

APN: 1419-03-002-072
& 1419-03-002-073



KAREN ELLISON, RECORDER

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

Abandonment of Public Utility Easement

A Portion of Lot 287 & Parcel A, File No. 2017-904626

An Order of Abandonment vacating a strip of land utilized for public utility purposes located on a parcel generally located south of Summit Camp Way, owned by Fairway One, LLC & Clear Creek Tahoe Community Association, located within a portion of the southwest quarter of the southeast quarter (SW 1/4 of the SE 1/4) 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: 1419-03-002-072 & 073).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easement located within a portion of the southwest quarter of the southeast quarter (SW 1/4 of the SE 1/4) of Section 3, Township Fourteen North (T.14N.), Range Nineteen East (R.19E.), Mount Diablo Meridian (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 as 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 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 March 11, 2020 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 B, is hereby abandoned.

DATED March 11, 2020.



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

STATE OF NEVADA)
)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 11th day of March, 2020, by Thomas Dallaire on behalf of Douglas County, Nevada.

 **NATALIE WOOD**
Notary Public
State of Nevada
Appt. No. 13-9886-3
My Appt. Expires January 3, 2021


NOTARY PUBLIC

EXHIBIT "A"

**DESCRIPTION OF
PUBLIC UTILITY EASEMENT ABANDONMENT**

APN 1419-03-002-072 & 073

PORTION OF LOT 287 & PARCEL A - CLEAR CREEK TAHOE UNIT 2

A portion of Lot 287 and Parcel A as shown on that Final Map of Clear Creek at Tahoe, Unit 2 – recorded September 26, 2017 as File No. 2017-904626 (DOC 904626), Official Records of Douglas County, Nevada, situate within the Southwest one-quarter of the Southeast one-quarter (SW1/4 SE1/4) of Section 3, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, more particularly described as follows:

BEING the ten (10) foot strip of land, 5-feet on each side of the common lot line of said Lot 287 and said Parcel A of said Doc. 904626.

Containing 1,953 square feet of land, more or less.

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

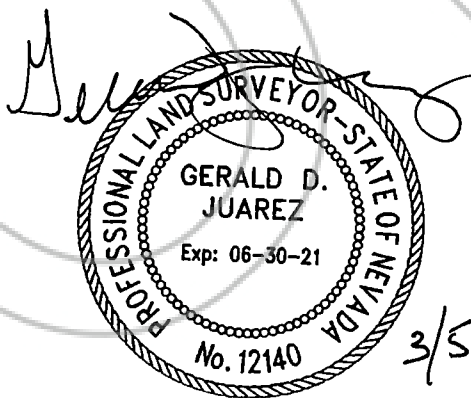
SURVEYOR'S CERTIFICATE

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

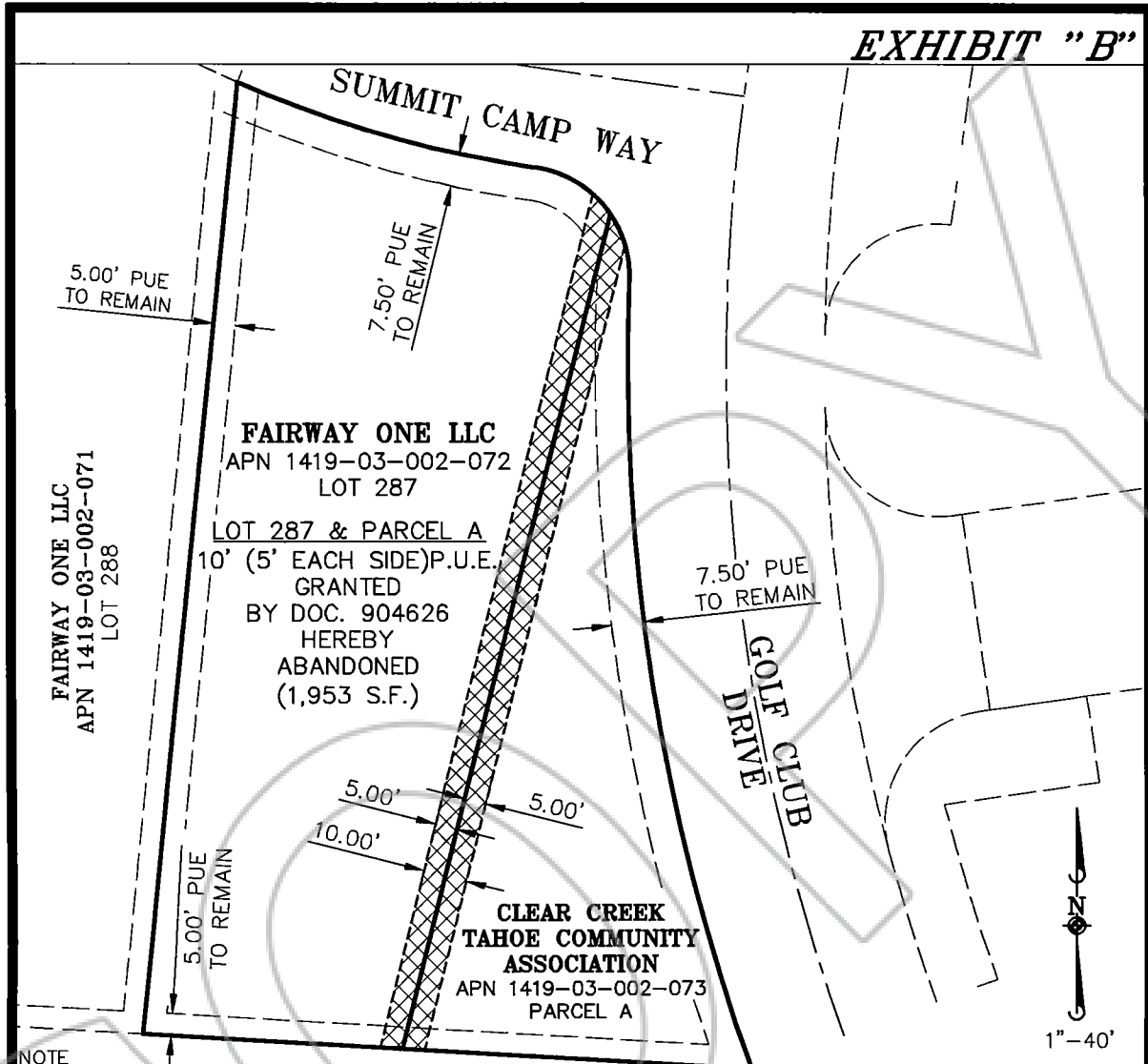


241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 321-6528



3/5/2020

EXHIBIT "B"



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
- = ABANDONMENT AREA
- APN = ASSESSOR'S PARCEL NUMBER
- P.U.E. = PUBLIC UTILITY EASEMENT

APN 1419-03-002-072 & 073

DOUGLAS, CO

PUE ABANDON - LOT 287 & PARCEL A

PROJ. MGR.: GDJ
 DRAWN BY: HHF
 DATE: 1/6/2020
 SCALE: 1" = 40'



Manhard
CONSULTING LTD

241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-746-3500 fx: 775-746-5520 manhard.com
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SHEET

1 OF **1**

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