

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: May 7, 2013
FROM: KEN GREHM / PETER KRAATZ
SUBJECT: **ABANDONMENT OF A PORTION OF A PUBLIC UTILITY EASEMENT
AND A MULTIPURPOSE EASEMENT, ALPINE MEADOWS**

ACTION REQUESTED / RECOMMENDATION

1. Adopt a Resolution to abandon a portion of a Public Utility Easement and a portion of a Multipurpose Easement on Lots 17 and 18, Alpine Meadows Estates Unit No. 11. There is no net County cost.

BACKGROUND / SUMMARY

Arthur and Kirsten Peck, the owners of Lot 18 in the Alpine Meadows Estates Subdivision Unit No. 11 (1411 Juniper Mountain Road) have requested the County abandon a portion of a Public Utility Easement (PUE) and a portion of a Multipurpose Easement (MPE) on their lot, and the lot adjacent to theirs, Lot 17 (1415 Juniper Mountain Road). The PUE and MPE were dedicated to and accepted by the County on the map of Alpine Meadows Estates, Unit No. 11, filed for record in 1972 in Book J of Maps at Page 51. The applicants propose to construct a new residence on Lot 18, a portion of which would encroach into the easements, and the owners of Lot 18 have an easement on Lot 17 for an existing garage. The existing garage encroaches into the PUE and MPE and the abandonment of the two easements on Lot 18 is conditioned with abandoning the easements beneath the existing garage on Lot 17.

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, 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 easements proposed for abandonment, \$4,228, would be deposited in DPW's trust account for future right-of-way purchases.

Attachments: Resolution w/Exhibits A - F
Vicinity Map

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

In the matter of: A RESOLUTION ABANDONING
A PORTION OF A PUBLIC UTILITY EASEMENT
AND A MULTIPURPOSE EASEMENT ON LOTS 18
AND 17, ALPINE MEADOWS ESTATES, UNIT NO.
11.

Resol. No:.....

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 Public Utility Easement and a Multipurpose Easement were
dedicated to Placer County on the map of Alpine Meadows Estates Subdivision
Unit No. 11, filed for record in Book J of Maps at Page 51; and**

**WHEREAS, it has been determined that the portion of the Public Utility Easement
and Multipurpose Easement on Lots 18 and 17, as described and shown on the
attached Exhibits "A through F", are no longer necessary for present or
prospective public use; and**

**WHEREAS, summary vacation of these easements 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 Public Utility Easement and Multipurpose Easement on Lots 18 and 17, Alpine Meadows Estates Subdivision, Unit No. 11.

Page 2

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 Public Utility Easement and Multipurpose Easement on Lot 18 and 17, Alpine Meadows Estates Subdivision, Unit No. 11, as described and shown on the attached exhibits, shall be vacated and abandoned, and shall thereafter not constitute easements for their intended purpose; and

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

t:\dpw\roadwaysandbridges\abandonments\peck.pue.mpe.res.doc

EXHIBIT A

**LEGAL DESCRIPTION
PORTION OF PUBLIC UTILITY EASEMENT TO BE ABANDONED**

All that certain property situate in the North one-half of Section 4, Township 15 North, Range 16 East, M.D.B.&M., Placer County, California, more particularly described as follows:

Being a portion of Lot 18 as shown on the official plat of Alpine Meadows Estates No. 11, filed in Book J of Maps at Page 51, recorded April 25, 1972 as File No. 10144, Placer County Official Records, more particularly described as follows:

COMMENCING at the southeast corner of said Lot 18, thence along the easterly line of said Lot 18, North $11^{\circ}24'47''$ West 10.00 feet to the southerly line of a 10' Public Utility Easement (P.U.E.) as dedicated on the official plat of Alpine Meadows Estates No. 11, filed in Book J of Maps at Page 51, recorded April 25, 1972 as File No. 10144, Placer County Official Records; thence along said southerly P.U.E. line along a non-tangent curve to the right from which a radial line bears North $11^{\circ}24'47''$ West having a radius of 180.00 feet, a central angle of $1^{\circ}35'30''$, and an arc length of 5.00 feet to the POINT OF BEGINNING of this description; thence continuing along said curve to the right having a radius of 180.00 feet, a central angle of $6^{\circ}11'16''$, and an arc length of 19.44 feet; thence leaving said southerly P.U.E. line, North $19^{\circ}17'57''$ West 10.41 feet to the northerly line of said P.U.E.; thence along said northerly P.U.E. line along a non-tangent curve to the left from which a radial line bears North $02^{\circ}41'10''$ West, having a radius of 170.00 feet, a central angle of $7^{\circ}02'29''$, and an arc length of 20.89 feet; thence leaving said northerly P.U.E. line, South $11^{\circ}24'47''$ East 10.00 feet to the Point of Beginning, containing 202 square feet, more or less.

END OF DESCRIPTION



Prepared by:

A handwritten signature in black ink, appearing to read "Kenneth R. Arnett".

Kenneth R. Arnett P.L.S 5851
License expires: 12/31/14

Arnett & Associates, Inc.
120 Country Club Dr., No. 13
Incline Village, NV 89451

EXHIBIT B

**LEGAL DESCRIPTION
PORTION OF MULTI-PURPOSE EASEMENT TO BE ABANDONED**

All that certain property situate in the North one-half of Section 4, Township 15 North, Range 16 East, M.D.B.&M., Placer County, California, more particularly described as follows:

Being a portion of Lot 18 as shown on the official plat of Alpine Meadows Estates No. 11, filed in Book J of Maps at Page 51, recorded April 25, 1972 as File No. 10144, Placer County Official Records, more particularly described as follows:

COMMENCING at the southeast corner of said Lot 18, thence along the easterly line of said Lot 18, North $11^{\circ}24'47''$ West 10.00 feet to the northerly line of a 10' Multipurpose Easement (M.P.E.) as dedicated on the official plat of Alpine Meadows Estates No. 11, filed in Book J of Maps at Page 51, recorded April 25, 1972 as File No. 10144, Placer County Official Records; thence along said northerly M.P.E. line along a non-tangent curve to the right from which a radial line bears North $11^{\circ}24'47''$ West having a radius of 180.00 feet, a central angle of $1^{\circ}35'30''$, and an arc length of 5.00 feet to the POINT OF BEGINNING of this description; thence leaving said northerly M.P.E. line, South $11^{\circ}24'47''$ East 8.38 feet; thence North $64^{\circ}17'57''$ West 4.72 feet; thence South $25^{\circ}42'03''$ West 1.63 feet; thence North $64^{\circ}17'57''$ West 6.11 feet; thence South $70^{\circ}42'03''$ West 9.00 feet; thence North $19^{\circ}17'57''$ West 6.03 feet to said northerly M.P.E. line; thence along said northerly M.P.E. line along a non-tangent curve to the left from which a radial line bears North $03^{\circ}38'01''$ West, having a radius of 180.00 feet, a central angle of $6^{\circ}11'16''$, and an arc length of 19.44 feet to the Point of Beginning, containing 103 square feet, more or less.

END OF DESCRIPTION



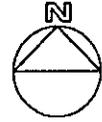
Prepared by:


Kenneth R. Arnett P.L.S 5851
License expires: 12/31/14

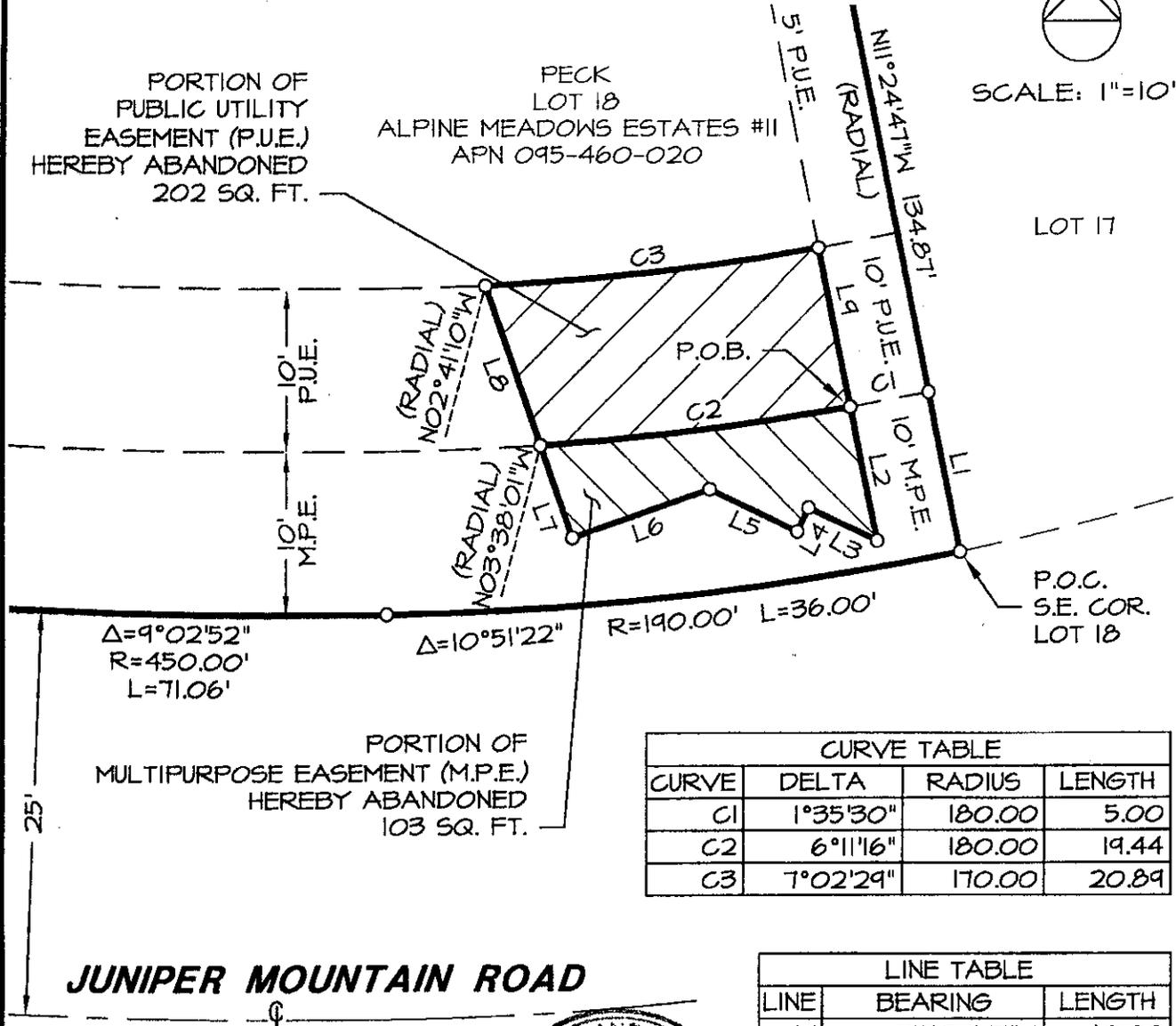
Arnett & Associates, Inc.
120 Country Club Dr., No. 13
Incline Village, NV 89451

EXHIBIT C FOR MULTIPURPOSE AND PUBLIC UTILITY EASEMENT ABANDONMENT

A PORTION OF LOT 18, AS SHOWN ON THE OFFICIAL MAP OF
ALPINE MEADOWS ESTATES #11, J/MAPS/51
LOCATED IN NORTH 1/2 SECTION 4, TOWNSHIP 15 NORTH,
RANGE 16 EAST, M.D.B.#M., PLACER COUNTY, CALIFORNIA



SCALE: 1"=10'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°35'30"	180.00	5.00
C2	6°11'16"	180.00	19.44
C3	7°02'29"	170.00	20.89

LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°24'47"W	10.00
L2	S11°24'47"E	8.38
L3	N64°17'57"W	4.72
L4	S25°42'03"W	1.63
L5	N64°17'57"W	6.11
L6	S70°42'03"W	9.00
L7	N19°17'57"W	6.03
L8	N19°17'57"W	10.41
L9	S11°24'47"E	10.00



ARNETT & ASSOCIATES, INC.
LAND SURVEYORS ■ PLANNERS
120 COUNTRY CLUB DR., NO. 13
INCLINE VILLAGE, NV 89451

EXHIBIT D

**LEGAL DESCRIPTION
PORTION OF PUBLIC UTILITY EASEMENT TO BE ABANDONED**

All that certain property situate in the North one-half of Section 4, Township 15 North, Range 16 East, M.D.B.&M., Placer County, California, more particularly described as follows:

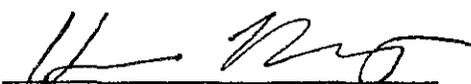
Being a portion of Lot 17 as shown on the official plat of Alpine Meadows Estates No. 11, filed in Book J of Maps at Page 51, recorded April 25, 1972 as File No. 10144, Placer County Official Records, more particularly described as follows:

COMMENCING at the southwest corner of said Lot 17, thence along the southerly line of said Lot 17 along a curve to the left from which a radial line bears North $11^{\circ}24'47''$ West, having a radius of 190.00 feet, a central angle of $1^{\circ}30'29''$, an arc length of 5.00 feet; thence leaving said southerly line, North $11^{\circ}24'47''$ West 10.00 feet to the southerly line of a 10' Public Utility Easement (P.U.E.) as dedicated on the official plat of Alpine Meadows Estates No. 11, filed in Book J of Maps at Page 51, recorded April 25, 1972 as File No. 10144, Placer County Official Records, and the POINT OF BEGINNING of this description; thence North $11^{\circ}24'47''$ West 10.00 feet to the northerly line of said P.U.E.; thence along said northerly P.U.E. line, along a non-tangent curve to the left from which a radial line bears North $13^{\circ}05'54''$ West, having a radius of 170.00 feet, through a central angle of $9^{\circ}28'20''$, an arc length of 28.10 feet; thence leaving said northerly P.U.E. line, South $22^{\circ}34'14''$ East 10.00 feet to the southerly line of said P.U.E.; thence along said southerly P.U.E. line, along a non-tangent curve to the right from which a radial line bears North $22^{\circ}34'14''$ West, having a radius of 180.00 feet, through a central angle of $9^{\circ}33'57''$, an arc length of 30.05 feet to the Point of Beginning, containing 291 square feet, more or less.

END OF DESCRIPTION



Prepared by:


Kenneth R. Arnett P.L.S 5851
License expires: 12/31/14

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120 Country Club Dr., No. 13
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EXHIBIT F

**LEGAL DESCRIPTION
PORTION OF MULTI-PURPOSE EASEMENT TO BE ABANDONED**

All that certain property situate in the North one-half of Section 4, Township 15 North, Range 16 East, M.D.B.&M., Placer County, California, more particularly described as follows:

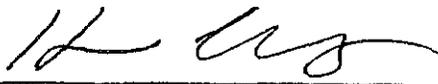
Being a portion of Lot 17 as shown on the official plat of Alpine Meadows Estates No. 11, filed in Book J of Maps at Page 51, recorded April 25, 1972 as File No. 10144, Placer County Official Records, more particularly described as follows:

COMMENCING at the southwest corner of said Lot 17, thence along the southerly line of said Lot 17 along a curve to the left from which a radial line bears North $11^{\circ}24'47''$ West, having a radius of 190.00 feet, a central angle of $1^{\circ}30'29''$, an arc length of 5.00 feet to the POINT OF BEGINNING of this description; thence leaving said southerly line, North $11^{\circ}24'47''$ West 10.00 feet to the northerly line of a 10' Multi-purpose Easement (M.P.E.) as dedicated on the official plat of Alpine Meadows Estates No. 11, filed in Book J of Maps at Page 51, recorded April 25, 1972 as File No. 10144, Placer County Official Records; thence along said northerly M.P.E. line, along a non-tangent curve to the left from which a radial line bears North $13^{\circ}00'17''$ West, having a radius of 180.00 feet, through a central angle of $9^{\circ}33'57''$, an arc length of 30.05 feet; thence leaving said northerly M.P.E. line, South $22^{\circ}34'14''$ East 10.00 feet to the southerly line of said Lot 17; thence along said southerly line, along a non-tangent curve to the right from which a radial line bears North $22^{\circ}34'14''$ West, having a radius of 190.00 feet, through a central angle of $9^{\circ}38'58''$, an arc length of 32.00 feet to the Point of Beginning, containing 310 square feet, more or less.

END OF DESCRIPTION



Prepared by:

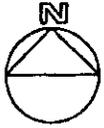

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EXHIBIT F

FOR MULTIPURPOSE AND PUBLIC UTILITY EASEMENT ABANDONMENT

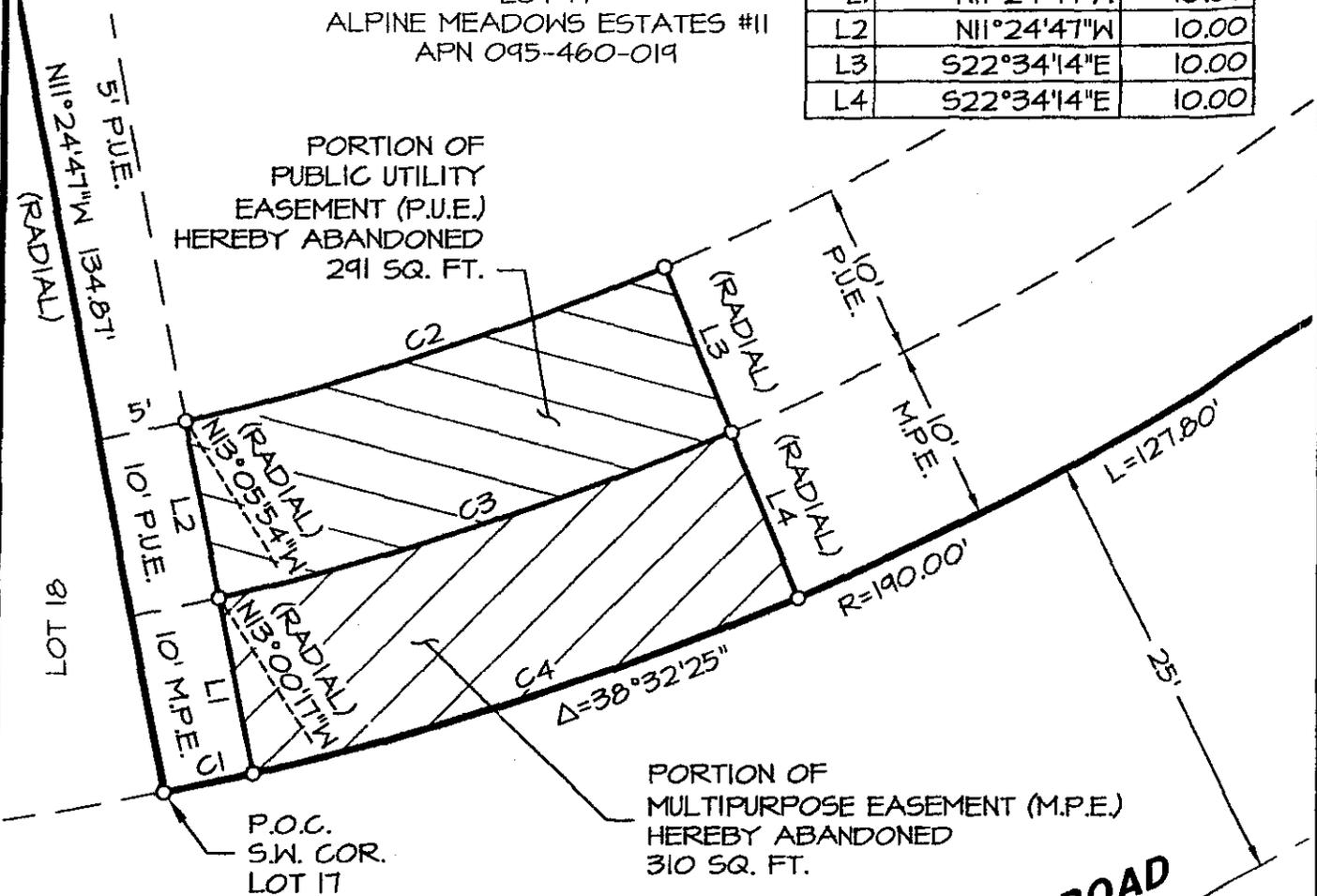
A PORTION OF LOT 17, AS SHOWN ON THE OFFICIAL MAP OF
ALPINE MEADOWS ESTATES #11, JMAPS/51
LOCATED IN NORTH 1/2 SECTION 4, TOWNSHIP 15 NORTH,
RANGE 16 EAST, M.D.B. & M., PLACER COUNTY, CALIFORNIA



SCALE: 1"=10'

NOBLE
LOT 17
ALPINE MEADOWS ESTATES #11
APN 095-460-019

LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°24'47"W	10.00
L2	N11°24'47"W	10.00
L3	S22°34'14"E	10.00
L4	S22°34'14"E	10.00



PORTION OF
PUBLIC UTILITY
EASEMENT (P.U.E.)
HEREBY ABANDONED
291 SQ. FT.

PORTION OF
MULTIPURPOSE EASEMENT (M.P.E.)
HEREBY ABANDONED
310 SQ. FT.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°30'29"	190.00'	5.00'
C2	9°28'20"	170.00'	28.10'
C3	9°33'57"	180.00'	30.05'
C4	9°38'58"	190.00'	32.00'

JUNIPER MOUNTAIN ROAD



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