

APN# 1320-28-000-033



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: Douglas County Community Dev.

Address: _____

City/State/Zip: _____

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

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: 1320-28-000-033

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 Buckeye Road, owned by Park Ranch Holdings, LLC, located within a portion of Section 28, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1320-28-000-033)

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easement located within a portion of Section 28, Township 13 North, Range 20 East, Mount Diablo Meridian, as depicted on that certain Map of Division into Large Parcels for Edgewood Companies, recorded June 15, 2009 in the official records of Douglas County, Nevada, in Book 0609, Page 4186, Document No. 745140, and more particularly described in the attached Legal Description provided as Exhibit B and depicted as Exhibit A.

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 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 easement; and

WHEREAS, on JUNE 8, 2022 the Douglas County Community Development Director 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 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 JUNE 8, 2022.

Thomas A. Dallaire 6.8.22

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

STATE OF NEVADA)
)
COUNTY OF Douglas)

This instrument was acknowledged before me on 8 day of June, 2022, by
Thomas Dallaire on behalf of Douglas County, Nevada.



Tiffini Drew
NOTARY PUBLIC

SCALE: 1" = 400'

NORTH

20 21 (TIE)
29 28 N84°55'30"W 1842.61'

ADJUSTED PARCEL 18
(EXISTING APN 1320-28-000-032)
27.39 ACRES

MULLER PARKWAY

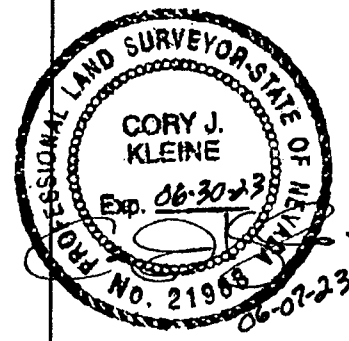
7.5' P.U.E. PER DOC. NO. 745140 ABANDONED PER THIS DOCUMENT

ADJUSTED PARCEL 17
(EXISTING APN 1320-28-000-033)
57.00 ACRES

ADJUSTED PARCEL 16
(EXISTING APN 1320-28-000-041)
40.60 ACRES

ADJUSTED PARCEL 19
(EXISTING APN 1320-28-000-029)
30.37 ACRES

10' P.U.E. PER DOC. NO. 745140 (5' TYP. ALONG BOTH SIDES OF OLD LOT LINE) ABANDONED PER THIS DOCUMENT



BUCKEYE ROAD

PREPARED BY:
CORY J. KLEINE, P.L.S.
PROFESSIONAL LAND SURVEYOR
PO BOX 551
WELLINGTON, NV 89444
CJ.KLEINE@CLOUD.COM



EXHIBIT 'A'
PUBLIC UTILITY
EASEMENT ABANDONMENT
DOUGLAS COUNTY, NEVADA

EXHIBIT 'B'

06/07/2022
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**DESCRIPTION
ABANDONMENT
PUBLIC UTILITY EASEMENT**

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

Strips of land for public utility easement purposes located within Section 28, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

7.5' PUBLIC UTILITY EASEMENT:

Lying offset 7.5 feet southerly of and parallel with the following described line:

BEGINNING at a point on the southerly line of Muller Parkway per the Grant Deed filed for Record April 22, 2020 in the office of Recorder, Douglas County, Nevada as Document No. 945079 from which the northwest corner of said Section 28 bears North 84°55'30" West, 1,842.61 feet;

thence South 40°35'07" East, 567.98 feet;

thence along the arc of a curve to the left, having a radius of 1,575.00 feet, central angle of 18°07'37", and arc length of 498.29 feet;

thence South 58°42'44" East, 141.40 feet to a point on the east boundary of Parcel 17 per the Land Division Map for Edgewood Companies filed for Record June 15, 2009 in said office of Recorder, as Document No. 745140, the POINT OF TERMINATION.

The sidelines of the above-described strip of land shall be extended and trimmed at said southerly line of Muller Parkway and said east boundary of Parcel 17.

10' PUBLIC UTILITY EASEMENT:

Lying 5 feet both sides of and parallel with the following line:

COMMENCING at the southwest corner of Parcel 17 per the Land Division Map for Edgewood Companies filed for Record June 15, 2009 in said office of Recorder, as Document No. 745140;

thence along the west boundary of said Parcel 17, North 00°30'17" East, 7.50 feet to the POINT OF BEGINNING;

thence continuing along said west boundary of Parcel 17, North 00°30'17" East, 2,008.03 feet to a point on the northerly boundary of proposed Adjusted Parcel 17, the POINT OF TERMINATION.

The sidelines of the above-described strip of land shall be extended and trimmed at said northerly boundary of proposed Adjusted Parcel 17 and the north line of the 7.5-foot Public Utility Easement running parallel with Buckeye Road per said Document No. 745140.

10' PUBLIC UTILITY EASEMENT:

Lying 5 feet both sides of and parallel with the following line:

EXHIBIT 'B'

06/07/2022
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COMMENCING at the southwest corner of Parcel 17 per the Land Division Map for Edgewood Companies filed for Record June 15, 2009 in said office of Recorder, as Document No. 745140;
thence along the west boundary of said Parcel 17, North 00°30'17" East, 1,379.71 feet to the corner common to Parcels 18 & 19 per said Document No. 745140, the POINT OF BEGINNING;
thence along the common boundary of said Parcels 18 & 19, North 89°29'43" West, 319.78 feet to the common corner of proposed Adjusted Parcels 18 & 19, the POINT OF TERMINATION.

The sidelines of the above-described strip of land shall be extended and trimmed at said west boundary of Parcel 17 and said common corner of proposed Adjusted Parcels 18 & 19.

10' PUBLIC UTILITY EASEMENT:

Lying 5 feet both sides of and parallel with the following line:

COMMENCING at the southeast corner of Parcel 17 per the Land Division Map for Edgewood Companies filed for Record June 15, 2009 in said office of Recorder, as Document No. 745140;
thence along the east boundary of said Parcel 17, North 00°30'17" East, 7.50 feet to the POINT OF BEGINNING;
thence continuing along said east boundary of Parcel 17, North 00°30'17" East, 859.75 feet;
thence continuing along said east boundary of Parcel 17, North 31°17'16" East, 898.69 feet to the POINT OF TERMINATION.

The sidelines of the above-described strip of land shall be extended and trimmed at the south line of the 7.5-foot public utility easement running along the previous alignment of Muller Parkway as shown on said Document No. 745140 and the north line of the 7.5-foot Public Utility Easement running parallel with Buckeye Road per said Document No. 745140.

The basis of bearing for this description is identical to the Land Division Map for Edgewood Companies filed for Record June 15, 2009 in said office of Recorder, as Document No. 745140.

Description prepared by:

Cory J. Kleine, P.L.S.
Professional Land Surveyor
PO Box 551
Wellington, NV 89444

