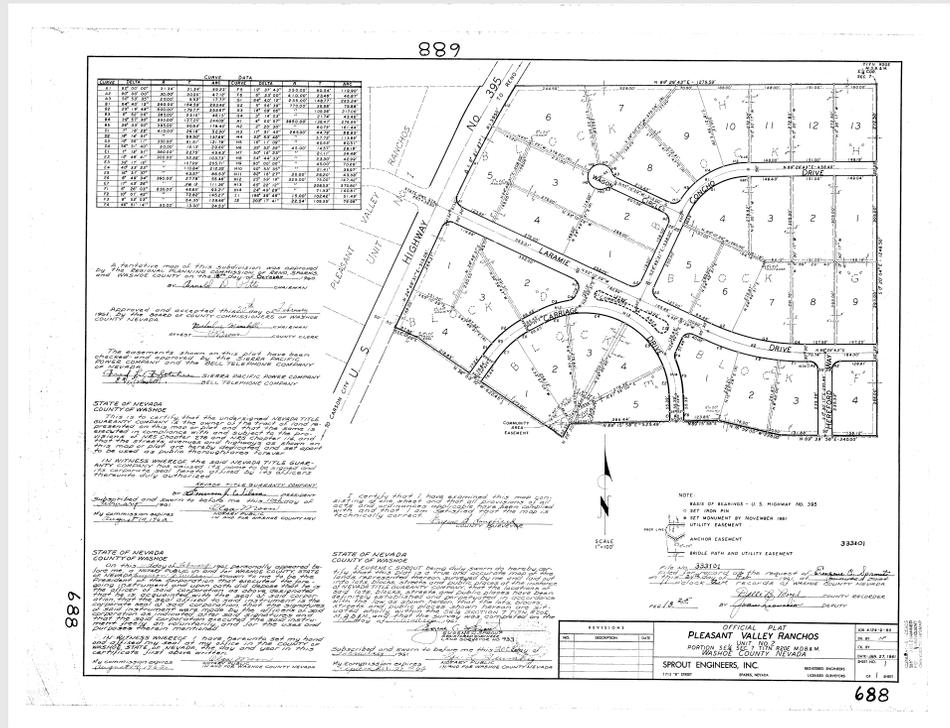
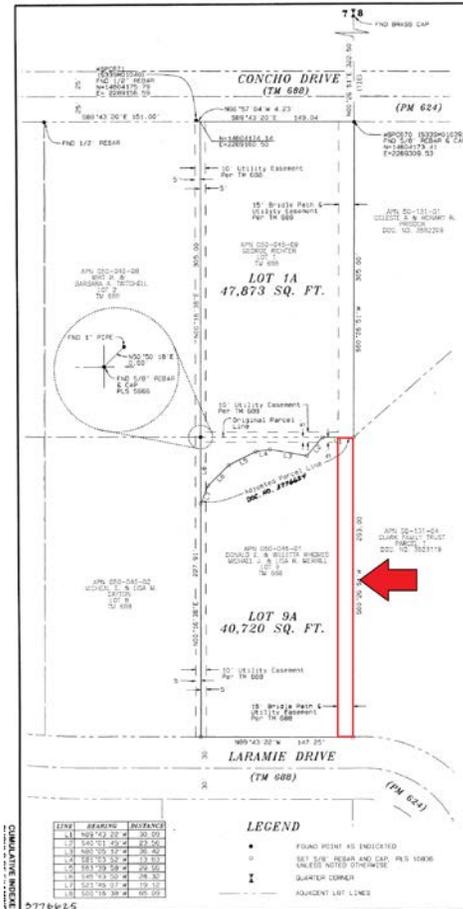




Bridle Path Easement Abandonment

Matt Lipkowitz – Applicant/Homeowner

Abandonment Location



Support for Abandonment

- Both NV Energy & AT&T have relinquished their Utility easements along the easterly side of our property. Both relinquishments have been filed and recorded with the county
- With Sauer Lane and Concho Drive available for individuals to ride their horses to access BLM land, there doesn't seem to be a need to pass through my property for this access.
- The easement does not seem to have been used for a long time. Current state of the bridle path shows no evidence of use, not sure how many people know it exists. Fences have been built by homeowners, natural vegetation has grown over time, and other outbuildings/sheds have been built within the easement designation throughout the entire neighborhood.
- Fix the drainage issues along the easterly side of our property. We have experience poor drainage during times of heavy rain and snow since we have lived there. By abandoning this easement we can address the drainage issues and properly resolve them without having to worry about pedestrian and equestrian traffic.

APN(s): 050-045-11

WHEN RECORDED MAIL TO:
Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

DOC # 5074768

09/09/2020 11:51:26 AM
Requested By
MATTHEW B LIPKOWITZ
Washoe County Recorder
Kalie M. Work - Recorder
Fee: \$43.00 RPTT: \$0.00
Page 1 of 2



PARTIAL RELINQUISHMENT OF EASEMENT RIGHTS

Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("NV Energy") relinquishes and reconveys unto the person or persons legally entitled thereto all its easements, rights of way and other rights granted in that certain Official Plat Pleasant Valley Ranchos Unit No. 2 granted by Nevada Title Guarantee Company to Sierra Pacific Power Company by instrument recorded February 24, 1961 as File No. 333101, Official Records, Washoe County, Nevada, described as follows:

The easterly 15 feet of Lot 9A of Record of Survey Map No. 5174, recorded in the Official Records of Washoe County Nevada on June 30, 2009 as File No. 3776625 and referred to on said Record of Survey Map as a "15' Bridal Path and Utility Easement per TM 688".

Excepting therefrom the northerly 5 feet of the easterly 15 feet of said Lot 9A, to remain as a Public Utility Easement as shown on Washoe County, Nevada Tract Map 688, recorded in the Official Records of Washoe County, Nevada on February 24, 1961 as File No. 333101.

[signature page(s) follows]

APN# 050-045-11
Recording requested by and mail to:
AT&T Nevada
5250 S Virginia St ste 200 rm 204
P.O. Box 11010
Reno, NV 89520

Mail tax statement to:
N/A

Matthew B & Holly Lipkowitz
185 E Laramie Dr
Reno, NV 89521

S7, T17N, R20E

DOC # 5072474

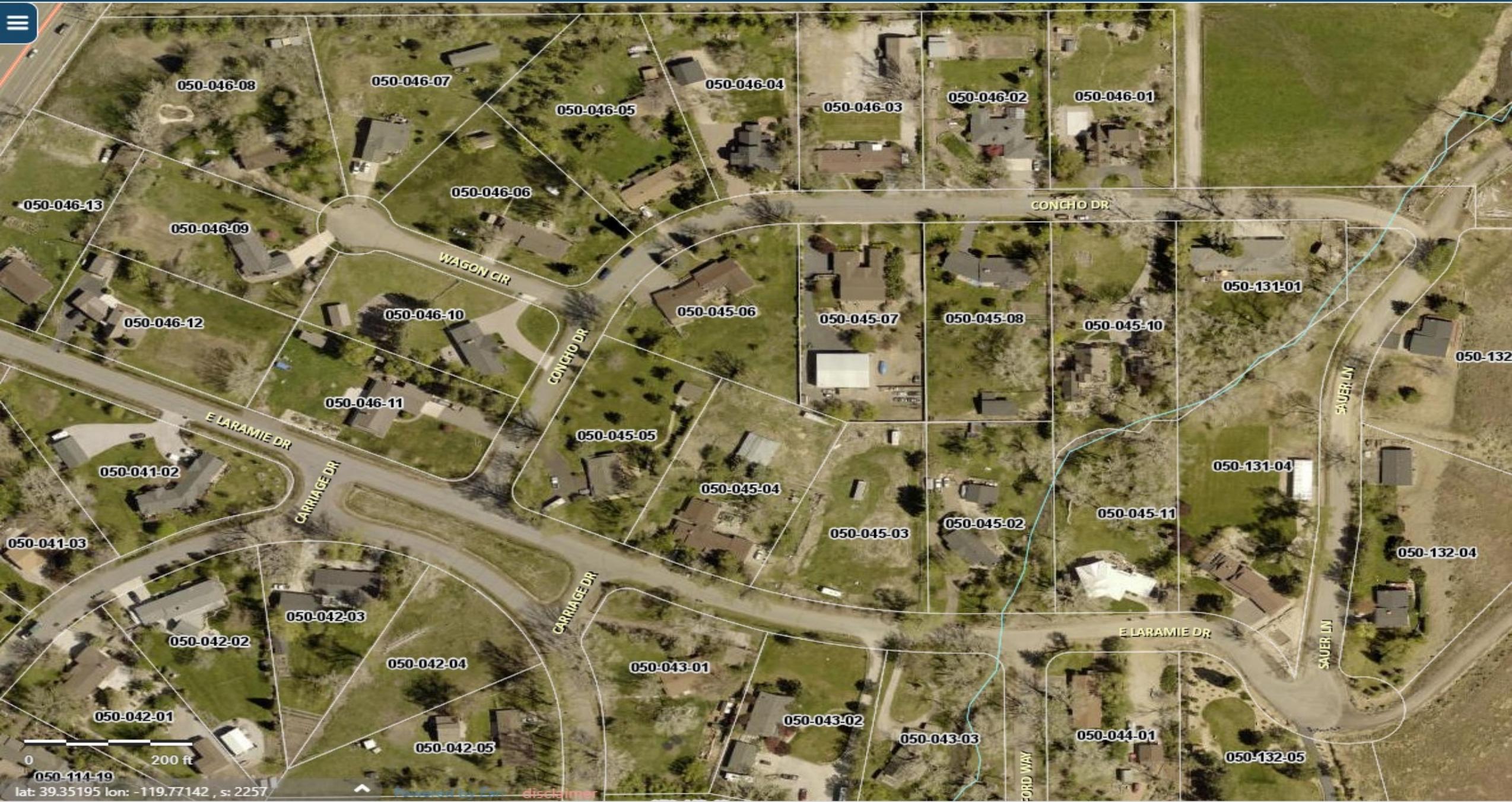
09/02/2020 11:50:10 AM
Requested By
AT & T NEVADA
Washoe County Recorder
Kalie M. Work - Recorder
Fee: \$43.00 RPTT: \$0.00
Page 1 of 2



QUITCLAIM DEED OF EASEMENT

THAT NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA, a Nevada Corporation, first party, does hereby release, remise and quitclaim unto the present legal owners of the underlying fee, MATTHEW B & HOLLY LIPKOWITZ, second party, all right, title and interest in and to the following described property.

The easterly 15 feet of Lot 9A of Record of Survey Map No. 5174, recorded in the Official Records of Washoe County, Nevada on June 30, 2009 as File No. 3776625 and referred to on said Record of Survey Map as a "15' Bridle Path & Utility Easement Per TM 688";



050-046-08

050-046-07

050-046-04

050-046-03

050-046-02

050-046-01

050-046-05

050-046-06

050-046-13

050-046-09

WAGON CIR

CONCHO DR

050-046-12

050-046-10

050-045-06

050-045-07

050-045-08

050-045-10

050-131-01

050-132

050-046-11

050-045-05

E LARAMIE DR

CONCHO DR

050-045-04

050-045-03

050-045-02

050-045-11

050-131-04

050-132-04

050-041-02

CARRIAGE DR

CARRIAGE DR

050-045-04

050-045-03

050-045-02

050-045-11

SAUER LN

SAUER LN

050-041-03

050-042-02

050-042-03

050-042-04

050-043-01

050-043-02

050-043-03

050-044-01

050-132-05

050-042-01

050-042-05

FORD WAY

E LARAMIE DR

0 200 ft

050-114-19
lat: 39.35195 lon: -119.77142, s: 2257

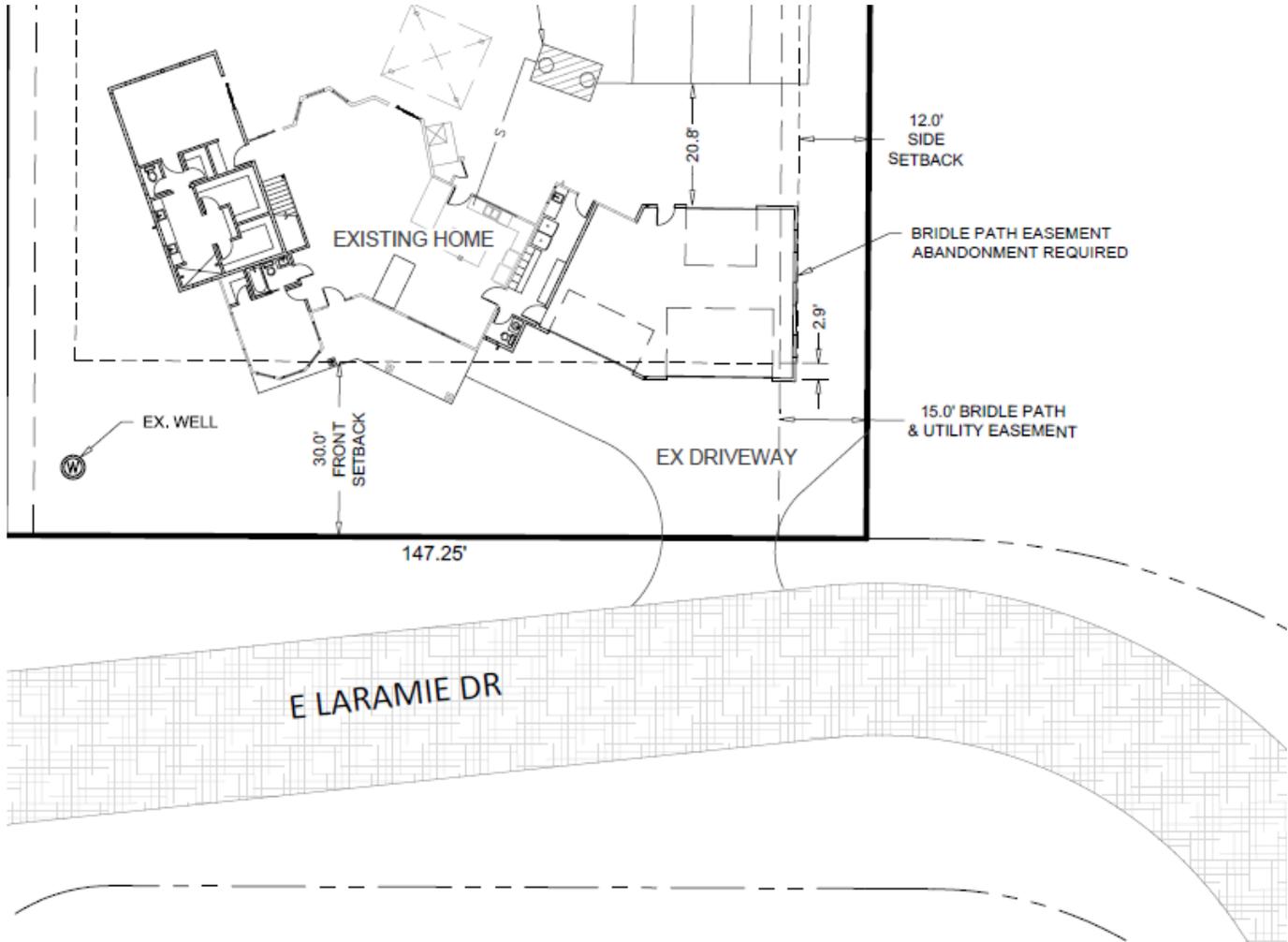
[disclaimer](#)



CURRENT BRIDLE PATH PHOTOS



PREVIOUS DRAINAGE ISSUES



PLANNED RENOVATION

