

APN# 1200-22-110-0609



SHAWNYNE GARREN, RECORDER

Recording Requested by/Mail to:

Name: Douglas County CD
Address: 1594 Esmeralda Ave
City/State/Zip: Minden NV 89423

Mail Tax Statements to:

Name: _____
Address: _____
City/State/Zip: _____

Abandonment of PUE

Title of Document (required)

Please complete the Affirmation Statement below:

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380 (1)(A) & NRS 40.525 (5) Military Discharge – NRS 419.020 (2)
 Other NRS _____ (state specific law)

-OR-

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted
for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

Coleen

Signature

Coleen Thran-Zepeda

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

APN: 1220-22-110-069

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

Abandonment of portion of a Public Utility Easement

An Order of Abandonment vacating a strip of land utilized for public utility easement purposes located on a parcel generally located north of Mammoth Way, owned by David Salazar, located within a portion of Section 22, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1220-22-110-069).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easement located within a portion of Section 22, Township 12 North, Range 20 East, Mount Diablo Meridian, as depicted on that certain Final Map for Gardnerville Ranchos, Unit No. 5 recorded November 4, 1970 in the official records of Douglas County, Nevada, as Document No. 50056, and more particularly described in the attached Legal Description provided as Exhibit B and depicted as 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 street or 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 6.6.2024 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.

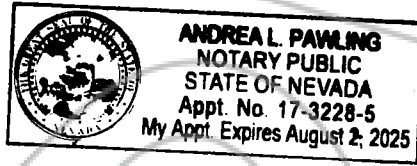
DATED 6.6.2024 .

Thomas A. Dallaire

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

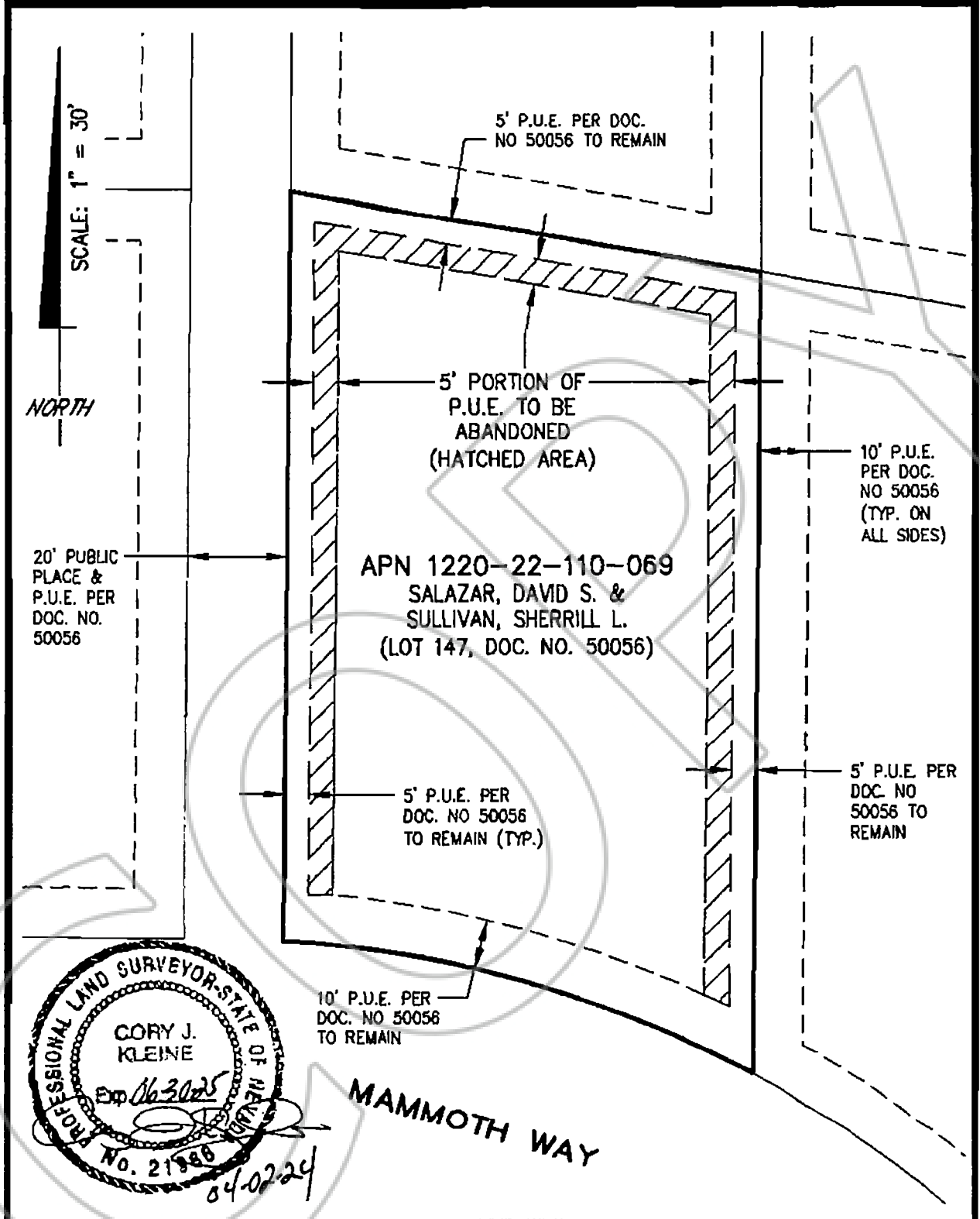
STATE OF NEVADA)

COUNTY OF Douglas)



This instrument was acknowledged before me on 6th day of June, ~~2018~~²⁰²⁴, by Thomas Dallaire on behalf of Douglas County, Nevada.

Andrea L. Pawling
NOTARY PUBLIC



PREPARED BY:
CORY J. KLEINE, P.L.S.
PROFESSIONAL LAND SURVEYOR
SMITH VALLEY, NEVADA



EXHIBIT 'A'
5' P.U.E. ABANDONMENT
737 MAMMOTH WAY
GARDNERVILLE, NEVADA

EXHIBIT 'B'

April 2, 2024

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**DESCRIPTION
ABANDONMENT
PUBLIC UTILITY EASEMENT**

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

A five-foot (5') wide strip of land for public utility easement purposes located within Section 22, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

All that portion of that certain 10' public utility easement lying within Lot 147 of the Final Map of The Gardnerville Ranchos, Unit No. 5, filed for record November 4, 1970, in the office of Recorder, Douglas County, Nevada as Document No. 50056.

Excepting therefrom, the southerly 10', westerly 5', northerly 5', and easterly 5' of said Lot 147 from this abandonment.

Said five-foot (5') wide abandonment of a portion of said 10' public utility easement contains 1,767 square feet, more or less.

The basis of bearing for this description is identical to the Final Map of The Gardnerville Ranchos, Unit No. 5, filed for record November 4, 1970, in said office of Recorder, as Document No. 50056.

Description prepared by:

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

