

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

## Abandonment

Washoe County Code (WCC) Chapter 110, Article 806, Abandonment, provides for the vacation or abandonment of easements or streets. Applications for the vacation or abandonment of a street or easement owned by the County, or a government patent easement, may be initiated by the Board of County Commissioners, Planning Commission, the Director of Planning and Building or an owner of real property abutting an easement or public street right-of-way. See WCC 110.806, for further information.

## Development Application Submittal Requirements

Applications are accepted on the 8<sup>th</sup> of each month. If the 8<sup>th</sup> falls on a non-business day, applications will be accepted on the next business day.

**If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)**

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Abandonment Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.
7. **Site Plan Specifications:**
  - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
  - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
  - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
  - d. Show locations of parking, landscaping, signage and lighting.
8. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to

the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.

9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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**Notes:**

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) The Title Report should only be included in the one (1) original packet.
- (vi) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.

## 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>		<b>Staff Assigned Case No.:</b> _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		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:		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?

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

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

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

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?

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.)

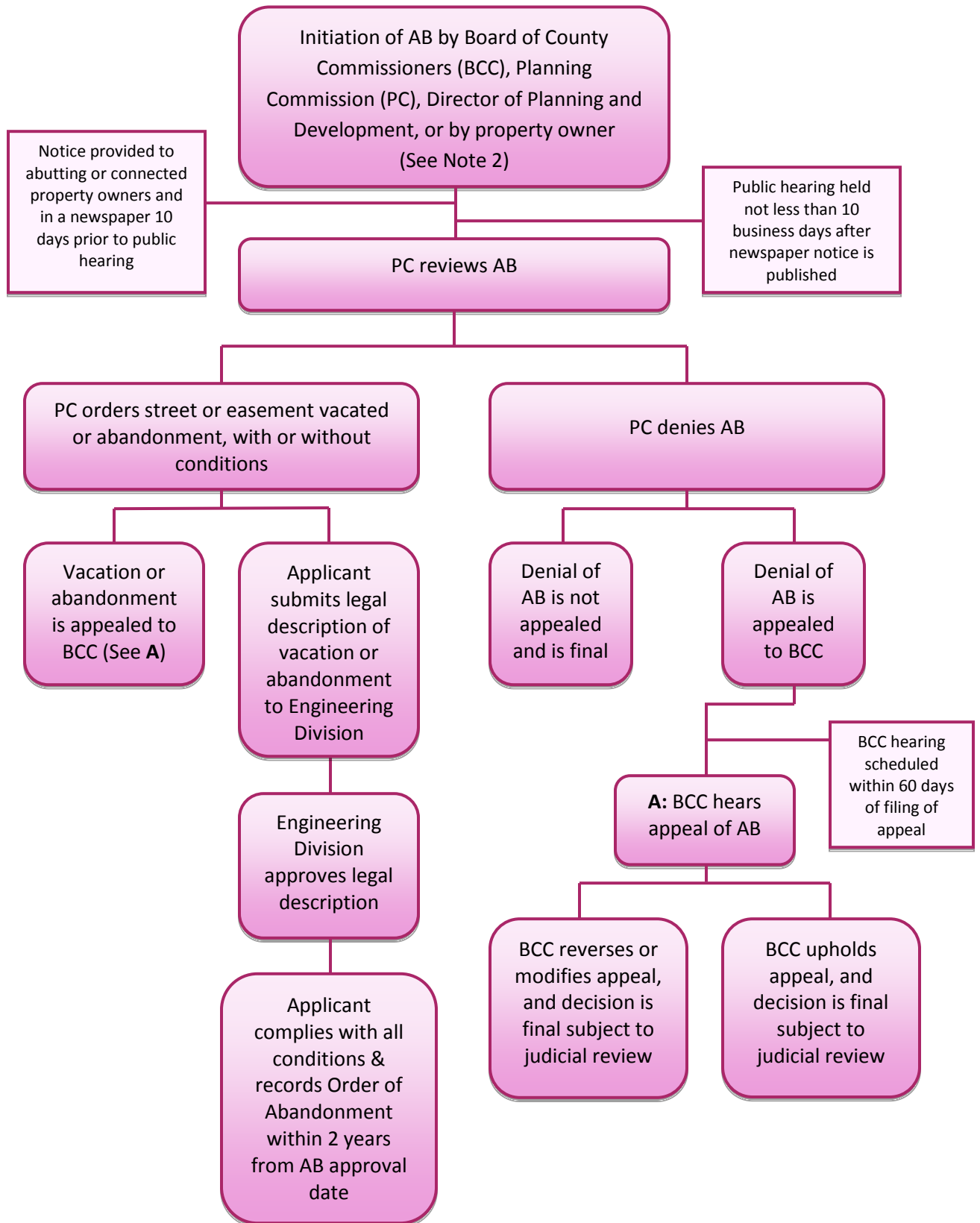
*      Yes	*      No
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**IMPORTANT**

**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.

## Abandonment (AB) – Article 806 (See Note 1)



Note 1: Identified as vacations or abandonments of easements or streets in WCC Chapter 110.

Note 2: Street or easement must be owned by Washoe County, or is a government patent easement. Property owner must own property abutting the easement or public street right-of-way.

*This flowchart is an overview of this development application process and is not intended to be a comprehensive guide. Please refer to the Development Code Article shown above for more complete information about the application, to include specifics on notice, internal and external agency review.*

February 2024

NOTES:

1. A FIELD SURVEY CONDUCTED ON MAY 24, 2024 AT:  
15850 FAWN LN. RENO, NV 89511 (150-242-15).

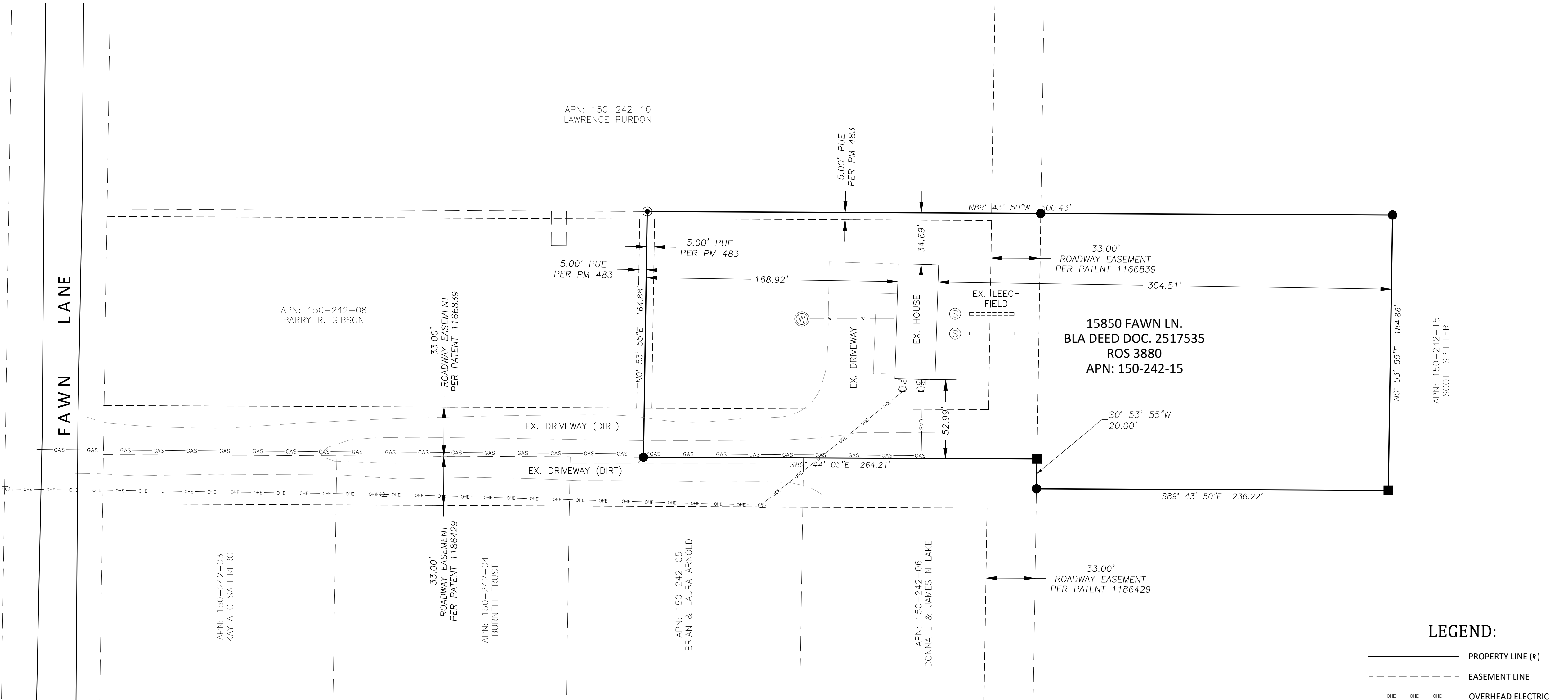
BY:

MEYER SURVEYING  
PO BOX 19193  
RENO, NV 89511  
775-786-1166  
JOHN RANDOLPH MEYER, NV PLS 20793



2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE FROM SURFACE APPARENT MARKINGS AND FEATURES. UTILITY LOCATIONS ARE SHOWN ONLY FOR CONVENIENCE OF THE OWNER. THE OWNER SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF THE UTILITIES AND MEYER SURVEYING BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON OR NOT IN THE LOCATION SHOWN HEREON. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND.

3. CALL UNDERGROUND SERVICE ALERT NORTH (USA NORTH - 811) FOR UTILITY LOCATIONS PRIOR TO CONSTRUCTION 811.



BASIS OF BEARINGS:

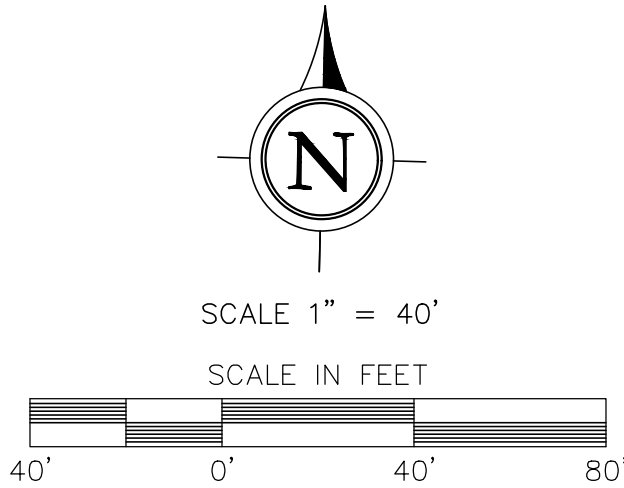
NAD 83(94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703). BASED ON GPS RTK OBSERVATION UTILIZING THE NEVADA GPS NETWORK REAL TIME NETWORK.

THE COMBINED GRID-TO-GROUND SCALE FACTOR = 1.000197939

THE COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES. TO OBTAIN GRID VALUES DIVIDE BY 1.000197939.

BASIS OF ELEVATIONS:

NAVD 88 (GEOID99), BASED ON GPS RTK OBSERVATION UTILIZING THE NEVADA GPS NETWORK REAL TIME NETWORK.



LEGEND:

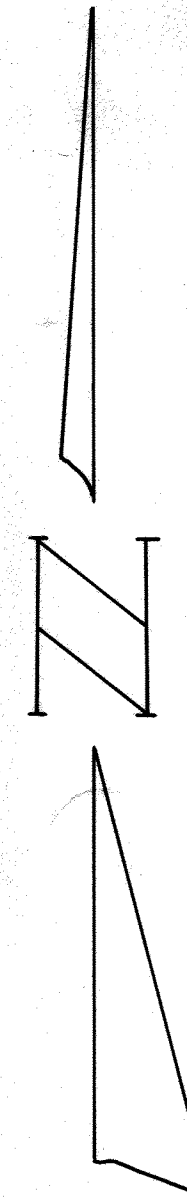
- PROPERTY LINE (t)
- EASEMENT LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- WATER LINE
- GAS LINE
- UTILITY POLE (JOINT)
- POWER METER
- GAS VALVE
- GAS METER
- WELL
- SEPTIC TANK COVER

SHEET 1 OF 1	SCALE: 1" = 40'	<div>SITE PLAN</div> <div>15850 FAWN LN. (APN: 150-242-15) RENO, NEVADA</div> <div>CLIENT: JC INVESTMENTS LLC SERIES V</div>	<div><div>MEYER SURVEYING SURVEYING   MAPPING   GIS PO BOX 19193 RENO, NV 89521 (775) 786-1166</div></div>	REVISONS:		
	DATE: 06/04/2024			06/04/2024	FOR REVIEW	
	DRAWN BY: JRM					
	CHKD. BY: JRM					



736

- Set 5/8" steel pin with alum. cap stamped R.L.S. 2371



R.L. BOWEN PARCEL MAP - File No. 449924  
in the Official Records of Washoe County

The undersigned do hereby certify they are the owners of the tract of land shown hereon, and hereby consent to the preparation and recordation of this map and do hereby grant forever those permanent easements for access and utility installation shown hereon.

Frank L. Dearborn Elizabeth J. Dearborn Thomas A. Young  
Frank L. Dearborn Elizabeth J. Dearborn Thomas A. Young

STATE OF NEVADA                      S.S.  
COUNTY OF WASHOE

On this 13th day of SEPTEMBER, 1977, FRANK L. DEARBORN  
Elizabeth J. Dearborn, and Thomas A. Young did personally appear  
before me and upon oath did depose and say that they executed the foregoing  
certificate freely and voluntarily for the purposes stated herein.

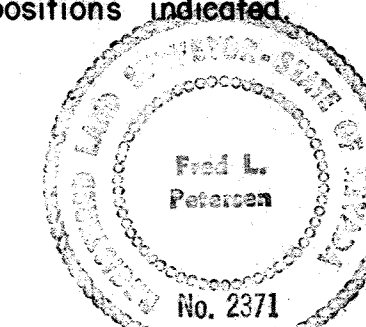
Margaret A. Green  
NOTARY PUBLIC

I, Fred L. Petersen, a Registered Land Surveyor in the State of Nevada, certify that:

1. This is a true and accurate representation of the lands surveyed under my supervision at the instance of Thomas A. Young.
2. The lands surveyed lie within Section 36, T.18N., R.19E., M.D.B.&M. and the survey was completed on September 1, 1977.
3. The monuments are of the character shown and occupy the positions indicated.

9-8-77  
Date

Fred L. Petersen  
Registered Land Surveyor No. 2371



I hereby certify that I have examined and approved the easements noted on this parcel map to be used by my company.

John B. Cooper 9/13/77 Sierra Pacific Power Company	William D. Andersen 9/15/77 Bell Telephone Company of Nevada
--------------------------------------------------------	-----------------------------------------------------------------

FILE NO. 490694  
Filed for record at the request of Thomas A Young on the 3rd  
day of October, 1977, at 50 minutes past 2 P.M. in the  
official records of Washoe County, Nevada. FEE \$5.00

James K Jones  
County Recorder

BY Arian C. Johnson  
Deputy

Approved and accepted this 27<sup>th</sup> day of Sept., 1977, by  
the Board of County Commissioners of Washoe County, Nevada.

ALEX GOON  
County Clerk  
BY: *[Signature]*  
Deputy

1. Utility easements on interior lines are as indicated.
2. A public utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that parcel at locations mutually agreed upon by the Owner of Record at the time of installation and the utility company.
3. The north, south, and east sides of this property have a 33' Federal Easement Grant for roadway and public utility purposes. Recorded 4-9-70 in Book 488 N 131.

AREA OF PROPOSED  
ABANDONMENT.

THERE ARE NO EXISTING  
ROAD IN THIS PORTION OF  
THE EASEMENT.

NO ADJACENT PARCELS  
UTILIZE THIS PORTION OF

490694

PARCEL MAP  
OF  
A PORTION OF THE S. 1/2  
OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE  
S.W. 1/4 OF SEC. 36, T.18N., R.19E., M.D.B.&M.  
IN WASHOE COUNTY, NEVADA  
FOR  
DEARBORN AND YOUNG

FRED L. PETERSEN, R.L.S. 2371 ROUTE 1 BOX 138B FERNLEY, NEVADA 89408	Scale: 1" = 50' September, 1977 Sheet 1 of 1
----------------------------------------------------------------------------	----------------------------------------------------

Parcel Map # 483



Nevada 013967

# The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,**  
has been issued showing that full payment has been made by the claimant

**Cecil F. Minor,**  
pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An  
Act to provide for the purchase of public lands for home and other sites," and the acts supplemental there-  
to, for the following-described land:

**Mount Diablo Meridian, Nevada.**

**T. 18 N., R. 19 E.,**

**Sec. 36, ~~S. 1/4, 2/4, 3/4, 4/4~~.**

The area described contains **5.00** acres, according to the Official Plat of the Survey of the said Land,  
on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and  
in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND  
GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs  
of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all  
the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the  
said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and  
accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and  
reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local  
customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way  
thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving,  
also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together  
with the right to prospect for, mine, and remove the same according to the provisions of said Act of June  
1, 1938. This patent is subject to a right-of-way not exceeding **33** feet in width, for roadway and public  
utilities purposes, to be located **along the boundaries of said land.**

IN TESTIMONY WHEREOF, the undersigned authorized officer of  
the Bureau of Land Management, in accordance with the  
provisions of the Act of June 17, 1948 (62 Stat., 476), has,  
in the name of the United States, caused these letters to be  
made Patent, and the Seal of the Bureau to be hereunto  
affixed.

GIVEN under my hand, in the District of Columbia, the  
**TWENTY-SIXTH** day of **NOVEMBER** in the year of  
our Lord one thousand nine hundred and **FIFTY-SIX**  
and of the Independence of the United States the one hundred  
and **EIGHTY-FIRST.**

[SEAL]

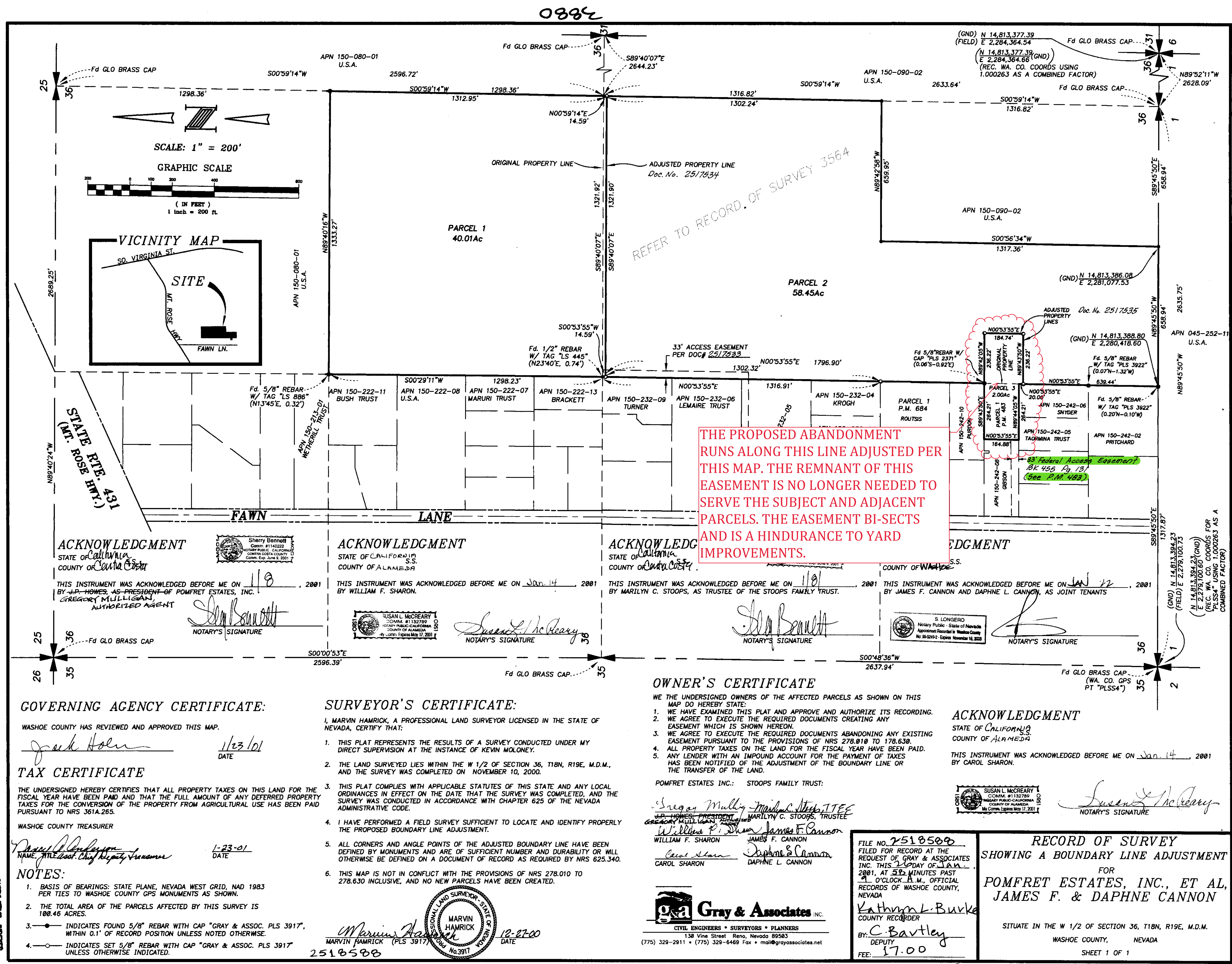
For the Director, Bureau of Land Management.

By *Rose M. Beall*

Chief, Patents Section.

Patent Number **1166839**





ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF SANTA CRUZ  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1/13, 2001  
BY J.P. HOWES, AS PRESIDENT OF POMFRET ESTATES, INC.  
GREGORY MULLIGAN, AUTHORIZED AGENT  
NOTARY'S SIGNATURE

ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF ALAMEDA  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan. 14, 2001  
BY WILLIAM F. SHARON.  
NOTARY'S SIGNATURE

ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF BUTTE  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1/10, 2001  
BY MARILYN C. STOOPS, AS TRUSTEE OF THE STOOPS FAMILY TRUST.  
NOTARY'S SIGNATURE

ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF WASHOE  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan. 12, 2001  
BY JAMES F. CANNON AND DAPHNE L. CANNON, AS JOINT TENANTS  
NOTARY'S SIGNATURE

GOVERNING AGENCY CERTIFICATE:

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.  
Jack Holm 1/23/01  
DATE

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.  
WASHOE COUNTY TREASURER  
NAME, TITLE, and Chief Deputy Treasurer 1-23-01  
DATE

NOTES:

1. BASIS OF BEARINGS: STATE PLANE, NEVADA WEST GRID, NAD 1983 PER TIES TO WASHOE COUNTY GPS MONUMENTS AS SHOWN.
2. THE TOTAL AREA OF THE PARCELS AFFECTED BY THIS SURVEY IS 100.46 ACRES.
3. INDICATES FOUND 5/8" REBAR WITH CAP "GRAY & ASSOC. PLS 3917", WITHIN 0.1' OF RECORD POSITION UNLESS NOTED OTHERWISE.
4. INDICATES SET 5/8" REBAR WITH CAP "GRAY & ASSOC. PLS 3917" UNLESS OTHERWISE INDICATED.

SURVEYOR'S CERTIFICATE:

- I, MARVIN HAMRICK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF KEVIN MOLONEY.
  2. THE LAND SURVEYED LIES WITHIN THE W 1/2 OF SECTION 36, T18N, R19E, M.D.M., AND THE SURVEY WAS COMPLETED ON NOVEMBER 10, 2000.
  3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
  4. I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT.
  5. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS AND ARE OF SUFFICIENT NUMBER AND DURABILITY OR WILL OTHERWISE BE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340.
  6. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630 INCLUSIVE, AND NO NEW PARCELS HAVE BEEN CREATED.

MARVIN HAMRICK  
PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA  
No. 3917  
DATE 12-27-00  
2518588

OWNER'S CERTIFICATE

- WE THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE:
1. WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
  2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON.
  3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 178.630.
  4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
  5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER OF THE LAND.

POMFRET ESTATES INC.: STOOPS FAMILY TRUST:  
J.P. HOWES, PRESIDENT  
GREGORY MULLIGAN, AUTHORIZED AGENT  
Marilyn C. Stoops, Trustee  
William F. Sharon  
Carol Sharon  
James F. Cannon  
Daphne L. Cannon

Gray & Associates INC.  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
130 Vine Street Reno, Nevada 89503  
(775) 329-2911 • (775) 329-6469 Fax • mail@grayassociates.net

ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF ALAMEDA  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan. 14, 2001  
BY CAROL SHARON.

SUSAN L. MCCREARY  
NOTARY PUBLIC - STATE OF NEVADA  
Appointment Recorded in Washoe County  
No. 20-20492 - Expires November 10, 2003

FILE NO. 2518588  
FILED FOR RECORD AT THE  
REQUEST OF GRAY & ASSOCIATES  
INC. THIS 20 DAY OF JAN.  
2001, AT 5:00 MINUTES PAST  
1 O'CLOCK A.M., OFFICIAL  
RECORDS OF WASHOE COUNTY,  
NEVADA  
Kathryn L. Burke  
COUNTY RECORDER  
BY: C. Bartley  
DEPUTY  
FEE: 17.00

RECORD OF SURVEY  
SHOWING A BOUNDARY LINE ADJUSTMENT  
FOR  
POMFRET ESTATES, INC., ET AL,  
JAMES F. & DAPHNE CANNON

SITUATE IN THE W 1/2 OF SECTION 36, T18N, R19E, M.D.M.  
WASHOE COUNTY, NEVADA  
SHEET 1 OF 1

Record of Survey Map 3880



APN: 150-242-10  
LAWRENCE PURDON

S89° 43' 50"E  
33.00'

APN: 150-242-08  
BARRY R. GIBSON

AREA OF ROADWAY  
EASEMENT TO BE  
ABANDONED  
13,070 S.F.±

15850 FAWN LN.  
PARCEL 3 PER  
BLA DEED DOC. 2517535  
ROS 3880  
APN: 150-242-15

APN: 150-242-15  
SCOTT SPITTLER

N0° 53' 55"E  
33.00'

P.O.B.

S89° 44' 05"E 231.21'

N89° 44' 05"W 264.21'

EAST LINE OF THE  
NE $\frac{1}{4}$  OF THE SW $\frac{1}{4}$   
OF THE SW1/4.

APN: 150-242-06  
DONNA L & JAMES N LAKE



1 OF 1

SCALE: 1"=60'

DRAWN BY: J.R.M.

DATE: 06/01/24

### EXHIBIT "B"

MAP TO SUPPORT THE LEGAL DESCRIPTION FOR  
**PUBLIC ROADWAY ABANDONMENT**

LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF THE SW1/4 OF SW1/4 SEC.36,  
T.18N., R.19E., M.D.M  
WASHOE COUNTY, NEVADA



**MEYER SURVEYING**  
SURVEYING | MAPPING | GIS

PO BOX 19193  
RENO, NEVADA 89511  
(775) 786-1166  
meyersurveying.com

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**FOR**  
**PUBLIC ROADWAY EASEMENT ABANDONMENT**

All that certain real property situate within the S1/2 of the NE1/4 of the SW1/4 of the SW1/4 of Section 36, Township 18 North, Range 19 East, M.D.M., Washoe County, Nevada, more particularly described as follows:

**BEGINNING** at the Southwest corner of Parcel 3 of Boundary Line Adjustment Deed Document No. 2517535 recorded on January 23, 2001, in the Official Records of Washoe County, Nevada  
THENCE along the westerly line of said Parcel 3, North 00°53'55" East, 33.00 feet;

THENCE departing the westerly line of said Parcel 3, South 89° 44' 05" East, 231.21 feet;

THENCE North 00° 53' 55" East, 131.86 feet to the northerly boundary of said Parcel 3;

THENCE along the northerly boundary of said Parcel 3, South 89° 43' 50" East, 33.00 feet;

THENCE South 00° 53' 55" West, 164.86 feet to an angle point on the southerly boundary of said Parcel 3;

THENCE along the southerly boundary of said Parcel 3, North 89° 44' 05" West, 264.21 feet to the Southwest corner of said Parcel 3 and **THE POINT OF BEGINNING**.

AREA = 13,070 S.F.±

**BASIS BEARINGS:**

NAD 83 (94), Nevada State Plane Coordinate System, West Zone (2703). Based on GPS RTK observation utilizing the Nevada Real Time GPS Network.

Prepared By:  
Meyer Surveying  
PO Box 19193  
Reno, NV 89511

John Randolph Meyer  
NV PLS 20793