

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

Abandonment

Washoe County Code (WCC) Chapter 110, Article 806, Abandonment, provides for the vacation or abandonment of easements or streets. Applications for the vacation or abandonment of a street or easement owned by the County, or a government patent easement, may be initiated by the Board of County Commissioners, Planning Commission, the Director of Planning and Building or an owner of real property abutting an easement or public street right-of-way. See WCC 110.806, for further information.

Development Application Submittal Requirements

Applications are accepted on the 8th of each month (if the 8th is a non-work day, the first working day after the 8th)

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering and Capital Projects for Technical Plan Check
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Abandonment Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.
7. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
8. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.

9. **Packets:** Three (3) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled “Original” and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5” x 11” reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11” display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9” x 12” size.
 - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
 - (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

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

Abandonment Application Supplemental Information

(All required information may be separately attached)

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

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

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

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

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

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

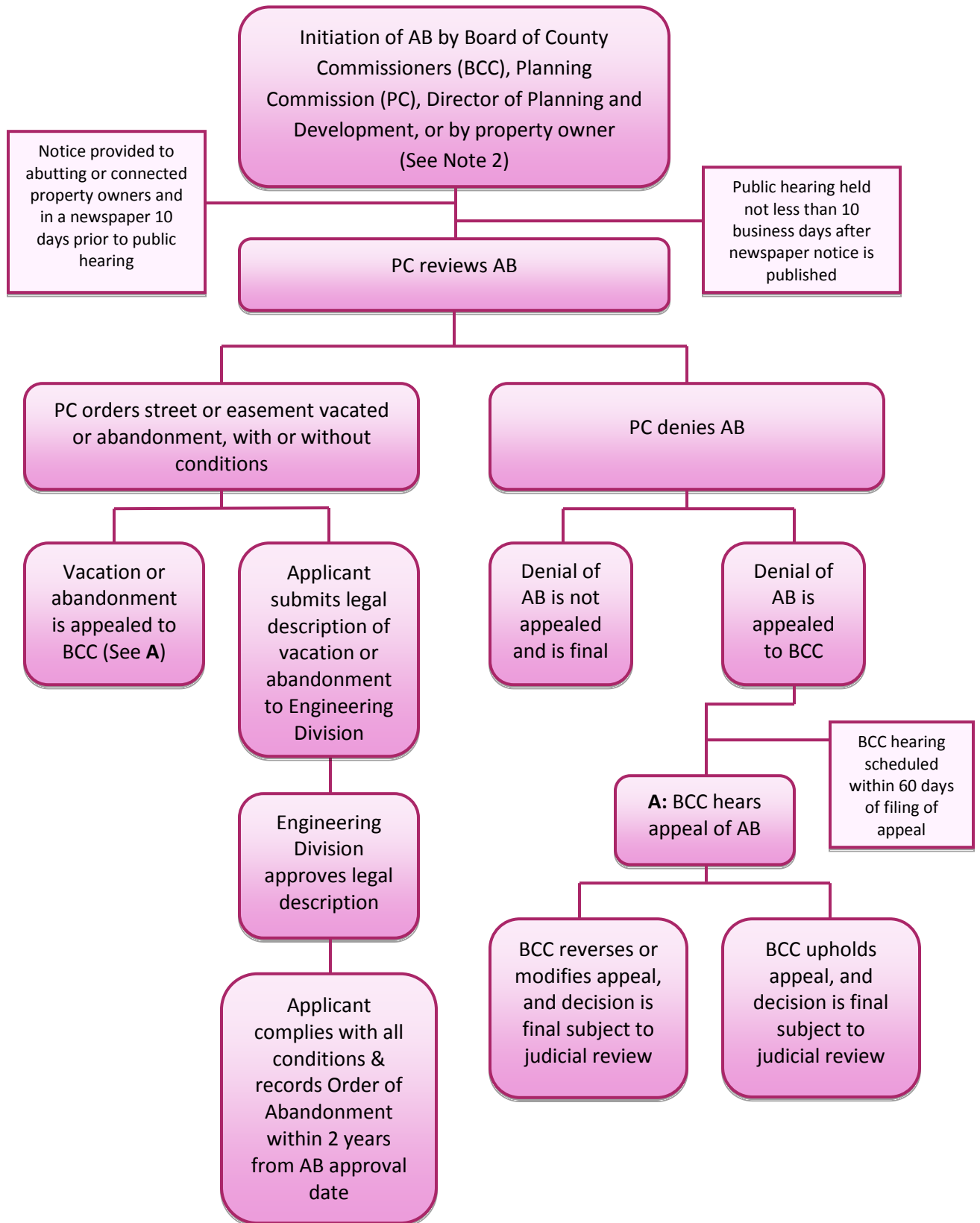
* Yes	* No
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IMPORTANT

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.

Abandonment (AB) – Article 806 (See Note 1)



Note 1: Identified as vacations or abandonments of easements or streets in WCC Chapter 110.

Note 2: Street or easement must be owned by Washoe County, or is a government patent easement. Property owner must own property abutting the easement or public street right-of-way.

This flowchart is an overview of this development application process and is not intended to be a comprehensive guide. Please refer to the Development Code Article shown above for more complete information about the application, to include specifics on notice, internal and external agency review.

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

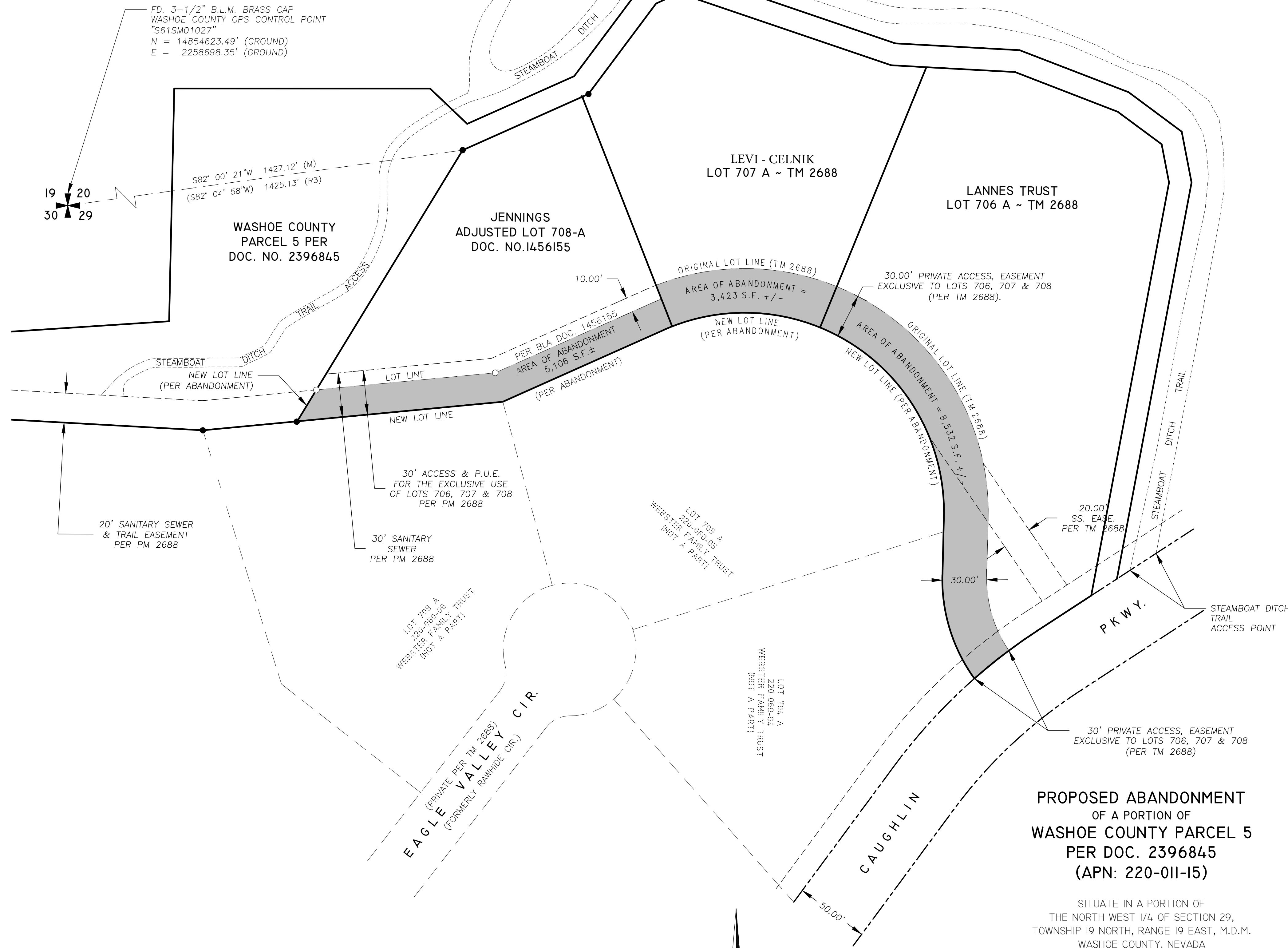
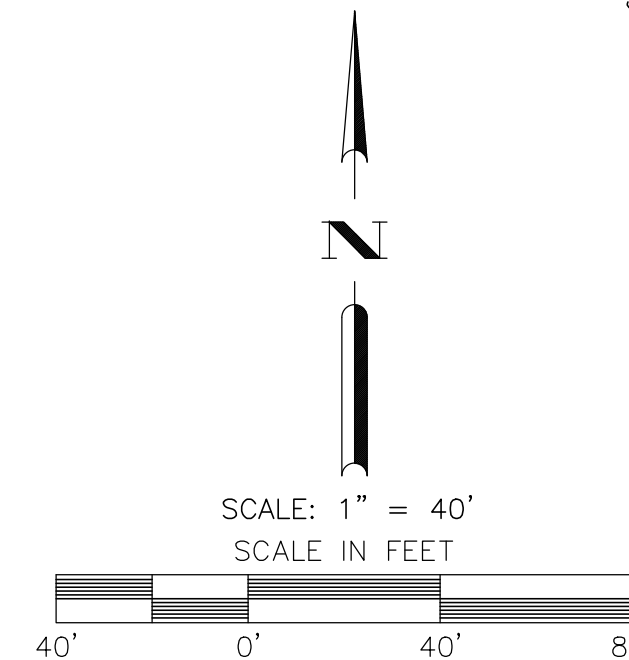
- BOUNDARY LINE
- - - - - ADJACENT BOUNDARY LINE
- - - - - RIGHT OF WAY LINE
- - - - - EASEMENT

- 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

7029

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 +00°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.
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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.

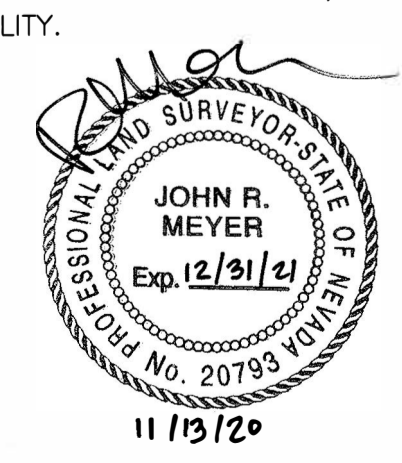
REFERENCES:

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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

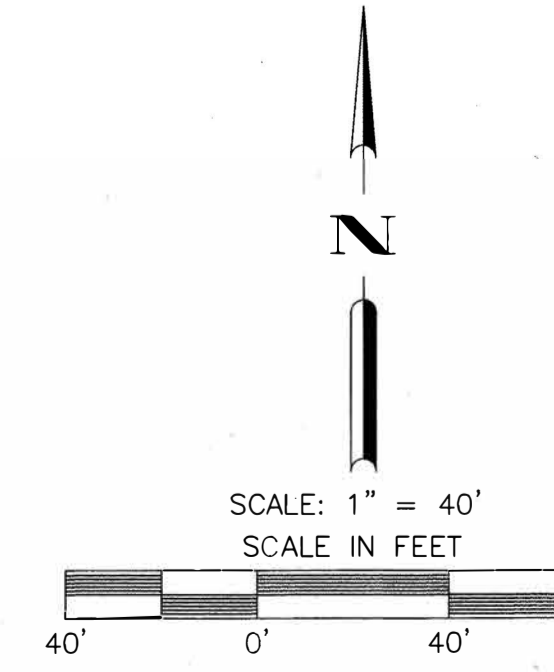
LEGEND:

- 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
BOUNDARY LINE
ADJACENT BOUNDARY LINE
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EASEMENT
T.M. TRACT MAP
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R/W RIGHT OF WAY
S.S. SANITARY SEWER
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BASIS OF BEARINGS:

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



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

RECORD OF SURVEY
FOR
AARON H. & REBECCA JENNINGS
ADJUSTED LOT 708 A PER
BOUNDARY LINE ADJUSTMENT DEED DOCUMENT 1456155
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

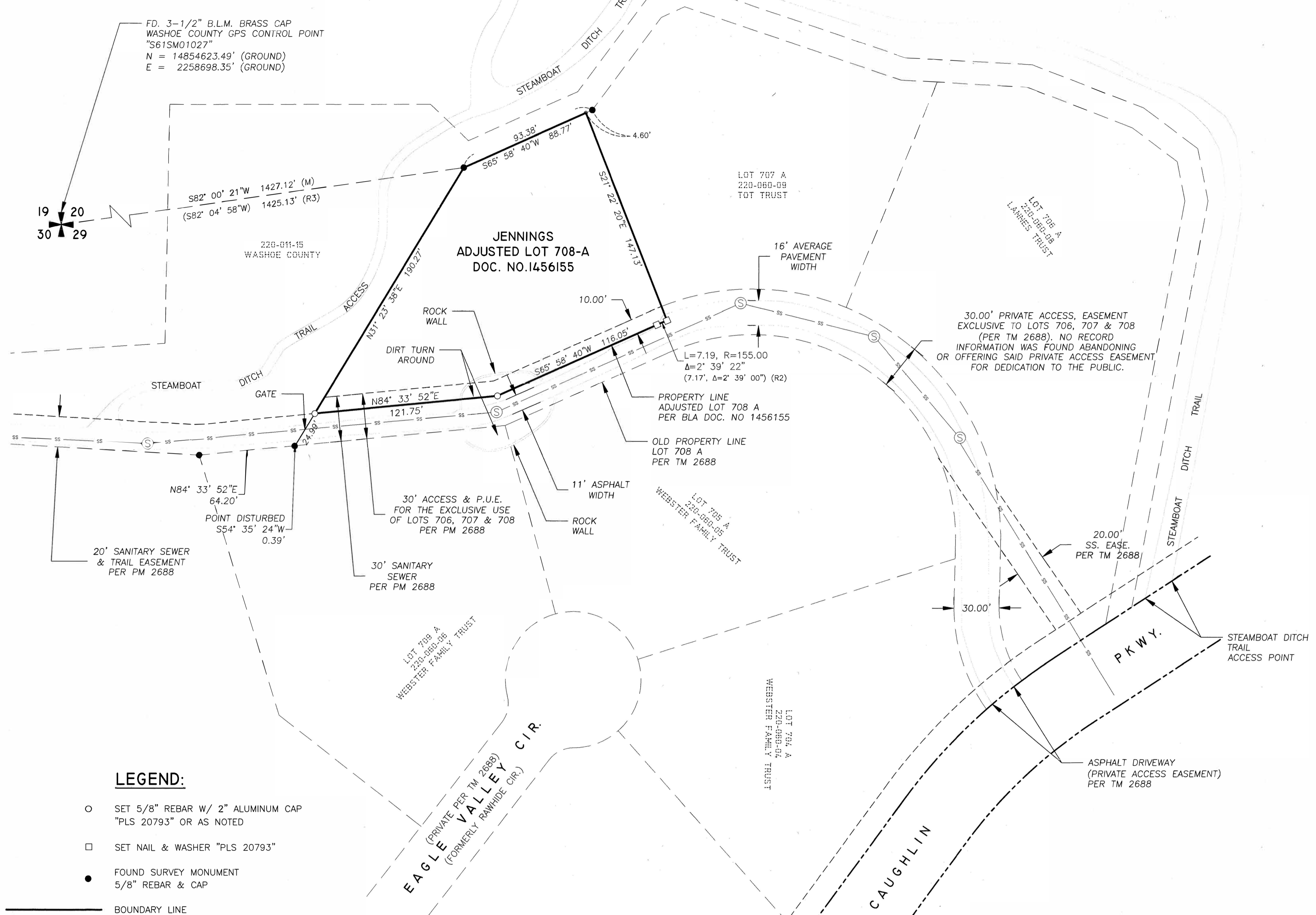
P.O. BOX 19193 Reno, NV
(775) 786-1166
meyersurvey.com

SHT 1 OF 1

Record of Survey Map 6204

6204

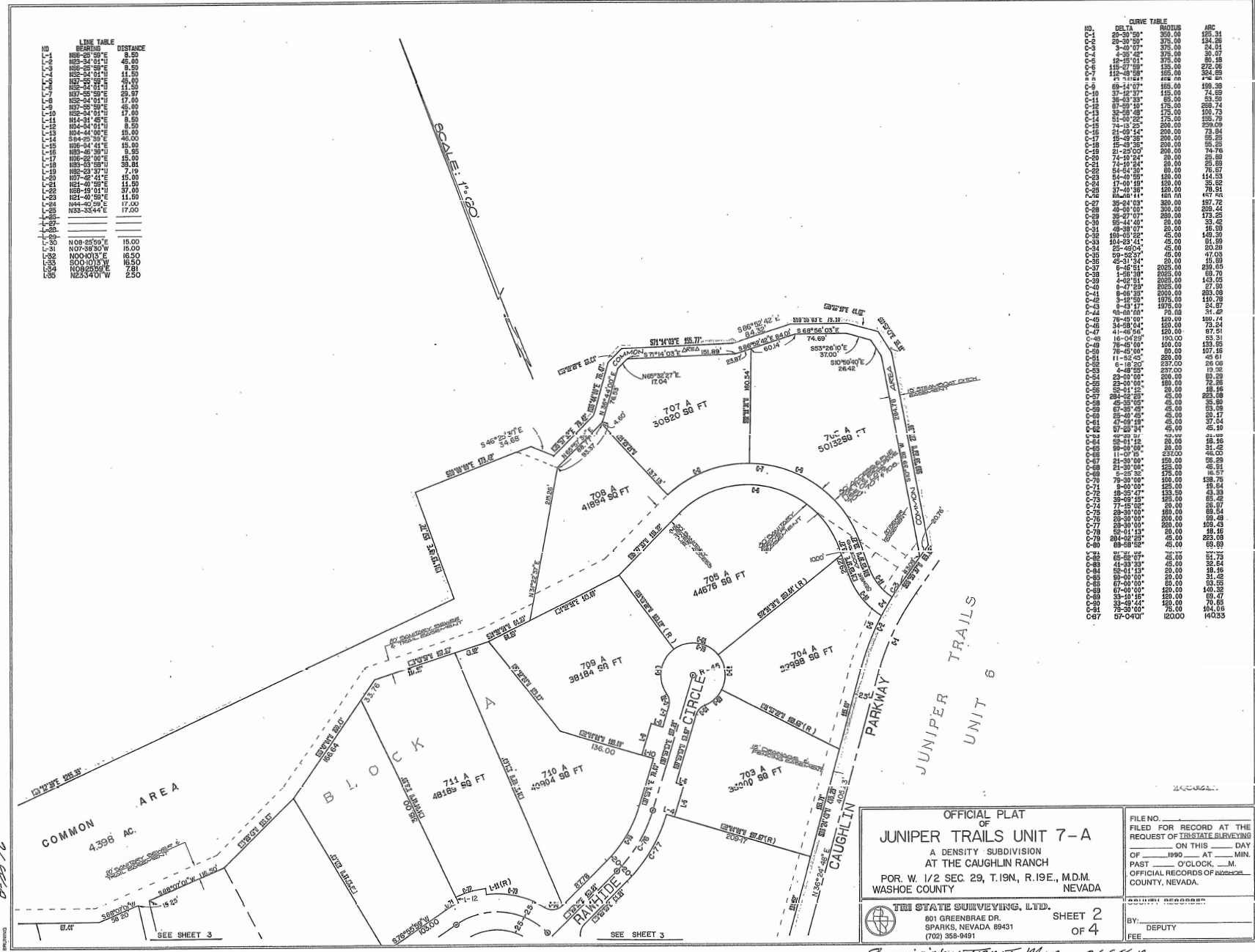
CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP



H-28970

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N89°52'59"E	8.50
L-2	N89°54'01"W	46.00
L-3	N89°50'59"E	8.50
L-4	N89°54'01"W	41.50
L-5	N89°54'01"W	49.00
L-6	N89°54'01"W	11.50
L-7	N89°54'01"W	59.00
L-8	N89°54'01"W	17.00
L-9	N89°52'59"E	46.00
L-10	N89°54'01"W	17.00
L-11	N89°54'01"W	8.50
L-12	N89°54'01"W	46.00
L-13	N89°54'01"W	46.00
L-14	N89°54'01"W	46.00
L-15	N89°54'01"W	46.00
L-16	N89°54'01"W	46.00
L-17	N89°54'01"W	46.00
L-18	N89°54'01"W	39.00
L-19	N89°54'01"W	7.19
L-20	N89°54'01"W	15.00
L-21	N89°54'01"W	41.50
L-22	N89°54'01"W	37.00
L-23	N89°54'01"W	11.00
L-24	N89°54'01"W	17.00
L-25	N89°54'01"W	17.00
L-26	N89°54'01"W	17.00
L-27	N89°54'01"W	17.00
L-28	N89°54'01"W	17.00
L-29	N89°54'01"W	17.00
L-30	N89°54'01"W	17.00
L-31	N08°28'59"E	16.00
L-32	N07°28'50"W	16.00
L-33	N00°00'00"E	16.50
L-34	S00°00'00"W	16.50
L-35	N08°28'59"E	7.81
L-36	N23°34'01"W	2.50



CURVE TABLE

NO.	DELTA	RADIUS	ARC
C-1	28°50'59"	351.00	127.31
C-2	28°50'59"	375.00	134.26
C-3	3°40'07"	375.00	54.01
C-4	4°55'45"	375.00	30.07
C-5	16°19'01"	375.00	80.18
C-6	15°27'59"	375.00	272.86
C-7	110°48'58"	165.00	324.89
C-8	41°14'14"	165.00	174.84
C-9	68°14'07"	165.00	189.38
C-10	37°09'37"	165.00	74.83
C-11	35°43'33"	82.00	63.50
C-12	67°09'37"	175.00	269.74
C-13	67°09'37"	175.00	109.73
C-14	51°00'22"	175.00	195.79
C-15	74°19'23"	200.00	229.09
C-16	21°09'14"	200.00	73.84
C-17	15°09'25"	200.00	55.25
C-18	15°09'25"	200.00	55.25
C-19	21°25'00"	200.00	74.78
C-20	74°10'24"	20.00	23.83
C-21	74°19'24"	20.00	23.83
C-22	54°54'30"	80.00	76.67
C-23	54°40'59"	160.00	114.33
C-24	17°00'19"	160.00	35.82
C-25	37°40'39"	160.00	78.51
C-26	16°00'11"	160.00	47.84
C-27	35°24'03"	320.00	187.72
C-28	48°09'09"	300.00	269.44
C-29	38°07'07"	280.00	173.22
C-30	38°44'40"	20.00	13.42
C-31	48°08'07"	20.00	16.09
C-32	194°03'29"	45.00	149.36
C-33	10°23'41"	45.00	14.89
C-34	25°49'04"	45.00	20.20
C-35	69°52'37"	45.00	47.03
C-36	45°31'34"	20.00	16.89
C-37	6°06'51"	2025.00	298.45
C-38	1°59'38"	2025.00	69.70
C-39	6°06'51"	2025.00	298.45
C-40	6°47'23"	2025.00	67.90
C-41	6°06'39"	2025.00	293.09
C-42	3°59'09"	1975.00	119.78
C-43	43°17'17"	1975.00	24.87
C-44	90°00'00"	78.00	31.42
C-45	76°49'00"	160.00	189.74
C-46	34°08'04"	160.00	73.84
C-47	41°46'56"	160.00	87.51
C-48	16°04'29"	160.00	33.31
C-49	76°49'00"	160.00	133.85
C-50	76°49'00"	160.00	107.16
C-51	11°52'45"	229.00	45.61
C-52	6°18'20"	237.00	26.69
C-53	24°06'55"	237.00	103.32
C-54	23°09'09"	200.00	89.29
C-55	23°09'09"	180.00	72.85
C-56	20°11'12"	20.00	18.18
C-57	20°11'12"	45.00	223.68
C-58	45°35'05"	45.00	35.89
C-59	23°09'09"	45.00	20.17
C-60	23°09'09"	45.00	37.04
C-61	67°09'37"	45.00	45.10
C-62	67°09'37"	45.00	45.10
C-63	44°33'37"	60.00	24.88
C-64	89°04'00"	60.00	31.42
C-65	89°04'00"	20.00	16.15
C-66	11°52'45"	229.00	45.00
C-67	21°30'00"	120.00	56.23
C-68	23°09'09"	120.00	45.51
C-69	5°28'32"	175.00	16.57
C-70	5°28'32"	175.00	16.57
C-71	18°00'00"	125.00	16.64
C-72	18°00'00"	125.00	16.64
C-73	18°00'00"	125.00	16.64
C-74	78°15'02"	20.00	26.87
C-75	28°10'00"	160.00	89.54
C-76	28°10'00"	200.00	99.49
C-77	28°10'00"	200.00	99.49
C-78	52°01'13"	60.00	16.16
C-79	28°10'00"	60.00	23.08
C-80	89°09'52"	45.00	69.69
C-81	89°09'52"	45.00	69.69
C-82	89°09'52"	45.00	69.69
C-83	41°33'39"	45.00	36.84
C-84	65°41'13"	60.00	16.16
C-85	89°04'00"	20.00	31.42
C-86	67°09'37"	60.00	69.69
C-87	67°09'37"	120.00	140.38
C-88	33°16'16"	120.00	69.47
C-89	33°16'16"	120.00	69.47
C-90	33°16'16"	120.00	69.47
C-91	78°59'10"	75.00	104.03
C-92	87°04'00"	6000.00	14033.00

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) 359-9431

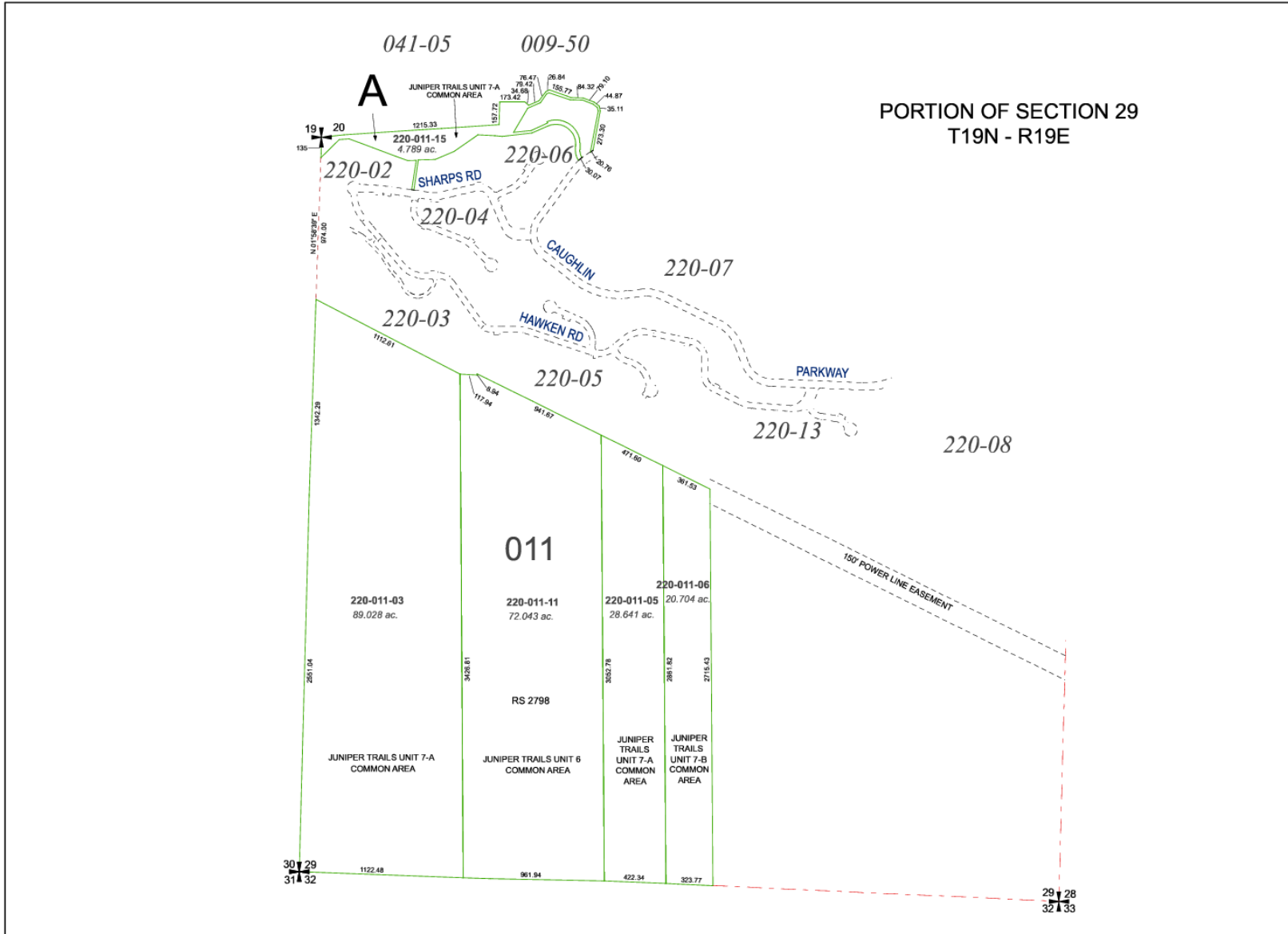
FILE NO. _____
 FILED FOR RECORD AT THE REQUEST OF TRI STATE SURVEYING OF _____ ON THIS _____ DAY OF _____ 1990 AT _____ MIN. PAST _____ O'CLOCK _____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

SUBMITTER: _____ BY: _____ DEPUTY FEE: _____

SHEET 2 OF 4
 Subdivision Tract Map 2688-A

STATE OF NEVADA
 COUNTY CLERK
 OFFICE OF THE COUNTY CLERK
 100 EAST O STREET
 SPARKS, NEVADA 89401

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



PORTION OF SECTION 29
T19N - R19E

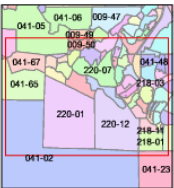
Assessor's Map Number
220-01

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 150 300 450 600

1 inch = 600 feet



created by: JRA 12/03/2020
updated:

area previously shown on map(s):
041-02, 42, 220-02

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 hereon.