

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS County of Placer

TO: BOARD OF SUPERVISORS DATE: June 13, 2006
FROM: KEN GREHM / ^{KD} KEVIN ORDWAY
SUBJECT: ABANDONMENT OF A PORTION OF A MULTIPURPOSE EASEMENT
 - ALPINE MEADOWS

ACTION REQUESTED / RECOMMENDATION

Adopt a Resolution to abandon a portion of a MultiPurpose Easement on Lot 347, Alpine Meadows Estates Subdivision Unit No. 10.

BACKGROUND / SUMMARY

Ken Farrar, the owner of Lot 347 in Alpine Meadows Estates Subdivision Unit No. 10 (1460 Upper Bench Road) has requested the County abandon a portion of a MultiPurpose Easement (MPE) on his lot. The MPE was dedicated to the County on the map of Alpine Meadows Estates Subdivision Unit No. 10, filed for record in 1970 in Book J of Maps at Page 13. The applicant proposes to construct a mudroom onto an existing garage, a portion of which would encroach into the MPE. Additionally, a corner of the existing garage encroaches into the MPE, and this portion of the MPE would also be abandoned.

All processing fees have been paid, the proposed easement abandonment has been distributed for comment and no objections have been received. The proposed abandonment qualifies for Summary Vacation as the easement has not been used for its intended purpose, and therefore, does not require posting or scheduling of a separate public hearing.

ENVIRONMENTAL CLEARANCE

This action is categorically exempt from the provisions of CEQA Section 15061(b)(3), no potential to cause significant environmental impact.

FISCAL IMPACT

Fair market value for the portion of the easement proposed for abandonment, \$374, would be deposited in DPW's trust account for future right-of-way purchases.

Attachments: Resolution
 Description
 Plat Map

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of: A RESOLUTION ABANDONING
A PORTION OF A MULTIPURPOSE EASEMENT
ON LOT 347, ALPINE MEADOWS ESTATES
SUBDIVISION UNIT NO. 10.

Resol. No:.....

Ord. No:.....

First Reading:.....

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chairman, Board of Supervisors

WHEREAS, a MultiPurpose Easement on Lot 347 was dedicated to Placer County on the map of Alpine Meadows Estates Subdivision Unit No. 10, filed for record in Book J of Maps at Page 13; and

WHEREAS, it has been determined that the portion of the MultiPurpose Easement on Lot 347, as described on Exhibit "A" and as shown on Exhibit "B", is no longer necessary for present or prospective public use; and

WHEREAS, summary vacation of this easement is permissible pursuant to Chapter 4 of Part 3, Division 9 of the Streets and Highways Code, commencing with Section 8330.

**Resolution No. _____
A Resolution Abandoning a Portion of a MultiPurpose Easement on Lot 347,
Alpine Meadows Estates Subdivision Unit No. 10.**

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NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Placer County that from and after the date this Resolution is recorded, the portion of the MultiPurpose Easement on Lot 347, Alpine Meadows Estates Subdivision Unit No. 10, as described and shown on the attached exhibits, shall be vacated and abandoned, and shall thereafter not constitute an easement for its intended purpose; and

BE IT FURTHER RESOLVED by the Board of Supervisors of Placer County that the above described easement, as described and shown on the attached exhibits, is not useful as a nonmotorized transportation facility.

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EXHIBIT "A"
LOT 347
M.P.E. ABANDONMENT
DESCRIPTION

Being a portion of Lot 347, of the Alpine Meadows Estates Subdivision Unit No. 10, as filed in Book J of Maps at Page 13, in the Recorders Office of Placer County, California, located in a portion of the North ½ of Section 4, Township 15 North, Range 16 East, M.D.B.&M. and more particularly described as follows:

Parcel "A"

Beginning at a point which bears North 50°25'26" West, 19.40 feet, from the southeast corner of Lot 347, said corner also being on the northerly right of way line of Upper Bench Road, as shown on that certain map titled Alpine Meadows Estates Unit No. 10, as filed in Book J of Maps at Page 13, filed in the Recorders Office of Placer County California, thence from said point of beginning, South 1°40'47" East, 2.24 feet; thence South 88°19'13" West, 10.25 feet; thence North 1°40'47" West, 4.78 feet, to a non-tangent curve to the left, thence along said curve having a radius of 210.00 feet, a central angle of 2°52'53", a distance of 10.56 feet, said curve subtended by a chord of South 77°46'16" East, 10.56 feet, more or less to the point of beginning.

Above described parcel contains 36 square feet more or less.

Parcel "B"

Beginning at a point which bears North 63°45'04" West, 38.75 feet, from the southeast corner of Lot 347, said corner also being on the northerly right of way line of Upper Bench Road, as shown on that certain map titled Alpine Meadows Estates Unit No. 10, as filed in Book J of Maps at Page 13, filed in the Recorders Office of Placer County California, thence from said point of beginning, South 88°19'13" West, 12.55 feet; thence North 01°40'47" West, 4.53 feet, to a non-tangent curve to the left, thence along said curve having a radius of 210.00 feet, a central angle of 3°38'24", a distance of 13.34 feet, said curve subtended by a chord of South 71°49'55" East, 13.34 feet, more or less to the point of beginning.

Above described parcel contains 27 square feet more or less.



LEGAL EXHIBIT FOR M.P.E. ABANDONMENT

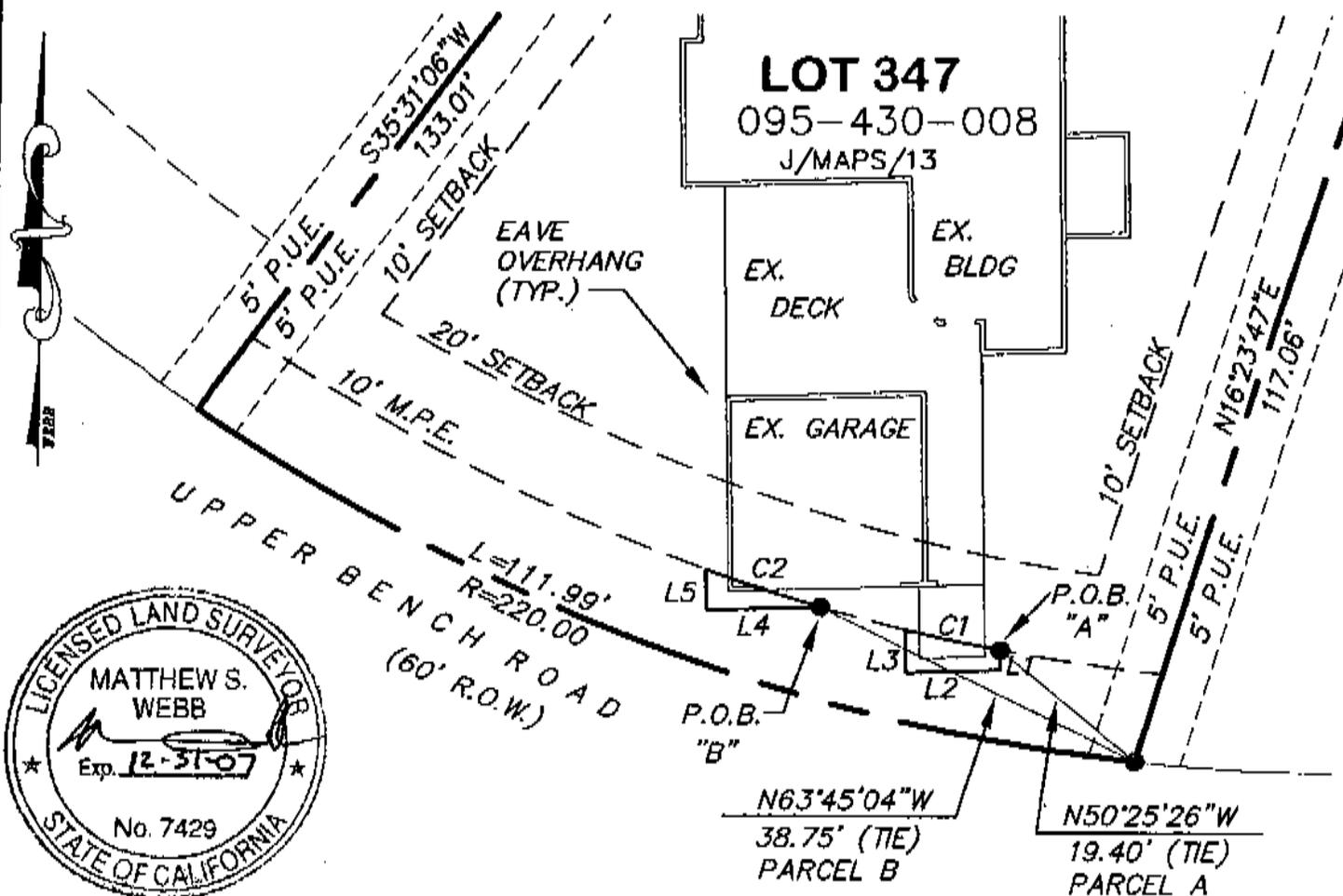
BEING A PORTION OF LOT 347, ALPINE MEADOWS ESTATES UNIT
No. 10 SUBDIVISION, BOOK J, OF MAPS AT PAGE 13, PLACER
COUNTY OFFICIAL RECORDS PORTION OF NORTH ½ SECTION 4,
TOWNSHIP 15 NORTH, RANGE 16 EAST, M.D.B. & M.

COUNTY OF PLACER
SCALE: 1" = 20'

CALIFORNIA
NOVEMBER, 2005

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.24	S01°40'47"E
L2	10.25	S88°19'13"W
L3	4.78	N01°40'47"W
L4	12.55	S88°19'13"W
L5	4.53	N01°40'47"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	10.56	210.00	2°52'53"
Chord	10.56'	SOUTH 77°46'16" EAST	
C2	13.34	210.00	3°38'24"
Chord	13.34'	SOUTH 71°49'55" EAST	



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