

APN: 1220-19-002-022
1220-19-002-021

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 parcels generally located west of State Route 88, owned by Nathan A. Leising, located within a portion of Section 19, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1220-19-002-022; APN:1220-19-002-021).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easement located within a portion of Section 19, Township 12 North, Range 20 East, Mount Diablo Meridian, as depicted on that certain Final Map for Flying Eagle Ranch, LLC, recorded December 13, 2017 in the official records of Douglas County, Nevada, as Document No. 2017-908010, 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 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 March 17, 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.

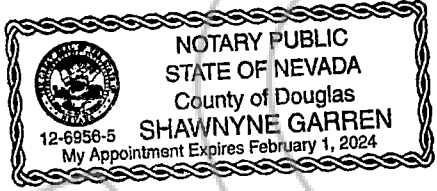
DATED March 17, 2022.



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

STATE OF NEVADA)
)
COUNTY OF Douglas)

This instrument was acknowledged before me on 17 day of March, ~~201X~~²⁰²²⁻²³, by Thomas A. Dallaire on behalf of Douglas County, Nevada.




NOTARY PUBLIC

0132-020
01/04/22

EXHIBIT "A"
DESCRIPTION
ABANDONMENT OF PUBLIC UTILITY EASEMENT
(Over A.P.N. 1220-19-002-021 & 1220-19-002-022)

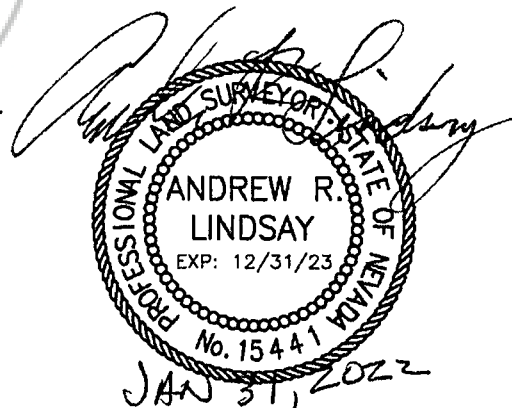
All that real property situate in the County of Douglas, State of Nevada, described as follows:

A portion of that certain 10-foot Public Utility Easement lying across Parcels 16B-2 and 16B-3 per the Parcel Map for Flying Eagle Ranch, LLC, filed for record December 13, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 908010, more particularly describes as follows:

COMMENCING at the southeast corner of said Parcel 16B-3, said point falling on the westerly right-of-way line of State Route 88;
thence along the westerly right-of-way line of State Route 88, North 00°04'25" West, 425.20 feet;
thence leaving said westerly right-of-way line of State Route 88, South 89°55'35" West, 7.50 feet; to the **POINT OF BEGINNING**;
thence South 89°55'35" West, 287.58 feet;
thence North 00°04'25" West, 10.00 feet;
thence North 89°55'35" East, 287.58 feet;
thence South 00°04'43" East, 10.00 feet to the **POINT OF BEGINNING**
containing 2,876 square feet, more or less.

The Basis of Bearing for this description is North 00°04'43" West, the westerly right-of-way line of State Route 88 as shown on the Parcel Map for Flying Eagle Ranch, LLC, filed for record December 13, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 908010;

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423



A.P.N. 1220-19-002-021

(PARCEL 16B-3 PER DOC. NO. 908010)

N89°55'35"E 287.58'

S89°55'35"W 287.58'

POINT OF BEGINNING

10' PUBLIC UTILITY EASEMENT
2,876 SF

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°04'25"W	10.00'
L2	S00°04'43"E	10.00'

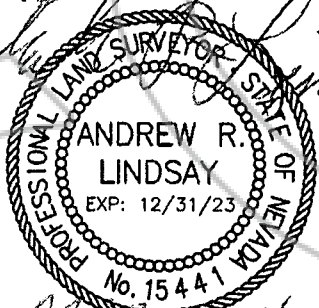
SCALE: 1" = 60'

STATE ROUTE 88

A.P.N. 1220-19-002-022

(PARCEL 16B-3 PER DOC. NO. 908010)

A.P.N. 1220-19-002-023
FLYING EAGLE RANCH, LLC



7.5' P.U.E. PER
DOC. NO. 369848
& 908010

36' DITCH IRRIGATION
AND MAINTENANCE
EASEMENT PER DOC.
NO. 908010

COMMENCING



R O Anderson
WWW.ROANDERSON.COM

EXHIBIT 'B'
ABANDONMENT OF 10'
PUBLIC UTILITY EASEMENT
FLYING EAGLE RANCH, LLC
(GARDNERVILLE, NV)

03/14/22

Y:\Client Files\0132\0132-020\CAD\Survey\Exhibits\0132-020\EXHIBIT ABANDON EASEMENT.dwg 3/14/2022 3:43:39 PM Rina Kampp

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