



Planning Commission Staff Report

Meeting Date: February 6, 2024

Agenda Item: 8A

ABANDONMENT CASE NUMBER: WAB23-0008 (Kliment Abandonment)

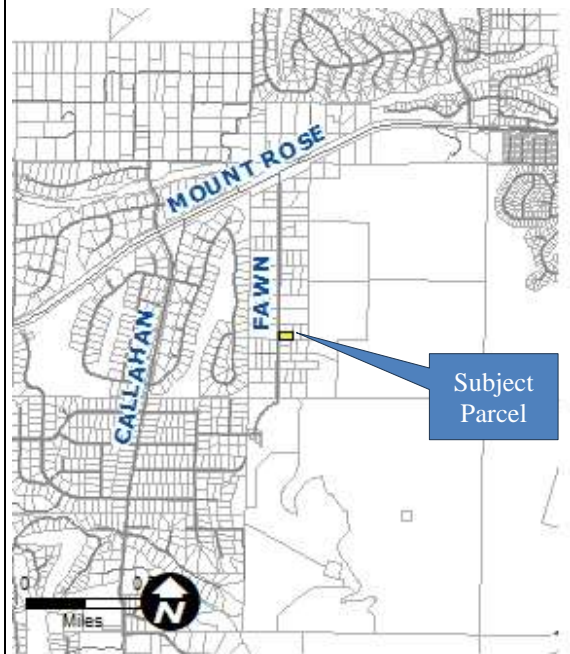
BRIEF SUMMARY OF REQUEST: To abandon a 15-foot-wide section of an undeveloped roadway easement

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

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in a 15-foot-wide portion of a 33-foot government patent easement for access and public utilities along the southern boundary of the parcel at 15660 Fawn Lane (APN: 150-232-02).

Applicant/Owner: Richard & Cynthia Kliment
Location: 15660 Fawn Lane
APN: 150-232-02
Parcel Size: 1.12 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 WAB23-0008 for Richard & Cynthia Kliment, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

(Motion with Findings on Page 8)

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Abandonment Definition

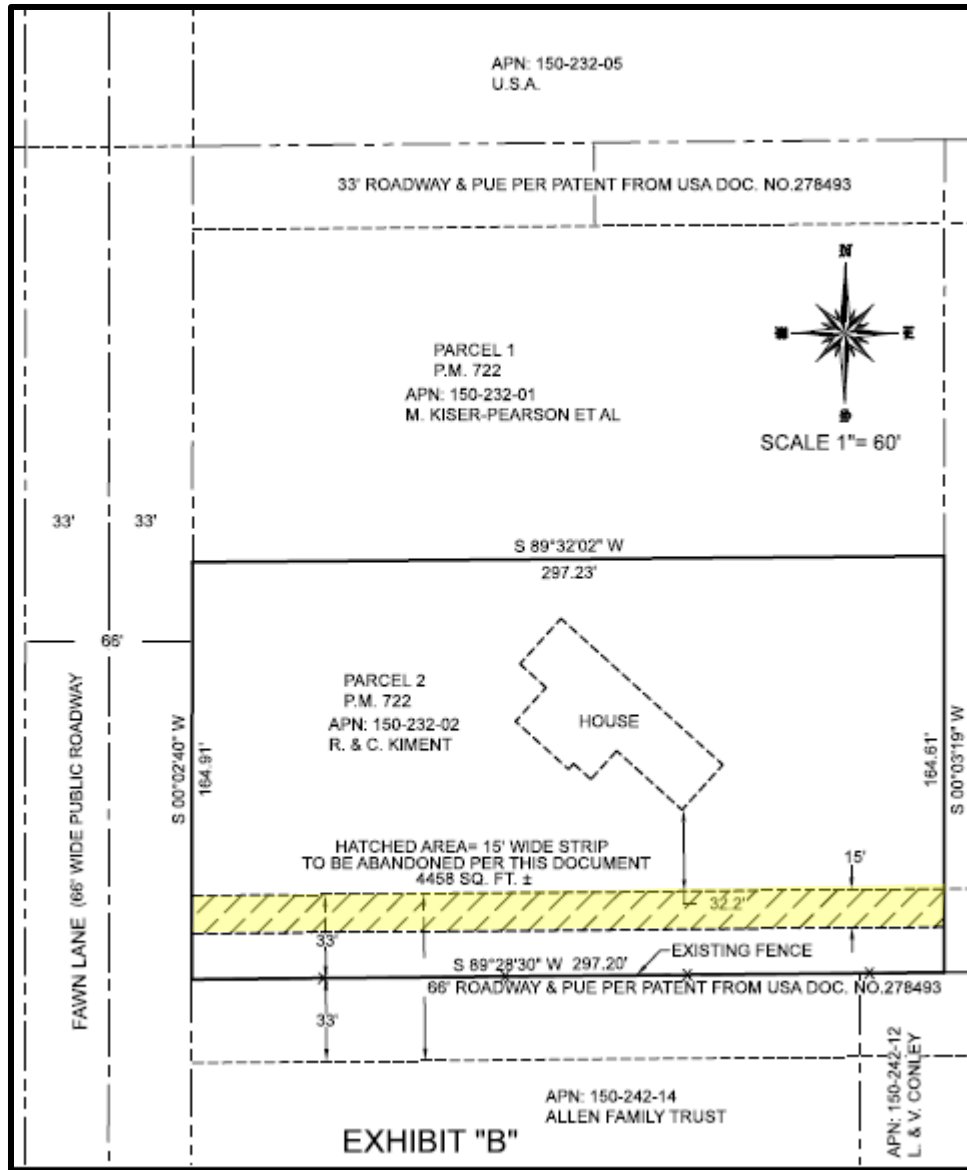
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed prior to the recordation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

The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicant's surveyor, that are required by the Conditions of Approval. When the Engineering and Capital Projects Division is satisfied that all Conditions of Approval have been met, then the Engineering and Capital Projects Division will record the Resolution and Order of Abandonment with the County Recorder. The abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.

The Conditions of Approval for Abandonment Case Number WAB23-0008 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). The front and rear yard setbacks are 30 feet, and the side yard setbacks are 12 feet from their respective property lines.



Site Plan



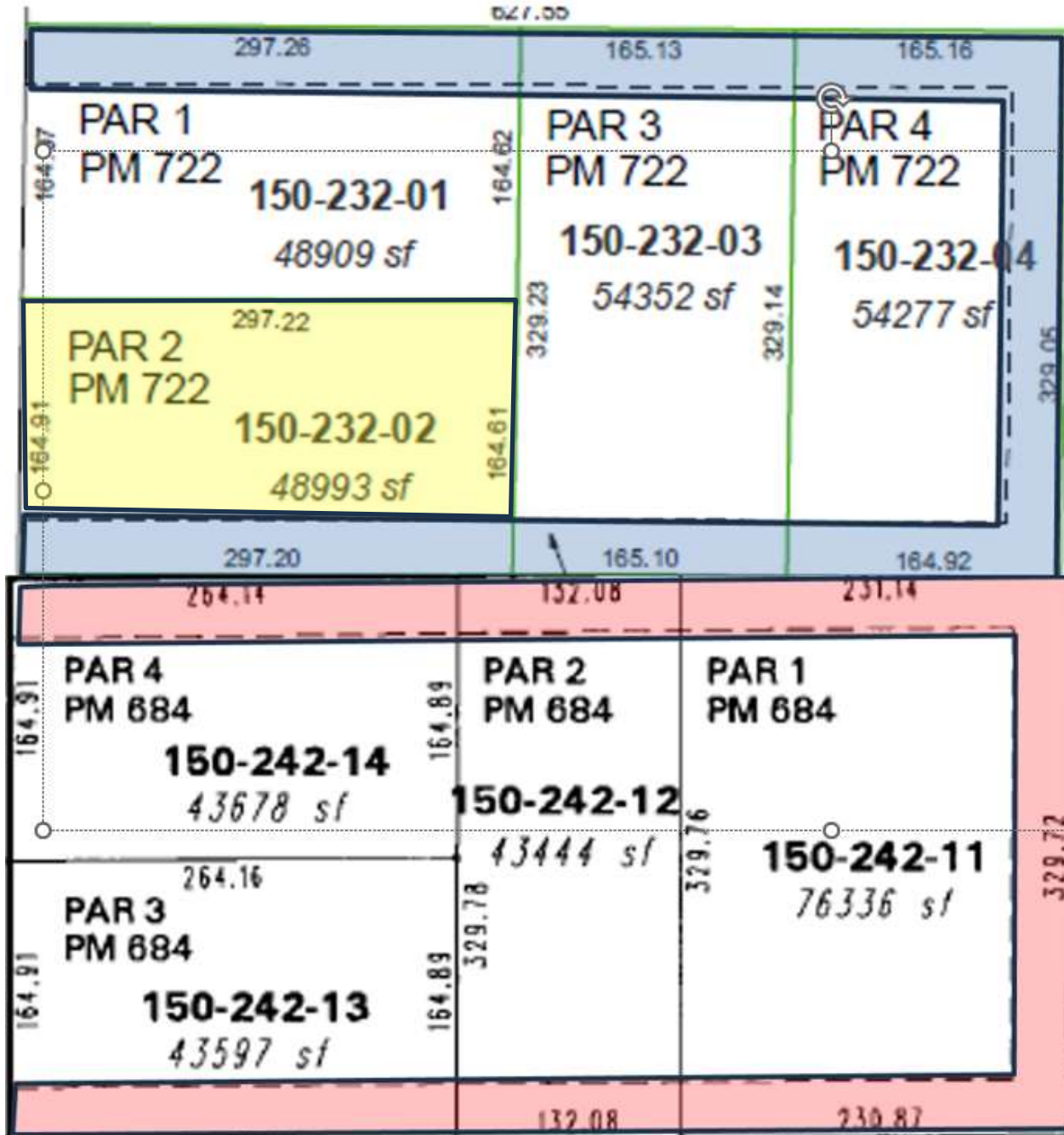
Vicinity Map

Project Evaluation

The applicant is seeking to abandon a 15-foot-wide section of a 33-foot-wide access easement located along the southern property line of the subject parcel. According to the application, the abandoned area will enable the property owner to have “a more usable yard.” The area proposed to be abandoned wholly within the applicant’s property and is depicted by the yellow hatched highlighted area in the site plan on page 3.

The easement was created by a government patent and is identified as a roadway & public utility easement (PUE). The applicant access to the property from Fawn Lane and the area to be abandoned is not being used for roadway access. The utility companies were contacted and no comment or condition was received concerning the PUE easement.

A 33-foot easement surrounds all of the adjacent parcels, see the blue highlighted area on the parcel map on follow page. A similar 33-foot easement also surrounds the parcels to the south, see the red highlighted area on the parcel map. The vicinity map, above, shows access to the various parcels. The map also shows that the adjacent parcels to the east of the proposed abandonment is landscaped within the whole easement area.



Parcel Map

An existing dirt road is located on the parcel adjacent to the south of the proposed abandonment, which provides access to the parcels to the south and east. The road is located solely on the adjacent 33-foot-wide easement on parcels to the south (APNs: 150-242-14 & 12).

The easements were established to provide roadway and utility access. Both will be maintained with the proposed abandonment. Even if the property owner for APN:15024214 also requested abandonment of a 15-foot-wide section of their 33-foot-wide access easement, the resultant roadway would still be 36 feet wide, which meets WCC 110.436.110(a) for a private street.

Forest Area Plan

The subject parcel is located within the Forest Area Plan. Staff was unable to find any relevant policies related to the abandonment of easements in the Forest Area Plan or the Washoe County Master Plan.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
NNPH Environmental Health	X			
AT&T	X	X		Cliff Cooper, cc2132@att.com
NV Energy	X			
Truckee Meadows Water Authority	X			

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

Staff Comment on Required Findings

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

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

Staff Comments: The proposed abandonment does not affect any standards of either the Washoe County Master Plan or the Forest Area Plan. Staff has not found any applicable policies, action programs, standards or maps in either the Master Plan or Forest Area Plan related to this abandonment request.

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

Staff Comment: The request was submitted to all relevant agencies and departments for review and Conditions of Approval are included with the staff report as Exhibit A. The abandonment is only for a 15-foot-wide portion of the undeveloped roadway easement. Roadway access to parcels to the south and east is already established on the adjacent easement. Further, in the event the property owner to the south (APN 150-242-14) applies for a similar abandonment of their access easement, the resultant 36-foot-wide access easement is sufficient to meet County standards.

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

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

Recommendation

After analysis and review, Abandonment Case Number WAB23-0008 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 WAB23-0008 for Richard & Cynthia Kliment, 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 Owner: Richard & Cynthia Kliment, rrklim55@gmail.com



Conditions of Approval

Abandonment Case Number WAB23-0008

The project approved under Abandonment Case Number WAB23-0008 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on February 6, 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 – Julee Olander, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- c. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

Washoe County Engineering and Capital Projects

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

**Contact Name – Robert Wimer, P.E., Licensed Engineer, 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. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- c. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to drainage and utility easements. Public Utility Easements remain unless relinquished by the Public Utility Company holding the easement right.
- d. The applicant shall comply with conditions necessary to 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 ***

From: [COOPER, CLIFFORD E](#)
To: [Olander, Julee](#)
Subject: Case Number WAB23-0008 (Kliment Abandonment)
Date: Thursday, December 14, 2023 12:24:58 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[December Agency Review Memo I.pdf](#)

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

Julee,

AT&T does not have any adverse comments on this abandonment.

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

From: Roman, Brandon <BRoman@washoecounty.gov>
Sent: Thursday, December 14, 2023 11:38 AM
To: COOPER, CLIFFORD E <cc2132@att.com>; GORDON, BRYSON <BG1853@att.com>
Subject: December Agency Review Memo I

Good morning, Please use this, Memo I. Thank you.

Please remember to send agency review responses/comments directly to the Planner for the case, rather than replying to me.

Please find the attached **Agency Review Memo I** with cases received in **December** by Washoe County Community Services Department, Planning and Building Division. You've been asked to review the application for **Item #1**. The item description and link to the application are provided in the memo. **Comments are due by January 2, 2024.**

Sincerely,

Brandon Roman
Office Support Specialist, Planning & Building Division | Community Services Department
broman@washoecounty.gov | Direct Line: 775.328.3606
My working hours: Monday-Friday 7:00am to 3:30pm



Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)



Date: December 20, 2023

To: Julee Olander, Planner

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

Re: Abandonment Case WAB23-0008 Kliment Abandonment
APN: 150-232-02

GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of 15 feet of a total of 33 feet of access easement along the southern border on the subject parcel. The parcel is located on approximately 1.12 acres at 15660 Fawn Lane, south of Mount Rose Highway. The Engineering and Capital Projects Division recommends approval with the following comments and 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 legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
2. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
3. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to drainage and utility easements. Public Utility Easements remain unless relinquished by the Public Utility Company holding the easement right.
4. The applicant shall comply with conditions necessary to 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.

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WAB23-0008 (Kliment Abandonment)
Date: Friday, December 22, 2023 11:41:13 AM
Attachments: [image001.png](#)

Hi Julee,

TMFPD has no specific conditions for this request.

Have a great holiday!

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"



Date: December 20, 2023

To: Julee Olander, Planner

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

Re: Abandonment Case Number WAB23-0008 (Kliment Abandonment)
APN 150-232-02

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an abandonment for Washoe County's interest in 15-foot-wide portion of a 33-foot government patent easements for access and public utilities along the south side of the parcel at 115660 Fawn Lane.

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

No water rights conditions for this abandonment.

From: [Marc Board](#)
To: [Olander, Julee](#)
Cc: [Marc Board](#)
Subject: WAB23-0008_Kliment Abandonment
Date: Wednesday, January 3, 2024 11:39:10 AM

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

Hello Julie,

Please confirm receipt of this email.

I received the Courtesy Notice regarding the abandonment Case # WAB23-0008.

I am a neighbor and would like to remain anonymous, so please treat as confidential.

I was quite surprised this abandonment came up as I came into your planning department a couple years ago trying to do the same thing and was informed this couldn't be done. So of course I built a structure elsewhere on my property.

As the homeowner directly East 150-232-03 I went over to speak with Rick Kliment about his intentions, and why he needed the 15' abandonment. Rick has just recently purchased property and was fully aware of easements when he purchased. He evidently wants to add an extra garage onto the side of his garage, and then also put a second story on the garages as living space for his adult son. Of course there are other areas on his property he can build, as well as going up another story/level on his house without abandonment.

He stated to me he really does not need the 15' however asked for that large amount so he can negotiate a lesser amount.

I am assuming if he was successful in gaining the 15' that he then could build 15' toward the easement as both our homes are at the maximum allowable south easement for building. If he was allowed the 15' he basically blocks our view of mountains from our living area if plans move forward.

I am against allowing easement abandonment of 15' but acceptable (if at all) at half that amount (8').

Please submit this information for your review of this property.

Thank you.

Marc

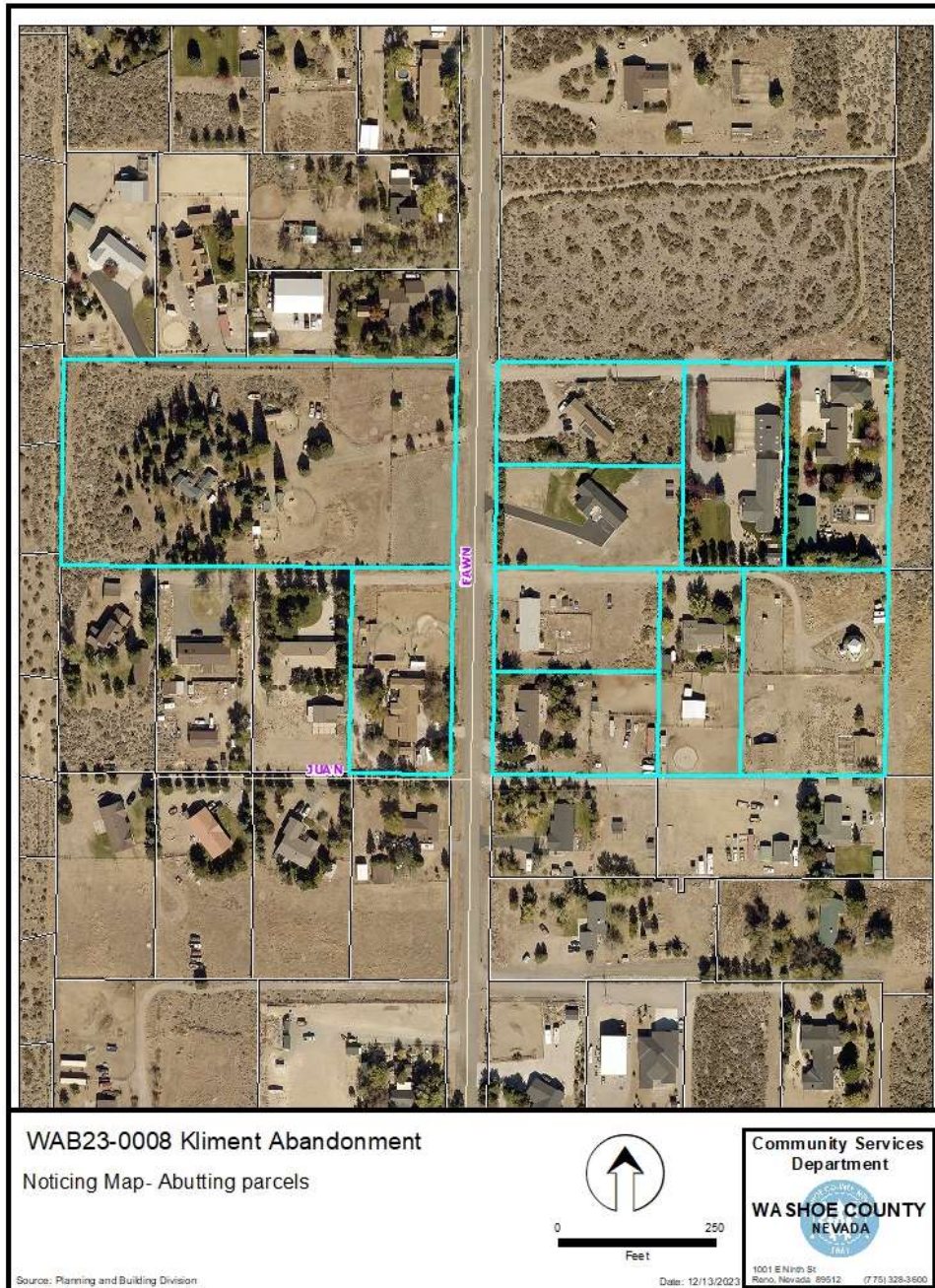
Marc L. Board

15640 Fawn Lane

Reno, NV 89511

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 9 separate property owners who were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

Abandonment Case Number WAB23-0008

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: Kliment abandonment			
Project Description: To abandon a portion (15' wide strip) of an existing 33' public roadway and utility easement across the south portion of the Kliment parcel			
Project Address: 15660 Fawn Lane			
Project Area (acres or square feet): 48,993 sq. ft.			
Project Location (with point of reference to major cross streets AND area locator): On east side of Fawn Lane approx. 3600' south of Mt. Rose Highway			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
150-232-02	48993		
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: Richard & Cynthia Kliment		Name: Alpine Land Surveyors	
Address: 15660 Fawn Lane		Address: 7395 Gravel Ct.	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89502
Phone: 214-425-3846	Fax:	Phone: 775-771-1491	Fax:
Email: rrklim55@gmail.com		Email: mike@alpinelandsurveyors.com	
Cell:	Other:	Cell:	Other:
Contact Person: Richard Kliment		Contact Person: Michael J. Miller, P.L.S.	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Richard Kliment		Name:	
Address: 15660 Fawn Lane		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 214-425-3846	Fax:	Phone:	Fax:
Email: rrklim55@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Richard Kliment		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?

A 66' wide public roadway and utility easement reserved in the patent from U.S.A. existing along S. prop. line. Requesting partial abandonment

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

Land patent from USA per Doc. 278493 recorded in Book.F, Pg. 177 Land Patents 09-04-1957

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

To allow for a more usable yard for owner. Easement is not being used for roadway to other parcels

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

None proposed

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 an existing dirt road on the S. side of the 66' wide easement used to access parcels to the east.

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	* None
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IMPORTANT

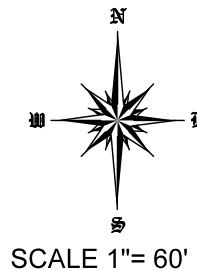
NOTICE REGARDING ABANDONMENTS:

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

APN: 150-232-05
U.S.A.

33' ROADWAY & PUE PER PATENT FROM USA DOC. NO.278493

PARCEL 1
P.M. 722
APN: 150-232-01
M. KISER-PEARSON ET AL



33' 33'

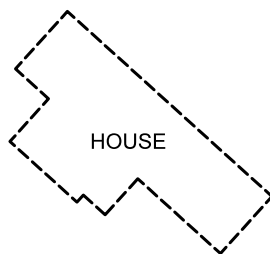
S 89°32'02" W
297.23'

66'

FAWN LANE (66' WIDE PUBLIC ROADWAY)

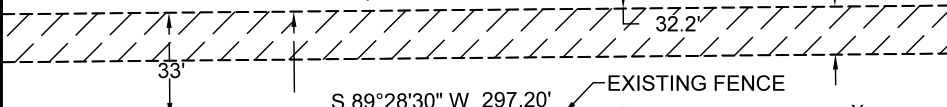
S 00°02'40" W
164.91'

PARCEL 2
P.M. 722
APN: 150-232-02
R. & C. KIMENT



164.61'
S 00°03'19" W

HATCHED AREA= 15' WIDE STRIP
TO BE ABANDONED PER THIS DOCUMENT
4458 SQ. FT. ±



S 89°28'30" W 297.20'

EXISTING FENCE

66' ROADWAY & PUE PER PATENT FROM USA DOC. NO.278493

APN: 150-242-14
ALLEN FAMILY TRUST

APN: 150-242-12
L. & V. CONLEY

EXHIBIT "B"

EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION
FOR

PUBLIC ROADWAY ABANDONMENT

LYING WITHIN THE SW 1/4 SECTION 36, T.18N. R.19E. M.D.M.

WASHOE COUNTY

NEVADA



SHEET

OF

1

1



SURVEYOR'S STATEMENT
 THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RICHARD KLIMENT. THE SURVEY WAS COMPLETED IN OCTOBER, 2023.

Michael J. Miller
 MICHAEL J. MILLER, P.L.S. 6636
 PROFESSIONAL LAND SURVEYOR
 STATE OF NEVADA
 EXPIRES 10/05/2023

OCTOBER 5, 2023

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS MAP IS IDENTICAL WITH THOSE BEARINGS SHOWN ON PARCEL MAP NO. 722, RECORDED NOVEMBER 16, 1978, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

FILE NO: 15660 Fawn Lane boundary.dwg

BOUNDARY/ SITE PLAN
 for
RICHARD KLIMENT

15660 FAWN LANE
 WASHOE COUNTY
 NEVADA



7395 GRAVEL CT., RENO, NV 89502
 PH. 775-771-1491
 EMAIL: mike@alpinelandsurveyors.com

STATUS OF MAP
 PRELIMINARY
 INITIAL SUBMITTAL
 FINAL SUBMITTAL

DATE: _____
 DATE: _____
 DATE: _____

DATE	MARK	REVISIONS	BY

1
 OF 1 SHEET



**LEGAL DESCRIPTION
FOR
PUBLIC ROADWAY ABANDONMENT**

All that certain real property, situate in the Southwest One-Quarter of Section 36, Township 18 North, Range 19 East, M.D.M, Washoe County, Nevada, more particularly described as follows:

BEGINNING at a point lying on the east side of Fawn Lane, a 66' wide right-of-way, bearing North 00°02'40" East, 18.00 feet from the southwest corner of Parcel 2 as shown on Parcel Map No. 722, recorded November 14, 1978, Official Records, Washoe County, Nevada;

THENCE from said POINT OF BEGINNING, North 89°28'30" East, 297.21 feet to a point lying on the east line of said Parcel 2;

THENCE North 00°03'19" East, along said east line, 15.00 feet;

THENCE South 89°28'30" West, 297.21 feet, to a point lying on said east line of Fawn Lane;

THENCE South 00°02'40" West, along said east line, 15.00 feet, to said POINT OF BEGINNING, containing 4,458 square feet, more or less.

The basis of bearings for this description is identical with those bearings shown on said Parcel Map No. 722.

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89502



12-08-23