



COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY

Building
Planning
Public Works
Sanitation
Environmental Health
Agricultural Commissioner

DATE: January 4, 2022 **FILE:** MIS21-0014, PLN21-0298

TO: Brian Foss, Zoning Administrator

FROM: Kevin J. Nelson, County Surveyor

SUBJECT: Abandonment of a portion of the Public Utility Easement (PUE) over Lot 13 as shown on the Ranchitos Encinos map recorded October 17, 1979 in Book 6 of Subdivisions at Page 26, Assessor's Parcel Number 011-690-004.

Owner: APN 011-690-004
David & Jill Donley
13095 Camino De Lego
Auburn, CA 95602

AT&T, the Nevada Irrigation District, the Pacific Gas and Electric Company, and the Nevada County Public Works Department have been duly notified and do not object to the subject abandonment.

Enclosed is the Exhibit Map for the subject abandonment.

Before abandonment of any right-of-way, Government Code Section 65402 requires that the Planning Department review the above request for compliance with the General Plan. After the Zoning Administrator has completed the review, please fill out the statement below and return it to me so that I can continue with the processing of the subject easement abandonment.

On 1/4/22, the Nevada County Zoning Administrator reviewed this Abandonment of Easement and finds that it is in conformance with the General Plan and the easement is not needed for public purposes. The project can now be scheduled for the Nevada County Board of Supervisors to take final action.

Nevada County Zoning Administrator

Enclosures

**EXHIBIT A
LEGAL DESCRIPTION OF
PUBLIC UTILITY EASEMENT
TO BE ABANDONED**

A PORTION OF THE PUBLIC UTILITY EASEMENT (PUE) fifteen (15) feet in width, situate along the boundary of Lot 13, as said lot is shown and designated on the map filed in Book 6 of Subdivisions at Page 26, and as amended by Certificate of Correction recorded as Document Number 82-5708, Nevada County, California; **THE NORTHEASTERLY SIDELINE OF SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING AT the most easterly corner of said Lot 13 on the edge of Lake Combie, **THENCE FROM SAID POINT OF BEGINNING** along the boundary of said Lot 13 and easement northeasterly sideline North 50°26'30" West 157.50 feet to the end of said easement northeasterly sideline.

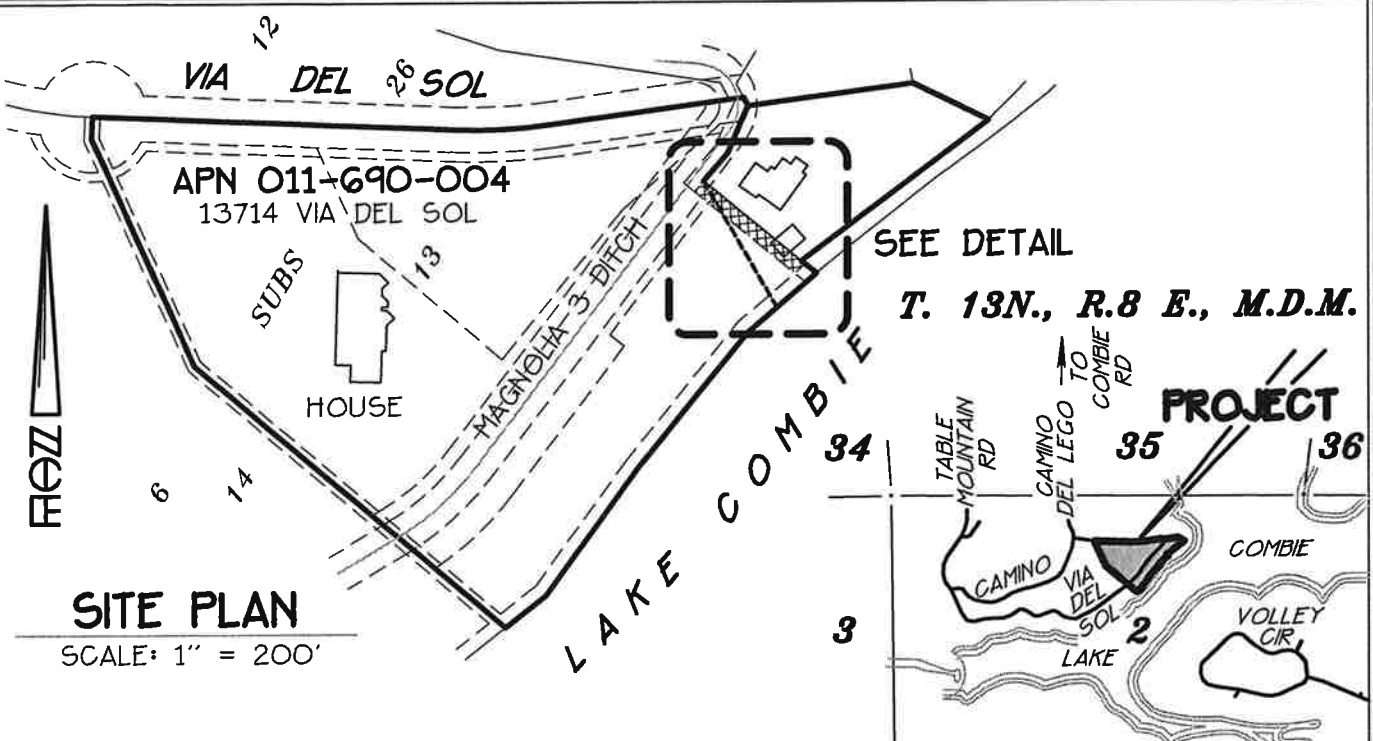
SAID EASEMENT abandonment is shown on Exhibit B, attached hereto and made a part hereof.

THIS LEGAL DESCRIPTION was prepared by me based on record data and a field survey in February 2021.

 03/02/21

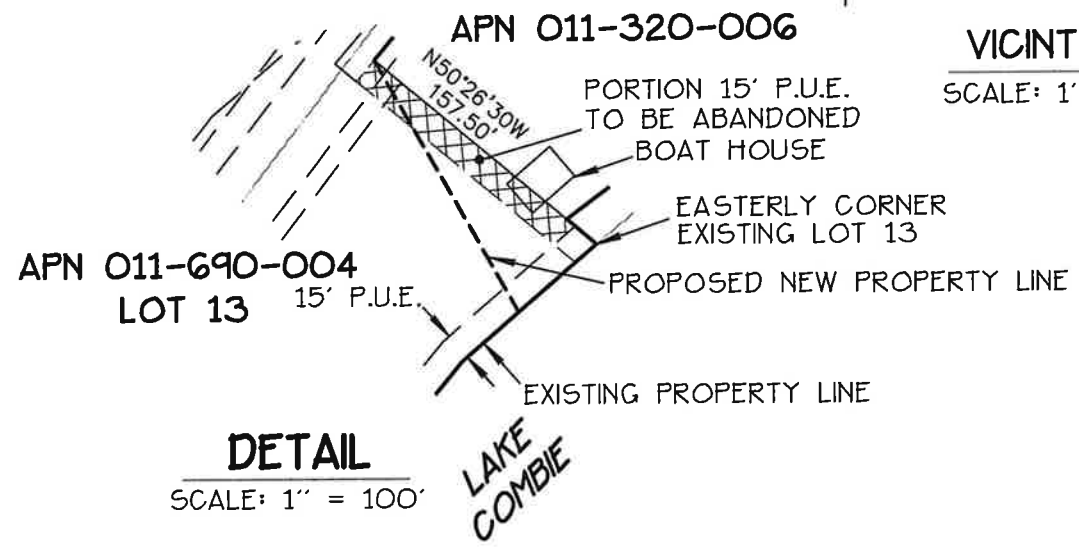
Andrew R. Cassano, PLS 4370
Professional Land Surveyor
Nevada City Engineering, Inc.





SITE PLAN
SCALE: 1" = 200'

VICINITY MAP
SCALE: 1" = 2000'



DETAIL
SCALE: 1" = 100'

LEGEND

 EASEMENT TO BE ABANDONED

**EASEMENT ABANDONMENT
JOE GLUVERS**

BEING A PORTION OF
LOT 13 BOOK 6 SUBDIVISIONS PAGE 26
IN THE N. 1/2 OF SEC. 2, T. 13 N., R. 8 E., M.D.M.

WITHIN THE UNINCORPORATED TERRITORY OF
NEVADA COUNTY, CALIFORNIA

SCALE: AS NOTED
OCTOBER, 2021
NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA