

APN# 1220-04-101-029



SHAWNYNE GARREN, RECORDER

Recording Requested by/Mail to:

Name: Community Development

Address: 1594 Esmeralda Ave

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: N/A

Address:

City/State/Zip:

Abandonment of Public Utility Easements

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)

Signature

Printed Name

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APN: 1220-04-101-029

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

**Abandonment of Public Utility Easements**

An Order of Abandonment vacating a strip of land utilized for public utility easements purposes located on a parcel generally located west of US HWY 395, owned by Martin Stahl, located within a portion of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1220-04-101-029).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds public utility easements located within a portion of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, as depicted on that certain Parcel Map for Robert M. Bellemore and William F. Pillsbury, Inc. Trust, recorded June 15, 1983 in the official records of Douglas County, Nevada, in Book 683, Page 1176, Document No. 81565, and Grant of Public Utility Easement between Martin Stahl and Douglas County, recorded November 6, 2020, Document No. 2020-955935 and more particularly described in the attached Legal Description provided as Exhibits A and depicted as Exhibits B and C.

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 July 24, 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

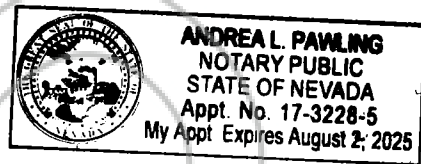
NOW THEREFORE, be it ordered by the Douglas County Community Development Director, that the aforesaid strip of land utilized for public utility easements purposes, as described and depicted in the attached Exhibits A, B and C, is hereby abandoned.

DATED July 24, 2024

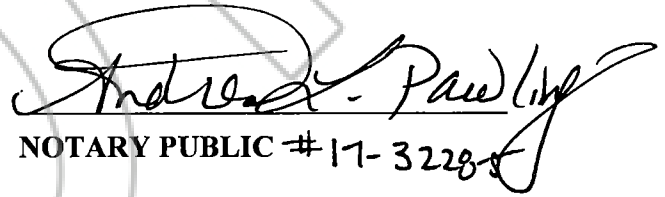


**Thomas A. Dallaire, PE, Director  
Douglas County Community Development Department**

STATE OF NEVADA )  
COUNTY OF Douglas )



This instrument was acknowledged before me on 24<sup>th</sup> day of July, ~~2018~~, <sup>2024</sup> by Tom Dallaire on behalf of Douglas County, Nevada.



NOTARY PUBLIC #17-3228-5

**EXHIBIT A**  
**DESCRIPTION**  
**PUBLIC UTILITY EASEMENT ABANDONMENT**  
(Over A.P.N. 1220-04-101-029)

All that certain real property situate in a portion of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**FIVE FOOT (5') PUBLIC UTILITY EASEMENT:**

**COMMENCING** at the northwest corner of Adjusted A.P.N. 1220-04-101-014 parcel of Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker, Timothy D. Moran and Jennie C. Plummer Trust, filed for record September 3, 2003 as Document No. 588628 in the Office of the Douglas County Recorder, thence North 81°53'19" East, a distance of 110.25 feet to the **POINT OF BEGINNING**;

Thence continuing North 81°53'19" East, a distance of 121.89 feet;

Thence South 09°07'08" East, a distance of 5.00 feet to a point on the southerly line of a 5.00 feet public utility easement;

Thence along said public utility easement the following three (3) courses and distances:

South 81°53'19" West, a distance of 116.90 feet;

South 09°02'48" East, a distance of 146.97 feet;

North 89°42'00" East, a distance of 212.91 feet;

Thence South 00°28'00" East, a distance of 5.00 feet to a point on the southerly boundary line of said parcel;

Thence along said southerly boundary line, South 89°42'00" West, a distance of 217.21 feet;

Thence leaving said southerly boundary line, North 09°02'48" West, a distance of 156.35 feet to the **POINT OF BEGINNING**, containing 2,431 square feet, more or less.

This description is depicted on Exhibit B attached hereto and made a part hereof.

TOGETHER WITH

**TWENTY FOOT (20') PUBLIC UTILITY EASEMENT:**

**COMMENCING** at the northwest corner of Adjusted A.P.N. 1220-04-101-014 parcel of Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennie C. Plummer Trust, filed for record September 3, 2003 as Document No. 588628 in the Office of the Douglas County Recorder, thence South  $31^{\circ}38'38''$  East, a distance of 59.91 feet to the **POINT OF BEGINNING**;

Thence North  $80^{\circ}04'09''$  East, a distance of 286.37 feet;

Thence North  $38^{\circ}33'57''$  East, a distance of 100.26 feet to a point on the southwesterly right-of-way line of US Highway 395;

Thence along said right-of-way line, South  $51^{\circ}06'00''$  East, a distance of 20.00 feet to the most north east corner of said parcel;

Thence common with the east line of said parcel, South  $38^{\circ}33'57''$  West, a distance of 107.72 feet;

Thence South  $80^{\circ}04'09''$  West, a distance of 277.05 feet;

Thence South  $00^{\circ}17'59''$  East, a distance of 46.51 feet;

Thence South  $67^{\circ}45'54''$  East, a distance of 22.30 feet;

Thence South  $37^{\circ}45'54''$  East, a distance of 20.71 feet to a point on the southerly line of said parcel;

Thence along said southerly line, South  $89^{\circ}42'00''$  West, a distance of 25.20 feet;

Thence leaving said southerly line, North  $37^{\circ}45'54''$  West, a distance of 0.02 feet;

Thence North  $67^{\circ}45'54''$  West, a distance of 30.29 feet;

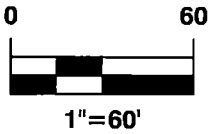
Thence North  $00^{\circ}17'59''$  West, a distance of 76.75 feet to the **POINT OF BEGINNING**, containing 9,680 square feet, more or less.

This description is depicted on Exhibit C attached hereto and made a part hereof.

#### Basis of Bearings

The basis of bearings for this description is identical to that Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennie C. Plummer Trust, filed for record September 3, 2003 as Document No. 588628 in the Office of the Douglas County Recorder.

Prepared by: Todd A. Enke, PLS 19734  
Resource Concepts, Inc.  
340 N. Minnesota St.  
Carson City, NV 89703  
(775) 883-1600



# EXHIBIT B

## ABANDONMENT OF A PUBLIC UTILITY EASEMENT (OVER A.P.N. 1220-04-101-029)



U.S. HIGHWAY 395

A.P.N.  
1220-04-101-034

A.P.N.  
1220-04-101-013

5' P.U.E.  
TO REMAIN

7.5' P.U.E.  
TO REMAIN

A.P.N.  
1220-04-101-029  
STAHL, MARTIN  
& LUDIMILLA

POINT OF BEGINNING  
N81°53'19"E 121.89'  
S81°53'19"W 116.90'

S09°07'08"E  
5.00'

POINT OF COMMENCEMENT

S09°02'48"E  
N09°02'48"W

**ABANDONMENT  
PUBLIC UTILITY  
EASEMENT**  
2,431 S.F.

5' P.U.E.  
TO REMAIN

A.P.N.  
1220-04-101-015

APN  
1220-04-101-033

S09°02'48"E  
146.97'  
156.35'

5' P.U.E. PER DOCUMENT NO. 81565

S00°28'00"E  
5.00'

N89°42'00"E 212.91'

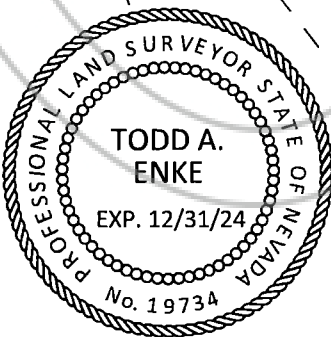
S89°42'00"W  
A.P.N.  
1220-04-111-021

A.P.N.  
1220-04-111-018

A.P.N.  
1220-04-111-017

A.P.N.  
1220-04-111-016

A.P.N.  
1220-04-111-012

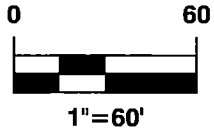


A.P.N.  
1220-04-111-022

A.P.N.  
1220-04-111-023

# EXHIBIT C

## ABANDONMENT OF A 20' PUBLIC UTILITY EASEMENT (OVER A.P.N. 1220-04-101-029)



| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S51°06'00"E | 20.00'   |
| L2         | S00°17'59"E | 46.51'   |
| L3         | S67°45'54"E | 22.30'   |
| L4         | S37°45'54"E | 20.71'   |
| L5         | S89°42'00"W | 25.20'   |
| L6         | N37°45'54"W | 0.02'    |
| L7         | N67°45'54"W | 30.29'   |
| L8         | N00°17'59"W | 76.75'   |

