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SHAWNYNE GARREN, RECORDER

**Recording Requested By:**

**Name: Jeremy Hutchings**

**Department: Community Development**

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Abandonment of Public Utility Easement

(Title of Document)

APN: 1320-27-002-004

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 west of Orchard Road, owned by Buckeye Industrial Park, LLC, located within a portion of Section 27, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1320-27-002-004).**

**WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easement located within a portion of Section 27, Township 13 North, Range 20 East, Mount Diablo Meridian, as depicted on that certain Final Map for Bently Science Park, recorded December 12, 1995 in the official records of Douglas County, Nevada, in Book 1295, Page 1534, Document No. 376672, 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 August 4, 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**

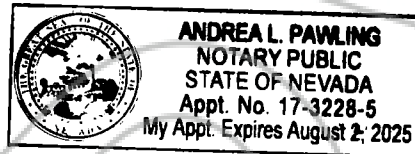
**NOW THEREFORE, be it ordered by the Douglas County Community Development Director, that the aforesaid strip of land utilized for public utility easement purposes, as described and depicted in the attached Exhibits A and B, is hereby abandoned.**

**DATED August 4, 2023**

Thomas A. Dallaire

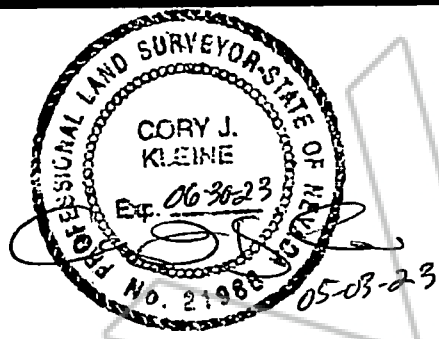
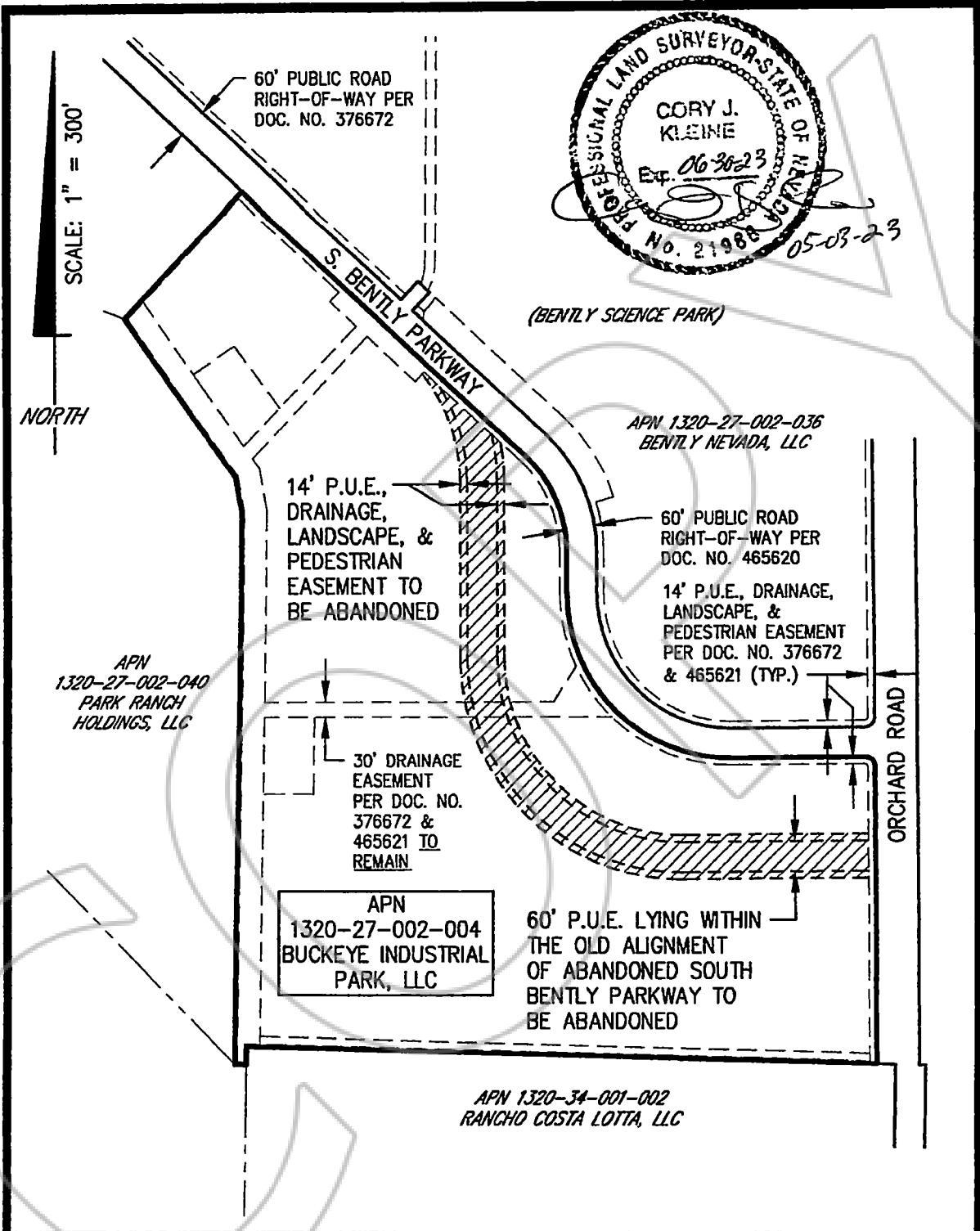
Thomas A. Dallaire, PE, Director  
Douglas County Community Development Department

STATE OF NEVADA            )  
  )  
COUNTY OF Douglas    )



This instrument was acknowledged before me on 4th day of August, 2023, by Tom Dallaire on behalf of Douglas County, Nevada.

Andrea L. Pawling  
NOTARY PUBLIC



SCALE: 1" = 300'  
NORTH

60' PUBLIC ROAD  
RIGHT-OF-WAY PER  
DOC. NO. 376672

(BENTLY SCIENCE PARK)

APN 1320-27-002-036  
BENTLY NEVADA, LLC

14' P.U.E.,  
DRAINAGE,  
LANDSCAPE, &  
PEDESTRIAN  
EASEMENT TO  
BE ABANDONED

60' PUBLIC ROAD  
RIGHT-OF-WAY PER  
DOC. NO. 465620

14' P.U.E., DRAINAGE,  
LANDSCAPE, &  
PEDESTRIAN EASEMENT  
PER DOC. NO. 376672  
& 465621 (TYP.)

APN  
1320-27-002-040  
PARK RANCH  
HOLDINGS, LLC

30' DRAINAGE  
EASEMENT  
PER DOC. NO.  
376672 &  
465621 TO  
REMAIN

APN  
1320-27-002-004  
BUCKEYE INDUSTRIAL  
PARK, LLC

60' P.U.E. LYING WITHIN  
THE OLD ALIGNMENT  
OF ABANDONED SOUTH  
BENTLY PARKWAY TO  
BE ABANDONED

ORCHARD ROAD

APN 1320-34-001-002  
RANCHO COSTA LOTTA, LLC

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



**EXHIBIT 'A'**  
**EASEMENT ABANDONMENT**  
(OVER APN 1320-27-002-004)  
DOUGLAS COUNTY, NEVADA

**EXHIBIT 'B'**  
**DESCRIPTION**  
**EASEMENT ABANDONMENT**

05/02/2023  
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All that real property situate in the County of Douglas, State of Nevada, described as follows:

Strips of land for public easement purposes located within Section 27, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

**60' PUBLIC UTILITY EASEMENT:**

The sixty-foot (60') wide public utility easement as reserved under that portion of South Bently Parkway as abandoned by Douglas County in the Order of Abandonment (DA 98-113) filed for record February 9, 1999 in the office of Recorder, County of Douglas, State of Nevada as Document No. 461493, lying westerly of the fourteen-foot (14') public utility easement running along the westerly line of Orchard Road, and southerly of the fourteen-foot (14') public utility easement running along the southerly line of South Bently Parkway, as re-aligned per the Grant Deed for Public Road filed for record April 13, 1999 in said office of Recorder as Document No. 465620.

The area of the above abandonment is 2.06 acres, or 89,623 square feet, more or less.

**14' PUBLIC UTILITY, DRAINAGE, LANDSCAPE, & PEDESTRIAN EASEMENT:**

The fourteen-foot (14') public utility, drainage, landscape & pedestrian easement per the Final Map of Bently Science Park filed for record December 12, 1995 in said office of Recorder as Document No. 376672 lying 14 feet on both sides of and parallel with the sixty-foot (60') wide portion of South Bently Parkway as abandoned by Douglas County in the Order of Abandonment (DA 98-113) filed for record February 9, 1999 in said office of Recorder, as Document No. 461493.

Said easement shall be extended and trimmed at the westerly line of the fourteen-foot (14') public utility easement running along the westerly line of Orchard Road, and the southerly line of the fourteen-foot (14') public utility easement running along the southerly line of South Bently Parkway, as re-aligned per the Grant Deed for Public Road filed for record April 13, 1999 in said office of Recorder as Document No. 465620.

The area of the above abandonment is 0.97 acres, or 42,231 square feet, more or less.

The basis of bearing for this description is identical to the Final Map of Bently Science Park filed for record December 12, 1995 in said office of Recorder as Document No. 376672.

Description prepared by:

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

