

APN: 1220-06-001-031



SHAWNYNE GARREN, RECORDER

Recorded at the request of:  
Douglas County Community Development Department  
Minden NV 89423

**Abandonment of Public Utility Easements**

**An Order of Abandonment vacating strips of land utilized for public utility easements purposes located on a parcel generally located north of Mottsville Lane, owned by AMT Investments, LP, located within a portion of Section 6, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1220-06-001-031).**

**WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easements located within a portion of Section 6, Township 12 North, Range 20 East, Mount Diablo Meridian, as depicted on that certain Record of Survey Map for a Boundary Line Adjustment for AMT Investments, LP, recorded June 24, 2022 in the official records of Douglas County, Nevada, as Document No. 2022-986690, 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 public utility easements 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 9.29.2023 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 easements purposes, as described and depicted in the attached Exhibits A and B, is hereby abandoned.**

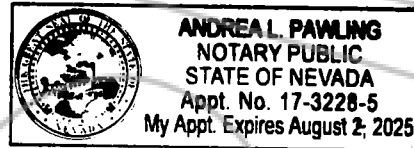
**DATED 9.29.2023.**

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 29<sup>th</sup> day of September, 2023<sup>rd</sup>, by Thomas A. Dallaire on behalf of Douglas County, Nevada.

Andrea L. Pawling  
NOTARY PUBLIC

**EXHIBIT "A"**  
**DESCRIPTION**  
**ABANDONMENT OF PUBLIC UTILITY EASEMENT**  
**(Over A.P.N. 1220-06-001-031)**

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

A portion of two (2) certain 10-foot Public Utility Easement lying across Adjusted Parcel 2 per the Record of Survey to Support a Boundary Line Adjustment for AMT Investments, LP. filed for record June 24, 2022 in the office of Recorder, Douglas County, Nevada as Document No. 986690, more particularly describes as follows:

**COMMENCING** at the southeast corner of said Adjusted Parcel 2, said point falling on the northerly right-of-way line of Mottsville Lane;

thence along said northerly right-of-way line of Mottsville Lane, South 89°38'29" West, 176.02 feet to the east side of a 10-foot public utility easement per document no. 311336;

thence North 00°21'31" West, 7.50 feet to the north side of a 7.5-foot public utility easement per document no. 641834 to the **POINT OF BEGINNING**;

thence South 89°38'29" West, 10.00 feet;

thence North 00°31'12" West, 877.43 feet;

thence North 89°57'41" East, 10.00 feet;

thence South 00°31'12" East, 877.37 feet to the **POINT OF BEGINNING**

containing 8,774 square feet or 0.20 acres, more or less.

**TOGETHER WITH:**

**COMMENCING** at the southeast corner of said Adjusted Parcel 2, said point falling on the northerly right-of-way line of Mottsville Lane;

thence along said northerly right-of-way line of Mottsville Lane, South 89°38'29" West, 340.06 feet to the east side of a 10-foot public utility easement per document no. 641834;

thence North 00°21'31" West, 7.50 feet to the north side of a 7.5-foot public utility easement per document no. 641834 to the **POINT OF BEGINNING**;

thence South 89°38'29" West, 10.00 feet;

thence North 00°02'19" West, 877.65 feet;

thence North 82°22'18" East, 5.04 feet;

thence North 89°57'41" East, 5.00 feet;

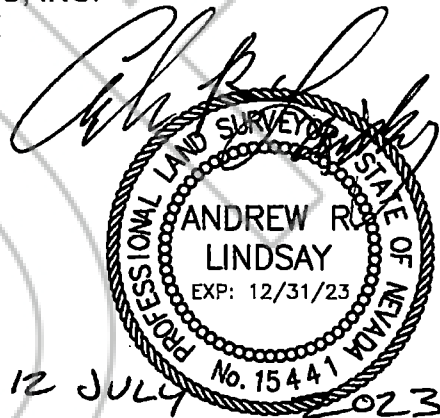
thence South 00°02'19" East, 878.26 feet to the **POINT OF BEGINNING**

containing 8,781 square feet or 0.20 acres, more or less.

**EXHIBIT "A"**  
**DESCRIPTION CONTINUED**  
**ABANDONMENT OF PUBLIC UTILITY EASEMENT**  
**(Over A.P.N. 1220-06-001-031)**

The Basis of Bearing for this description is N 00°02'19" W, the west line of said Adjusted Parcel 2 per the Record of Survey to Support a Boundary Line Adjustment for AMT Investments, LP. filed for record June 24, 2022 in the office of Recorder, Douglas County, Nevada as Document No. 986690

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



A.P.N. 11220-06-001-030  
AMT INVESTMENTS, L.P.

A.P.N.  
1220-06-001-031  
AMT INVESTMENTS  
L.P.

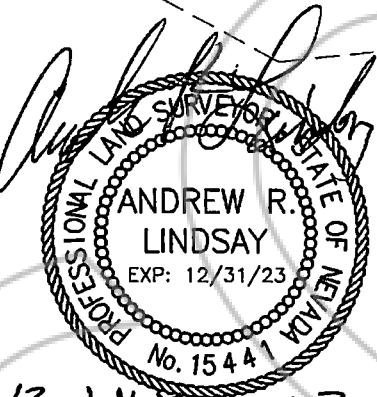
LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°21'31"W	7.50'
L2	S89°38'29"W	10.00'
L3	N89°57'41"E	10.00'
L4	N00°21'31"W	7.50'
L5	S89°38'29"W	10.00'
L6	N82°22'18"E	5.04'
L7	N89°57'41"E	5.00'

40' PRIVATE  
IRRIGATION &  
MAINTENANCE  
EASEMENT PER  
DOC. NO. 641834

10' PUBLIC  
UTILITY  
EASEMENT  
TO BE  
ABANDONED  
8781 SF  
0.20 AC  
(PER DOC NO. 641834)

4' DITCH &  
MAINTENANCE  
EASEMENT  
(31.5' SOUTH  
& 9.5' NORTH  
OF DITCH  
CENTERLINE)  
PER DOC.  
NO. 280617

A.P.N. 1220-06-001-028  
ROCKIN C. RANCH, LLC



12 JULY 2023

7.5' PUBLIC UTILITY  
EASEMENT PER  
DOC. NO. 641834

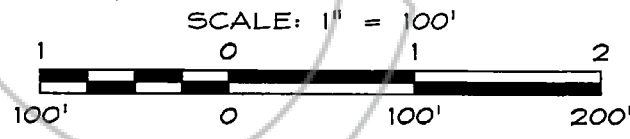
5' PUBLIC UTILITY  
EASEMENT PER  
DOC. NO. 641834

10' PUBLIC  
UTILITY  
EASEMENT  
TO BE  
ABANDONED  
8774 SF  
0.20 AC  
(PER DOC. NO. 311336)

POINT OF  
BEGINNING

POINT OF  
BEGINNING

164.04' 340.06' COMMENCING



MOTTVILLE  
LANE

**RO Anderson**  
WWW.ROANDERSON.COM

**EXHIBIT**  
ABANDONMENT OF  
PUBLIC UTILITY EASEMENTS  
(DOUGLAS COUNTY, NEVADA)

MINDEN 1603 Esmeralda Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7084  
RENO 9060 Double Diamond Pkwy, Unit 1B Reno, NV 89521 p 775.782.2322 f 775.782.7084

07/07/23

Y:\Client Files\1877\1877-023\CAD\Survey\Final Map\1877-023\PUE ABANDONMENT.dwg 7/7/2023 9:59:30 AM Rina Kampy