

Community Services Department  
Planning and Building  
**ABANDONMENT APPLICATION**



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Washoe County Spur Road Abandonment</b>			
<b>Project Description:</b> This abandonment will return a small portion of a Washoe County spur/maintenance road to the three homeowners who live on the spur road. The spur road is the sole access to the three homes. Moreover, the three homeowners have had an exclusive use easement over the spur road since its creation as, again, the spur road is the sole access to their homes.			
Project Address: 4327 Caughlin Parkway, Reno, NV 89519			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
The spur road in question is located at 4327 Caughlin Parkway, Reno, Nevada 89519.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
220-011-15	<small>4.789* - only 0.264 acres will be abandoned.</small>		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). The WC Parks Depart & D.A. approve & support this application.			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Aaron and Rebecca Jennings		Name:	
Address: 4327 Caughlin Parkway		Address:	
Reno, NV	Zip: 89519		Zip:
Phone: 775-742-7200	Fax:	Phone:	Fax:
Email: rebeccaannjennings@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: N/A		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Abandonment Application  
Supplemental Information**  
(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

The location of the abandonment is 4327 Caughlin Parkway, Reno, NV 89519

2. On which map or document (please include with application) is the easement or right-of-way first referenced?

Map 2688.

3. What is the proposed use for the vacated area?

The proposed use of the vacated area is for access to our home.

4. What replacement easements are proposed for any to be abandoned?

We have exclusive use of the spur road currently. Map 2688 provides utility easements which will remain.

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

This abandonment will not result in any damage or discrimination to other property. The owner of the property, Washoe County, supports this application as does the Washoe County District Attorney's Office.

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

* Yes	* No XX
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**IMPORTANT**

**NOTICE REGARDING ABANDONMENTS:**

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

# Property Owner Affidavit

**Applicant Name:** Aaron and Rebecca Jennings

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
 )  
COUNTY OF WASHOE )

I, AARON JENNINGS  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 220-060-10

Printed Name AARON JENNINGS

Signed [Signature]

Address 4327 CAUGHLIN PKWY

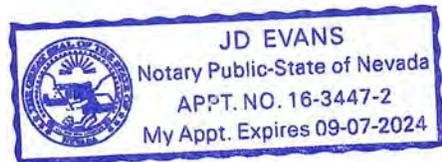
RENO, NV 89519

Subscribed and sworn to before me this 23 day of August, 2021.

[Signature]  
Notary Public in and for said county and state

My commission expires: 9-7-2024

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

# Property Owner Affidavit

**Applicant Name:** Aaron and Rebecca Jennings

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STATE OF NEVADA        )  
                                  )  
COUNTY OF WASHOE    )

I, Rebecca Ann Jennings  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 220-060-10

Printed Name Rebecca A. Jennings

Signed Rebecca A. Jennings

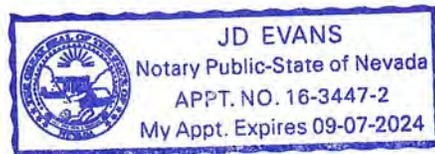
Address 4327 Caughlin Parkway  
Reno, NV 89519

Subscribed and sworn to before me this  
23 day of August, 2021

JD Evans  
Notary Public in and for said county and state

My commission expires: 9-7-2024

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

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- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Aaron and Rebecca Jennings

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STATE OF NEVADA )
COUNTY OF WASHOE )

I, Timothy Owen Tucker (please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

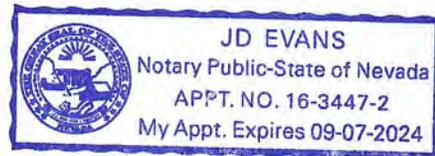
Assessor Parcel Number(s): 220-060-09

Printed Name Timothy Owen Tucker
Signed [Signature]
Address 4325 Laughlin Blvd Reno NV 89519

Subscribed and sworn to before me this 23 day of August, 2021

[Signature]
Notary Public in and for said county and state
My commission expires: 9-7-2024

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
Power of Attorney (Provide copy of Power of Attorney.)
Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
Property Agent (Provide copy of record document indicating authority to sign.)
Letter from Government Agency with Stewardship

# Property Owner Affidavit

**Applicant Name:** Aaron & Rebecca Jennings

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

I, Eric M. Lannes, Trustee of the Eric M. Lannes Trust dated December 6, 1996 and Amended and Restated November 26, 2008 (please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 220-060-08

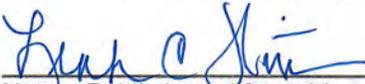
Printed Name Eric M. Lannes, Trustee

Signed 

Address 4321 Caughlin Parkway

Reno NV 89519

Subscribed and sworn to before me this 8TH day of JANUARY, 2021.

  
Notary Public in and for said county and state

My commission expires: 8/3/24



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship



## Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

### CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

### Pay Online

No payment due for this account.

### Washoe County Parcel Information

Parcel ID	Status	Last Update
22001115	Active	11/3/2021 1:39:35 AM

**Current Owner:**  
WASHOE COUNTY  
ATTN PARKS & UTILITIES  
1001 E 9TH ST BLDG A  
RENO, NV 89512

**SITUS:**  
0 SHARPS RD  
WCTY NV

**Taxing District**  
4000

**Geo CD:**

### Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2021</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2020</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2019</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

### Disclaimer

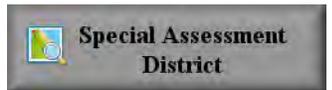
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

### Pay By Check

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845



**NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE RESULTS OF THE PROPOSED ABANDONMENT OF A PORTION OF WASHOE COUNTY PARCEL 5 PER DOC. NO. 2396845. THE SIDE PROPERTY LINES OF ADJACENT LOTS 708-A, 707-A AND 706-A SHALL BE EXTENDED TO THE SOUTHERLY BOUNDARY OF SAID WASHOE COUNTY PARCEL.
2. THE EXISTING PAVED DRIVEWAY WITHIN THE AREA OF PROPOSED ABANDONMENT IS WITHIN A PRIVATE ACCESS EASEMENT EXCLUSIVE TO LOTS 706, 707 AND 708 (PER TM 2688) AND IS NOT PUBLICLY MAINTAINED.
3. NO PUBLICLY MAINTAINED ROADS, STREETS, PATHS OR TRAILS EXIST WITHIN THE AREA OF PROPOSED ABANDONMENT.
4. NO ROADS, STREETS, PATHS OR TRAILS DEDICATED TO THE PUBLIC EXIST WITHIN THE AREA OF PROPOSED ABANDONMENT.
5. ACCESS TO THE STEAMBOAT DITCH TRAIL IS FROM SAID WASHOE COUNTY PARCEL 5 AND CAUGHLIN PARKWAY SHOWN HEREON.
6. THE EXISTING PUBLIC UTILITY EASEMENTS, SANITARY SEWER EASEMENTS PER TM 2688 SHOWN HEREON ARE TO REMAIN.
7. THE REFERENCED BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155 DOES NOT ADJUST OR RELOCATE THE LOCATION OF ANY EASEMENTS PER TRACT MAP 2688. SAID EASEMENTS ARE SHOWN HEREON.
8. THE DEED DOCUMENT FILE No. 2396845, 11/10/1999, TRANSFERRING THE ADJUSTED COMMON AREA PARCEL PER THE BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155 TO WASHOE COUNTY EXPLICITLY INCLUDES THE EASEMENTS PER TRACT MAP 2688. SAID EASEMENTS WERE NOT ABANDONED, RELOCATED OR DEDICATED TO THE PUBLIC OR WASHOE COUNTY PER SAID DOCUMENT 2396845.
9. NO RECORD EVIDENCE OFFERING FOR DEDICATION TO THE PUBLIC, THE PRIVATE PAVED DRIVEWAY, EXCLUSIVE TO 706, 707 AND 708 WAS FOUND BY THIS SURVEY.

**REFERENCES:**

1. TICOR TITLE OF NEVADA TITLE INSURANCE POLICY No. 01605847-004-SL
2. TRACT MAP No. 2688, FILE No. 1400211, 05/16/1990.
3. BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155, 01/25/1991.
4. DEED DOCUMENT FILE No. 2396845, 11/10/1999.
5. DEED DOCUMENT FILE No. 4700773, 05/01/2017.

**LEGEND:**

- SET 5/8" REBAR W/ 2" ALUMINUM CAP "PLS 20793" OR AS NOTED
- SET NAIL & WASHER "PLS 20793"
- FOUND SURVEY MONUMENT 5/8" REBAR & CAP

AREA OF PROPOSED ABANDONMENT

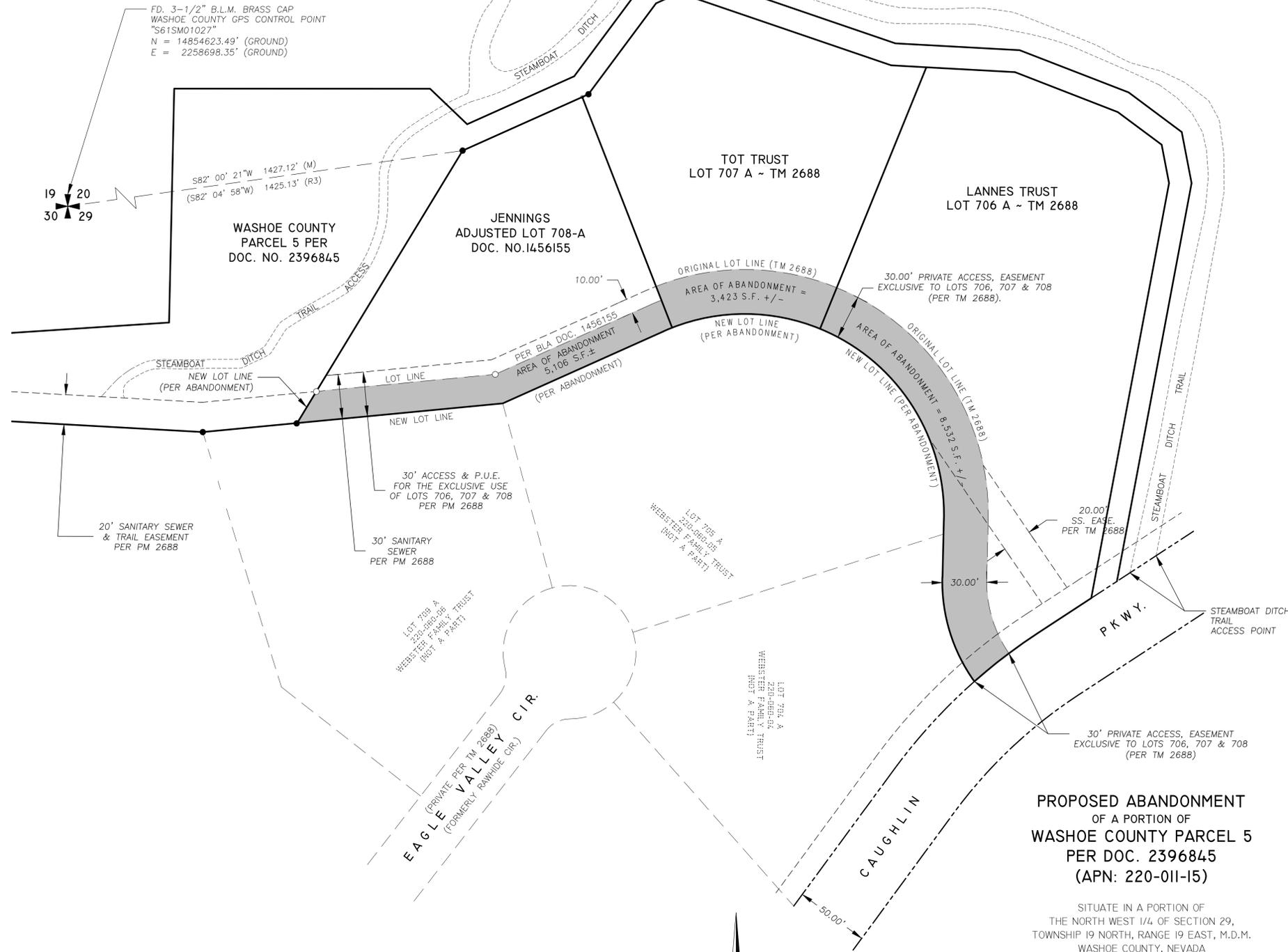
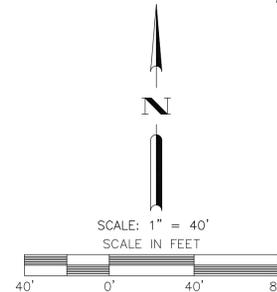
- BOUNDARY LINE
- - - - - ADJACENT BOUNDARY LINE
- - - - - RIGHT OF WAY LINE
- - - - - EASEMENT

- T.M. TRACT MAP
- P.M. PARCEL MAP
- R/W RIGHT OF WAY
- S.S. SANITARY SEWER
- EASE. EASEMENT
- (M) MEASURED
- (R#) RECORD PER REFERENCE

**BASIS OF BEARINGS:**

NAD 83(94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703). BASED ON GPS RTK OBSERVATIONS UTILIZING THE NORTHERN NEVADA GPS REAL TIME NETWORK.

THE COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES. THE COMBINED GRID TO GROUND SCALE FACTOR = 1.000197939.



**PROPOSED ABANDONMENT OF A PORTION OF WASHOE COUNTY PARCEL 5 PER DOC. 2396845 (APN: 220-011-15)**

SITUATE IN A PORTION OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 19 EAST, M.D.M. WASHOE COUNTY, NEVADA

**MEYER SURVEYING**  
SURVEYING | MAPPING | GIS

P.O. BOX 19193 Reno, NV  
(775) 786-1166  
meyersurvey.com

6204

POR. NW. 1/4 SEC. 29, T.19N., R.19E., M.D.M.

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHOE, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

**PARCEL 1:**

All that certain real property situate in a portion of the West One-Half (W 1/2) of Section Twenty-Nine (29), Township Nineteen (19) North, Range Nineteen (19) East, Mount Diablo Meridian, City of Reno, Washoe County, Nevada, also being a portion of Lot 708-A as shown on the Official Plat for Juniper-Trails Unit 7-A as Subdivision Tract Map No. 2688, filed in the Office of the Washoe County Recorder on May 16, 1990, as File No. 1400211, and being more particularly described as follows:

BEGINNING at the Northwestern corner of the above mentioned Lot 708-A from which the Northwest corner of said Section 29 bears South 82°04'58" West, 1425.12 feet; thence South 31°22'37" West, 190.27 feet; thence North 84°32'51" East 121.75 feet; thence North 65°57'39" East, 116.05 feet to the beginning of a tangent curve to the right; thence 7.17 feet along the arc of a 155.00 foot radius curve, through a central angle of 02°39'00"; thence North 21°23'21" West, 147.13 feet; thence South 65°57'39" West, 88.77 feet to the above described POINT OF BEGINNING.

**PARCEL 2:**

An easement for access, sanitary sewer and public utility purposes 30 feet in width over a portion of 708-A in Block A, as shown on said map of JUNIPER TRAILS UNIT 7A, and adjusted to common area by Boundary Line Adjustment Deed dated January 24, 1991, recorded January 25, 1991, in Book 3205, Page 76, as Document No. 1456155, Official Records.

APN: 220-060-10

\*PLEASE NOTE THE ABOVE LEGAL DESCRIPTION IS CONTAINED IN BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155, 01/25/1991. THE BEARINGS PER THE SAID LEGAL DESCRIPTION HAVE BEEN ROTATED +0°01'01" (CLOCKWISE) BY THIS SURVEY.

**NOTES:**

1. THIS RECORD OF SURVEY IS IN CONFORMANCE WITH N.R.S. CHAPTER 625.340.
2. THE PURPOSE OF THIS SURVEY IS TO SHOW THE BOUNDARY OF THE ADJUSTED LOT 708 A PER BOUNDARY LINE ADJUSTMENT DEED FILE NO. 1456155, 01/25/1991 AND THE ACCESS, PUBLIC UTILITY, SANITARY SEWER & TRAIL EASEMENTS PER TRACT MAP No. 2688, FILE No. 1400211, 05/16/1990.
3. A RECORD OF SURVEY HAS NOT PREVIOUSLY BEEN RECORDED, SUPPORTING THE BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155, 01/25/1991.
4. THE REFERENCED BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155 DOES NOT ADJUST OR RELOCATE THE LOCATION OF ANY EASEMENTS PER TRACT MAP 2688. SAID EASEMENTS ARE SHOWN HEREON.
5. THE DEED DOCUMENT FILE No. 2396845, 11/10/1999, TRANSFERRING THE ADJUSTED COMMON AREA PARCEL PER THE BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155 TO WASHOE COUNTY EXPLICITLY INCLUDES THE EASEMENTS PER TRACT MAP 2688. SAID EASEMENTS WERE NOT ABANDONED, RELOCATED OR DEDICATED TO THE PUBLIC OR WASHOE COUNTY PER SAID DOCUMENT 2396845.
6. NO RECORD EVIDENCE OFFERING FOR DEDICATION TO THE PUBLIC, THE PRIVATE PAVED DRIVEWAY, EXCLUSIVE TO 706, 707 AND 708 WAS FOUND BY THIS SURVEY.

**REFERENCES:**

1. TICOR TITLE OF NEVADA TITLE INSURANCE POLICY No. 01605847-004-SL
2. TRACT MAP No. 2688, FILE No. 1400211, 05/16/1990.
3. BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155, 01/25/1991.
4. DEED DOCUMENT FILE No. 2396845, 11/10/1999.
5. DEED DOCUMENT FILE No. 4700773, 05/01/2017.

**SURVEYOR'S CERTIFICATE:**

I, JOHN RANDOLPH MEYER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA DO HEREBY CERTIFY:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF AARON H. & REBECCA JENNINGS.
2. THE LANDS SURVEYED LIES WITHIN A PORTION OF THE NW 1/4 OF SEC. 29, T.19N., R.19E., M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON NOVEMBER 13, 2020.
3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



JOHN RANDOLPH MEYER

PLS 20793

5104172

**LEGEND:**

- SET 5/8" REBAR W/ 2" ALUMINUM CAP "PLS 20793" OR AS NOTED
- SET NAIL & WASHER "PLS 20793"
- FOUND SURVEY MONUMENT 5/8" REBAR & CAP
- BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- - - - - RIGHT OF WAY LINE
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- T.M. TRACT MAP
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- EASE. EASEMENT
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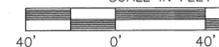
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THE COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES. THE COMBINED GRID TO GROUND SCALE FACTOR = 1.000197939.

SCALE: 1" = 40'  
SCALE IN FEET

FILE No. 5104172  
FILED FOR RECORD AT THE REQUEST OF Meyer Surveying  
ON THIS 16<sup>TH</sup> DAY OF November 2020 AT 14 MINUTES PAST 9 O'CLOCK AM, OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.  
Katie M. Work  
COUNTY RECORDER  
BY: M. Storey  
DEPUTY  
FEE: 35.00



**RECORD OF SURVEY**  
FOR  
**AARON H. & REBECCA JENNINGS**  
ADJUSTED LOT 708 A PER  
BOUNDARY LINE ADJUSTMENT DEED DOCUMENT 1456155  
SITUATE IN A PORTION OF  
THE NORTH WEST 1/4 OF SECTION 29,  
TOWNSHIP 19 NORTH, RANGE 19 EAST, M.D.M.  
WASHOE COUNTY, NEVADA



**MEYER SURVEYING**  
SURVEYING | MAPPING | GIS  
P.O. BOX 19193 Reno, NV  
(775) 786-1166  
meyersurvey.com

SHT 1 OF 1

Record of Survey Map 6204

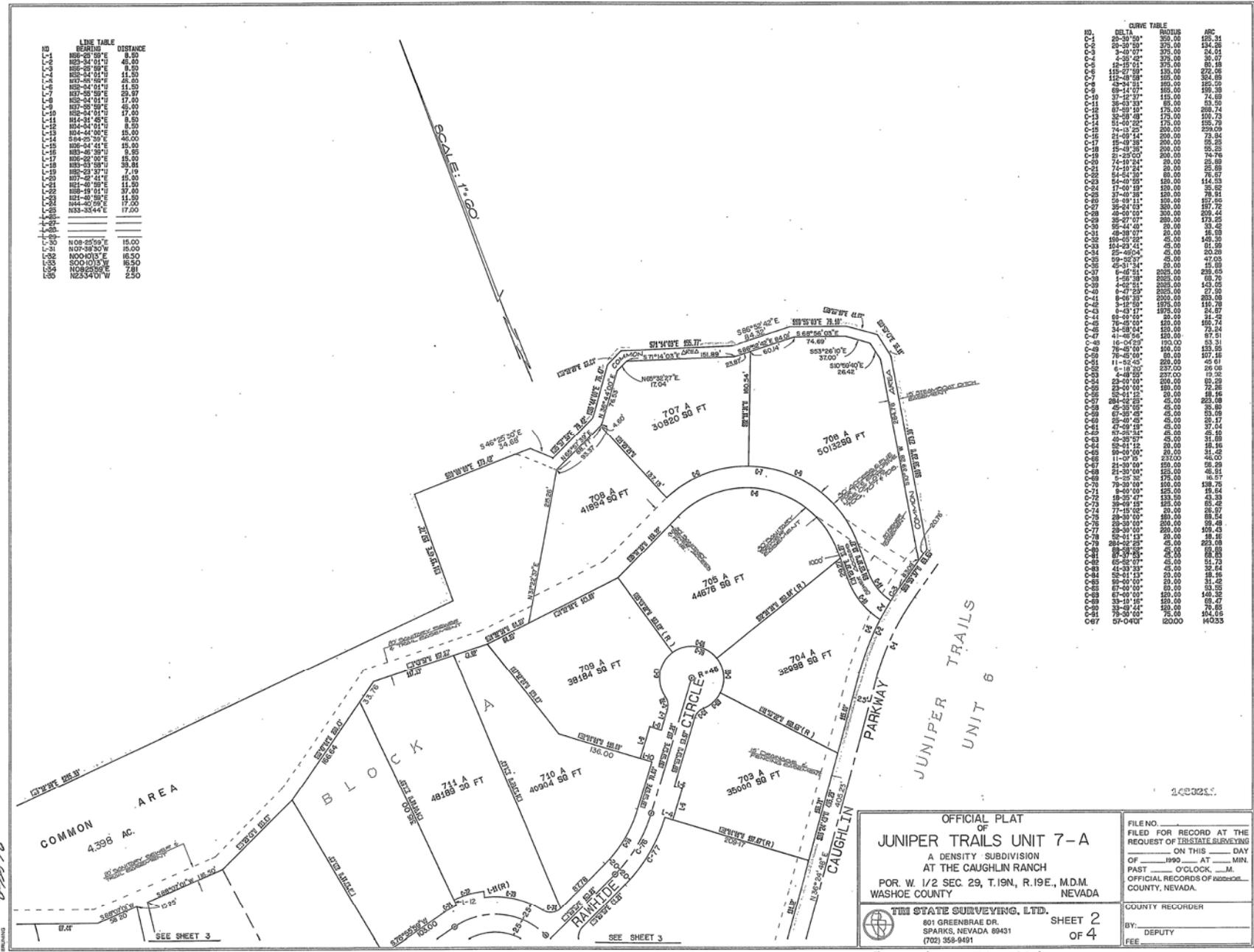
6204

CHRONOLOGICAL INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

4-28-90

LINE	BEARING	DISTANCE
L-1	S89°53'30"E	8.50
L-2	S89°34'01"W	46.00
L-3	S89°58'10"W	8.50
L-4	S89°34'01"W	11.50
L-5	S89°58'10"W	26.00
L-6	S89°34'01"W	11.50
L-7	S89°58'10"W	29.50
L-8	S89°34'01"W	17.50
L-9	S87°50'30"E	45.00
L-10	S89°58'10"W	17.50
L-11	N84°31'45"E	8.50
L-12	N84°34'10"E	17.00
L-13	N84°44'00"E	15.00
L-14	S84°25'30"E	40.00
L-15	S86°34'41"E	15.00
L-16	S89°58'10"W	8.50
L-17	S89°58'10"W	15.00
L-18	S89°58'10"W	39.84
L-19	S89°58'10"W	7.19
L-20	N07°29'41"E	15.00
L-21	N00°03'15"E	11.50
L-22	S89°19'01"W	37.00
L-23	S81°40'10"E	11.50
L-24	N84°40'50"E	17.00
L-25	N83°33'44"E	17.00
L-26		
L-27		
L-28		
L-29		
L-30		
L-31	N08°25'59"E	15.00
L-32	N07°39'50"W	15.00
L-33	N00°03'15"E	16.50
L-34	S00°10'15"W	16.50
L-35	N08°25'59"E	7.81
L-36	N23°34'01"W	2.50

NO.	BEARING	RADIUS	ARC
C-1	20°30'59"	350.00	125.31
C-2	20°30'59"	375.00	134.26
C-3	34°00'07"	375.00	124.01
C-4	15°15'01"	375.00	80.49
C-5	115°07'59"	125.00	272.00
C-6	115°07'59"	125.00	304.89
C-7	43°34'21"	160.00	125.00
C-8	37°12'37"	145.00	74.69
C-9	38°09'19"	175.00	103.73
C-10	07°59'10"	175.00	269.74
C-11	07°59'10"	175.00	103.73
C-12	07°59'10"	175.00	269.74
C-13	38°09'19"	175.00	103.73
C-14	07°59'10"	175.00	103.73
C-15	74°13'25"	200.00	299.09
C-16	23°09'14"	200.00	73.84
C-17	15°49'39"	200.00	55.23
C-18	15°49'39"	200.00	55.23
C-19	2°23'00"	200.00	74.76
C-20	74°10'24"	20.00	25.69
C-21	74°10'24"	20.00	25.69
C-22	54°00'59"	120.00	76.07
C-23	54°00'59"	120.00	114.33
C-24	17°40'19"	120.00	26.82
C-25	3°40'59"	120.00	78.81
C-26	29°59'11"	100.00	107.60
C-27	39°54'03"	200.00	197.72
C-28	48°00'00"	300.00	295.44
C-29	39°27'07"	200.00	171.25
C-30	55°44'40"	20.00	33.42
C-31	48°00'00"	20.00	15.09
C-32	150°00'00"	45.00	149.39
C-33	154°02'41"	45.00	149.39
C-34	23°40'04"	45.00	20.20
C-35	29°52'37"	45.00	47.00
C-36	45°31'34"	30.00	15.89
C-37	6°46'31"	2025.00	239.63
C-38	1°45'19"	2025.00	65.76
C-39	4°02'51"	2025.00	143.02
C-40	1°45'19"	2025.00	65.76
C-41	8°46'33"	2000.00	233.08
C-42	0°45'17"	1975.00	119.79
C-43	0°45'17"	1975.00	119.79
C-44	80°00'00"	20.00	19.72
C-45	75°00'00"	20.00	19.72
C-46	34°58'04"	120.00	73.84
C-47	41°46'56"	120.00	87.51
C-48	16°04'29"	100.00	53.31
C-49	78°45'09"	100.00	133.65
C-50	78°45'09"	100.00	107.16
C-51	11°54'45"	237.00	49.61
C-52	6°18'20"	237.00	26.06
C-53	23°48'59"	237.00	13.32
C-54	23°48'59"	200.00	82.29
C-55	23°48'59"	180.00	72.86
C-56	30°41'15"	30.00	16.16
C-57	294°52'29"	45.00	223.08
C-58	45°00'00"	45.00	26.86
C-59	67°32'49"	45.00	53.09
C-60	29°40'45"	45.00	25.17
C-61	47°59'19"	45.00	37.04
C-62	47°59'19"	45.00	37.04
C-63	48°39'57"	45.00	31.69
C-64	50°41'16"	30.00	16.16
C-65	50°41'16"	30.00	16.16
C-66	11°07'15"	237.00	46.00
C-67	75°30'00"	120.00	66.29
C-68	21°33'09"	120.00	46.91
C-69	75°30'00"	120.00	16.57
C-70	75°30'00"	100.00	138.75
C-71	15°49'19"	120.00	15.64
C-72	18°55'47"	133.50	43.93
C-73	28°30'00"	120.00	65.42
C-74	77°15'02"	50.00	26.67
C-75	28°30'00"	120.00	65.42
C-76	28°30'00"	120.00	65.42
C-77	28°30'00"	200.00	108.43
C-78	11°15'15"	50.00	16.16
C-79	284°52'29"	45.00	223.08
C-80	45°00'00"	45.00	26.86
C-81	07°33'53"	45.00	69.83
C-82	07°33'53"	45.00	69.83
C-83	41°33'33"	45.00	32.64
C-84	50°41'15"	30.00	16.16
C-85	50°41'15"	30.00	16.16
C-86	67°00'00"	60.00	53.50
C-87	67°00'00"	150.00	146.32
C-88	33°09'19"	120.00	65.42
C-89	33°09'19"	120.00	65.42
C-90	33°09'19"	120.00	74.65
C-91	78°30'00"	75.00	104.65
C-92	07°04'07"	12000	14033



OFFICIAL PLAT  
OF  
**JUNIPER TRAILS UNIT 7-A**  
A DENSITY SUBDIVISION  
AT THE CAUGHLIN RANCH  
POR. W. 1/2 SEC. 29, T.19N., R.19E., M.D.M.  
WASHOE COUNTY  
NEVADA

TRI STATE SURVEYING, LTD.  
801 GREENBRAE DR.  
SPARKS, NEVADA 89431  
(702) 358-9491

SHEET 2  
OF 4

FILE NO. \_\_\_\_\_  
REQUEST FOR RECORD AT THE  
\_\_\_\_\_ ON THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 1990 AT \_\_\_\_\_ MIN.  
PAST \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M.  
OFFICIAL RECORDS OF \_\_\_\_\_  
COUNTY, NEVADA.

COUNTY RECORDER  
BY: \_\_\_\_\_  
DEPUTY  
FEE \_\_\_\_\_

Subdivision Tract Map 2688-A