



Planning Commission Staff Report

Meeting Date: August 4, 2015

Subject: Abandonment Case Number AB15-002
Applicant: Washoe County School District
Agenda Item Number: 9A
Summary: To abandon a public street, identified as Spelling Court, and its associated 50-foot wide right of way, and to replace it with a 50-foot wide public access and utility easement.
Recommendation: **Approval with Conditions**
Prepared by: Eva M. Krause – AICP, Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3796
E-Mail: ekrause@washoecounty.us

Description

Abandonment Case Number AB15-002 (Spelling Court) – Hearing, discussion, and possible action to approve a request to abandon a public street identified as Spelling Court, and its associated 50-foot wide right-of-way, and to replace it with a 50-foot wide public access and public utility easement. The street is adjacent to Brown Elementary School. The street begins at Reading Street on the north and ends at Virginia Foothills Park.

- Applicant/Property Owner: Washoe County School District
- Location: 13815 Spelling Court
- Assessor's Parcel Number: Located between 140-030-10 and 140-030-08
- Parcel Size: 25,182 square feet
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets or Easements
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 27, T18N, R20E, MDM, Washoe County, NV

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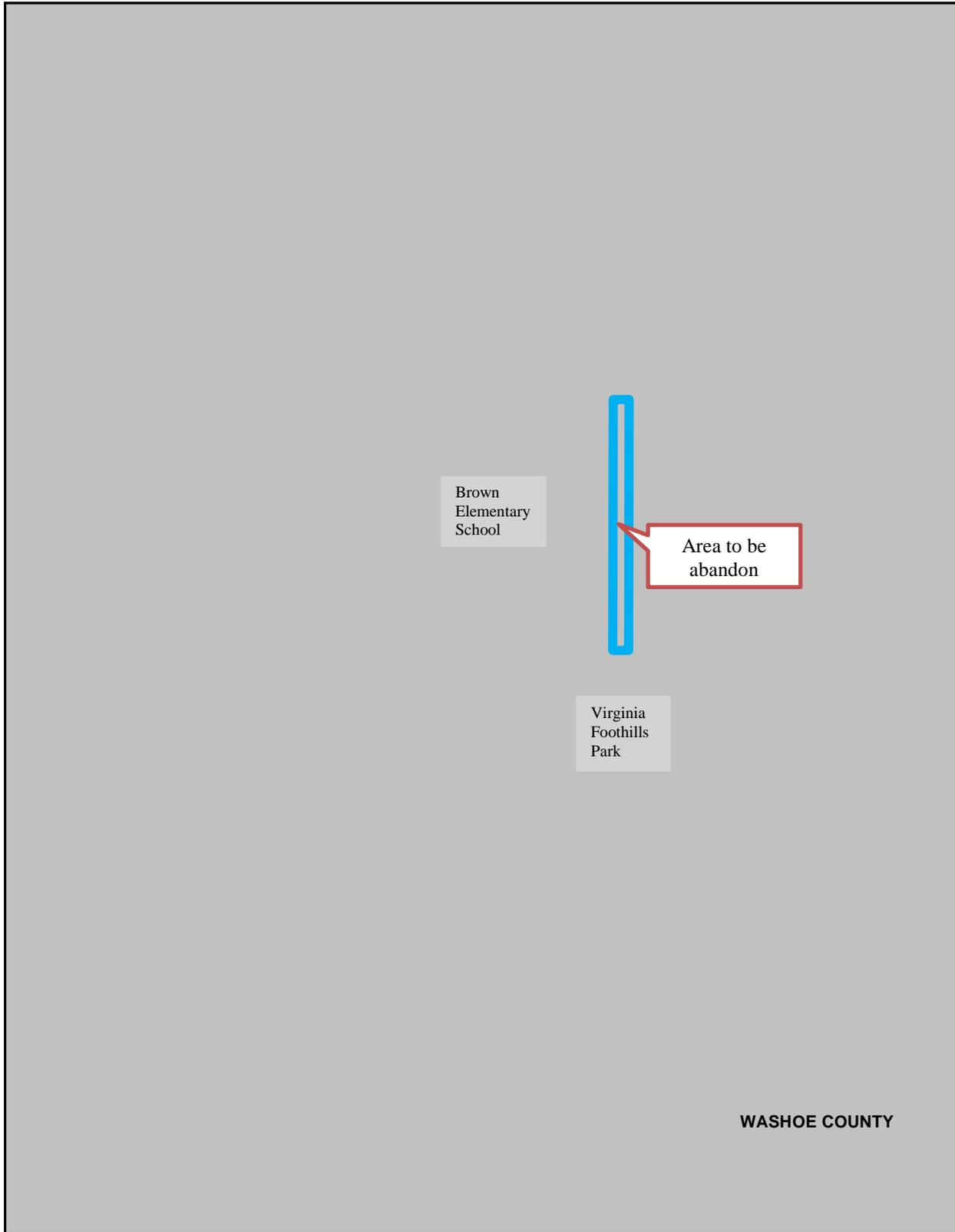
Abandonment Definition

The purpose of abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed prior to the recordation of the Resolution and Order of Abandonment.

The Resolution and Order of Abandonment is the legal record, prepared by the Washoe County Engineering and Capital Projects Division, which is recorded to complete the abandonment process. The Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicant's surveyor, that are required by the Conditions of Approval. When the Division is satisfied that all conditions of approval have been met, they then record the Resolution and Order of Abandonment with the County Recorder. The abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.

The Conditions of Approval for Abandonment Case Number AB15-002 is attached to this staff report and will be included with the Action Order.

- All conditions of approval are required to be completed before the abandonment can be recorded and finalized.
- The abandonment will be effective after Washoe County Engineering and Capital Projects Division approves the Resolution and Order of Abandonment and after it is recorded in the County Recorder's office.

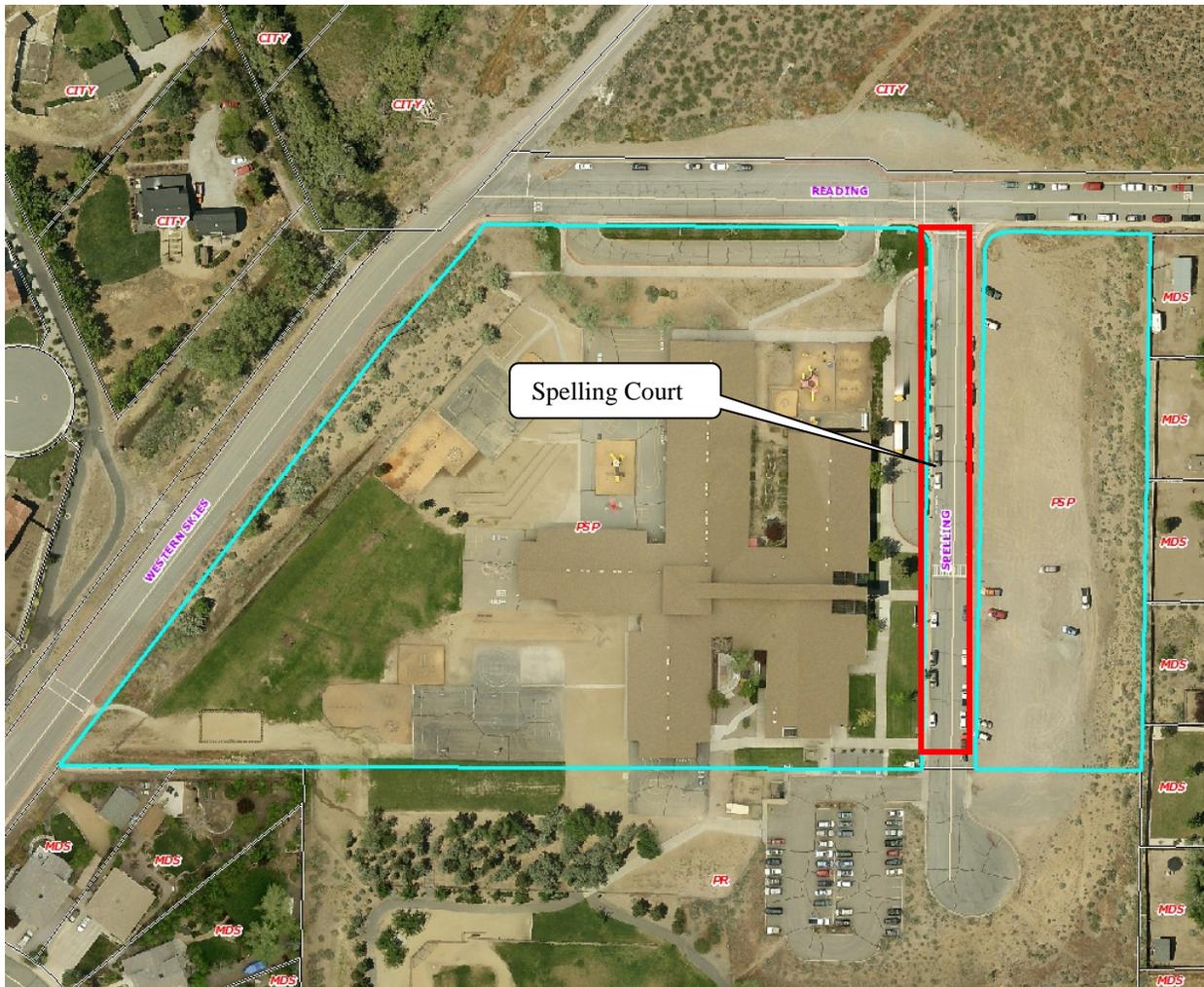


Vicinity Map

Project Evaluation

Spelling Court is a one block long street ending in a cul-de-sac on Virginia Foothills Park property. The street provides access to Brown Elementary School and Virginia Foothills Park. The Washoe County School District owns the land on both the east and west side of the right-of-way. The School District has prepared a new traffic circulation plan that increases parking and drop-off lanes on both sides of the street. The abandonment of the street and right-of-way would allow the School District to implement their traffic plan by making Spelling Court a one-way access road, and route out-going traffic through their property to the east.

The School District has worked with Washoe County Regional Parks and Open Space (Parks) to share parking facilities. Virginia Foothills Park is used for both soccer and softball events which draw large crowds. The School District allows participants to use school parking lots during events; in return the school can use the park's parking lot during the school day and for school events. A public easement will be recorded as part of the abandonment to assure the public's ability to use school property for parking and access to Virginia Foothills Park is retained.



Site Plan

There are existing public domestic water and sanitary sewer facilities in the right-of-way. The School District is required to grant an easement to the utility providers for these facilities.

Based on Director's Interpretation 13-1, the regularity zone and the master plan designations of the adjoining properties will be extended to the center line of the street. Since both properties abutting the abandon area are zone Public and Semi Public (PSP) and their master plan designation is Suburban Residential (SR), once the street has been abandoned the property will become PSP and the master plan designation will be SR.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

Abandonments are not reviewed by the Citizen Advisory Board, unless there is a compelling public interest. Staff determined there was no compelling public interest to the requested abandonment. Therefore, this abandonment was not reviewed by the CAB.

Public Notice

Abandonments require that the affected property owner be notified by certified mail. There is no minimum number of property owners that need to be notified. Washoe County and Washoe County School District are the only affected property owners, so a notice was sent to each agency.

A legal notice is also required to be posted in a local newspaper. A legal notice was published in the RGJ on Friday, July 24, 2015.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Community Services Department
 - Planning and Development Division
 - GIS
 - Building and Safety
 - Engineering and Capital Projects
 - Roads Division
 - Utility Services
 - Regional Parks and Open Space
- Washoe County Health District
 - Vector-Borne Diseases Division
 - Environmental Health Division
 - Air Quality
- Regional Transportation Commission
- Truckee Meadow Fire Protection District

Five out of the twelve above listed agencies/departments provided comments or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments or recommended conditions and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Planning and Development Division addressed the need to maintain public access from Reading Avenue to the County Park and its parking area, and that the WCSD

acknowledges that school district will be responsible for the condition and maintenance of the public access.

Contact: Eva Krause, 328-3796, EKrause@washoecounty.us

- Engineering and Capital Projects addressed the need to maintain public access, drainage and utility easements, and engineering requirements to record the abandonment.

Contact: Leo Vesely, 325-8032, LVesley@washoecounty.us

- Engineering and Capital Projects stated that there are sewer and water utilities in place and that the existing utility easement location needs to be maintained.

Contact: Tim Simpson, 954-4648, tsimpson@washoecounty.us

- Truckee Meadows Fire Protection District requires that the recorded map show the access to the school.

Contact Amy Ray, 775.326.6005, aray@tmfpd.us

- Regional Parks and Open Space staff stated that they are working with the School District and support this abandonment.

Contact: Dennis Troy, 823-6513, DTroy@washoecounty.us

Staff Comment on Required Findings

Section 110.806.30 of Article 806, *Vacations and Abandonments of Easements and Streets*, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan.

Staff Comments: Spelling Court serves as access to the County Park and Brown Elementary School. The access will be retained through a public access easement. There are no private properties that have access from Spelling Court. The abandonment of the street does not affect any standards of either the Master Plan or the Southeast Truckee Meadows Area Plan.

2. No Detriment. The abandonment or vacation does not result in a material injury to the public.

Staff Comments: The road and right-of-way will be turned over to the School District to maintain. As a condition of approval public access, drainage and a utility easement must be granted. With the granting of these easements, the resulting abandonment does not result in a material injury to the public.

3. Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Staff Comments: As a condition of approval utility easements are required to be created. The applicant is proposing to locate the utility easement in the abandoned right-of-way, thereby giving utility providers the same right of use that existed prior to the abandonment.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Abandonment Case Number AB15-002 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve with conditions Abandonment Case Number AB15-002 for Washoe County School District, having made all three findings in accordance with Washoe County Code Section 110.806.20:

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan; and
2. No Detriment. The abandonment or vacation does not result in a material injury to the public; and
3. Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Appeal Process

Most decisions rendered by the Planning Commission are appealable to the Board of County Commissioners. If you disagree with the decision of the Planning Commission and you want to appeal its action, call the Planning staff immediately at 775.328.6100. You will be informed of the appeal procedure and application fee. Appeals must be in writing and must be delivered to the Planning and Development Division within 10 calendar days from the date that the decision being appealed is reduced to writing, filed with the Secretary to the Planning Commission, and mailed to the original applicant in the proceeding being appealed.

cc: Applicant/Owner: Washoe County School District

Staff Report xc: Dennis Troy, Regional Parks and Open Space; Leo Vesely, P.E., Engineering



Conditions of Approval

Abandonment Case Number: AB15-002

The project approved under Abandonment Case Number AB15-002 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on August 4, 2015. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Services.

Compliance with the conditions of approval related to this Abandonment is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. All conditions of approval must be met prior to the Washoe County Engineering and Capital Project Division recording the required Resolution and Order of Abandonment.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

- All conditions of approval are required to be completed before the Abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by Washoe County Engineering and Capitol Projects Division and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Development

1. The following conditions are requirements of CSD – Planning and Development, which shall be responsible for determining compliance with these conditions.

Contact: Eva M. Krause, AICP Planner, 775.328.3796, ekrause@washoecounty.us

- a. The Washoe County School District shall acknowledge that the road over the access easement shall belong to the School District and they shall be responsible for maintaining said road in accordance with Washoe County Street Design Standards.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action.
- c. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

Washoe County Engineering and Capitol Projects

2. The following conditions are requirements of Engineering and Capitol Projects, which shall be responsible for determining compliance with these conditions.

Contact: Leo Vesely, P.E., 775.235.8032, lvesely@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action.
- b. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions to the County Engineer for review and approval. The legal descriptions shall be prepared by a registered professional and shall be for area of abandonment, and any easements that may be required. The County Surveyor shall determine compliance with this condition.
- c. The applicant shall grant a public access easement for access to Virginia Foothills Park.
- d. Retention of all public utility easements or relocation of all public utility easements to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of the new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- e. Retention of all drainage easements or relocation of all drainage easements to the satisfaction of and at no expense to Washoe County as well as any drainage facilities now in existence that currently utilize said easements. Said relocations

shall be evidenced by the recordation of properly executed documents reflecting the grant of the new easements (if required).

- f. A sign shall be placed on Reading Street indicating access to Virginia Foothills Park. Washoe County Parks shall determine compliance with this condition.
- g. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

Washoe County Engineering and Capitol Projects, Utilities

- 3. The following conditions are requirements of Engineering and Capitol Projects, which shall be responsible for determining compliance with these conditions.

Contact: Tim Simpson, P.E., 775.954.4684, tsimpson@washoecounty.us

- a. There are existing public domestic water and sanitary sewer facilities within the street right-of-way. The applicant shall grant to CSD, a 30-foot wide sanitary sewer access, construction, and maintenance easement over the existing sanitary sewer line.
- b. No permanent structures (including rockery or retaining walls, buildings, etc.) shall be allowed within or upon any utility easement maintained by the CSD.

Truckee Meadows Fire Protection District

- 4. The following condition is the requirement of Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact: Amy Ray, Fire Marshall, 775.326.6005, aray@tmfpd.us

- a. The Truckee Meadows Fire Protection District (TMFPD) will approve the above Abandonment with the following condition: A map showing access to the school with the abandonment shall be provided. Access shall be provided to the school.

Regional Parks and Open Space

- 5. The following condition is the requirements of Regional Parks and Open Space, which shall be responsible for determining compliance with this condition.

Contact: Dennis Troy, Park Planner, 775.325.8094, Dtroy@washoecounty.us

- a. The proposed abandonment lies due north of the Virginia Foothill's Park within Park District 3B. The existing street right of way provides a secondary access point to the park. The street right of way abandonment shall replace street with a 50-foot wide public access and public utility easement. This future public access easement shall not limit the accessibility to the park.

*** End of Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: May 8, 2013
TO: Eva M. Krause, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **AB15-002**
APN 140-030-08 & 11
BROWN ELEMENTARY SCHOOL

I have reviewed the referenced abandonment and recommend the following conditions:

1. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
2. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions to the County Engineer for review and approval. The legal descriptions shall be prepared by a registered professional and shall be for area of abandonment, and any easements that may be required. The County Surveyor shall determine compliance with this condition.
3. The applicant shall grant a public access easement for access to Virginia Foothills Park. The County Engineer shall determine compliance with this condition
4. Retention of all public utility easements or relocation of all public utility easements to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of the new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
5. Retention of all drainage easements or relocation of all drainage easements to the satisfaction of and at no expense to Washoe County as well as any drainage facilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of the new easements (if required).
6. A sign shall be placed on Reading Street indicating access to Virginia Foothills Park. Washoe County Parks shall determine compliance with this condition.

AB15-002
EXHIBIT B

7. The applicant shall comply with conditions necessary to effect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

LRV/lrv

July 9, 2015

To: Eva M. Krause, AICP, Planner

From: Timothy Simpson, P.E., Environmental Engineer II

Subject: AB15-002 (Brown Elementary School, Spelling Court)

The Community Services Department (CSD) has reviewed the subject application and has the following comments:

Applicants wish to abandon a public street identified as Spelling Court, and its associated 50-foot wide street right of way and replacing it with a 50-foot wide public access and public utility easement as authorized in Article 806 of the Washoe County Development Code. Washoe County School District owns the adjacent parcels on both sides of the street proposed to be abandoned. The parcels and street are located north of State Route 341 and east of Western Skies Drive within the Southeast Truckee Meadows Area Plan.

There are existing public domestic water and sanitary sewer facilities within the street right-of-way.

The Community Services Department (CSD) recommends approval provided the following conditions are met:

1. The applicant shall grant to CSD, a 30-foot wide sanitary sewer access, construction, and maintenance easement over the existing sanitary sewer line.
2. No permanent structures (including rockery or retaining walls, buildings, etc.) shall be allowed within or upon any utility easement maintained by the CSD.

FROM: Dennis Troy, Park Planner

DATE: June 26, 2015

SUBJECT: **AB15-002 (Spelling Court)**

Abandonment Case No. AB15-002 – Spelling Court

The proposed abandonment lies due north of the Virginia Foothill's Park within Park District 3B. The existing street right of way provides a secondary access point to the park. The street right of way abandonment proposes to replace it with a 50-foot wide public access and public utility easement. This future public access easement will not limit the accessibility to the park, therefore, the Department of Regional Parks and Open Space has **no further comments** related to this application.

July 7, 2015

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Abandonment Case Number AB15-002 (Spelling Court)

The Truckee Meadows Fire Protection District (TMFPD) will approve the above Abandonment with the following conditions:

- A map showing access to the school with the abandonment shall be provided. Access shall be provided to the school. Access to the school with the abandonment is not shown.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray
Fire Marsha

Community Services Department
Planning and Development
ABANDONMENT APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: <u>AB15-002</u>	
Project Name: Spelling Court Abandonment			
Project Description: Abandonment of Spelling Court to accommodate a new parking configuration for Brown Elementary School. Area of abandonment is approximately 25,182 square feet.			
Project Address: 13815 Spelling Court			
Project Area (acres or square feet): 25,182 +/-			
Project Location (with point of reference to major cross streets AND area locator): Adjacent to Brown Elementary School - Intersection of Reading Street and Spelling Court			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
140-030-11	9.75		
140-030-08	1.723		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). AB13-002 (Approved with conditions)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Washoe County School District		Name: Odyssey Engineering	
Address: 425 E. Ninth Street		Address: 895 Roberta Lane, Suite 104	
Reno NV	Zip: 89512	Sparks NV	Zip: 89431
Phone: 775.348.0200	Fax:	Phone: 775.359.3303	Fax: 775.359.3329
Email:		Email: frank@odysseyreno.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Frank Bidart	
Applicant/Developer:		Other Persons to be Contacted:	
Name: WCSD-Capital Projects & Facilities Mgmt.		Name: Joe Gabica - WCSD	
Address: 14101 Old Virginia Road		Address: 14101 Old Virginia Road	
Reno NV	Zip: 89521	Reno NV	Zip: 89521
Phone: 775-789-3810	Fax: 775-851-5658	Phone: 775.789.3817	Fax: 775.851.5658
Email: mbooster@washoeschools.net		Email: jgabica@washoeschools.net	
Cell:	Other:	Cell:	Other:
Contact Person: Mike Boster-School Planner		Contact Person: Joe Gabica-WCSD	
For Office Use Only			
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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to vacations and abandonments may be found in Article 806, Vacations and Abandonments of Easements or Streets.

1. What is the abandonment being requested?

A 50-foot wide right-of-way, which encompasses Spelling Court from its intersection with Reading Road to its southern terminus. Approximate area of abandonment is 25,182 square feet.

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

PM 2313
RS 5590

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

Reconfigured entry and exit ways as well as additional parking areas for Brown Elementary School.

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

A new 50-foot wide public access and public utility easement is proposed to accommodate access to Virginia Foothills Park and existing utility infrastructure.

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?

The Washoe County School District owns the properties on either side of Spelling Court. No damage will result from the abandonment of the roadway. Existing access to Virginia Foothills Park will not be impeded by this abandonment and will be accommodated via a new public access easement.

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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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EXHIBIT "A"

**WASHOE COUNTY SCHOOL DISTRICT
ABANDONMENT LEGAL DESCRIPTION**

All that certain real property situate in the Northwest 1/4 of Section 27 and the Southwest 1/4 of Section 22, Township 18 North, Range 20 East, MDM, Washoe County, State of Nevada and being Spelling Court as shown on Parcel Map No. 2313 for WASHOE COUNTY SCHOOL DISTRICT as recorded in Washoe County Official Records on September 27, 1988 under filing No. 1276405 and being more particularly described as follows:

BEGINNING at the Southwest corner of Parcel 1 of said Parcel Map; **THENCE**, along the southerly line of said Spelling Court, N89°49'08"W, 50.00 feet to the Southeast corner of Parcel 2 of said Parcel Map;

THENCE, N00°54'52"E, 478.57 feet along the westerly line of said Spelling Court;

THENCE, along a tangent curve to the left having a radius of 20.00 feet, a central angle of 90°28'48" and an arc length of 31.58 feet to the southerly line of Reading Street as shown on said Parcel Map;

THENCE, S89°33'56"E, 84.96 feet;

THENCE, S44°33'56"E, 7.07 feet to the north line of said Parcel 1;

THENCE, along the westerly boundary of said Parcel 1, through a non-tangent curve to the left having a tangent bearing of N89°33'56"W, a radius of 20.00 feet, a central angle of 89°31'12" and an arc length of 31.25 feet;

THENCE, S00°54'52"W, 473.69 feet to the **Point of Beginning**.

Refer to EXHIBIT "A-1", attached hereto and made a part hereof by reference herein.

Containing: 25,190 Square Feet of land, more or less

Basis of Bearings: Nevada State Plane Coordinate system, West zone, NAD 83/94.

Prepared by:

Odyssey Engineering, Inc.

Kelly R. Combest, P.L.S. 16444
895 Roberta Lane, Suite 104
Sparks, NV 89431

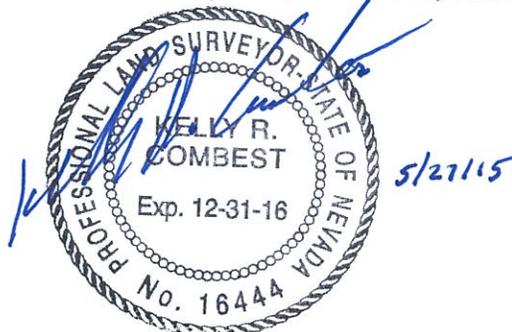
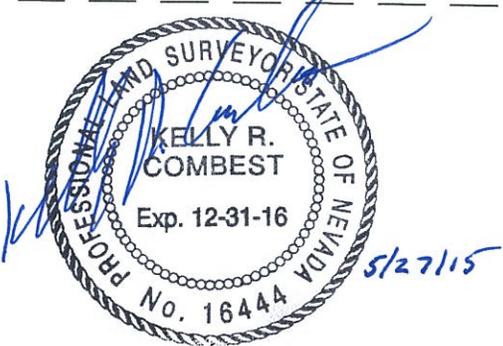
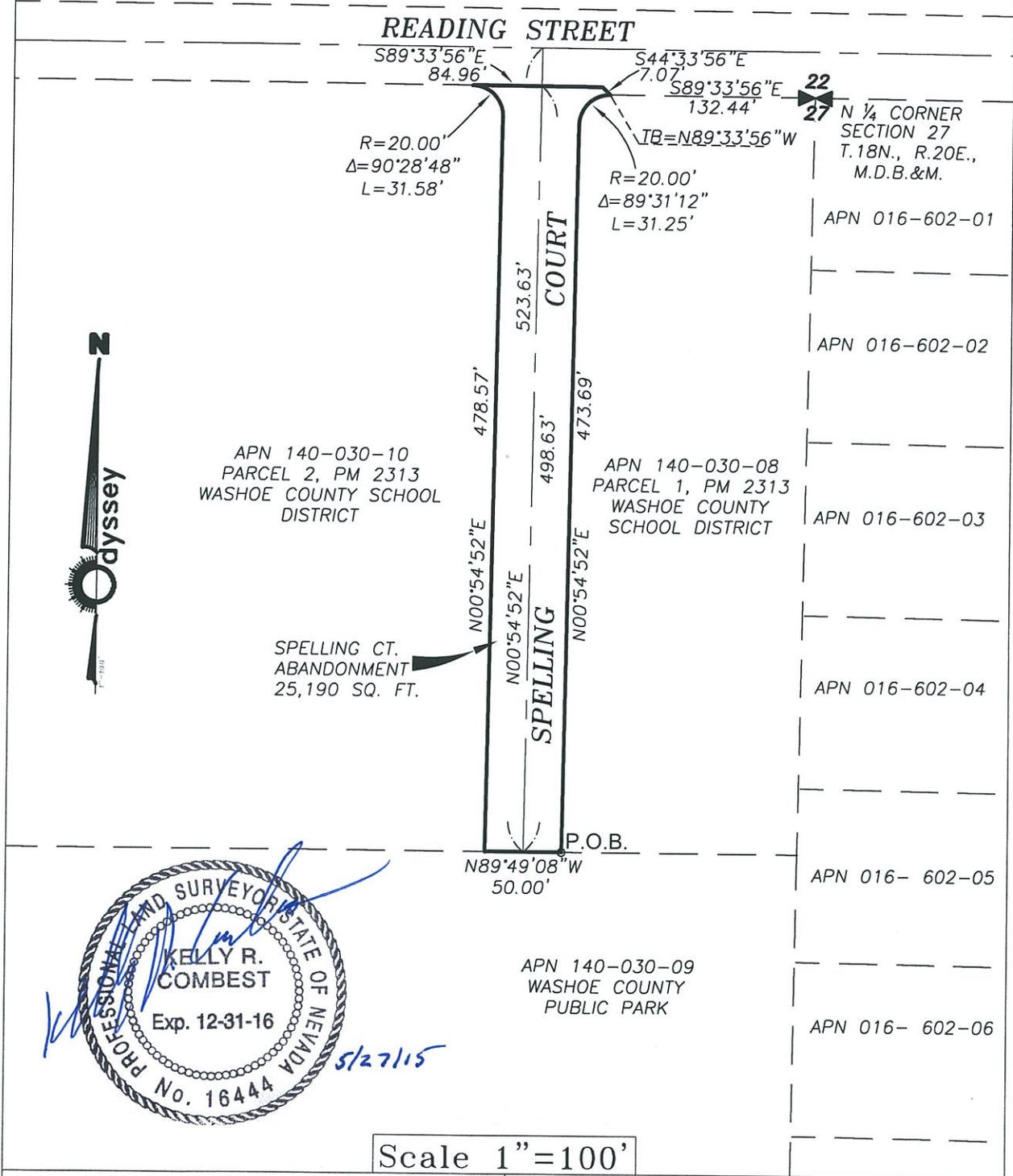


EXHIBIT "A-1"



Scale 1" = 100'


WASHOE COUNTY SCHOOL DISTRICT
 dyssey ENGINEERING INCORPORATED

SPELLING COURT RIGHT-OF-WAY ABANDONMENT

0699

OWNERS' CERTIFICATE:

THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS RECORD OF SURVEY DO HEREBY STATE THAT:

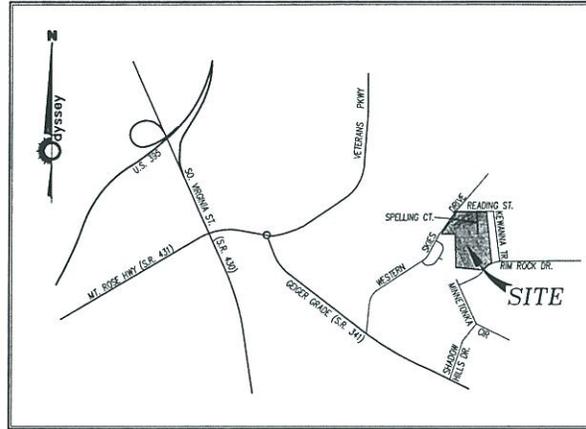
1. THEY HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
2. THEY AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON.
3. THEY AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENTS PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.360, INCLUSIVE.
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 LAND.
6. THE PROPERTY OWNERS HEREBY AGREE TO ACCEPT ANY DRAINAGE ONTO THEIR PROPERTY RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT.

WASHOE COUNTY SCHOOL DISTRICT

WASHOE COUNTY

Peter Etchaat
 BY: Peter Etchaat
 ITS: Chief Operations Officer

David M. Solme
 BY: DAVID M. SOLME
 ITS: CSD - DIRECTOR



VICINITY MAP
NOT TO SCALE

GOVERNING AGENCY CERTIFICATE

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.

Michael E. Gump
 MICHAEL E. GUMP

8-27-14
DATE

TAX CERTIFICATE: (APN's 140-030-08, 09 & 10)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON 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 N.R.S. 361A.265.

WASHOE COUNTY TREASURER

Will L. Stevens-Combs
 NAME: Will L. Stevens-Combs

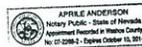
9/27/2014
 DATE: 9/27/2014
 TITLE: Deputy Treasurer

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA } s.s.
COUNTY OF WASHOE }

ON THIS 26th DAY OF AUGUST, 2014, PETER ETCHAAT, CHIEF OPERATIONS OFFICER OF WASHOE COUNTY SCHOOL DISTRICT, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

April Anderson
 NOTARY'S SIGNATURE



REFERENCES

1. PM 2313 REC. SEPTEMBER 27, 1988, FILE NO. 1276405, W.C.O.R.
2. RS 1283 REC. APRIL 5, 1979, FILE NO. 597898, W.C.O.R.
3. TM 954 REC. APRIL 27, 1965, FILE NO. 26749, W.C.O.R.
4. TM 1504 REC. DECEMBER 6, 1974, FILE NO. 349195, W.C.O.R.
5. TM 2421 REC. APRIL 23, 1987, FILE NO. 1157205, W.C.O.R.
6. TM 2523 REC. JULY 13, 1988, FILE NO. 1259331, W.C.O.R.
7. TM 2921 REC. FEBRUARY 10, 1993, FILE NO. 1645954, W.C.O.R.
8. RESOLUTION FOR ACCEPTING STREETS, REC. FEBRUARY 21, 1996, FILE NO. 1969859
9. PRELIMINARY TITLE REPORTS PREPARED BY FIRST AMERICAN TITLE COMPANY OF NEVADA FOR THE PROPERTIES SHOWN HEREON: ORDER NO. 121-2445671, DATED MARCH 28, 2013; ORDER NO. 121-2424004, DATED APRIL 03, 2013; ORDER NO. 121-2445669, DATED MARCH 21, 2013.
10. DOC. NO. 595243 RECORDED IN W.C.O.R. MARCH 23, 1979 IN BOOK 1370, PAGE 811.

SURVEYOR'S CERTIFICATE:

I, JEFFREY F. BROOKE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT AT THE INSTANCE OF WASHOE COUNTY SCHOOL DISTRICT.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NW 1/4 OF SECTION 27, T18N, R20E, M.D.M., AND THE SURVEY WAS COMPLETED ON August 17, 2014.
3. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340.
4. THIS RECORD OF SURVEY IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
5. NO ADDITIONAL PARCELS ARE CREATED AS A RESULT OF THIS SURVEY.



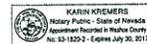
JEFFREY F. BROOKE, PLS 8558

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA } s.s.
COUNTY OF WASHOE }

ON THIS 27th DAY OF August, 2014, David Solme, Director of WASHOE COUNTY, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

Karin Kriemers
 NOTARY'S SIGNATURE



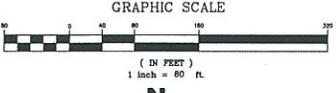
FILE NO. 4397093	RECORD OF SURVEY SUPPORTING A BOUNDARY LINE A FOR
FEES: 0.00	WASHOE COUNTY SCHOOL DISTRICT & WASHOE COUNTY
FILED FOR RECORD AT THE REQUEST OF Washoe County Community Services	BEING PARCEL 2 OF PARCEL MAP 2313 AND DOC. NO. 685243 ~ VIRGINIA FOOTHILLS I
THIS 26 th DAY OF August, 2014, AT 11 MINUTES PAST 1 O'CLOCK, P.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.	LOCATED IN THE NW 1/4 OF SECTION 27, T.18N., R.2 WASHOE COUNTY.
LAWRENCE R. BURNESS, COUNTY RECORDER	895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303
BY: <i>A. Peaslee</i> DEPUTY	dyssey ENGINEERING INCORPORATED

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

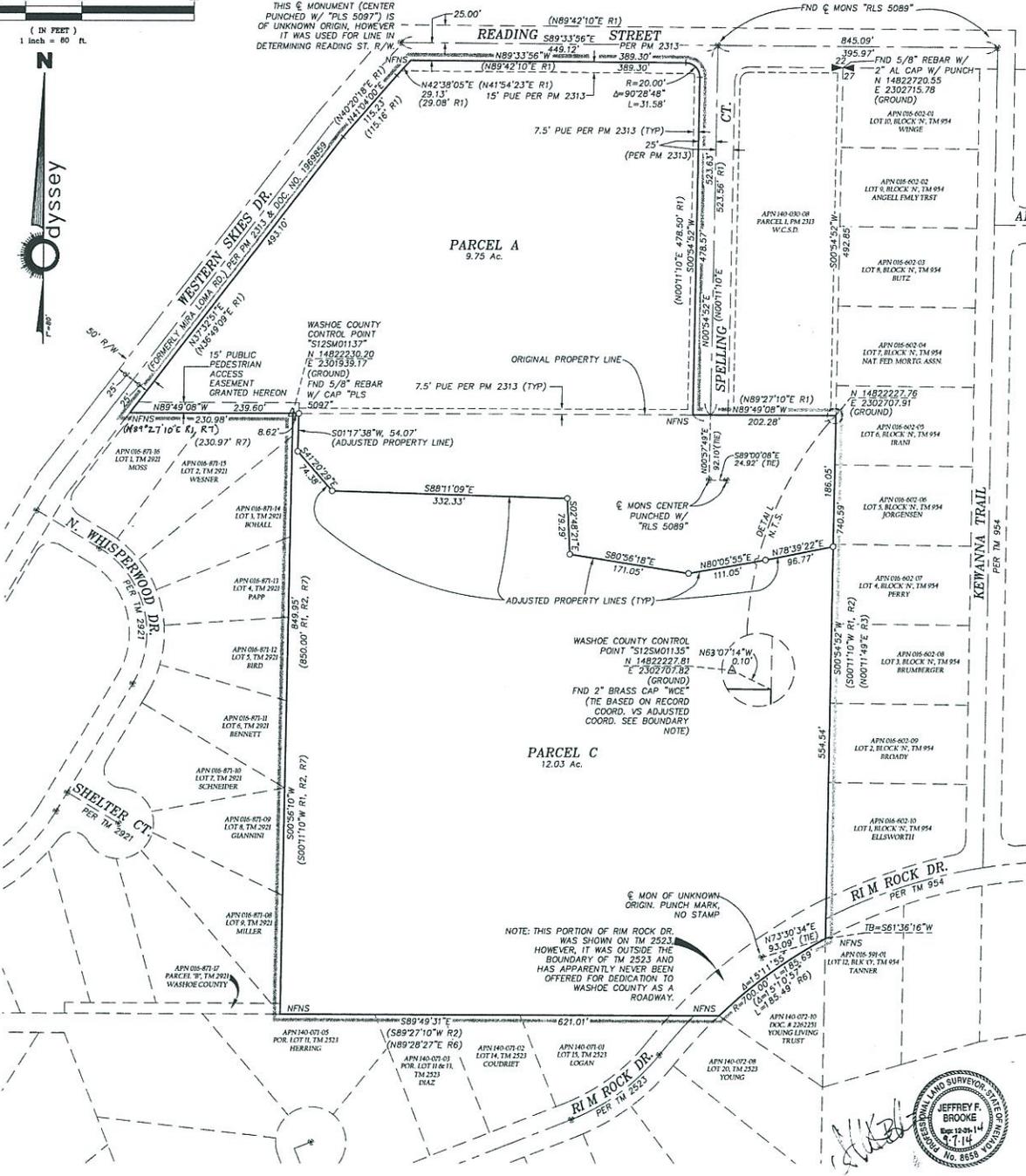
4397093

Record of SA154002ap 5
EXHIBIT F

4399093



THIS E MONUMENT (CENTER PUNCHED W/ "PLS 5097") IS OF UNKNOWN ORIGIN, HOWEVER IT WAS USED FOR LINE IN DETERMINING READING ST. R/W



GENERAL NOTES

1. THIS RECORD OF SURVEY REPRESENTS THE BOUNDARY LINE ADJUSTMENT FILED IN THE OFFICIAL RECORDS OF THE WASHOE COUNTY RECORDER AS DOCUMENT NO. 4399093
2. THE COORDINATE VALUES SHOWN HEREON ARE GROUND BASED, DERIVED FROM A GRID TO GROUND CONVERSION FACTOR OF 1.000197939. TO OBTAIN GRID VALUES, DIVIDE THE COORDINATES SHOWN BY THE AFOREMENTIONED FACTOR.
3. NO EASEMENTS ARE BEING CREATED OR RELINQUISHED WITH THIS MAP.

LEGEND

- 22 QUARTER CORNER AS NOTED
- 27 SET 5/8" REBAR "PLS 8658"
- △ WASHOE COUNTY CONTROL POINT
- PM PARCEL MAP
- TM TRACT MAP
- * EXISTING E MON
- TB TANGENT BEARING
- + or NFNS DIMENSION POINT - NOTHING FOUND OR SET
- ⊕ CENTERLINE
- R/W RIGHT-OF-WAY
- (N89°01'23"E 45.67' R3) RECORD INFORMATION (PER REFERENCE 3)

BEARING & COORDINATE BASIS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/94 HARN. BASED ON TIES TO WASHOE COUNTY CONTROL POINTS AS SHOWN. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED. TO OBTAIN GRID COORDINATES, DIVIDE BY 1.000197939. ALL DISTANCE SHOWN HEREON GROUND DISTANCES, U.S. SURVEY FOOT.

BOUNDARY NOTE

A BEST FIT OF FOUND MONUMENTS PER PM 2313 WERE USED TO ESTABLISH THE WEST LINE, THE SOUTH LINE AND THE EAST LINE OF THE NORTHERLY PROPERTY. THE NORTH LINE OF THE SCHOOL PROPERTY WAS DETERMINED BY MONUMENTS OF READING STREET. E MONUMENTS APPURTENANT TO TM 2921 WERE USED TO CONTROL THE BEARING OF THE WEST LINE OF THE PARK. THE NORTHEAST CORNER OF TM 2921 WAS HELD (WA. CO. GPS MON "S12SM0113" E MONUMENTS APPURTENANT TO TM 2523, TM 2421 AND TM 1504 WERE HE TO DETERMINE THE SOUTH BOUNDARY OF THE PARK. A LEAST SQUARES ADJUSTMENT WAS USED TO ATTAIN COORDINATES BASED WASHOE COUNTY PUBLISHED COORDINATES. THE MONUMENTS USED IN THIS ADJUSTMENT ARE "S12SM0113", "S12SM0113*", "S12SM0113*" AND "S12SM0113*", THE DIFFERENCE BETWEEN "S12SM0113" AND THE CALCULATE PROPERTY CORNERS SHOWN HEREON ARE A RESULT OF THIS ADJUSTMENT A THE BOUNDARY RESOLUTION MENTIONED ABOVE.

TOTAL AREA OF SURVEY = ±21.78 ACRES

RECORD OF SURVEY SUPPORTING A BOUNDARY LINE A FOR WASHOE COUNTY SCHOOL DISTRICT & WASHOE BEING PARCEL 2 OF PARCEL MAP 2313 AND DOC. NO. 595243 - VIRGINIA FOOTHILLS I LOCATED IN THE NW 1/4 OF SECTION 27, T.18N., R.2 WASHOE COUNTY.

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 359-3303

odyssey ENGINEERING INCORPORATED

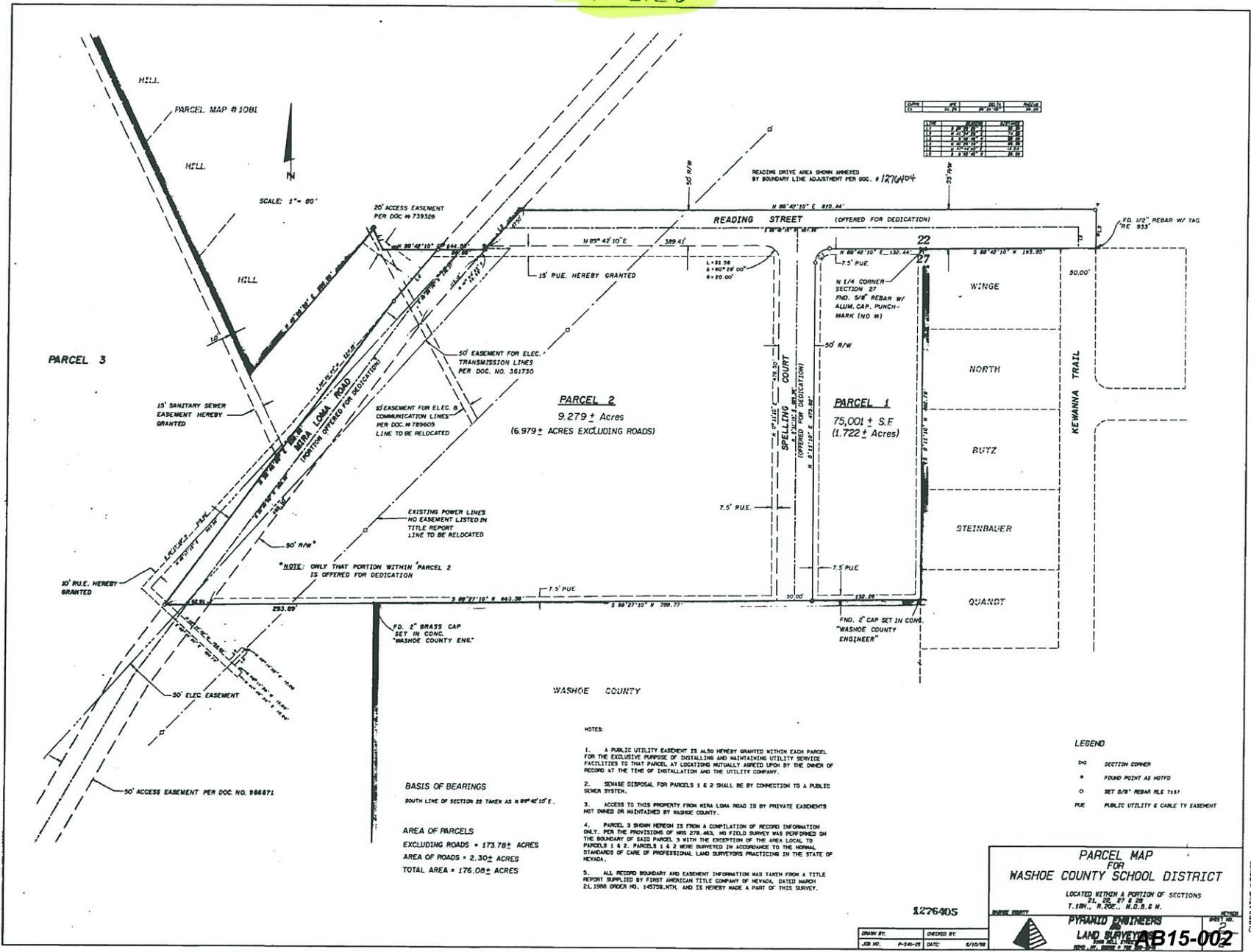


CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ALL SUBSEQUENT CHANGES TO THIS MAP

4399093

Record of **AB15-002** Map. EXHIBIT F

H-5158



LINE	BEARING	DISTANCE	AREA
1	N 89° 42' 10" E	810.44'	17.22 ±
2	S 89° 42' 10" W	193.20'	0.722 ±
3	N 89° 42' 10" E	132.44'	0.31 ±
4	S 89° 42' 10" W	193.20'	0.722 ±
5	N 89° 42' 10" E	810.44'	17.22 ±
6	S 89° 42' 10" W	193.20'	0.722 ±
7	N 89° 42' 10" E	132.44'	0.31 ±
8	S 89° 42' 10" W	193.20'	0.722 ±
9	N 89° 42' 10" E	810.44'	17.22 ±
10	S 89° 42' 10" W	193.20'	0.722 ±
11	N 89° 42' 10" E	132.44'	0.31 ±
12	S 89° 42' 10" W	193.20'	0.722 ±
13	N 89° 42' 10" E	810.44'	17.22 ±
14	S 89° 42' 10" W	193.20'	0.722 ±
15	N 89° 42' 10" E	132.44'	0.31 ±
16	S 89° 42' 10" W	193.20'	0.722 ±
17	N 89° 42' 10" E	810.44'	17.22 ±
18	S 89° 42' 10" W	193.20'	0.722 ±
19	N 89° 42' 10" E	132.44'	0.31 ±
20	S 89° 42' 10" W	193.20'	0.722 ±
21	N 89° 42' 10" E	810.44'	17.22 ±
22	S 89° 42' 10" W	193.20'	0.722 ±
23	N 89° 42' 10" E	132.44'	0.31 ±
24	S 89° 42' 10" W	193.20'	0.722 ±
25	N 89° 42' 10" E	810.44'	17.22 ±
26	S 89° 42' 10" W	193.20'	0.722 ±
27	N 89° 42' 10" E	132.44'	0.31 ±
28	S 89° 42' 10" W	193.20'	0.722 ±
29	N 89° 42' 10" E	810.44'	17.22 ±
30	S 89° 42' 10" W	193.20'	0.722 ±
31	N 89° 42' 10" E	132.44'	0.31 ±
32	S 89° 42' 10" W	193.20'	0.722 ±
33	N 89° 42' 10" E	810.44'	17.22 ±
34	S 89° 42' 10" W	193.20'	0.722 ±
35	N 89° 42' 10" E	132.44'	0.31 ±
36	S 89° 42' 10" W	193.20'	0.722 ±
37	N 89° 42' 10" E	810.44'	17.22 ±
38	S 89° 42' 10" W	193.20'	0.722 ±
39	N 89° 42' 10" E	132.44'	0.31 ±
40	S 89° 42' 10" W	193.20'	0.722 ±

PARCEL 3

PARCEL 2
9,279 ± Acres
(6,979 ± ACRES EXCLUDING ROADS)

PARCEL 1
75,001 ± S.F.
(1.722 ± Acres)

NOTE: ONLY THAT PORTION WITHIN PARCEL 2 IS OFFERED FOR DEDICATION

WASHOE COUNTY

NOTES:

- 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.
- SEWAGE DISPOSAL FOR PARCELS 1 & 2 SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
- ACCESS TO THIS PROPERTY FROM HETA LOMA ROAD IS BY PRIVATE EASEMENTS NOT OWNED OR MAINTAINED BY WASHOE COUNTY.
- PARCEL 3 SHOWN HEREON IS FROM A COMPILATION OF RECORD INFORMATION ONLY. PER THE PROVISIONS OF NRS 278.463, NO FIELD SURVEY WAS PERFORMED ON THE BOUNDARY OF SAID PARCEL 3 WITH THE EXCEPTION OF THE AREA LOCAL TO PARCELS 1 & 2. PARCELS 1 & 2 WERE SURVEYED IN ACCORDANCE TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF NEVADA.
- ALL RECORD BOUNDARY AND EASEMENT INFORMATION WAS TAKEN FROM A TITLE REPORT SUPPLIED BY FIRST AMERICAN TITLE COMPANY OF NEVADA, DATED MARCH 21, 2006 UNDER NO. 142726.07K, AND IS HEREBY MADE A PART OF THIS SURVEY.

LEGEND

- ◆ SECTION CORNER
- * FOUND POINT AS NOTED
- SET 5/8" REBAR ALS 1167
- PUE PUBLIC UTILITY & CABLE TV EASEMENT

BASIS OF BEARINGS

SOUTH LINE OF SECTION 22 TAKEN AS N 89° 42' 10" E.

AREA OF PARCELS

EXCLUDING ROADS = 173.78 ± ACRES
AREA OF ROADS = 2.30 ± ACRES
TOTAL AREA = 176.08 ± ACRES

PARCEL MAP FOR WASHOE COUNTY SCHOOL DISTRICT
LOCATED WITHIN A PORTION OF SECTIONS 22, 27 & 28 T. 38N., R. 20E., N.D.S. & G.H.

1276-005

PREPARED BY: PYRANID ENGINEERS
LAND SURVEYORS
1500 S. MAIN ST., SUITE 200, LAS VEGAS, NV 89102

DATE: 12/10/08

PROJECT NO.: AB15-002

CUMULATIVE EASEMENTS SHOULD BE EXAMINED PRIOR TO ANY SUBSEQUENT CONVEYANCE TO THIS MAP

H-5158

Parcel Map 2 EXHIBIT F