DOUGLAS COUNTY, NV

2017-900572

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06/27/2017 08:51 AM

SOUTHWEST GAS CORPORATION
KAREN ELLISON, RECORDER

APN # 1419-10-001-002

Recording Requested By/Return To: Southwest Gas Corporation P.O. Box 1190 Carson City, Nevada 89702-1190 Att: TME3 24A-580

SOUTHWEST GAS CORPORATION  PARTIAL RELEASE OF EASEMENT						
This form is used to release only a portion of easement	t land rights for pipeline(s) abandonments.					
Prepared By TME3 Reviewed By N/A						
Sec. <u>10 T 14 N R 19 E Me</u>	eridian Mount Diablo					
County Douglas St	ate Nevada					
W.R. No. <u>N/A</u> W	.O. No. N/A					
WHEREAS, by instrument dated the 26th day of October , 2016 ,						
Clear Creek Golf, LLC, a Delaware limited liabili	ty company ("Grantor")					
granted and conveyed to Public Utility Easemen	nt ("Grantee")					
that certain Grant of right-of-way and easement ("Easement"), which Easement was recorded on the  27th day of October , 2016 , in Document 2016-889730						
on pages N/A , in the County of Dougla	s , State of <u>Nevada</u> ; and					
WHEREAS, the owner(s) of record and Grantee, desire to release a portion of said Easement.						
<b>NOW, THEREFORE,</b> for and in consideration of the sum of ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged, <b>SOUTHWEST GAS CORPORATION</b> , a California Corporation, does hereby release, discharge and forever quitclaim unto the owner(s) of record, its or their successors, heirs and assigns, all of its rights, title, interest and privileges in and to the following specifically described portion of said Easement:						
SEE ATTACHED EXHIBIT "A" & "B"						
The undersigned hereby affirms that there is no Social Security Number contained in this document submitted for recording.						
Except as released herein, said Easement shall remain unimpaired, unaffected and in full force and effect.						
Form 335.07 (09/2014) 581 - Microsoft Word	Link to Form Instructions					

W.R. No. N/A  IN WITNESS WHEREOF, the duly authorized representative of the undersigned has executed this Partjal Release of Easement this day of 2017  SOUTHWEST GAS CORPORATION  Signed By  Name Bradford T. Harris  Title V.P. Northern Nevada Division  ACKNOWLEDGMENT  STATE OF Nevada  COUNTY OF Carson City  On Carson City  On Carson City  On Carson City  who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/they authorized capacity(ies), and that by his/her/their signature(s) on the instrument.  Licertify under PENALTY OF PERJURY under the laws of the State of Carson City  WITNESS my hand and official seal.  Signature Carson City  MAGGIE ELLISON Notary Pullar of REMAIN Signature (Seal)  MAGGIE ELLISON Notary Pullar of REMAIN Signature (Seal)	Page 2 of 4 APN # 1419-10-001-002					
executed this Partial Release of Easement this 2017  SOUTHWEST GAS CORPORATION  Signed By  Name  Bradford T. Harris  Title  V.P. Northern Nevada Division  ACKNOWLEDGMENT  STATE OF  Nevada  COUNTY OF  Carson City  On Carson	W.R. No. No. N/A W.O. No. N/A					
SOUTHWEST GAS CORPORATION  Signed By  Name Bradford T. Harris  Title V.P. Northern Nevada Division  ACKNOWLEDGMENT  STATE OF Nevada  COUNTY OF Carson City  On Counce 26,17, before me, Council of the insert name of the officer)  a notary public, personally appeared Brown T. Horris  who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  Lecrtify under PENALTY OF PERJURY under the laws of the State of Council of the instrument of the composition of the instrument.  Signature Council of the within instrument the laws of the State of Council of the instrument.  Country Penalty Of Pergury under the laws of the State of Council of the instrument of the officer) and instrument of the officer) and instrument of the officer) and instrument of the instrument of the instrument of the officer) and instrument of the instrument of the officer) and instrument of the instrument of the officer) and instrument of the	executed this Partial Release of Easement					
Signed By  Name Bradford T. Harris  Title V.P. Northern Nevada Division  ACKNOWLEDGMENT  STATE OF Nevada  COUNTY OF Carson City  On Carson City  Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  Lecrtify under PENALTY OF PERJURY under the laws of the State of Charles of that the foregoing paragraph is true and correct.  WITNESS my hand and official seal.  Signature Carson City  MAGGIE ELLISON NOTATE OF NEWADA.	this day of June, 2011.					
Name Bradford T. Harris  Title V.P. Northern Nevada Division  ACKNOWLEDGMENT  STATE OF Nevada  COUNTY OF Carson City  On Carson City  On Carson City  On Carson City  who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  I certify under PENALTY OF PERJURY under the laws of the State of Carson City  WITNESS my hand and official seal.  Signature Carson City  Maggie ELISON NOTARY PUBLIC STATE OF NEVADA  No. 1284833 My Apple Exp. August 3, 2020 No. 1284833 My Apple Exp. August 3, 202	SOUTHWEST GAS CORPORATION					
Title V.P. Northern Nevada Division  ACKNOWLEDGMENT  STATE OF Nevada  COUNTY OF Carson City  On Counce 26,17, before me, Chere insert name of the officer)  a notary public, personally appeared Counce T. Horris  who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  I certify under PENALTY OF PERJURY under the laws of the State of Counce that the foregoing paragraph is true and correct.  WITNESS my hand and official seal.  Signature Capacity (Seal)  MAGGIE ELISON NOTARY PUBLIC STATE OF NEVADA STATE OF NEVADA NOTARY PUBLIC STATE OF NEVADA N						
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STATE OF Nevada  COUNTY OF Carson City  On Car	Title V.P. Northern Nevada Division					
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who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  I certify under PENALTY OF PERJURY under the laws of the State of that the foregoing paragraph is true and correct.  WITNESS my hand and official seal.  Signature  (Seal)  MAGGIE ELLISON NOTARY PUBLIC STATE OF NEVADA NO	On June 26,17, before me, Mague 2115 on (here insert name of the officer)					
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I certify under PENALTY OF PERJURY under the laws of the State of Andrewsof that the foregoing paragraph is true and correct.  WITNESS my hand and official seal.  Signature (Seal)  MAGGIE ELLISON NOTARY PUBLIC STATE OF NEVADA No. 12-8493-3 My Appl. Exp. August 3, 2020	instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the					
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that the foregoing paragraph is true and correct.  WITNESS my hand and official seal.  Signature (Seal)  MAGGIE ELLISON NOTARY PUBLIC STATE OF NEVADA NO. 12-8493-3 My Appt. Exp. August 3, 2020						
that the foregoing paragraph is true and correct.  WITNESS my hand and official seal.  Signature (Seal)  MAGGIE ELLISON NOTARY PUBLIC STATE OF NEVADA NO. 12-8493-3 My Appt. Exp. August 3, 2020	I certify under PENALTY OF PERJURY under the laws of the State of					
Signature (Seal)  MAGGIE ELLISON  NOTARY PUBLIC STATE OF NEVADA  No. 12-8493-3  My Appt. Exp. August 3, 20208	that the foregoing paragraph is true and correct.					
Signature (Seal)  MAGGIE ELLISON  NOTARY PUBLIC STATE OF NEVADA  No. 12-8493-3  My Appt. Exp. August 3, 20208						
MAGGIE ELLISON NOTARY PUBLIC STATE OF NEVADA NO. 12-8493-3 My Appt. Exp. August 3, 2020 8	WITNESS my hand and official seal.					
MAGGIE ELLISON NOTARY PUBLIC STATE OF NEVADA NO. 12-8493-3 My Appt. Exp. August 3, 2020 8						
NO. 12-8493-3 My Appt. Exp. August 3, 2020 S	Signature / Lagre (Seal)					
NOTARY PUBLIC STATE OF NEVADA  No. 12-8493-3 My Appt. Exp. August 3, 2020 S	PROCESSES AND					
	NOTARY PUBLIC STATE OF NEVADA					
Form 335 07 (00/2014) 581 - Microsoft Word	Form 335.07 (09/2014) 581 - Microsoft Word					

## EXHIBIT B LEGAL DESCRIPTION OF EASEMENT ABANDONMENT

All that area described in Exhibit B of that Grant of Public Utility Easement recorded October 27, 2016 as Document No. 2016-889730, described as follows:

A portion of Parcel 16 as shown on that Boundary Line Adjustment/Record of Survey (BLA/ROS) Map Document No. 725936 and described in Deed Document No. 725935 filed in the official records of Douglas County, Nevada on June 27, 2008, more particularly described as follows:

A 30.00-foot wide strip of land, 15.00 feet on either side of the following described centerline:

BEGINNING at a point on the line common to Parcel 15 and Parcel 16 of said BLA/ROS, from which the East 1/4 corner of Section 10, Township 14 North, Range 19 East, Mount Diablo Base and Meridian bears South 48°10'46" East, 3,364.50 feet;

THENCE departing said common line, Northwesterly, 112.99 feet along the arc of a curve to the right, having a radius of 350.00 feet, through a central angle of 18°29'46", the radius point bearing North 64°01'12" East from the beginning of said curve;

THENCE North 7°29'02" West, 112.23 feet to a point on the common line between Parcel 17 and Parcel 16 of said BLA/ROS, and the POINT OF TERMINUS.

The side lines and end lines being extended or shortened to intersect the boundary of said Parcel 16.

Containing 6,766 square feet or 0.16 acres, more or less.

BASIS OF BEARINGS: Identical to that of Record of Survey/Boundary Line Adjustment Map Document No. 725936 recorded June 27, 2008, official records of Douglas County, Nevada.

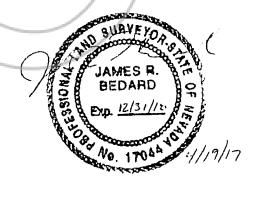
## SURVEYOR'S CERTIFICATE

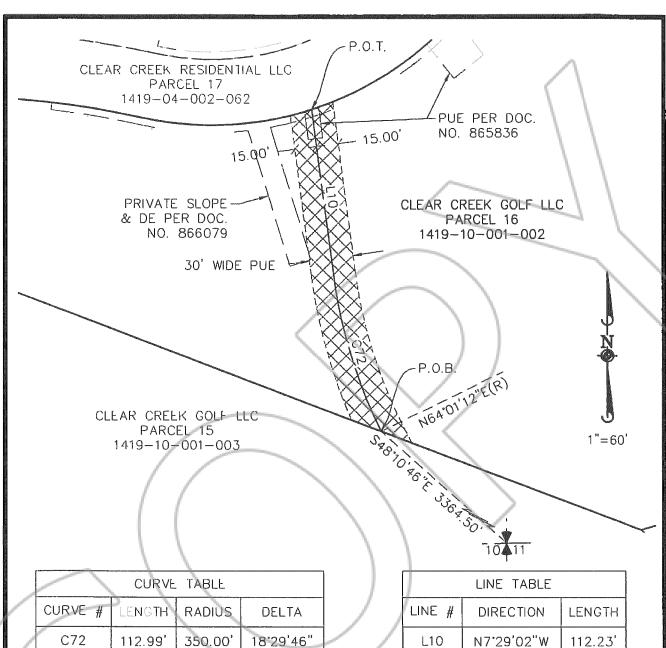
I hereby certify that the above easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard
Nevada PLS 17044
For and on behalf of

Manhard

consulting
9850 Double R BLVD, SUITE 101
RENO, NEVADA 89521
(775) 743-3500





, i		CURVE	TABLE	
	CURVE #	LENGTH	RADIUS	DELTA
j	C72	112.99	350.00'	18'29'46"

LEGEND

SUBJECT PROPERTY LINE

EASEMENT AREA

ADJACENT PROPERTY

SURVEY TIE

(R)

RADIAL

P.O.B POINT OF BEGINNING

PUE

PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

IDENTICAL TO THAT OF ROS/BLA MAP NO. 725936, BK. 608, PAGE 7354 OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA



CLEAR CREEK OS, LLC DOUGLAS COUNTY, NEVADA PUE ABANDONMENT

MAR PROJ. MGR.: \_ JRB DRAWN BY: 05/27/16 DATE: 1°=60°

SCALE:

CCPDCN

SHEET

130470