



Planning Commission Staff Report

Meeting Date: March 7, 2023

Agenda Item: 10A

ABANDONMENT CASE NUMBER:

WAB23-0001 (Silverado Continuum of Care Abandonment)

BRIEF SUMMARY OF REQUEST:

Abandonment of undeveloped sections of roadway easements

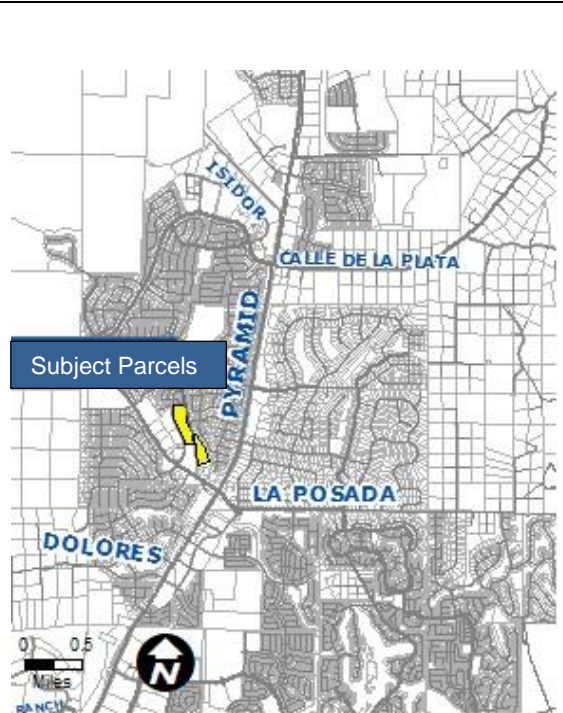
STAFF PLANNER:

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

CASE DESCRIPTION

For hearing, discussion, and possible action to abandon Washoe County's interest in undeveloped sections of roadway easements that were offered for dedication to Washoe County in Document #3608388, recorded January 3, 2008, but were never accepted by the County. The ±38,182 SF of roadway easements are located on two parcels.

Applicant:	Silverado Homes
Property Owner:	Spanish Springs Associates
Location:	100 Neighborhood Way
APN:	532-032-05 & 532-032-16
Parcel Size:	20.75 & 11.08 acres
Master Plan:	4% Open Space (OS) & 96% Commercial (C)
Regulatory Zone:	4% Open Space (OS) & 96% Neighborhood Commercial (NC)
Area Plan:	Spanish Springs
Development Code:	Authorized in Article 806, Vacations and Abandonments of Easements or Streets
Commission District:	4 – Commissioner Hartung



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 WAB23-0001 for Silverado Homes, 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 8)

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Abandonment Definition

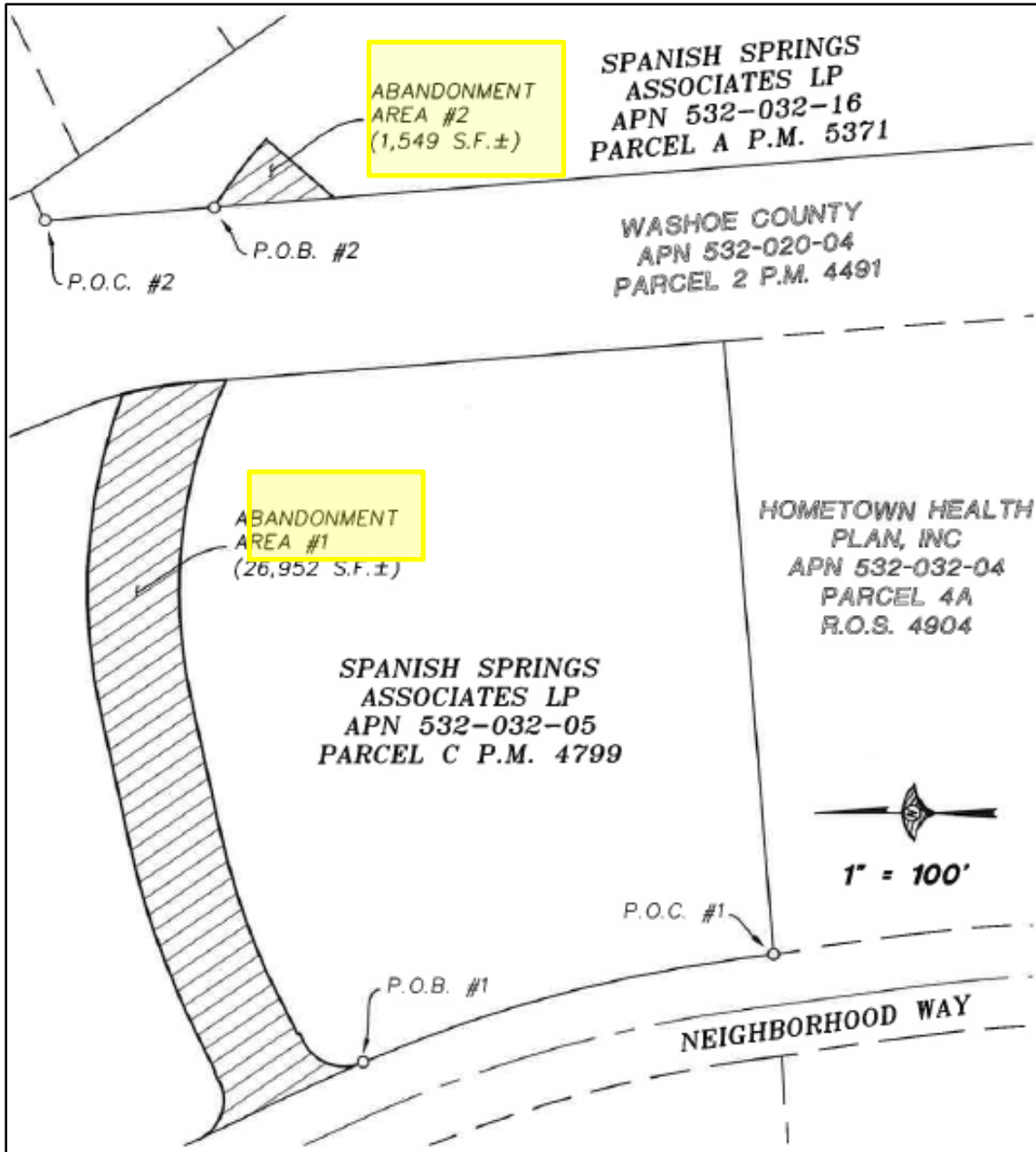
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation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

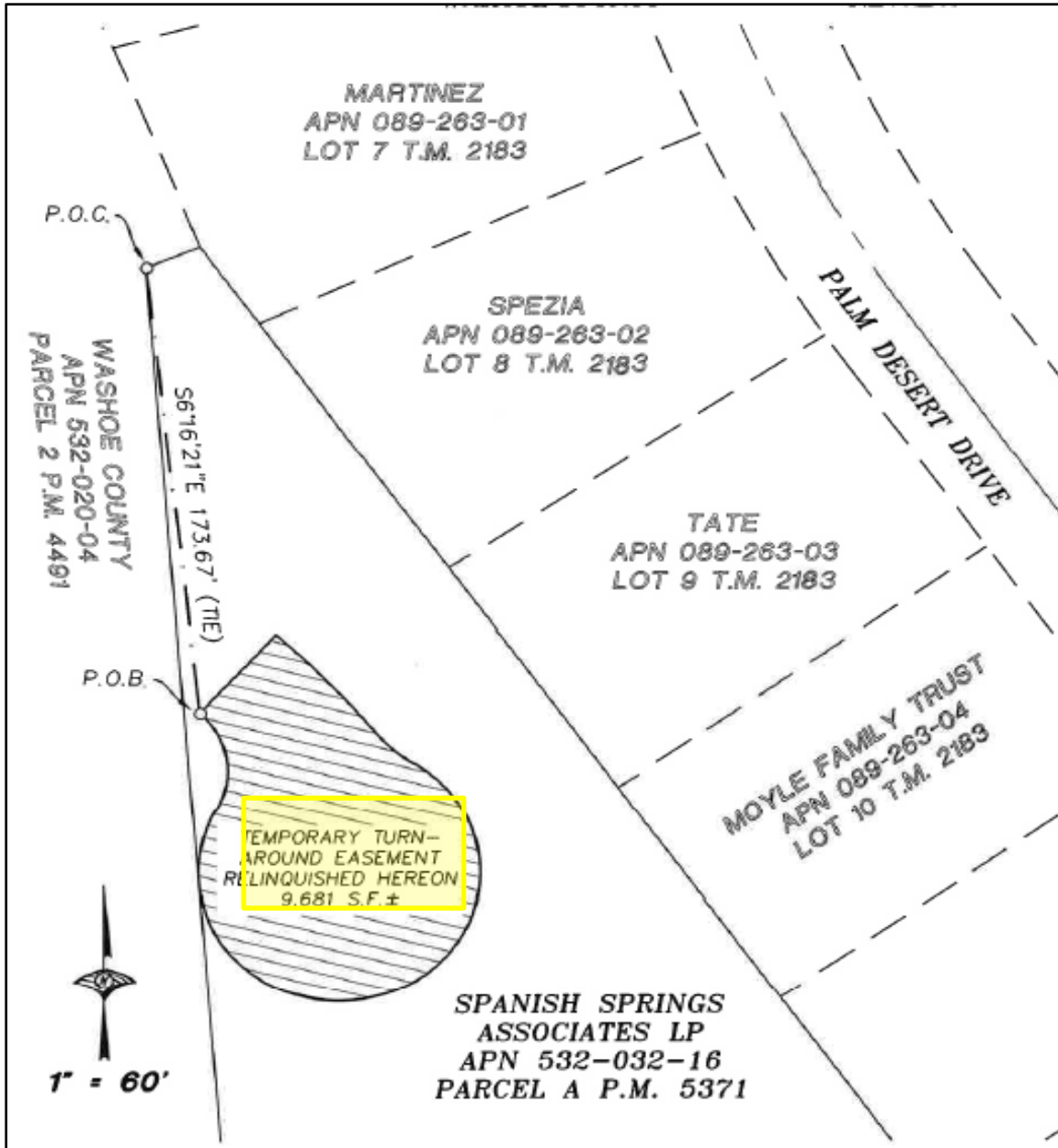
The conditions of approval for Abandonment Case Number WAB23-0001 are attached to this staff report and will be included with the Action Order if granted approval.

- 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.

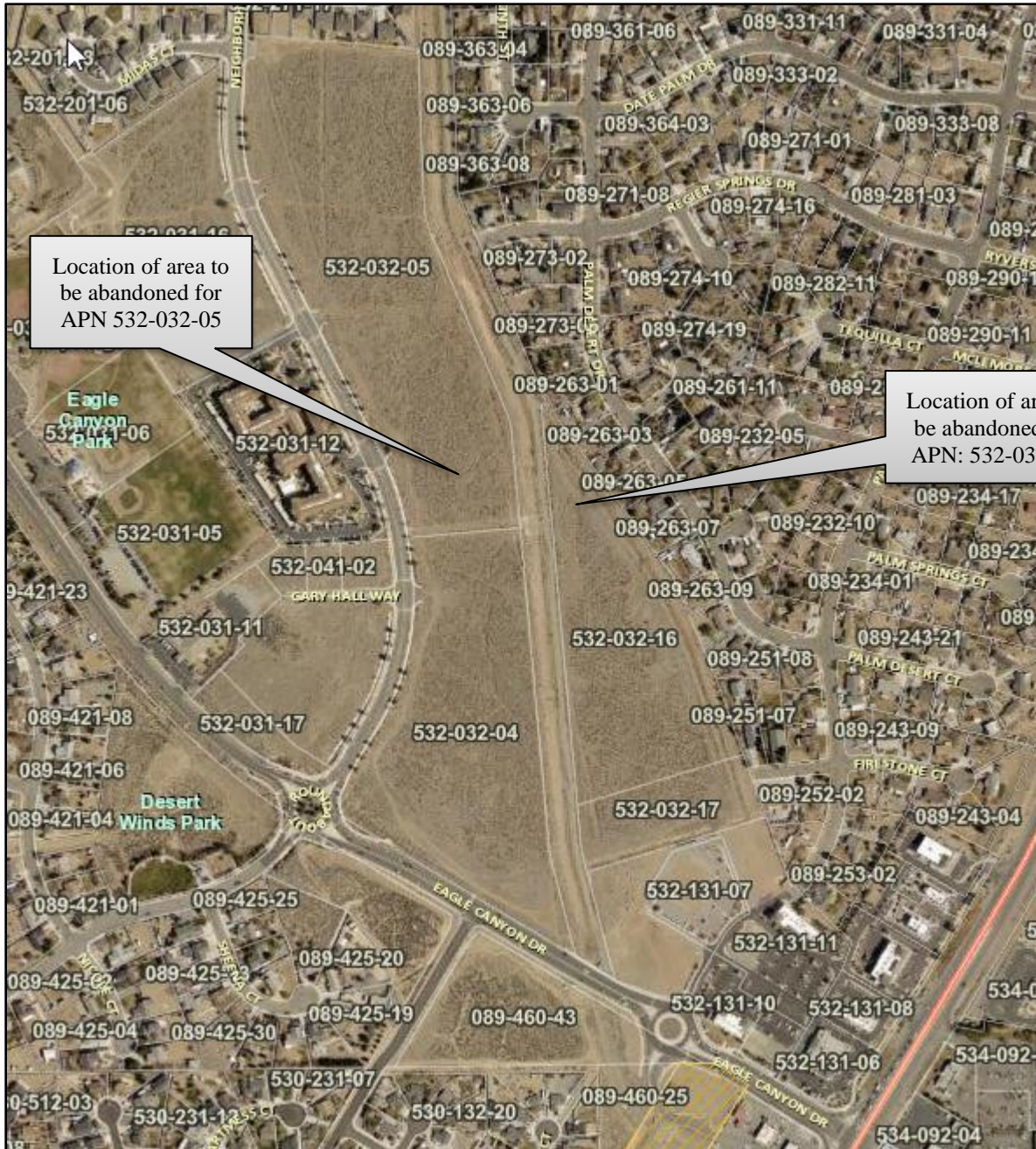
The subject parcels have a regulatory zone of 4% Open Space (OS) & 96% Neighborhood Commercial (NC).



Site Plan for APN: 532-032-05



Site Plan for APN: 532-032-16



Background

On April 5, 2022, Special Use Permit Case Number WSUP22-0001 and Tentative Subdivision Map Case Number WTM22-001 (Continuum of Care Cottages) were approved by the Planning Commission. The approved conditions required that, “any existing easements, facilities or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.” The applicant is now applying to abandon existing roadway easements that will conflict with the development of the site. There is a roadway easement that was offered for dedication to Washoe County which crosses APNs: 532-032-05 and 532-032-16 (see Site Plans on page 4 & 5) that is the subject of this abandonment request.

Project Evaluation

The application is requesting to abandon an undeveloped roadway easement which was offered for dedication per Document No. 3608388, recorded on January 3, 2008. The easements proposed to be abandoned include an undeveloped access easement (Medical Way) which bisects Neighborhood Way, traveling east and crossing APN: 532-032-05 and terminating in the corner of APN: 532-032-16; as well as a temporary turn-around easement on APN: 532-032-16. The total abandonment area is ±38,182 SF, which includes ±28,501 S.F. for the roadway easement and ±9,681 S.F. for the turn-around (see Site Plans on page 4 & 5). This roadway was offered for dedication to Washoe County; however, the dedication was never accepted by the County.

The need for a roadway to cross the two parcels is no longer needed with the approval of WTM22-001. The location of the roadway easements conflict with the layout of the residential lots proposed in WTM22-001. The proposed abandonment will eliminate that conflict and will meet the approved conditions of WTM22-001.

Spanish Springs Area Plan

The subject parcel is located within the Spanish Springs Area Plan. Staff was unable to find any relevant policies related to the abandonment of easements in this Area 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
Washoe County Engineering & Capital Projects	X	X	X	Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development (All Apps)	X			
WCHD Environmental Health	X	X		James English, jenglish@washoecounty.gov
AT&T	X	X		Bryson Gordon, bg1853@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 Spanish Springs Area Plan.

Staff Comment: The proposed abandonment does not affect any standards of either the Washoe County Master Plan or the Spanish Springs Area Plan. Staff has not found any

applicable policies, action programs, standards or maps in either the Master Plan or Spanish Springs Area Plan related to this abandonment request.

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

Staff Comment: The request was submitted to all relevant agencies and departments for review and conditions of approval are included with the staff report as Exhibit A. The roadway easements proposed to be abandoned are undeveloped and there is no anticipated need for the roadway in the future. No property owners are anticipated to be affected by the proposed abandonment. The approval of WTM22-001 layout of the residential lots eliminates the need of the roadway easements and the easements conflict with the layout of residential.

- (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 Comment: Washoe County Engineering, AT&T, NV Energy and Truckee Meadows Water Authority (TMWA) were sent the project description and application for evaluation. Staff received a response from AT&T, and AT&T indicated no conflict with the proposed abandonment. Washoe County Engineering also reviewed the project and provided a condition addressing public utility easements. These conditions are included in Exhibit A.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB23-0001 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 WAB23-0001 for Silverado Homes, 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 Spanish Springs 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: Silverado Homes, Email: mevans@silveradohomes.com

Property Owner: Spanish Springs Associates, Email: jessejhaw@gmail.com

Representatives: Woods Rodgers, Email: tgamill@woodrodgers.com



Conditions of Approval

Abandonment Case Number WAB23-0001

The project approved under Abandonment Case Number WAB23-0001 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on March 7, 2023. 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., 775.328.2040, 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 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 Offer of Dedication of public right-of-way 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 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 ***

From: [GORDON, BRYSON](#)
To: [Olander, Julee](#)
Cc: [COOPER, CLIFFORD E](#)
Subject: WAB23-0001 (Silverado)
Date: Friday, January 13, 2023 12:41:38 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Julee,

AT&T has no adverse comments regarding **Abandonment Case Case Number WAB23-0001 (Silverado)**.

Thank you,

Bryson Gordon
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA ROW
Office: 775-683-5223
Cell: 775-343-6655
E-mail: bg1853@att.com

Date: January 27, 2022

To: Julee Olander, Planner, Planning and Building Division
From: Robert Wimer, P.E., Engineering and Capital Projects Division
Re: Abandonment Case **WAB23-0001**

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of access easements along the Offer of Dedication to Washoe County, per Document #3608388, on the subject parcels. 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 the owner. 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: 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. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way 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 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
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

January 30, 2023

Washoe County Community Services
Planning and Development Division

RE: Silverado; 532-032-05 & 532-032-16
Abandonment Case; WAB23-0001

Dear Washoe County Staff:

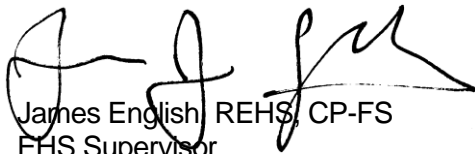
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the above referenced project and has no concerns with the approval of the application as submitted.
- b) Condition #2: It is noted the proposed abandonment is within two parcels which are served by community water and sewerage systems.

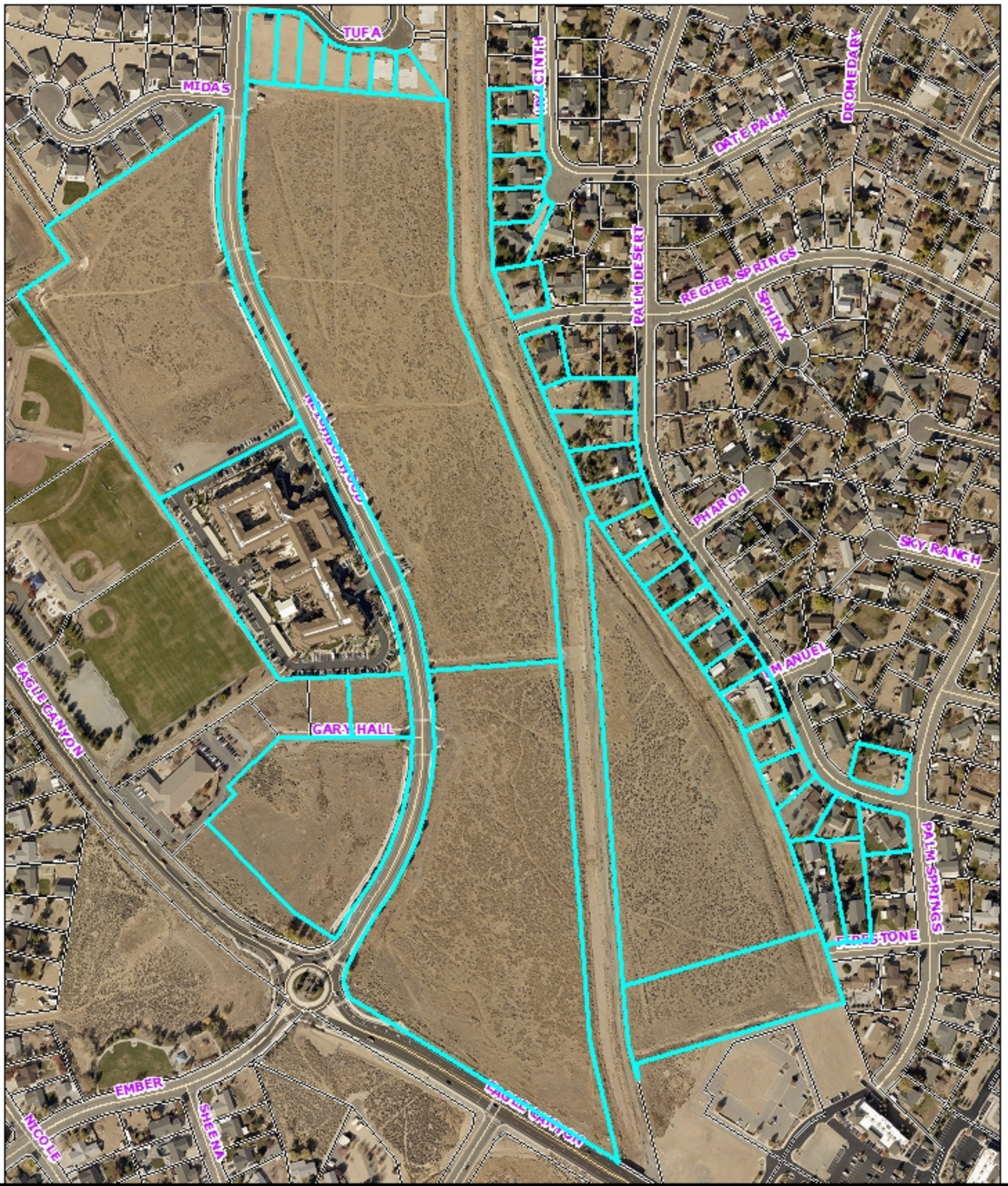
If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District





WAB23-0001 Silverdo Abandonment

Noticing Map- Adjacent Properties

**WAB23-0001
EXHIBIT C**



Community Services
Department

**WASHOE COUNTY
NEVADA**
(TAA)

1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Silverado Continuum of Care Offer of Dedication Abandonment			
Project Description: Abandonment of Offer of Dedication to Washoe County per Document # 3608388			
Project Address: 0 Neighborhood Way			
Project Area (acres or square feet): 28,499 square feet			
Project Location (with point of reference to major cross streets AND area locator): North of Eagle Canyon Drive, east of Neighborhood Way			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
532-032-05	20.75	532-032-16	11.08
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP22-0001			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Spanish Springs Associates		Name: Wood Rodgers	
Address: 550 W Plumb Lane #B505		Address: 1361 Corporate Blvd, Reno, Nevada	
Reno, Nevada	Zip: 89509	Zip: 89502	
Phone:	Fax:	Phone: 775-823-5259	Fax:
Email: jessejhaw@gmail.com		Email: tgammill@woodrogers.com	
Cell: 775-560-6922	Other:	Cell: 775-690-2050	Other:
Contact Person: Jesse Haw		Contact Person: Todd Gammill	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Silverado Homes		Name:	
Address: 5525 Kietzke Lane, Ste 102		Address:	
Reno, Nevada	Zip: 89511	Zip:	
Phone:	Fax:	Phone:	Fax:
Email: mevans@silveradohomes.com		Email:	
Cell: 775-691-1535	Other:	Cell:	Other:
Contact Person: Mike Evans		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?

Offer of dedication document # 3608388 to be abandoned. The offer of dedication is with in APN's 532-032-15 and 16.

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

Offer of dedication document recorded in Washoe County as document #3608388

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

Roads within the proposed development are to be private, per approvals in WSUP22-0001, and the public right of way is not necessary.

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

Private roadway parcels will be dedicated per the approvals in WSUP22-001

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?

All properties containing the area of the offer of dedication already have legal access.

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 X

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.

BOOK 530

532-02

27 28
34 35

ASWAN ST.

PAR. 2
PM 2876

Offered for Dedication
per Doc. #4647393

532-031-08
20,000 ac

PAR. C
PM 4799

031

POR. PAR. 4
PM 4836

532-031-16
11,214 ac.

532-032-05
20,752 ac.

POR. PAR. 1
PM 2876

532-031-07
7,141 ac.

PAR. B
PM 4799

532-031-06
5,000 ac.

532-031-12
7,000 ac.

PAR. 3
AMENDED
PM 3952

532-031-05
6,704 ac.

532-04
PAR. C
PM 4836

PAR. 1 & 2
AMEND. PM 3952

PAR. 1A
RS 4543

532-031-11
2,203 ac

532-031-10
43560 sf
POR. PAR. 4
PM 4299

PAR. 2A
RS 4543

POR. PAR. 4
PM 4569

PAR. 4A
RS 4804

532-031-15
5,590 ac.

532-032-04
15,021 ac

032

532-032-17
PAR. B
PM 5371

3.30 ac

40' ACCESS
BASE.

532-032-16
11.08 ac.

PAR. A
PM 5371

PORTION OF SECTIONS 34 & 35
T21N - R20E

BOOK 089

BOOK 089

532-13

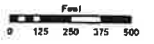
Medical Way Offered for Dedication
per Doc. #3608386

Assessor's Map Number

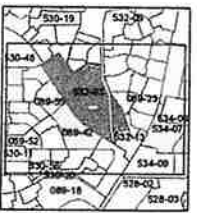
532-03

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 500 feet



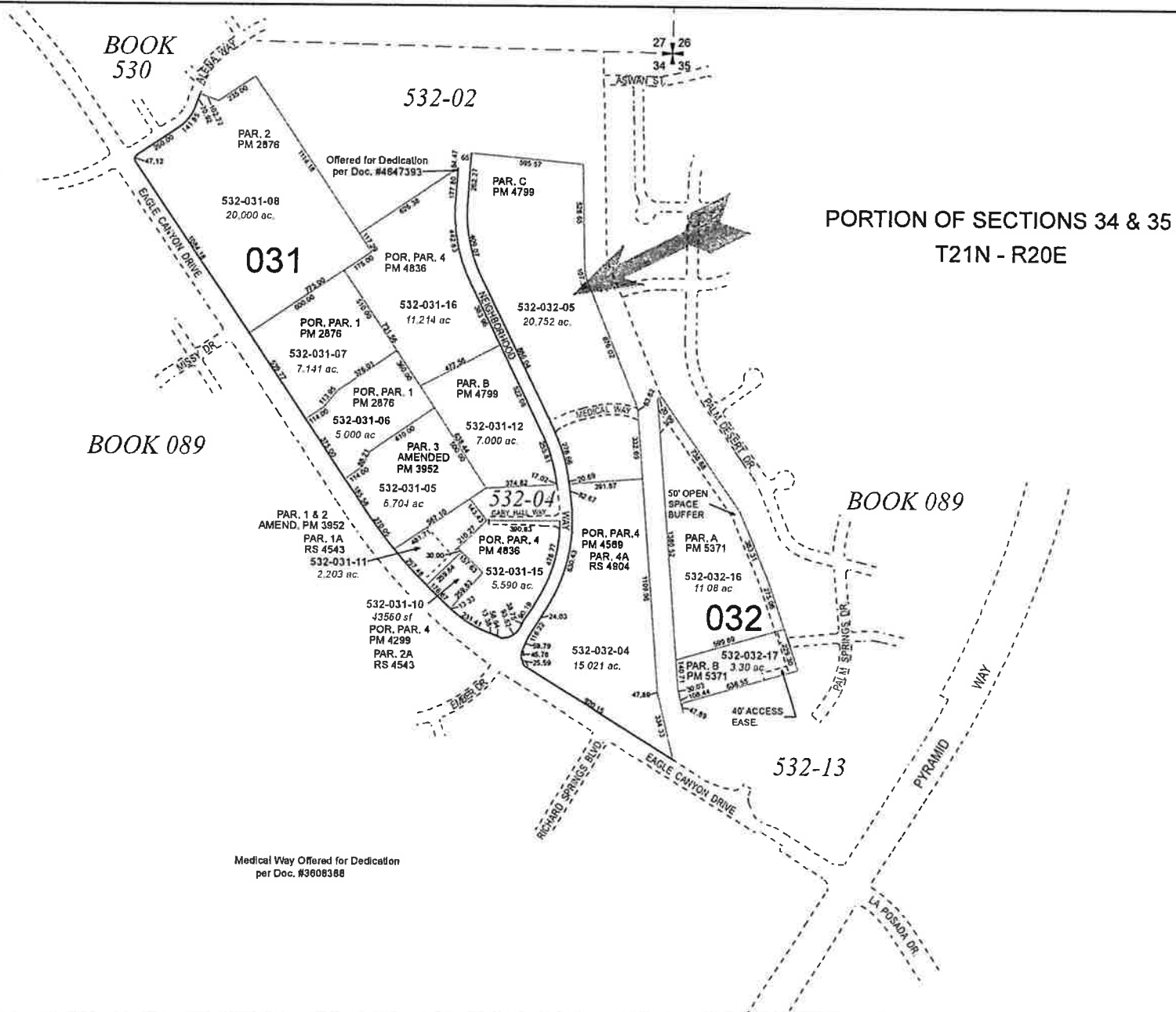
created by: **KSB 1/28/2010**

updated by: **JMO 11/15/18 JMO 10/31/18**

area previously shown on map(s):
089-15, 089-46, 530-28

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and Subdiv purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

WAB23-0001
EXHIBIT D

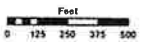


Medical Way Offered for Dedication
per Doc. #3608368

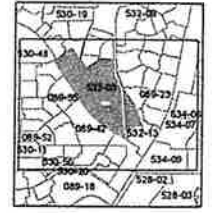
Assessor's Map Number

532-03

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 326-2231



1 inch = 500 feet



created by: **KSB 1/28/2010**
updated: **JMO 11/15/18 JMO 10/31/18**

area previously shown on map(s):
089-15, 089-46, 530-28

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

WAB23-0001
EXHIBIT D

**EXHIBIT A
LEGAL DESCRIPTION FOR
ABANDONMENT OF OFFER OF DEDICATION**

All that certain real property situate within portions of the Northeast One-Quarter (NE 1/4) of Section Thirty- Four (34) and the Northwest One-Quarter (NW 1/4) of Section Thirty-Five (35), Township Twenty-One (21) North, Range Twenty (20) East, M.D.M., Washoe County, State of Nevada, being a portion of Parcel C of Parcel Map No. 4799, as File No. 3548813, recorded on June 28, 2007, in the Official Records of Washoe County, and a portion of Parcel A of Parcel Map No. 5371, as File No. 4857023, recorded on October 9, 2018, in said Official Records, being more particularly described as follows:

ABANDONMENT AREA 1:

COMMENCING at the Southwesterly Corner of said Parcel C, also being the Easterly Right-of-Way of Neighborhood Way dedicated per Parcel Map No. 4836 as File No. 3577929, recorded on September 24, 2007 in said Official Records, and accepted per Document No. 3723540, recorded on January 27, 2009 in said Official Records;

THENCE along said Easterly Right-of-Way for the following four (4) arcs, courses, and distances:

1. North 07°42'28" West a distance of 20.68 feet to the beginning of a tangent curve to the left;
2. 242.83 feet along the arc of a 862.50 foot radius curve through a central angle of 16°07'52" to the **POINT OF BEGINNING #1**, being the beginning of a tangent curve;
3. 33.83 feet along the arc of a 862.50 foot radius curve through a central angle of 02°14'50";
4. North 26°05'10" West a distance of 79.08 feet to the beginning of a non-tangent curve to the left;

THENCE departing said Easterly Right-of-Way from a radial line which bears North 63°54'50" East, 43.98 feet along the arc of a 28.00 foot radius curve through a central angle of 90°00'00";

THENCE North 63°54'50" East a distance of 6.00 feet;

THENCE South 26°05'10" East a distance of 1.00 feet;

THENCE North 63°54'50" East a distance of 22.51 feet to the beginning of a tangent curve to the right;

THENCE 130.51 feet along the arc of a 528.00 foot radius curve through a central angle of 14°09'46";

THENCE North 78°04'37" East a distance of 87.25 feet to the beginning of a tangent curve to the right;

THENCE 206.23 feet along the arc of a 378.00 foot radius curve through a central angle of 31°15'35" to the Easterly Boundary of said Parcel C, being the beginning of a non-tangent curve to the right;

THENCE along said Easterly Boundary from a radial line which bears South 74°28'02" West, 39.53 feet along the arc of a 205.00 foot radius curve through a central angle of 11°02'58";

THENCE continuing along said Easterly Boundary, South 04°29'00" East a distance of 25.12 feet to the beginning of a non-tangent curve to the left;

THENCE departing said Easterly Boundary, from a radial line which bears South 24°36'00" West, 205.20 feet along the arc of a 322.00 foot radius curve through a central angle of 36°30'44";

THENCE South 78°04'37" West a distance of 87.25 feet to the beginning of a tangent curve to the left;

THENCE 116.67 feet along the arc of a 472.00 foot radius curve through a central angle of 14°09'46";

THENCE South 63°54'50" West a distance of 23.20 feet;

THENCE South 26°05'10" East a distance of 1.00 feet;

THENCE South 63°54'50" West a distance of 6.00 feet to the beginning of a tangent curve to the left;

THENCE 42.88 feet along the arc of a 28.00 foot radius curve through a central angle of 87°45'09" to the **POINT OF BEGINNING #1**.

Containing 26,952 square feet of land, more or less.

ABANDONMENT AREA 2:

COMMENCING at the Northwesterly Corner of said Parcel A;

THENCE along the Westerly Boundary of said Parcel A, South 04°29'00" East a distance of 104.50 to the **POINT OF BEGINNING #2**, being the beginning of a non-tangent curve to the right;

THENCE departing said Westerly Boundary from a radial line which bears South 31°43'39" West, 54.09 feet along the arc of a 303.00 foot radius curve through a central angle of 10°13'39";

THENCE South 41°57'18" West a distance of 55.98 feet to said Westerly Boundary;

THENCE along said Westerly boundary, North 04°29'00" West a distance of 74.24 feet to the **POINT OF BEGINNING #2**.

Containing 1,549 square feet of land, more or less.

The basis of bearings for this legal description is identical to said Parcel Map No. 5371.

See Exhibit A-1, Plat to Accompany, attached hereto and made a part hereof.

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Blvd.,
Reno, NV 89502



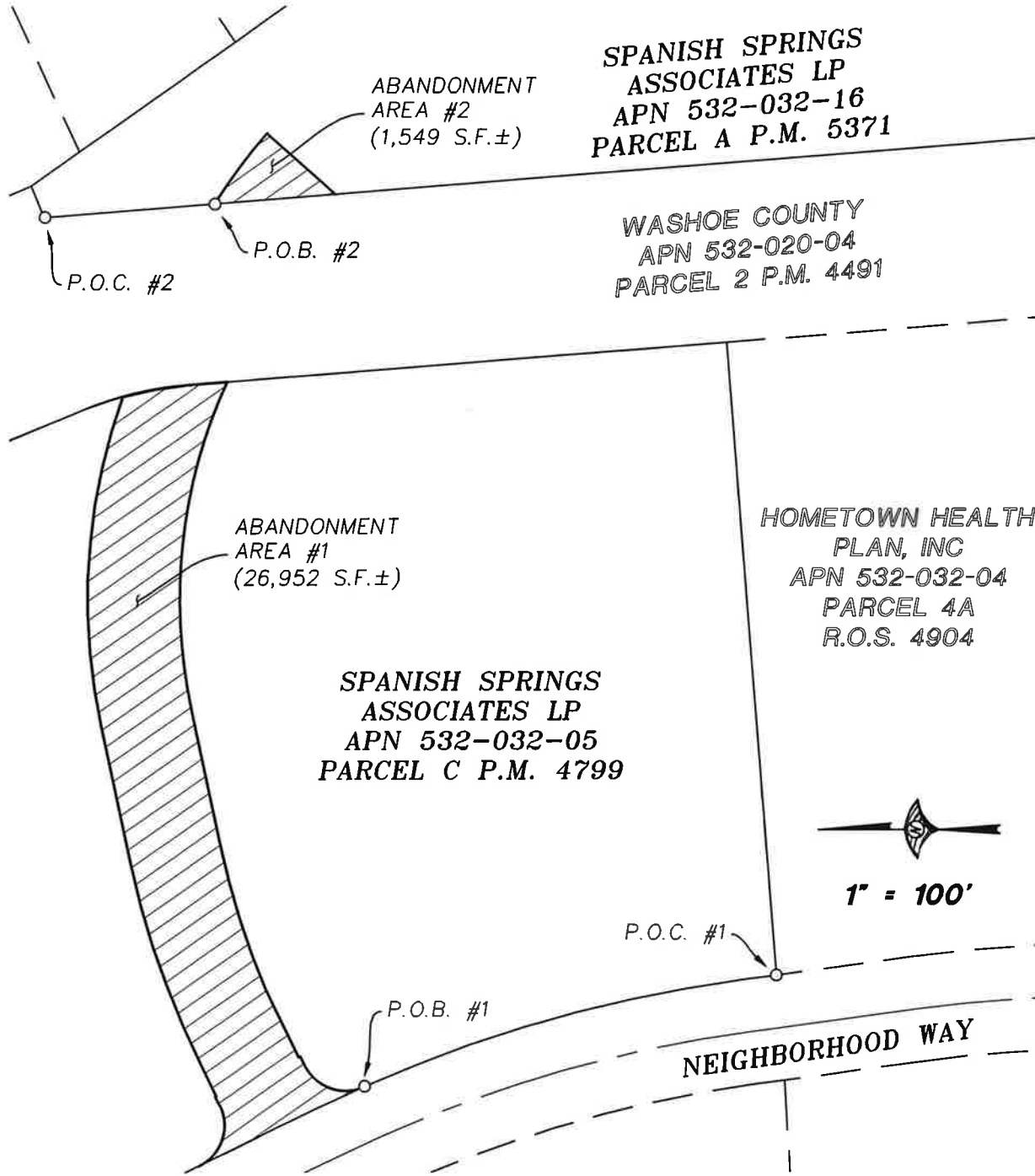
1/9/23

Kaitlin S. Constantine, P.L.S.
Nevada Certificate No. 30222

EXHIBIT A-1

PLAT TO ACCOMPANY

OFFER OF DEDICATION ABANDONMENT
BEING A PORTION OF THE NE 1/4 OF SECTION 34
& A PORTION OF THE NW 1/4 OF SECTION 35
TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.M.
WASHOE COUNTY NEVADA



JOB NO. 3599010
SHEET 1 OF 1



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Reno, NV 89502
Tel 775.823.4068 Fax 775.823.4066

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**EXHIBIT A
LEGAL DESCRIPTION FOR
RELINQUISHMENT OF TEMPORARY TURN-AROUND EASEMENT**

All that certain real property situate within portions of the Northeast One-Quarter (NE 1/4) of Section Thirty-Four (34) and the Northwest One-Quarter (NW 1/4) of Section Thirty-Five (35), Township Twenty-One (21) North, Range Twenty (20) East, M.D.M, Washoe County, State of Nevada, being a portion of Parcel A of Parcel Map No. 5371, as File No. 4857023, recorded on October 9, 2018 in the Official Records of Washoe County, Nevada, being more particularly described as follows:

COMMENCING at the Northwesterly Corner of said Parcel A;

THENCE South 06°16'21" East a distance of 173.67 feet to the **POINT OF BEGINNING**;

THENCE North 41°57'18" East a distance of 41.00 feet to the beginning of a non-tangent curve to the right;

THENCE from a radial line which bears South 41°57'18" West, 52.02 feet along the arc of a 295.50 foot radius curve through a central angle of 10°05'09" to the beginning of a reverse curve;

THENCE 17.66 feet along the arc of a 50.00 foot radius curve through a central angle of 20°14'01" to the beginning of a reverse curve;

THENCE 233.62 feet along the arc of a 50.00 foot radius curve through a central angle of 267°42'50" to the beginning of a reverse curve;

THENCE 40.61 feet along the arc of a 30.00 foot radius curve through a central angle of 77°33'57" to the **POINT OF BEGINNING**.

Containing 9,681 square feet of land, more or less.

The basis of bearings for this legal description is identical to said Parcel Map No. 5371.

See Exhibit A-1, Plat to Accompany, attached hereto and made a part hereof.

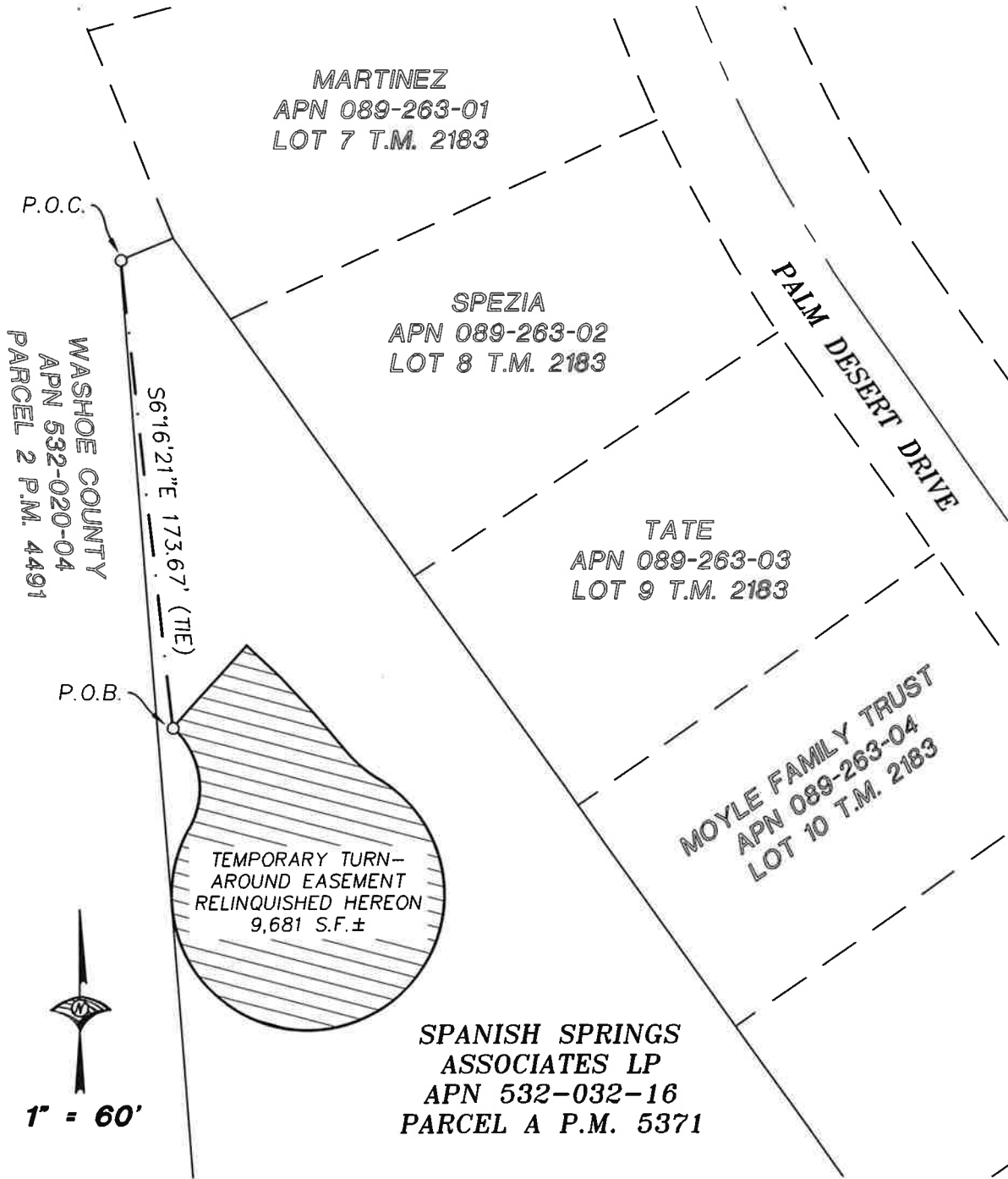
Prepared by:
Wood Rodgers, Inc.
1361 Corporate Blvd.,
Reno, NV 89502



Kaitlin S. Constantine, P.L.S.
Nevada Certificate No. 30222

EXHIBIT A-1
 PLAT TO ACCOMPANY

TURN-AROUND EASEMENT RELINQUISHMENT
 BEING A PORTION OF THE NE 1/4 OF SECTION 34
 & A PORTION OF THE NW 1/4 OF SECTION 35
 TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.M.
 WASHOE COUNTY NEVADA



JOB NO. 3599010
 SHEET 1 OF 1



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Blvd Tel 775.823.4068
 Reno, NV 89502 Fax 775.823.4066

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