

APN# _____

Recording Requested by/Mail to:

Name: DC Community Development

Address: P.O. Box 218

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____



00149632202209806660070078

KAREN ELLISON, RECORDER

Abandonment of Public Utility Easement

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

APN: 1220-11-002-022

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 north of Pinenut Court, and east of Hwy 395 owned by Peri, James J Butch, located within a portion of Section 10 and 11, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1220-11-002-022)

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easement located within a portion of Section 10 and 11, Township 12 North, Range 20 East, Mount Diablo Meridian, as depicted on that certain Final Map for Wayne C. Matley and Alouise A. Matley, recorded August 19, 1986 in the official records of Douglas County, Nevada, in Book 886, Page 2048, Document No. 139348, 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 20.768.050 or 20.768.060, may vacate or abandon by formal order any portion of a public street or easement or 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 January 19, 2022 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 1.19.2022.



Thomas Dallaire, PE, Director
Douglas County Community Development Department

STATE OF NEVADA)
)
COUNTY OF Douglas)

This instrument was acknowledged before me on 19th day of January, 2022, by
Thomas Dallaire on behalf of Douglas County, Nevada.

 Rachel Hamer

NOTARY PUBLIC



Exhibit A

Abandonment of a Public Utility Easement
Legal Description

Real Property situate in Douglas County, Nevada, being in Section 11 and in the Northeast one quarter of the Southeast one quarter of Section 10, Township 12 North, Range 20 East, M.D.B.&M.

A portion of the Public Utility Easement being five feet in width on the Southerly side of the North property line of Parcel 1 as shown on Document No. 1986-139348, recorded August 19, 1986, and shown on a Record of Survey for James J. Butch Peri, Pinenut Road and Muller Parkway, recorded on June 24, 2013 in the Office of the Recorder, Douglas County, Nevada as Document No. 2013-825903, described as follows:

Commencing at the Northwestern Corner of Parcel 1, said point also being the intersection of the easterly right-of-way of US Highway 395 and the North property line of Parcel 1;

Thence, along said North property line North 88°06'25" East a distance of 40.93 feet, to a point being on the easterly edge of a thirty foot (30') public utility easement recorded as Document No. 1999-460318, and on the easterly edge of a thirty foot (30') sewer easement recorded as Document No. 2000-496304, said point being the **True Point of Beginning**;

Thence, along the Northerly property line of said Parcel 1, the following two courses:

- 1) North 88°06'25" East a distance of 1,078.72 feet,
- 2) North 84°38'26" East a distance of 988.32 feet to a point on the Westerly edge of a 10.00' wide public utility easement paralleling the Westerly right-of-way of Pinenut Road and recorded as Document No. 2013-825858;

Thence, along said easement a single course, South 29°56'32" East a distance of 5.50 feet;

Thence, parallel and five feet south of previously said North property line of Parcel 1 the following two courses:

- 1) South 84°38'26" West a distance of 990.76 feet;
- 2) South 88°06'25" West a distance of 1,074.23 feet, to a point on the previously said easterly edge of the 30.00' easement for sewer and public utility purposes;

Thence, North 44°45'21" West a distance of 6.82 feet along said easements closing upon the **True Point of Beginning**,

AND CONTAINING an area of 10,330 square feet, more or less.

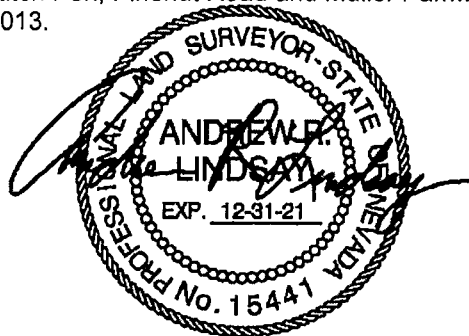
Basis of Bearing:

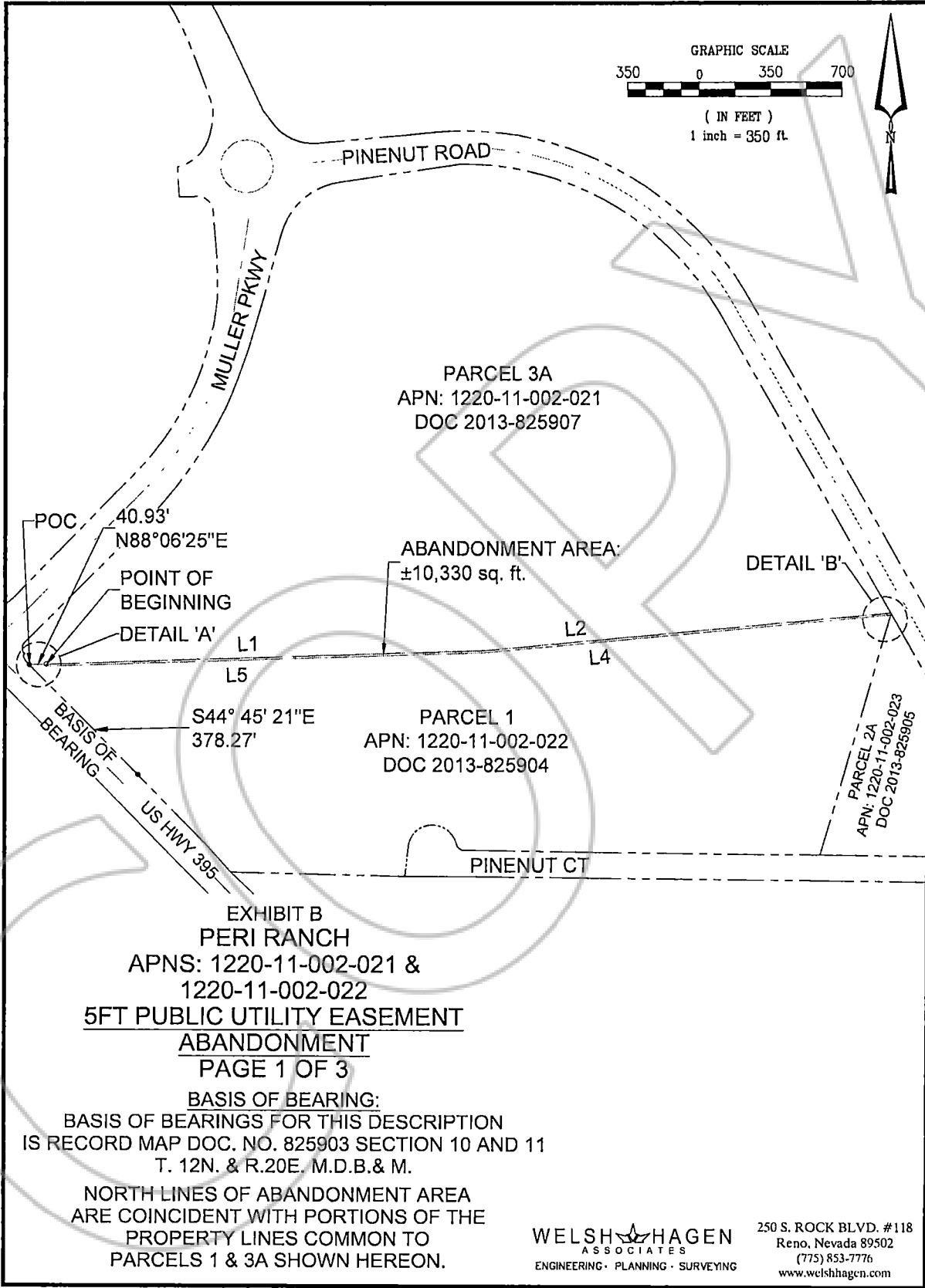
The Basis of Bearing for this description is the Easterly right-of-way of US Highway 395 (North 44°45'21" West), as cited on the Record of Survey for James J. Butch Peri, Pinenut Road and Muller Parkway, recorded as Document No. 2013-825903 on June 24, 2013.

End of Description

Prepared by: Welsh Hagen Associates
250 S Rock Blvd, Suite 118
Reno, NV 89502
(775) 853-7776

Date: September 3, 2021





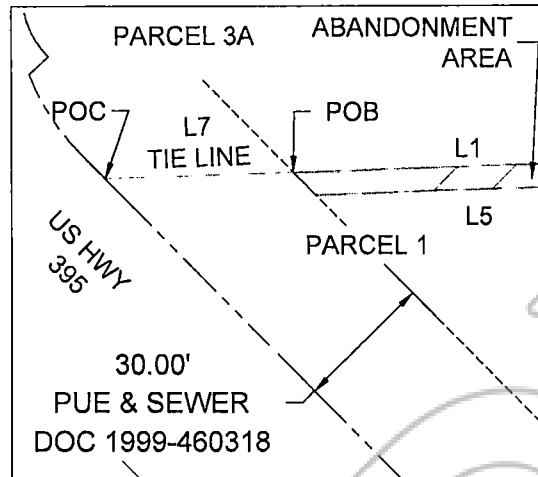
**EXHIBIT B
PERI RANCH
APNS: 1220-11-002-021 &
1220-11-002-022
5FT PUBLIC UTILITY EASEMENT
ABANDONMENT
PAGE 1 OF 3**

BASIS OF BEARING:
BASIS OF BEARINGS FOR THIS DESCRIPTION
IS RECORD MAP DOC. NO. 825903 SECTION 10 AND 11
T. 12N. & R.20E. M.D.B. & M.

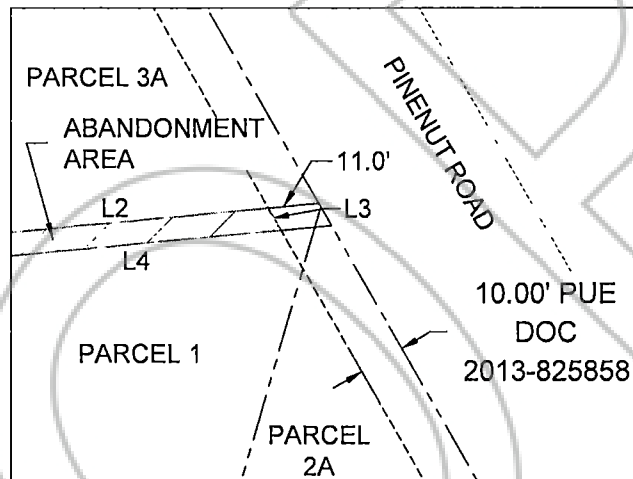
NORTH LINES OF ABANDONMENT AREA
ARE COINCIDENT WITH PORTIONS OF THE
PROPERTY LINES COMMON TO
PARCELS 1 & 3A SHOWN HEREON.

WELSH HAGEN
ASSOCIATES
ENGINEERING · PLANNING · SURVEYING

250 S. ROCK BLVD. #118
Reno, Nevada 89502
(775) 853-7776
www.welshhagen.com



DETAIL 'A'
1"=40'



DETAIL 'B'
1"=40'

EXHIBIT B
PERI RANCH
APNS: 1220-11-002-021 &
1220-11-002-022
5FT PUBLIC UTILITY EASEMENT
ABANDONMENT
PAGE 2 OF 3

BASIS OF BEARING:
BASIS OF BEARINGS FOR THIS DESCRIPTION
IS RECORD MAP DOC. NO. 825903 SECTION 10 AND 11
T. 12N. & R.20E. M.D.B.& M.
NORTH LINES OF ABANDONMENT AREA
ARE COINCIDENT WITH PORTIONS OF THE
PROPERTY LINES COMMON TO
PARCELS 1 & 3A SHOWN HEREON.

WELSH HAGEN
ASSOCIATES
ENGINEERING · PLANNING · SURVEYING
250 S. ROCK BLVD. #118
Reno, Nevada 89502
(775) 853-7776
www.welshhagen.com

Parcel Line Table		
Line #	Length	Direction
L1	1078.72	N88° 06' 25"E
L2	988.32	N84° 38' 26"E
L3	5.50	S29° 56' 32"E
L4	990.76	S84° 38' 26"W
L5	1074.23	S88° 06' 25"W
L6	6.82	N44° 45' 21"W
L7	40.93	N88° 06' 25"E

EXHIBIT B
 PERI RANCH
 APNS: 1220-11-002-021 & 1220-11-002-022
5FT PUBLIC UTILITY EASEMENT
ABANDONMENT
 PAGE 3 OF 3

BASIS OF BEARING:
 BASIS OF BEARINGS FOR THIS DESCRIPTION
 IS RECORD MAP DOC. NO. 825903 SECTION 10 AND 11
 T. 12N. & R.20E. M.D.B.& M.

NORTH LINES OF ABANDONMENT AREA
 ARE COINCIDENT WITH PORTIONS OF THE
 PROPERTY LINES COMMON TO
 PARCELS 1 & 3A SHOWN HEREON.

WELSH HAGEN
 ASSOCIATES
 ENGINEERING · PLANNING SURVEYING
 250 S. ROCK BLVD. #118
 Reno, Nevada 89502
 (775) 853-7776
 www.welshhagen.com