

Assessor's Parcel Number: 1419-10-001-021, 022
&023

Date: MAY 24, 2018

Recording Requested By:

Name: ANN DAMIAN, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A



KAREN ELLISON, RECORDER

ABANDONMENT OF PUBLIC UTILITY EASEMENT
#2018.088

(Title of Document)

FILED

NO. 2018.088

2018 MAY 24 AM 10:32

APN's: 1419-10-001-021,
1419-10-001-022,
and 1419-10-001-023

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

DOUGLAS COUNTY
CLERK
[Signature]

Abandonment of Public Utility Easement

An Order of Abandonment vacating strips of land utilized for public utility easement purposes located on a parcels generally located south of Cutoff Trail, owned by VC Vanguard LLC and Clear Creek Residential LLC, located within a portion of Section 10, Township 14 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada (APN's: 1419-10-001-021, 1419-10-001-022, and 1419-10-001-023).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds public utility easements located within a portion of Lots 16, 17, 18 as depicted on the Final Map for Clear Creek Tahoe – Phase 1A and 1B, Document No. 2016-890939 recorded November 18, 2016 in the official records of Douglas County, Nevada, situate within the Southwest One-Quarter of the Northwest One-Quarter (SW ¼ NW ¼) of Section Ten (10), Township Fourteen (14) North, Range Nineteen (19) East, Mount Diablo Meridian, Douglas County, Nevada, and more particularly described in the attached Legal Description provided as Exhibits A and depicted as Exhibits A-1 and A-2.

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 May 21, 2018 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 A and A-1, and A-2, is hereby abandoned.

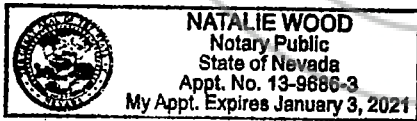
DATED May 21, 2018.

Mimi Moss

Mimi Moss, AICP, Director
Douglas County Community Development Department

STATE OF NEVADA)
)
COUNTY OF Carson City

This instrument was acknowledged before me on 21 day of May, 2018, by Natalie Wood on behalf of Douglas County, Nevada.



[Signature]
NOTARY PUBLIC

EXHIBIT "A"

DESCRIPTION OF PUBLIC UTILITY EASEMENT RELINQUISHMENT

A portion of Lots 16, 17, and 18 shown on the Final Map for Clear Creek Tahoe – Phase 1A & 1B, Document No. 2016-890939 recorded November 18, 2016 in the official records of Douglas County, Nevada, situate within the Southwest One-Quarter of the Northwest One-Quarter (SW 1/4 NW 1/4) of Section Ten (10), Township Fourteen (14) North, Range Nineteen (19) East, Mount Diablo Meridian, Douglas County, Nevada:

Easement 1

COMMENCING at the West one-quarter (W 1/4) corner of Section 10, Township 14 North, Range 19 East, Mount Diablo Meridian, marked by a 3/4" rebar in a rock mound;

THENCE, North 76°22'17" East, 1214.53 feet, to the Northwest corner of said Lot 17, being the beginning of a non-tangent curve to the left, from which the radius point bears North 04°49'28" East, a radial distance of 55.00 feet, also being **THE POINT OF BEGINNING 1**;

THENCE, northeasterly along the southerly line of Cutoff Trail and along the arc of said curve, through a central angle of 71°42'33", a distance of 68.84 feet;

THENCE, departing said southerly line, South 66°53'05" East, 7.50 feet to the beginning of a non-tangent curve to the right from which the radius point bears North 66°53'05" West, a radial distance of 62.50 feet;

THENCE, southwesterly along the arc of said curve, through a central angle of 18°58'53", a distance of 20.71 feet;

THENCE, South 59°26'25" East, 20.81 feet to the beginning of a non-tangent curve to the right, from which the radius point bears South 66°08'55" West, a radial distance of 230.00 feet;

THENCE, southeasterly along the arc of said curve, through a central angle of 04°04'51", a distance of 16.38 feet;

THENCE, North 59°26'25" West, 36.70 feet to the beginning of a non-tangent curve to the right, from which the radius point bears North 38°20'25" West, a radial distance of 62.50 feet;

THENCE, westerly along the arc of said curve, through a central angle of 34°13'12", a distance of 37.33 feet;

THENCE, South 25°25'13" East, 260.97 feet;

THENCE, South 89°12'38" West, 11.00 feet;

THENCE, North 25°25'13" West, 261.36 feet to the beginning of a non-tangent curve to the right, from which the radius point bears South 06°11'00" West, a radial distance of 17.50 feet;

THENCE, easterly along the arc of said curve, through a central angle of 22°28'05", a distance of 6.86 feet to a point on the easterly line of said Lot 18;

THENCE, along said easterly line, North 25°25'13" West, 10.38 feet to the **POINT OF BEGINNING 1**;

Containing 3,431 square feet of land, more or less.

See attached Exhibit "A-1", map to accompany legal description

Easement 2

COMMENCING at the West one-quarter (W 1/4) corner of Section 10, Township 14 North, Range 19 East, Mount Diablo Meridian, marked by a 3/4" rebar in a rock mound;

THENCE, North 82°03'59" East, 1485.66 feet, to a point on the northerly public utility easement line shown on said Final Map, being the **POINT OF BEGINNING 2**;

THENCE, along said easement line the following two (2) courses:

1. South 86°10'01" East, 157.09 feet;
2. South 00°47'22" East, 52.23 feet;

THENCE departing said easement line, North 58°10'07" West, 11.87 feet to a point on the westerly public utility easement shown on said Final Map;

THENCE along said easement line the following two (2) courses:

1. North 00°47'22" West, 36.60 feet;
2. North 86°10'01" West, 107.25 feet;

THENCE departing said easement line, North 72°20'09" West, 41.83 feet to the **POINT OF BEGINNING 2**;

Containing 1,766 square feet of land, more or less.

See attached Exhibit "A-2", map to accompany legal description

Basis of Bearings: North 89°12'38" East between the West 1/4 Corner and East 1/4 Corner of Section 10, Township 14 North, Range 19 East, Mount Diablo Base and Meridian as shown on record of survey document no. 484935.

Surveyor's Certificate: I hereby certify that the attached 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

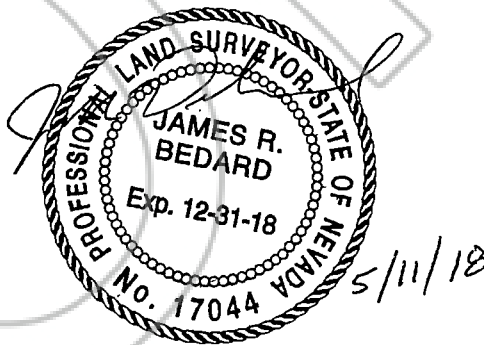
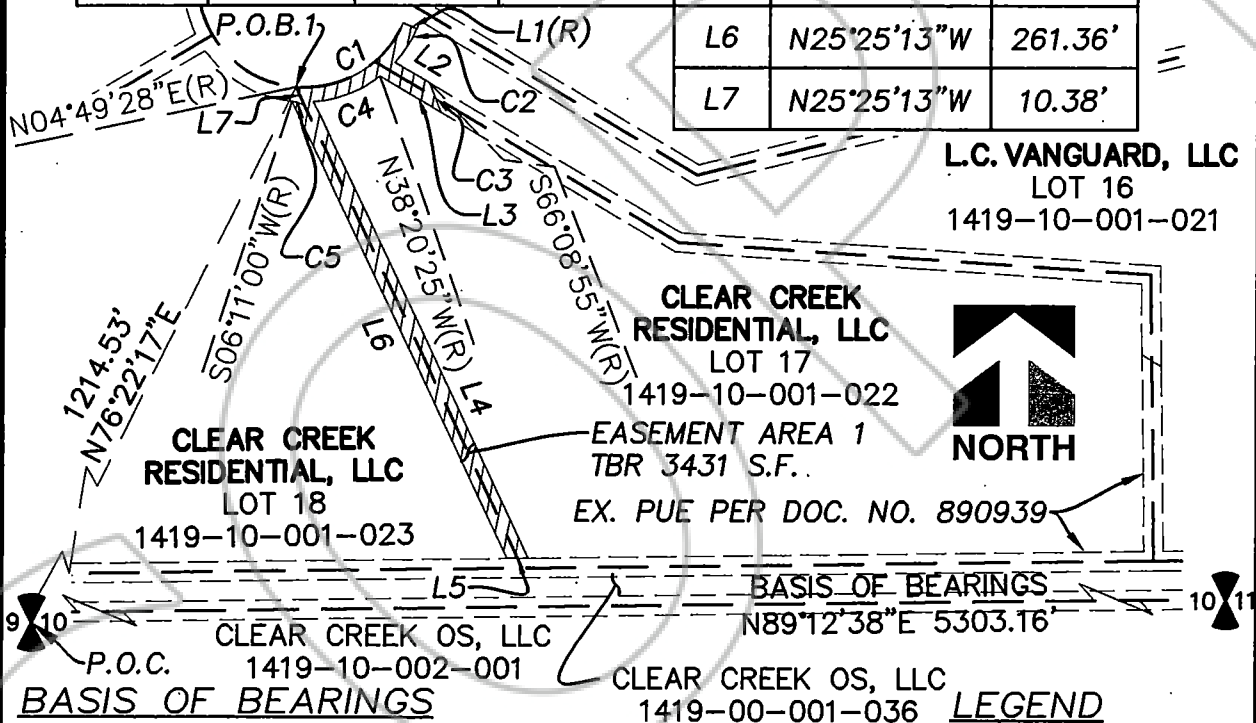


EXHIBIT "A-1"

CLEAR CREEK TAHOE - PHASE 1A & 1B

CURVE TABLE				LINE TABLE		
CURVE	RADIUS	LENGTH	DELTA	LINE	BEARING	LENGTH
C1	55.00'	68.84'	71°42'33"	L1	S66°53'05"E	7.50'
C2	62.50'	20.71'	18°58'53"	L2	S59°26'25"E	20.81'
C3	230.00'	16.38'	4°04'51"	L3	N59°26'25"W	36.70'
C4	62.50'	37.33'	34°13'12"	L4	S25°25'13"E	260.97'
C5	17.50'	6.86'	22°28'05"	L5	S89°12'38"W	11.00'
				L6	N25°25'13"W	261.36'
				L7	N25°25'13"W	10.38'



BASIS OF BEARINGS
 NORTH 89°12'38" EAST BETWEEN THE WEST 1/4 CORNER AND EAST 1/4 CORNER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON RECORD OF SURVEY DOCUMENT NO. 484935. A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0002 WAS USED TO DETERMINE GROUND DISTANCES. ALL DISTANCE SHOWN HEREON ARE GROUND DISTANCES.

LEGEND
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
(R) RADIAL BEARING
TBR TO BE RELINQUISHED

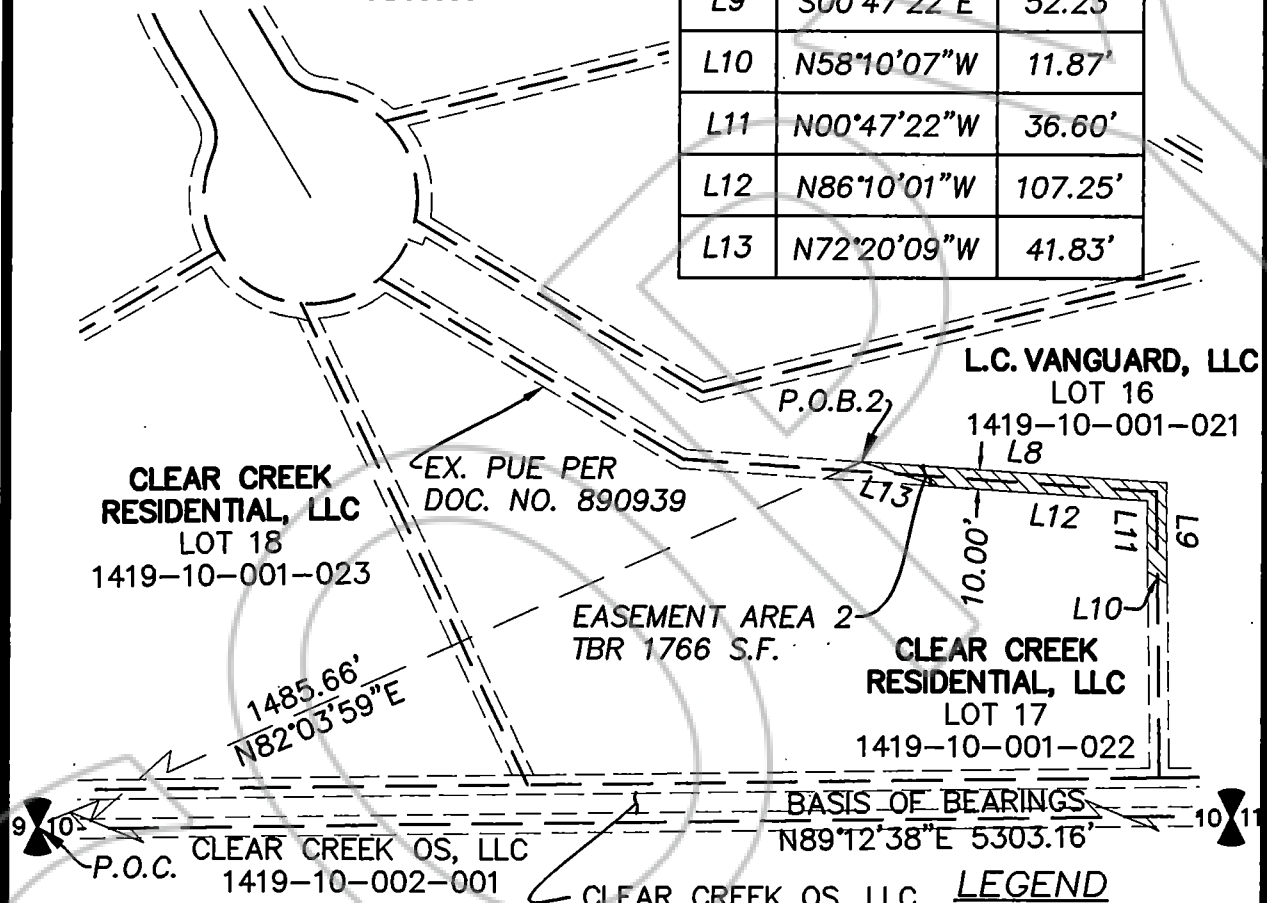
CLEAR CREEK TAHOE		DOUGLAS COUNTY	EASEMENT RELINQUISHMENT
PROJ. MGR.: JRB DRAWN BY: SDF DATE: 8/7/17 SCALE: 1"=100'	Manhard CONSULTING LTD www.manhard.com 9850 Double R Blvd, Suite 101, Reno, NV 89521 tel: [775] 746-3500 fax: [775] 746-3520		SHEET 1 OF 2 000.CCPDN.03

EXHIBIT "A-2"

CLEAR CREEK TAHOE -- PHASE 1A & 1B



LINE TABLE		
LINE	BEARING	LENGTH
L8	S86°10'01"E	157.09'
L9	S00°47'22"E	52.23'
L10	N58°10'07"W	11.87'
L11	N00°47'22"W	36.60'
L12	N86°10'01"W	107.25'
L13	N72°20'09"W	41.83'



BASIS OF BEARINGS
 NORTH 89°12'38" EAST BETWEEN THE WEST 1/4 CORNER AND EAST 1/4 CORNER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON RECORD OF SURVEY DOCUMENT NO. 484935. A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0002 WAS USED TO DETERMINE GROUND DISTANCES. ALL DISTANCE SHOWN HEREON ARE GROUND DISTANCES.

LEGEND
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
TBR TO BE RELINQUISHED

CLEAR CREEK TAHOE		DOUGLAS COUNTY	EASEMENT RELINQUISHMENT
PROJ. MGR.: JRB DRAWN BY: SDF DATE: 8/7/17 SCALE: 1"=100'	Manhard CONSULTING LTD www.manhard.com 9850 Double R Blvd, Suite 101, Reno, NV 89521 tel: (775) 746-3500 fax: (775) 746-3520	© 2008 ALL RIGHTS RESERVED SHEET 2 OF 2 000.CCPDN.03	

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

22nd day of May, 2018

By [Signature] Deputy