

Recorder's Office Cover Sheet

Recording Requested By:

Name: JEREMY HUTCHINGS

Department: COMMUNITY DEVELOPMENT



00119683202009537650060067

KAREN ELLISON, RECORDER

Type of Document: (please select one)

- Agreement
- Contract
- Grant
- Change Order
- Easement
- Other

specify: ABANDONMENT OF PUBLIC RIGHT-OF-WAY

FILED

NO. 2020-176

10-1-20
DATE

DOUGLAS COUNTY CLERK
MINDEN, NV

BY [Signature] DEPUTY

APN: 1320-29-401-025

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 Public Right-of-Way

AN ORDER OF ABANDONMENT vacating a 1,742 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 Bently Enterprises, LLC, located within the Town of Minden, Nevada (APN: 1320-29-401-025).

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.

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

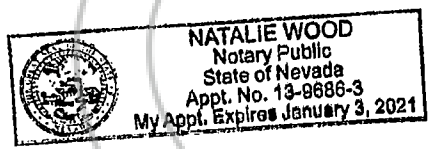
Dated: 9-29-2020

By: William B. Penzel
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 29th day of September, 2020, by William B. Penzel, Chairman on behalf of Douglas County, Nevada.



By: [Signature]
Notary Public

1640-033
07/15/2020

**DESCRIPTION
RIGHT-OF-WAY ABANDONMENT &
DEDICATION OF A PUBLIC UTILITY EASEMENT
(A PORTION OF WATER STREET)
BENTLY ENTERPRISES, 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 the Reverted Parcel as shown on the Reversion to Acreage for Bently Enterprises, LLC filed for record April 15, 2020 in the office of Recorder, Douglas County, Nevada as Document No. 944760, said point being the intersection of the westerly right-of-way line of Buckeye Road and the southerly right-of-way line of Water Street;

thence along said southerly right-of-way line of Water Street, North 63°25'00" West, 250.00 feet to the northwest corner of said Reverted Parcel, said point also being 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 said office of Recorder as Document No. 899716;

thence North 26°03'27" East, 4.90 feet;

thence South 63°56'33" East, 60.22 feet;

thence North 26°42'16" East, 2.12 feet

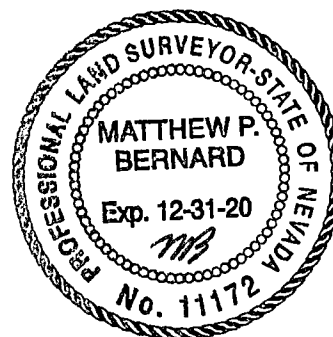
thence South 63°23'42" East, 189.82 feet;

thence South 26°35'00" West, 7.50 feet to the **POINT OF BEGINNING**,

containing 1,742 square feet, more or less.

The Basis of Bearing of this description is North 63°25'00" West, U.S. Highway 395 (aka Railroad Avenue), being parallel to the centerline of the Virginia and Truckee Railway Line as shown on the Map of Minden, dated July 2, 1906 and filed for record as Document No. 11 in the office of Recorder, Douglas County, Nevada.

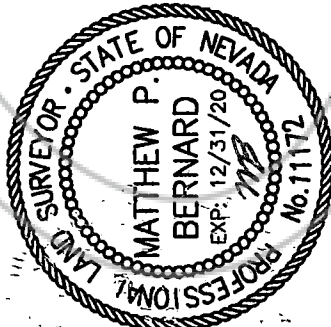
Prepared By: R.O. ANDERSON ENGINEERING, INC.
Matthew P. Bernard, P.L.S. 11172
P.O. Box 2229
Minden, Nevada 89423



7-17-2020

LINE TABLE		
LINE	BEARING	LENGTH
L1	N26°03'27"E	4.90'
L2	N26°42'16"E	2.12'
L3	S26°35'00"W	7.50'

A.P.N.
1320-29-301-007
DOUGLAS COUNTY
(JUDICIAL-LAW
ENFORCEMENT
BLDG.)



A.P.N.
1320-29-401-024
PEAPEG,
LLC

7-17-2020

WATER STREET

AREA OF
ABANDONMENT
1,742 SF

A.P.N.
1320-29-401-025
BENTLY
ENTERPRISES, LLC

POINT OF
BEGINNING

BUCKETEY ROAD

U.S. HIGHWAY 395

SCALE: 1" = 60'



EXHIBIT

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

07/15/2020

RO Anderson
KPKI.ROANDERSON.COM

MINDEN
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P.O. Box 2229
Minden, NV 89423
P 775.782.2322
F 775.782.7084

RENO
6060 Dupont
Diamond Plaza, Suite 1015
Reno, NV 89521
P 775.782.2322
F 775.782.7084

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

19th day of Oct, 2020

[Signature]
Deputy