



Planning Commission Staff Report

Meeting Date: March 4, 2025

Agenda Item: 8B

ABANDONMENT CASE NUMBER:

WAB25-0001 (Highland Ranch Easement)

BRIEF SUMMARY OF REQUEST:

To abandon a ± 4.76 -acre slope/construction easement along the northeast side of Highland Ranch Parkway

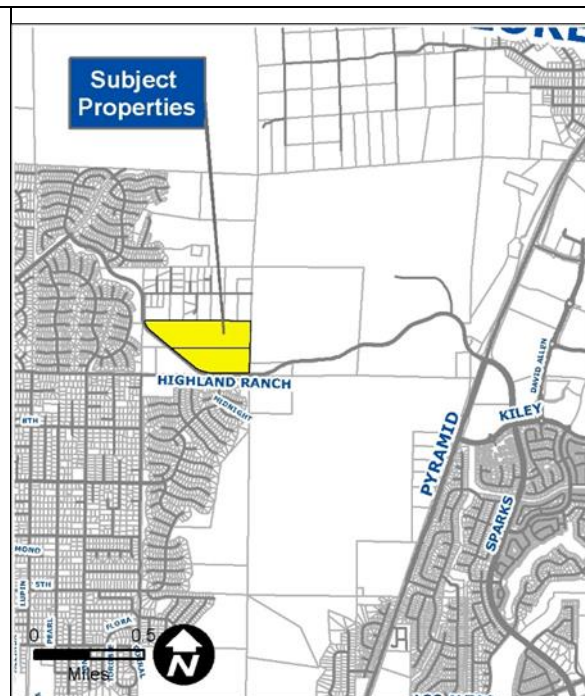
STAFF PLANNER:

Julee Olander, Planner
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interests in a ± 70 foot wide, ± 4.76 -acre, slope/construction easement, drainage easement and utility easements located along the northeast side of Highland Ranch Parkway within two parcels, APNs 508-020-41 & 43.

Applicant: Odyssey Engineering, Inc.
Property Owner: LC Highland, LLC
Location: Located along the northeast side of Highland Ranch Parkway
APN: 508-020-41 & 43
Parcel Size: 21.02 acres & 33.57 acres
Master Plan: Suburban Residential (SR) & Rural (R)
Regulatory Zone: High Density Suburban (HDS) & General Rural (GR)
Planning Area: Sun Valley
Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
Commission District: 5 – Commissioner Herman



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 Abandonment Case Number WAB25-0001 for Odyssey Engineering, Inc., with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

(Motion with Findings on Page 7)

Staff Report Contents

Abandonment Definition.....	3
Site Plan	5
Project Evaluation	6
Sun Valley Planning Area	6
Reviewing Agencies.....	6
Recommendation.....	7
Motion.....	7
Appeal Process.....	7

Exhibits Contents

Conditions of Approval.....	Exhibit A
Agency Comments.....	Exhibit B
Public Notice	Exhibit C
Project Application	Exhibit D

Abandonment Definition

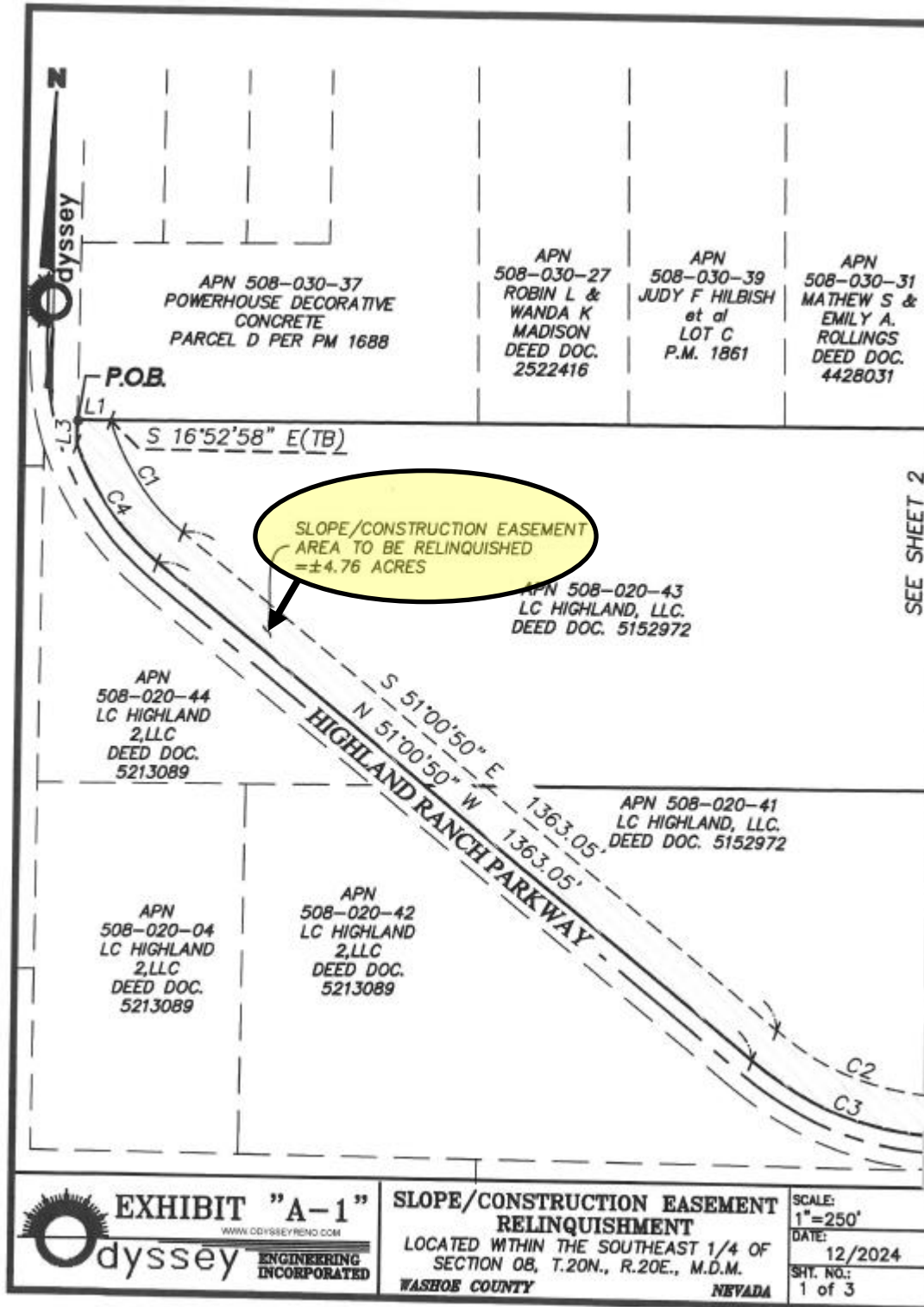
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation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

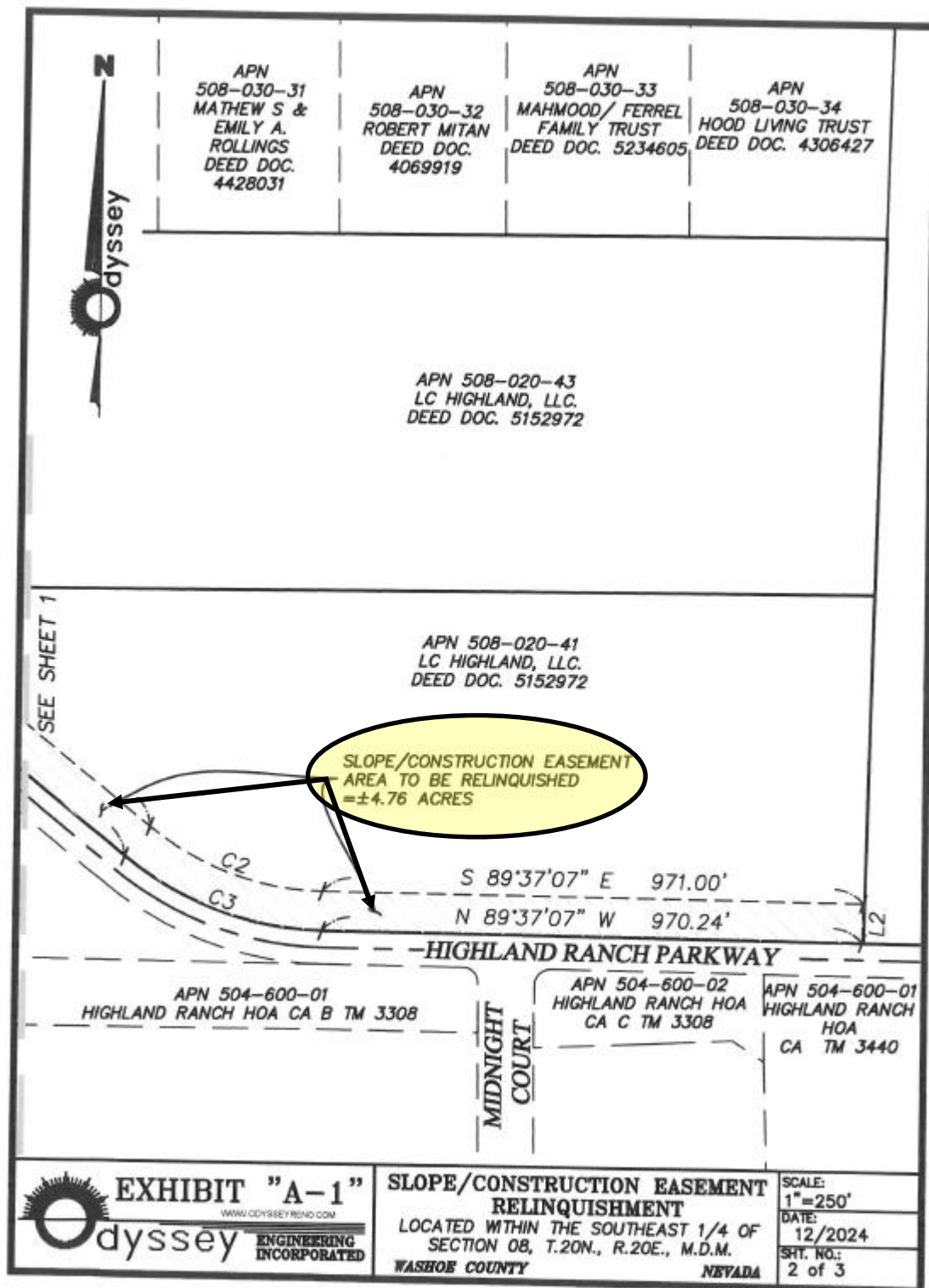
The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicant's surveyor, that are required by the conditions of approval. When the Engineering and Capital Projects Division is satisfied that all conditions of approval have been met, then the Engineering and Capital Projects Division will 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 WAB25-0001 are attached to this staff report and will be included with the Action Order if granted approval.

- 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 the Engineering and Capital Projects Division and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

The subject property has regulatory zones of High Density Suburban (HDS) on APN 508-020-41; and HDS (89%) and General Rural (GR) (11%) on APN 508-020-43.



Site Plan

Project Evaluation

The request is to abandon a 70± foot-wide slope/construction easement and any County rights to drainage and utility easements along the northeast side of Highland Ranch Parkway, totaling ±4.76-acre, within a portion of two parcels (APNS: 508-020-41 and 508-020-43).

The easement runs adjacent to Highland Ranch Parkway. The easement is no longer needed as construction is complete and all public improvements are located within the public right-of-way (ROW) of Highland Ranch Parkway. Both subject parcels are owned by the applicant, LC Highland, LLC. The abandonment would not affect any adjoining parcels. According to the applicant, the proposed abandonment will “facilitate the future development of the Highland Village Phase I Subdivision”.

Both parcels are currently undeveloped. The Highland Ranch Village Phase I subdivision (WTM20-004) was approved by the Planning Commission on November 16, 2020 as a single family, common open space subdivision, for a maximum of 215-lots. The proposed abandonment will enable the subdivision to be developed as approved.

Sun Valley Planning Area

The subject parcels are located within the Sun Valley Planning Area. Staff was unable to find any relevant master plan policies related to the abandonment of easements for the Sun Valley Planning Area.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X		Robert Wimer, rwimer@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH EMS	X	X		April Miller, amiller@nnph.org
TMFPD	X	X		Dale Way, Dway@tmfpd.us
Sun Valley GiD	X			
AT&T	X	X		Cligg Cooper, cc2132@att.com
NV Energy	X			
Truckee Meadows Water Authority	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.806.20 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.

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Sun Valley Planning Area.

The proposed abandonment does not affect any standards of either the Master Plan or the Sun Valley Planning Area. Staff has not found any applicable policies, action programs, standards or maps in either the Master Plan or Sun Valley Planning Area related to this abandonment request.

- (b) **No Detriment.** The abandonment or vacation does not result in a material injury to the public.

Staff Comments: *The request was submitted to all relevant agencies and departments for review. Conditions of approval are included with the staff report as Exhibit A. The request proposes to abandon a ±4.76-acre slope/construction easement, which is no longer needed, and which will not impact access to the surrounding parcels. The proposed abandonment will assist in the development of the approved Highland Village Phase I subdivision.*

- (c) **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: *AT&T, NV Energy, the Sun Valley GID and the Truckee Meadows Water Authority (TMWA) were sent the project description, and no conditions were received. Washoe County Engineering also reviewed the project and provided a condition addressing public utility easements. Conditions are included in Exhibit A.*

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB25-0001 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 Abandonment Case Number WAB25-0001 for Odyssey Engineering, Inc., with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20:

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Sun Valley Planning Area; and
- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- (c) 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

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).



Conditions of Approval

Abandonment Case Number WAB25-0001

The project approved under Abandonment Case Number WAB25-0001 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on March 4, 2025. 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. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this 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. Nothing in this abandonment should 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, this abandonment 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.

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 Community Services Department – Planning and Building Division.

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 Engineering and Capital Projects 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 the Engineering and Capital Projects 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 Building Division

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

Contact Name – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.**
- b. 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.
- c. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

Washoe County Engineering and Capital Projects

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

Contact Name – Robert Wimer, P.E., 775.328-2059, rwimer@washoecounty.gov

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit a legal description and exhibit map for the area of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
- b. Retention or relocation of all public utility easements is required 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 new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- c. This Abandonment approval is for the elimination of the slope/construction easement and any County rights to drainage and utility easements. Public Utility Easements remain unless relinquished by the Public Utility Company holding the easement right.
- d. 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.

*** End of Conditions ***

From: [COOPER, CLIFFORD E](#)
To: [Olander, Julee](#)
Subject: Abandonment Case Number WAB25-0001 (Highland Ranch Slope Easement)
Date: Tuesday, January 14, 2025 3:32:35 PM

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

AT&T does not have any adverse comments regarding this project

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com

TEXTING and DRIVING...It Can Wait

From: [Program, EMS](#)
To: [Olander, Julee](#)
Subject: FW: January Agency Review Memo I - Abandonment Case Number WAB25-0001 (Highland Ranch Slope Easement)
Date: Friday, January 17, 2025 10:13:35 AM
Attachments: [January Agency Memo I.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good Morning,

The EMS Program has reviewed the January Agency Review Memo I - Abandonment Case Number WAB25-0001 (Highland Ranch Slope Easement) and has no concerns or questions at this time based on the information provided.

Thank you



April Miller
Sr. Office Specialist
Epidemiology and Public Health Preparedness

O: [775-326-6049](tel:775-326-6049)
1001 E Ninth St. Bldg. B Reno, NV 89512

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From: Roman, Brandon <BRoman@washoecounty.gov>

Sent: Tuesday, January 14, 2025 1:01 PM

To: Pascual, Katrina A. <KPascual@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Lustenberger, Fred <FLustenberger@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Galicia, Amelia <AGalicia@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; Program, EMS <EMSProgram@nnph.org>

Cc: Emerson, Kathy <KEmerson@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>; Evans, Timothy <TEvans@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>

Subject: January Agency Review Memo I

Good afternoon,

Please remember to send agency review responses/comments directly to the Planner for the case, rather than replying to me.

Please find the attached **Agency Review Memo I** with cases received in **January** by Washoe County Community Services Department, Planning and Building Division. You've been asked to review the application for **Items #1 and #2**. The item description and link to the application are provided in the memo. **Comments are due for Item #1 by January 24, 2025. Comments for Item #2 are due by January 30, 2025.**

Fred (Building & Safety) – **Item #2**

Faye-Marie (Open Space) – **Item #2**

Katrina (Sewer) – **Item #2**

Mitch (Traffic) – **Item #2**

Timber (Water Rights) – **All Items**

Captain Galicia (WCSO) – **Item #2**

Rob (Land Development) – **All Items**

Dwayne/Stephen/Janelle/Michon (Engineering) – **All Items**

Genine/Josh (Air Quality) – **Item #2**

EMS – **All Items**

David/Jim/Wes (Environmental Health) – **Item #2**

Sincerely,



Brandon Roman
Senior Office Specialist, Planning & Building Division | Community Services Department

broman@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)



Date: January 24, 2025

To: Julee Olander, Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Abandonment Case WAB25-0001 Highland Ranch Slope Easement Abandonment
APN: 508-020-43, 508-080-41

GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of the slope easement along the northern border of Highland Ranch Parkway on the subject parcels and is located on approximately 54.6 acres on the north side of Highland Ranch Parkway. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement the applicable County Code and are based upon our review of the application prepared by Odyssey Engineering, Inc. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. Prior to recordation of the Order of Abandonment, the applicant shall submit a legal description and exhibit map for the area of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
2. Retention or relocation of all public utility easements is required 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 new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
3. This Abandonment approval is for the elimination of the slope easement and any County rights to drainage and utility easements. Public Utility Easements remain unless relinquished by the Public Utility Company holding the easement right.
4. 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.

WAB25-0001

EXHIBIT B

From: [Way, Dale](#)
To: [Olander, Julee](#)
Subject: WAB25-0001 (Highland Ranch Slope Easement)
Date: Tuesday, January 14, 2025 1:43:26 PM

Julee,

TMFPD has no specific comments on this case.

Thank you.

Dale Way

Deputy Fire Chief – Fire Marshal | Truckee Meadows Fire & Rescue

dway@tmfpd.us | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"



Date: January 14, 2025

To: Julee Olander, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Abandonment Case Number WAB25-0001 (Highland Ranch Slope Easement)

GENERAL PROJECT DISCUSSION

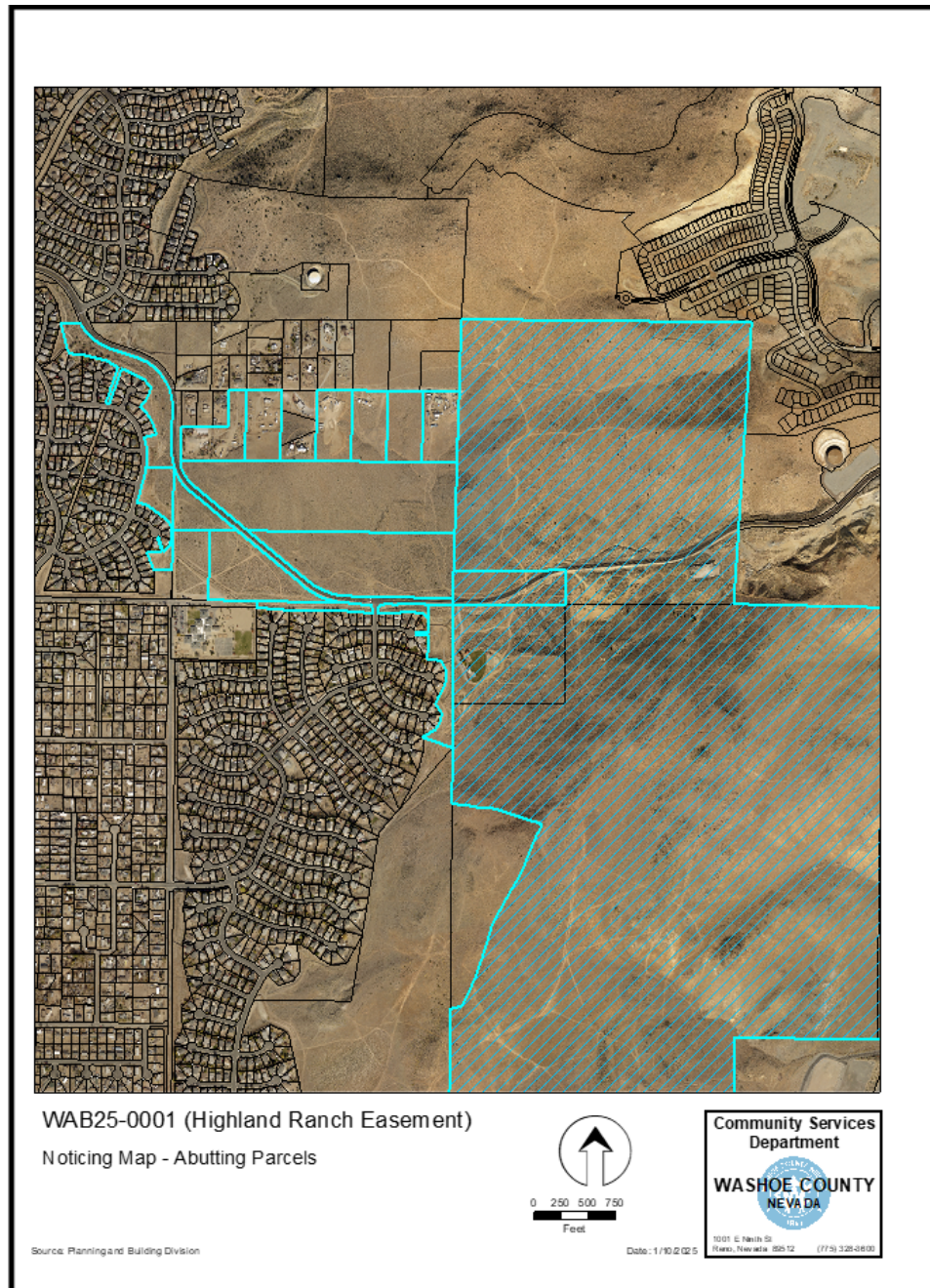
For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in a ± 4.76 -acre slope easement. Located along the north side of Highland Ranch Parkway within two parcels, APNs 508-020-41 & 43.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights conditions for this abandonment.

Public Notice

Washoe County Code requires that public notification for an abandonment must be mailed to abutting property owners of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent to a total of 10 separate property owners who were noticed a minimum of 10 days prior to the public hearing date.



NOTICING MAP

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.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND 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).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
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
------------	-----------

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.

February 2024

**LAND DESCRIPTION FOR
AN ABANDONMENT OF A SLOPE/CONSTRUCTION EASEMENT
NORTH OF HIGHLAND RANCH PARKWAY**

All that certain land situate within a portion of the Southeast One-Quarter (SE 1/4) of Section Eight (8), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Meridian (MDM), County of Washoe, State of Nevada, being a portion of that Slope Easement described in Deed Document No. 2161273, recorded December 11, 1997, Official Records of Washoe County, Nevada, said slope easement is referred to as the north construction easement in the legal description on said document, and more particularly described as follows:

BEGINNING at the Southwest corner of Parcel D as shown on Parcel Map 1688, recorded July 25, 1984, as file No. 938736, Official Records of Washoe County.

THENCE along the southerly boundary line of said Parcel D, North 89°34'34" East a distance of 59.38 feet to the beginning of a non tangent curve;

THENCE departing said southerly boundary line for the following Four (4) courses, distances, and arcs;

- 1) from a tangent which bears South 16°52'58" East, a distance of 238.28 feet, along the arc of said curve to the left, having a radius of 400.00 feet, through a central angle of 34°07'53";
- 2) South 51°00'50" East a distance of 1363.05 feet, to the beginning of a tangent curve;
- 3) a distance of 336.89 feet, along the arc of said curve to the left, having a radius of 500.00 feet; through a central angle of 38°36'16";
- 4) South 89°37'07" East a distance of 971.00 feet, to a point coincident with the easterly boundary line of the land described in Deed Document No. 5152972, Recorded March 15, 2021, Official Records of Washoe County, Nevada.

THENCE along said easterly boundary South 01°00'12" West a distance of 70.00 feet to a point coincident with the northerly right of way of Highland Ranch Parkway, as described in Offer of Dedication Document No. 2161272, recorded December 12, 1997, Official Records of Washoe County;

THENCE along said northerly right of way for the following Five (5) courses, distances, and arcs;

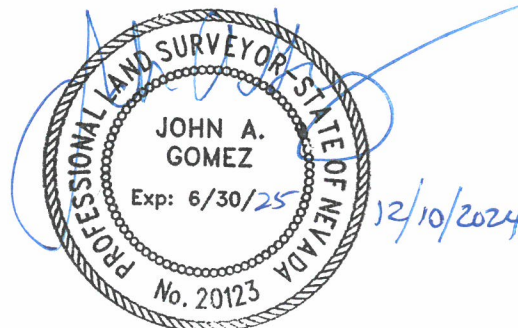
- 1) North 89°37'07" West a distance of 970.24 feet to the beginning of a tangent curve;
- 2) a distance of 384.05 feet, along the arc of said curve to the right, having a radius of 570.00 feet, through a central angle of 38°36'18";
- 3) North 51°00'50" West a distance of 1363.05 feet to the beginning of a tangent curve;
- 4) a distance of 256.44 feet, along the arc of said curve to the right, having a radius of 470.00 feet, through a central angle of 31°15'43";
- 5) North 00°17'03" East a distance of 42.24 feet to the **POINT OF BEGINNING**.

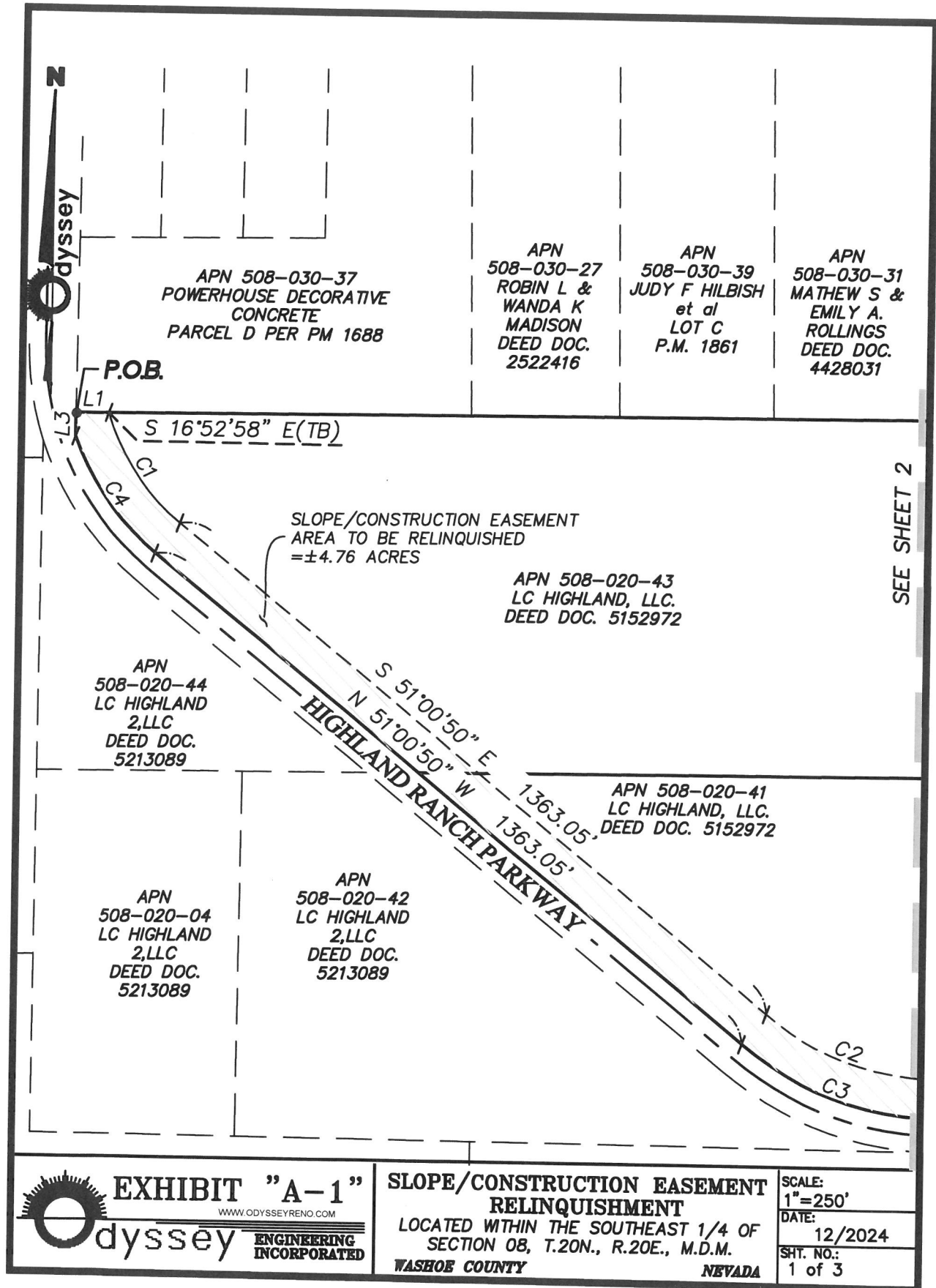
Refer to EXHIBIT "A-1", attached to and made a part hereof by reference herein.

Containing 4.76 acres of land, more or less.

BASIS OF BEARINGS for this description is identical to Subdivision Tract Map No. 2963, recorded August 25, 1993, as File No. 1705475, Official Records of Washoe County, Nevada.

Prepared By:
ODYSSEY ENGINEERING, INC.
John A. Gomez, P.L.S.
Nevada Certificate No. 20123
895 Roberta Lane, Suite 104,
Sparks, NV 89431







APN
508-030-31
MATHEW S &
EMILY A.
ROLLINGS
DEED DOC.
4428031

APN
508-030-32
ROBERT MITAN
DEED DOC.
4069919

APN
508-030-33
MAHMOOD/ FERREL
FAMILY TRUST
DEED DOC. 5234605

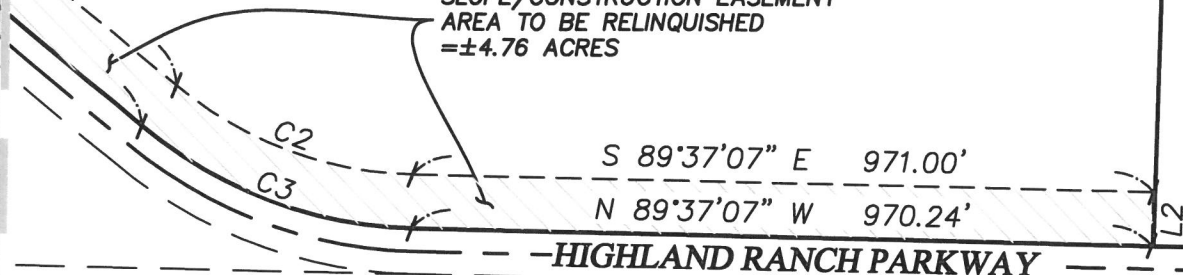
APN
508-030-34
HOOD LIVING TRUST
DEED DOC. 4306427

APN 508-020-43
LC HIGHLAND, LLC.
DEED DOC. 5152972

APN 508-020-41
LC HIGHLAND, LLC.
DEED DOC. 5152972

SLOPE/CONSTRUCTION EASEMENT
AREA TO BE RELINQUISHED
=±4.76 ACRES

SEE SHEET 1



APN 504-600-01
HIGHLAND RANCH HOA CA B TM 3308

APN 504-600-02
HIGHLAND RANCH HOA
CA C TM 3308

APN 504-600-01
HIGHLAND RANCH
HOA
CA TM 3440



EXHIBIT "A-1"

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Odyssey

**ENGINEERING
INCORPORATED**

**SLOPE/CONSTRUCTION EASEMENT
RELINQUISHMENT**

LOCATED WITHIN THE SOUTHEAST 1/4 OF
SECTION 08, T.20N., R.20E., M.D.M.

WASHOE COUNTY

NEVADA

SCALE:

1"=250'

DATE:

12/2024

SHT. NO.:

2 of 3

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 89°34'34" E	59.38'
L2	S 1°00'12" W	70.00'
L3	N 0°17'03" E	42.24'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	34°07'53"	400.00'	238.28'
C2	38°36'16"	500.00'	336.89'
C3	38°36'18"	570.00'	384.05'
C4	31°15'43"	470.00'	256.44'



**SLOPE/CONSTRUCTION EASEMENT
RELINQUISHMENT**
 LOCATED WITHIN THE SOUTHEAST 1/4 OF
 SECTION 08, T.20N., R.20E., M.D.M.
WASHOE COUNTY NEVADA

SCALE:
N.T.S.
 DATE:
12/2024
 SHT. NO.:
2 of 3