

APN: 1220-03-410-014



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

KAREN ELLISON, RECORDER

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 north of Southgate Drive, owned by Stor-All LLC, located within a portion of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1220-03-410-014).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easement located within a portion of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, as depicted on that certain Parcel Map for BNJN Partnership, recorded January 3, 2003 in the official records of Douglas County, Nevada, in Book 103, at Page 566, as Document No. 562731, and more particularly described in the attached Description provided as Exhibit 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 20, 2021 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, as described, and depicted in the attached Exhibits A and B, is hereby abandoned.

DATED August 20, 2021.



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

STATE OF NEVADA)
)
COUNTY OF Douglas)

This instrument was acknowledged before me on 20th day of August, 2021, by Thomas A. Dallaire on behalf of Douglas County, Nevada.


NOTARY PUBLIC

EXHIBIT 'A'

**DESCRIPTION
PUBLIC UTILITY EASEMENT ABANDONMENT
(A.P.N. 1220-03-410-014)**

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

A five-foot (5') wide strip of land for public utility easement purposes located within a portion of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, further described as follows:

COMMENCING at the southwest corner of the Reverted Parcel as shown on the Reversion to Acreage for Stor-All, LLC filed for record January 21, 2020 in the office of Recorder, Douglas County, Nevada as Document No. 941115, said point falling on the north line of Southgate Drive;

thence along the west line of said Reverted Parcel, North 35°06'13" West, 10.73 feet to a point on the north line of the 10' public utility easement per the Parcel Map for BNJN Partnership filed for record January 3, 2003 in said office of Recorder as Document No. 562731, the **POINT OF BEGINNING**;

thence continuing along the west line of said Reverted Parcel, North 35°06'13" West, 260.93 feet;

thence North 64°48'19" East, 5.08 feet;

thence South 35°06'13" East, 261.99 feet to a point on said north line of the 10' public utility easement;

thence along said north line of the 10' public utility easement, South 76°05'05" West, 5.36 feet to the **POINT OF BEGINNING**, containing 1,307 square feet, more or less.

TOGETHER WITH:

A five-foot (5') wide strip of land for public utility easement purposes located within a portion of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, further described as follows:

COMMENCING at the southeast corner of the Reverted Parcel as shown on the Reversion to Acreage for Stor-All, LLC filed for record January 21, 2020 in the office of Recorder, Douglas County, Nevada as Document No. 941115, said point falling on the north line of Southgate Drive;

thence along the east line of said Reverted Parcel, North 13°54'34" West, 10.03 feet to a point on the north line of the 10' public utility easement per the Parcel Map for

BNJN Partnership filed for record January 3, 2003 in said office of Recorder as Document No. 562731, the **POINT OF BEGINNING**;
thence along said north line of the 10' public utility easement, South 76°05'05" West, 5.00 feet;
thence North 13°54'34" West, 309.56 feet;
thence North 64°48'19" East, 5.10 feet to a point on the east line of said Reverted Parcel;
thence along the east line of said Reverted Parcel, South 13°54'34" East, 310.55 feet to the **POINT OF BEGINNING**, containing 1,550 square feet, more or less.

The Basis of Bearing of this description is identical to the Record of Survey of 1437, 1439, 1441 & 1456 Industrial Way for Stor-All, LLC filed for record November 30, 2018 in said office of Recorder as Document No. 923062.

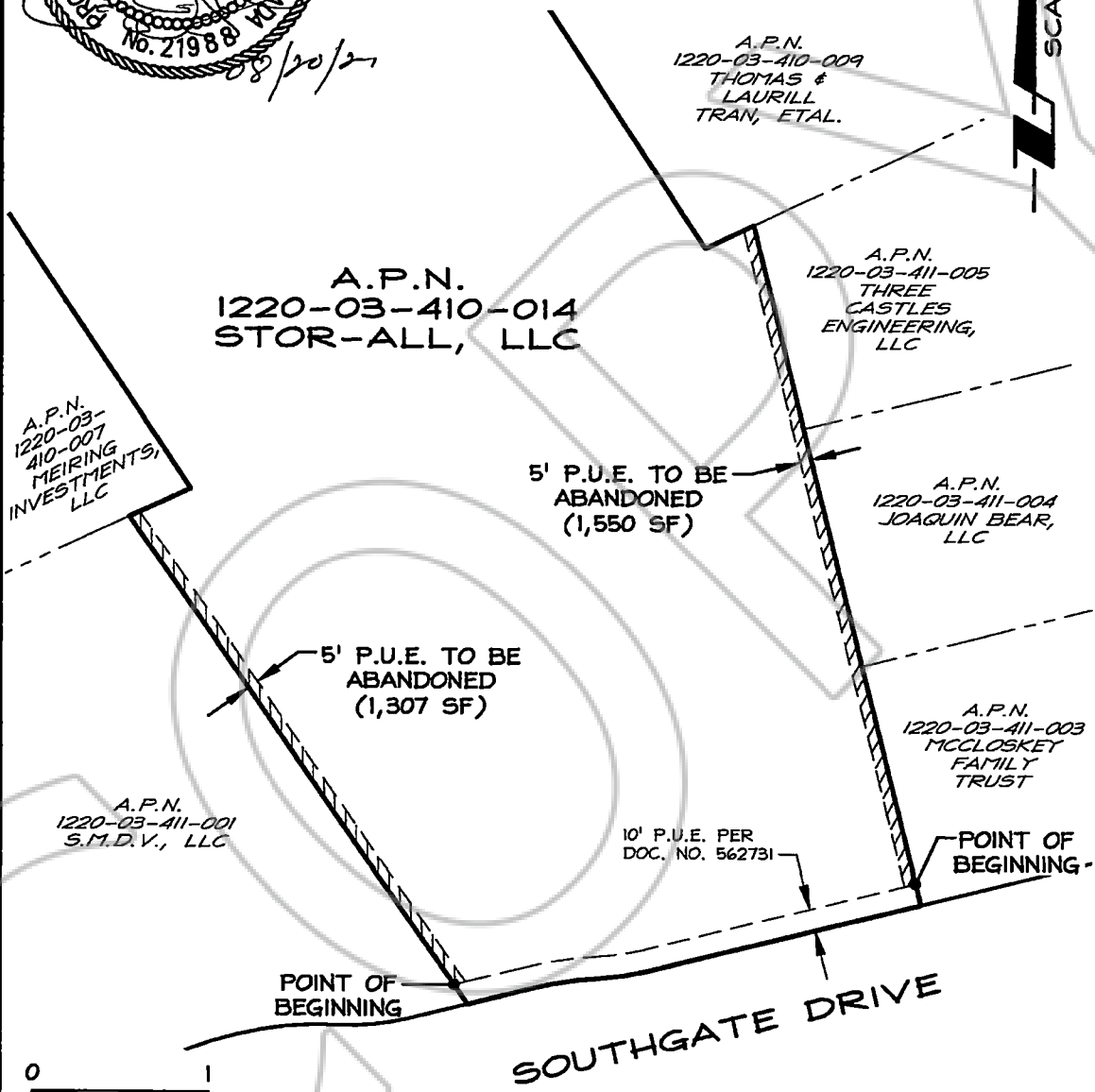
Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, PLS 21988
P.O. Box 2229
Minden, Nevada 89423





SCALE: 1" = 80'

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R O Anderson
WWW.ROANDERSON.COM

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

EXHIBIT 'B'
PUBLIC UTILITY EASEMENT
ABANDONMENT
(OVER A.P.N. 1220-03-410-014)

08/20/21