

APN: 1419-03-002-068 & 1419-03-002-069



KAREN ELLISON, RECORDER

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

Abandonment of Public Utility Easement & Private Drainage Easement

An Order of Abandonment vacating a strip of land utilized for public utility & private drainage easement purposes located on a parcel generally located south of Gray Mill Court, owned by Fairway One, LLC, located within a portion of the south half of Section Three (Sec. 3), Township Fourteen North (T.14N.), Range Nineteen East (R.19E.), Mount Diablo Meridian (M.D.M.), Douglas County, Nevada (APN: 1419-03-002-068 & 1419-03-002-069).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easement and private drainage easement located within said Sec. 3, T.14N., R.19E., M.D.M., as depicted on that certain Final Map for Clear Creek Tahoe Unit 2, recorded September 26, 2017 in the official records of Douglas County, Nevada, File No. 2017-904626, and more particularly described in the attached Legal Description provided as Exhibits A and depicted as Exhibit B.

WHEREAS, Douglas County, pursuant to the provisions of Douglas County Code, Section 20.768.050, may vacate or abandon by formal order any portion of a public utility easement and private drainage easement owned or controlled by Douglas County; and

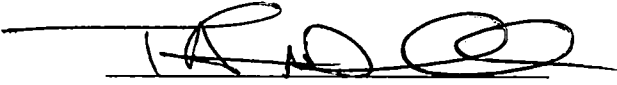
WHEREAS, this abandonment request is being made in order to vacate a portion of a public utility easement and private drainage easement owned or controlled by Douglas County; and

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 9, 2019 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 and private drainage easement purposes, as described and depicted in the attached Exhibits A and B, is hereby abandoned.

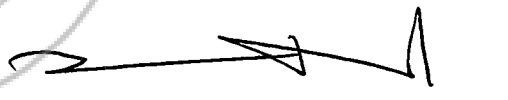
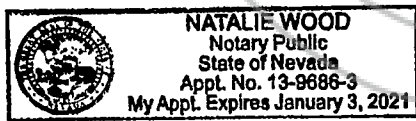
DATED July 9, 2019.



Thomas A. Dallaire, P.E., Director
Douglas County Community Development Department

STATE OF NEVADA)
)
COUNTY OF Carson City

This instrument was acknowledged before me on 9th day of July, 2019, by Thomas A. Dallaire on behalf of Douglas County, Nevada.



NOTARY PUBLIC

EXHIBIT "A"

**DESCRIPTION OF PUBLIC UTILITY & PRIVATE DRAINAGE EASEMENT
ABANDONMENT AREA**

PORTION OF LOT 290 & LOT 291, CLEAR CREEK TAHOE – UNIT 2

A portion of Lot 290 and Lot 291 shown on that Final Map of Clear Creek at Tahoe, Unit 2 – recorded September 26, 2017 as File No. 2017-904626 (TM 904626) , Official Records of Douglas County, Nevada, situate within the Southeast one-quarter of the Southwest one-quarter (SE1/4 SW1/4) of Section 3, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, being a 10-foot wide strip of land, 5 feet on each side of the following described centerline:

BEING the 10-foot strip of land (5-feet on each side) of the common lot line to Lot 290 and Lot 291 of said TM 904626.

BASIS OF BEARINGS: Identical to that of the Final Map of Clear Creek at Tahoe – Unit 2, recorded September 26, 2017 as File No. 2017-904626, Official Records of Douglas County, Nevada

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.

Gerald D. Juarez
Nevada PLS 12140
For and on behalf of

 **Manhard**
CONSULTING
241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 321-6528

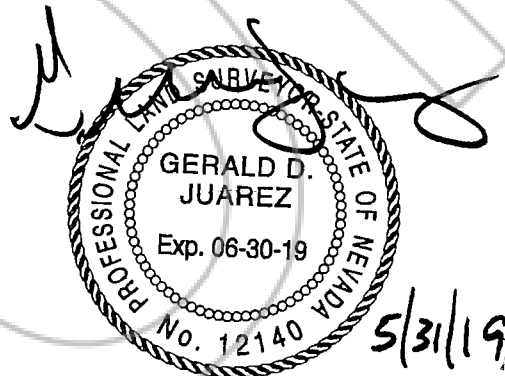
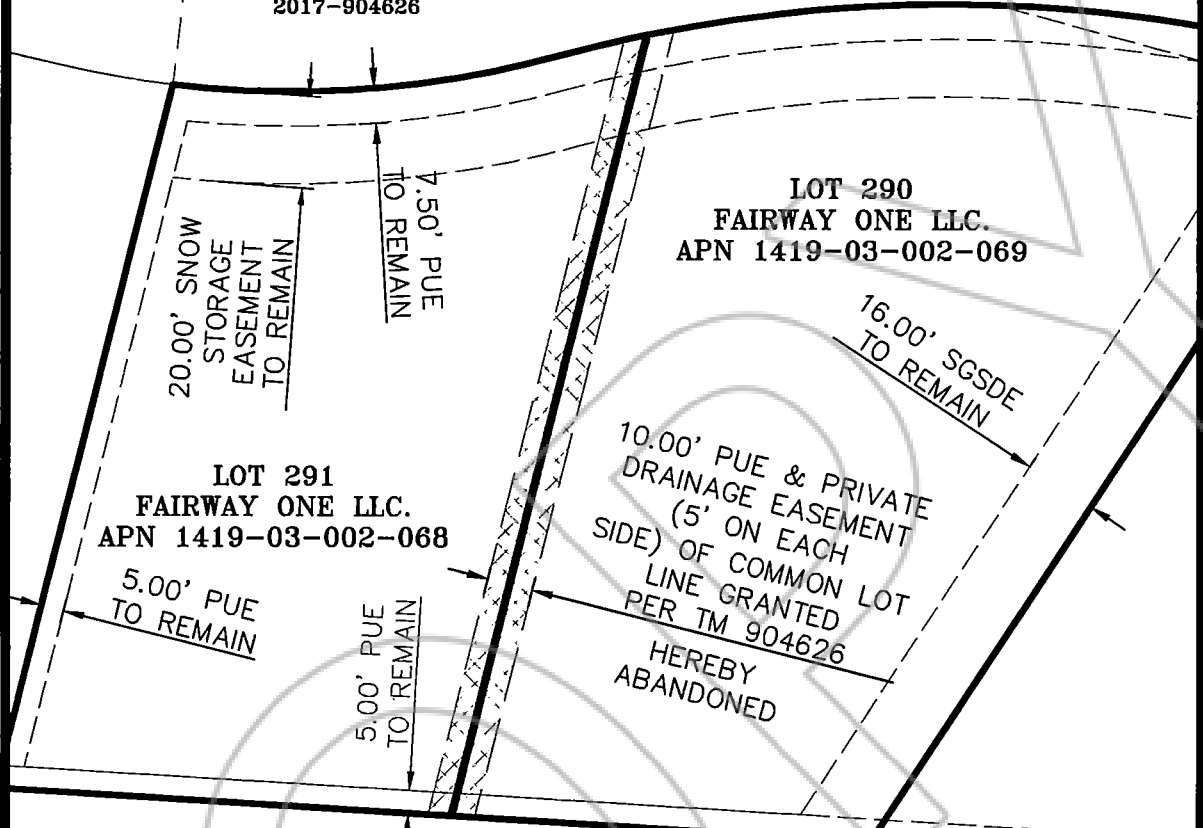


EXHIBIT "B"

GRAY MILL CT
PARCEL E PER DOC.
2017-904626



NOTE
OWNER(S) ACKNOWLEDGES AND EXPRESSLY AGREES DOUGLAS COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE, REPAIR, REMEDIATION, DAMAGES, EXPENSES, COSTS, INTERFERENCE WITH OR DISTURBANCE TO, ACCESS ROADS, GROUND SURFACE, LANDSCAPING, OR ABOVE-GROUND IMPROVEMENTS LOCATED WITHIN OR ADJACENT TO ANY PUBLIC UTILITY, PUBLIC SEWER, PUBLIC WATER, AND EFFLUENT WATER EASEMENTS, WHICH IS CAUSED DIRECTLY OR INDIRECTLY BY THE USE OF THE EASEMENT, WHICH INCLUDES BUT IS NOT LIMITED TO ACCESS, INGRESS, EGRESS, CONSTRUCTION, MAINTENANCE, INSTALLATION, OR REPAIR OF ANY IMPROVEMENTS.

BASIS OF BEARINGS

NORTH 89°12'38" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN AS SHOWN ON RECORD OF SURVEY MAP DOC. 494257. COORDINATES SHOW ARE BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.0002 ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT AREA
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.T. = POINT OF TERMINUS
- P.U.E. = PUBLIC UTILITY EASEMENT

LOTS 290/291 DOUGLAS, CO ABANDONMENT AREA

PROJ. MGR.: GDJ
DRAWN BY: HHF
DATE: 4/8/19
SCALE: 1"=40'

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Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
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SHEET
1 OF **1**
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