

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 land rights for pipeline(s) abandonments.

Prepared By	<u>TME3</u>	Reviewed By	<u>N/A</u>
Sec.	<u>10</u>	T	<u>14</u>
		N	<u>19</u>
		R	<u>E</u>
Meridian	<u>Mount Diablo</u>		
County	<u>Douglas</u>	State	<u>Nevada</u>
W.R. No.	<u>N/A</u>	W.O. No.	<u>N/A</u>

WHEREAS, by instrument dated the 26th day of October, 2016, Clear Creek Golf, LLC, a Delaware limited liability company ("Grantor") granted and conveyed to Public Utility Easement ("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 Douglas, State of Nevada; and

WHEREAS, the owner(s) of record and Grantee, desire to release a portion of said Easement.

NOW, THEREFORE, for and in consideration of the sum of ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged, **SOUTHWEST GAS CORPORATION**, 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.

W.R. No. N/A

W.O. No. N/A

IN WITNESS WHEREOF, the duly authorized representative of the undersigned has executed this Partial Release of Easement this 26th day of June , 2017 .

SOUTHWEST GAS CORPORATION

Signed By [Signature]

Name Bradford T. Harris

Title V.P. Northern Nevada Division

ACKNOWLEDGMENT

STATE OF Nevada)

COUNTY OF Carson City)

On June 26, 17 , before me, Maggie Ellison
(here insert name of the officer)

a notary public, personally appeared Bradford T. Harris

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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



**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.

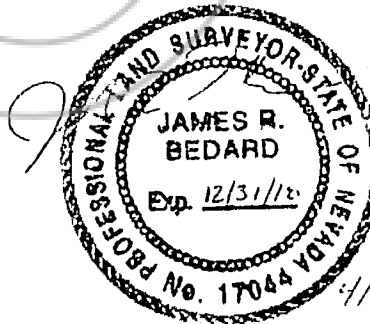
BASIS OF BEARINGS: Identical to that of Record of Survey/Boundary Line Adjustment Map Document No. 725936 recorded June 27, 2008, official records of Douglas County, Nevada.

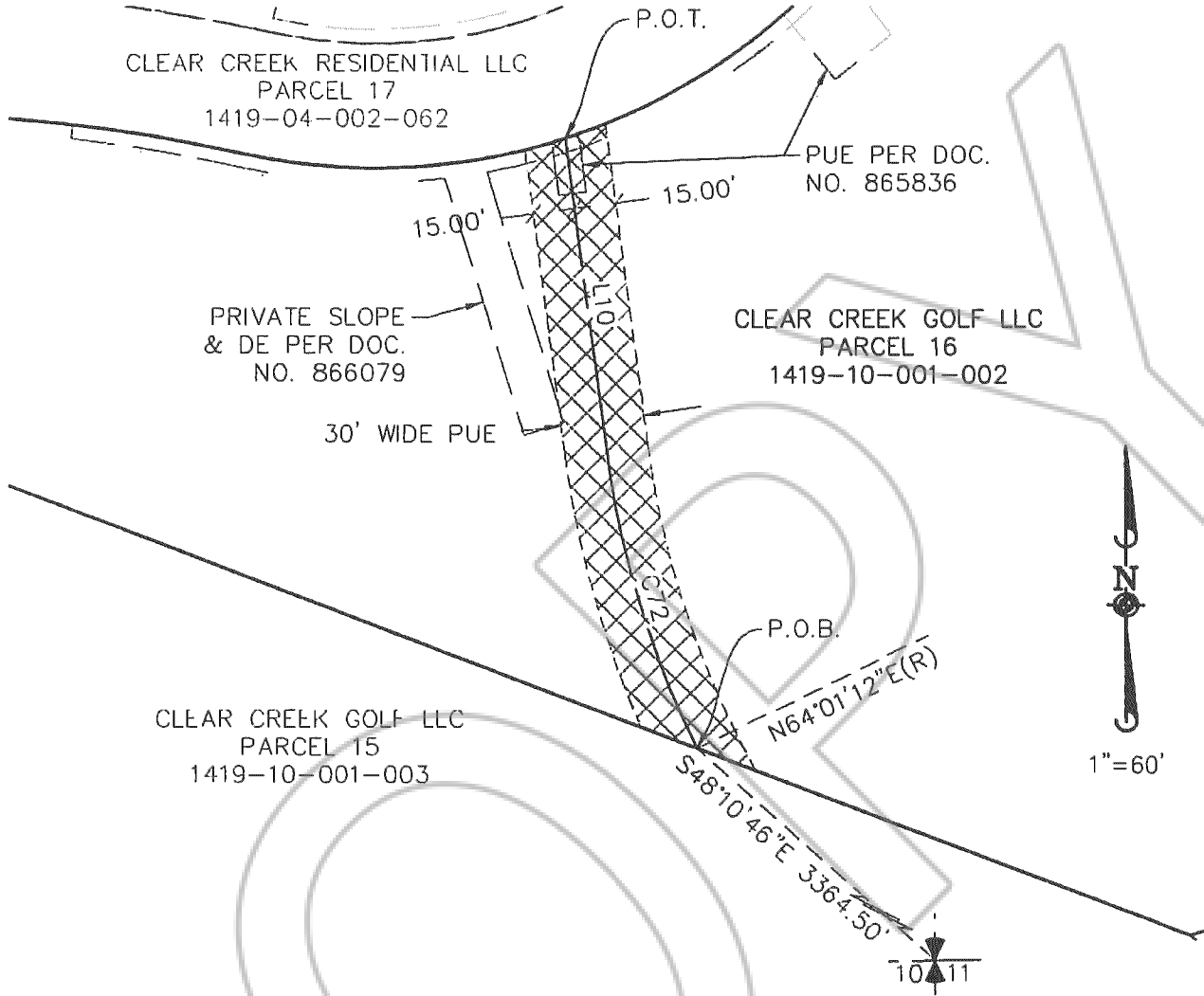
SURVEYOR'S CERTIFICATE

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





CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C72	112.99'	350.00'	18°29'46"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	N7°29'02"W	112.23'

- 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

Manhard
CONSULTING

3850 Double R Blvd, Suite 101, Reno, NV 89521 tel: (775) 749-0300 fax: (775) 749-0320 www.manhard.com
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

CLEAR CREEK OS, LLC
DOUGLAS COUNTY, NEVADA
PUE ABANDONMENT

PROJ. MGR.: **MAR** SHEET
 DRAWN BY: **JRB**
 DATE: **05/27/16**
 SCALE: **1"=60'**

EXHIBIT B-1
CCPDCN 130470

Survey Name: C:\Users\jrb\Documents\Projects\16052716\16052716_PUE_Abandonment\16052716_PUE_Abandonment.dwg Updated by: jrb