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

In the matter of: Resol. No 2015-152

A RESOLUTION ABANDONING PORTIONS OF PUBLIC UTILITY, SANITARY SEWER AND DRAINAGE EASEMENTS IN THE WINCHESTER SUBDIVISION

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held July 21, 2015 by the following vote on roll call:

Ayes DURAN, HOLMES, MONTGOMERY, UHLER

Noes: NONE

Absent WEYGANDT

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, Public Utility, Sanitary Sewer and Drainage Easements were dedicated to Placer County on the map of Winchester Phase 1, filed for record in Book V of Maps at Page 25, and

WHEREAS, it has been determined that portions of the Public Utility, Sanitary Sewer and Drainage Easements, as described and shown on the attached Exhibits 'A' through 'E-1" are no longer necessary for present or prospective public use, and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Placer County that from and after the date this Resolution is recorded, the Public Utility Easements described and shown on the attached Exhibits 'A', 'A-1', 'B', 'B-1', 'C' and 'C-1', the Sanitary Sewer Easement described and shown on the attached Exhibits 'D' and 'D-1', and the Drainage Easement described and shown on the attached Exhibits 'E' and 'E-1', shall be vacated and abandoned, and shall thereafter not constitute easements for their intended purposes, and

BE IT FURTHER RESOLVED AND ORDERED, by the Board of Supervisors of Placer County that the above described easements are not useful as a nonmotorized transportation facility

EXHIBIT 'A'

All those portions of the tracts of land described in the corporation grant deed to GMK Winchester, LP, recorded in Document No. 2010-0022416, Official Records of Placer County, being portions of Lots 19, 20, 24 through 37 inclusive and Lots 39 through 43 inclusive as shown and designated as 'Public Utility Easements (PUE)' on the map of Winchester Phase 1, Tract No. 771, filed in Book 'V' of Maps, at Page 25, Placer County Records, all located in Section 11, Township 13 North, Range 8 East, MDBM, County of Placer, State of California, described as follows:

Portion of Lot 19:
The westerly 5.00 feet of the easterly 10.00 feet and the easterly 5.00 feet of the westerly 10.00 feet of said Lot 19.
Contains an area of 1,418 square feet, more or less.

Portion of Lot 20:
The westerly 5.00 feet of the easterly 10 00 feet and the northeasterly 5 00 feet of the southwesterly 10.00 feet of said Lot 20.
Contains an area of 1,661 square feet, more or less.

Portion of Lot 24:
The westerly 5.00 feet of the easterly 10.00 feet and the easterly 5.00 feet of the westerly 10.00 feet of said Lot 24, **EXCEPTING THEREFROM**, the northerly 10.00 feet of said Lot 24.
Contains an area of 1,266 square feet, more or less.

Portion of Lot 25:
The westerly 5.00 feet of the easterly 10.00 feet and the easterly 5.00 feet of the westerly 10.00 feet of said Lot 25, **EXCEPTING THEREFROM**, the northerly 10.00 feet of said Lot 25.
Contains an area of 1,219 square feet, more or less.

Portion of Lot 26:
The westerly 5.00 feet of the easterly 10.00 feet and the easterly and northeasterly 5.00 feet of the westerly and southwesterly 10.00 feet of said Lot 26, **EXCEPTING THEREFROM**, the northerly 10.00 feet of said Lot 26.
Contains an area of 1,518 square feet, more or less.

Portion of Lot 27:
The westerly and southwesterly 5.00 feet of the easterly and northeasterly 10.00 feet and the northerly 5.00 feet of the southerly 10 00 feet of said Lot 27, **EXCEPTING THEREFROM**, the northwesterly 10.00 feet of said Lot 27.
Contains an area of 1,478 square feet, more or less.

Portion of Lot 28:
The southerly 5.00 feet of the northerly 10.00 feet and the northerly 5.00 feet of the southerly 10.00 feet of said Lot 28, **EXCEPTING THEREFROM**, the northwesterly 10.00 feet of said Lot 28.

Contains an area of 1,360 square feet, more or less.

Portion of Lot 29:

The southerly 5.00 feet of the northerly 10.00 feet and the northerly 5.00 feet of the southerly 10.00 feet of said Lot 29, **EXCEPTING THEREFROM**, the northwesterly 10.00 feet of said Lot 29.

Contains an area of 1,596 square feet, more or less.

Portion of Lot 30:

The northeasterly 10.00 feet of said Lot 30, **EXCEPTING THEREFROM**, the southerly 10.00 feet of said Lot 30.

Contains an area of 1,191 square feet, more or less.

Portion of Lot 31:

The northeasterly 10.00 feet of said Lot 31 and the southwesterly 10.00 feet of said Lot 31, **EXCEPTING THEREFROM**, the southerly 10.00 feet of said Lot 31.

Contains an area of 2,596 square feet, more or less.

Portion of Lot 32:

The southwesterly 10.00 feet of said Lot 32, **EXCEPTING THEREFROM**, the southeasterly 10.00 feet of said Lot 32.

Contains an area of 1,702 square feet, more or less.

Portion of Lot 33:

The easterly 5.00 feet of the westerly 10.00 feet and the northerly 5.00 feet of the southerly 10.00 feet of said Lot 33.

Contains an area of 964 square feet, more or less.

Portion of Lot 34:

The southerly 5.00 feet of the northerly 10.00 feet and the northerly 5.00 feet of the southerly 10.00 feet of said Lot 34, **EXCEPTING THEREFROM**, the westerly 10.00 feet of said Lot 34.

Contains an area of 1,209 square feet, more or less.

Portion of Lot 35:

The southerly 5.00 feet of the northerly 10.00 feet and the southerly 10.00 feet of said Lot 35, **EXCEPTING THEREFROM**, the westerly 10.00 feet of said Lot 35.

Contains an area of 1,010 square feet, more or less.

Portion of Lot 36:

The southerly 5.00 feet of the northerly 10.00 feet and the northerly 5.00 feet of the southerly 10.00 feet of said Lot 36, **EXCEPTING THEREFROM**, the westerly 10.00 feet of said Lot 36.

Contains an area of 1,212 square feet, more or less.

Portion of Lot 37:

The southerly 5.00 feet of the northerly 10.00 feet and the northerly 5.00 feet of the southerly 10.00 feet of said Lot 37, **EXCEPTING THEREFROM**, the westerly 10.00 feet of said Lot 37.

Contains an area of 1,213 square feet, more or less.

Portion of Lot 39:
The southerly 10.00 feet of said Lot 39, **EXCEPTING THEREFROM**, the westerly 10.00 feet of said Lot 39.
Contains an area of 1,484 square feet, more or less.

Portion of Lot 40:
The northerly 10.00 feet and the northerly and northwesterly 5.00 feet of the southerly and southeasterly 10.00 feet of said Lot 40, **EXCEPTING THEREFROM**, the southwesterly 10.00 feet of said Lot 40.
Contains an area of 2,137 square feet, more or less.

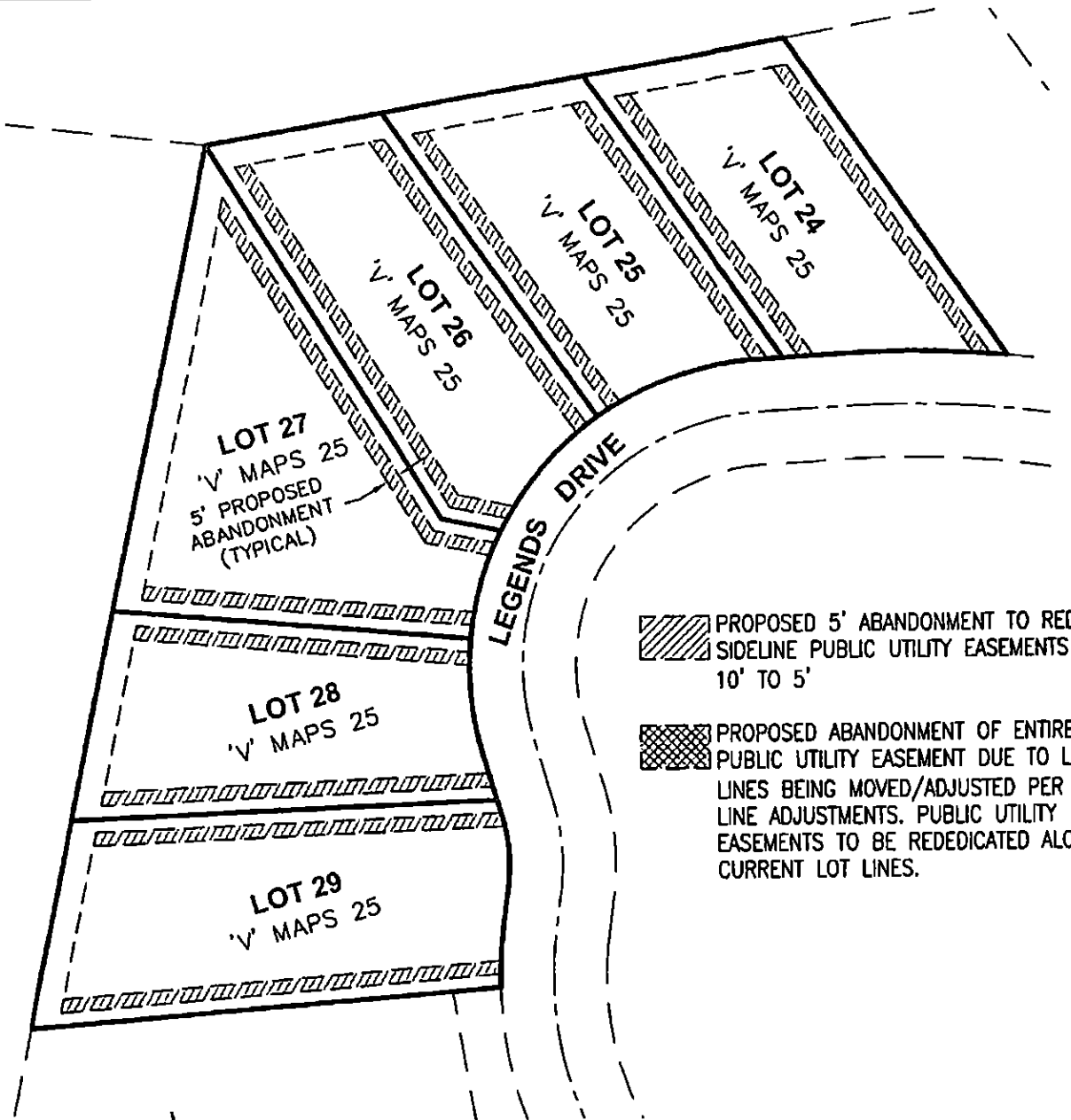
Portion of Lot 41:
The southerly and southeasterly 5.00 feet of the northerly and northwesterly 10.00 feet and the northerly 5.00 feet of the southerly 10.00 feet of said Lot 41, **EXCEPTING THEREFROM**, the westerly 10.00 feet of said Lot 41
Contains an area of 1,988 square feet, more or less.

Portion of Lot 42:
The southerly 5.00 feet of the northerly 10.00 feet and the northerly 5.00 feet of the southerly 10.00 feet of said Lot 42, **EXCEPTING THEREFROM**, the westerly 10.00 feet of said Lot 42.
Contains an area of 3,025 square feet, more or less.

Portion of Lot 43:
The southerly 5.00 feet of the northerly 10.00 feet and the northerly 5.00 feet of the southerly 10.00 feet of said Lot 43, **EXCEPTING THEREFROM**, the northwesterly 10.00 feet of said Lot 43.
Contains an area of 3,284 square feet, more or less.

The above described tracts of land are shown on Exhibit 'A-1', consisting of 4 sheets, attached hereto and made a part hereof.

End of description.



PROPOSED 5' ABANDONMENT TO REDUCED SIDELINE PUBLIC UTILITY EASEMENTS FROM 10' TO 5'

PROPOSED ABANDONMENT OF ENTIRE PUBLIC UTILITY EASEMENT DUE TO LOT LINES BEING MOVED/ADJUSTED PER LOT LINE ADJUSTMENTS. PUBLIC UTILITY EASEMENTS TO BE REDEDICATED ALONG CURRENT LOT LINES.

SCALE: 1"=60'

15 60
0 30

EXHIBIT 'A-1'

WINCHESTER

PUBLIC UTILITY EASEMENT PROPOSED ABANDONMENT

A PORTION OF
SECTION 11, T.13 N., R.8 E., M.D.M.
PLACER COUNTY, CALIFORNIA
SCALE: 1"=60' APRIL 2015

ANDREGG GEOMATICS
www.andregg.com
800-400-7072

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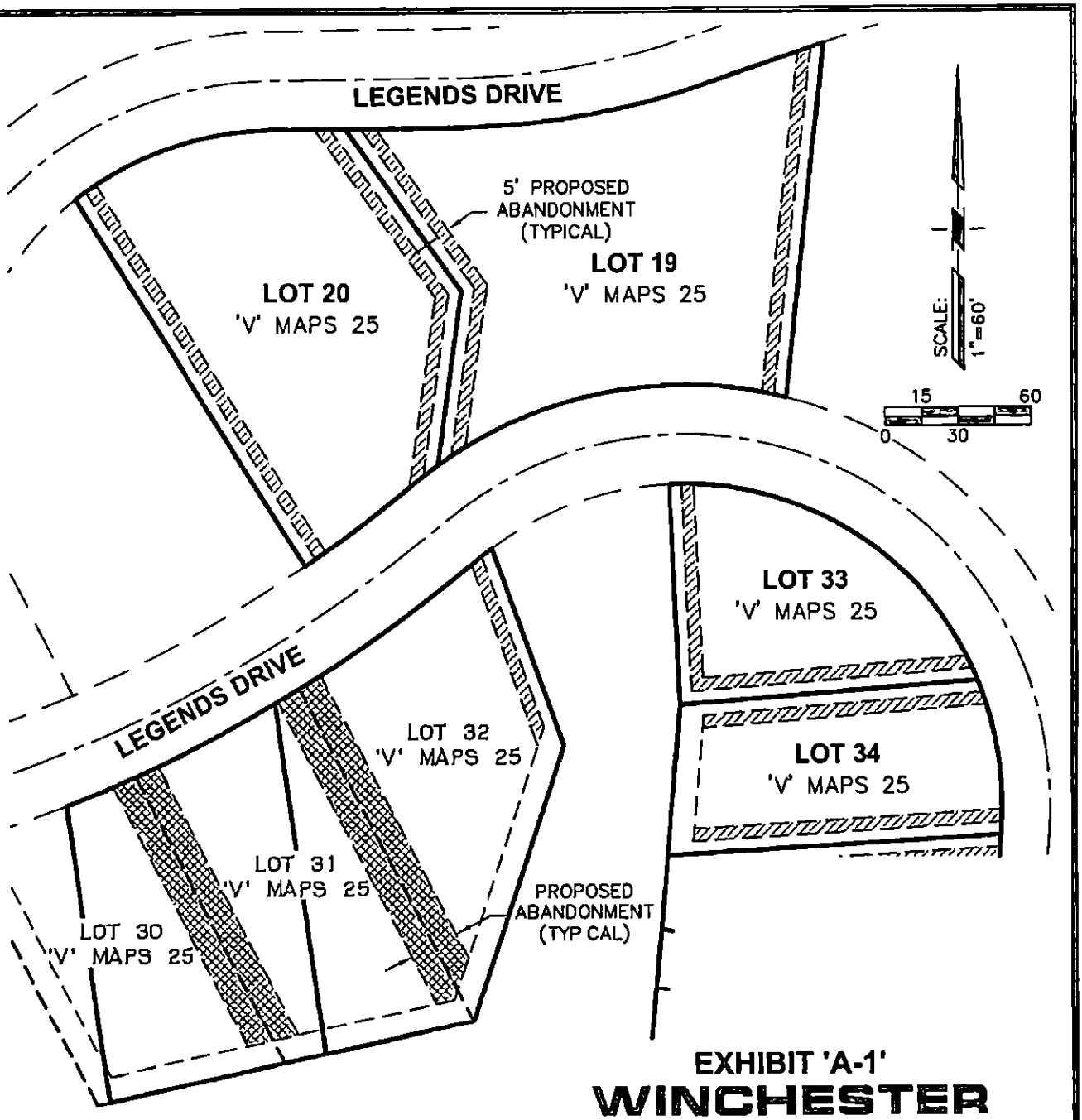

PROPOSED 5' ABANDONMENT TO REDUCED SIDELINE PUBLIC UTILITY EASEMENTS FROM 10' TO 5'

PROPOSED ABANDONMENT OF ENTIRE PUBLIC UTILITY EASEMENT DUE TO LOT LINES BEING MOVED/ADJUSTED PER LOT LINE ADJUSTMENTS. PUBLIC UTILITY EASEMENTS TO BE REDEDICATED ALONG CURRENT LOT LINES.

EXHIBIT 'A-1'

WINCHESTER PUBLIC UTILITY EASEMENT PROPOSED ABANDONMENT

A PORTION OF SECTION 11, T.13 N., R.8 E., M.D.M. PLACER COUNTY, CALIFORNIA

SCALE: 1"=60' APRIL 2015

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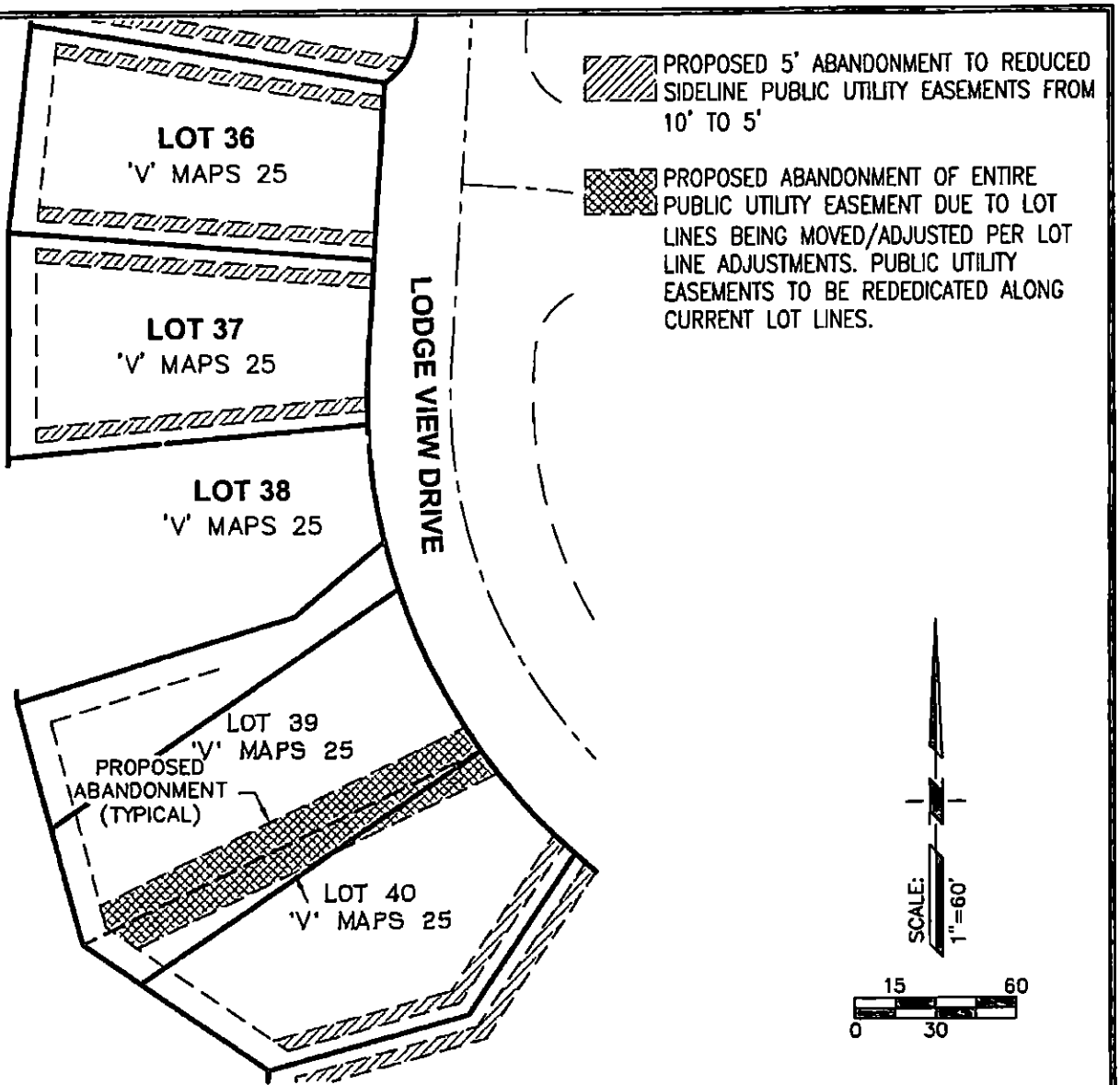

EXHIBIT 'A-1'

WINCHESTER

PUBLIC UTILITY EASEMENT PROPOSED ABANDONMENT

A PORTION OF

SECTION 11, T.13 N., R.8 E., M.D.M.

PLACER COUNTY, CALIFORNIA

SCALE: 1"=60' APRIL 2015

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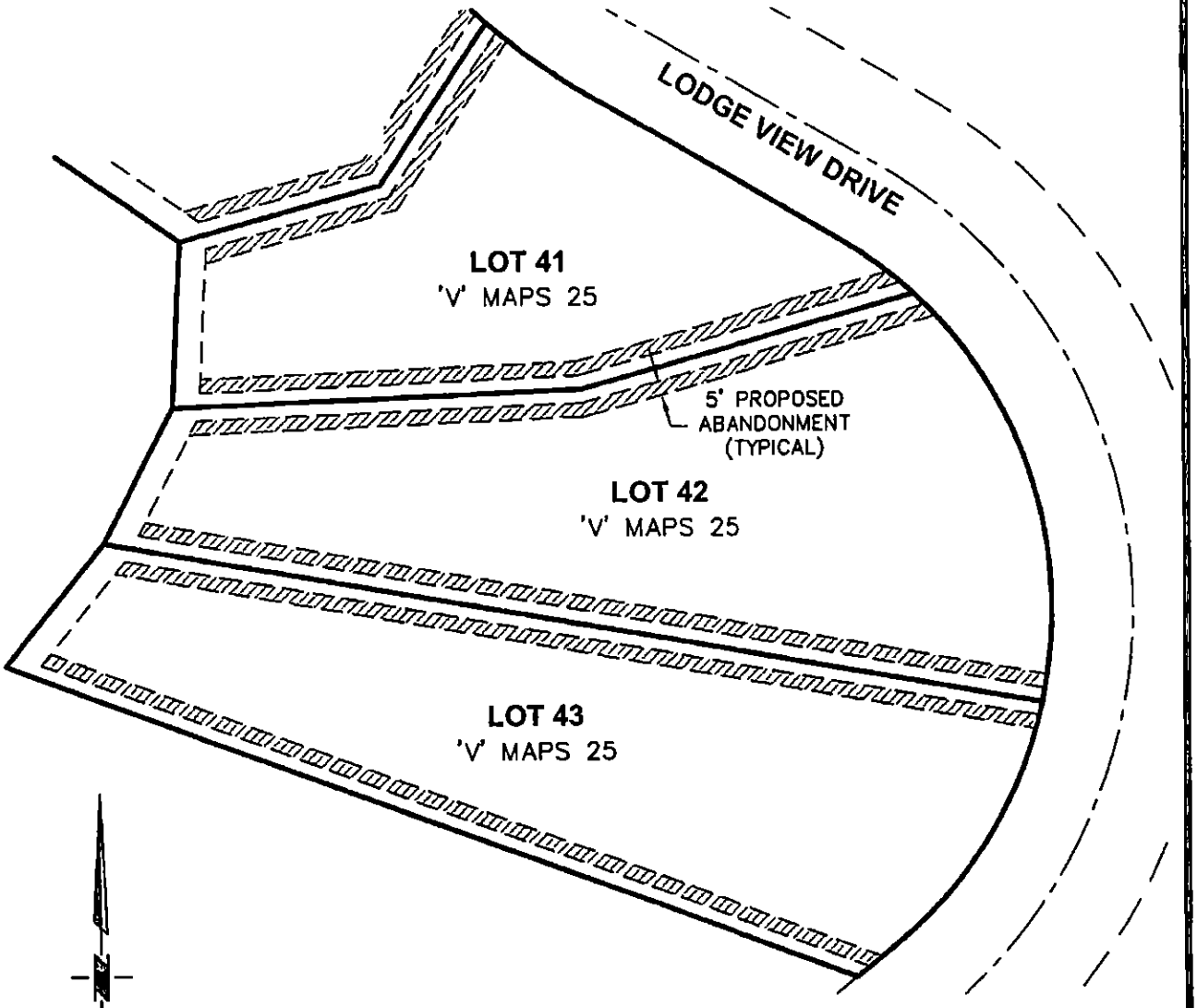

SCALE. 1"=60'

15 60
0 30

PROPOSED 5' ABANDONMENT TO REDUCED SIDELINE PUBLIC UTILITY EASEMENTS FROM 10' TO 5'

PROPOSED ABANDONMENT OF ENTIRE PUBLIC UTILITY EASEMENT DUE TO LOT LINES BEING MOVED/ADJUSTED PER LOT LINE ADJUSTMENTS. PUBLIC UTILITY EASEMENTS TO BE REDEDICATED ALONG CURRENT LOT LINES.

EXHIBIT 'A-1'
WINCHESTER
PUBLIC UTILITY EASEMENT PROPOSED ABANDONMENT
A PORTION OF
SECTION 11, T.13 N., R.8 E., M.D.M.
PLACER COUNTY, CALIFORNIA
SCALE: 1"=60' APRIL 2015

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EXHIBIT 'B'

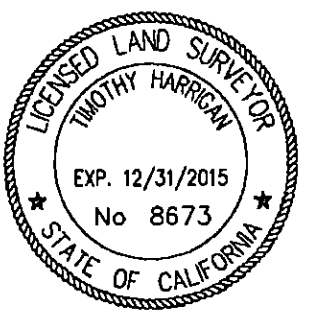
All those portions of the tracts of land described in the corporation grant deed to Winchester Community Association, recorded in Document No. 2010-0022415, Official Records of Placer County, being portions of Lot 35 and Lot 'X' as shown and designated as 'Public Utility Easements (PUE)' on the map of Winchester Phase 1, Tract No 771, filed in Book 'V' of Maps, at Page 25, Placer County Records, all located in Section 11, Township 13 North, Range 8 East, MDBM, County of Placer, State of California, described as follows:

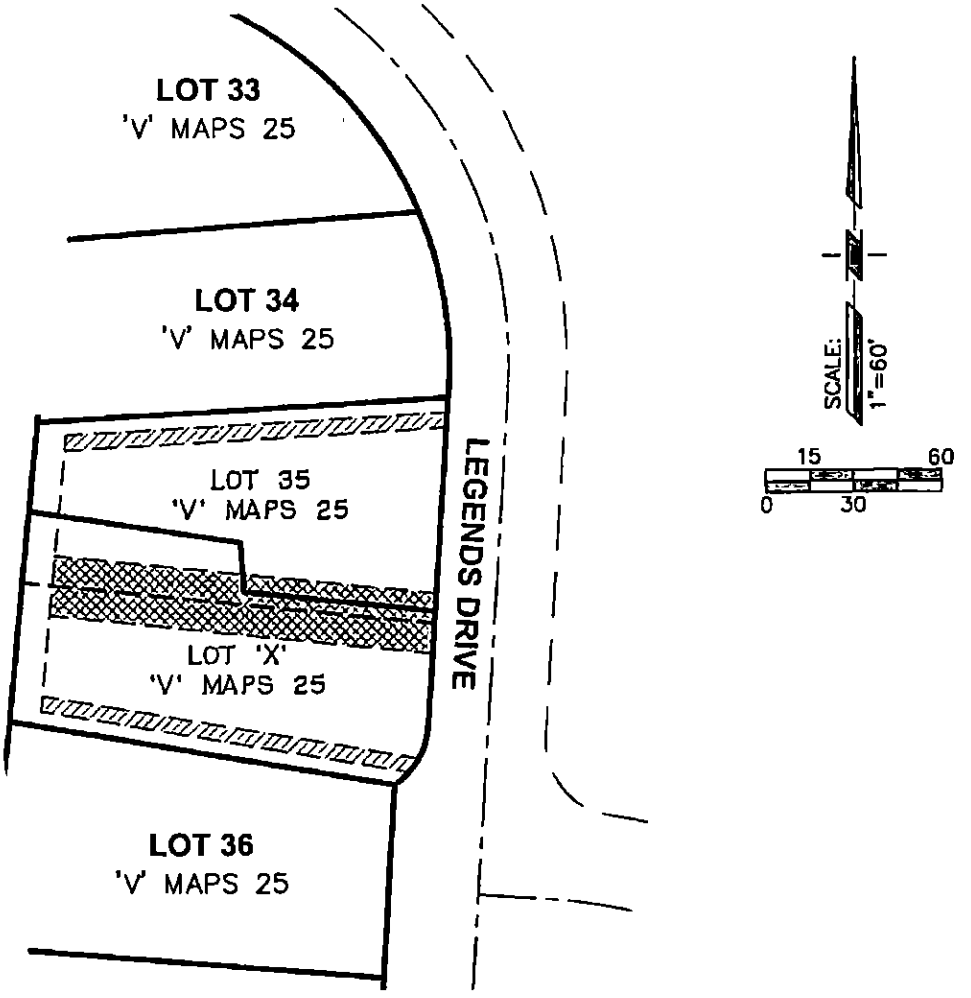
Portion of Lot 35:
The southerly 10.00 feet of said Lot 35, **EXCEPTING THEREFROM**, the westerly 10 00 feet of said Lot 35.
Contains an area of 902 square feet, more or less.

Portion of Lot 'X':
The northerly 10.00 feet and the northerly 5.00 feet of the southerly 10.00 feet of said Lot 'X', **EXCEPTING THEREFROM**, the westerly 10.00 feet of said Lot 'X'.
Contains an area of 1,909 square feet, more or less.

The above described tracts of land are shown on Exhibit 'B-1', consisting of 1 sheet, attached hereto and made a part hereof.

End of description.





PROPOSED 5' ABANDONMENT TO REDUCED SIDELINE PUBLIC UTILITY EASEMENTS FROM 10' TO 5'

PROPOSED ABANDONMENT OF ENTIRE PUBLIC UTILITY EASEMENT DUE TO LOT LINES BEING MOVED/ADJUSTED PER LOT LINE ADJUSTMENTS. PUBLIC UTILITY EASEMENTS TO BE REDEDICATED ALONG CURRENT LOT LINES.

EXHIBIT 'B-1'

WINCHESTER PUBLIC UTILITY EASEMENT PROPOSED ABANDONMENT

A PORTION OF SECTION 11, T.13 N., R.8 E., M.D.M. PLACER COUNTY, CALIFORNIA

SCALE: 1"=60' APRIL 2015

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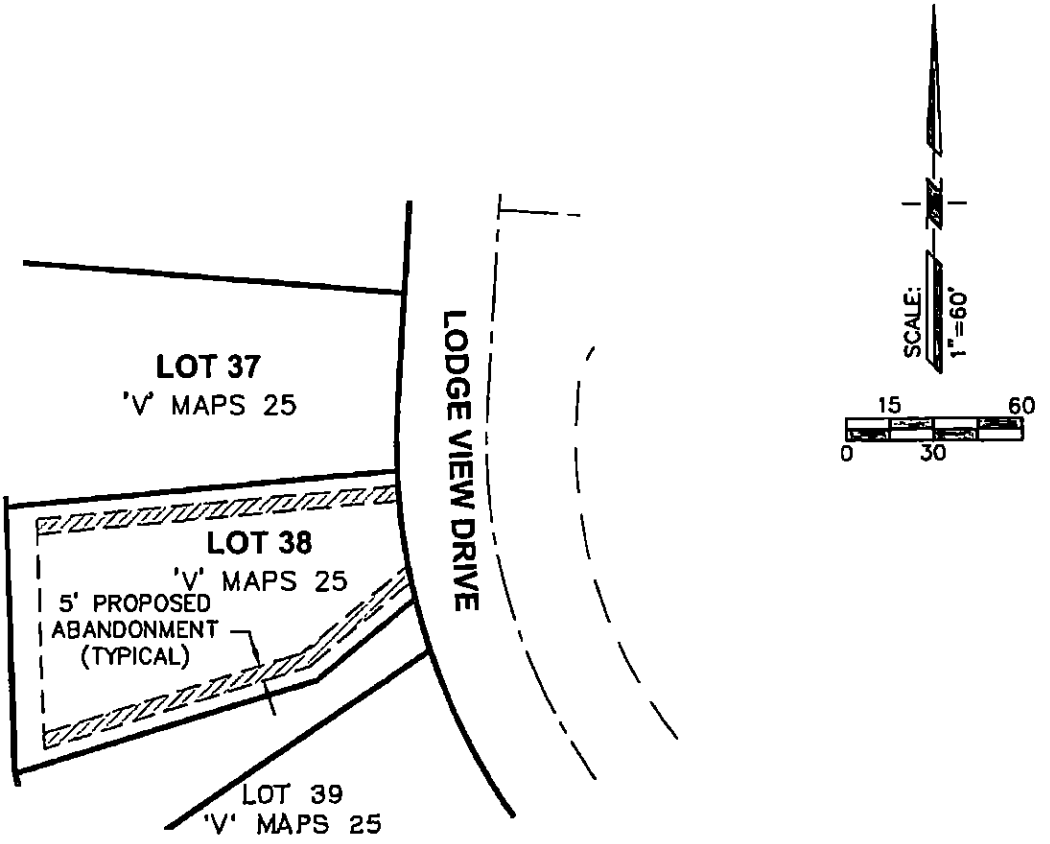
EXHIBIT 'C'

All those portions of the tract of land described in the grant deed to Renata P. O'Callaghan, recorded in Document No. 2014-0077672, Official Records of Placer County, being portions of Lot 38 as shown and designated as 'Public Utility Easements (PUE)' on the map of Winchester Phase 1, Tract No. 771, filed in Book 'V' of Maps, at Page 25, Placer County Records, all located in Section 11, Township 13 North, Range 8 East, MDBM, County of Placer, State of California, described as follows:

Portion of Lot 38:
The southerly 5.00 feet of the northerly 10.00 feet of said Lot 38 and the northerly 5.00 feet of the southerly 10.00 feet of said Lot 38, **EXCEPTING THEREFROM**, the westerly 10.00 feet of said Lot 38.
Contains an area of 1,285 square feet, more or less.

The above described tracts of land are shown on Exhibit 'C-1', consisting of 1 sheet, attached hereto and made a part hereof.

End of description.



PROPOSED 5' ABANDONMENT TO REDUCED SIDELINE PUBLIC UTILITY EASEMENTS FROM 10' TO 5'

PROPOSED ABANDONMENT OF ENTIRE PUBLIC UTILITY EASEMENT DUE TO LOT LINES BEING MOVED/ADJUSTED PER LOT LINE ADJUSTMENTS. PUBLIC UTILITY EASEMENTS TO BE REDEDICATED ALONG CURRENT LOT LINES.

EXHIBIT 'C-1'

WINCHESTER PUBLIC UTILITY EASEMENT PROPOSED ABANDONMENT

A PORTION OF SECTION 11, T.13 N., R.8 E., M.D.M. PLACER COUNTY, CALIFORNIA

SCALE: 1"=60' APRIL 2015

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EXHIBIT 'D'

All those portions of the tracts of land described as Parcel Three and Parcel Four in the corporation grant deed to GMK Winchester, LP, recorded in Document No. 2010-0022416, Official Records of Placer County, being portions of Lots 30, 31 and 32 as shown and designated as 'Sanitary Sewer Easement (SSE)' on the map of Winchester Phase 1, Tract No. 771, filed in Book 'V' of Maps, at Page 25, Placer County Records, all located in Section 11, Township 13 North, Range 8 East, MDBM, County of Placer, State of California, described as follows:

Beginning at the northwesterly corner of Lot 31, as shown and designated on the map of Winchester Phase 1, Tract No. 771, filed in Book 'V' of Maps, at Page 25, Placer County Records, being the northwesterly corner of the Access Easement and Sanitary Sewer Easement as shown and designated on said map; thence from said **Point of Beginning**, South 27°17'33" East, along the westerly line of said Lot 31 and the westerly line of said easements, a distance of 44.41 feet; thence leaving said westerly line, along the southerly and easterly lines of said easements, the following four (4) consecutive courses and distances:

1. North 66°37'58" East, a distance of 38.86 feet,
2. North 71°50'12" East, a distance of 37.09 feet,
3. North 44°26'25" East, a distance of 30.13 feet and
4. North 03°34'45" East, a distance of 60.23 feet to a point on the northerly line of Lot 32 as shown on said map;

thence along the northerly lines of said Lot 32 and Lot 31 respectively, along the arc of a non-tangent curve to the left, concave northwesterly, having a radius of 580.00 feet, through a central angle of 13°20'36", an arc length of 135.07 feet, and a chord bearing South 59°13'36" West, a distance of 134.77 feet to the **Point of Beginning**.

Containing an area of 0.13 acres, more or less.

The above described tracts of land are shown on Exhibit 'D-1', consisting of 1 sheet, attached hereto and made a part hereof.

End of description.

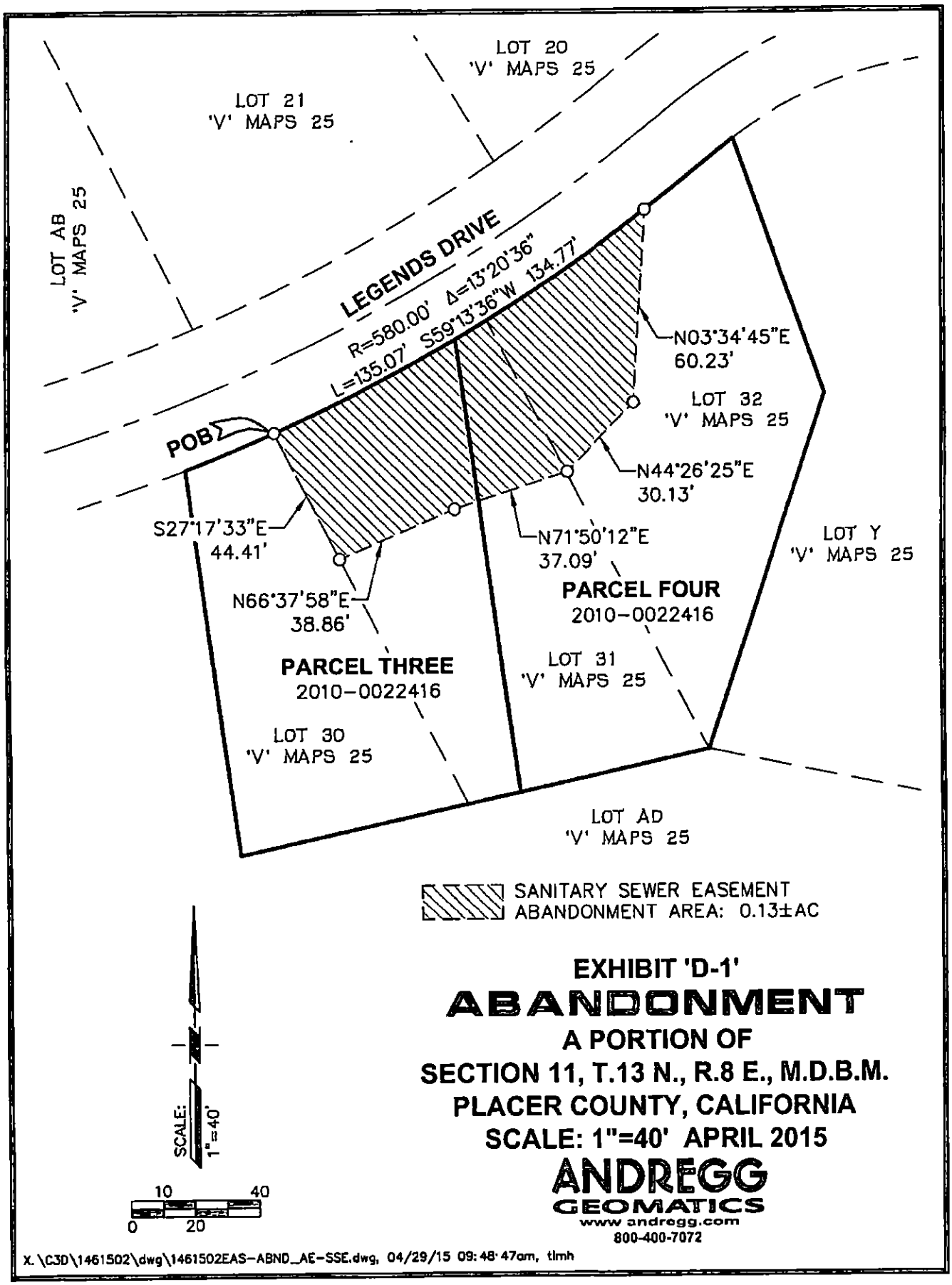

EXHIBIT 'D-1'

ABANDONMENT

A PORTION OF

SECTION 11, T.13 N., R.8 E., M.D.B.M.

PLACER COUNTY, CALIFORNIA

SCALE: 1"=40' APRIL 2015

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EXHIBIT 'E'

All that portion of the tract of land described as Parcel Four in the corporation grant deed to GMK Winchester, LP, recorded in Document No. 2010-0022416, Official Records of Placer County, being portions of Lots 31 and 32 as shown and designated as 'Drainage Easement (DE)' on the map of Winchester Phase 1, Tract No. 771, filed in Book 'V' of Maps, at Page 25, Placer County Records, all located in Section 11, Township 13 North, Range 8 East, MDBM, County of Placer, State of California, described as follows:

A strip of land having a right angle width of 20.00 feet, lying 10.00 feet on each side of the following described centerline:

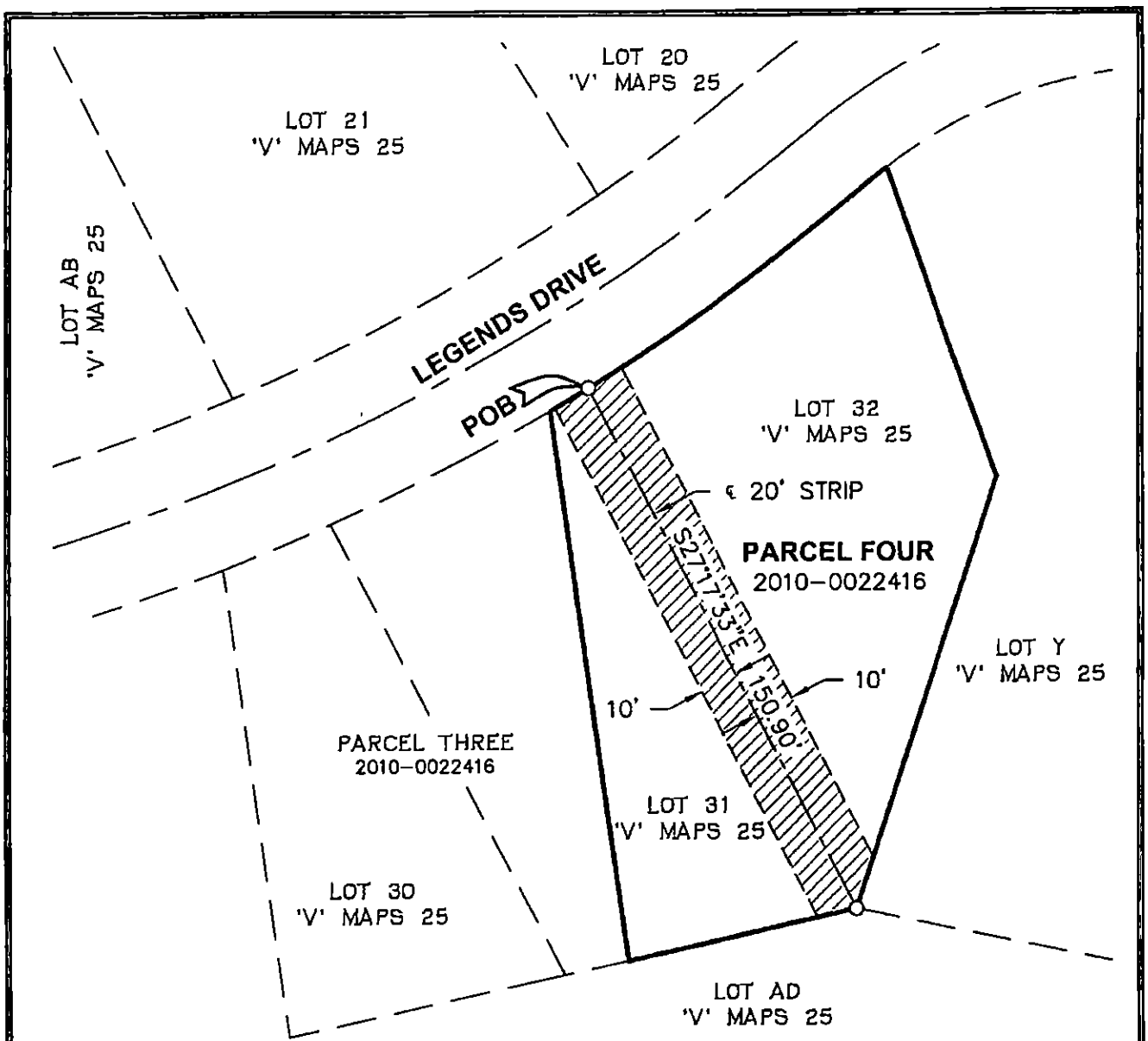
Beginning at the northwesterly corner of Lot 32, as shown and designated on the map of Winchester Phase 1, Tract No. 771, filed in Book 'V' of Maps, at Page 25, Placer County Records; thence from said **Point of Beginning**, South 27°17'33" East, along the southwesterly line of said Lot 32, a distance of 150.90 feet to the most southerly corner of said Lot 32, and thence terminating.

The sidelines of said strip of land shall be lengthened or shortened to begin at the northerly line and end at the southerly line of the aforesaid Parcel Four.

Containing an area of 2,957 square feet (0.07 acres), more or less.

The above described tract of land is shown on Exhibit 'E-1', consisting of 1 sheet, attached hereto and made a part hereof.

End of description.



DRAINAGE EASEMENT ABANDONMENT
AREA: 2,957±SF (0.07±AC)

SCALE: 1"=40'

10 40
0 20

EXHIBIT 'E-1'

ABANDONMENT

A PORTION OF
SECTION 11, T.13 N., R.8 E., M.D.B.M.
PLACER COUNTY, CALIFORNIA
SCALE: 1"=40' APRIL 2015

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