

APN # 1419-10-001-003

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

DOUGLAS COUNTY, NV **2017-900573**
Rec:\$17.00
\$17.00 Pgs=4 **06/27/2017 08:53 AM**
SOUTHWEST GAS CORPORATION
KAREN ELLISON, RECORDER



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

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 2016-889729,
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.

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. 2016-889729, described as follows:

A portion of Parcel 15 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 4 and Parcel 15 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 47°28'36" East, 2,908.72 feet;

THENCE departing said common line, North 81°03'38" West, 26.56 feet;

THENCE Northwesterly, 313.74 feet along the arc of a tangent curve to the right, having a radius of 400.00 feet, through a central angle of 44°56'21";

THENCE North 36°07'16" West, 75.52 feet;

THENCE Northwesterly, 61.95 feet along the arc of a tangent curve to the right, having a radius of 350.00 feet, through a central angle of 10°08'28", to a point on the common line between Parcel 16 and Parcel 15 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 15.

Containing 14,329 square feet or 0.33 acres, more or less.

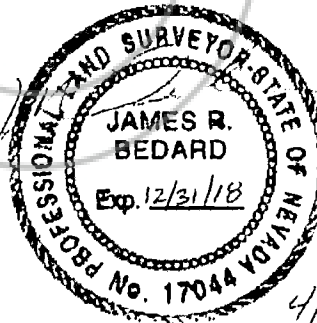
BASIS OF BEARINGS: Identical to that of Record of Survey/Boundary Line Adjustment Map Document No. 725936 recorded June 27, 2008, official records of Douglas County, Nevada.

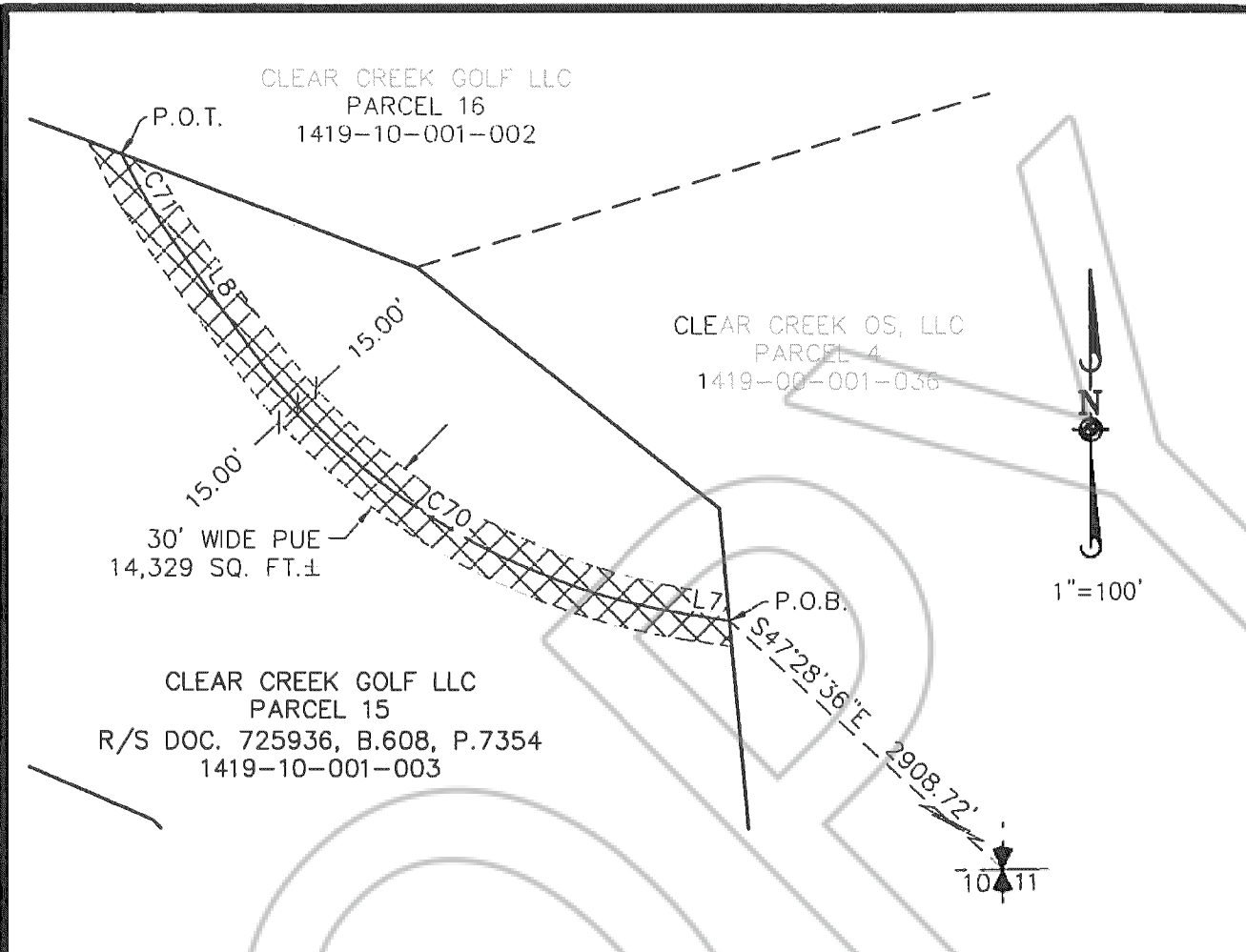
SURVEYOR'S CERTIFICATE

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
C70	313.74'	400.00'	44°56'21"
C71	61.95'	350.00'	10°08'28"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L7	N81°03'38"W	26.56'
L8	N36°07'16"W	75.52'

- LEGEND**
- SUBJECT PROPERTY LINE
 - EASEMENT AREA
 - ADJACENT PROPERTY
 - SURVEY TIE
 - P.O.B. POINT OF BEGINNING
 - P.O.T. POINT OF TERMINUS
 - 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

3830 Double Road, Suite 101, Reno, NV 89521 tel: (775) 749-3500 fax: (775) 749-3520 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	EXHIBIT B-1
DATE: 05/02/18	CCPDCN 130470
SCALE: 1"=100'	

p:\cc\wg\Surv\Exhibit Drawings\Clearhouse\CCPDCN-PH1_Esm1-Coll-Abandon.dwg Updated By: jhedard