

APN: 1419-10-001-042
& 1419-10-001-047

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



00114508202009491190040045

KAREN ELLISON, RECORDER

Abandonment of Public Utility Easement

A Portion of Lots 30 & 35, File No. 2020-943845

An Order of Abandonment vacating a strip of land utilized for public utility purposes located on a parcel generally located south of Golf Club Drive, owned by Clear Creek Residential, LLC, located within a portion of the Northwest One-quarter (NW 1/4) of Section Ten (Sec. 10), Township Fourteen North (T.14N.), Range Nineteen East (R.19E.), Mount Diablo Base and Meridian (M.D.B.&M.), Douglas County, Nevada (APN: 1419-10-001-042 & 1419-10-001-047).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds a public utility easement located within a portion of the Northwest One-quarter (NW 1/4) of Section 10, Township Fourteen North (T.14N.), Range Nineteen East (R.19E.), Mount Diablo Base & Meridian (M.D.B.&M.), as depicted on that certain Final Map for Clear Creek Tahoe Unit 3A, recorded March 23, 2020 in the official records of Douglas County, Nevada as File No. 2020-943845, and more particularly described in the attached Legal Description provided as Exhibit "A" and depicted as Exhibit "A-1".

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

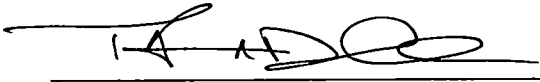
WHEREAS, this abandonment request is being made in order to vacate a portion of a public utility easement owned or controlled by Douglas County; and

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 July 8, 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 "A-1", is hereby abandoned.

DATED 07.08.2020



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

STATE OF NEVADA)
)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this 8 day of July, 2020,
by Thomas A. Dallaire, P.E., on behalf of Douglas County, Nevada.





Notary Public

EXHIBIT "A"

DESCRIPTION OF PUBLIC UTILITY EASEMENT ABANDONMENT

A portion of Lots 30 and 35 of Clear Creek Tahoe Unit 3A, recorded March 23, 2020 as Document No. 2020-943845 in the Official Records of Douglas County, Nevada, situate in the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, more particularly described as follows:

COMMENCING at the Northeast Corner of said Lot 30, marked by a 5/8" rebar capped "PLS 17044";

THENCE along the easterly boundary of said Lot 30, South 58°03'32" East, 207.07 feet to the East Corner common to said Lot 30 and Lot 35, marked by a 5/8" rebar capped "PLS 17044";

THENCE South 45°22'52" West, 5.14 feet, to the POINT OF BEGINNING;

THENCE South 43°20'38" East, 5.00 feet;

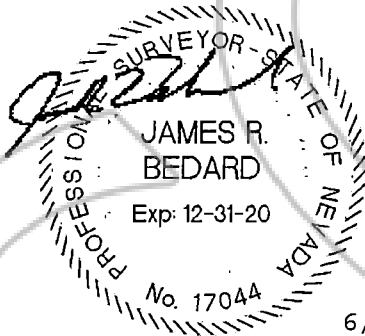
THENCE South 45°22'52" West, 20.29 feet;

THENCE North 58°03'32" West, 10.28 feet;

THENCE North 45°22'52" East, 21.59 feet;

THENCE South 58°03'32" East, 5.14 feet, to the POINT OF BEGINNING.

Containing 213 square feet.



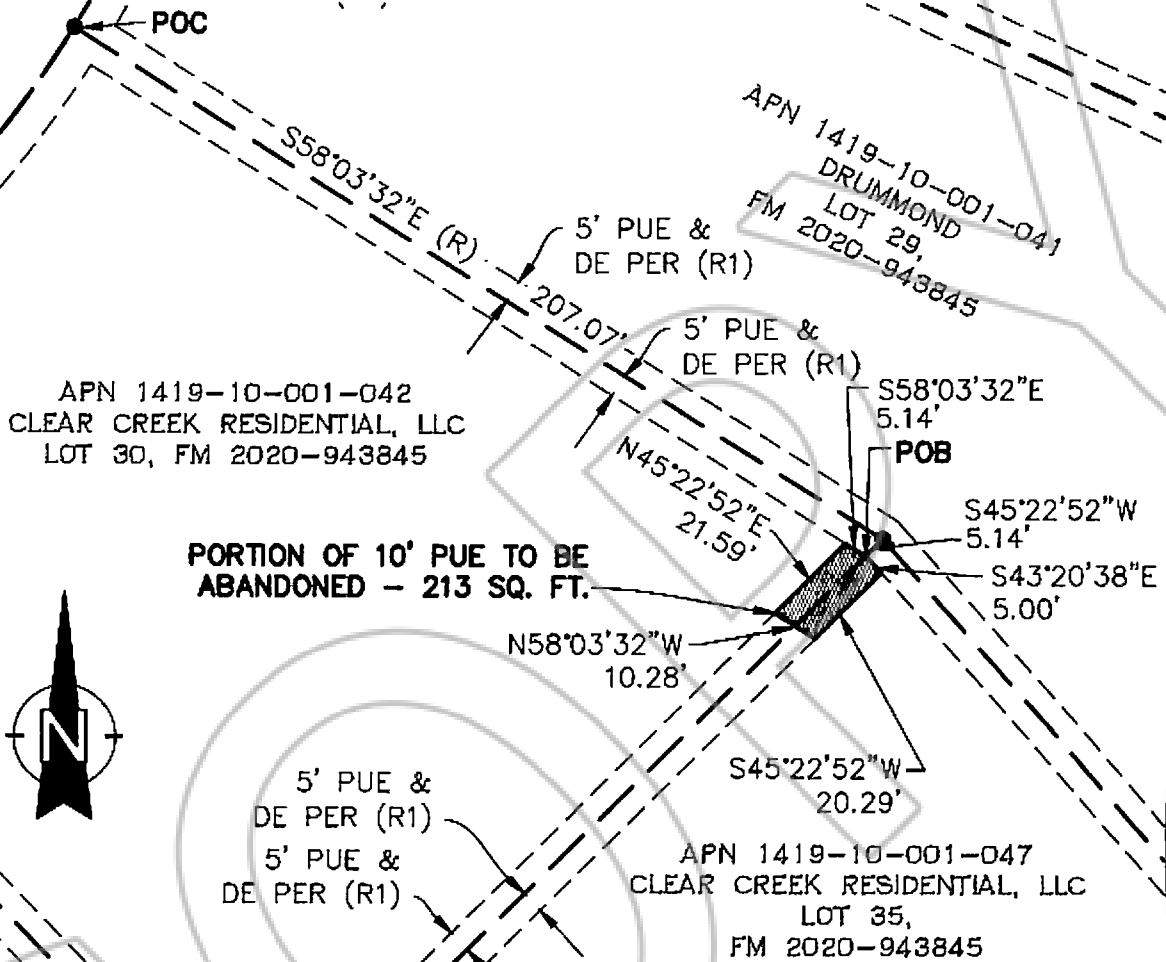
6/26/2020

James R. Bedard
Nevada PLS 17044
on behalf of MAPCA Surveys, Inc.
580 Mount Rose St.
Reno, Nevada 89509



SCALE: 1"=40'

MAP
MAPCA SURVEYS INC.



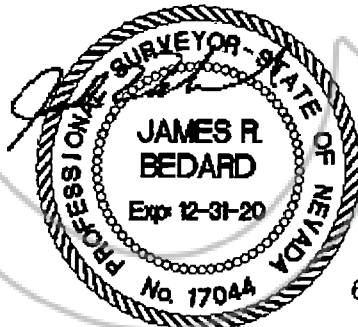
(R1) FINAL MAP OF CLEAR CREEK TAHOE UNIT 3A, A PLANNED UNIT DEVELOPMENT, RECORDED MARCH 23, 2020 AS FILE NO. 2020-943845, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

BASIS OF BEARINGS

N89°12'38"E BETWEEN THE W1/4 CORNER AND E1/4 CORNER OF SEC. 10, T14N, R19E, MDB&M

EASEMENT EXHIBIT "A-1"
PUE ABANDONMENT

DOUGLAS COUNTY - NEVADA
NW1/4 SECTION 10
T.14N., - R.19E., M.D.B.&M.



6/24/2020