



Planning Commission Staff Report

Meeting Date: February 4, 2025

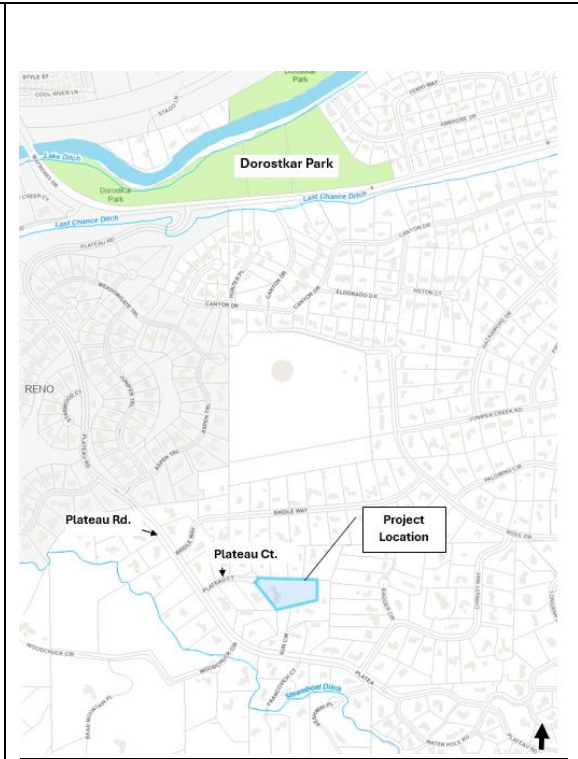
Agenda Item: 8B

ABANDONMENT CASE NUMBER:	WAB24-0012 (Wyatt)
BRIEF SUMMARY OF REQUEST:	Request to abandon a 15-foot-wide drainage easement.
STAFF PLANNER:	Courtney Weiche, Senior Planner Phone Number: 775.328.3608 E-mail: cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County’s interest in a 15-foot-wide drainage easement (approximately 320-feet in length) that bisects the parcel and runs under the existing single-family dwelling.

Property Owner:	Joseph and Fran Wyatt Family Trust
Location:	4189 Plateau Court
APN:	041-062-79
Parcel Size:	2.55
Master Plan:	Suburban Residential
Regulatory Zone:	Low Density Suburban
Planning Area:	Southwest Truckee Meadows
Development Code:	Authorized in Article 806, Vacations and Abandonments of Easements or Streets
Commission District:	1 – Commissioner Hill



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 WAB24-0012 for Joseph and Fran Wyatt Family Trust, 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 9)

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Abandonment Definition

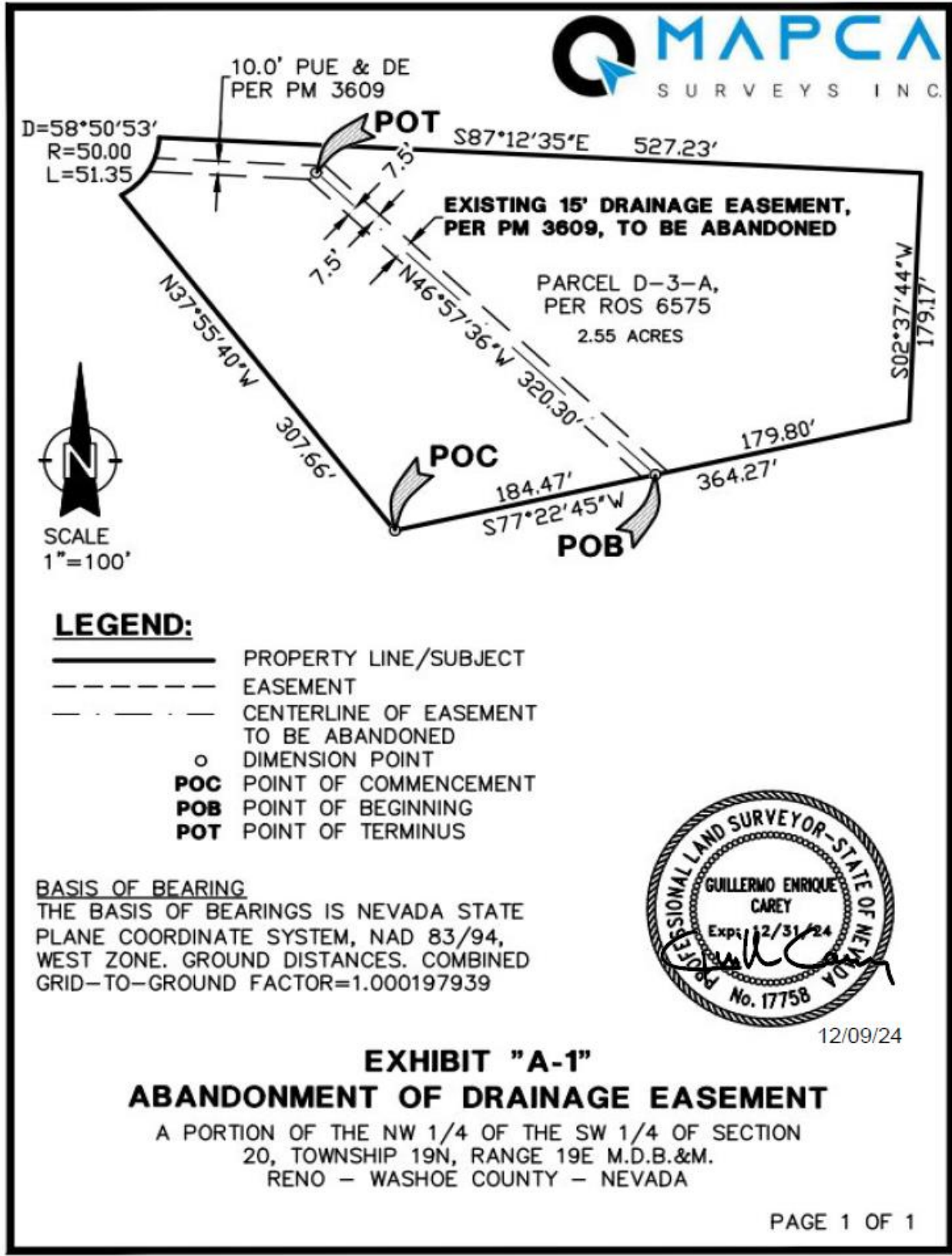
The purpose of an abandonment is to allow for the vacation or abandonment of Washoe County's interest in easements or streets. If the Planning Commission grants approval of the abandonment, the approval is subject to the attached conditions of approval. Conditions of approval are requirements that need 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.

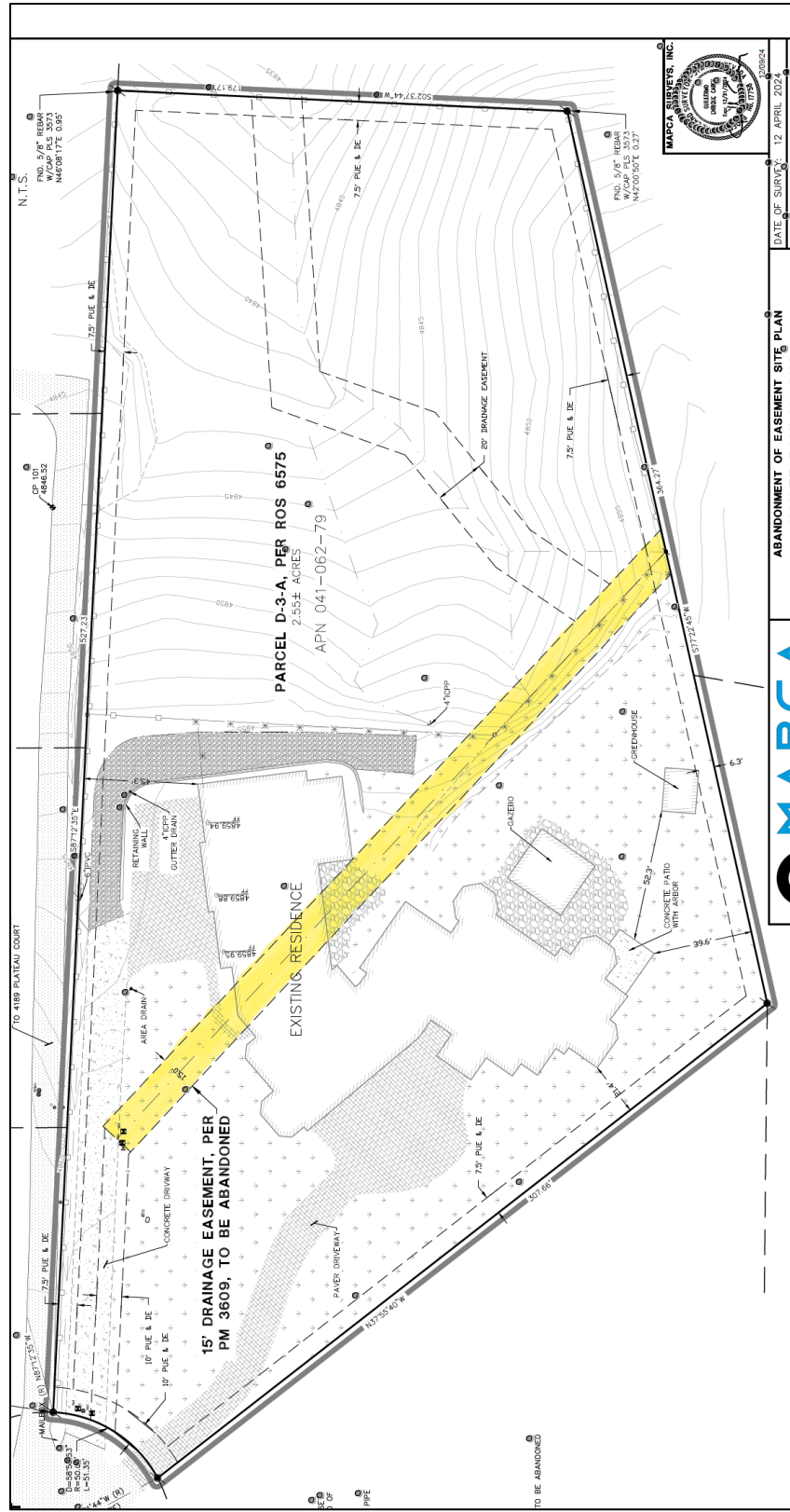
The conditions of approval for Abandonment Case Number WAB23-0012 are attached to this staff report and will be included with the Action Order if granted approval.

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

The subject property has a regulatory zone of Low-Density Suburban (LDS).



Site Plan

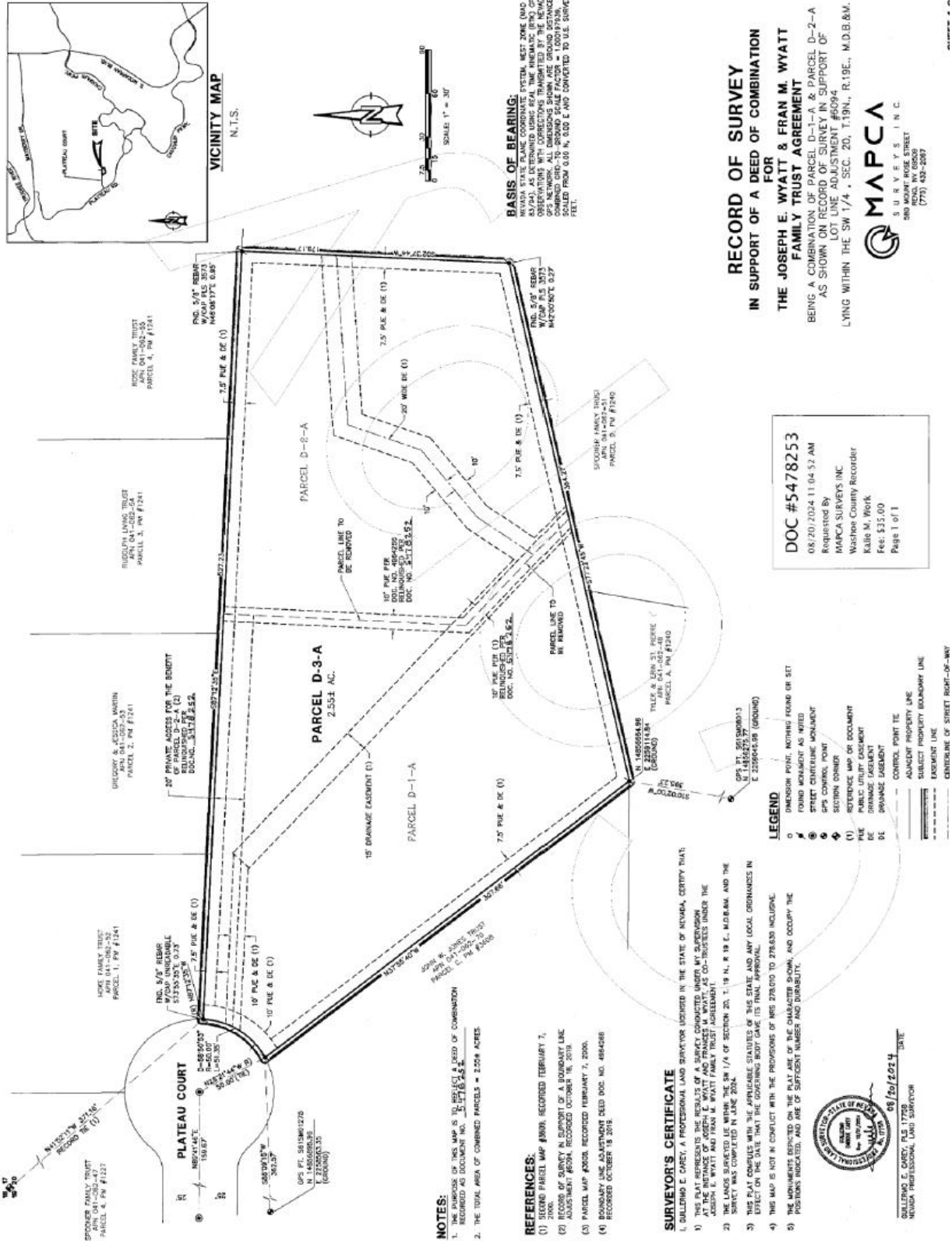


Site Plan with Existing Site Improvements

Project Evaluation

The applicant is seeking to abandon a 15-foot-wide drainage easement (approximately 320-feet in length) that bisects the parcel and existing single-family dwelling. See site plans above. The easement originally followed a previous property line along the southernmost portion of the subject easement, as shown on Parcel Map 3609 in the below image.

The area proposed to be abandoned is depicted on the site plan located on page four (4) and is wholly within the applicant's property. The parcel is bordered on all sides with a 7.5' to 10' public utility and drainage easement. Additionally, there is a 20' wide drainage easement on the eastern portion of the parcel. All areas with easements outside of the proposed 4,800 square foot abandonment will remain as recorded easements. Staff is recommending approval of the proposed abandonment as there is no identifiable need to retain the existing drainage easement.



Parcel Map 3609

Southwest Truckee Meadows Planning Area

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

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 Parks & Open Space	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
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Environmental Health	X	X	X	Kristen deBraga, kdebraga@washoecounty.gov
TMFPD	X	X		
AT&T	X	X		
NV Energy	X			
Truckee Meadows Water Authority	X			

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

Staff Comment on Required Findings

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

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

Staff Comments: There are no conflicts with the Master Plan or the policies, action programs or standards of the Southwest Truckee Meadows Planning Area, as there are no specific policies, action programs or standards relevant to this proposed abandonment within the Master Plan.

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

Staff Comments: The proposed abandonment will bring the existing residence into conformance with all required setbacks for easements located on the parcel. No material changes will occur to the site as a result of the abandonment. Notice of the application was sent to applicable agencies and County departments, including Engineering and Northern Nevada Public Health. No comments of concern were raised. Access to the site will remain the same. The proposed conditions of approval in Exhibit A provide further requirements.

- (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 and drainage easements on the property will remain intact and won’t be impacted by the abandonment of a portion of the drainage easements on site.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB24-0012 is 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 WAB24-0012 for Joseph and Fran Wyatt Family Trust, 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.
- (b) **No Detriment.** The abandonment or vacation does not result in a material injury to the public.
- (c) **Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).



Conditions of Approval

Abandonment Case Number WAB24-0012

The project approved under Abandonment Case Number WAB24-0012 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on February 4, 2025. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. Nothing in this abandonment should be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, this abandonment does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

Unless otherwise specified, all conditions related to the approval of this Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Community Services Department – Planning and Building Division.

Compliance with the conditions of approval related to this abandonment is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. All conditions of approval must be met prior to the Engineering and Capital Projects Division recording the required Resolution and Order of Abandonment.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

- All conditions of approval are required to be completed before the Abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects division 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 – Courtney Weiche, Senior Planner, 775.328.3608, cweiche@washoecounty.gov

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.
- b. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- d. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

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 Names –

Janelle K. Thomas, P.E., 775.328.3603, jkthomas@washoecounty.gov

Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit a legal description and exhibit map for the area 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.

Northern Nevada Public Health (NNHP)

3. The following conditions are requirements of Northern Nevada Public Health (NNHP) which shall be responsible for determining compliance with these conditions.

Contact Name – James English, EHS Supervisor, jenglish@washoecounty.gov

- a. If the project is approved all subsequent building plans and permits must be routed to EHS for review and subsequent approval.

*** End of Conditions ***



Date: December 24, 2024

To: Courtney Weiche, Senior Planner

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

Re: Abandonment Case for **WAB23-0012 Wyatt Drainage Easement**
APN 041-062-79

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 which supplement the applicable County Code and are based upon our review of the application prepared by the owner. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

GENERAL CONDITIONS

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

1. Prior to recordation of the Order of Abandonment, the applicant shall submit a legal description and exhibit map for the area 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: December 18, 2024

To: Courtney Weiche, Senior Planner

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

Re: Abandonment Case Number WAB24-0012 (Wyatt Abandonment)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an abandonment of a 15' drainage easement that bisects the parcel and runs under the existing single-family dwelling.

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

No water rights conditions for this abandonment.

From: [Way, Dale](#)
To: [Weiche, Courtney](#)
Subject: WAB24-0012 (Wyatt)
Date: Friday, December 27, 2024 10:23:43 AM

Courtney,

TMFPD has no specific comments on this case.

Thank you.

Dale Way

Deputy Fire Chief – Fire Marshal | Truckee Meadows Fire & Rescue

dway@tmfpd.us | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



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

From: [COOPER, CLIFFORD E](#)
To: [Weiche, Courtney](#)
Subject: WAB24-0012
Date: Monday, December 16, 2024 1:39:34 PM

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Courtney.

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

December 26, 2024

Washoe County Community Services
Planning and Development Division

RE: Wyatt; 041-062-79
Abandonment Case; WAB24-0012

Dear Washoe County Staff:

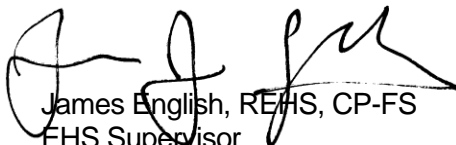
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

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 application is for a parcel served by an onsite sewage disposal system.
- c) Condition #3: If the project is approved all subsequent building plans and permits must be routed to EHS for review and subsequent approval.

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



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 eight (8) separate property owners who were noticed a minimum of 10 days prior to the public hearing date.



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. The application map must specifically and clearly show the existing easement area(s) and the proposed area(s) of abandonment.

9. **Legal Description:** A legal description prepared by a professional land surveyor describing the proposed area(s) of abandonment.
10. **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: Drainage Easement Abandonment for APN 041-062-79			
Project Description: Owner wants to abandon the 15 foot drainage easement that runs under the existing residence and landscaping improvements. Easement originally followed a now abandoned property line, shown in PM 3609. Property line no longer exists so easement needs to be abandoned as well.			
Project Address: 4189 Plateau Court, Reno, NV 89519			
Project Area (acres or square feet): Residence is 5,421 sq ft, drainage easement is 15ft wide, approximately 320ft long			
Project Location (with point of reference to major cross streets AND area locator):			
<small>Neighborhood RBSF. Parcel is at the end of Plateau Court, off Plateau Rd, which runs into Mayberry Dr to the north and Caughlin Parkway to the south.</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
041-062-79	2.55		
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: Joseph and Fran Wyatt Family Trust		Name: Mapca Surveys, Inc	
Address: 4189 Plateau Court		Address: 580 Mount Rose Street	
Reno, NV	Zip: 89519	Reno, NV	Zip: 89509
Phone:	Fax:	Phone: 775-432-2067	Fax:
Email: joewyatt99@gmail.com		Email: carey@mapcasurveys.com	
Cell: 775-233-3034	Other:	Cell:	Other:
Contact Person: Joseph Wyatt		Contact Person: Guillermo "Bill" Carey	
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):	

February 2024

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

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

A 15 foot drainage easement that runs under the existing residence, originally followed a now abandoned property line.

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

Parcel Map 3609, "Second Parcel Map for Camelot Foods, Ltd."

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

An existing approved residence that owner may remodel/expand.

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

None

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?

Drainage had already been re-routed years ago when the residence was built, resulting in no damage to other property.

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

* Yes

* No

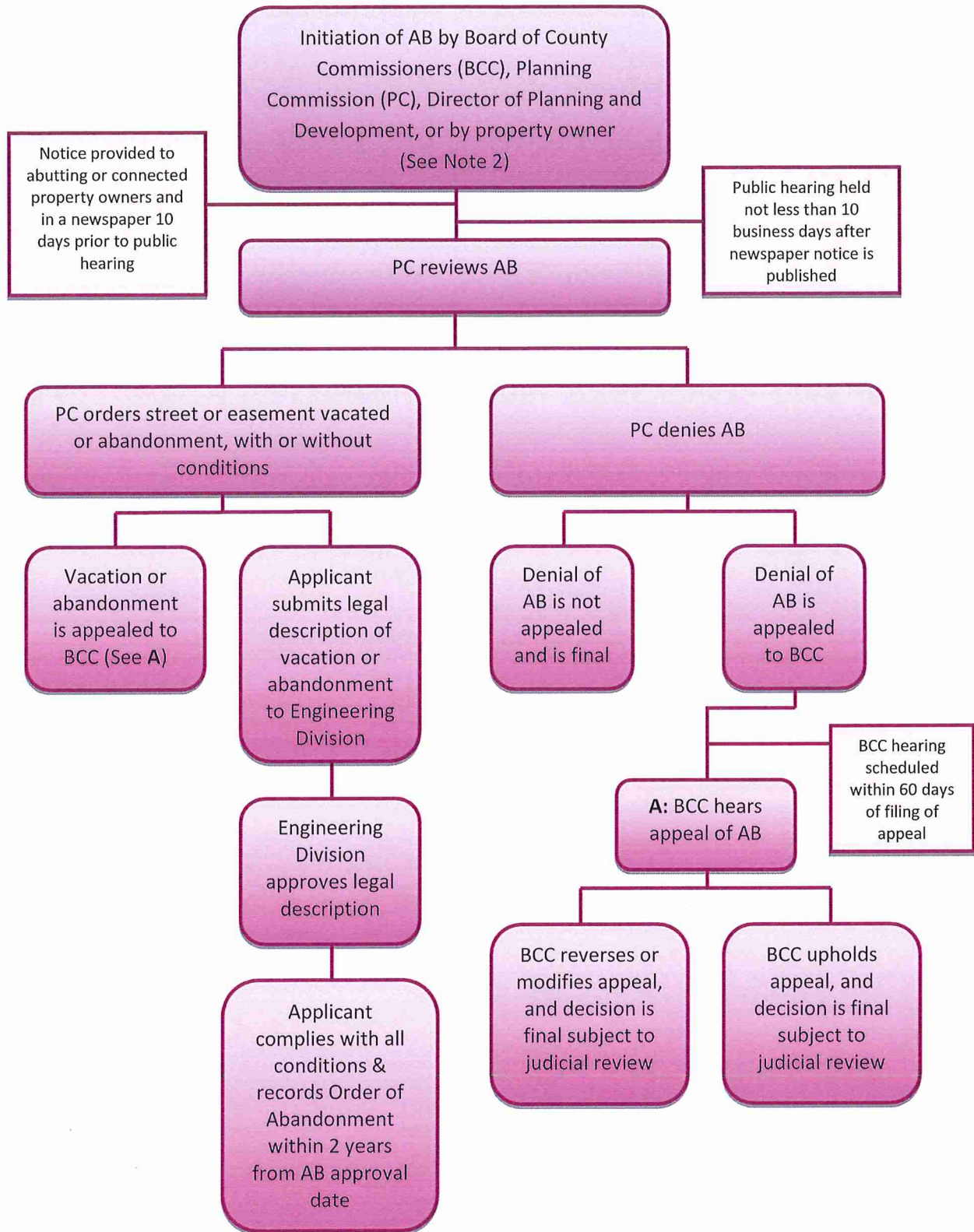
IMPORTANT

NOTICE REGARDING ABANDONMENTS:

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

February 2024

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.

February 2024

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, AND THAT CAMELOT FOODS, LTD OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AND THAT A GUARANTEE DATED 09-22/1999, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

BY: J. McElroy TITLE Assoc. Secretary DATE 2/7/2000
8-23-99

Doc McElroy
PRINT NAME
99-0928305

TAX CERTIFICATE APN 041 - 062 - 36

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

BY: D. Anderson DATE 7-22-99
WASHOE COUNTY TREASURER

Deputy Treasurer
TITLE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CAMELOT FOODS, LTD., A NEVADA CORPORATION, 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 N.R.S. CHAPTER 278; AND HEREBY GRANT TO ALL PUBLIC UTILITIES A PERMANENT EASEMENT SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER, THE EMERGENCY ACCESS, SEWER AND DRAINAGE EASEMENTS NOTED HEREON ARE HEREBY GRANTED.

CAMELOT FOODS, LTD., A NEVADA CORPORATION

BY: D. Sinnar DATE 9/27/99
DONALD L. SINNAR
PRESIDENT

NOTARY PUBLIC

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS 22nd DAY OF September, 1998, DONALD L. SINNAR, PRESIDENT OF CAMELOT FOODS, LTD PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN THE COUNTY OF WASHOE, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST ABOVE WRITTEN.

Margaret H. Dermody
NOTARY PUBLIC



UTILITY COMPANIES CERTIFICATE

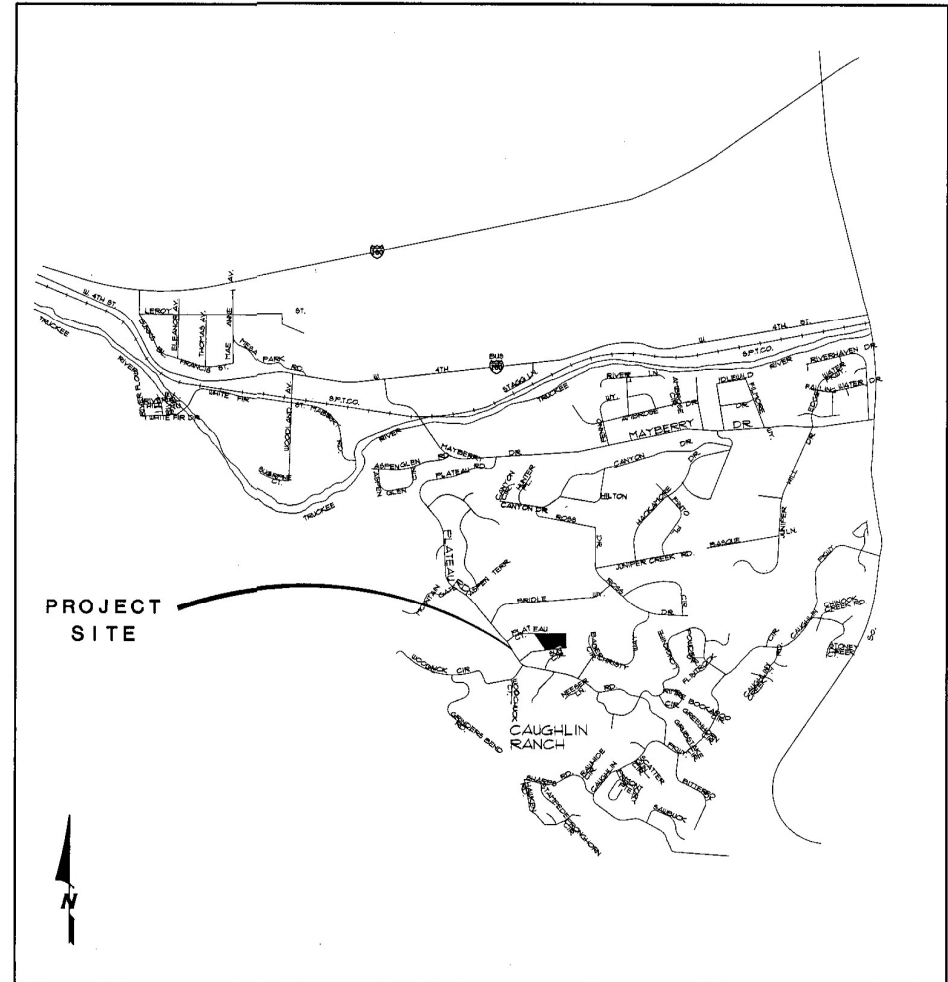
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

BY: James Carr DATE 7-22-99
SIERRA PACIFIC POWER COMPANY

BY: Michelle Kunkel DATE 7/22/99
NEVADA BELL

BY: Steve K... DATE 7-22-99
TGT CABLEVISION OF NEVADA

VICINITY MAP



DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

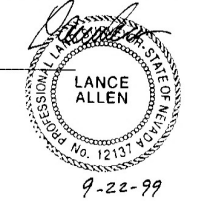
THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PM4-12-99, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS 22nd DAY OF February, 1999.

BY: Robert W. Sellman DATE 2/2/2000
DIRECTOR OF COMMUNITY DEVELOPMENT

SURVEYOR'S CERTIFICATE

- 1. LANCE ALLEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CAMELOT FOODS.
- 2. THE LANDS LIE WITHIN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, & THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, T.19N., R.19E., M.D.M. AND THE SURVEY WAS COMPLETED 6/30/1999.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

LANCE ALLEN, P.L.S.



WATER RIGHTS 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.

BY: Vahid Behrooz DATE 7/23/99
WASHOE COUNTY UTILITY SERVICES DIVISION

FILE NO. 2420664
FILED FOR RECORD AT THE REQUEST OF Camelot Foods LTD
ON THIS 7 DAY OF Feb, 2000
AT 53 MINUTES PAST 4 O'CLOCK, PM,
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
BY: Kathryn L. Burke
COUNTY RECORDER
DEPUTY
FEE: 17.00

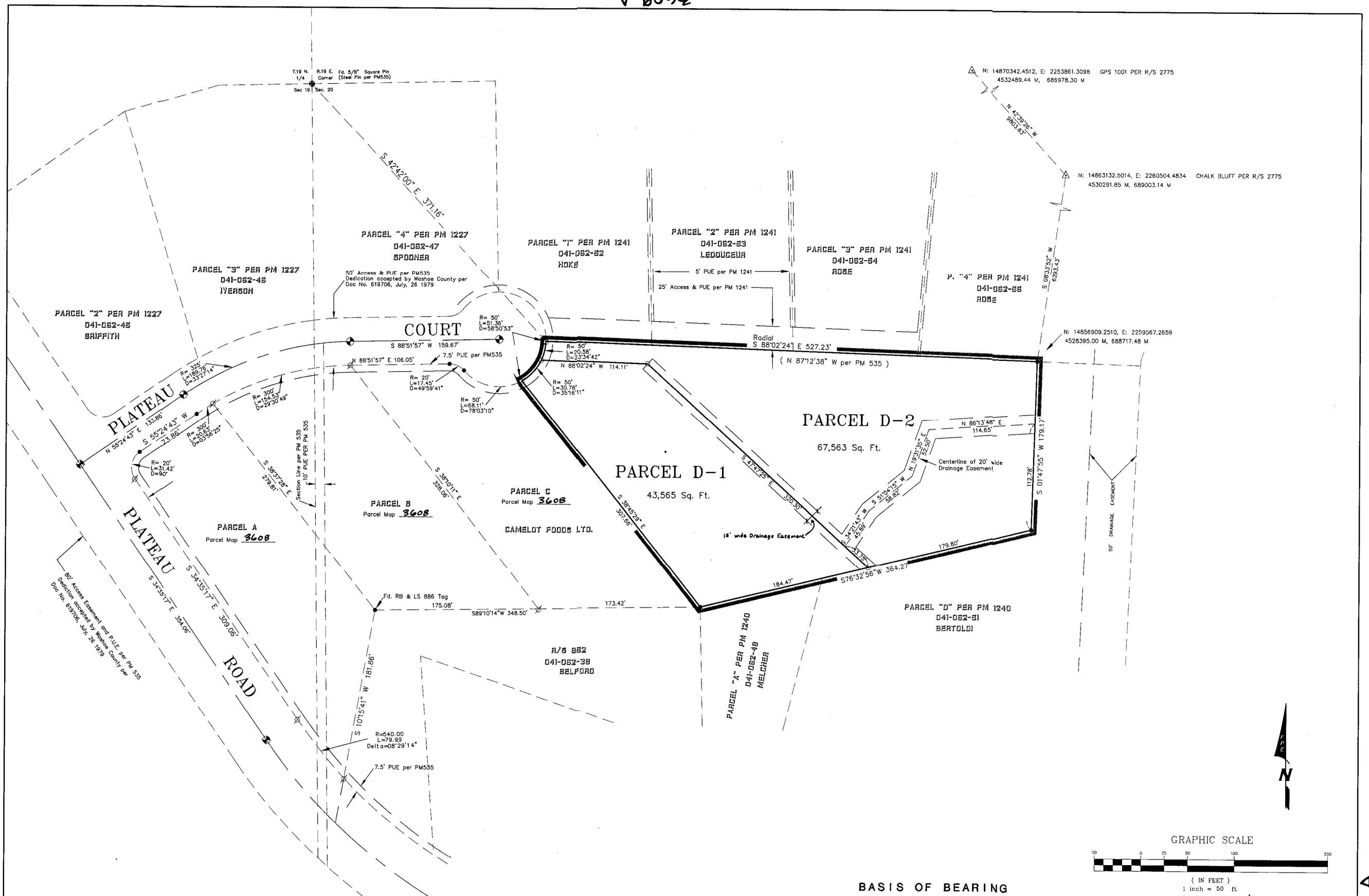
NEVADA
SECOND PARCEL MAP
FOR
CAMELOT FOODS LTD.
A DIVISION OF PARCEL D OF PARCEL MAP No. 3608
LYING WITHIN A PORTION OF THE SW 1/4 OF SECTION 20,
AND THE SE 1/4 OF SECTION 19, T.19 N., R.19 E., M.D.M.
WASHOE COUNTY
PLANNING
ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
300 South Rock Blvd. Ste. 100
Reno, Nevada 89502
PHONE (775) 888-8888 FAX (775) 888-8888
E-MAIL info@wab24.com
CHECKED BY: JA
DRAWING NO: WAB24-0032
DATE: APRIL 14, 1999
SHEET NO. 1
EXHIBIT D

QUALITATIVE INTERESTS SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

2420664

3609
QUALITATIVE INTERESTS SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

3609 A



NOTES

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES, 10' ADJACENT TO ALL RIGHTS OF WAY, AND 7.5' IN WIDTH ON THE INSIDE OF ALL EXTERIOR BOUNDARIES.
2. A PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
3. PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
4. NATURAL DRAINAGE CHANNELS SHALL BE PERPETUATED AS THE LOTS ARE DEVELOPED.

2420664

TOTAL AREA = 2.55 ACRES +/-

BASIS OF BEARING

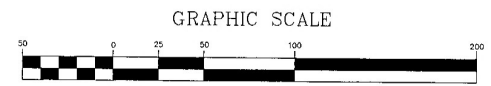
NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE NAD83 (EPOCH 1994)
 COORDINATE VALUES ARE IN GROUND FEET, TO OBTAIN PUBLISHED GRID
 VALUES MULTIPLY BY 1/1,000.197.939 (COMBINED FACTOR PER R/S 2775)

REFERENCE

Parcel Map No. 535 for Landmark Development Company and
 Capurro - Durkee Enterprises, Inc., by Alan Means (LS 3576)
 recorded as File No. 512061, Feb 1, 1978

LEGEND

- Found 5/8" rebar and LS 3573 Cap per PM 535 (unless otherwise noted)
- Set 5/8" rebar and PLS 12137 Cap
- ⊗ Fd. 5/8" rebar and PLS 12137 Cap per PM 3608
- ⊕ Found centerline monument in case.



2420664

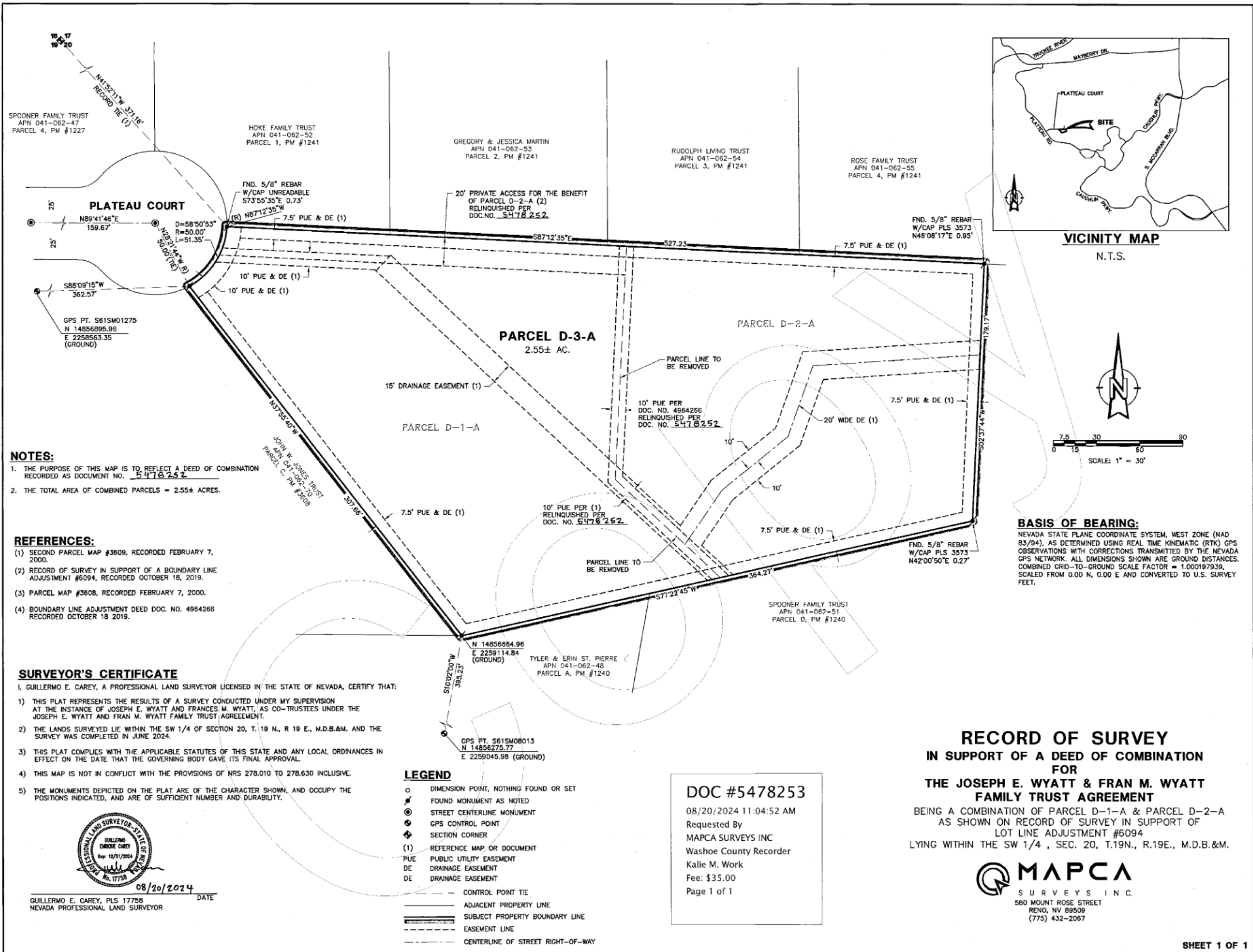
SECOND PARCEL MAP
 FOR
CAMELOT FOODS Ltd.

A DIVISION OF PARCEL D of PARCEL MAP No. 3608
 LYING WITHIN A PORTION OF THE SW 1/4 OF SECTION 20,
 AND THE SE 1/4 OF SECTION 19, T.19 N., R.19 E, M.D.M.

WASHOE COUNTY		NEVADA	
 PLANNING ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE 800 South Rock Blvd. Ste. 100 Reno, Nevada 89502 Phone (775) 332-6800 Fax (775) 332-6822	JOB NO.	2128	SHEET NO.
	DRAWN BY:	SDR	2
CHECKED BY:	WAB24-0012		
DRAWING NUMBER:	EXHIBIT D		
DATE:	APRIL 14, 1999		

CONSULTING ENGINEER
 SHOULD BE EXAMINED
 FOR ANY SUBSEQUENT
 CHANGES TO THIS MAP

CONSULTING ENGINEER
 SHOULD BE EXAMINED
 FOR ANY SUBSEQUENT
 CHANGES TO THIS MAP



NOTES:

1. THE PURPOSE OF THIS MAP IS TO REFLECT A DEED OF COMBINATION RECORDED AS DOCUMENT NO. 5478252.
2. THE TOTAL AREA OF COMBINED PARCELS = 2.55± ACRES.

REFERENCES:

- (1) SECOND PARCEL MAP #3609, RECORDED FEBRUARY 7, 2000.
- (2) RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT #6094, RECORDED OCTOBER 18, 2019.
- (3) PARCEL MAP #3608, RECORDED FEBRUARY 7, 2000.
- (4) BOUNDARY LINE ADJUSTMENT DEED DOC. NO. 4964266 RECORDED OCTOBER 18 2019.

SURVEYOR'S CERTIFICATE

I, GUILLERMO E. CAREY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF JOSEPH E. WYATT AND FRANCES M. WYATT, AS CO-TRUSTEES UNDER THE JOSEPH E. WYATT AND FRAN M. WYATT FAMILY TRUST AGREEMENT.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 20, T. 19 N., R. 19 E., M.D.B.&M. AND THE SURVEY WAS COMPLETED IN JUNE 2024.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630 INCLUSIVE.
- 5) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



08/20/2024

GUILLERMO E. CAREY, PLS 17758
NEVADA PROFESSIONAL LAND SURVEYOR

DATE

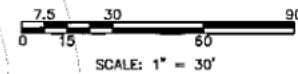
LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- ⊙ STREET CENTERLINE MONUMENT
- ⊕ GPS CONTROL POINT
- ⬢ SECTION CORNER
- (1) REFERENCE MAP OR DOCUMENT
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- DE DRAINAGE EASEMENT
- CONTROL POINT TIE
- ADJACENT PROPERTY LINE
- SUBJECT PROPERTY BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE OF STREET RIGHT-OF-WAY

DOC #5478253
08/20/2024 11:04:52 AM
Requested By
MAPCA SURVEYS INC
Washoe County Recorder
Kalie M. Work
Fee: \$35.00
Page 1 of 1

BASIS OF BEARING:

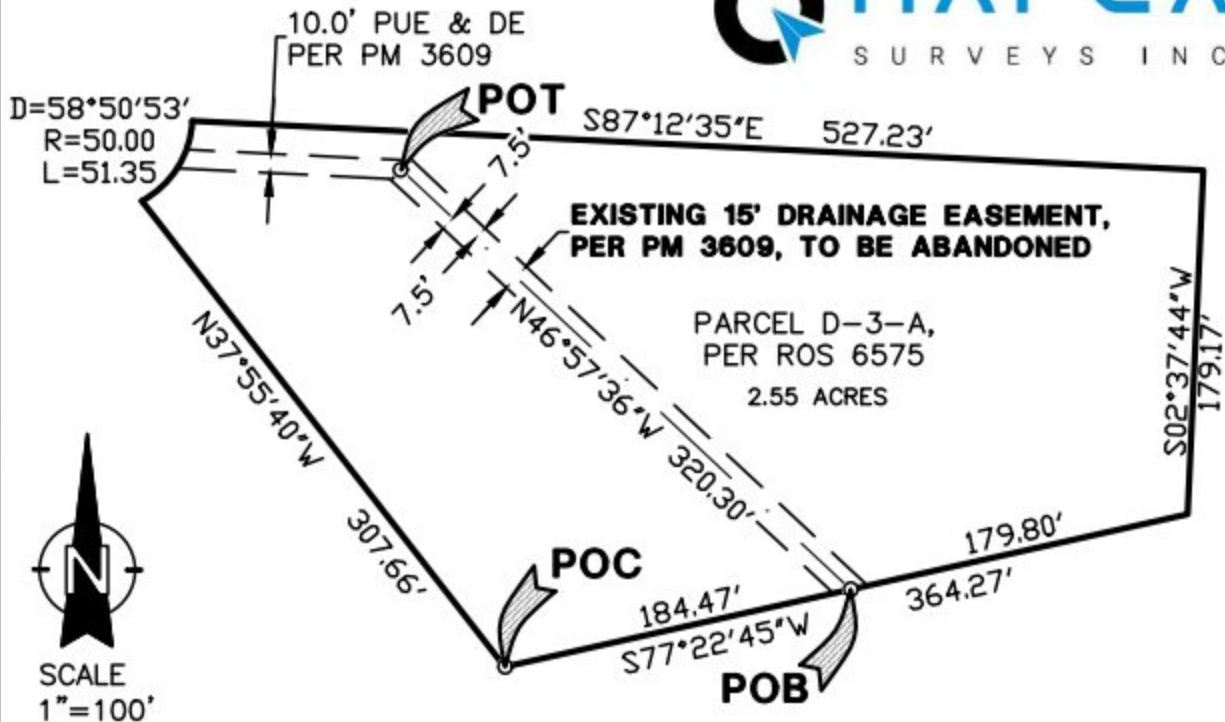
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83/94), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND SCALE FACTOR = 1.000197939, SCALED FROM 0.00 N, 0.00 E AND CONVERTED TO U.S. SURVEY FEET.







**RECORD OF SURVEY
IN SUPPORT OF A DEED OF COMBINATION
FOR
THE JOSEPH E. WYATT & FRAN M. WYATT
FAMILY TRUST AGREEMENT**

BEING A COMBINATION OF PARCEL D-1-A & PARCEL D-2-A
AS SHOWN ON RECORD OF SURVEY IN SUPPORT OF
LOT LINE ADJUSTMENT #6094
LYING WITHIN THE SW 1/4, SEC. 20, T.19N., R.19E., M.D.B.&M.





LEGEND:

-  PROPERTY LINE/SUBJECT
-  EASEMENT
-  CENTERLINE OF EASEMENT TO BE ABANDONED
-  DIMENSION POINT
- POC** POINT OF COMMENCEMENT
- POB** POINT OF BEGINNING
- POT** POINT OF TERMINUS

BASIS OF BEARING

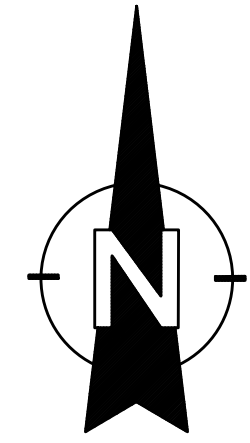
THE BASIS OF BEARINGS IS NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94, WEST ZONE. GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR=1.000197939



12/09/24

EXHIBIT "A-1"
ABANDONMENT OF DRAINAGE EASEMENT

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 19N, RANGE 19E M.D.B.&M. RENO - WASHOE COUNTY - NEVADA



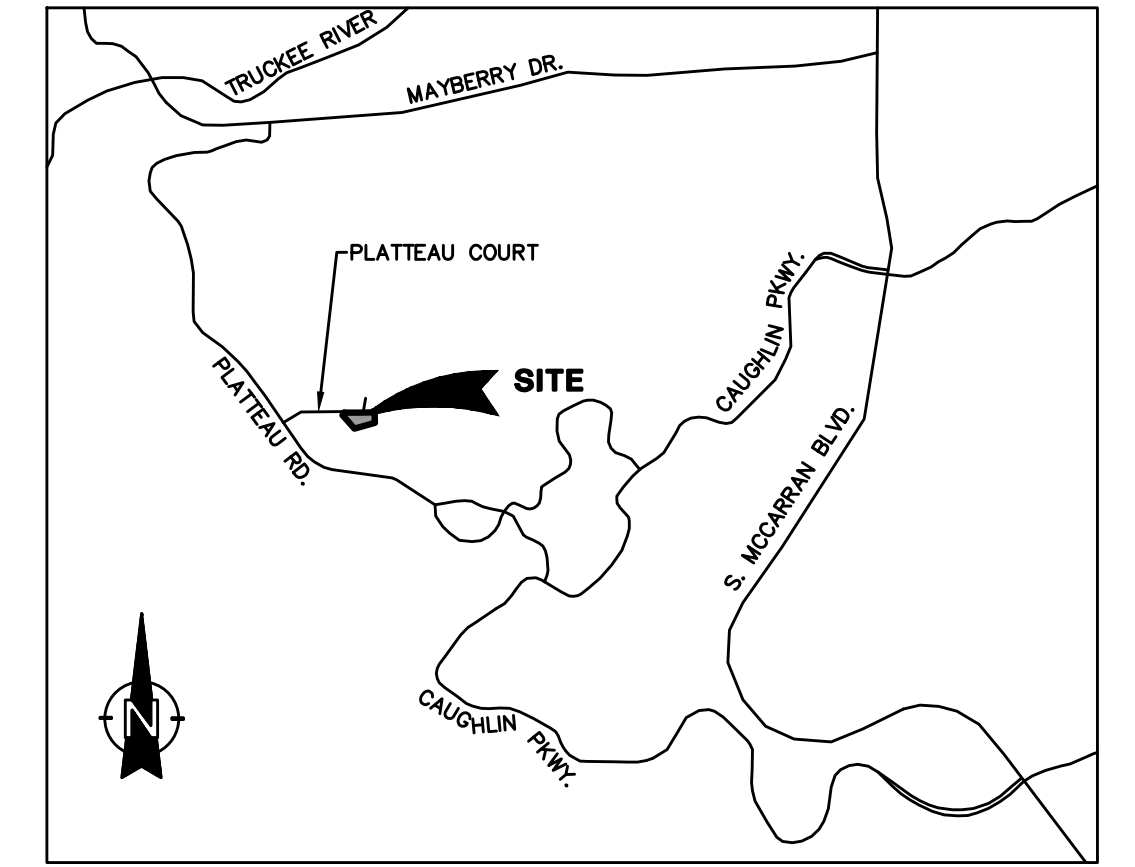
0 10 20 40
SCALE: 1"=20'

HORIZONTAL DATUM:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83/94), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND SCALE FACTOR = 1.000197939, SCALED FROM 0.00 N, 0.00 E AND CONVERTED TO U.S. SURVEY FEET.

NOTES:

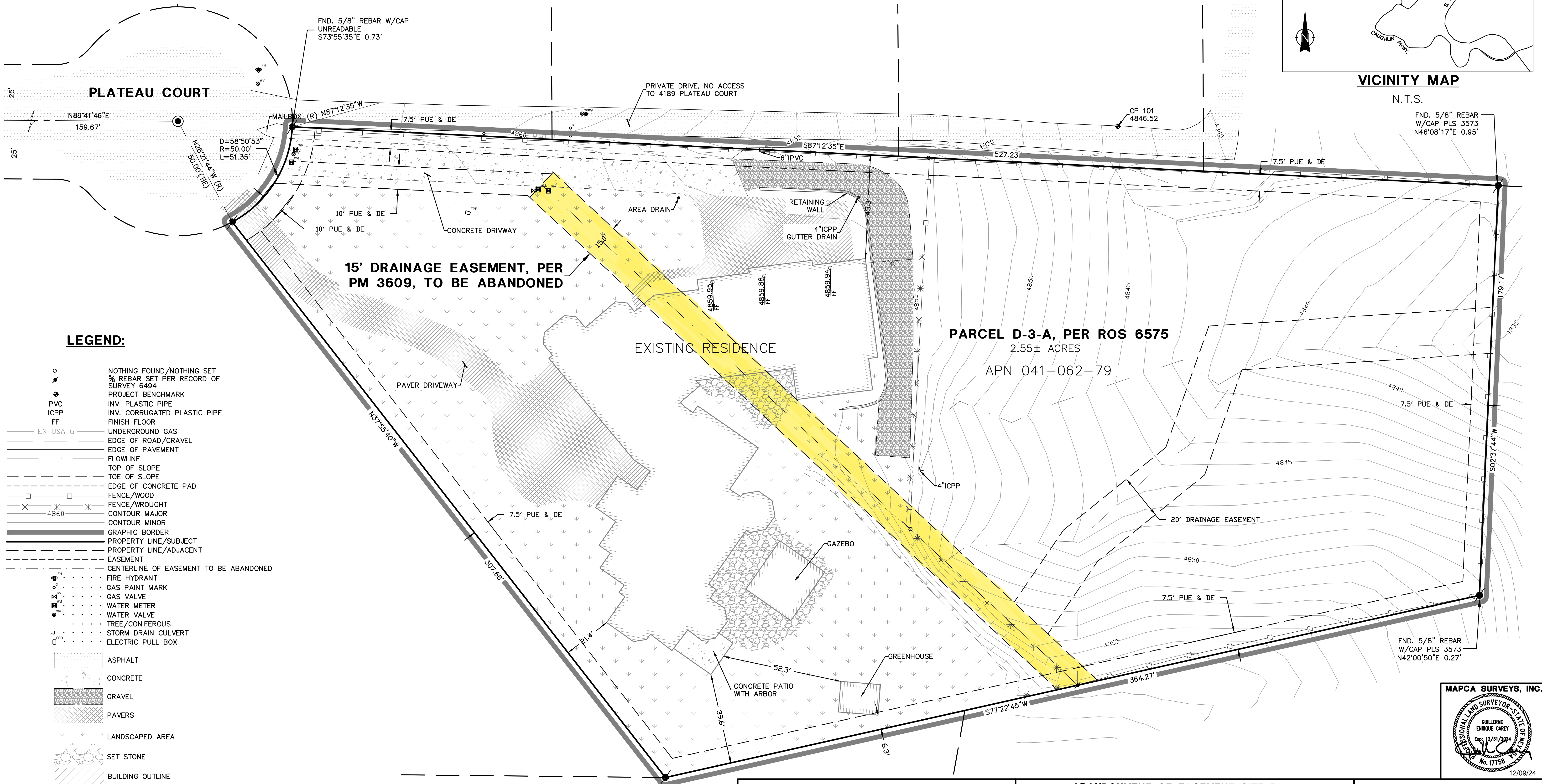
1. BOUNDARY AND EASEMENTS HEREON ARE SHOWN PER DOCUMENTS FOUND IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NV.
2. UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE ONLY. NO EXCAVATION, POT-HOLING OR USA LOCATES WERE PERFORMED TO DETERMINE ACTUAL LOCATIONS.
3. ALL STRUCTURES, IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON ARE EXISTING.



VICINITY MAP

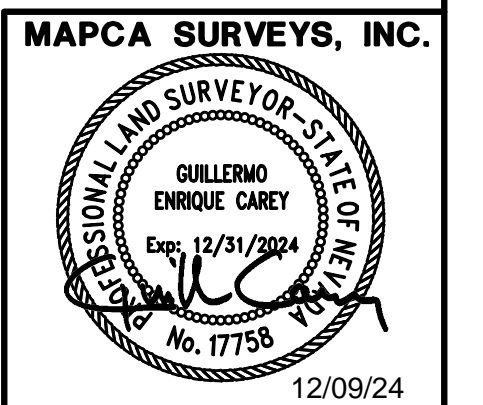
N.T.S.

FND. 5/8" REBAR W/CAP PLS 3573 N46°08'17"E 0.95'



LEGEND:

- NOTHING FOUND/NOTHING SET
- ⊕ 5/8" REBAR SET PER RECORD OF SURVEY 6494
- ◆ PROJECT BENCHMARK
- INV. PLASTIC PIPE
- INV. CORRUGATED PLASTIC PIPE
- FF FINISH FLOOR
- EX USA G UNDERGROUND GAS
- EDGE OF ROAD/GRAVEL
- EDGE OF PAVEMENT
- FLOWLINE
- TOP OF SLOPE
- TOE OF SLOPE
- - - EDGE OF CONCRETE PAD
- FENCE/WOOD
- * FENCE/WROUGHT
- CONTOUR MAJOR
- CONTOUR MINOR
- GRAPHIC BORDER
- PROPERTY LINE/SUBJECT
- PROPERTY LINE/ADJACENT
- - - EASEMENT
- - - CENTERLINE OF EASEMENT TO BE ABANDONED
- ⊕ FIRE HYDRANT
- GAS PAINT MARK
- GAS VALVE
- ⊕ WATER METER
- ⊕ WATER VALVE
- TREE/CONIFEROUS
- STORM DRAIN CULVERT
- ELECTRIC PULL BOX
- ASPHALT
- CONCRETE
- GRAVEL
- PAVERS
- LANDSCAPED AREA
- SET STONE
- BUILDING OUTLINE



12/09/24

<p>580 MOUNT ROSE STREET RENO, NV 89509 PHONE: (775) 432-2067</p>	<p>ABANDONMENT OF EASEMENT SITE PLAN WYATT FAMILY TRUST A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 20 T.19N. - R.19E., M.D.B.&M.</p>	DATE OF SURVEY: 12 APRIL 2024
		SCALE: 1"=20' C.I. = 1 FOOT
<p>RENO WASHOE COUNTY NV</p>	<p>DATE SUBMITTED: 9 December 2024</p>	DATE OF SURVEY: 12 APRIL 2024
		DATE SUBMITTED: 9 December 2024
		DATE SUBMITTED: 9 December 2024
		DRAWN BY: MQ CHECK BY: GEC
		JOB NO: 1702 SHEET 1 OF 1

EXHIBIT "A"
LEGAL DESCRIPTION FOR
ABANDONMENT OF DRAINAGE EASEMENT

All that portion of the Southwest 1/4 of Section 20, Township 19 North, Range 19 East, M.D.B.&M., being more particularly described as follows:

Being a portion of the drainage easements granted on Parcel Map No. 3609, recorded February 7, 2000, as File No. 2420664, and that portion described in the Boundary Line Adjustment Deed to THE JOSEPH E. WYATT AND FRAN M. WYATT FAMILY TRUST shown as Exhibit "G" and recorded October 18, 2019, as Document No. 4964266 in the Office of the County Recorder of Washoe County, State of Nevada.

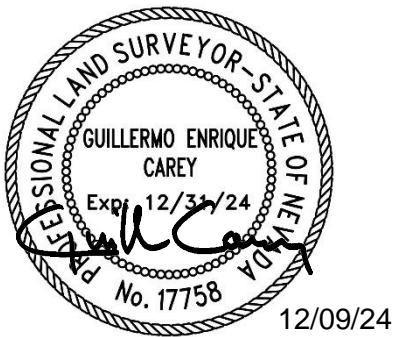
A strip of land fifteen (15) feet in width, lying seven and one half (7.5) feet on each side of the following described centerline:

COMMENCING at the Southwest corner of Parcel D-3-A as shown on Record of Survey in Support of a Deed of Combination No. 6575, according to the map thereof, filed in the Office of the County Recorder of Washoe County, State of Nevada, on August 20, 2024, as File No. 5478253.

THENCE from said POINT OF COMMENCEMENT, North 77° 22' 45" East along the Southerly line of said Parcel D-3-A, a distance of 184.47 feet, to the POINT OF BEGINNING of the centerline of said Drainage Easement;

THENCE from said POINT OF BEGINNING, leaving said Southerly line North 46° 57' 36" West a distance of 320.30' feet to the POINT OF TERMINUS.

The Basis of Bearings for the legal description is based on NAD83(94) Nevada State Plane Coordinate System, West Zone, based on Washoe County Network.



Prepared By:
MAPCA SURVEYS, INC.
580 Mount Rose Street
Reno, NV 89509
Ph. (775) 432-2067