIVE ROAD & UTILITY EASEMENT ABANDONMENT**  
**(Portions of Henning Lane over A.P.N. 1420-26-301-025))**

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

A portion of that certain twenty-five (25') foot wide non-exclusive easement for road and utility purposes per the Record of Survey to Support a Boundary Line Adjustment between Gerald L. & Jacqueline Florence and Gilford & Wendy Olson filed for record January 17, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 564222, more particularly described as follows:

**COMMENCING** at the southwest corner of A.P.N. 1420-26-301-018 per said Document No. 564222, said point also falling on the centerline of Saratoga Street;

thence along the southerly line of said A.P.N. 1420-26-301-018, North 89°56'51" East, 78.50 feet to the **POINT OF BEGINNING**;

thence North 00°05'00" West, 193.36 feet;

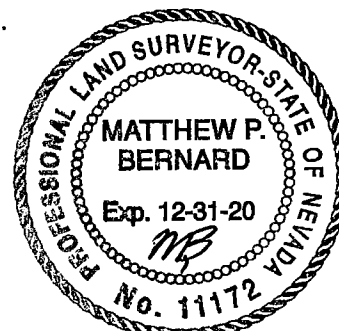
thence North 89°55'00" East, 25.00 feet;

thence South 00°05'00" East, 193.37 feet to a point on said southerly line of A.P.N. 1420-26-301-018;

thence along said southerly line of A.P.N. 1420-26-301-018, South 89°56'51" West, 25.00 feet to the **POINT OF BEGINNING**, containing 4,834 square feet, more or less.

The Basis of Bearing for this description is identical to the Record of Survey to Support a Boundary Line Adjustment between Gerald L. & Jacqueline Florence and Gilford & Wendy Olson filed for record January 17, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 564222.

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



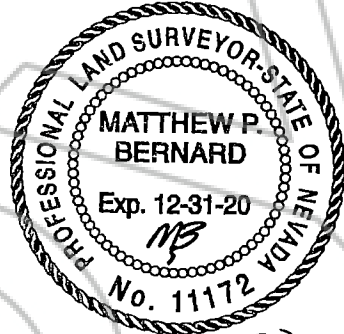
2-10-2020

Y:\Client\_Files\2890\2890-00\CAD\Survey\Exhibits\2890-00\EX-ABANDON.dwg 1/30/2020 10:44:47 AM Dina Schnurbusch

SCALE: 1" = 40'

A.P.N. 1420-26-301-022  
FINSETH, D & SJ & JL

NON-EXCLUSIVE  
ROAD & UTILITY  
EASEMENT  
TO BE  
ABANDONED  
4,834 SF



2-10-2020

A.P.N.  
1420-26-301-025  
DENNIS ALAN BELLI

POINT OF  
BEGINNING

N89°56'51"E 78.50'

N89°55'00"E  
25.00'

N00°05'00"W 193.36'

S00°05'00"E 193.37'

S89°56'51"W  
25.00'

SARATOGA STREET

A.P.N. 1420-26-401-013  
HENDERSON, CYNTHIA LYN

A.P.N. 1420-26-401-021  
JEWELL, GILBERT E & L

HENNING  
LANE



**ROAnderson**  
www.roanderson.com

**EXHIBIT**  
NON-EXCLUSIVE ROAD & UTILITY  
EASEMENT ABANDONMENT  
(OVER A.P.N. 1420-26-301-025)  
DOUGLAS COUNTY, NEVADA

MINDEN 1603 Emerald Ave P.O. Box 2229 Minden, NV 89423  
RENO 2560 Double Diamond Pkwy, Unit 1B Reno, NV 89521  
T 775.782.2322 F 775.782.2322  
T 775.782.7064 F 775.782.7064

01/29/2020

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

20th day of August, 2020

By [Signature] Deputy