

APN: 1419-26-311-001,  
1419-26-311-002,  
1419-26-311-076



KAREN ELLISON, RECORDER

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

### 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 south of Mountain Meadow Drive, owned by Mountain Meadow Estates, located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada (APNs: 1419-26-311-001, 1419-26-311-002, and 1419-26-311-076).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easement located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, as depicted on that certain Final Map for Mountain Meadows Estates, recorded April 14, 2021 in the official records of Douglas County, Nevada, in Document No. 965462, and more particularly described in the attached Legal Description provided as Exhibits 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 September 9, 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 purposes, as described and depicted in the attached Exhibits A and B, is hereby abandoned.

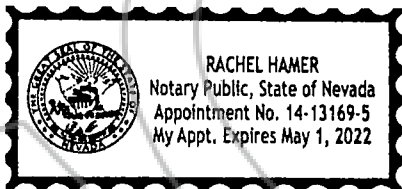
DATED September 9, 2021.

Thomas A. Dallaire

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

STATE OF NEVADA            )  
  )  
COUNTY OF Douglas    )

This instrument was acknowledged before me on 9<sup>th</sup> day of September, 2021, by  
Thomas A. Dallaire on behalf of Douglas County, Nevada.



Rachel Hamer

NOTARY PUBLIC

**EXHIBIT "A"  
DESCRIPTION  
PUBLIC UTILITY EASEMENT ABANDONMENT  
(OVER A.P.N. 1419-26-311-001, 002 & 076)**

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

All that portion of the public utility easement falling within the Common Area as shown on the Final Subdivision Map for Mountain Meadow Estates, filed for record April 14, 2021 in the office of Recorder, Douglas County, Nevada as Document No. 965462, falling within Adjusted Lot 1 and Adjusted Lot 2 per the Record of Survey to Support a Boundary Line Adjustment for Mountain Meadow Estates to be recorded concurrently herewith in said office of Recorder, more particularly described as follows:

**AREA NO. 1**

**COMMENCING** at the northwest corner of said Common Area, said point falling on the center of Mountain Meadow Drive;

thence South 08°19'21" East, 139.01 feet to a point on the west line of Lot 1 as shown on the Final Subdivision Map for Mountain Meadow Estates, filed for record April 14, 2021 in said office of Recorder as Document No. 965462, the **POINT OF BEGINNING**;

thence North 32°34'52" East, 2.18 feet;

thence South 57°25'08" East, 6.00 feet to a point on the south line of said Lot 1;

thence along said south line of Lot 1, South 32°34'52" West, 1.18 feet to a point on the west line of said Lot 1;

thence along said west line of Lot 1, North 57°25'08" West, 3.00 feet;

thence South 32°34'52" West, 1.00 feet to a point on the west line of said Lot 1;

thence along said west line of Lot 1, North 57°25'08" West, 3.00 feet to the

**POINT OF BEGINNING**; containing 10 square feet, more or less.

**TOGETHER WITH AREA NO. 2:**

**COMMENCING** at the northwest corner of the Common Area as shown on the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in the office of Recorder, Douglas County, Nevada as Document No. 965462, said point falling on the center of Mountain Meadow Drive;

thence South 00°42'02" East, 80.23 feet to a point on the north line of said Adjusted Lot 1, the **POINT OF BEGINNING**;

thence South 57°25'08" East, 9.67 feet to a point on the north line of Lot 2 as shown on said Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in the office of Recorder, Douglas County, Nevada as Document No. 965462;

thence along the west line of said Lot 2, the following courses:

South 32°34'52" West, 1.82 feet;  
South 57°25'08" East, 24.83 feet;  
South 32°34'52" West, 1.33 feet;  
South 57°25'08" East, 7.83 feet;  
North 32°34'52" East, 1.33 feet;  
South 57°25'08" East, 29.66 feet to a point on the south line of said

Adjusted Lot 1;

thence along said south line of Adjusted Lot 1, South 32°34'52" West, 12.00 feet to a point on the east line of said Lot 1;

thence along the east line of said Lot 1, North 57°25'08" West, 72.00 feet to a point on the north line of said Lot 1;

thence North 32°34'52" East, 13.82 feet to the **POINT OF BEGINNING**, containing 871 square feet, more or less.

**TOGETHER WITH AREA NO. 3:**

**COMMENCING** at the northwest corner of the Common Area per the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in the office of Recorder, Douglas County, Nevada as Document No. 965462, said point falling on the center of Mountain Meadow Drive;

thence South 58°36'09" East, 53.71 feet to a point on the north line of said Adjusted Lot 2, the **POINT OF BEGINNING**;

thence along the east line of said Adjusted Lot 2, South 57°25'08" East, 65.00 feet;

thence South 32°34'52" West, 12.50 feet;

thence North 57°25'08" East, 6.00 feet;

thence South 32°34'52" West, 9.50 feet;

thence South 57°25'08" East, 8.00 feet to a point on the south line of said

Adjusted Lot 2;

thence along the south line of said Adjusted Lot 2, South 32°34'52" West, 24.00 feet to a point on the south line of said Lot 2;

thence North 57°25'08" West, 8.00 feet;

thence North 32°34'52" East, 9.50 feet;

thence South 57°25'08" East, 6.00 feet;

thence North 32°34'52" East, 12.50 feet to a point on the east line of said Lot 2,

thence along the east line of said Lot 2, North 57°25'08" West, 65.00 feet;

thence North 32°34'52" East, 24.00 feet to the **POINT OF BEGINNING**,

containing 1,608 square feet, more or less.

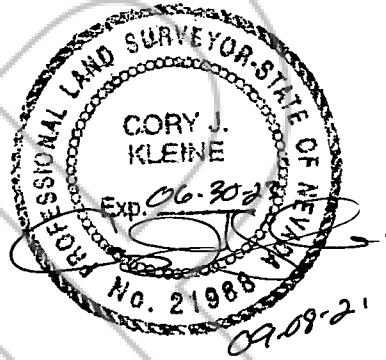
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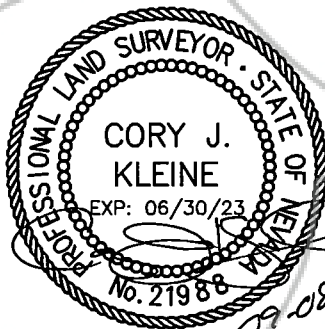
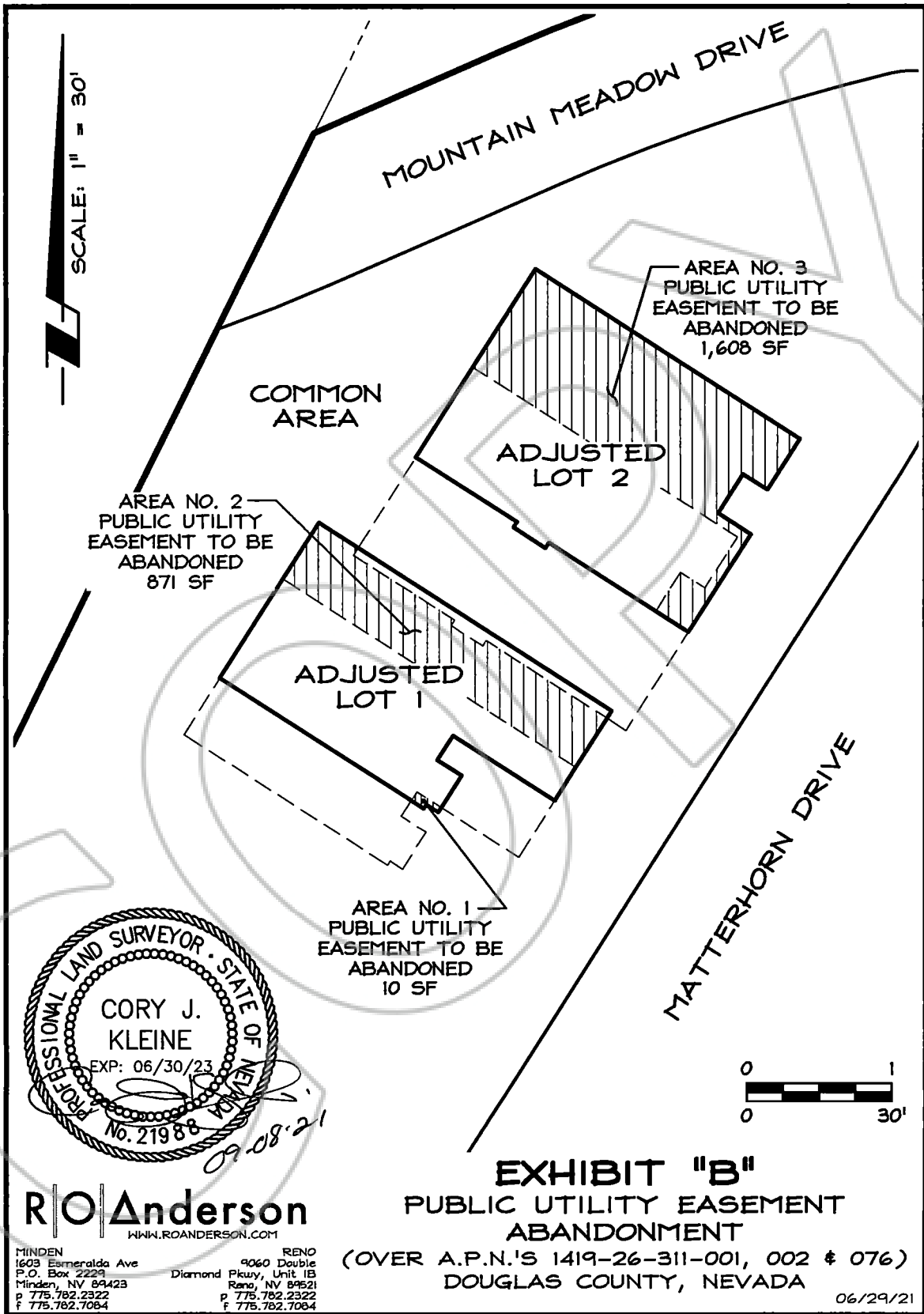
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The Basis of Bearing for this description is identical to the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in said office of Recorder, Douglas County, Nevada as Document No. 965462.

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



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 Reno, NV 89521  
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**EXHIBIT "B"**  
**PUBLIC UTILITY EASEMENT**  
**ABANDONMENT**  
 (OVER A.P.N.'S 1419-26-311-001, 002 & 076)  
 DOUGLAS COUNTY, NEVADA

06/29/21