

Recorder's Office Cover Sheet

Recording Requested By:

Name: Jeremy Hutchings

Department: Community Development

Item ID/Agreement #: DC-1432-2023



SHAWNYNE GARREN, RECORDER

Type of Document: (please select one)

- Agreement
- Contract
- Grant
- Change Order
- Easement
- Other

specify: Abandonment of right of way

FILED

NO. DC-1432-2023

1/26/24

DATE

DOUGLAS COUNTY CLERK  
MINDEN, NV

BY AL DEPUTY

APN: 1420-06-310-026

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:  
Douglas County Community Development  
Post Office Box 218  
Minden, NV 89423

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

### **Abandonment of Public Right-of-Way**

**AN ORDER OF ABANDONMENT** vacating a 50-foot-wide strip of land approximately 12,548 Square Feet in area for public road established in Document No. 1960-16665, along the southerly boundary of land owned by Craig Cecil and Laura Karr, located within a portion of Section 06, Township 14 North, Range 20 East, M.D.B. & M. located in Douglas County, Nevada (APN:1420-06-310-026) reserving therefrom a 5-foot-wide strip of land along the south and east boundary as a Public Utility Easement.

**WHEREAS**, Douglas County, a political subdivision of the State of Nevada, presently holds a public road right-of-way located within said Section 06, Township 14 North, Range 20 East, M.D.B. & M., as described in that certain Document No. 1960-16665, Official Records of Douglas County, Nevada, and being more particularly described in the attached Legal Description provided as Exhibit "A" and depicted on Exhibit "B".

**WHEREAS**, Douglas County, pursuant to the provisions of Douglas County Code, Section 20.768.050 and N.R.S. 278.480, the Board of County Commissioners may vacate or abandon by formal order any portion of a public road easement owned or controlled by Douglas County upon petition; and

**WHEREAS**, this abandonment request is being made pursuant to NRS 278.480 in order to vacate a public road right-of-way, owned or controlled by Douglas County; and

**WHEREAS**, at a meeting held on December 21, 2023, the Douglas County Board of County Commissioners 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 Board of County Commissioners that the aforesaid strip of land utilized for public roads easement purposes, as described in the attached Exhibit "A", and depicted on Exhibit "B", is hereby abandoned to APN: 1420-06-310-026 as described in the attached Exhibit "C", reserving therefrom a 5-foot-wide strip of land along the south and east boundary as described in the attached Exhibit "D" and depicted on Exhibit "E" as a Public Utility Easement.

IN WITNESS WHEREOF, The Parties have caused these presents to be executed the day and year first above written.

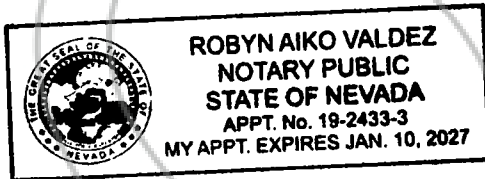
Dated: Jan. 22, 2024

By: Wesley Rice  
Wesley Rice, Chairman  
Douglas County Board of County Commissioners

State of Nevada )  
County of Douglas )

SS:

This instrument was acknowledged before me on this 22nd day of January, 2024, by Wesley Rice, Chairman on behalf of Douglas County, Nevada.



By: [Signature]  
Notary Public

**EXHIBIT "A"**  
**PORTION OF SIERRA PLACE TO BE ABANDONED**  
**ABUTTING THE SOUTHERLY BOUNDARY OF A PARCEL OWNED BY**  
**CRAIG CECIL & LAURA KARR PER DOC 985788, A.P.N. 1420-06-310-026**

All that certain real property situate within a portion of the West one-half (W1/2) of the Southwest one-quarter (SW1/4) of Section 6, Township 14 North, Range 20 East, M.D.M., County of Douglas, State of Nevada, being more particularly described as follows:

**BEGINNING** at the Southeast corner of Lot 53 as shown on the map for Sierra Estates recorded September 27, 1960 in the office of Recorder, Douglas County, Nevada as Document No. 16665, said point also being on the northerly right-of-way line of Sierra Place;

**THENCE** departing said southeast corner of Lot 53, and along the easterly right-of-way line of said Sierra Place, South  $01^{\circ}04'17''$  West, 50.00 feet to a point on the southerly right-of-way line of said Sierra Place, also being the northeast corner of Lot 52 as shown on said Document No. 16665;

**THENCE** along said southerly right-of-way line, North  $89^{\circ}34'45''$  West, 227.49 feet;

**THENCE** 31.30 feet along the arc of a curve to the left, having a radius of 20.00 feet, and through a central angle of  $89^{\circ}40'00''$  to a point on the easterly right-of-way line of Shawnee Drive and the west northwest corner of Lot 52;

**THENCE** along said easterly right-of-way line of Shawnee Drive, North  $00^{\circ}05'15''$  West, 90.00 feet;

**THENCE** along the said northerly right-of-way line of Sierra Place, from a radial bearing of North  $89^{\circ}54'45''$  East, 31.53 feet along the arc of a curve to the left, having a radius of 20.00 feet, and through a central angle of  $90^{\circ}20'00''$ ;

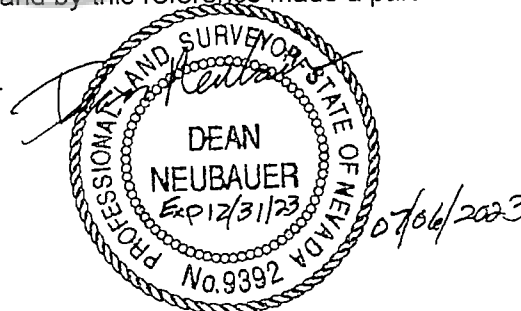
**THENCE** continuing along said northerly right-of-way line, North  $89^{\circ}34'45''$  East, 227.58 feet to the **POINT OF BEGINNING**.

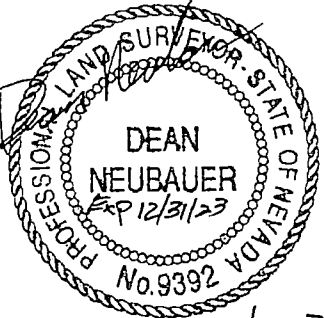
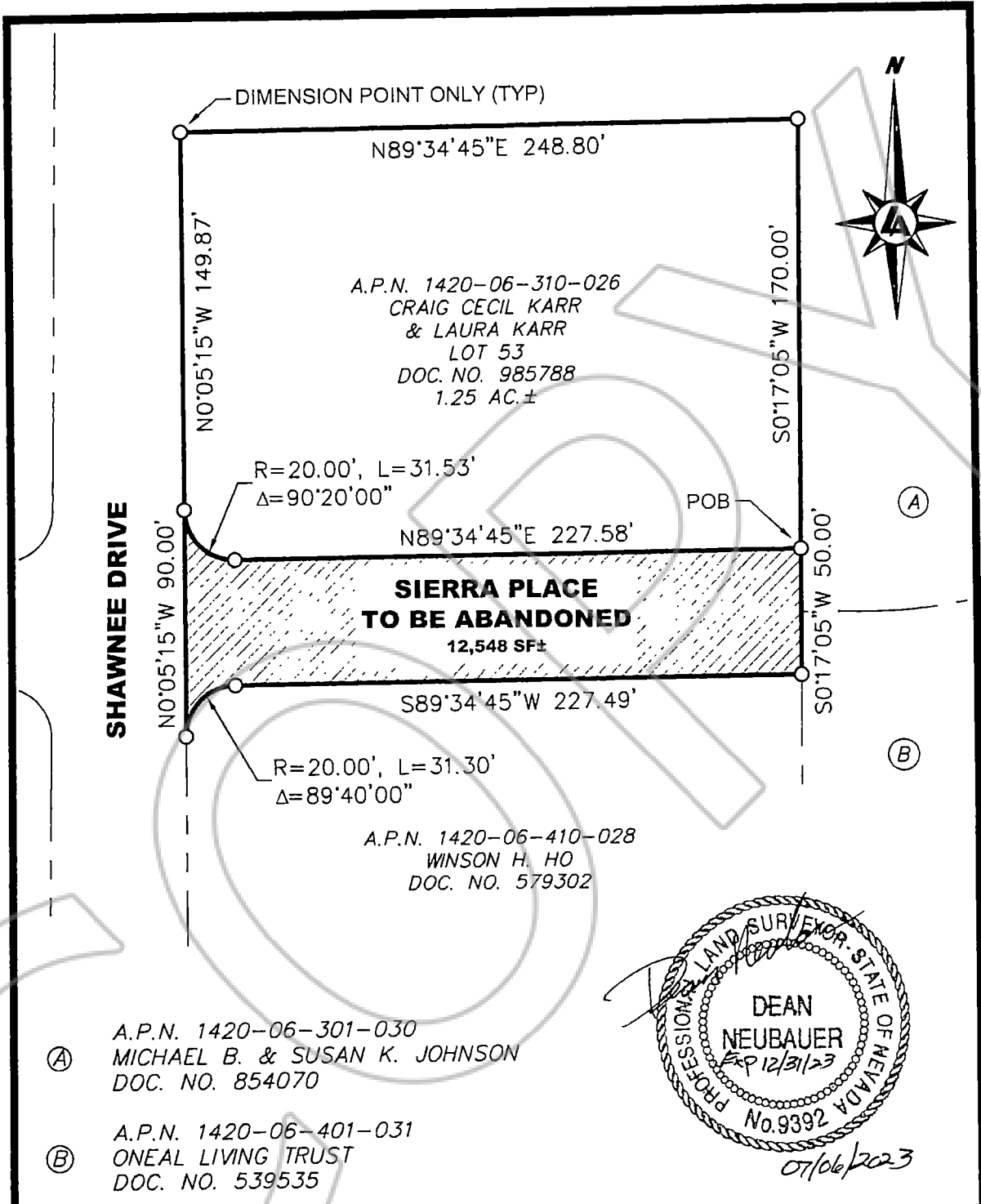
Containing 12,548 square feet, more or less.

The Basis of Bearings for this description is the map for Sierra Estates recorded September 27, 1960 in the office of Recorder, Douglas County, Nevada as Document No. 16665.

Refer to Exhibit "B" attached hereto and by this reference made a part of.

Prepared by:  
**Lumos & Associates, Inc.**  
Dean Neubauer, P.L.S. No. 9392  
308 N. Curry Street, Suite 200  
Carson City, NV 89703  
JN 11023.000





07/06/2023

**LUMOS**   
308 N. CURRY ST.,  
SUITE 200  
CARSON CITY, NV 89703  
TEL (775) 883-7077

**EXHIBIT "B"**  
**ABANDONMENT**  
**A PORTION OF SIERRA PLACE**  
**A PORTION OF SEC. 6, T14N, R20E, M.D.M.**  
**DOUGLAS COUNTY NEVADA**

Date: 06/2023  
Scale: 1" = 60'  
Job No: 11023.000  
Drawn By: DMS

**EXHIBIT "C"**  
**LOT 53 AFTER THE SIERRA PLACE RIGHT OF WAY ABANDONMENT**

All that certain real property situate within a portion of the West one-half (W1/2) of the Southwest one-quarter (SW1/4) of Section 6, Township 14 North, Range 20 East, M.D.M., County of Douglas, State of Nevada, being more particularly described as follows:

Lot 53 as shown on the map for Sierra Estates recorded September 27, 1960 in the office of Recorder, Douglas County, Nevada as Document No. 16665.

**INCLUDING THERETO:**

**BEGINNING** at the Southeast corner of Lot 53 as shown on the map for Sierra Estates recorded September 27, 1960 in the office of Recorder, Douglas County, Nevada as Document No. 16665, said point also being on the northerly right-of-way line of Sierra Place;

**THENCE** departing said southeast corner of Lot 53, and along the easterly right-of-way line of said Sierra Place, South 01°04'17" West, 50.00 feet to a point on the southerly right-of-way line of said Sierra Place, also being the northeast corner of Lot 52 as shown on said Document No. 16665;

**THENCE** along said southerly right-of-way line, North 89°34'45" West, 227.49 feet;

**THENCE** 31.30 feet along the arc of a curve to the left, having a radius of 20.00 feet, and through a central angle of 89°40'00" to a point on the easterly right-of-way line of Shawnee Drive and the west northwest corner of Lot 52;

**THENCE** along said easterly right-of-way line of Shawnee Drive, North 00°05'15" West, 90.00 feet and the west southwest corner of Lot 53;

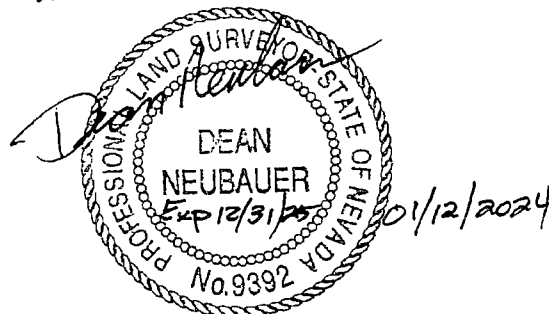
**THENCE** along the said northerly right-of-way line of Sierra Place, from a radial bearing of North 89°54'45" East, 31.53 feet along the arc of a curve to the left, having a radius of 20.00 feet, and through a central angle of 90°20'00";

**THENCE** continuing along said northerly right-of-way line, North 89°34'45" East, 227.58 feet to the **POINT OF BEGINNING**.

Containing 12,548 square feet, more or less.

The Basis of Bearings for this description is the map for Sierra Estates recorded September 27, 1960 in the office of Recorder, Douglas County, Nevada as Document No. 16665.

Prepared by:  
**Lumos & Associates, Inc.**  
Dean Neubauer, P.L.S. No. 9392  
308 N. Curry Street, Suite 200  
Carson City, NV 89703  
JN 11023.000



**EXHIBIT "D"**  
**5' PUBLIC UTILITY & ACCESS EASEMENT**

All that certain real property situate within a portion of the West one-half (W1/2) of the Southwest one-quarter (SW1/4) of Section 6, Township 14 North, Range 20 East, M.D.M., County of Douglas, State of Nevada, being more particularly described as follows:

**BEGINNING** at the Southeast corner of Lot 53 as shown on the map for Sierra Estates recorded September 27, 1960 in the office of Recorder, Douglas County, Nevada as Document No. 16665, said point also being on the northerly right-of-way line of Sierra Place;

**THENCE** departing said southeast corner of Lot 53, and along the easterly right-of-way line of said Sierra Place, South 00°17'05" West, 50.00 feet to a point on the southerly right-of-way line of said Sierra Place, also being the northeast corner of Lot 52 as shown on said Document No. 16665;

**THENCE** along said southerly right-of-way line, South 89°34'45" West, 227.49 feet;

**THENCE** continuing along said southerly right-of-way line, along the arc of a curve to the left, having a radius of 20.00 feet, arc length of 31.30 feet, and central angle of 89°40'00" to a point on the easterly right-of-way line of Shawnee Drive;

**THENCE** along said easterly right-of-way line, North 00°05'15" West, 24.88 feet;

**THENCE** departing said easterly right-of-way line, North 89°34'45" East, 242.40 feet;

**THENCE** North 00°17'05" East, 45.00 feet to a point on said northerly right-of-way line of Sierra Place;

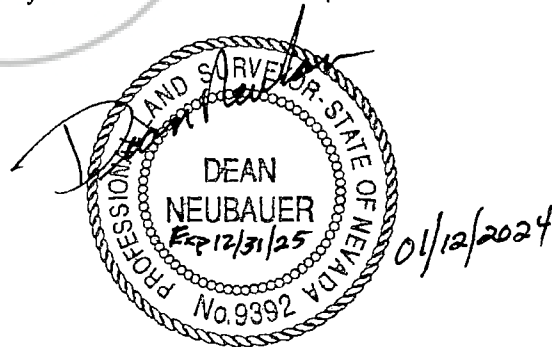
**THENCE** along said northerly right-of-way line, North 89°34'45" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 1,547 square feet, more or less.

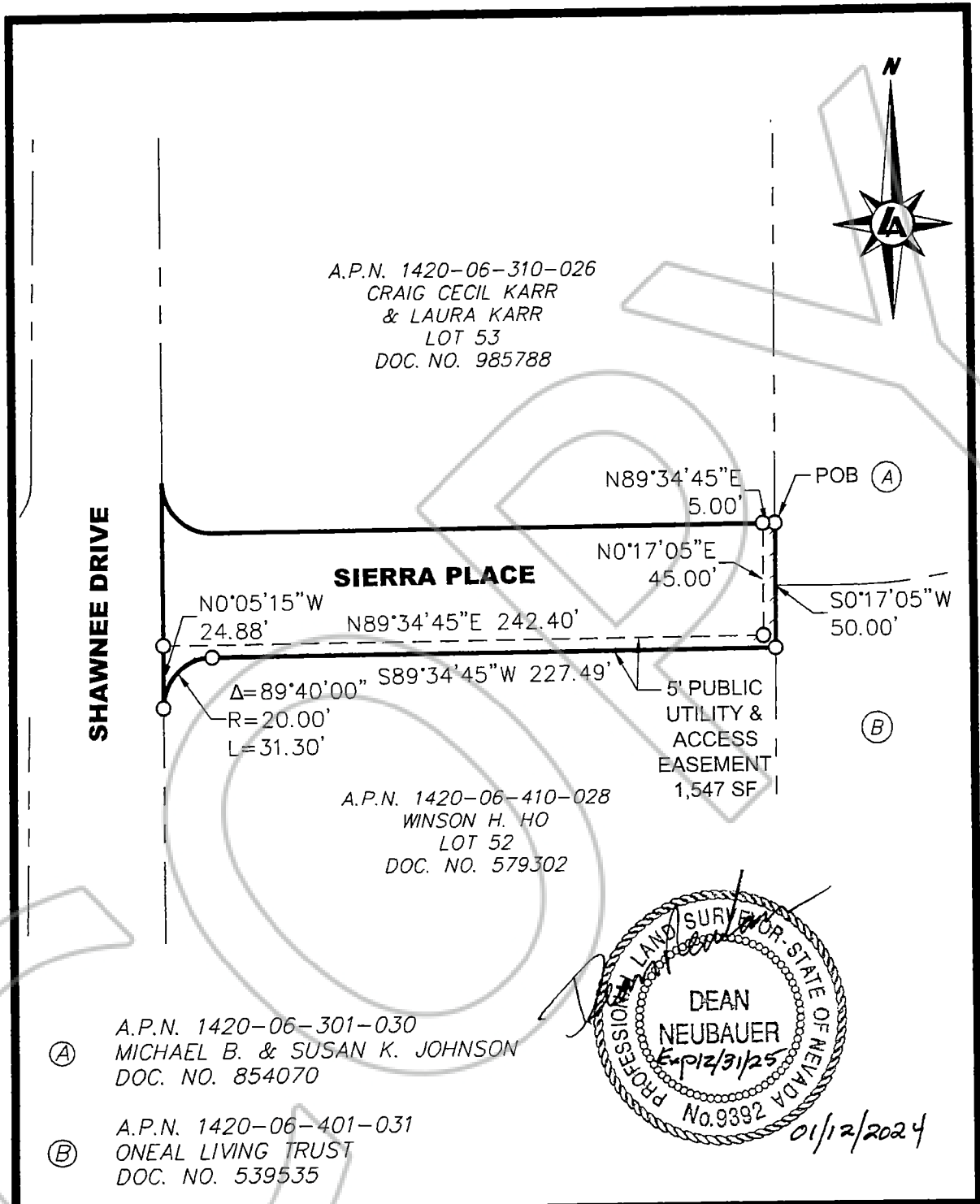
The Basis of Bearings for this description is the map for Sierra Estates recorded September 27, 1960 in the office of Recorder, Douglas County, Nevada as Document No. 16665.

Refer to Exhibit "B" attached hereto and by this reference made a part of.

Prepared by:  
**Lumos & Associates, Inc.**  
Dean Neubauer, P.L.S. No. 9392  
308 N. Curry Street, Suite 200  
Carson City, NV 89703  
JN 11023.000







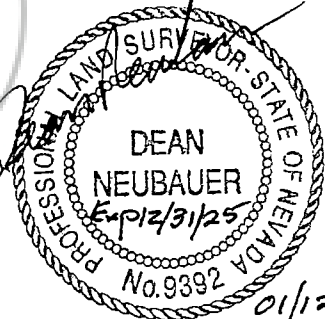
A.P.N. 1420-06-310-026  
 CRAIG CECIL KARR  
 & LAURA KARR  
 LOT 53  
 DOC. NO. 985788

**SIERRA PLACE**

A.P.N. 1420-06-410-028  
 WINSON H. HO  
 LOT 52  
 DOC. NO. 579302

Ⓐ A.P.N. 1420-06-301-030  
 MICHAEL B. & SUSAN K. JOHNSON  
 DOC. NO. 854070

Ⓑ A.P.N. 1420-06-401-031  
 ONEAL LIVING TRUST  
 DOC. NO. 539535



**LUMOS**  
 & ASSOCIATES  
 308 N. CURRY ST.,  
 SUITE 200  
 CARSON CITY, NV 89703  
 TEL (775) 883-7077

**EXHIBIT "E"**  
**PUBLIC UTILITY & ACCESS EASEMENT**  
**A PORTION OF SIERRA PLACE**  
**A PORTION OF SEC. 6, T14N, R20E, M.D.M.**  
**DOUGLAS COUNTY NEVADA**

Date: 01/2024  
 Scale: 1" = 60'  
 Job No: 11023.000  
 Drawn By: DMS



COPY

Douglas County

State of Nevada

**CERTIFIED COPY**

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

20 day of January, 2024

By *[Signature]* Deputy