

Assessor's Parcel Number: 1419-10-001-003

Date: JULY 6, 2017

Recording Requested By:

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Real Property Transfer Tax: \$ N/A



KAREN ELLISON, RECORDER

**ABANDONMENT OF PUBLIC UTILITY EASEMENT**  
**#2017.115**  
\_\_\_\_\_  
(Title of Document)

FILED

NO. 2017.115

2017 JUL -6 PM 12: 06

APN: 1419-10-001-003

Recorded at the request of:  
Douglas County Community Development Department  
Minden NV 89423

DOUGLAS COUNTY  
CLERK  
*[Signature]*  
DEPUTY

**Abandonment of Public Utility Easement**

**An Order of Abandonment vacating a strip of land utilized for public utility easement purposes located on a parcel generally located south of Golf Club Drive, owned by Clear Creek Golf LLC, located within a portion of Section 10, Township 14 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada (APN: 1419-10-001-003).**

**WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easement located within a portion of Section 10, Township 14 North, Range 19 East, Mount Diablo Meridian, as depicted on that certain Grant of Public Utility Easement, recorded October 27, 2016 in the official records of Douglas County, Nevada, in Document No. 2016-889729, and more particularly described in the attached Legal Description provided as Exhibits B and depicted as Exhibit B-1.**

**WHEREAS, Douglas County, pursuant to the provisions of Douglas County Code, Section 20.768.060, may vacate or abandon by formal order any portion of a public utility easement owned or controlled by Douglas County; and**

**WHEREAS, this abandonment request is being made in order to vacate a portion of a public utility easement owned or controlled by Douglas County; and**

**WHEREAS, the Community Development Department obtained written approval from all applicable public utility and video service providers indicating that they no longer request the reservation of the subject easements; and**

**WHEREAS, on July 3, 2017 the Douglas County Community Development Director determined that the aforesaid easements are no longer necessary or useful to Douglas County and that the public will not be materially injured by the abandonment; and**

**NOW THEREFORE, be it ordered by the Douglas County Community Development Director, that the aforesaid strip of land utilized for public utility easement purposes, as described and depicted in the attached Exhibits B and B-1, is hereby abandoned.**

DATED July 3, 2017.

*Mimi Moss*

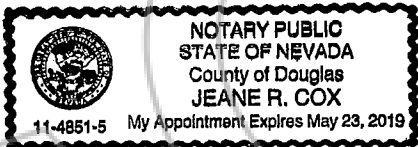
Mimi Moss, AICP, Director

Douglas County Community Development Department

STATE OF NEVADA )

COUNTY OF Douglas )

This instrument was acknowledged before me on 3<sup>rd</sup> day of July, 2017, by Mimi Moss on behalf of Douglas County, Nevada.



*Jeane R. Cox*  
NOTARY PUBLIC

**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.

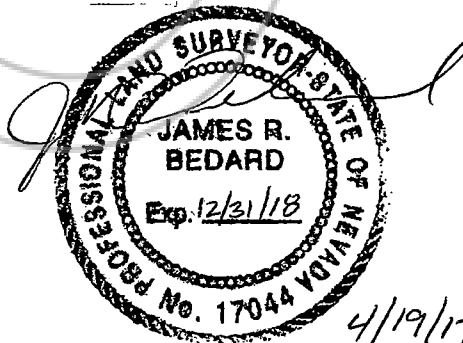
**BASIS OF BEARINGS:** Identical to that of Record of Survey/Boundary Line Adjustment Map Document No. 725936 recorded June 27, 2008, official records of Douglas County, Nevada.

**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

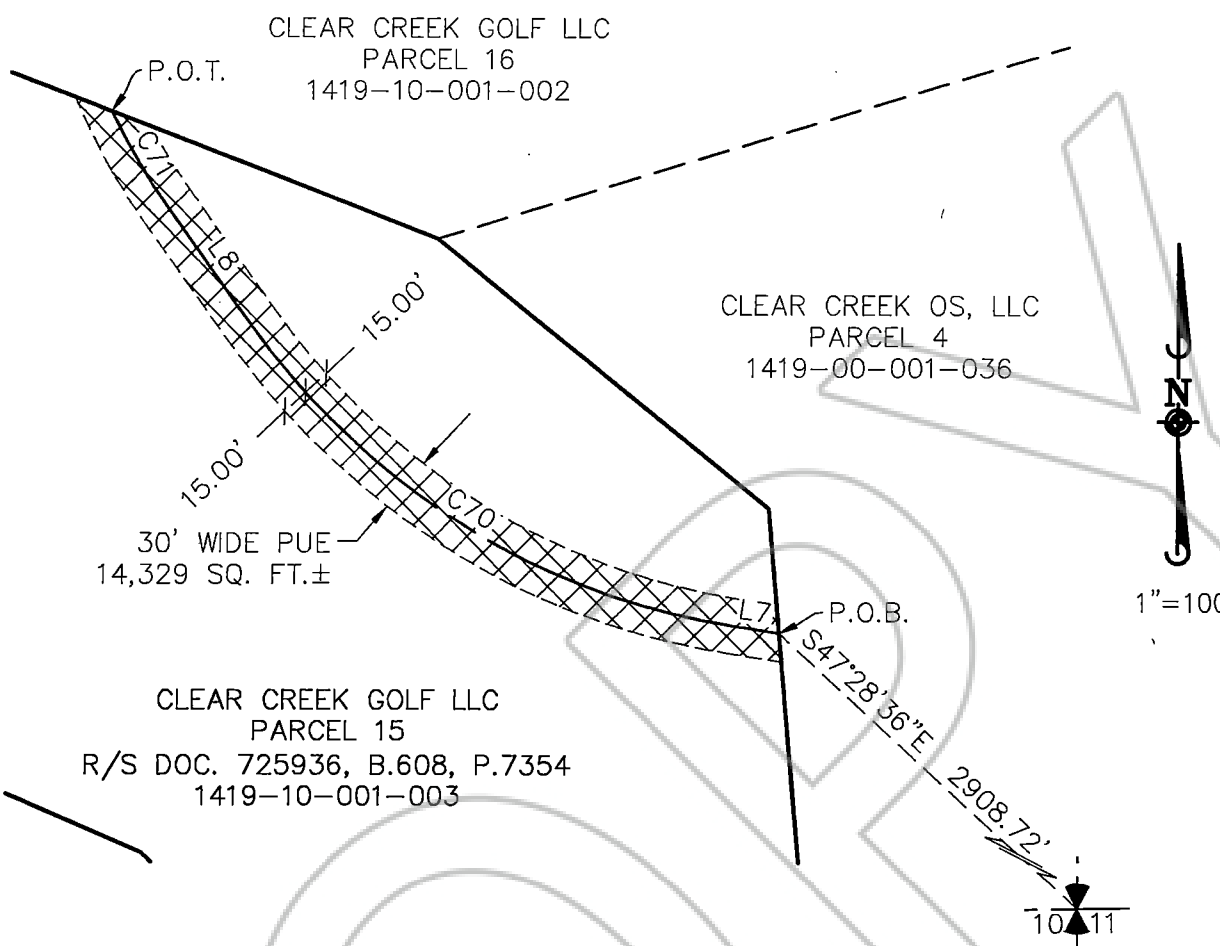
 **Manhard**  
CONSULTING  
9850 DOUBLE R BLVD, SUITE 101  
RENO, NEVADA 89521  
(775) 743-3500



**RECEIVED**

JUN 21 2017

DOUGLAS COUNTY  
COMMUNITY DEVELOPMENT



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



5850 Double R Blvd, Suite 101, Reno, NV 89521 tel: (775) 746-3500 fax: (775) 746-3520 www.manhard.com  
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

<b>CLEAR CREEK OS, LLC</b>	
<b>DOUGLAS COUNTY, NEVADA</b>	
<b>PUE ABANDONMENT</b>	
PROJ. MGR.: <b>MAR</b>	SHEET
DRAWN BY: <b>JRB</b>	<b>EXHIBIT B-1</b>
DATE: <b>05/02/16</b>	<b>CCPDCN 130470</b>
SCALE: <b>1"=100'</b>	

COPY

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

day of July, 2017

By [Signature] Deputy