



Planning Commission Staff Report

Meeting Date: January 4, 2022

Agenda Item: 8B

ABANDONMENT CASE NUMBER: WAB21-0012 (Caughlin Parkway)

BRIEF SUMMARY OF REQUEST: Request to abandon ±17,061sf of county owned park land used as access for neighboring property owners.

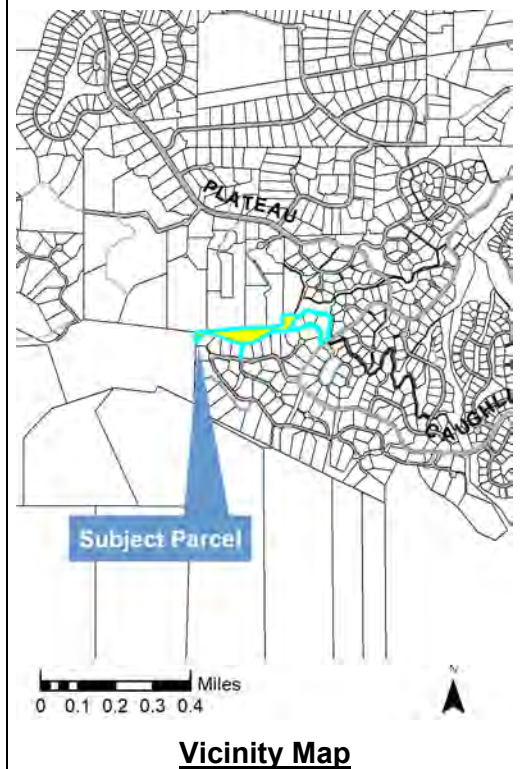
STAFF PLANNER: Dan Cahalane, Planner
Phone Number: 775.328.3628
Email: dcahalane@washoecounty.gov

STAFF PRESENTATION: Sophia Kirschenman, Park Planner
775.328.3623, skirschenman@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of ±17,061sf of county owned property street to the abutting property owners at APNs 220-060-10, 220-060-09, and 220-060-08, respectively. The abandonment request is made pursuant to NRS 278.480 and related provisions in the Washoe County Development Code.

Applicant: Aaron and Rebecca Jennings,
Timothy Owen Tucker, Eric Lannes
Property Owner: Washoe County
Location: North of Promontory Pointe and
Caughlin Pkwy
APN: 220-011-15
Parcel Size: 4.789 acres
Master Plan: Rural
Regulatory Zone: General Rural
Area Plan: Southwest Truckee Meadows
Development Code: Authorized in Article 806, Vacations
and Abandonments of Streets and
Easements
Commission District: 1 – Commissioner Hill



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 WAB21-0012 for Aaron and Rachel Jennings, 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.

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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 WAB21-0012 are attached to this staff report and will be included with the Action Order if granted approval.

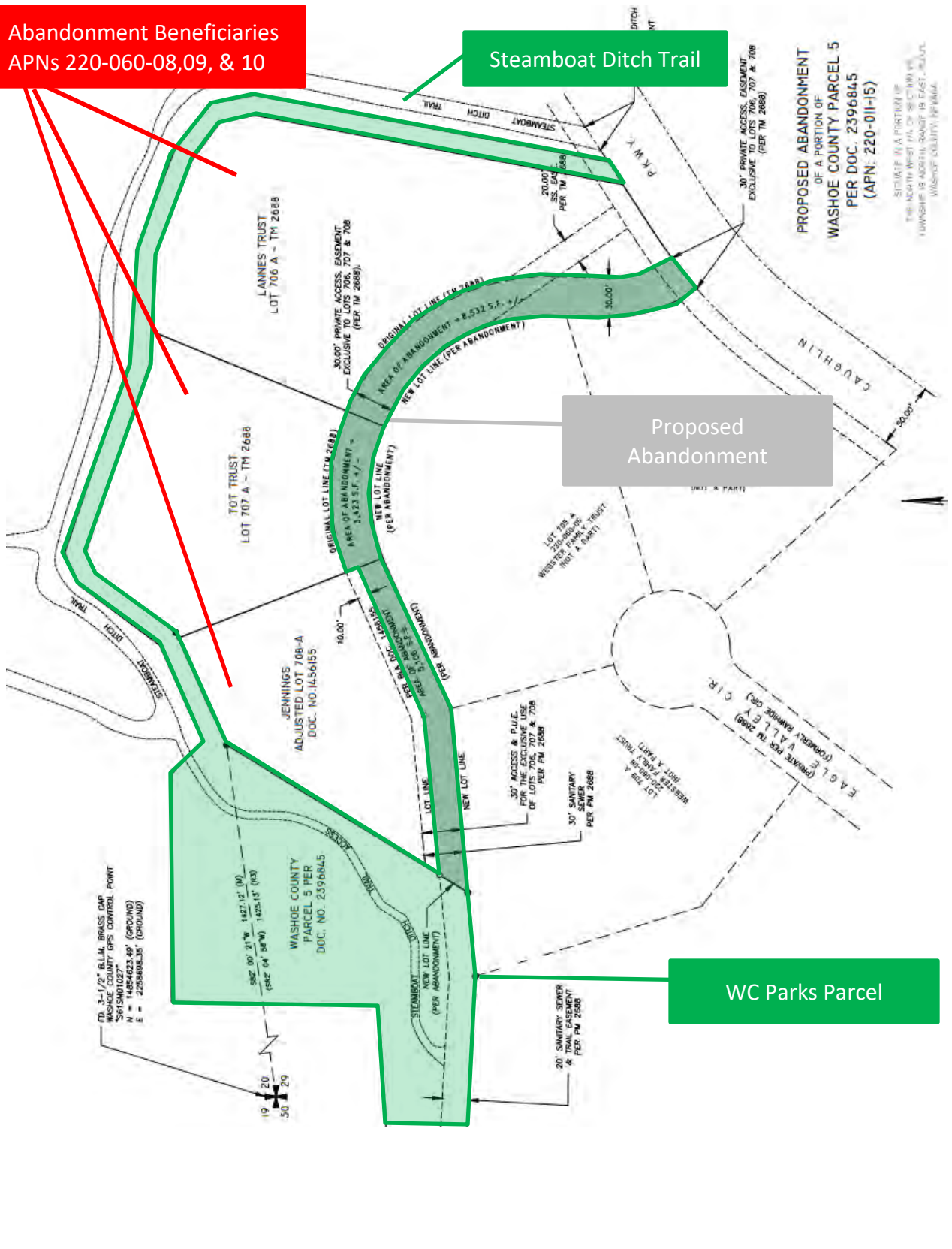
- All conditions of approval are required to be completed before the abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects Division and after the recordation of the Resolution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

Abandonment Beneficiaries
APNs 220-060-08,09, & 10

Steamboat Ditch Trail

Proposed
Abandonment

WC Parks Parcel



Site Plan

Project Evaluation

The proposed application is a request to abandon approximately 17,061sf of Washoe County owned park land on APN 220-011-15 which serves as a paved spur road and also provides primary access for APNs 220-060-08,09, & 10—who have an exclusive access easement on this spur road.

This easement across APN 220-011-15 has a long and convoluted history between the applicant, owner of 220-060-10, and the Caughlin Ranch HOA. Caughlin Ranch HOA is responsible for maintaining the trail system on the county owned APN 220-011-15 per a maintenance agreement with the County. The current disagreement is over who is responsible for maintaining the exclusive access easement across 220-011-15 for the benefit of APNs 220-060-08,09, &10 and whether the HOA has access across the exclusive access easement.

Washoe County Parks supports the abandonment of the 17,061sf of county owned land as this area is not required for public trail access or maintenance of Washoe County Parks trails or facilities. Public access is available along the Steamboat Ditch trail to the east of the proposed abandonment. Maintenance access is available to the west of the proposed abandonment within the Parks owned parcel.

Washoe County Engineering has provided conditions requiring a private access easement for the benefit of APNs 220-060-08, 09, & 10 in Exhibit A. Engineering has further provided a condition reserving an emergency access easement, as well as drainage, public utility, and sanitary sewer facilities easements. Under WCC 110.436.95, the emergency access easement is required to be within a 30ft easement with a minimum roadway width of 20ft and paved with 2.5 inches of asphalt concrete pavement on an engineered gravel base.¹ Staff notes that the road is already paved.

The county is not a party to the dispute between the applicant and the Caughlin Ranch HOA regarding the exclusive access easement. The dispute over easements and access between these two parties should be resolved through whatever legal mechanism those parties choose to address their interests.

Southwest Truckee Meadows Area Plan

The subject parcel is located within the Southwest Truckee Meadows Area Plan. There are no pertinent policies for abandonment applications within that Area Plan.

Reviewing Agencies

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

| Agency | Sent to Review | Responded | Provided Conditions | Contact |
|-----------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|
| Nevada Dept of Env Protection | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Washoe County Parks & Open Spaces | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Sophia Kirschenman Skirschenman@washoecounty.gov |
| Washoe County Water Rights | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Washoe County Engineering | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Timber Weiss, PE tweiss@washoecounty.gov |
| Washoe County Sherriff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

¹ The asphalt concrete pavement is specifically for permanent emergency access roads, which the proposed easement would be for.

| | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|--|
| WCHD- EMS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Truckee Meadows Fire Protection District | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| RTC Washoe | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Washoe Storey Conservation District | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Nevada Historic Preservation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

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 Southwest Truckee Meadows Area Plan.

Staff Comments: There are no conflicts with the Master Plan or Southwest Truckee Meadows Area Plan.

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

Staff Comments: The proposed conditions of approval in exhibit A maintain private and emergency access to APNs 220-060-10, 220-060-09, and 220-060-08.

- (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: The proposed conditions of approval expressly reserved easements for emergency access, drainage, public utility, and sanitary sewer facilities as outlined in Exhibit A. Notice was provided to Washoe County Utilities, which has a sewer facility easement. No other utilities provided feedback.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB21-0012 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 WAB21-0012 for Aaron and Rachel Jennings, 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 Southwest Truckee Meadows Area Plan; 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).

Applicant: Aaron and Rebecca Jennings, rebeccaannjennings@gmail.com

Property Owner: Washoe County, Eric Crump, ecrump@washoecounty.gov



Conditions of Approval

Abandonment Case Number WAB21-0012

The project approved under Abandonment Case Number WAB21-0012 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on January 4, 2021. 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 – Dan Cahalane, dcahalane@washoecounty.gov; Sophia Kirschenman, skirschenman@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. A 20 foot wide access easement shall be granted along the spur road to Washoe County, its successors, assigns, agents, contractors, employees, licensees, and materialmen acting on behalf of the County for the purposes of accessing and maintaining Caughlin Ranch recreational facilities for maintenance purposes, that, due to the size of equipment required, cannot be conducted using other existing access points. For purposes of the easement, Caughlin Ranch Homeowners Association is considered an assignee of Washoe County when it is carrying out its maintenance duties under the 1987 Agreement. Terms of the easement will be determined between Washoe County and the three property owners along the spur road. The easement shall be executed and recorded prior to recordation of the proposed abandonment.
- d. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall submit to the County Engineer for review and approval a description prepared by a registered professional of the offer of dedication to be abandoned and replacement private access.
- e. The applicant shall comply with all conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Washoe County Planning Commission or this conditional abandonment will be null and void.
- f. 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 – Timber Weiss, 775.954-4626, tweiss@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 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 public owned land. A private access easement for the benefit of existing parcels (APNs 220-060-08, 220-060-09 and 220-60-10), as well as easements for emergency access roadway across the entire abandoned

area to provide emergency access to Washoe County owned APN 220-011-15 in accordance with WCC 110.436.95, drainage, public utility, and sanitary sewer facilities are hereby expressly reserved.

- d. 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.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: November 29, 2021

To: Dan Cahalane, Planner, Planning and Building Division

From: Timber Weiss, P.E., Engineering and Capitol Projects Division

Re: Abandonment Case **WAB21-0012 – Caughlin Parkway Abandonment**

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of 17,061± square foot of public right-of-way, which will be replaced by a private access easement exclusive for APNs 220-060-08, 220-060-09 and 220-60-10. Utility and drainage easements in this road will remain in place, as well as an emergency access roadway easement.

The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by Meyer Surveying. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Timber Weiss, P.E. (775) 954-4626

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. This Abandonment approval is for the elimination of public right-of-way. A private access easement for the benefit of existing parcels (APNs 220-060-08, 220-060-09 and 220-60-



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WAB21-0012
EXHIBIT B

Subject: Caughlin Parkway Abandonment – WAB21-0012
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10), as well as an easement for emergency access roadway, drainage, public utility, and sanitary sewer facilities is hereby expressly reserved.

4. 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.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

1001 EAST 9TH STREET
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

TO: Dan Cahalane, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: December 10, 2021

SUBJECT: Abandonment Case Number WAB21-0012 (Caughlin Parkway)



I have reviewed WAB21-0012 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this item would result in the abandonment of ±17,061 square feet of County-owned property to the owners of APNs 220-060-10, 220-060-09, and 220-060-08, respectively. The subject site is a spur road stemming from a parcel that contains trails and open space. The subject site lies within the Juniper Trails Subdivision, currently managed by the Caughlin Ranch HOA, and is part of the Caughlin Ranch Planned Unit Development (see Exhibit 1, Caughlin Ranch Final Development Standards Handbook). The Parks Program owns a number of parcels within the subdivision that are part of the Caughlin Ranch Trail System. The trail system is owned by Washoe County and maintained by the Caughlin Ranch HOA pursuant to a 1987 Agreement (see Exhibit 2, Caughlin Ranch Trail System Maintenance Agreement).

As outlined in the 1987 Agreement, Washoe County transferred the Residential Construction Tax funds garnered through development of Caughlin Ranch to support construction of recreational facilities within the development. These recreational facilities, defined as a pedestrian/bicycle path system, passive park space, and equestrian trails, were deeded to the County and remain open to the public. The Caughlin Ranch HOA agreed to maintain these recreational facilities, in perpetuity, unless and until Washoe County relieves the HOA of such duties or the HOA files for bankruptcy.

The site that is subject to the potential abandonment is characterized by a spur road or private driveway to access three properties. When the subdivision was developed, a 30' wide access and public utility easement was granted along this road for the "exclusive use of Lots 706, 707, & 708" as shown in Tract Map 2688a (Exhibit 3). In 1991, prior owner Juniper Trails Development Company conducted a boundary line adjustment (Doc. No. 1456155), which added the subject property to the parcel currently identified as APN 220-011-15. The legal description provided in the BLA deed encompasses Tract Map No. 2688, containing the exclusive easement language.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

WAB21-0012
EXHIBIT B

Memo to: Dan Cahalane
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The owners of APNs 220-060-10, 220-060-09, and 220-060-08, respectively, continue to hold exclusive access to the subject site. In 1999, Juniper Trails Development Company conveyed APN 220-011-15 to Washoe County Regional Parks and Open Space (Doc. No. 2396845) to become part of the Caughlin Ranch Trail System. The conveyance to Washoe County included "...easements if any, thereto belonging or appertaining..." No known documentation exists to suggest the exclusive easement has been abandoned, leading Parks Program staff and legal counsel to believe that the exclusive access easement survived both the boundary line adjustment and the dedication to Washoe County.

The majority of APN 220-011-15 contains trails and passive park space. However, the portion of the parcel that is subject to this potential abandonment was designed solely for use as a vehicle roadway. As such, the 1987 Agreement does not apply to this portion of the property and this portion should not have been deeded to the County. It is unclear why a BLA transpired to place the subject site, a spur road, within APN 220-011-15. Additionally, there is a conflict in that the existing exclusive easement on the roadway means that the roadway, by nature, cannot be open to the public and therefore, cannot provide recreational access. Further, there is no sidewalk along the road and there is a trail that provides connectivity through this area less than 150' northeast of the roadway. The trails within APN 220-011-15 are designed to be accessed through a separate pedestrian-only access point. Routing trail users to the pedestrian-only trail improves safety and still provides access to the trail system. The adjacent property owners have submitted this abandonment application to rectify the situation and clarify ownership and use of the spur road.

There were some concerns about whether Caughlin Ranch HOA can still complete their trail maintenance obligations under the 1987 Agreement without this access point, particularly in the event of extraordinary maintenance, such as re-paving or repairing the trail with heavy equipment. Additionally, under the 1987 Agreement, the County has the ability to assume maintenance responsibilities of the Caughlin Ranch recreational facilities and would be required to assume these responsibilities should the HOA file for bankruptcy. As such, there were also concerns about whether Washoe County Parks would need access along the spur road for potential future trail maintenance purposes. However, staff from Washoe County Roads conducted a site visit to determine whether the other existing access points provide sufficient access for all trail maintenance activities. Based on their expertise, Washoe County Roads determined that the spur road is not needed for any trail maintenance purposes and that the Caughlin Ranch HOA can fulfill their maintenance obligations without the access road in question.

Given these considerations, the Parks Program is supportive of the current abandonment request and has no conditions of approval.

Community Services Department
Planning and Building
ABANDONMENT APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

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

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

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

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

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

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

Map 2688.

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

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

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

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

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

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

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

| | |
|-------|--|
| * Yes | * No <input checked="" type="checkbox"/> |
|-------|--|

IMPORTANT

NOTICE REGARDING ABANDONMENTS:

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

Property Owner Affidavit

Applicant Name: Aaron and Rebecca Jennings

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Rebecca Ann Jennings
(please print name)

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

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

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

Printed Name Rebecca A. Jennings

Signed Rebecca A. Jennings

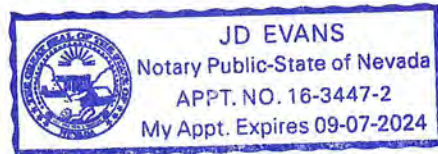
Address 4327 Caughlin Parkway
Reno, NV 89519

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

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

My commission expires: 9-7-2024

(Notary Stamp)



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

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

Property Owner Affidavit

Applicant Name: Aaron & Rebecca Jennings

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Eric Crump
(please print name)

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

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

Assessor Parcel Number(s): 220-011-15

Printed Name Eric Crump

Signed [Signature]

Address 1001 E. Ninth St.

Reno, NV 89512

Subscribed and sworn to before me this 18th day of October, 2021

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

My commission expires: 1-31-22

(Notary Stamp)



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

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

December 2018

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

| Collection Cart | Items | Total | Checkout | View |
|-----------------|-------|--------|----------|------|
| | 0 | \$0.00 | | |

Pay Online

No payment due for this account.

Washoe County Parcel Information

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

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

SITUS:
0 SHARPS RD
WCTY NV

Taxing District
4000

Geo CD:

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

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|---------------|
| 2021 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2020 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2019 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

Disclaimer

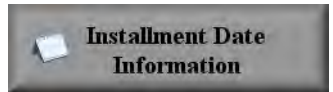
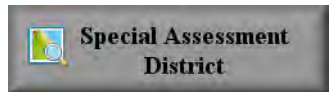
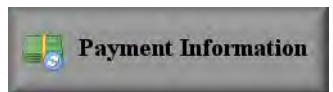
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However,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

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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



NOTES:

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

REFERENCES:

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

LEGEND:

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

AREA OF PROPOSED ABANDONMENT

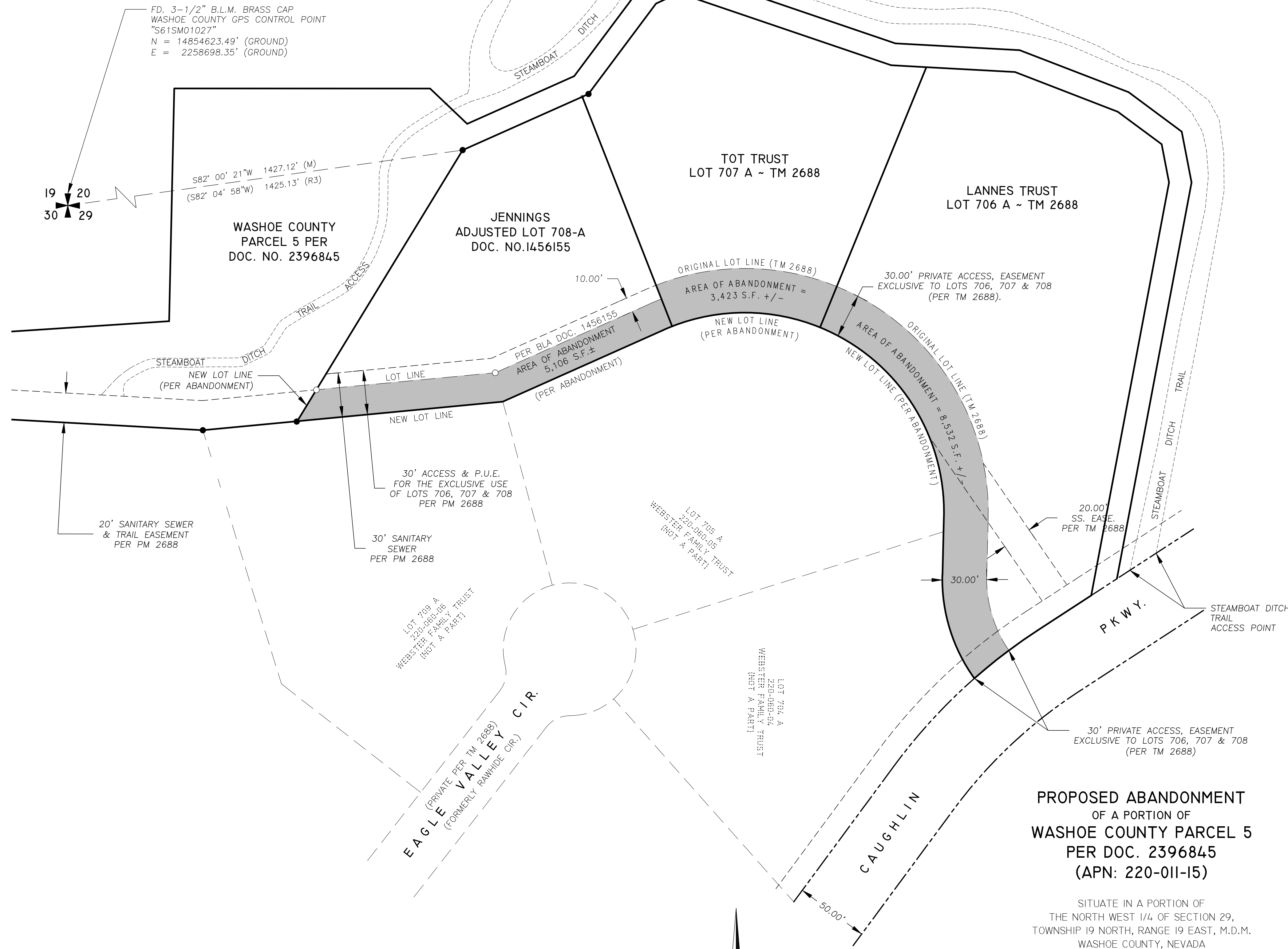
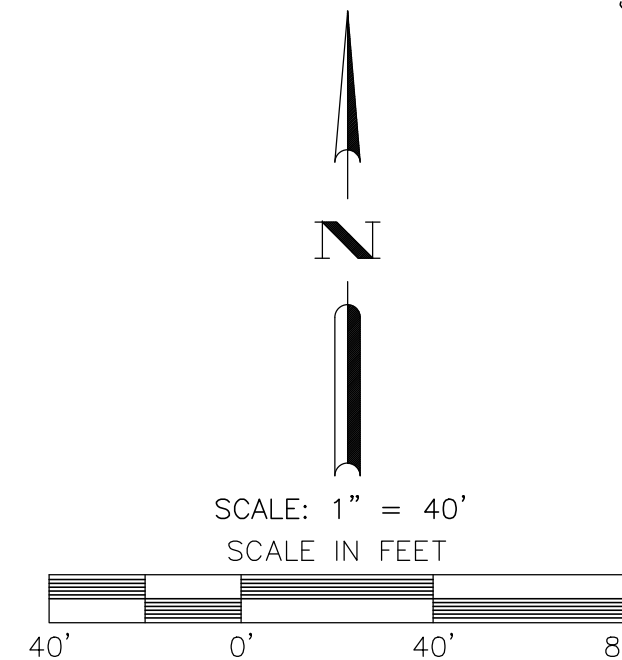
- BOUNDARY LINE
- - - - - ADJACENT BOUNDARY LINE
- - - - - RIGHT OF WAY LINE
- - - - - EASEMENT

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

BASIS OF BEARINGS:

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

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



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

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

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

6204

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

LEGAL DESCRIPTION:

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

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

PARCEL 1:

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

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

PARCEL 2:

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

APN: 220-060-10

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

NOTES:

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

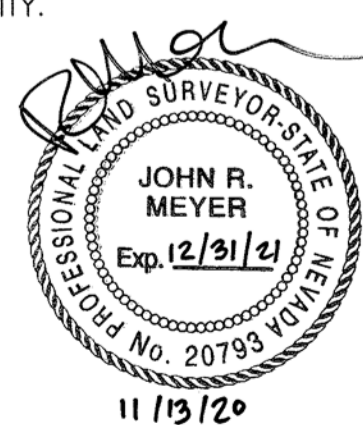
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3. BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155, 01/25/1991.
4. DEED DOCUMENT FILE No. 2396845, 11/10/1999.
5. DEED DOCUMENT FILE No. 4700773, 05/01/2017.

SURVEYOR'S CERTIFICATE:

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

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



JOHN RANDOLPH MEYER

PLS 20793

5104172

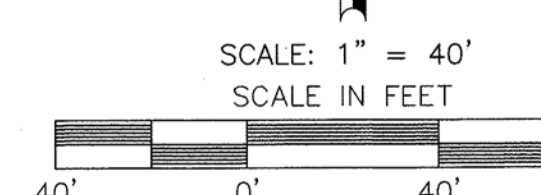
LEGEND:

- SET 5/8" REBAR W/ 2" ALUMINUM CAP "PLS 20793" OR AS NOTED
- SET NAIL & WASHER "PLS 20793"
- FOUND SURVEY MONUMENT 5/8" REBAR & CAP
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- EASE. EASEMENT
- (M) MEASURED
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BASIS OF BEARINGS:

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

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



SCALE: 1" = 40'

SCALE IN FEET



N

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



MEYER SURVEYING | MAPPING | GIS

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

SHT 1 OF 1

Record of Survey Map 6204

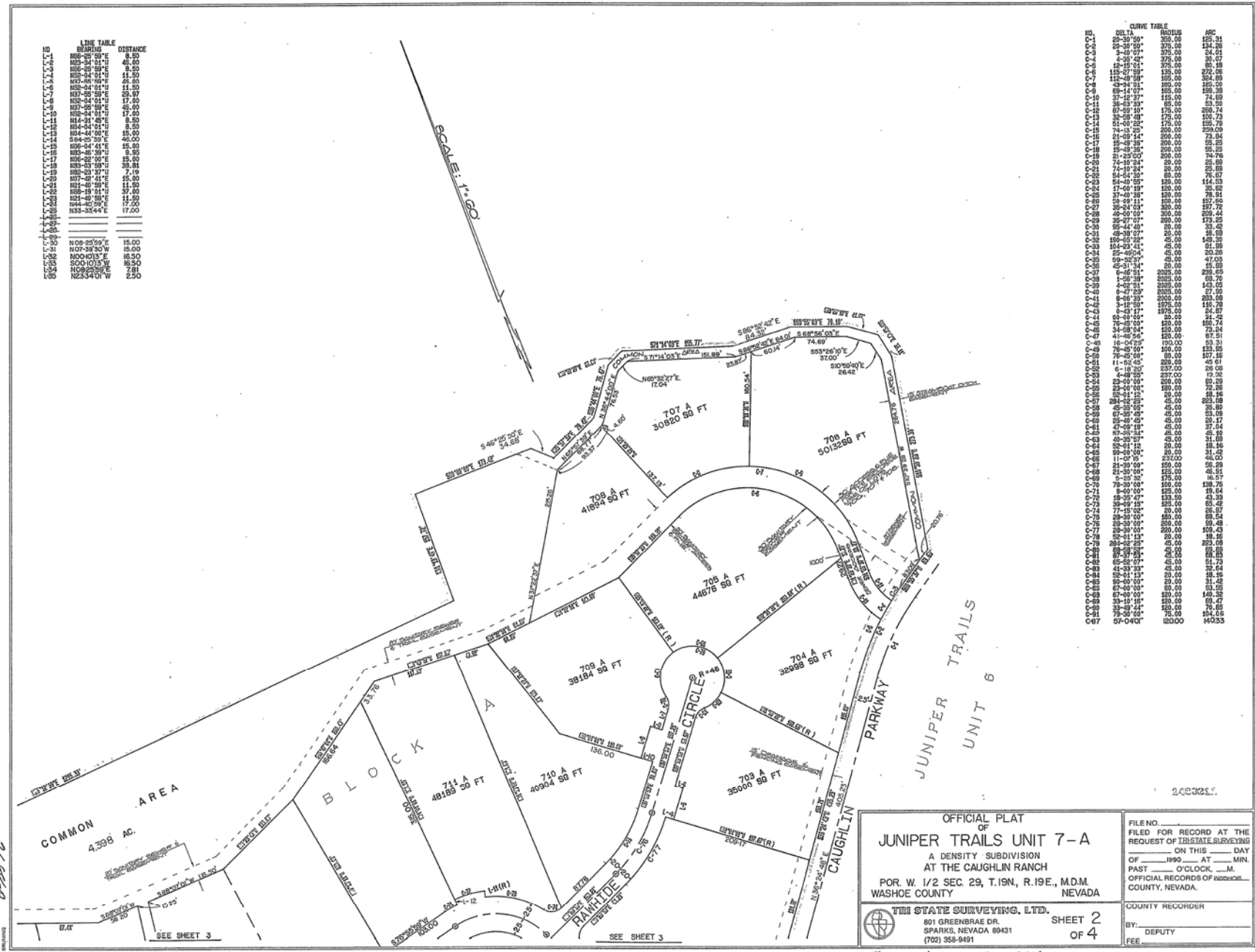
6204

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

4-28-90

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L-1 | S89-33'51"E | 8.50 |
| L-2 | S89-34'01"W | 46.00 |
| L-3 | S89-38'18"E | 8.50 |
| L-4 | S89-34'01"W | 11.50 |
| L-5 | S89-34'01"W | 11.50 |
| L-6 | S89-34'01"W | 11.50 |
| L-7 | S89-34'01"W | 11.50 |
| L-8 | S89-34'01"W | 11.50 |
| L-9 | S89-34'01"W | 11.50 |
| L-10 | S89-34'01"W | 11.50 |
| L-11 | S89-34'01"W | 11.50 |
| L-12 | S89-34'01"W | 11.50 |
| L-13 | S89-34'01"W | 11.50 |
| L-14 | S89-34'01"W | 11.50 |
| L-15 | S89-34'01"W | 11.50 |
| L-16 | S89-34'01"W | 11.50 |
| L-17 | S89-34'01"W | 11.50 |
| L-18 | S89-34'01"W | 11.50 |
| L-19 | S89-34'01"W | 11.50 |
| L-20 | S89-34'01"W | 11.50 |
| L-21 | S89-34'01"W | 11.50 |
| L-22 | S89-34'01"W | 11.50 |
| L-23 | S89-34'01"W | 11.50 |
| L-24 | S89-34'01"W | 11.50 |
| L-25 | S89-34'01"W | 11.50 |
| L-26 | S89-34'01"W | 11.50 |
| L-27 | S89-34'01"W | 11.50 |
| L-28 | S89-34'01"W | 11.50 |
| L-29 | S89-34'01"W | 11.50 |
| L-30 | S89-34'01"W | 11.50 |
| L-31 | N08-25'59"E | 15.00 |
| L-32 | N07-39'50"W | 15.00 |
| L-33 | N00-03'15"E | 16.50 |
| L-34 | S00-10'15"W | 16.50 |
| L-35 | N08-25'59"E | 7.81 |
| L-36 | N23-34'01"W | 2.50 |

SCALE: 1"=60'



| NO. | DELTA | RADIUS | ARC |
|------|------------|---------|--------|
| C-1 | 20-30'59" | 350.00 | 153.31 |
| C-2 | 20-30'59" | 375.00 | 164.26 |
| C-3 | 3-40'07" | 375.00 | 54.01 |
| C-4 | 15-15'01" | 375.00 | 80.49 |
| C-5 | 115-07'59" | 125.00 | 272.06 |
| C-6 | 115-07'59" | 125.00 | 304.89 |
| C-7 | 43-34'21" | 160.00 | 125.00 |
| C-8 | 37-12'37" | 145.00 | 74.69 |
| C-9 | 38-09'49" | 175.00 | 103.73 |
| C-10 | 07-09'10" | 175.00 | 269.74 |
| C-11 | 38-09'49" | 175.00 | 103.73 |
| C-12 | 07-09'10" | 175.00 | 269.74 |
| C-13 | 07-09'10" | 175.00 | 269.74 |
| C-14 | 07-09'10" | 175.00 | 269.74 |
| C-15 | 74-13'25" | 200.00 | 299.09 |
| C-16 | 23-09'14" | 200.00 | 73.84 |
| C-17 | 15-09'39" | 200.00 | 55.23 |
| C-18 | 15-09'39" | 200.00 | 55.23 |
| C-19 | 21-23'00" | 200.00 | 74.76 |
| C-20 | 74-10'24" | 200.00 | 25.69 |
| C-21 | 74-10'24" | 200.00 | 25.69 |
| C-22 | 54-00'55" | 180.00 | 114.33 |
| C-23 | 17-00'19" | 180.00 | 26.82 |
| C-24 | 30-00'09" | 180.00 | 78.81 |
| C-25 | 28-09'11" | 100.00 | 107.62 |
| C-26 | 39-04'03" | 300.00 | 197.72 |
| C-27 | 48-00'00" | 300.00 | 205.44 |
| C-28 | 39-07'07" | 280.00 | 171.25 |
| C-29 | 55-44'40" | 20.00 | 33.42 |
| C-30 | 48-07'07" | 20.00 | 15.19 |
| C-31 | 150-00'25" | 45.00 | 149.39 |
| C-32 | 154-03'15" | 45.00 | 151.09 |
| C-33 | 23-40'04" | 45.00 | 20.20 |
| C-34 | 23-40'04" | 45.00 | 20.20 |
| C-35 | 29-22'37" | 45.00 | 47.05 |
| C-36 | 45-31'34" | 30.00 | 15.89 |
| C-37 | 6-46'31" | 2025.00 | 238.63 |
| C-38 | 1-05'19" | 1975.00 | 68.76 |
| C-39 | 4-02'51" | 2025.00 | 143.02 |
| C-40 | 1-05'19" | 2025.00 | 67.59 |
| C-41 | 8-06'33" | 2000.00 | 253.08 |
| C-42 | 1-05'19" | 1975.00 | 68.76 |
| C-43 | 0-15'17" | 1975.00 | 54.67 |
| C-44 | 0-15'17" | 1975.00 | 54.67 |
| C-45 | 0-15'17" | 1975.00 | 54.67 |
| C-46 | 34-58'04" | 120.00 | 73.84 |
| C-47 | 41-00'56" | 120.00 | 87.51 |
| C-48 | 16-04'23" | 100.00 | 53.31 |
| C-49 | 78-05'09" | 100.00 | 133.65 |
| C-50 | 78-05'09" | 100.00 | 107.16 |
| C-51 | 6-18'20" | 237.00 | 26.06 |
| C-52 | 23-48'59" | 237.00 | 33.32 |
| C-53 | 23-48'59" | 200.00 | 82.29 |
| C-54 | 23-48'59" | 200.00 | 82.29 |
| C-55 | 23-48'59" | 180.00 | 72.86 |
| C-56 | 30-41'15" | 30.00 | 16.16 |
| C-57 | 29-42'23" | 45.00 | 223.08 |
| C-58 | 45-25'05" | 45.00 | 25.86 |
| C-59 | 67-32'49" | 45.00 | 133.09 |
| C-60 | 29-00'45" | 45.00 | 25.17 |
| C-61 | 47-09'19" | 45.00 | 37.04 |
| C-62 | 47-09'19" | 45.00 | 37.04 |
| C-63 | 48-39'37" | 45.00 | 31.69 |
| C-64 | 50-01'16" | 30.00 | 16.16 |
| C-65 | 11-07'15" | 237.00 | 46.00 |
| C-66 | 11-07'15" | 120.00 | 66.29 |
| C-67 | 21-33'09" | 120.00 | 46.91 |
| C-68 | 7-00'15" | 75.00 | 16.57 |
| C-69 | 75-30'00" | 100.00 | 138.75 |
| C-70 | 75-30'00" | 100.00 | 138.75 |
| C-71 | 18-33'47" | 133.50 | 43.93 |
| C-72 | 18-33'47" | 133.50 | 43.93 |
| C-73 | 77-15'02" | 50.00 | 26.67 |
| C-74 | 77-15'02" | 50.00 | 26.67 |
| C-75 | 28-30'00" | 165.00 | 88.54 |
| C-76 | 28-30'00" | 165.00 | 88.54 |
| C-77 | 28-30'00" | 200.00 | 108.43 |
| C-78 | 12-11'15" | 50.00 | 16.16 |
| C-79 | 28-32'23" | 45.00 | 223.08 |
| C-80 | 28-32'23" | 45.00 | 223.08 |
| C-81 | 07-33'23" | 45.00 | 68.83 |
| C-82 | 07-33'23" | 45.00 | 68.83 |
| C-83 | 41-33'33" | 45.00 | 32.64 |
| C-84 | 50-01'15" | 30.00 | 16.16 |
| C-85 | 11-07'15" | 237.00 | 46.00 |
| C-86 | 67-00'00" | 60.00 | 53.55 |
| C-87 | 33-09'14" | 60.00 | 146.32 |
| C-88 | 33-09'14" | 60.00 | 146.32 |
| C-89 | 33-10'19" | 120.00 | 66.47 |
| C-90 | 33-09'14" | 60.00 | 78.65 |
| C-91 | 78-30'00" | 75.00 | 104.65 |
| C-92 | 07-04'07" | 12000 | 14033 |

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

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

SHEET 2
OF 4

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

COUNTY RECORDER
BY: _____
DEPUTY
FEE _____

Subdivision Tract Map 2688-A

WAB21-0012
EXHIBIT D