



RESOLUTION No. 18-172

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

APPROVE SUMMARY VACATION (ABANDONMENT) OF A PUBLIC UTILITY EASEMENT NEAR THE REAR (WESTERLY) PROPERTY LINE SHOWN ON LOT 49 OF BOOK 3 OF SUBDIVISIONS AT PAGE 6, ASSESSOR'S PARCEL NUMBER 20-830-25- DISTRICT 2

WHEREAS, the California Streets and Highway Code Section 8333(c) allows the County to summarily vacate or abandon a Public Utility Easement if it is determined to be excess by the easement holder and there are no other public facilities located within the easement; and

WHEREAS, the County of Nevada has a Public Utility Easement as described in that certain Map know as Alta Sierra Estates #12 and recorded in Book 3 of Subdivisions at Page 6; and

WHEREAS, the County of Nevada has received a request from the property owners, Douglas and Karen Sowell, to abandon the 15-foot Public Utility Easement near the rear (westerly) property line on Lot 49 of Alta Sierra Estates #12, as shown on the map recorded in Book 3 of Subdivisions at Page 6 (Assessor's Parcel No. 20-830-25); and

WHEREAS, the Nevada County Surveyor has reviewed the proposed vacation (abandonment) and finds that this easement is no longer needed for the purpose that it was originally provided, and there are no public utilities located within the easement; and

WHEREAS, the request has been circulated to the Nevada County Sanitation District, the Nevada Irrigation District, the Pacific Gas and Electric Company, and AT&T, and all have consented to the request; and

WHEREAS, the Nevada County Zoning Administrator has reviewed the request and found the vacation (abandonment) of the easement is not in conflict with the Nevada County General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Nevada County Board of Supervisors has reviewed and considered this easement vacation and hereby finds and determines as follows:

1. The above recitals are true and correct.
2. The Public Utility Easement near the rear (westerly) property line on Lot 49 of Alta Sierra Estates #12, as shown on the map recorded in Book 3 of Subdivisions at Page 6, and shown in the attached Exhibit "A" is hereby determined to be an excess easement and there are no other public facilities located within the easement.
3. The Public Utility Easement as described herein can be summarily vacated pursuant to California Code Section 8333(c).

BE IT FURTHER RESOLVED that the Nevada County Board of Supervisors hereby:

1. Summarily vacates and abandons the Public Utility Easement near the rear (westerly) property line on Lot 49 of Alta Sierra Estates #12, as shown on the map recorded in Book 3 of Subdivisions at Page 6, and shown in the attached Exhibit "A."
2. Declares that from and after the date that this Resolution is recorded, the subject easement no longer constitutes a legal encumbrance.
3. Directs the Clerk of the Board of Supervisors to record the Resolution of Summary Vacation.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 8th day of May, 2018, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward Scofield, Dan Miller, Hank Weston and Richard Anderson

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER
Clerk of the Board of Supervisors

By: _____



Edward Scofield, Chair

5/08/2018 cc: Recorder (1)



5/09/2018 cc: DPW*
AC*

ALTA SIERRA COUNTRY CLUB, INC.
DOC. # 2002-15445

S49° 43' 50"E
25.00'

PRIOR BOUNDARY LINE



SUBS
SOWELL, ETUX
DOC. # 2017-0024998
LOT 49

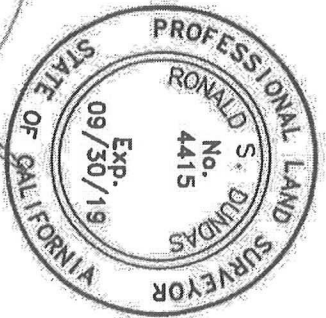
N77° 22' 50" W
36.40'

LOT 50

LEGEND:



PREPARED BY: RONALD S. DUNDAS P.L.S. 4415
REG. EXP. 09/30/19



DRAWN BY: R.S.D
DATE: 03/01/18
DWG. NO.: 2016-39
APPROVED BY:

DUNDAS & DUNDAS
GEOMATIC ENGINEERS
16906 AILEEN WAY
GRASS VALLEY, CA 95949
(530) 274-1616

PROJECT
EASEMENT ABANDONMENT FOR:
DOUG SOWELL
APN: 20-830-08
MIS 17-0008 PLN 17-0072

SHT. NAME
EXHIBIT "A"

SHT. NO.
1

COPY

RECORDING REQUESTED BY:
&
RETURN TO:

Board of Supervisors
County of Nevada
950 Maidu Avenue
Nevada City, CA 95959-8617

Nevada County Recorder
Gregory J. Diaz
Document#: 20180009079
Wednesday May 09 2018, at 10:56:57 AM

Paid: AB

DOCUMENT TITLE

NEVADA COUNTY BOARD OF SUPERVISORS
RESOLUTION 18-172

APPROVE SUMMARY VACATION (ABANDONMENT) OF A PUBLIC UTILITY
EASEMENT NEAR THE REAR (WESTERLY) PROPERTY LINE SHOWN ON
LOT 49 OF BOOK 3 OF SUBDIVISIONS AT PAGE 6, ASSESSOR'S PARCEL
NUMBER 20-830-25 - DISTRICT 2

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Govt. Code 27361.6)
Additional Recording Fee Applies



RESOLUTION No. 18-172

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

APPROVE SUMMARY VACATION (ABANDONMENT) OF A PUBLIC UTILITY EASEMENT NEAR THE REAR (WESTERLY) PROPERTY LINE SHOWN ON LOT 49 OF BOOK 3 OF SUBDIVISIONS AT PAGE 6, ASSESSOR'S PARCEL NUMBER 20- 830-25- DISTRICT 2

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WHEREAS, the County of Nevada has a Public Utility Easement as described in that certain Map know as Alta Sierra Estates #12 and recorded in Book 3 of Subdivisions at Page 6; and

WHEREAS, the County of Nevada has received a request from the property owners, Douglas and Karen Sowell, to abandon the 15-foot Public Utility Easement near the rear (westerly) property line on Lot 49 of Alta Sierra Estates #12, as shown on the map recorded in Book 3 of Subdivisions at Page 6 (Assessor's Parcel No. 20-830-25); and

WHEREAS, the Nevada County Surveyor has reviewed the proposed vacation (abandonment) and finds that this easement is no longer needed for the purpose that it was originally provided, and there are no public utilities located within the easement; and

WHEREAS, the request has been circulated to the Nevada County Sanitation District, the Nevada Irrigation District, the Pacific Gas and Electric Company, and AT&T, and all have consented to the request; and

WHEREAS, the Nevada County Zoning Administrator has reviewed the request and found the vacation (abandonment) of the easement is not in conflict with the Nevada County General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Nevada County Board of Supervisors has reviewed and considered this easement vacation and hereby finds and determines as follows:

1. The above recitals are true and correct.
2. The Public Utility Easement near the rear (westerly) property line on Lot 49 of Alta Sierra Estates #12, as shown on the map recorded in Book 3 of Subdivisions at Page 6, and shown in the attached Exhibit "A" is hereby determined to be an excess easement and there are no other public facilities located within the easement.
3. The Public Utility Easement as described herein can be summarily vacated pursuant to California Code Section 8333(c).

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3. Directs the Clerk of the Board of Supervisors to record the Resolution of Summary Vacation.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 8th day of May, 2018, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward Scofield, Dan Miller, Hank Weston and Richard Anderson

Noes: None.

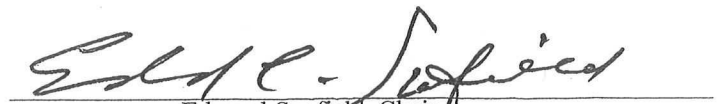
Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER
Clerk of the Board of Supervisors

By: 

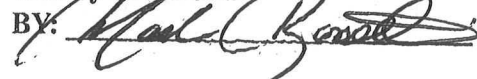


Edward Scofield, Chair
The foregoing instrument is a correct copy of the original on file in this office.

Resolution 18-172

ATTEST: May 09, 2018

Julie Patterson Hunter, Clerk of the Board
County of Nevada

BY: 

5/08/2018 cc: Recorder (1)

ALTA SIERRA COUNTRY CLUB, INC.
DOC. # 2002-15445

S49° 43' 50"E
25.00'

PRIOR BOUNDARY LINE

LEGEND:
PUE TO BE ABANDONED



N77° 22' 50"W
36.40'

N26° 48' 44"E
160.33'

N22° 30' 00"E
146.00'

SOWELL, ETUX
DOC. # 2017-0024998
LOT 49

LOT 48

LOT 50

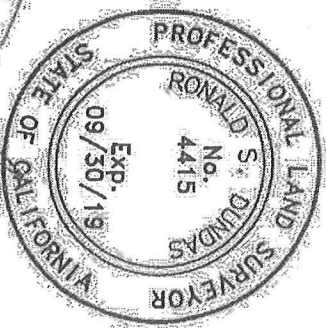
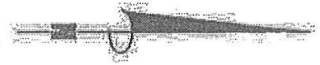
N77° 22' 50"W
203.10'

ALISO DRIVE

L=65.96, R=60.00
Δ=062°59'27"

L=25.22, R=30.00
Δ=048°10'00"

Scale 1"=50'



PREPARED BY: RONALD S. DUNDAS P.L.S. 4415
REG. EXP. 09/30/19

[Handwritten Signature]

DRAWN BY:	R.S.D.
DATE:	03/01/18
DWG. NO.:	2016-39
APPROVED BY:	

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SHT. NO.
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