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
Rec:\$17.00
\$17.00
Pgs=4
SOUTHWEST GAS CORPORATION
KAREN ELLISON, RECORDER

SOUTHWEST GRS 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. <u>10</u> T <u>14 N</u> R <u>19 E</u> Meridian	Mount Diablo					
County Douglas State	<u>Nevada</u>					
W.R. No. <u>N/A</u> W.O. No.	N/A					
WHEREAS, by instrument dated the 26th day of Oc	ctober , <u>2016</u> ,					
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						
	ument 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 ON						
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 house, offices that there is a Control Constitution of the Control of the Contro						
The undersigned hereby affirms that there is no Social Security Number contained in this document submitted for recording.						
accoment canonities for rootising.						
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					

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W.R. No. <u>N/A</u> W.O. No. <u>N/A</u>						
IN WITNESS WHEREOF, the duly authorized representative of the undersigned has executed this Partial Release of Easement						
this 2662 day of June, 2017.						
SOUTHWEST GAS CORPORATION						
Signed By						
Name Bradford T. Harris						
Title V.P. Northern Nevada Division						
ACKNOWLEDGMENT						
STATE OF Nevada						
1107000						
COUNTY OF Carson City)						
On June 26, 2017, before me, Maggio C/1130n						
(here insert name of the officer)						
a notary public, personally appeared Byodford 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 Devada that the foregoing paragraph is true and correct.						
and the lenegoning paragraph is that and contest.						
MITHEOD WAR AND A SECOND A SECOND AND A SECOND A SECOND AND A SECOND ASSECTION A						
WITNESS my hand and official seal.						
Signature (Seal)						
PARTICULAR STATE OF THE PARTIC						
MAGGIE ELLISON & NOTARY PUBLIC &						
STATE OF NEVADA STATE OF NEVADA My Appt. Exp. August 3, 2020						
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. 2016-889729, 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

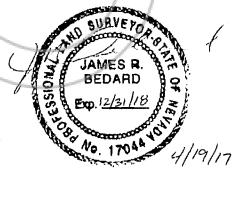
I hereby certify that the above easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

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



P.O.T.

1419-10-001-002

CLEAR CREEK OS, LLC PARCEL

30' WIDE PUE 14,329 SQ. FT.±

P.O.B.

CLEAR CREEK GOLF LLC PARCEL 15 R/S DOC. 725936, B.608, P.7354 1419-10-001-003

1"=100'

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

POINT OF BEGINNING P.O.B. 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



CLEAR CREEK OS, LLC

DOUGLAS COUNTY, NEVADA PUE ABANDONMENT

MAR JRB DATE:

05/02/16 1"=100"

SHEET **EXHIBIT** CCPDCN

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