



Planning Commission Staff Report

Meeting Date: August 5, 2025

Agenda Item: 8B

ABANDONMENT CASE NUMBER:	WAB25-0004 (Lemos)
BRIEF SUMMARY OF REQUEST:	Abandonment of a 50-foot wide grading easement
STAFF PLANNER:	Luke Mathers, Planning Intern 775.328.2314 (Tim Evans) LMathers@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in the 130-foot portion of a 50-foot-wide grading easement coterminous with the northern property line of Lot 10 of Tract Map 1413A.

Applicant:	Gene Lemos
Property Owner:	Gene Lemos
Location:	2805 Old Ranch Road
APN:	055-092-10
Parcel Size:	5.093 acres
Master Plan:	Rural
Regulatory Zone:	General Rural (GR)
Planning Area:	South Valleys
Development Code:	Authorized in Article 806, Vacations and Abandonments of Easements or Streets
Commission District:	2 – Commissioner Clark



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Staff Report Contents

Abandonment Definition	3
Site Plan	4
Project Evaluation	7
South Valleys Planning Area	7
Reviewing Agencies	8
Recommendation	9
Motion	9
Appeal Process	9

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 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 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 WAB25-0004 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 a regulatory zone of General Rural (GR). Setbacks for the GR regulatory zone are 30 feet from the front and rear property lines and 50 feet from the side property lines. However, the parcel is 5.093 acres and does not meet the minimum acreage for the General Rural (GR) regulatory zone of 40 acres. Accordingly, pursuant to WCC Section 110.406.05, General, the applicable setbacks shall be those for the next densest zone in which the parcel meets the minimum acreage, which is the Medium Density Rural (MDR) regulatory zone. Therefore, any future proposed structure must meet front and rear yard setbacks of thirty (30) feet and side yard setbacks of fifteen (15) feet.

WAB25-0004
LEMOs

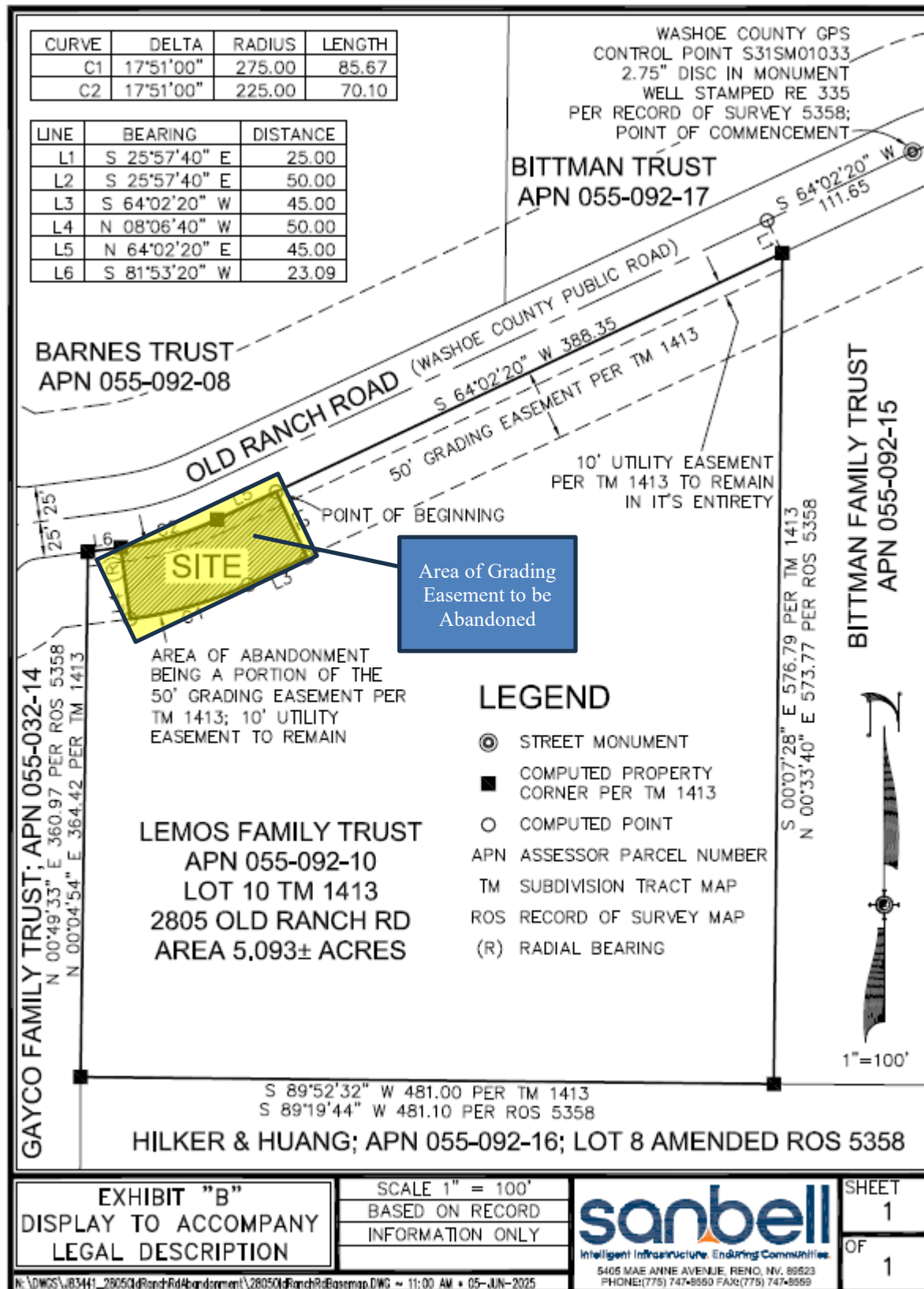
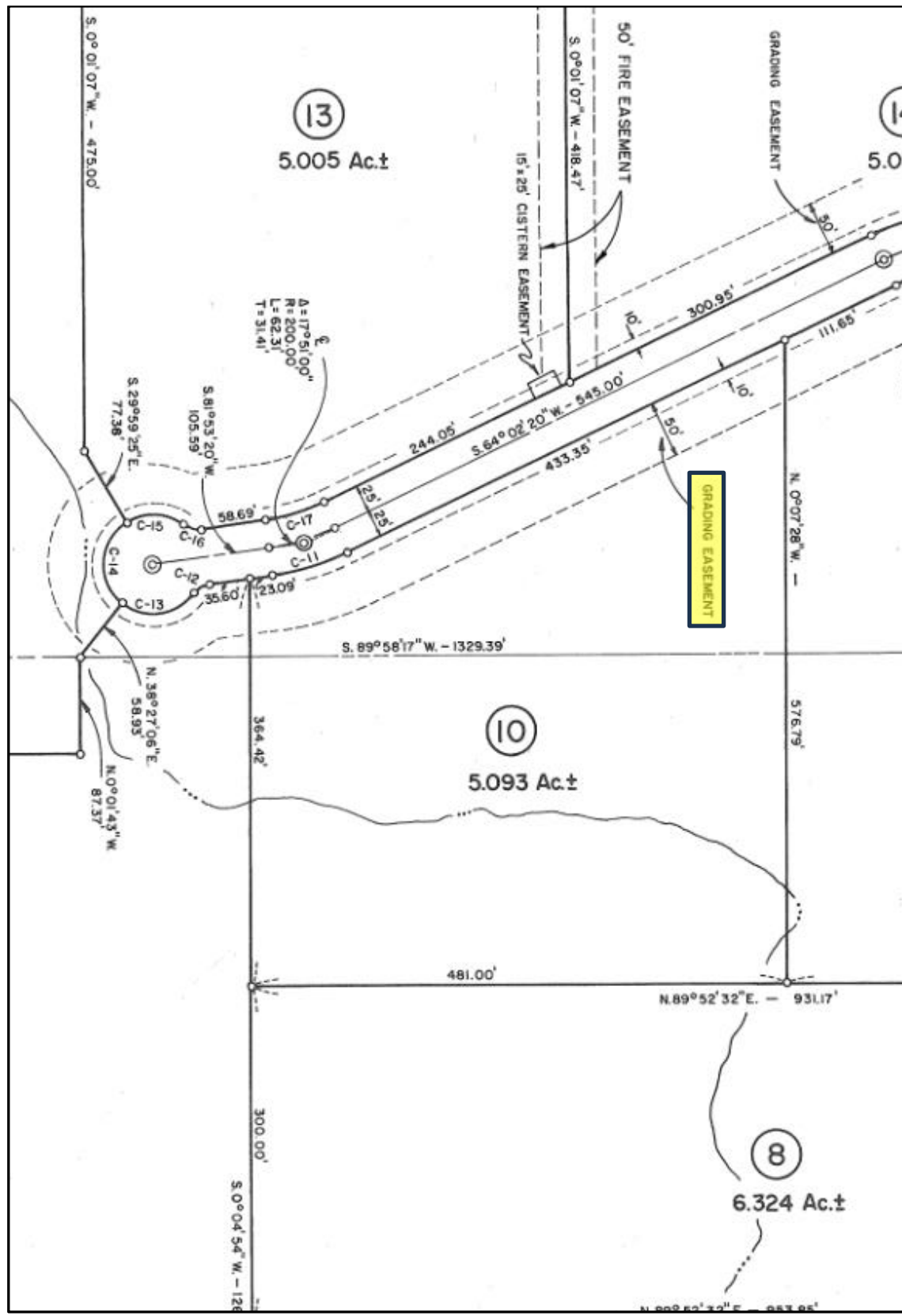


Exhibit "B" of Legal Description



Portion of Subdivision Tract Map 1413A

Project Evaluation

The subject property located at 2805 Old Ranch Road, Washoe Valley, is 5.093 acres in size, and per Subdivision Tract Map 1413A on page 6, is shown as Parcel 10. Parcel 10 contains a 50-foot grading easement (Easement) along the entire northern property line adjacent to Old Ranch Road. The parcel is developed with a single-family dwelling built in 2001. The applicant's intention in the future is to construct a detached garage.

The property is zoned General Rural (GR). The normal setbacks for the GR regulatory zone are thirty (30) feet from the front and rear yard property lines and fifty (50) feet from the side yard property lines. However, the subject parcel does not meet the minimum acreage for the General Rural (GR) regulatory zone of 40 acres. Pursuant to Washoe County Code (WCC) Sec. 110.406.05, *General*, the applicable setbacks are those for the next densest regulatory zone in which the parcel meets the minimum lot size for that zone. For this parcel, the applicable regulatory zone is Medium Density Rural (MDR). Therefore, pursuant to Table 110.406.05.1, *Regulatory Development Standards*, any future proposed structure must meet front and rear yard setbacks of thirty (30) feet and side yard setbacks of fifteen (15) feet.

If the abandonment of the 130-foot portion of the Easement is completed, the applicant intends, as evidenced by the site plan on page 4, to construct a detached garage within the abandonment area. As detailed on the site plan on page 4, the proposed location of the detached garage meets the required side and rear yard setbacks, but appears to be located within the required 30 foot front yard setback, which is not allowed. A condition of approval serves to address the proposed garage being located no closer than thirty (30) feet from the front property line.

Topography

The property is topographically constrained due to a substantial amount of slopes being 30 percent or greater and the remainder being 15 percent or greater. The applicants have identified a buildable area that is not constrained by either 15 or 30 percent or greater slopes. That buildable area is located within the grading easement. Approval of the abandonment request will provide the applicants some relief from the topographical issues facing the parcel.

South Valleys Planning Area

The subject parcel is located within the South Valleys Planning Area. There are no relevant policies related to the abandonment of easements in the South Valleys Planning Area section of the Washoe County Master Plan.

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
Environmental Protection	X			
NDOW (Wildlife)	X			
Washoe County Building & Safety	X			
Washoe County Water Rights Manager (All Apps)	X			
Washoe County Engineering (Land Development) (All)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH Environmental Health	X			
TMFPD	X	X		
AT&T	X	X		
NV Energy	X			
Southwest Gas (cc Paiute Pipeline)	X			
Spectrum Cable	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 South Valleys Planning Area.

***Staff Comments:** The Abandonment is consistent with the policies, action programs, standards, and maps of the Master Plan and the South Valleys Area Plan, as staff has not found any applicable policies, action programs, standards, or maps 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 proposed abandonment does not result in a material injury to the public. The abandonment is only for a portion of the existing grading easement and a condition of approval in Exhibit A will address preservation of the 10-foot-wide public utility easement within the portion of the grading easement to be abandoned.*

- (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 and NV Energy were sent the project description and application for evaluation. Staff received a response from AT&T requiring the preservation of the 10-foot public utility easement within the 130-foot portion of the 50-foot-wide grading easement. A condition of approval in Exhibit A serves to address the preservation of the 10-foot public utility easement.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB25-0004 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 WAB25-0004 for Gene Lemos, 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 South Valleys 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 WAB25-0004

The project approved under Abandonment Case Number WAB25-0004 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on August 5, 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 – Luke Mathers, Planning Intern, LMathers@washoecounty.gov; Tim Evans, Planner, 775.328.2314 , TEvans@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 include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. 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.
- d. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.
- e. The abandonment legal description and exhibit map shall accurately depict the abandonment of a 130-foot portion of the 50-foot-wide grading easement.
- f. At the time of application for a building permit for the detached garage within the proposed area of the 50-foot grading easement to be abandoned, a site plan shall be submitted depicting the detached garage meeting all required applicable setbacks, including the front setback of thirty (30) feet from the front property line.
- g. The 10-foot public utility easement coterminous with the front property line shown on Subdivision Tract Map 1413A shall be retained and is not to be abandoned as part of this abandonment for the 50-foot grading easement.

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 legal descriptions and exhibit maps for the areas 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

Washoe County Conditions of Approval

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. 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 ***

Evans, Timothy

From: COOPER, CLIFFORD E <cc2132@att.com>
Sent: Wednesday, June 18, 2025 9:14 AM
To: Evans, Timothy
Cc: Mathers, Luke
Subject: Re: Abandonment Case Number WAB25-0004 (Lemos)

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](#)

Tim/Luke,
This response clears it up perfectly. We're good to go...

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: Evans, Timothy <TEvans@washoecounty.gov>
Sent: Wednesday, June 18, 2025 9:06 AM
To: COOPER, CLIFFORD E <cc2132@att.com>
Cc: Mathers, Luke <LMathers@washoecounty.gov>
Subject: RE: Abandonment Case Number WAB25-0004 (Lemos)

Hi Clifford –

Planning staff forwarded the email below to the applicant for review and was provided the attached response. Let me know if AT&T's concerns regarding the 10-foot utility easement are addressed.

Regards,



Tim Evans

Planner, Planning & Building Division | Community Services Department

CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314

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

From: COOPER, CLIFFORD E <cc2132@att.com>
Sent: Tuesday, June 17, 2025 8:17 AM
To: Evans, Timothy <TEvans@washoecounty.gov>; Mathers@Washoecounty.gov
Subject: RE: Abandonment Case Number WAB25-0004 (Lemos)

Tim/Luke,

Mathers' email bounced back: email on the original request was spelled incorrectly.

AT&T has buried facilities within the 10' PUE, adjacent to the southerly boundary of Old Ranch Rd. The proposed abandonment of 130' of the 50' grading easement includes the 10' PUE, which AT&T is not willing to relinquish, due to existing AT&T facilities. Requests for "as-builts" can be directed to Julie White, jw3247@att.com.

Thanks,

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: [Kirt Hilker](#)
To: [Evans, Timothy](#)
Cc: gene@vanelis.com; [Ryan Cook](#); [Mathers, Luke](#)
Subject: Re: Abandonment Case WAB25-0004; 2805 Old Ranch Road; APN 055-092-10
Date: Wednesday, June 18, 2025 8:57:35 AM
Attachments: [image001.png](#)

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](#)

Hello,

We intend to keep the 10 foot utility easement as noted on the legal description and survey. Abandonment is only regarding the grading easement.

Regards,

Kirt Hilker, AIA

On Wed, Jun 18, 2025 at 8:55 AM Evans, Timothy <TEvans@washoecounty.gov> wrote:

Good Morning –

Abandonment Case WAB25-0004 is in the agency review period. Planning staff recently received a comment from AT&T with concerns for the proposed abandonment. Please see attached and provide a response to Planning staff by Friday, June 27, 2025, as to how the comment will be addressed.

Please let me know if you have any questions or comments.

Regards,

Tim Evans

Planner, Planning & Building Division | Community Services



Department

CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314

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

Evans, Timothy

From: Way, Dale
Sent: Monday, June 23, 2025 2:09 PM
To: Evans, Timothy
Subject: WAB25-0004 (Lemos)

Tim,

TMFPD has no specific comments or conditions for this case.

Thank you.

Dale Way

Interim Fire Chief / CEO – Fire Marshal | Truckee Meadows Fire & Rescue

dway@tmfpd.us | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511





Date: July 1, 2025

To: Tim Evans, Planner

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

Re: Abandonment Case WAB25-0004 Grading Easement Abandonment
APN: 055-092-10

GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of 130 feet of a grading easement along the northwest side of the lot. The parcel is located on approximately 5.093 acres on Old Ranch Road in Washoe Valley. 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 Sanbell. 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.

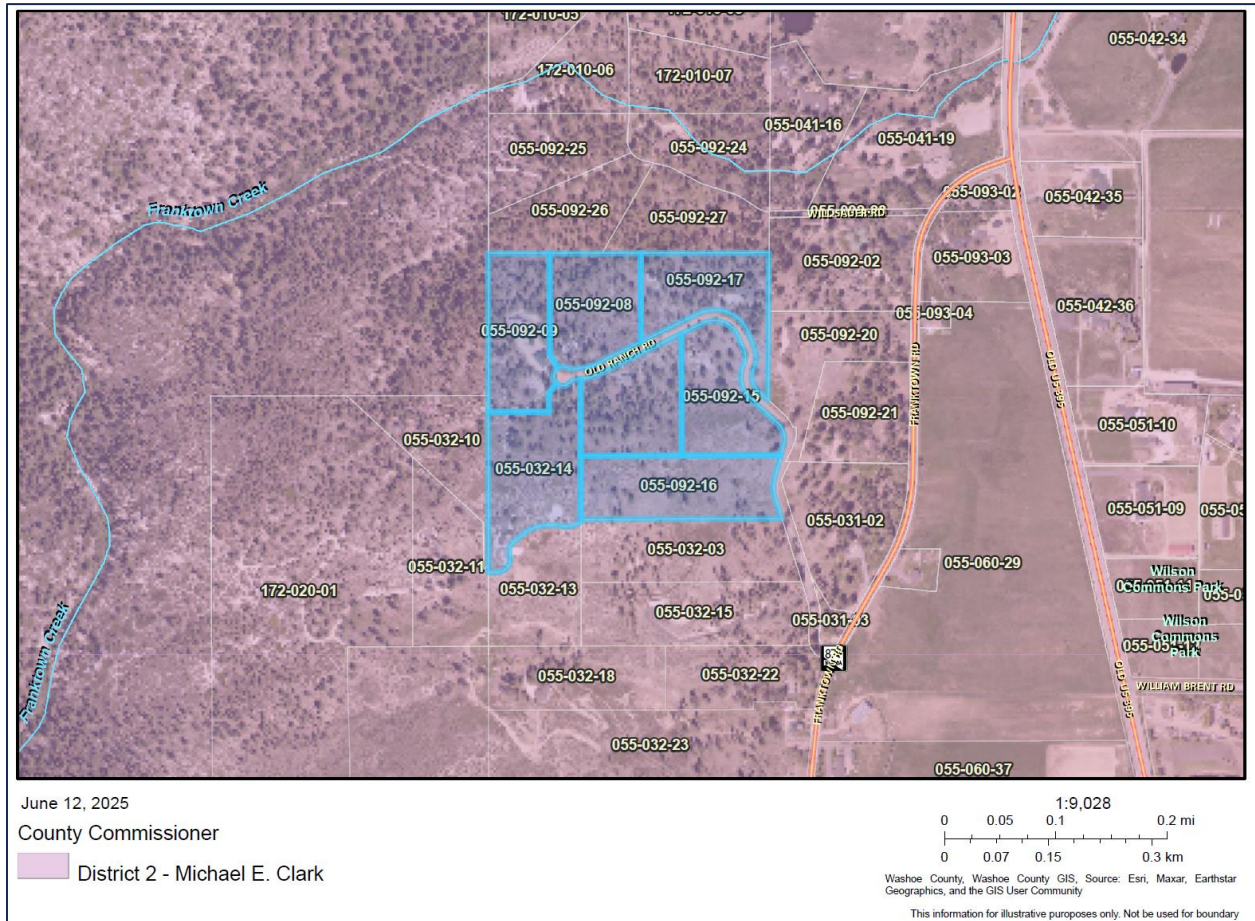
GENERAL CONDITIONS

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

1. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas 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. 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.

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 seven (7) separate property owners who were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

Abandonment Case Number WAB25-0004

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:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(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

KEY PLAN

ISSUE/REVISION

SHEET NUMBER

CURVE	DELTA	RADIUS	LENGTH
C1	17°51'00"	275.00	85.67
C2	17°51'00"	225.00	70.10

LINE	BEARING	DISTANCE
L1	S 25°57'40" E	25.00
L2	S 25°57'40" E	50.00
L3	S 64°02'20" W	45.00
L4	N 08°06'40" W	50.00
L5	N 64°02'20" E	45.00
L6	S 81°53'20" W	23.09

WASHOE COUNTY GPS
CONTROL POINT S31SM01033
2.75" DISC IN MONUMENT
WELL STAMPED RE 335
PER RECORD OF SURVEY 5358;
POINT OF COMMENCEMENT

BITTMAN TRUST
APN 055-092-17

BARNES TRUST
APN 055-092-08

OLD RANCH ROAD (WASHOE COUNTY PUBLIC ROAD)
S 64°02'20" W 388.35
50' GRADING EASEMENT PER TM 1413
10' UTILITY EASEMENT
PER TM 1413 TO REMAIN
IN ITS ENTIRETY

BITTMAN FAMILY TRUST
APN 055-092-15

GAYCO FAMILY TRUST; APN 055-032-14
N 00°49'33" E 360.97 PER ROS 5358
N 00°04'54" E 364.42 PER TM 1413

LEMOs FAMILY TRUST
APN 055-092-10
LOT 10 TM 1413
2805 OLD RANCH RD
AREA 5.093± ACRES

LEGEND

- ⊙ STREET MONUMENT
- COMPUTED PROPERTY CORNER PER TM 1413
- COMPUTED POINT
- APN ASSESSOR PARCEL NUMBER
- TM SUBDIVISION TRACT MAP
- ROS RECORD OF SURVEY MAP
- (R) RADIAL BEARING

1"=100'

S 89°52'32" W 481.00 PER TM 1413
S 89°19'44" W 481.10 PER ROS 5358
HILKER & HUANG; APN 055-092-16; LOT 8 AMENDED ROS 5358

EXHIBIT "B"
DISPLAY TO ACCOMPANY
LEGAL DESCRIPTION

SCALE 1" = 100'
BASED ON RECORD
INFORMATION ONLY

sanbell
Intelligent Infrastructure. Enduring Communities.
5405 MAE ANNE AVENUE, RENO, NV, 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET
1
OF
1

N:\DWGS\J83441_2805OldRanchRdAbandonment\2805OldRanchRdBaseMap.DWG ~ 11:00 AM * 05-JUN-2025

EXHIBIT "A"
LEGAL DESCRIPTION
IN SUPPORT OF AN ABANDONMENT
WITHIN APN 055-092-10

A portion of the 50' GRADING EASEMENT within Lot 10 of the Official Plat of Franktown Hills Subdivision Unit No. 2, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on August 7, 1973, as Document No. 296869, Tract Map 1413, situate within the Northeast Quarter of Section 9, Township 16 North, Range 19 East, MDM, being more particularly described as follows:

Commencing at a centerline street monument within Old Ranch Road as shown on said Tract Map 1413, being Washoe County Control Point S31SM01033;

thence along said centerline South $64^{\circ}02'20''$ West a distance of 111.65 feet;

thence departing said centerline South $25^{\circ}57'40''$ East a distance of 25.00 feet to a point on the Southeasterly right-of-way of Old Ranch Road, also being the Northeast corner of said Lot 10;

thence along said Southeasterly right-of-way South $64^{\circ}02'20''$ West a distance of 388.35 feet to the **Point of Beginning**;

thence departing said Southeasterly right-of-way South $25^{\circ}57'40''$ East a distance of 50.00 feet to a point on the Southeasterly limits of the 50' GRADING EASEMENT as granted and shown on said Tract Map 1413;

thence along said Southeasterly limits South $64^{\circ}02'20''$ West a distance of 45.00 feet;

thence along a tangent circular curve to the right with a radius of 275.00 feet and a central angle of $17^{\circ}51'00''$ an arc length of 85.67 feet;

thence departing said Southeasterly limits with a non-tangent line North $08^{\circ}06'40''$ West a distance of 50.00 feet to a point on the Southeasterly right-of-way of Old Ranch Road;

thence along said Southeasterly right-of-way from a tangent which bears North $81^{\circ}53'20''$ East, along a circular curve to the left with a radius of 225.00 feet and a central angle of $17^{\circ}51'00''$ an arc length of 70.10 feet;

thence North $64^{\circ}02'20''$ East a distance of 45.00 feet to the **Point of Beginning**.

Said parcel contains an area of approximately 6,144 square feet.

Basis of Bearings: Identical to those shown on said Tract Map 1413.

Description Prepared By
Ryan G. Cook, PLS 15224
Sanbell
5405 Mae Anne Ave.
Reno, NV 89523
775-747-8550

