



Planning Commission Staff Report

Meeting Date: August 1, 2024

Agenda Item: 9A

ABANDONMENT CASE NUMBER: WAB23-0007 (Wolgast Abandonment)

BRIEF SUMMARY OF REQUEST: Abandonment of a fifteen (15) foot drainage easement on 3 parcels.

STAFF PLANNER: Chris Bronczyk, Senior Planner
Phone Number: 775.328.3612
E-mail: cbronczyk@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of a fifteen (15) foot drainage easement running roughly north/south on the eastern side of the property located at 5220 Cedarwood Drive and through the properties at 5210 Cedarwood Drive, and 5235 Goldenrod Drive.

Applicant: Stephen and Jeanne Wolgast Rev. Trust

Property Owner: Stephen and Jeanne Wolgast Rev. Trust; O'Donnell Family Trust; and Harry W Shepherd Trust

Location: 5220 Cedarwood Drive; 5210 Cedarwood Drive; 5235 Goldenrod Drive

APN: 045-571-38; 045-571-37; 045-571-39

Parcel Size: 1.27 Acres; 1.32 Acres; 1.15 Acres

Master Plan: Suburban Residential (SR)

Regulatory Zone: Low Density Suburban (LDS)

Area Plan: Forest

Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets

Commission District: 2 – Commissioner Clark



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 WAB23-0007 for Stephen Wolgast, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

(Motion with Findings on Page 7)

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Abandonment Definition

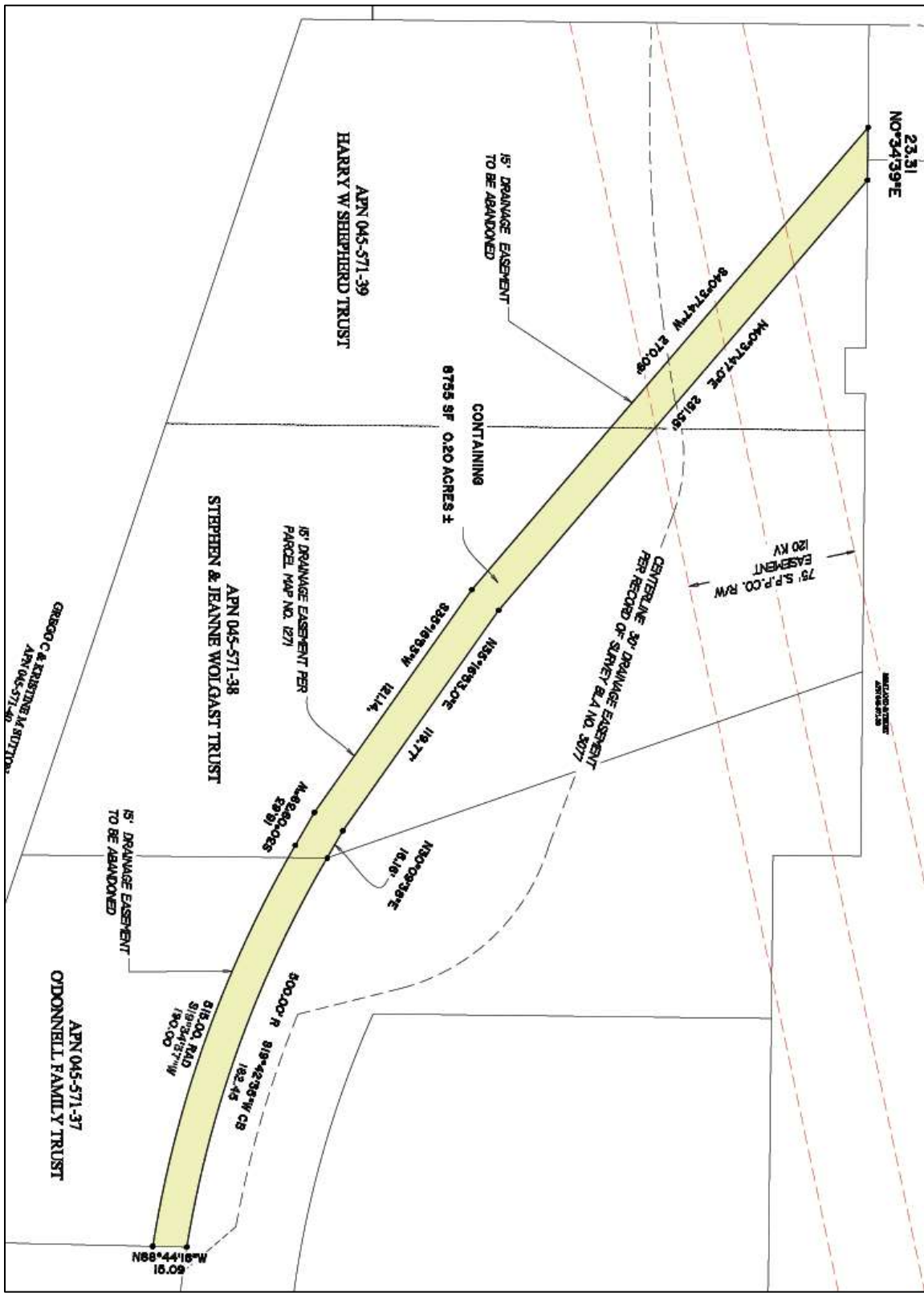
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation 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 WAB23-0007 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 properties have a regulatory zone of Low-Density Suburban (LDS). The front and rear yard setbacks are thirty (30) feet, and the side yard setbacks are twelve (12) feet from their respective property lines.



Site Plan

Project Evaluation

The subject properties are located at 5220 and 5210 Cedarwood Drive and 5235 Goldenrod Drive, in the Forest planning area. The properties subject to the abandonment are 1.27 acres, 1.32 acres, and 1.15 acres. The 15' drainage easement subject to this abandonment request was established on July 29, 1981, as depicted on Parcel Map 1271.

The applicant originally submitted an application in November 2023 to abandon the drainage easement on their specific property. However, in discussions with Northern Nevada Public Health, Washoe County Planning and Washoe County Engineering, the abandonment of the drainage easement on a single property was problematic. Staff determined that in order to support the abandonment the applicant would need to include all 3 parcels; otherwise, no support could be had due to drainage from the surrounding easements impacting the one parcel that originally requested an abandonment. In June 2024, the applicant resubmitted the abandonment request which also included a hydrology study completed by Terraphase Engineering. The results of this study are provided in more detail in this staff report. The application also included submittals and affidavits from the neighbors.

The three parcels are currently developed with single-family homes and accessory structures. The applicant's intention in the future is to construct a garage on an existing RV pad at 5220 Cedarwood Drive (APN: 045-571-38). The applicant states that in order to do so they need to identify a septic repair field – but due to the 15' drainage easement, the applicant states that it is impossible to do so.

The properties subject to the abandonment are zoned LDS, and pursuant to Washoe County Code (WCC) Section 110.406.05, *General*, Table 110.406.05.1, *Standards*, Part Three, *Yard and Setback Dimensions*, the garage must meet front and rear yard setbacks of thirty (30) feet and side yard setbacks of twelve (12) feet from the property lines.

Drainage Easement

The 15' drainage easement was created as part of Parcel Map 1271 on July 29, 1981, and an additional 30' drainage easement was created as part of Parcel Map 2831 on September 29, 1994. The application also included a hydrology study completed by Terraphase Engineering, dated April 1, 2024.

The hydrology study (Exhibit C) notes that the existing 30' drainage easement, and the existing 15' drainage easement seem to collect water from the same areas. The hydrology report states that it seems the 30' drainage easement was planned to replace the 15' drainage easement. The hydrology report found that the 30' drainage easement is intended to collect the water from the existing 15' drainage easement and that if abandoned, the remaining 30' drainage easement will adequately serve the 3 parcels after abandonment.

Forest Planning Area

The subject parcel is located within the Forest Planning Area. Staff was unable to find any relevant policies for the proposed drainage easement abandonment.

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 Building & Safety	X			
Washoe County Parks & Open Space	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov ; Janelle Thomas, jkthomas@washoecounty.gov
NNPH Air Quality	X			
NNPH Environmental Health	X	X		
TMFPD	X	X		
AT&T	X	X		
NV Energy	X			
Truckee Meadows Water Authority	X			
Spectrum Cable	X			

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

Staff Comment on Required Findings

WCC Section 110.806.20 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

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

Staff Comments: The abandonment is consistent with the policies, action programs, standards, and maps of the Master Plan and the Forest Planning Area, as staff has not found any applicable policies, action programs, standards, or maps related to this abandonment request.

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

Staff Comments: The proposed abandonment does not result in material injury to the public. The abandonment is for an existing 15’ drainage easement across 3 properties. The applicant submitted a hydrology study completed by Terraphase Engineering which indicates that the existing separate 30’ drainage easement is sufficient to serve the existing properties. Washoe County Engineering and Northern Nevada Public Health reviewed the application and had no concerns with the abandonment proposal. The adjacent drainage easement will be preserved to adequately serve the properties.

- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Staff Comments: AT&T, NV Energy, and Truckee Meadows Water Authority (TMWA) were sent the project description and application for evaluation. Staff received a response from AT&T of “no comment” and no responses were received from NV Energy or TMWA. All existing public utility easements on the property will remain intact and won’t be impacted by the abandonment of a portion of the drainage easement.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB23-0007 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 WAB23-0007 for Stephen Wolgast, 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 Forest 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: Stephen & Jeanne Wolgast Rev. Trust
5220 Cedarwood Drive
Reno, NV 89511

Property Owner 1: Stephen & Jeanne Wolgast Rev. Trust
5220 Cedarwood Drive
Reno, NV 89511

Property Owner 2: O’Donnell Family Trust
5210 Cedarwood Drive
Reno, NV 89511

Property Owner 3: Harry W. Shepherd Trust
5235 Goldenrod Drive
Reno, NV 89511

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Steve Clement, Assessor's Office; Alex Mayorga, Utilities; Janelle Thomas / Rob Wimer, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District.



Conditions of Approval

Abandonment Case Number WAB23-0007

The project approved under Abandonment Case Number WAB23-0007 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on August 1, 2024. 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 – Chris Bronczyk, Senior Planner, 775.328.3612, cbronczyk@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. 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.
- d. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

Washoe County Engineering and Capital Projects

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

Contact Name – Robert Wimer, P.E., 775.328.2059, RWimer@washoecounty.gov

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit 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. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

*** End of Conditions ***

Date: June 27, 2024

To: Chris Bronczyk, Senior Planner

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

Re: Abandonment Case for **WAB23-0007 Wolgast Drainage Easement**
APN 045-571-38, 045-571-37, 045-571-39

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Projects staff have reviewed the above referenced application. The application is for the abandonment of a 15-foot-wide drainage easement. The Engineering and Capital Projects Division recommends approval with the following conditions of approval 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.

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. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

Date: June 18, 2024

To: Chris Bronczyk, Senior Planner

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

Re: Abandonment Case Number WAB23-0007 (Wolgast Drainage Easement)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an abandonment of a fifteen (15) foot easement running roughly north/south on the eastern side of the property located at 5220 Cedarwood Drive, the abandonment will also include 5210 Cedarwood Drive, and 5235 Goldenrod Drive.

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

No water rights conditions for this abandonment.

June 24, 2024

Washoe County Community Services
Planning and Development Division

RE: Wolgast Drainage Easement; 045-571-37-39
Abandonment; WAB23-0007

Dear Washoe County Staff:

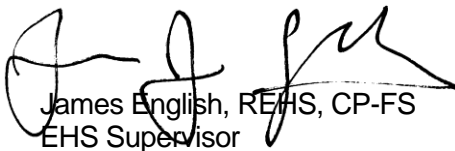
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The project is proposed on a parcel served an onsite sewage disposal system.

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

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



From: [COOPER, CLIFFORD E](#)
To: [Bronczyk, Christopher](#)
Subject: Abandonment Case Number WAB23-0007 (Wolgast Drainage Easement) -
Date: Monday, June 17, 2024 12:54:13 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.]

Chris,

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

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

From: [Lemon, Brittany](#)
To: [Bronczyk, Christopher](#)
Cc: [Way, Dale](#)
Subject: WAB23-0007 (Wolgast Drainage Easement)
Date: Thursday, June 27, 2024 2:58:02 PM
Attachments: [image001.png](#)

Hi Chris,

TMFPD has no specific conditions for this request.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



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

Technical Memorandum

To: Mr. Steve Wolgast From: David Westhoff, Associate Hydrologist
Terraphase Engineering Inc.

cc:

Date: April 1, 2024 Project No.: N044.0013

Subject: **Evaluation of Drainage Easements on Parcel 045-571-38**

1 Introduction and Background

Terraphase Engineering (TEI) was contracted by Mr. Steve Wolgast to determine the feasibility of abandoning a 15-foot wide drainage easement that crosses his property at 5220 Cedarwood Drive in Reno, NV. The parcel number is APN 045-571-38 (Figures 1 and 2). The 15-foot wide easement was created in 1981 during the construction of the first homes in this area. In 1994 the area was graded and 4 new homes were constructed adjacent to the Steamboat Hills, APNs 045-571-37 (Parcel A), 045-571-38 (Parcel B and the Wolgast home) 045-571-39 (Parcel C) and Parcel D from north to south. Neither easement crosses Parcel D and it will not be considered further in this report. APN 045-571-25, which is north of Parcel A and adjacent to Cedarwood Drive, had been constructed in the earlier phase of development. A road running roughly north-south connects parcels A and B to Cedarwood Drive. Herein, this road will be referred to as the Access Road. When the 4 parcels were developed, a second drainage easement was established, this one is 30-feet wide. The 2 easements are very close to each other and seem to collect water from the same area (see annotated Parcel Map, attached). It seems likely that the 30 foot was planned to replace the 15-foot easement. The purpose of this study is to determine if the 30-foot easement has made the 15-foot easement redundant and the 15-foot easement can be abandoned with no negative impacts.

The 15-foot drainage easement crosses the location of a proposed secondary leach field for Mr. Wolgast's septic tank and the location of a planned stand-alone garage. This limits his options for improving the parcel and creates the need for abandoning the 15-foot easement.

The study property is in NE $\frac{1}{4}$ of Section 2, Township 17 North Range 19 East. It is found on Flood Insurance Rate Map (FIRM) panel 32031C3331G and is mapped as Flood Zone X, out of the 100-year floodplain. The land slopes from north to south at a typical slope of 2%. The area is a residential area with a typical lot size of 1 acre.

2 Map and Field Investigation

2.1 15-Foot Easement Flow Path

Review of a parcel map dated September 19, 1994 (attached), indicates that the 15-foot Easement begins south of Cedarwood Drive at a point where the road is bending northward. It parallels the road westward before turning south just east of the Access Road. It continues southward for approximately 120 feet before beginning a gradual turn to the southwest on parcel A. It maintains this direction across the Wolgast parcel (Parcel B) east of the Access Road. It continues in this direction across parcel C south of the Wolgast parcel. It exits parcel C just north of its southwest corner.

2.2 30-Foot Easement Flow Path

That same parcel map shows the northern limit of the 30-foot easement at the southwest corner of parcel 045-571-25, or the northwest corner of parcel A.. At this point it is intersecting the 15-foot easement (see attached parcel map). The easement crosses the Access Road in a southwesterly direction. It crosses parcel A west of the Access Road in a southwesterly direction then crosses the western portion of the Wolgast property and parcel C. It exits parcel C at nearly the same location as the 15-foot easement.

A third easement follows the southern boundary of Parcel C. The parcel map states that this was created for the "Benefit of Parcel D". The maps states it is a 20 foot P.U.E. easement for drainage and cable. It appears that this easement could also convey runoff from Parcel C westward to the other 2 easements.

2.3 Current Flow Path

A field investigation was undertaken on March 18, 2024 to investigate the current flow path. Cedarwood Drive intercepts runoff coming from the hills to the north. Cedarwood Drive slopes at 2% to the west and provides a flow path to the west. There is a gap in the curb on south side of the road that could allow flow into a 4-foot deep channel that that appears to be within the 15-foot easement (Photo 2). Closer to the Access Road there is a catch basin (Photo 1) which collects some stormwater and discharges to the same channel (Photo 3). The channel turns southward just east of the Access Road. Throughout this reach the channel is following the path of the 15-foot easement. Flow is then piped across parcel A (Photo 4). At the southern boundary of that parcel (the north boundary of the Wolgast parcel), the pipe daylights (Photos 5 and 6). A second pipe then conveys the flow westward across the Access Road to the western portion of the Wolgast property (Photo 7), but the 15-foot easement continues in a more southerly direction east of the Access Road. The flow is then conveyed southwestward in an earthen channel typically 3 to 4 feet wide and 1 to 2 feet deep (Photos 8 and 9). This channel follows the path of the 30-foot easement. Downstream of the Wolgast property, on parcel C, the channel continues for a short distance before reaching a driveway and losing definition.



3.0 Hydrologic and Hydraulic Modeling

TEI made an estimate of the flow rate that could reach the drainage easements. The U.S. Geological Survey (1999) developed regression equations for calculating peak flow rates in Nevada. Nevada was divided into several regions, the Wolgast property falls in Region 5 of that report, so the Region 5 equation was used to calculate the flow rate that would be in the easements at the Wolgast property. The equation is:

$$Q_{100} = 7,000(A)^{0.782} ((ELEV/1000)^{-2.18}) ((LAT-28)/10)^{4.6}$$

Where Q_{100} is the 100 year peak flow rate in cfs
A is the drainage area in square miles
ELEV is the mean basin elevation in feet above sea level (1929 datum)
LAT is the latitude in decimal degrees

The equation for the 10-year flow rate is :

$Q_{10} = 28(A)^{0.826} ((LAT-28)/10)^{4.3}$ where Q_{10} is the 10-year peak flow rate and the other parameters are as described above.

The watershed is shown in Figure 2. The parameters for the equation are:

A is 52.8 acres or 0.083 square miles
ELEV is 5642 feet
LAT is 39.370550

Inserting these into the equation gives

$$Q_{100} = 7,000(.083)^{0.782} ((5642/1000)^{-2.18}) ((39.37055-28)/10)^{4.6} = 7000(.143)(.023)(1.805) = 42 \text{ cfs}$$

and

$$Q_{10} = 28(.083)^{0.826} ((39.37055-28)/10)^{4.3} = 28(.128)(1.74) = 6 \text{ cfs}$$

Upstream of Cedarwood there is 1 east-west street that could divert flow away from the home, Brushwood Way. Review of photos and field investigation showed that there are drainage ditches on both sides of Brushwood. They could affect the flow rate reaching Cedarwood for these storms, but for this study we will assume the entire 100-year flow reaches Cedarwood. No hydraulic analysis was conducted to determine how much flow would enter the 15-foot easement channel through the gap in the curb and the storm drain on Cedarwood Drive. However, it appears that the majority of flow would continue westward on Cedarwood Drive. An estimate of the capacity of Cedarwood Drive was made using Manning's Equation:

$$Q = AV = A(1.49/n)(R^{.67})(S^{.5}) \text{ where}$$



Q= flow rate in cfs

A= cross section area of the channel in square feet, $= (30 \text{ ft})(0.5 \text{ ft}) = 15$ square feet

V=Flow velocity in ft/sec

n= Manning's roughness coefficient, $= .035$

R=Hydraulic radius in feet $= A/P$ where P is the wetted perimeter in feet, $R = (15)/(31) = .48$

S= Channel slope in ft/ft = 0.02

Inserting these values into Manning's Equation gives a capacity of 57 cfs, which is more than the 100-year flow rate of 42 cfs. Hence, it appears that only a relatively low flow rate, perhaps a maximum of 20 cfs, would enter the 15-foot easement.

4.0 Summary and Conclusions

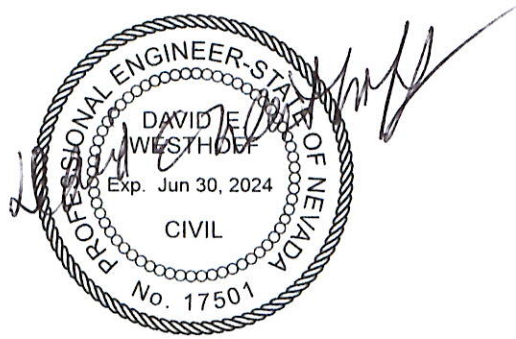
The parcel map shows the 15-foot easement collecting stormwater from Cedarwood Drive and conveying it west along Cedarwood and then south roughly parallel to the Access Road. Preliminary estimates indicate a relatively low flow rate would enter the easement. It appears that the 30-foot easement was intended to collect this water at the northwest corner of parcel A (APN 045-571-37). At this point the 30-foot easement proceeds westward across the Access Road while the 15-foot easement continues south before beginning a gradual turn to the west. The 2 easements continue in similar paths south and southwestward until they reunite on the west boundary of parcel C (APN 045-571-39).

Map review and field investigation strongly indicate that the 30-foot easement is intended to collect the water from the 15 foot easement at the point where the 30-foot easement crosses the Access Road. Therefore, both easements are designed to collect and convey the same water, the water that would drain off Cedarwood Drive. Therefore, the 15-foot easement downstream of the northwest corner of Parcel A would collect only onsite runoff from the portions of Parcel A and the Wolgast property east of the Access Road. Parcel C could be served by the 20-foot easement at the southern boundary of Parcel C. Therefore, the 15-foot easement crossing Parcels A, B and C (that is, south of the northwest corner of Parcel A) is redundant and can be abandoned without negatively affecting neighboring properties.

5.0 Reference

U.S. Geological Survey, The National Flood Frequency Program – Methods for Estimating Flood Frequency and Magnitude in Rural Areas in Nevada, 1999.





April 1, 2024

Attachments

Figure 1. Vicinity Map

Figure 2 Watershed Map

Figure 3. Current Drainage Pattern

Photos 1-9

Annotated Parcel Map



LEGEND

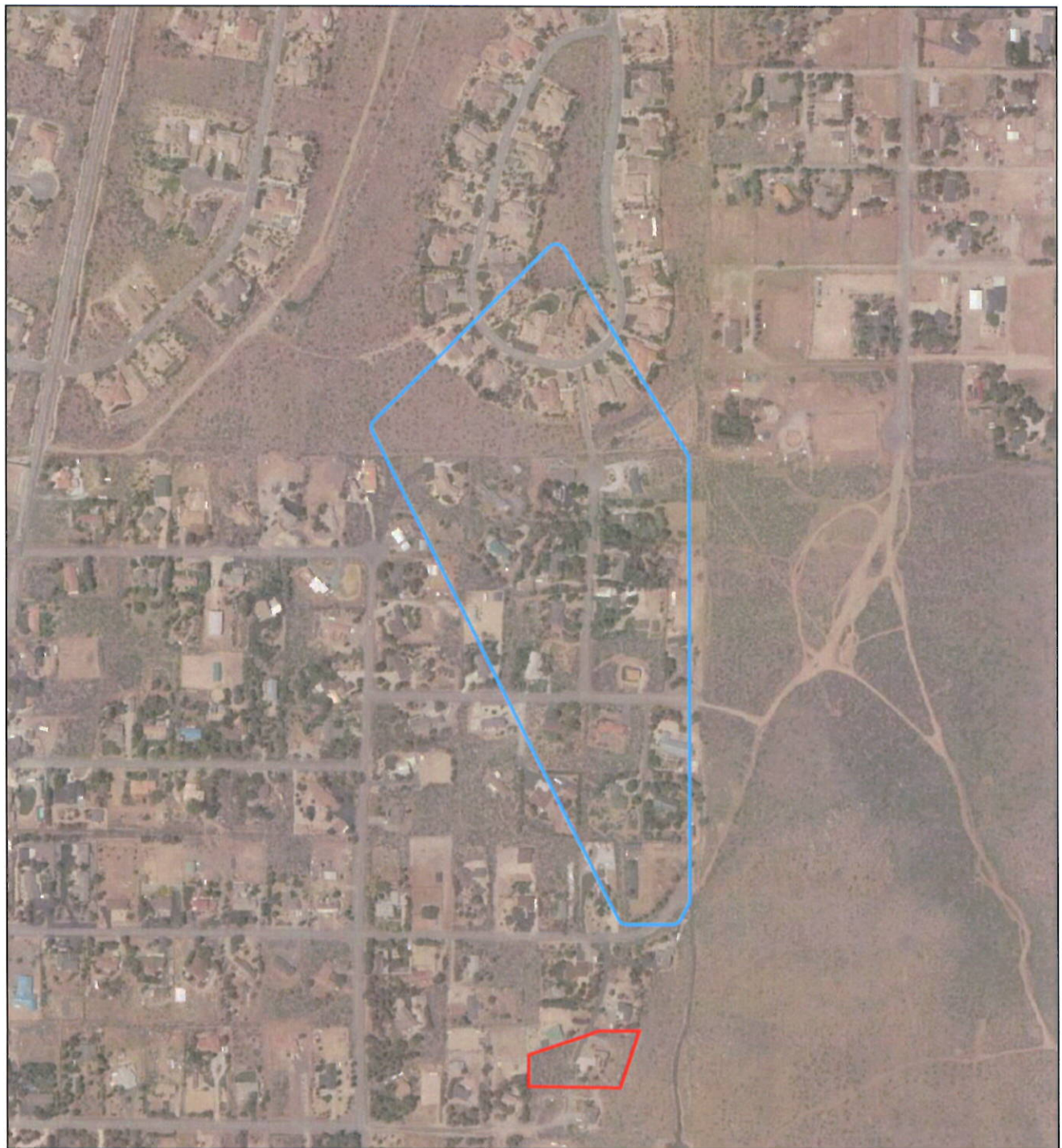
 SITE LOCATION



CLIENT:	STEVE WOLGAST
PROJECT:	DRAINAGE EASEMENT STUDY
PROJECT NUMBER:	N044.001

VICINITY MAP
WOLGAST EASEMENT STUDY

Figure 1



LEGEND

- WATERSHED BOUNDARY
- WOLGAST PARCEL BOUNDARY



CLIENT:	STEVE WOLGAST
PROJECT:	DRAINAGE EASEMENT STUDY
PROJECT NUMBER:	N044.001

WATERSHED MAP
WOLGAST EASEMENT STUDY

Figure 2

J:\CADD FILES\N044 Wolgast\CURRENT DRAINAGE PATTERN.dwg Drawn by: JS ; Checked by: DW



CLIENT:	STEVE WOLGAST
PROJECT:	DRAINAGE EASEMENT STUDY
PROJECT NUMBER:	N044.001

CURRENT
DRAINAGE PATTERN

Figure 3



Photo 1. Storm drain on Cedarwood Drive near Access Road.



Photo 2. Gap in curb on south side of Cedarwood Drive.



Photo 3. 4-foot deep channel and culvert under driveway to APN 045-571-25 in 15-foot easement along Access Road.



Photo 4. Inlet to culvert under Parcel A.



Photo 5. Outlet of culvert under Parcel A and point at which flow is diverted west under Access Road.



Photo 6. Looking north from Wolgast property to point at which flow is diverted west under Access Road.



Photo 7. Outlet of culvert under Access Road.



Photo 8. Channel on west portion of Wolgast property, 3 feet wide, 1 foot deep.

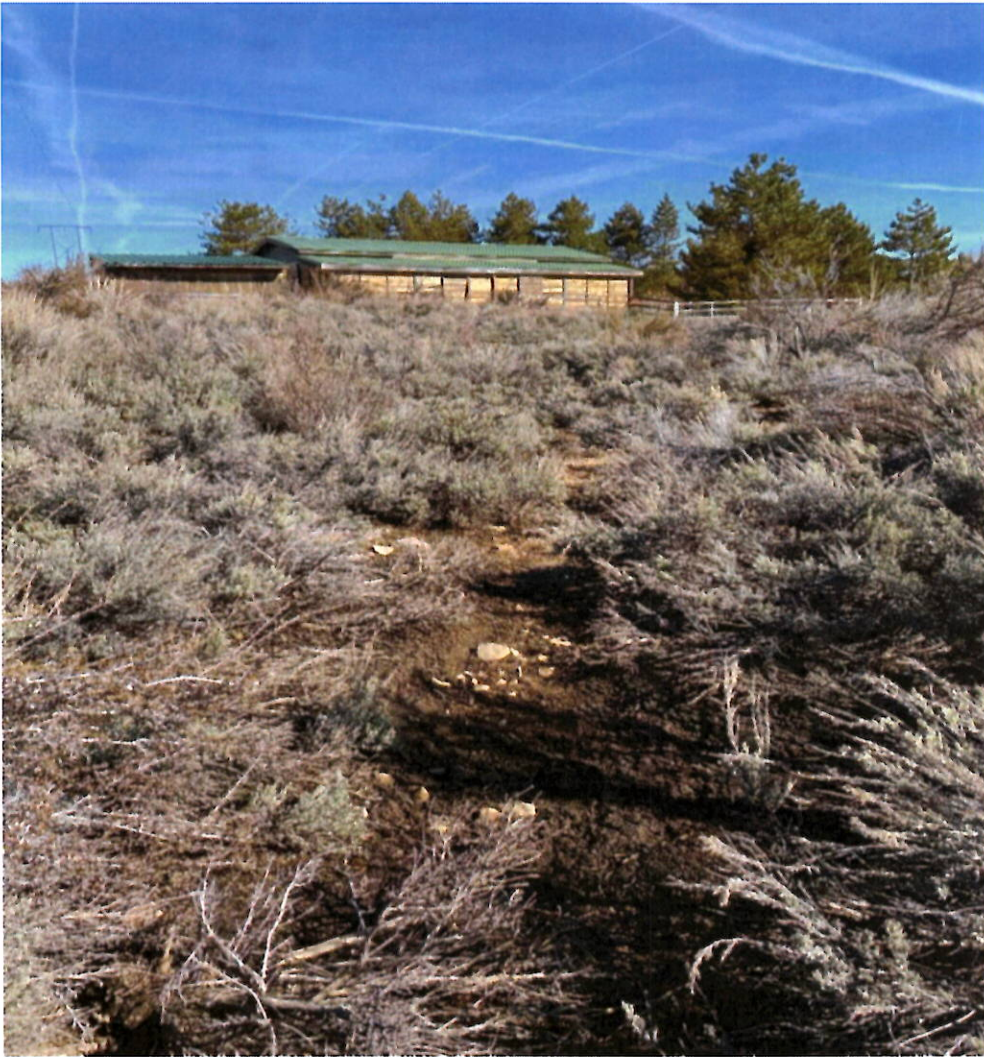
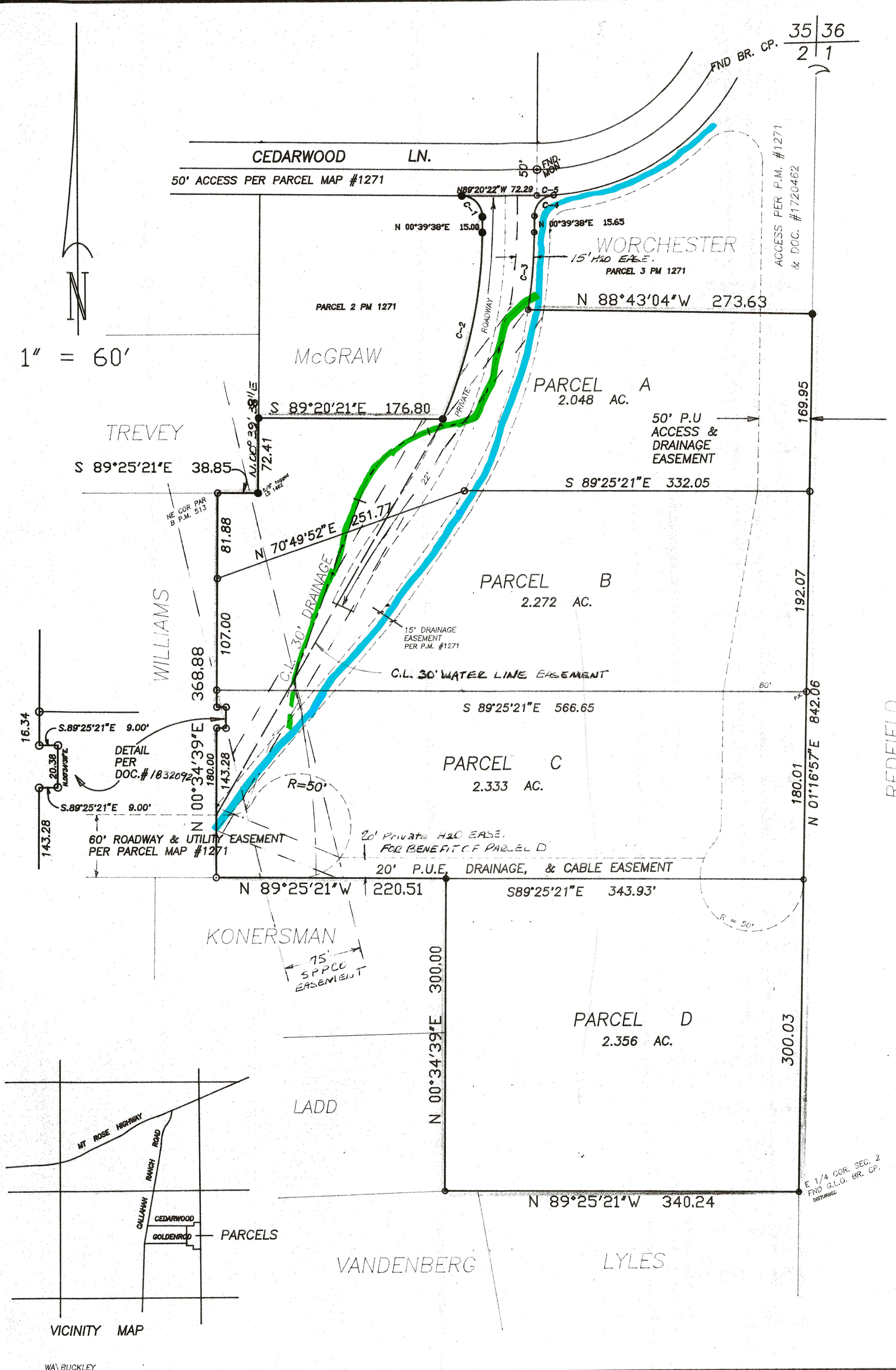


Photo 9. Looking south at channel along 30-foot easement on west portion of Wolgast property.

1587



NOTES

1. An off-site road construction fee is applicable to all parcels created by this map. Any applicant for a permit to construct or otherwise use this land shall either (1) enter into an agreement with Washoe County, requiring financial assurances and approval by the District Attorney's Office, to pay the future off-site road impact fee upon its adoption or (2) pay any interim fee imposed by Washoe County, be released from the responsibility of the future impact fee, and be eligible for a refund should the future impact fee charge less than the interim fee. At the time that this map was recorded an interim fee of \$1000.00 per residential unit and /or \$100.00 per average daily trip for other than single-family residential uses, payable upon application for a building permit or other use of the land, was being assessed. The fee that will be charged will be based upon the prevailing rates at the time of application.

TAX CERTIFICATE

The undersigned hereby certifies that taxes are paid for the fiscal year on the land portrayed by this Parcel Map.

Doreen K. Howell
WASHOE COUNTY TREASURER
TITLE _____ DATE 9-15-94

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

E. Jean Smith 9/19/94
WASHOE COUNTY UTILITIES DIVISION DATE

TITLE COMPANY CERTIFICATE

The undersigned hereby certifies that this plat has been examined and that the subdivider offering this map is the last record title holder of all lands delineated thereon as of AUGUST 26, 1994 DATE

FIRST AMERICAN TITLE by *[Signature]*
TITLE COMPANY
New President & Chief Title Officer
TITLE _____ DATE _____

DEPARTMENT OF DEVELOPMENT REVIEW CERTIFICATE

THIS FINAL MAP APPROVED AND ACCEPTED THIS 29 DAY OF SEPTEMBER 1994 BY THE DEPARTMENT OF DEVELOPMENT REVIEW OF WASHOE COUNTY NEVADA. THE OFFER OF DEDICATION IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS 278.

[Signature]
DIRECTOR, DEPARTMENT OF DEVELOPMENT REVIEW

BASIS OF BEARINGS = PARCEL MAP 1271 I.E. EAST LINE = N11°16'57"E

- = FOUND SURVEY POINT AS INDICATED I.E. 5/8" REBAR WITH ALUM. CAP STAMPED R.L.S. 2170
- = SET CAPPED #5 LS 3226

P.U.E.'S = 7.5 ON STREET R/W, 10' CENTERED ON INTERIOR LOT LINES AND 5' ON EXTERIOR LOT LINES. INCLUDES CABLE TELEVISION.

TOTAL AREA = 392,436 S.F. (9.009 AC.)

PRELIMINARY TITLE REPORT PREPARED BY _____ TITLE COMPANY ORDER NO. _____ & DATED _____

CURVE	DELTA	RADIUS	ARC
C-1	90 00 00	20	31.42
C-2	23 27 40	450	184.26
C-3	08 35 40	500	75.00
C-4	85 46 07	20	29.94
C-5	04 13 53	220	16.25

CENTERLINE 30' DRAINAGE: BEGINNING AT A POINT ON THE WESTERLY LOT LINE OF PARCEL 3 OF P.M. 1271 THAT LIES N.8°37'22"E. A DISTANCE OF (ADO) 11.04' FROM THE S.E. COR. OF SAID LOT; THENCE S.49°34'00"W ADD 30.72' TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 11°46'14" A RADIUS OF 479.50' ADO 98.51'; THENCE S.75°55'16"W ADO 47.27' TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A DELTA OF 60°47' A RADIUS OF 93'. A DISTANCE OF 98.6' THENCE S20°35'W ADO 15.1' TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 76' A DELTA OF 38°44' ADO 51.38' TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 76.8' A DELTA OF 12°25' ADO 167' M/L TO THE SOUTH LINE OF PARCEL C.

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED JOHN C. BINNEWEG IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278.010 TO 278.630, AND THAT HE IS THE ONLY PARTY HAVING ANY RECORD INTEREST IN THE LANDS SHOWN HEREON AND DOES HEREBY GRANT PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS AS NOTED.

John C. Binneweg
JOHN C. BINNEWEG

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA SS
COUNTY OF WASHOE
On this 15 day of Sept. in the year of 1994 personally appeared before me JOHN C. BINNEWEG known to me to be the persons who executed the foregoing instrument, and who acknowledged that they executed the same.

Mary A. Clark
NOTARY PUBLIC
MARY A. CLARK
Notary Public - State of Nevada
Approved & Registered in Washoe County
BY APPOINTMENT 6/15/93 MAR. 28, 1995

SURVEYOR'S CERTIFICATE

I, Gerald Stanton, a Professional Land Surveyor in the State of Nevada certify:

- This plat represents the results of a survey conducted under my direct supervision at the instance of John C. Binneweg.
- The lands surveyed lie within the SE 1/4 NE 1/4 of Section 2, T17N R19E MDM. and the survey was completed on Aug. 29th 1994.
- This plat complies with the applicable state statutes and any local ordinances in effect on the date the governing body gave its final approval.
- The monuments depicted on the plat are of the character shown and occupy the positions indicated and are of sufficient number and durability.

Gerald Stanton 9/13/94
GERALD STANTON P.L.S. 3226 DATE

UTILITY COMPANIES CERTIFICATE

We the undersigned Public Utility Companies, hereby approve the grant of easements designated on this Parcel Map. A Public Utility Easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that Parcel at locations mutually agreed upon by the owners of record at the time of installation and the Utility Company, and the Cable T.V. Company.

SIERRA PACIFIC POWER CO. NEVADA BELL
E. Jean Smith *[Signature]*
WASHOE COUNTY UTILITY DIVISION T.C.E. CABLEVISION

FILE NO. 1837098

Filed for record at the request of STANTON SURVEYING on this 29 day of SEPTEMBER 1994, at 2 minutes past 2 o'clock P.M. Official Records of Washoe County, Nevada.

De Melcher
COUNTY RECORDER
FEE \$17.00 *Jan Colahan* DEPUTY
1837098

3rd PARCEL MAP FOR JOHN C. BINNEWEG A DIVISION OF PARCEL 4 OF PARCEL MAP NO. 1271 POR. SE 1/4 NE 1/4 SEC. 2 T17N R19E MDM STANTON SURVEYING

SHEET 1 OF 1

PARCEL MAP 2831

2831
COMPLIANCE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

Public Notice

Washoe County Code requires that public notification for an abandonment must be mailed to abutting property owners of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent to a total of 8 separate property owners who were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

Abandonment Case Number WAB23-0007

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?

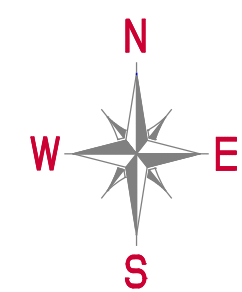
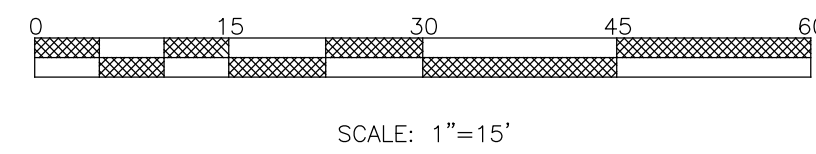
6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

* Yes	* No
-------	------

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.

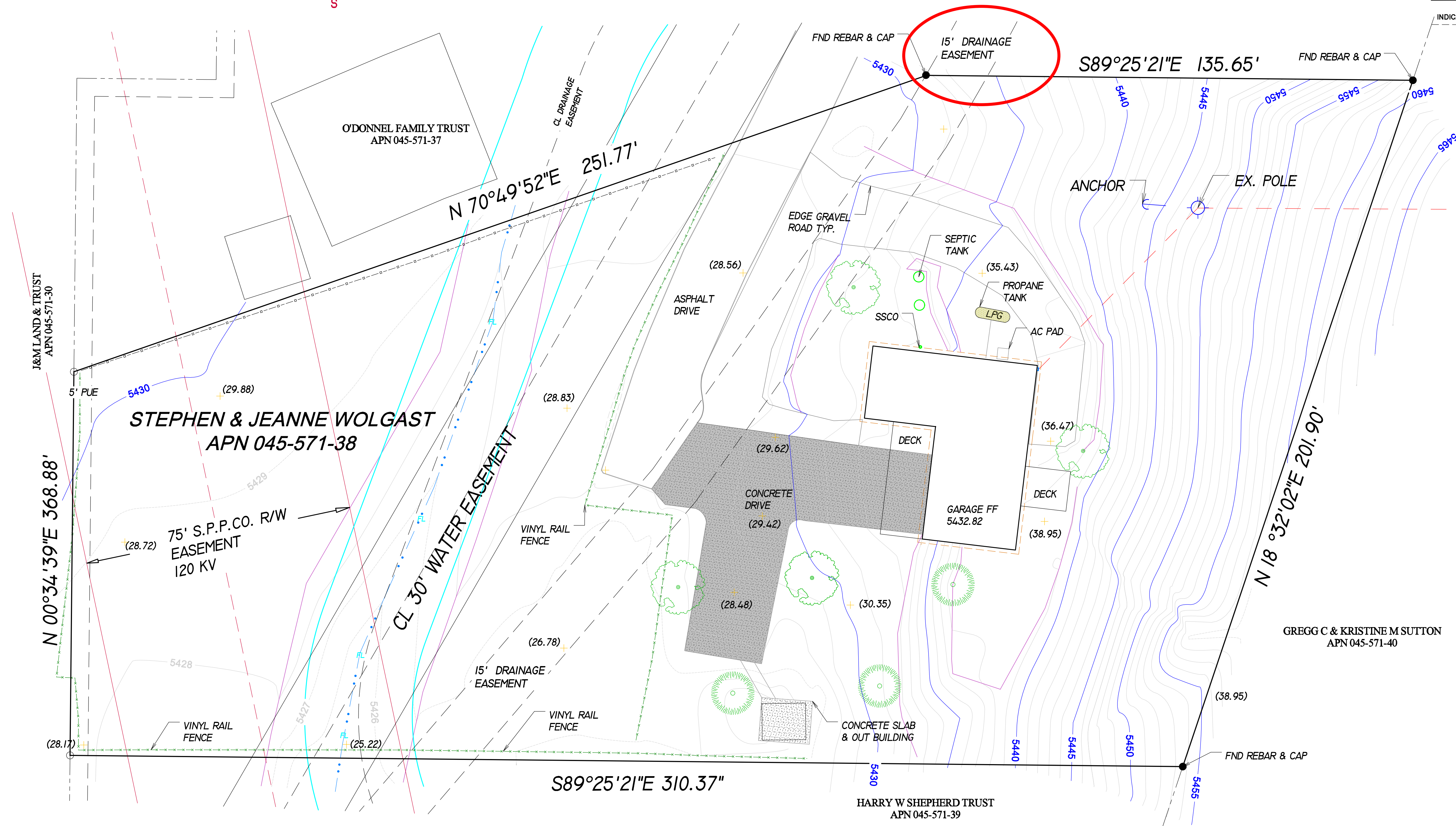


BASIS OF BEARING

THE BASIS OF BEARING IS PARCEL MAP NO. 1271 EAST LINE N 0° 16' 57"E

LEGEND

- 5/8" REBAR AND CAP OR CURB SCRIBE
- POINT NOT FOUND
- PUE PUBLIC UTILITY EASEMENT
- (R) RECORD INFORMATION PER REFERENCE DOCUMENT
- BUILDING SET BACK LINE
- PROPERTY LINE
- INDICATES EASEMENT



SEC. 2	DATE	REVISIONS
WASHOE COUNTY		
T.17 N., R. 19 E.		
M.D.B. & M. NEVADA		

POINTS WEST SURVEY
 3365 SAN MATEO AVE RENO, NV 89509
 (702) 378-4124 RADAMBORSKI@YAHOO.COM

TOPOGRAPHIC & SITE PLAN SURVEY
 STEPHEN & JEANNE WOLGAST
 5220 CEDARWOOD DRIVE
 WASHOE COUNTY NEVADA 89511

SURVEYOR'S CERTIFICATE

I, R. ADAM BOROSKI, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION. THE SURVEY WAS COMPLETED ON AUGUST 12, 2022.
2. THIS MAP IS PREPARED TO ILLUSTRATE TOPOGRAPHY AND FEATURES FOR ARCHITECTURAL AND ENGINEERING PLANNING AND DESIGN ONLY.
3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.

R ADAM BOROSKI P. L. S. # 21041

REFERENCES

- (1) PARCEL MAP No. 1271, RECORDED AS DOCUMENT No. 750599 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (2) PARCEL MAP No. 2831, RECORDED AS DOCUMENT No. 1837098 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (3) RECORD OF SURVEY FOR A BOUNDARY LINE ADJUSTMENT MAP No. 3077 FILE No. 2013148, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

GENERAL NOTES

1. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER EASEMENTS AND ENCUMBRANCES MAY EXIST THAT AFFECT THIS PROPERTY.

PROJ. MGR.: RAB
 PROJ. ASSOC.: KDB
 DRAWN BY: RAB
 DATE: 09-08-22
 SCALE: 1"= 15"

SHEET
 1 OF 1

2018 ALL RIGHTS RESERVED

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 falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to 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.
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. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" 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.

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 that clarify the potential impacts and potential conditions of development in order 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) The Title Report should only be included in the one (1) original packet.
- (vi) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses 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: Abandon outdated drainage easement			
Project Description: This property has two drainage easements. One is no longer on a runoff path. It should be abandoned.			
Project Address: 5210 Cedarwood Drive			
Project Area (acres or square feet): 1.329 acre			
Project Location (with point of reference to major cross streets AND area locator): Cedarwood Drive off Callahan Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
045-571-37	1.329 acre		
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: O'Donnell Family Trust		Name:	
Address: 5210 Cedarwood Drive		Address:	
Reno, NV	Zip: 89511		Zip:
Phone:	Fax:	Phone:	Fax:
Email: prefrdautocare@sbcglobal.net		Email:	
Cell: 775-742-7166	Other:	Cell:	Other:
Contact Person: Tom O'Donnell		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Stephen Wolgast		Name:	
Address: 5220 Cedarwood Drive		Address:	
Reno, NV	Zip: 89511		Zip:
Phone:	Fax:	Phone:	Fax:
Email: stevecwolgast@gmail.com		Email:	
Cell: 408-677-7714	Other:	Cell:	Other:
Contact Person: Stephen Wolgast		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?

This is a 15' wide drainage easement running roughly North/South on the eastern side of the property

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

Parcel Map 1271, "A REDIVISION OF PARCEL D OF PARCEL MAP 333", 7/15/1981

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

None at the present time

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

There is a second 30' drainage easement roughly parallel to carry any runoff.

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?

There is no runoff flow in the easement to be abandoned.

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

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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

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Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to 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.
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

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9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" 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.

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.
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- (vi) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses 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: Abandon outdated drainage easement			
Project Description: This property has two drainage easements. One is no longer on a runoff path. It should be abandoned.			
Project Address: 5235 Goldenrod Drive			
Project Area (acres or square feet): 1.157 acre			
Project Location (with point of reference to major cross streets AND area locator): Cedarwood Drive off Callahan Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
045-571-39	1.157 acre		
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: Shepherd Trust, Harry W.		Name:	
Address: 5235 Goldenrod Drive		Address:	
Zip: 89511		Zip:	
Phone: 775-842-0300	Fax:	Phone:	Fax:
Email: harry.shepherd@charter.net		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Harry Shepherd		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Stephen Wolgast		Name:	
Address: 5220 Cedarwood Drive		Address:	
Zip: 89511		Zip:	
Phone: 408-677-7714	Fax:	Phone:	Fax:
Email: stevecwolgast@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Stephen Wolgast		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?

This is a 15' wide drainage easement running roughly North/Southwest through the center of the property

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

Parcel Map 1271, "A REDIVISION OF PARCEL D OF PARCEL MAP 333", 7/15/1981

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

None at the present time

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

There is a second 30' drainage easement roughly parallel to carry any runoff.

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?

There is no runoff flow in the easement to be abandoned.

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.

February 2024

Applicant Statement

Ref: 5220 Cedarwood Drive, APN 045-571-38, 1.27 ac., residence built 1994/1995

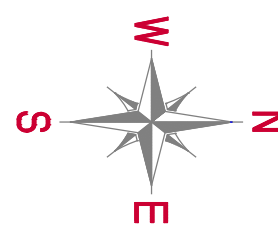
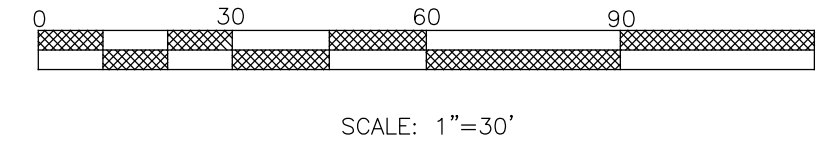
Commissioners,

I wish to build a free-standing garage on an existing RV pad on my property. This requires that I identify a septic repair field (not required in 1994). There is a defunct 15' drainage easement that makes it impossible to locate a septic repair field. In addition, this defunct easement transects the original septic field making it non-compliant.

The defunct 15' easement was originally defined in 1981 (doc. P1271). When the three adjacent homes were permitted in 1994, a new 30' drainage easement was defined that reflected the drainage flow following the grading for these homes (doc. P2831). The defunct 15' easement does not appear on the current parcel map (doc. P3077), but it was never formally abandoned. Abandonment of this defunct easement will allow me to proceed with permitting for my new garage.

I appreciate your thoughtful consideration of my application.

Stephen Wolgast

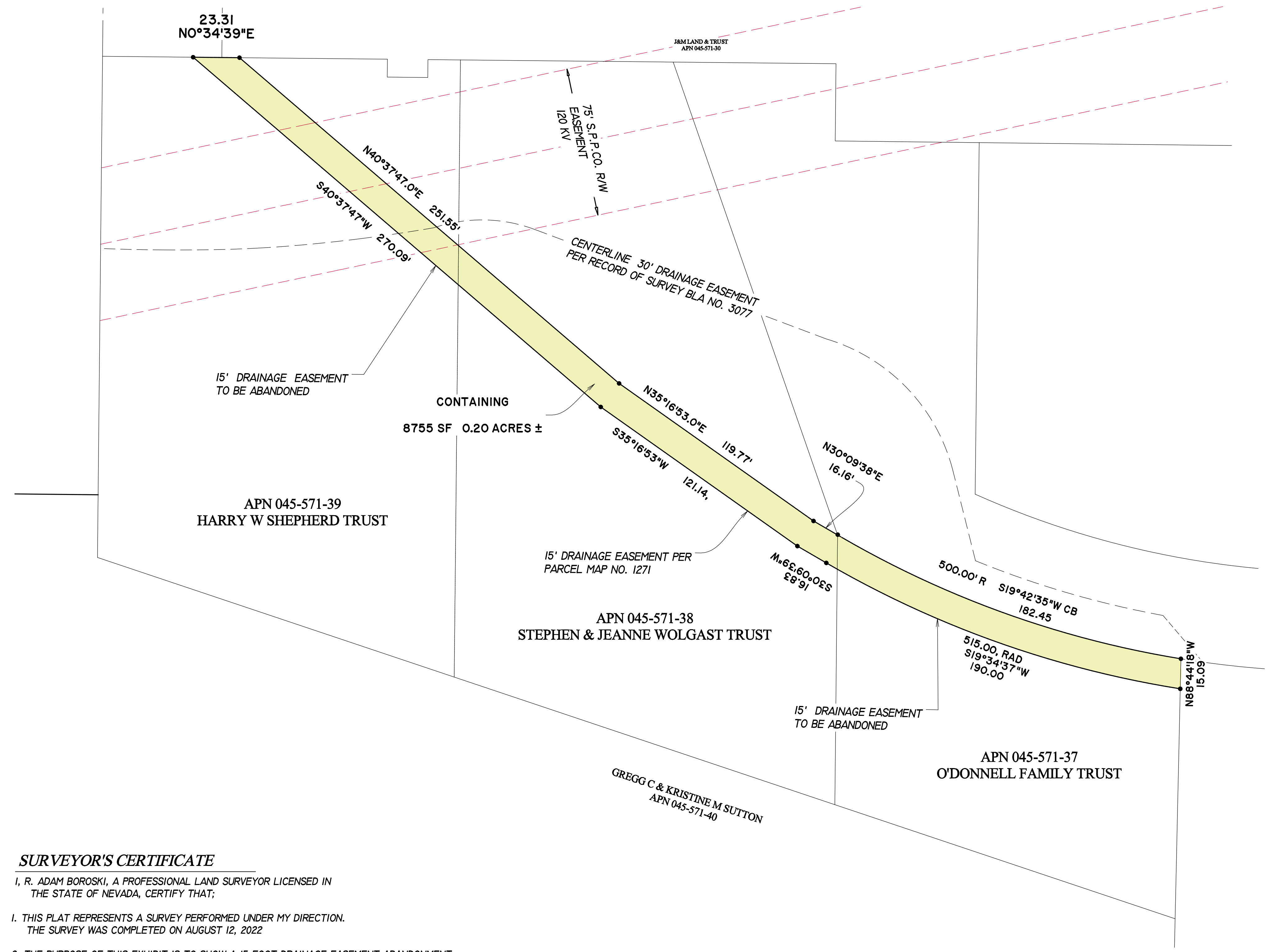


BASIS OF BEARING

THE BASIS OF BEARING IS PARCEL MAP NO. 1271 EAST LINE N 01° 16' 57"E

LEGEND

- DIMENSION POINTS
- POINT NOT FOUND
- PUE PUBLIC UTILITY EASEMENT
- (R) RECORD INFORMATION PER REFERENCE DOCUMENT
- BUILDING SET BACK LINE
- PROPERTY LINE
- INDICATES EASEMENT



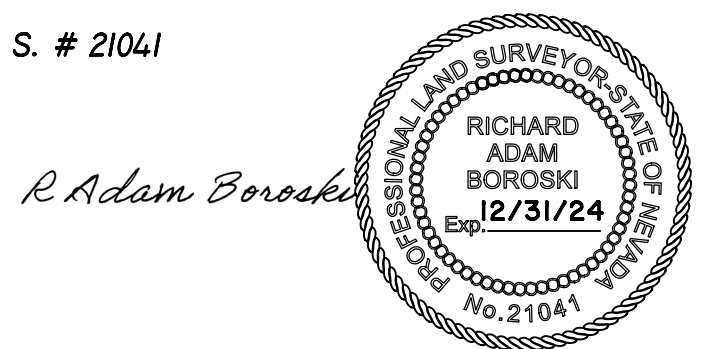
SURVEYOR'S CERTIFICATE

I, R. ADAM BOROSKI, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION. THE SURVEY WAS COMPLETED ON AUGUST 12, 2022

2. THE PURPOSE OF THIS EXHIBIT IS TO SHOW A 15 FOOT DRAINAGE EASEMENT ABANDONMENT. DUE TO AN EXISTING 30 FOOT DRAINAGE EASEMENT THAT WAS CREATED WITH THE RECORD OF SURVEY, BOUNDARY LINE ADJUSTMENT, MAP NO. 3077

R ADAM BOROSKI P. L. S. # 21041



REFERENCES

- (1) PARCEL MAP NO. 1271, RECORDED AS DOCUMENT NO. 750599 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (2) PARCEL MAP NO. 2831, RECORDED AS DOCUMENT NO. 1837098 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (3) RECORD OF SURVEY FOR A BOUNDARY LINE ADJUSTMENT MAP NO. 3077 FILE NO. 2013148, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

M.D.B. & M. NEVADA	DATE	REVISIONS

POINTS WEST SURVEY
 3365 SAN MATEO AVE RENO, NV 89509
 (702) 378-4124 radamboroski@yahoo.com



EXHIBIT FOR DRAINAGE EASEMENT ABANDONMENT
 STEPHEN & JEANNE WOLGAST
 5220 CEDARWOOD DRIVE
 WASHOE COUNTY NEVADA 89511

PROJ. MGR.	RAB
PROJ. ASSOC.	KDB
DRAWN BY	RAB
DATE	04-02-2024
SCALE	1"= 30"

1 SHEET
 OF 1

Technical Memorandum

To: Mr. Steve Wolgast From: David Westhoff, Associate Hydrologist
Terraphase Engineering Inc.

cc:

Date: April 1, 2024 Project No.: N044.0013

Subject: **Evaluation of Drainage Easements on Parcel 045-571-38**

1 Introduction and Background

Terraphase Engineering (TEI) was contracted by Mr. Steve Wolgast to determine the feasibility of abandoning a 15-foot wide drainage easement that crosses his property at 5220 Cedarwood Drive in Reno, NV. The parcel number is APN 045-571-38 (Figures 1 and 2). The 15-foot wide easement was created in 1981 during the construction of the first homes in this area. In 1994 the area was graded and 4 new homes were constructed adjacent to the Steamboat Hills, APNs 045-571-37 (Parcel A), 045-571-38 (Parcel B and the Wolgast home) 045-571-39 (Parcel C) and Parcel D from north to south. Neither easement crosses Parcel D and it will not be considered further in this report. APN 045-571-25, which is north of Parcel A and adjacent to Cedarwood Drive, had been constructed in the earlier phase of development. A road running roughly north-south connects parcels A and B to Cedarwood Drive. Herein, this road will be referred to as the Access Road. When the 4 parcels were developed, a second drainage easement was established, this one is 30-feet wide. The 2 easements are very close to each other and seem to collect water from the same area (see annotated Parcel Map, attached). It seems likely that the 30 foot was planned to replace the 15-foot easement. The purpose of this study is to determine if the 30-foot easement has made the 15-foot easement redundant and the 15-foot easement can be abandoned with no negative impacts.

The 15-foot drainage easement crosses the location of a proposed secondary leach field for Mr. Wolgast's septic tank and the location of a planned stand-alone garage. This limits his options for improving the parcel and creates the need for abandoning the 15-foot easement.

The study property is in NE ¼ of Section 2, Township 17 North Range 19 East. It is found on Flood Insurance Rate Map (FIRM) panel 32031C3331G and is mapped as Flood Zone X, out of the 100-year floodplain. The land slopes from north to south at a typical slope of 2%. The area is a residential area with a typical lot size of 1 acre.

2 Map and Field Investigation

2.1 15-Foot Easement Flow Path

Review of a parcel map dated September 19, 1994 (attached), indicates that the 15-foot Easement begins south of Cedarwood Drive at a point where the road is bending northward. It parallels the road westward before turning south just east of the Access Road. It continues southward for approximately 120 feet before beginning a gradual turn to the southwest on parcel A. It maintains this direction across the Wolgast parcel (Parcel B) east of the Access Road. It continues in this direction across parcel C south of the Wolgast parcel. It exits parcel C just north of its southwest corner.

2.2 30-Foot Easement Flow Path

That same parcel map shows the northern limit of the 30-foot easement at the southwest corner of parcel 045-571-25, or the northwest corner of parcel A.. At this point it is intersecting the 15-foot easement (see attached parcel map). The easement crosses the Access Road in a southwesterly direction. It crosses parcel A west of the Access Road in a southwesterly direction then crosses the western portion of the Wolgast property and parcel C. It exits parcel C at nearly the same location as the 15-foot easement.

A third easement follows the southern boundary of Parcel C. The parcel map states that this was created for the "Benefit of Parcel D". The maps states it is a 20 foot P.U.E. easement for drainage and cable. It appears that this easement could also convey runoff from Parcel C westward to the other 2 easements.

2.3 Current Flow Path

A field investigation was undertaken on March 18, 2024 to investigate the current flow path. Cedarwood Drive intercepts runoff coming from the hills to the north. Cedarwood Drive slopes at 2% to the west and provides a flow path to the west. There is a gap in the curb on south side of the road that could allow flow into a 4-foot deep channel that that appears to be within the 15-foot easement (Photo 2). Closer to the Access Road there is a catch basin (Photo 1) which collects some stormwater and discharges to the same channel (Photo 3). The channel turns southward just east of the Access Road. Throughout this reach the channel is following the path of the 15-foot easement. Flow is then piped across parcel A (Photo 4). At the southern boundary of that parcel (the north boundary of the Wolgast parcel), the pipe daylights (Photos 5 and 6). A second pipe then conveys the flow westward across the Access Road to the western portion of the Wolgast property (Photo 7), but the 15-foot easement continues in a more southerly direction east of the Access Road. The flow is then conveyed southwestward in an earthen channel typically 3 to 4 feet wide and 1 to 2 feet deep (Photos 8 and 9). This channel follows the path of the 30-foot easement. Downstream of the Wolgast property, on parcel C, the channel continues for a short distance before reaching a driveway and losing definition.



3.0 Hydrologic and Hydraulic Modeling

TEI made an estimate of the flow rate that could reach the drainage easements. The U.S. Geological Survey (1999) developed regression equations for calculating peak flow rates in Nevada. Nevada was divided into several regions, the Wolgast property falls in Region 5 of that report, so the Region 5 equation was used to calculate the flow rate that would be in the easements at the Wolgast property. The equation is:

$$Q_{100} = 7,000(A)^{0.782} ((ELEV/1000)^{-2.18}) ((LAT-28)/10)^{4.6}$$

Where Q_{100} is the 100 year peak flow rate in cfs
A is the drainage area in square miles
ELEV is the mean basin elevation in feet above sea level (1929 datum)
LAT is the latitude in decimal degrees

The equation for the 10-year flow rate is :

$Q_{10} = 28(A)^{0.826} ((LAT-28)/10)^{4.3}$ where Q_{10} is the 10-year peak flow rate and the other parameters are as described above.

The watershed is shown in Figure 2. The parameters for the equation are:

A is 52.8 acres or 0.083 square miles
ELEV is 5642 feet
LAT is 39.370550

Inserting these into the equation gives

$$Q_{100} = 7,000(.083)^{0.782} ((5642/1000)^{-2.18}) ((39.37055-28)/10)^{4.6} = 7000(.143)(.023)(1.805) = 42 \text{ cfs}$$

and

$$Q_{10} = 28(.083)^{0.826} ((39.37055-28)/10)^{4.3} = 28(.128)(1.74) = 6 \text{ cfs}$$

Upstream of Cedarwood there is 1 east-west street that could divert flow away from the home, Brushwood Way. Review of photos and field investigation showed that there are drainage ditches on both sides of Brushwood. They could affect the flow rate reaching Cedarwood for these storms, but for this study we will assume the entire 100-year flow reaches Cedarwood. No hydraulic analysis was conducted to determine how much flow would enter the 15-foot easement channel through the gap in the curb and the storm drain on Cedarwood Drive. However, it appears that the majority of flow would continue westward on Cedarwood Drive. An estimate of the capacity of Cedarwood Drive was made using Manning's Equation:

$$Q = AV = A(1.49/n)(R^{.67})(S^{.5}) \text{ where}$$



Q= flow rate in cfs

A= cross section area of the channel in square feet, $= (30 \text{ ft})(0.5 \text{ ft}) = 15$ square feet

V=Flow velocity in ft/sec

n= Manning's roughness coefficient, $= .035$

R=Hydraulic radius in feet $= A/P$ where P is the wetted perimeter in feet, $R = (15)/(31) = .48$

S= Channel slope in ft/ft = 0.02

Inserting these values into Manning's Equation gives a capacity of 57 cfs, which is more than the 100-year flow rate of 42 cfs. Hence, it appears that only a relatively low flow rate, perhaps a maximum of 20 cfs, would enter the 15-foot easement.

4.0 Summary and Conclusions

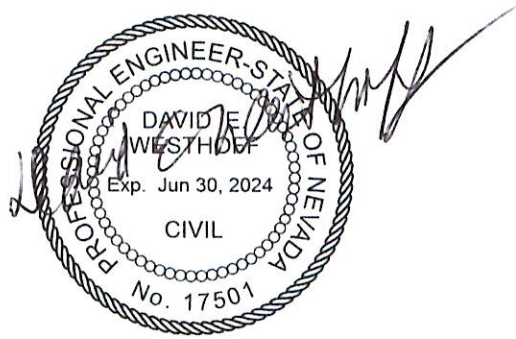
The parcel map shows the 15-foot easement collecting stormwater from Cedarwood Drive and conveying it west along Cedarwood and then south roughly parallel to the Access Road. Preliminary estimates indicate a relatively low flow rate would enter the easement. It appears that the 30-foot easement was intended to collect this water at the northwest corner of parcel A (APN 045-571-37). At this point the 30-foot easement proceeds westward across the Access Road while the 15-foot easement continues south before beginning a gradual turn to the west. The 2 easements continue in similar paths south and southwestward until they reunite on the west boundary of parcel C (APN 045-571-39).

Map review and field investigation strongly indicate that the 30-foot easement is intended to collect the water from the 15 foot easement at the point where the 30-foot easement crosses the Access Road. Therefore, both easements are designed to collect and convey the same water, the water that would drain off Cedarwood Drive. Therefore, the 15-foot easement downstream of the northwest corner of Parcel A would collect only onsite runoff from the portions of Parcel A and the Wolgast property east of the Access Road. Parcel C could be served by the 20-foot easement at the southern boundary of Parcel C. Therefore, the 15-foot easement crossing Parcels A, B and C (that is, south of the northwest corner of Parcel A) is redundant and can be abandoned without negatively affecting neighboring properties.

5.0 Reference

U.S. Geological Survey, The National Flood Frequency Program – Methods for Estimating Flood Frequency and Magnitude in Rural Areas in Nevada, 1999.





April 1, 2024

Attachments

Figure 1. Vicinity Map

Figure 2 Watershed Map

Figure 3. Current Drainage Pattern

Photos 1-9

Annotated Parcel Map





LEGEND

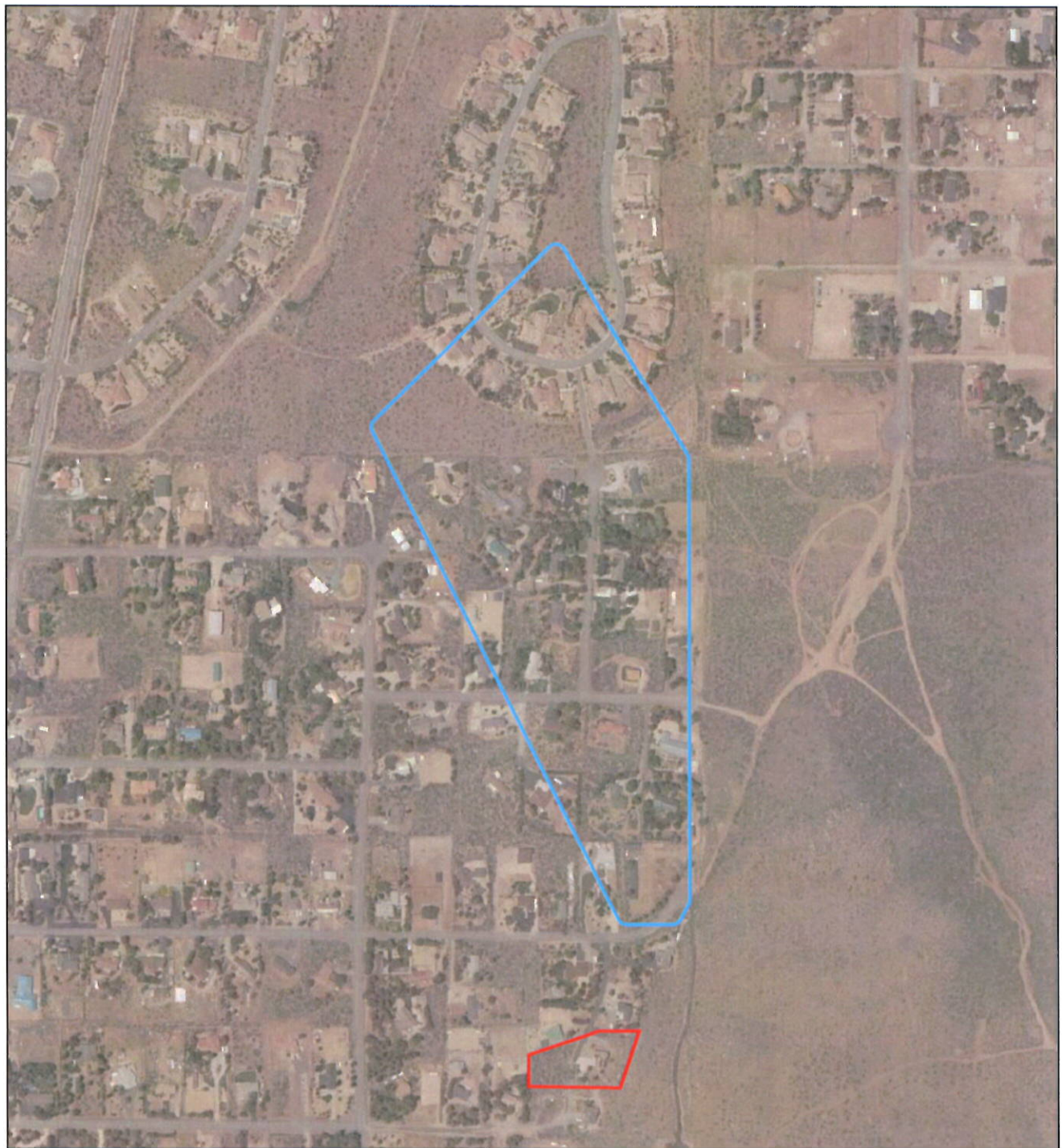
 SITE LOCATION



CLIENT:	STEVE WOLGAST
PROJECT:	DRAINAGE EASEMENT STUDY
PROJECT NUMBER:	N044.001

VICINITY MAP
WOLGAST EASEMENT STUDY

Figure 1



LEGEND

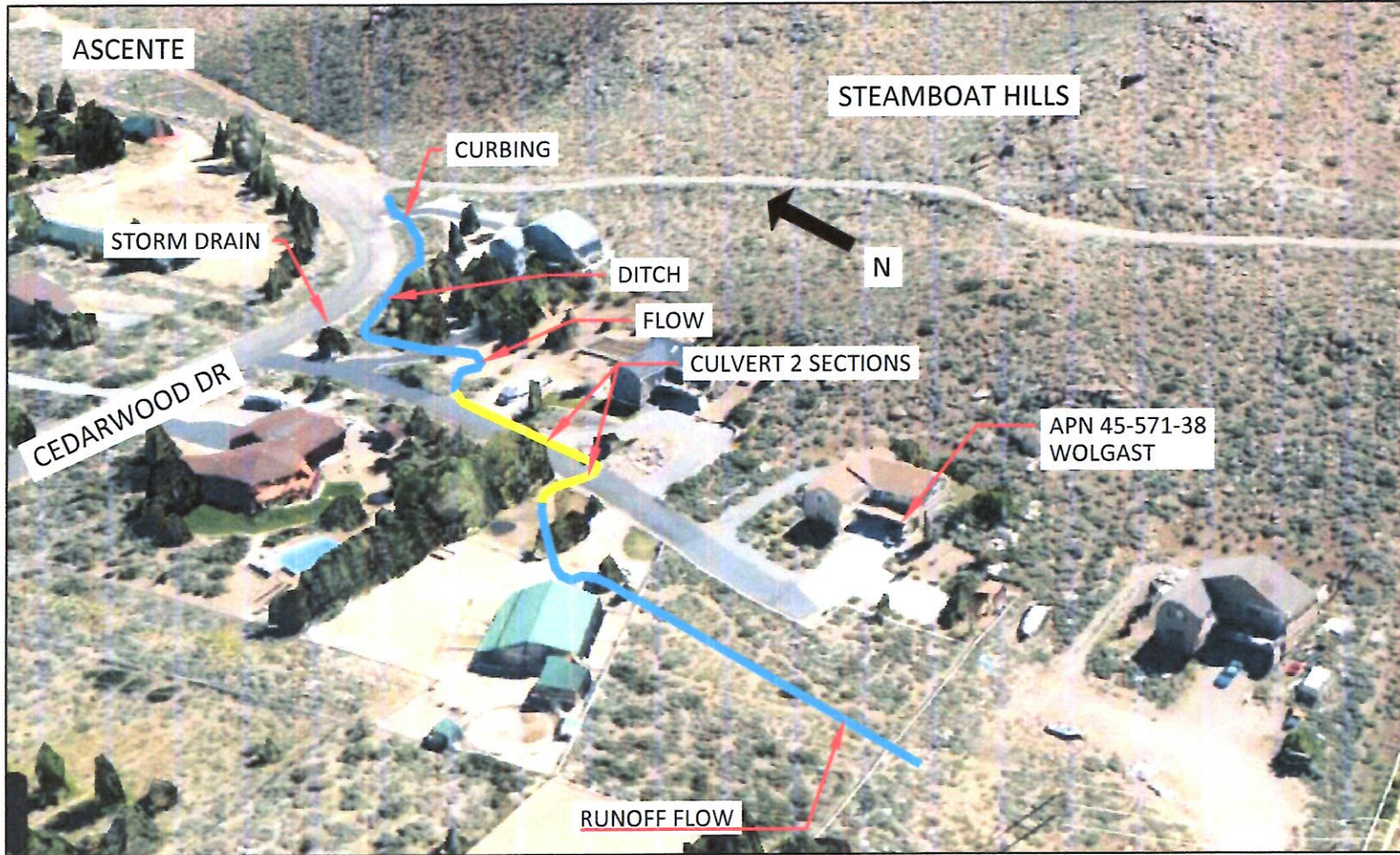
- WATERSHED BOUNDARY
- WOLGAST PARCEL BOUNDARY



CLIENT:	STEVE WOLGAST
PROJECT:	DRAINAGE EASEMENT STUDY
PROJECT NUMBER:	N044.001

WATERSHED MAP
WOLGAST EASEMENT STUDY

Figure 2



CLIENT:	STEVE WOLGAST
PROJECT:	DRAINAGE EASEMENT STUDY
PROJECT NUMBER:	N044.001

CURRENT DRAINAGE PATTERN

Figure 3



Photo 1. Storm drain on Cedarwood Drive near Access Road.



Photo 2. Gap in curb on south side of Cedarwood Drive.



Photo 3. 4-foot deep channel and culvert under driveway to APN 045-571-25 in 15-foot easement along Access Road.



Photo 4. Inlet to culvert under Parcel A.



Photo 5. Outlet of culvert under Parcel A and point at which flow is diverted west under Access Road.



Photo 6. Looking north from Wolgast property to point at which flow is diverted west under Access Road.



Photo 7. Outlet of culvert under Access Road.



Photo 8. Channel on west portion of Wolgast property, 3 feet wide, 1 foot deep.

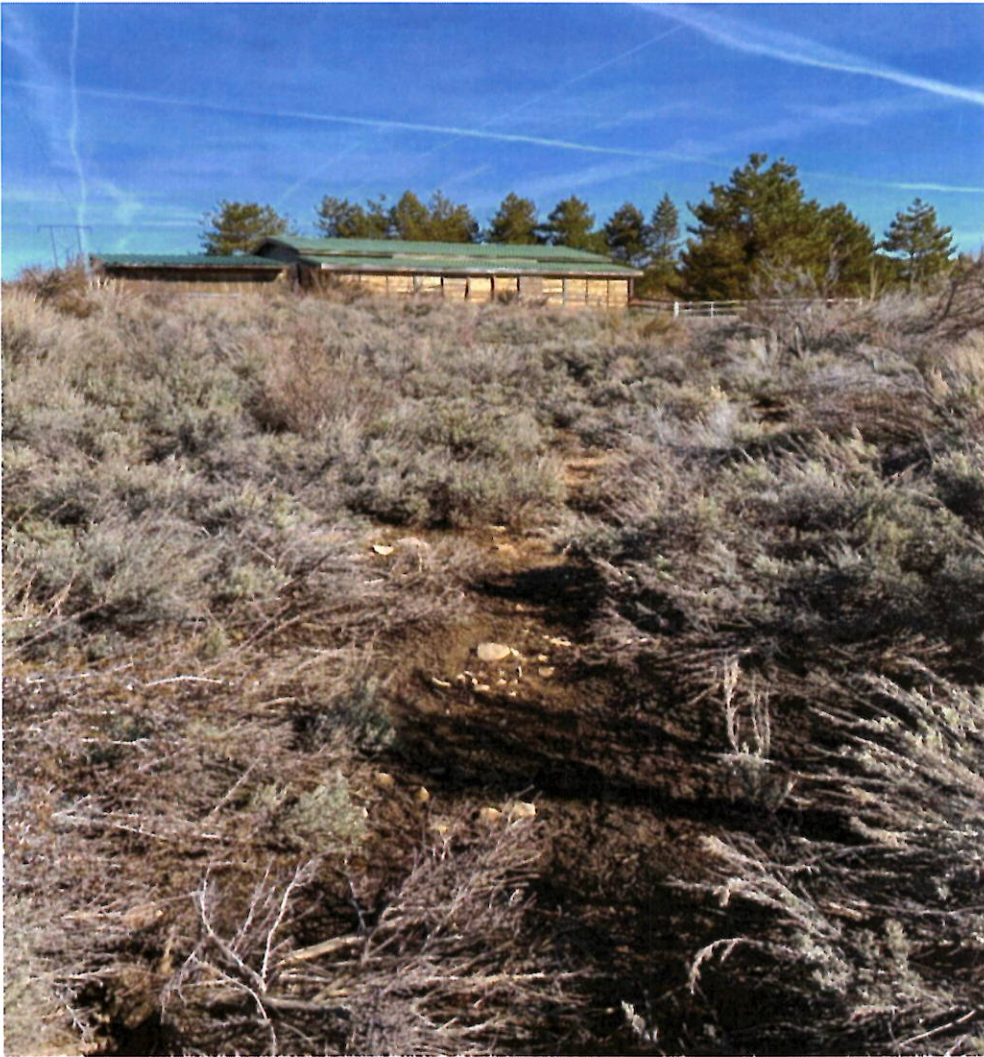
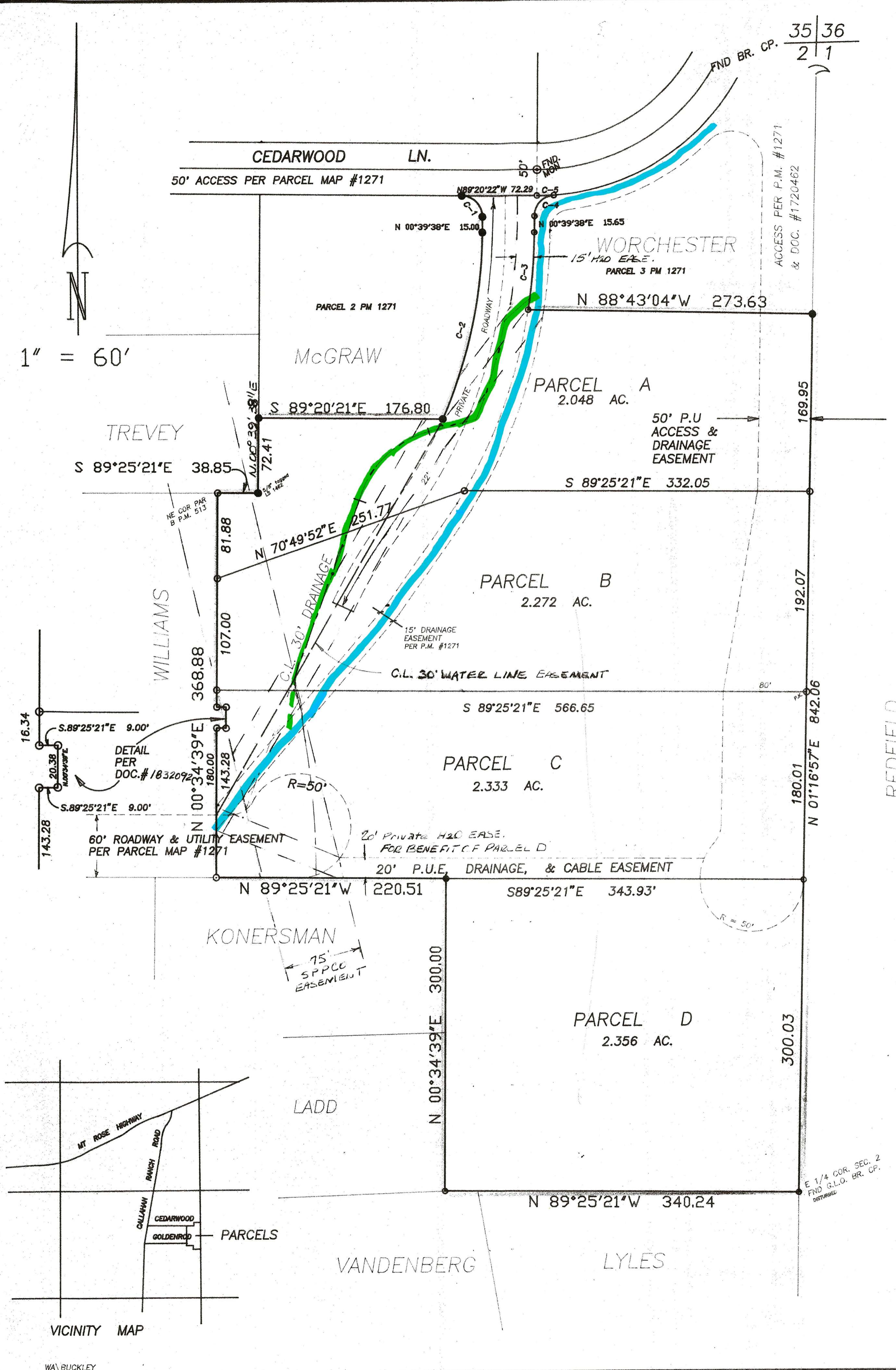


Photo 9. Looking south at channel along 30-foot easement on west portion of Wolgast property.

1587



NOTES

1. An off-site road construction fee is applicable to all parcels created by this map. Any applicant for a permit to construct or otherwise use this land shall either (1) enter into an agreement with Washoe County, requiring financial assurances and approval by the District Attorney's Office, to pay the future off-site road impact fee upon its adoption or (2) pay any interim fee imposed by Washoe County, be released from the responsibility of the future impact fee, and be eligible for a refund should the future impact fee charge less than the interim fee. At the time that this map was recorded an interim fee of \$1000.00 per residential unit and /or \$100.00 per average daily trip for other than single-family residential uses, payable upon application for a building permit or other use of the land, was being assessed. The fee that will be charged will be based upon the prevailing rates at the time of application.

TAX CERTIFICATE

The undersigned hereby certifies that taxes are paid for the fiscal year on the land portrayed by this Parcel Map.

Doreen K. Howell
 WASHOE COUNTY TREASURER
 TITLE _____ DATE 9-15-94

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

E. Jean Smith 9/19/94
 WASHOE COUNTY UTILITIES DIVISION DATE

TITLE COMPANY CERTIFICATE

The undersigned hereby certifies that this plat has been examined and that the subdivider offering this map is the last record title holder of all lands delineated thereon as of AUGUST 26, 1994.

FIRST AMERICAN TITLE by *[Signature]*
 TITLE COMPANY
 Vice President & Chief Title Officer
 TITLE _____ DATE _____

DEPARTMENT OF DEVELOPMENT REVIEW CERTIFICATE

THIS FINAL MAP APPROVED AND ACCEPTED THIS 29th DAY OF SEPTEMBER 1994 BY THE DEPARTMENT OF DEVELOPMENT REVIEW OF WASHOE COUNTY NEVADA. THE OFFER OF DEDICATION IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS 278.

[Signature]
 DIRECTOR, DEPARTMENT OF DEVELOPMENT REVIEW

BASIS OF BEARINGS = PARCEL MAP 1271 i.e. EAST LINE = N1°16'57"E

- = FOUND SURVEY POINT AS INDICATED i.e. 5/8" REBAR WITH ALUM. CAP STAMPED R.L.S. 2170
- = SET CAPPED #5 LS 3226

P.U.E.'S = 7.5 ON STREET R/W, 10' CENTERED ON INTERIOR LOT LINES AND 5' ON EXTERIOR LOT LINES. INCLUDES CABLE TELEVISION.

TOTAL AREA = 392,436 S.F. (9.009 AC.)

PRELIMINARY TITLE REPORT PREPARED BY _____ TITLE COMPANY ORDER NO. _____ & DATED _____

CURVE	DELTA	RADIUS	ARC
C-1	90 00 00	20	31.42
C-2	23 27 40	450	184.26
C-3	08 35 40	500	75.00
C-4	85 46 07	20	29.94
C-5	04 13 53	220	16.25

CENTERLINE 30' DRAINAGE: BEGINNING AT A POINT ON THE WESTERLY LOT LINE OF PARCEL 3 OF P.M. 1271 THAT LIES N.8°37'22"E, A DISTANCE OF (ADO) 11.04' FROM THE S.E. COR. OF SAID LOT; THENCE S.49°34'00"W ADD 30.72' TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 11°46'14" A RADIUS OF 479.50' ADO 98.51'; THENCE S.75°55'16"W ADO 47.27' TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A DELTA OF 60°47' A RADIUS OF 93'. A DISTANCE OF 98.6' THENCE S20°35'W ADO 15.1' TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 76' A DELTA OF 38°44' ADO 51.38' TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 76.8' A DELTA OF 12°25' ADO 167' M/L TO THE SOUTH LINE OF PARCEL C.

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED JOHN C. BINNEWEG IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278.010 TO 278.630, AND THAT HE IS THE ONLY PARTY HAVING ANY RECORD INTEREST IN THE LANDS SHOWN HEREON AND DOES HEREBY GRANT PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS AS NOTED.

John C. Binneweg
 JOHN C. BINNEWEG

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA SS
 COUNTY OF WASHOE

On this 15th day of Sept. in the year of 1994 personally appeared before me JOHN C. BINNEWEG known to me to be the persons who executed the foregoing instrument, and who acknowledged that they executed the same.

Mary A. Clark
 NOTARY PUBLIC
 MARY A. CLARK
 Notary Public - State of Nevada
 Appointment Expires in Washoe County
 BY APPOINTMENT 6/15/93 MAR. 28, 1995

SURVEYOR'S CERTIFICATE

I, Gerald Stanton, a Professional Land Surveyor in the State of Nevada certify:

- This plat represents the results of a survey conducted under my direct supervision at the instance of John C. Binneweg.
- The lands surveyed lie within the SE 1/4 NE 1/4 of Section 2, T17N R19E MDM. and the survey was completed on Aug. 29th 1994.
- This plat complies with the applicable state statutes and any local ordinances in effect on the date the governing body gave its final approval.
- The monuments depicted on the plat are of the character shown and occupy the positions indicated and are of sufficient number and durability.

Gerald Stanton 9/13/94
 GERALD STANTON P.L.S. 3226 DATE

UTILITY COMPANIES CERTIFICATE

We the undersigned Public Utility Companies, hereby approve the grant of easements designated on this Parcel Map. A Public Utility Easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that Parcel at locations mutually agreed upon by the owners of record at the time of installation and the Utility Company, and the Cable T.V. Company.

SIERRA PACIFIC POWER CO. NEVADA BELL
E. Jean Smith *[Signature]*
 WASHOE COUNTY UTILITY DIVISION T.C.E. CABLEVISION

FILE NO. 1837098

Filed for record at the request of STANTON SURVEYING on this 29th day of SEPTEMBER 1994, at _____ minutes past 2 o'clock P.M. Official Records of Washoe County, Nevada.

De Melcher
 COUNTY RECORDER
 FEE \$17.00 *Jan Colahan* DEPUTY
 1837098

3rd PARCEL MAP FOR JOHN C. BINNEWEG A DIVISION OF PARCEL 4 OF PARCEL MAP NO. 1271 POR. SE 1/4 NE 1/4 SEC. 2 T17N R19E MDM STANTON SURVEYING

SHEET 1 OF 1

PARCEL MAP 2831

2831

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