

APN's:

1419-04-002-082

1419-04-002-083

1419-04-002-084



00168891202309972340050057

SHAWNYNE GARREN, RECORDER

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

### Abandonment of Public Utility Easement

An Order of Abandonment vacating land utilized for public utility easement purposes located on parcels generally located east of East Fork Drive, owned by Clear Creek Residential, LLC, a Delaware limited liability company, located within a portion of Section 4, Township 14 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada (APN's: 1419-04-002-082, 1419-04-002-083, and 1419-04-002-084).

WHEREAS, Douglas County, a political subdivision of the State of Nevada, presently holds public utility easements located within a portion of Lots 161, 165, and Common Area 6A as depicted on the Final Subdivision Map for Clear Creek Tahoe Unit 6, Document No. 2021-977643 recorded November 24, 2021 in the official records of Douglas County, Nevada, situate within the Southeast One-Quarter of the Southwest One-Quarter (SE1/4 SW1/4) of Section Four (4), Township Fourteen (14) North, Range Nineteen (19) East, Mount Diablo Base and Meridian, Douglas County, Nevada, and more particularly described in the attached Legal Description provided as Exhibit "A" and depicted as Exhibit "B".

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 JUNE 2, 2023 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

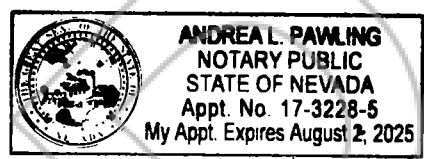
NOW; THEREFORE, be it ordered by the Douglas County Community Development Director, that the aforesaid strip of land utilized for public utility easement purposes, as described and depicted in the attached Exhibits "A" and "B", is hereby abandoned.

DATED June 2, 2023.

T.A.A. Dallaire

Thomas A. Dallaire, PE, Community Development Director  
Douglas County Community Development Department

STATE OF NEVADA )  
COUNTY OF Douglas )



June 2, 2023, ~~2022~~

This instrument was acknowledged before me on ~~day of 2022~~, by Thomas A. Dallaire, PE, as Community Development Director on behalf of Douglas County, Nevada.

Andrea L. Pawling

Notary Public  
My Commission expires August 2, 2025.

## EXHIBIT "A"

### DESCRIPTION OF THE EASEMENT ABANDONMENT AREAS

#### Abandonment Area 1:

A portion of that Public Utility Easement and Private Drainage Easement over Lot 161 and a portion of that Public Utility Easement and Private Drainage Easement over Common Area 6A shown on the Final Map for Clear Creek Tahoe Unit 6, recorded November 24, 2021 as File No. 2021-977643 in the Official Records of Douglas County, Nevada, situate in the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 14 North, Range 19 East, Mount Diablo Base & Meridian, County of Douglas, State of Nevada, more particularly described as follows:

COMMENCING at the South 1/4 Corner of said Section 4;

THENCE North 69°53'47" West, a distance of 1,056.99 feet, to the southwest corner of said Common Area 6A;

THENCE along the northerly line of said Lot 161, North 69°45'23" East, a distance of 5.04 feet, to the POINT OF BEGINNING;

THENCE departing said northerly line, North 12°38'30" West, a distance of 4.92 feet;

THENCE North 16°14'20" West, a distance of 44.70 feet;

THENCE North 69°41'28" East, a distance of 58.00 feet;

THENCE South 58°09'31" East, a distance of 16.04 feet;

THENCE South 50°20'49" East, a distance of 18.85 feet;

THENCE South 63°50'20" East, a distance 16.58 feet;

THENCE North 89°36'38" East, a distance of 21.65 feet;

THENCE North 78°15'23" East, a distance of 42.08 feet;

THENCE South 69°45'23" West, a distance of 155.16 feet;

THENCE North 12°38'30" West, a distance of 5.04 feet to the POINT OF BEGINNING.

Containing 4,617 square feet.

#### Abandonment Area 2:

A portion of that Public Utility Easement and Private Drainage Easement over Lot 165, and a portion of that Public Utility Easement and Private Drainage Easement over Common Area 6A shown on the Final Map for Clear Creek Tahoe Unit 6, recorded November 24, 2021 as File No. 2021-977643 in the Official Records of Douglas County, Nevada, situate in the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 14 North, Range 19 East, Mount Diablo Base & Meridian, County of Douglas, State of Nevada, more particularly described as follows:

COMMENCING at the South 1/4 Corner of said Section 4;

THENCE North 65°23'02" West, a distance of 1,125.34 feet, to the northwest corner of said Common Area 6A;

THENCE along the southerly line of said Lot 165, North 69°41'28" East, a distance of 5.00 feet, to the POINT OF BEGINNING;

THENCE departing said southerly line, North 20°34'43" West, a distance of 5.00 feet;

THENCE North 69°41'28" East, a distance of 158.55 feet;

THENCE South 21°37'33" East, a distance of 5.37 feet;

THENCE South 71°25'06" West, a distance of 52.20 feet;

THENCE South 58°09'21" West, a distance of 27.50 feet;

THENCE South 38°42'12" West, a distance of 32.77 feet;

THENCE South 19°47'24" West, a distance of 9.37 feet;

THENCE South 14°01'50" East, a distance of 18.30 feet;

THENCE South 58°09'31" East, a distance of 4.39 feet;

THENCE South 69°41'28" West, a distance of 49.51 feet;

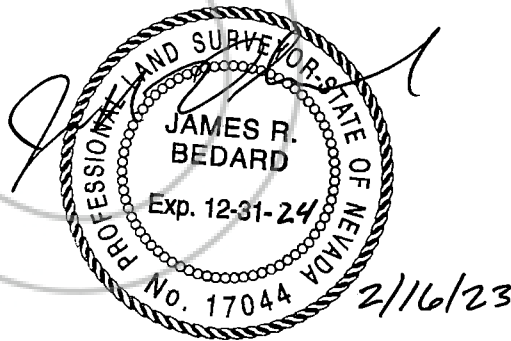
THENCE North 16°14'20" West, a distance of 48.42 feet;

THENCE North 20°34'43" West, a distance of 1.70 feet, to the POINT OF BEGINNING.

Containing 3,651 square feet.

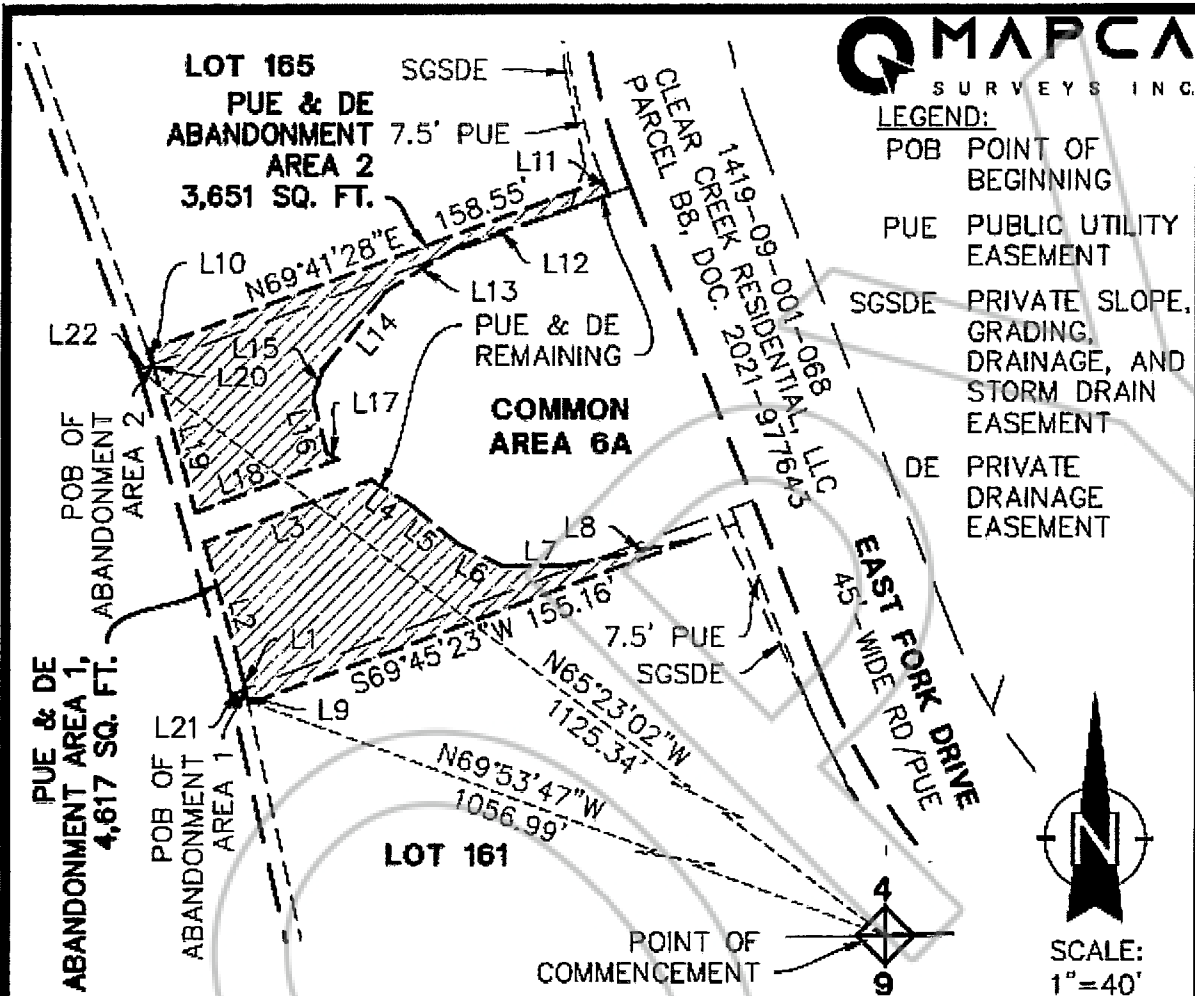
Basis of Bearings: North 88°59'58" East between the Southwest Corner and South 1/4 Corner of Section 4, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, as shown on record of survey Document No. 725936 in the Official Records of Douglas County, Nevada.

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



**LEGEND:**

- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- SGSDE PRIVATE SLOPE, GRADING, DRAINAGE, AND STORM DRAIN EASEMENT
- DE PRIVATE DRAINAGE EASEMENT

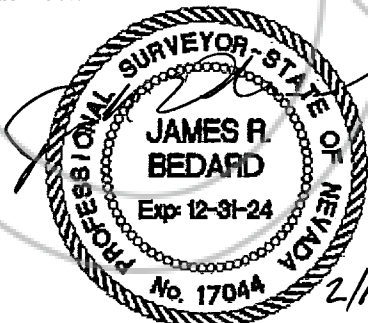


**BASIS OF BEARINGS**

NORTH 88°59'58" EAST BETWEEN THE SOUTHWEST CORNER AND SOUTH 1/4 CORNER OF SECTION 4, T. 14N, R. 19E, M.D.B.&M.

**LINE TABLE**

L1	N12°38'30"W	4.92'	L8	N78°15'23"E	42.08'	L16	S14°01'50"E	18.30'
L2	N16°14'20"W	44.70'	L9	N12°38'30"W	5.04'	L17	S58°09'31"E	4.39'
L3	N69°41'28"E	58.00'	L10	N20°34'43"W	5.00'	L18	S69°41'28"W	49.51'
L4	S58°09'31"E	16.04'	L11	S21°37'33"E	5.37'	L19	N16°14'20"W	48.42'
L5	S50°20'49"E	18.85'	L12	S71°25'06"W	52.20'	L20	N20°34'43"W	1.70'
L6	S63°50'20"E	16.58'	L13	S58°09'21"W	27.50'	L21	N69°45'23"E	5.04'
L7	N89°36'38"E	21.65'	L14	S38°42'12"W	32.77'	L22	N69°41'28"E	5.00'
			L15	S19°47'24"W	9.37'			



2/16/23

**EXHIBIT "B"**  
**PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT ABANDONMENT**

DOUGLAS COUNTY - NEVADA  
SE1/4 OF THE SW1/4 OF SECTION 4  
T.14N., R.19E., M.D.B.&M.