



KAREN ELLISON, RECORDER

APN: 1220-10-610-014

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 on a corner of US Hwy 395 and Charlotte Way, owned by NVA RE LLC, located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1220-10-610-014).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easement located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, as depicted on that certain Final Map for Jewel Commercial Park Phase 2, recorded July 24, 1997 in the official records of Douglas County, Nevada, in Book 797, Page 4043, Document No. 417846, and more particularly described and depicted in the attached 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 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 Exhibit A, is hereby abandoned.

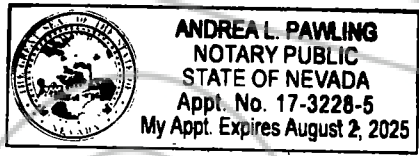
DATED 11.23.22.

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, 201~~X~~²⁰, by Thomas Dallaire on behalf of Douglas County, Nevada.

Andrea L. Pawling
NOTARY PUBLIC

EXHIBIT "A"

**LEGAL DESCRIPTION
P.U.E. ABANDONMENT**

All that certain real property situate in a portion of Section Ten (Sec. 10), Township Twelve North (T.12N.), Range Twenty East (R.20E.), Mount Diablo Meridian, County of Douglas, State of Nevada, further described as a portion of "Adjusted Lot 3A as shown on the Record of Survey to Support a Boundary Line Adjustment for PEAPEG, LLC as Document number 2021-973067 and described as "Adjusted Lot 3A" in Document number 2021-973064, both documents recorded August 25, 2021 in the Official Records of Douglas County, Nevada, and being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 3A, as shown on said Record of Survey, Document number 2021-973067;

THENCE, along the northerly line of said Lot 3A, South $44^{\circ}45'21''$ East, 248.10 feet, to the **POINT OF BEGINNING**;

THENCE, leaving said **POINT OF BEGINNING**, and continuing along the northerly line of said Lot 3A, South $44^{\circ}45'21''$ East, 21.69 feet;

THENCE, leaving the northerly line of said Lot 3A, South $22^{\circ}30'23''$ West, 298.40 feet;

THENCE, South $44^{\circ}45'21''$ East, 94.09 feet, to the easterly line of said Lot 3A;

THENCE, along the easterly line of said Lot 3A, South $49^{\circ}27'35''$ West, 10.03 feet;

THENCE, continuing along the easterly line of said Lot 3A, South $29^{\circ}35'16''$ West, 10.39 feet;

THENCE, leaving the easterly line of said Lot 3A, North $44^{\circ}45'21''$ West, 109.46 feet;

THENCE North $22^{\circ}30'23''$ East, 320.08 feet, to the **POINT OF BEGINNING**.

Containing 8203 square feet, more or less.

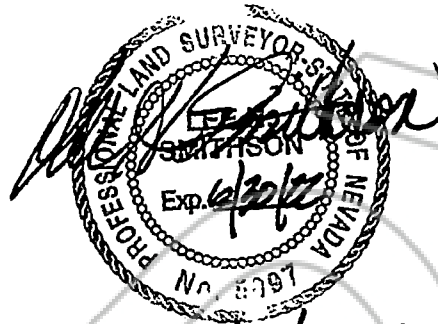
BASIS OF BEARING:

Bearings are based upon the Nevada State Plane Coordinate System, North American Datum of 1983/1994 adjustment (NAD 83/94), West Zone, adjusted to ground values, as established by Real Time Kinematic (RTK) GPS methods, using a grid to ground scale factor of 1.000222

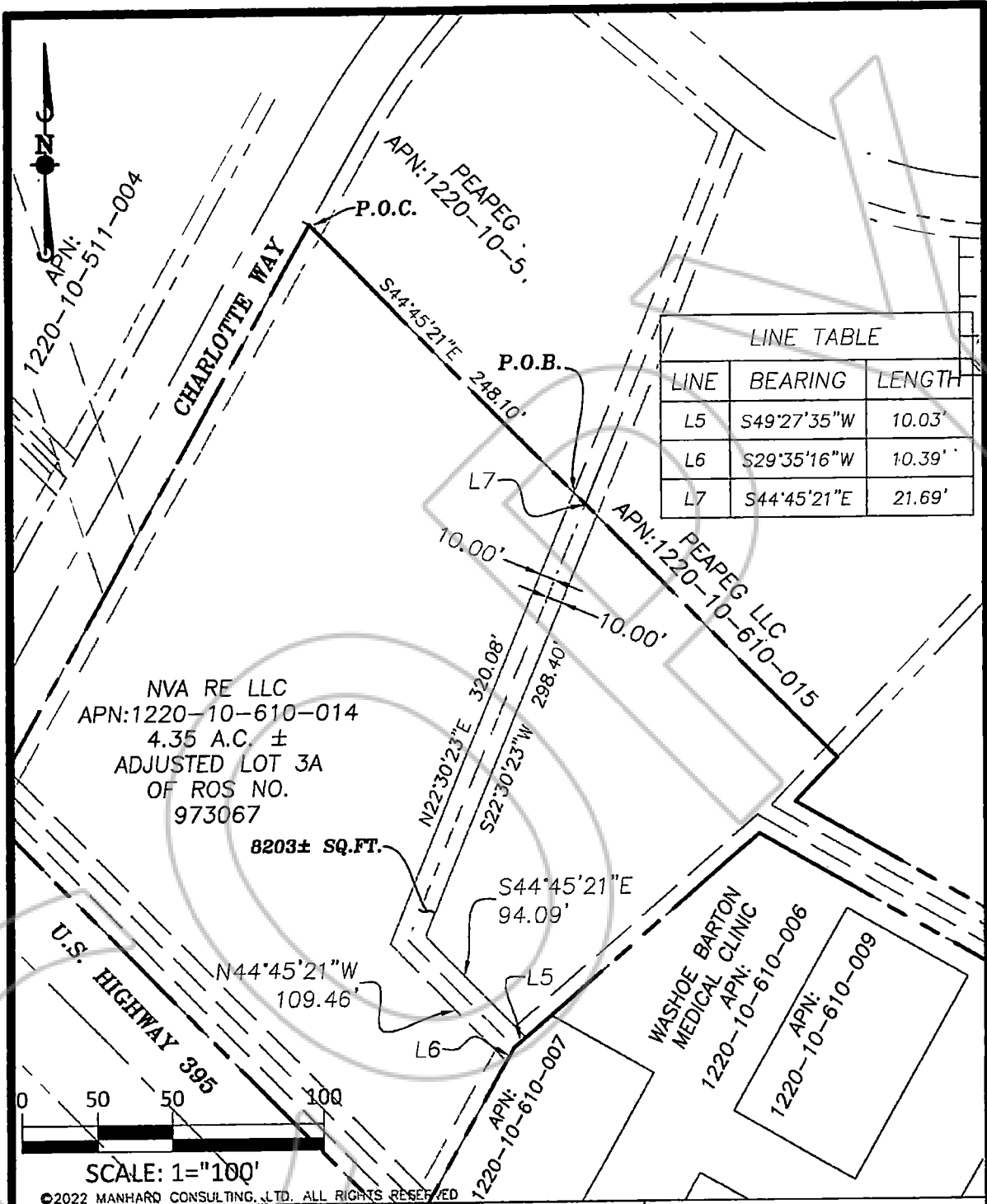
SURVEYORS CERTIFICATE:

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Lee H. Smithson
Nevada PLS 5097
For and on behalf of
 **Manhard**
CONSULTING
241 Ridge Street, Ste. 400
Reno, Nevada 89501



5/20/2022



SCALE: 1"=100'

©2022 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED



241 Ridge Street, Suite 400, Reno, NV 89501 ph:775.746.3500 fx:775.746.3520 manhard.com
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners

NVA RE LLC
GARDERVILLE, NEVADA
P.U.E. RELINQUISHMENT

PM: LHS
 DRAWN: HHF
 DATE: FEB, 2022
 SCALE: 1"=100'

SHEET
1 OF **1**
NVADCNV01

Dwg Name: P:\Nvadcncv01\dwg\Surv\base Drawings\20220208_NVA_CharlotteEasement.dwg Updated By: L.Smithson 09:34