

APN: 1220-03-202-006



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 east of Interest Lane, owned by Gardnerville Water Company, located within a portion of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1220-03-202-006).

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 Final Map for Garderville Water Company, recorded January 15, 2021 in the official records of Douglas County, Nevada, as Document No. 2021-960094, and more particularly described in the attached Legal Description provided as Exhibit 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 Nov. 23, 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.

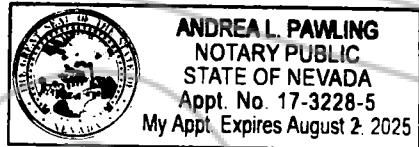
DATED 11.23.22 .

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 23rd day of November, 2020, by Thomas Dallaire on behalf of Douglas County, Nevada.

Andreal L. Pawling  
NOTARY PUBLIC

3329-001  
7/15/2022

**EXHIBIT "A"**  
**DESCRIPTION**  
**ABANDONMENT OF PUBLIC UTILITY EASEMENT**  
**(Over A.P.N. 1220-03-202-006)**

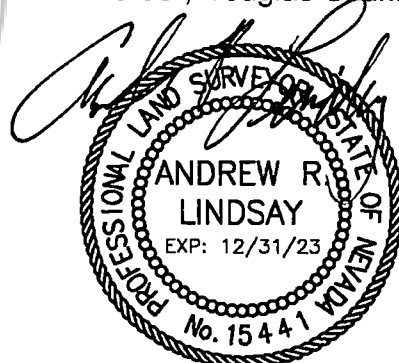
All that real property situate in the County of Douglas, State of Nevada, described as follows:

A portion of that certain 5-foot Public Utility Easement lying across Parcel 2 per the Parcel Map DP 19-0393 for Gardnerville Water Company, filed for record January 15, 2021 in the office of Recorder, Douglas County, Nevada as Document No. 960094 more particularly describes as follows:

**COMMENCING** at the southwest corner of said Parcel 1, said point falling on the easterly right-of-way line of Interest Lane;  
thence along the southerly property line of Parcel 1, South 89°38' 24" East, 110.44 feet' to the **POINT OF BEGINNING**;  
thence North 20°40'14" East, 152.46 feet'  
thence South 14°27'44" West, 46.23 feet;  
thence South 20°40'14" West, 104.64 feet'  
thence North 89°38'24" West a distance of 5.33 feet to the **POINT OF BEGINNING**, containing 643 square feet, more or less.

The Basis of Bearing for this description is North 89°09'09" West, the northerly property line of parcel 1 as shown on the Parcel Map DP 19-0393 for Gardnerville Water Company, filed for record January 15, 2021 in the office of Recorder, Douglas County, Nevada as Document No. 960094.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Andrew R. Lindsay, P.L.S. 51441  
P.O. Box 2229  
Minden, Nevada 89423



07 SEPT 22

A.P.N. 1220-03-202-003  
TOWN OF GARDNERVILLE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°38'24"W	5.33'
L2	S14°27'44"W	46.23'

INTEREST LANE

### ABANDON PUBLIC UTILITY EASEMENT

643 SF

A.P.N 1220-03-202-005  
(PARCEL 1 PER DOC. NO. 960094)

N84°09'09"W 164.11'

N20°40'14"E 152.46'

S20°40'14"W 104.64'

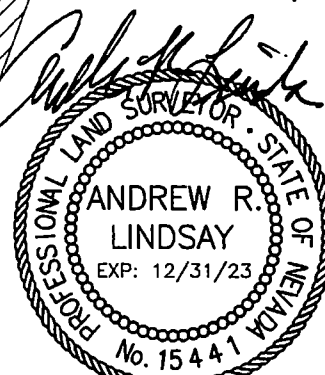
EXISTING 5'  
P.U.E. PER DOC.  
NO. 960094

COMMENCING

S89°38'24"E 110.44'

POINT OF  
BEGINNING

A.P.N 1220-03-202-006  
(PARCEL 2 PER DOC. NO. 960094)



07 SEPT 22

**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**  
**ABANDONMENT OF PUBLIC**  
**UTILITY EASEMENT**  
**GARDNERVILLE WATER COMPANY**  
**(GARDNERVILLE, NV)**

07/15/22