DOUGLAS COUNTY, NV
This is a no fee document
NO FEE
DC/COMMUNITY DEVELOPMENT

2020-953764
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KAREN ELLISON, RECORDER

Recorder's Office Cover Sheet

Recording Requested By:

Name: JEREMY HUTCHINGS

Department: COMMUNITY DEVELOPMENT

Type of Document: (please select one)

- ☐ Agreement
- ☐ Contract
- ☐ Grant
- ☐ Change Order
- ☐ Easement
- XX ☐ Other specify: ABANDONMENT OF PUBLIC RIGHT-OF-WAY

COPY

FILED
NO. 2020.175
10-1-20
DATE
DOUGLAS COUNTY CLERK
MINDEN, NV
BY DEPUTY

APN: 1320-29-401-024

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 Public Right-of-Way

AN ORDER OF ABANDONMENT vacating a 497 Square Foot strip of land for public road Right-of-Way established in Document No. 86414, reserving out a Public Utility Easement, located on said land which is generally located south of Water Street, along the northerly boundary of land owned by Peapeg, LLC, located within the Town of Minden, Nevada (APN: 1320-29-401-024).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a Non-Exclusive Road & Utility Easement located within said Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, as described in that certain Document No. 86414, Official Records of Douglas County, Nevada, and being more particularly described in the attached Legal Description and depicted on the attached 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 public road Right-of-Way, owned or controlled by Douglas County; and

WHEREAS, at a meeting held on September 17, 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.

COPY

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

Dated: 9-29-2020

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

State of Nevada)
) SS:
County of Carson City)

This instrument was acknowledged before me on this 29th day of September, 2020, by William B. Penzel, Chairman on behalf of Douglas County, Nevada.

NATALIE WOOD
Notary Public
State of Nevada
Appt. No. 13-9686-3
My Appt. Expires January 3, 2021

By: _____
Notary Public

COPY

1640-033
07/15/2020

DESCRIPTION
RIGHT-OF-WAY ABANDONMENT &
DEDICATION OF A PUBLIC UTILITY EASEMENT
(A PORTION OF WATER STREET)
PEAPEG, LLC

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

A strip of land for right-of-way purposes lying within a portion of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the northeast corner of Adjusted Parcel 2 as shown on the Record of Survey to Support a Boundary Line Adjustment for G Peg II, LLC filed for record June 8, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 899716, said point falling on the southerly right-of-way line of Water Street, said point also being the northwest corner of the Reverted Parcel as shown on the Reversion to Acreage for Bently Enterprises filed for record April 15, 2020 in said office of Recorder as Document No. 944760;

thence along said southerly right-of-way line of Water Street, North 63°38'42" West, 90.51 feet to the northwest corner of said Adjusted Parcel 2;

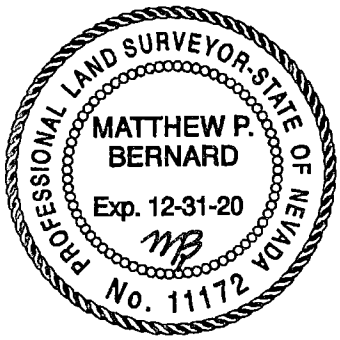
thence North 27°21'18" East, 6.10 feet;

thence South 62°53'04" East, 90.39 feet;

thence South 26°03'27" West, 4.90 feet to the **POINT OF BEGINNING**, containing 497 square feet, more or less.

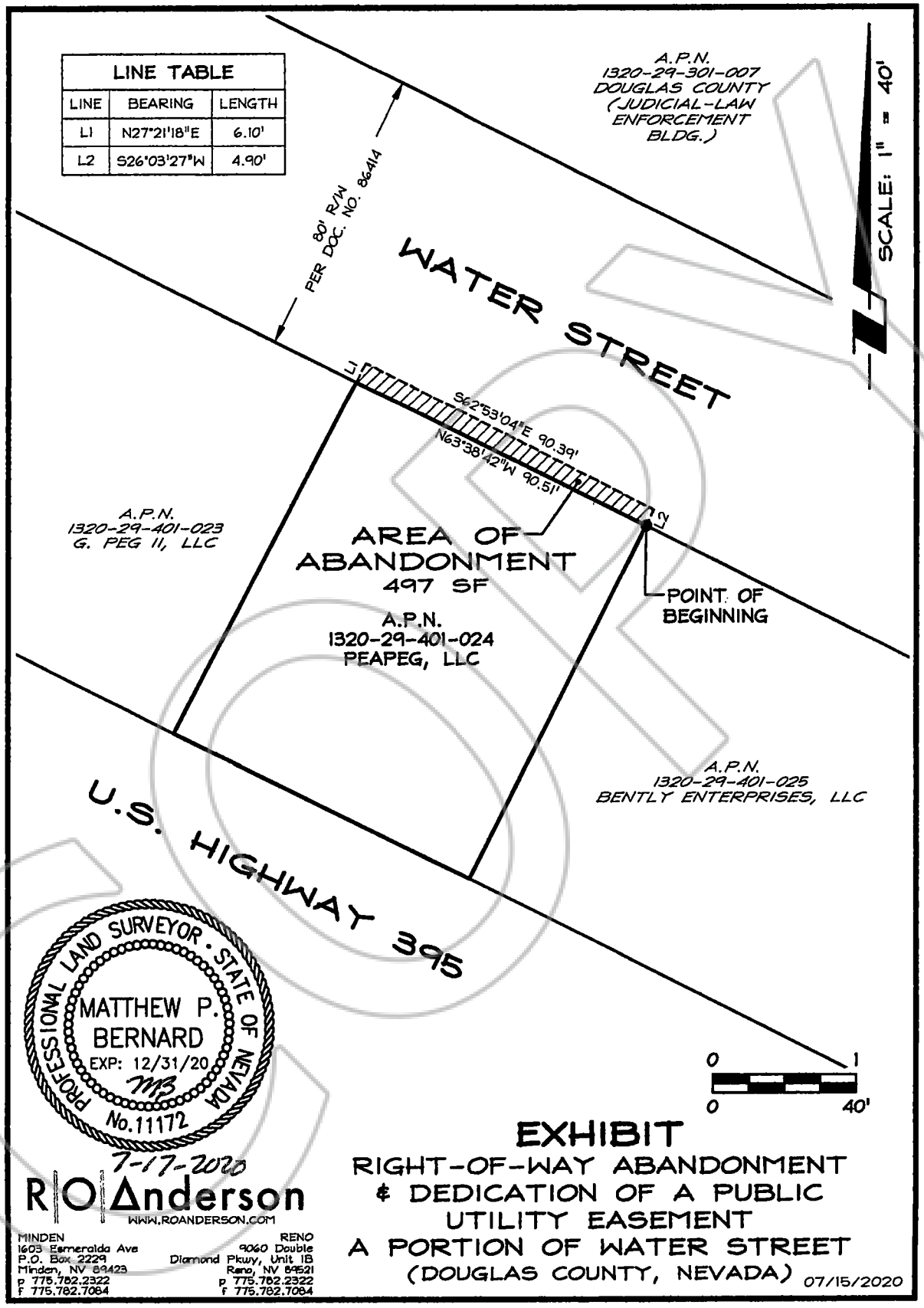
The Basis of Bearing of this description is identical to the Record of Survey to Support a Boundary Line Adjustment for G Peg II, LLC filed for record June 8, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 899716.

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



7-17-2020

COPY



PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
MATTHEW P. BERNARD
EXP: 12/31/20
No. 11172
7-17-2020

EXHIBIT
RIGHT-OF-WAY ABANDONMENT & DEDICATION OF A PUBLIC UTILITY EASEMENT
A PORTION OF WATER STREET
(DOUGLAS COUNTY, NEVADA) 07/15/2020

R|O|Anderson
WWW.ROANDERSON.COM

MINDEN
1603 Esmeralda Ave
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Minden, NV 89423
p 775.782.2322
f 775.782.7084

RENO
9060 Double Diamond Pkwy, Unit 1B
Reno, NV 89521
p 775.782.2322
f 775.782.7084

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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

day of , 20

By , Deputy