

6000 PEMBROKE DRIVE ABANDONMENT APPLICATION



Prepared by:



December 15, 2015

6000 PEMBROKE DRIVE ABANDONMENT

Prepared for:

Gary and Rachel Bullock

5990 Pembroke Drive

Reno, NV

Prepared by:

Rubicon Design Group, LLC

100 California Avenue, Suite 202

Reno, Nevada 89509

(775) 425-4800

December 15, 2015

6000 PEMBROKE DRIVE ABANDONMENT

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6000 PEMBROKE DRIVE - ABANDONMENT

Introduction

This application includes the following request:

- An abandonment application in order to relocate (abandon and replace) an access easement serving four residential parcels.

Project Location

The project is located at 6000 Pembroke Drive, roughly 550 feet east of the intersection with Craviasco Lane. The two parcels affected by the relocation total 1.1 acres and are AP #'s 021-140-24 and -25). The properties are zoned General Rural (GR) and are used as single family housing. Surrounding uses include residential to the west and south and open space/public facility to the north and east. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

6000 PEMBROKE DRIVE - ABANDONMENT

Project Summary

The 6000 Pembroke site and three adjoining parcels are all served by a single access easement. This request is to relocate the easement in order to make more coherent and reasonable building envelopes for the two central parcels (APNs 021-140-24, -25). Currently, the access easement follows the property line between these two parcels as it turns north, before continuing east to parcel 021-140-26.

This configuration creates two property frontages on parcel -24, because the easement runs along its south border then along its east border. Both of these frontages are subject to a front yard setback, in this case 30'. By relocating the easement, to run in a more continuous line from west to east, the front setback (from the easement) is also relocated, creating a more standard, and more favorable, potential building footprint for both lots.

Figure 2 (below) provides an aerial view of the property, including the existing and proposed easement locations.

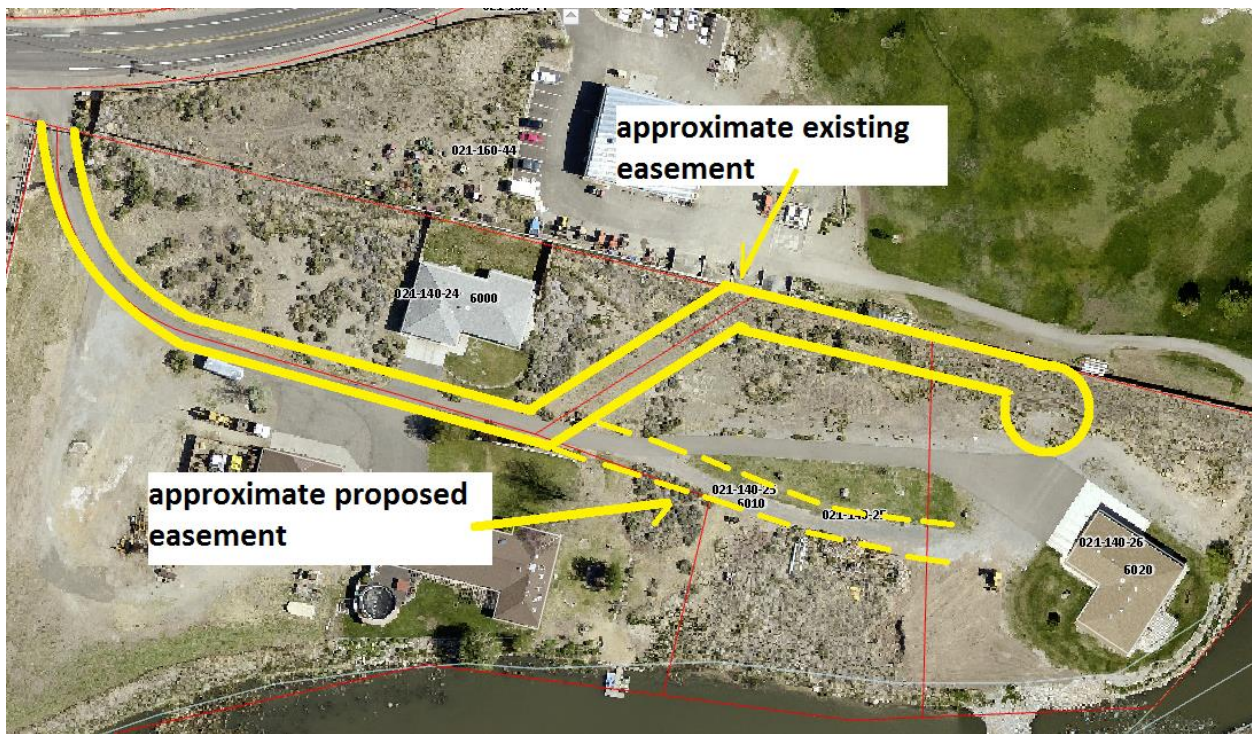


Figure 2 – Aerial View

6000 PEMBROKE DRIVE - ABANDONMENT

Impacts

There are effectively no impacts from the proposed change. No new traffic, noise, or other adverse changes will occur. The intensity of use of the area will not change in that each parcel will continue to be zoned for a single family house. No new uses will be introduced with this change.

Access to each parcel will be maintained with this change, as will the use of a single shared driveway from Pembroke Drive.

The four parcels served by the easement are under common ownership. These owners are the only people affected by this change.

Zoning Code

The parcels in question are zoned General Rural (GR). This zoning classification is apparently a holdover from an earlier period, prior to the small lot configuration seen now. This GR designation is non-conforming due to the lot size. The minimum GR lot size is 40 acres and these lots are roughly 1-2 acres.

Washoe County Planning procedure, when faced with non-conforming lots, is to apply the zoning code that would apply, if the conforming zoning classification was in place. In this case, the lots would qualify for the Low Density Suburban (LDS) classification. This is logical as the GR standards for 40-acre lots are not appropriate for suburban developments.

The LDS Zone standards include 30' front and 12' side setbacks (Washoe County Development Code Section 110.406.05). So development of the affected parcels would still include generous setbacks of 30' along property fronts (this standard is, in fact, identical to the GR front setback).

Building Envelope

The proposed change would affect the potential building envelope on the parcels. Figure 3 on the following page shows the rough building envelope for parcel -25, which is currently vacant. As seen in the exhibit, this envelope is more than sufficient to develop the parcel in the manner of the adjacent parcels.

6000 PEMBROKE DRIVE - ABANDONMENT

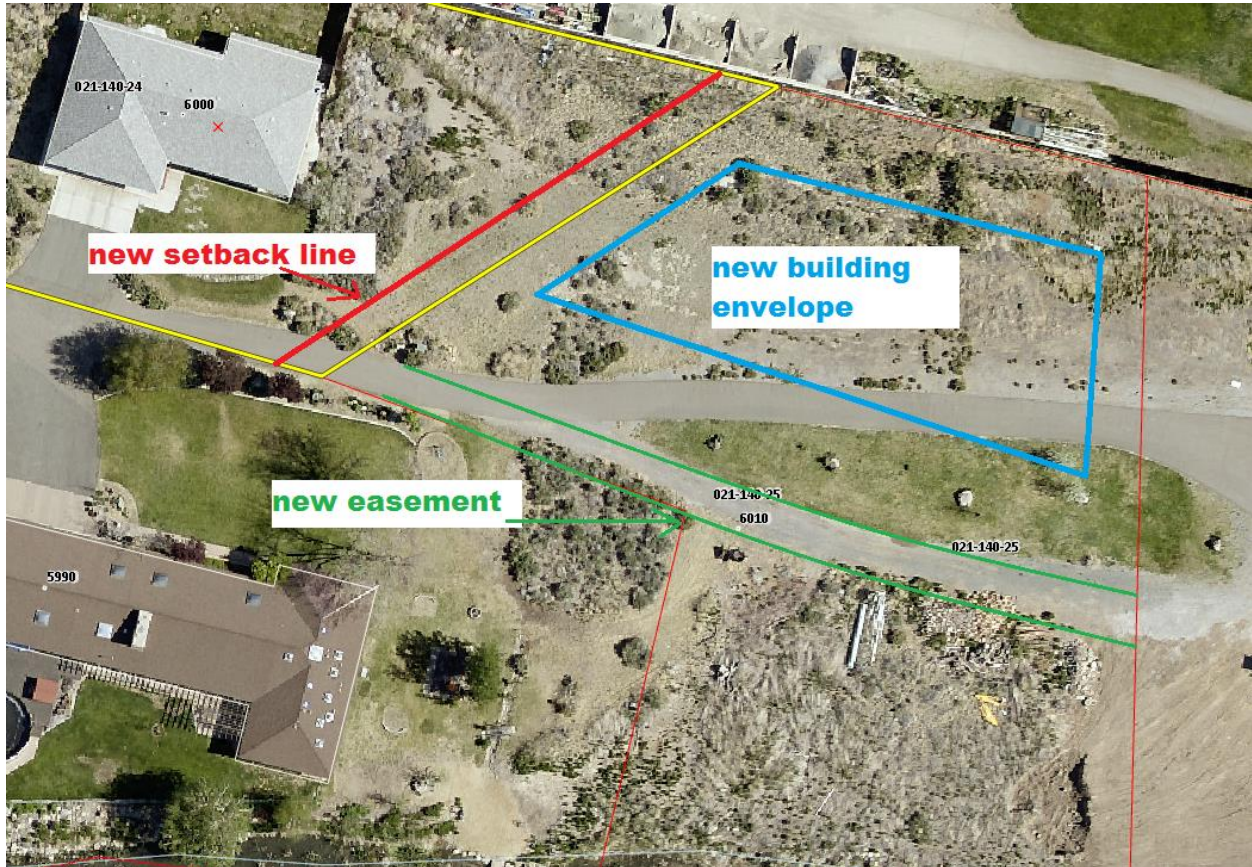


Figure 3 – Building Envelope with Relocated Easement

6000 PEMBROKE DRIVE - ABANDONMENT

Abandonment Findings

Section 110.806.20 of the Washoe County Development Code includes findings that must be made by the Planning Commission in order to approve an abandonment. These findings are listed below and are addressed in **bold face** type.

(a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the applicable area plans;

The proposed abandonment has no impact on the goals of the Master Plan. Access to all parcels is maintained, no new parcels are being created, and the affected properties will remain in a use (single family housing) that is compatible with the area.

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

The abandonment will have no impact on the public. The overall existing access pattern, including the shared single driveway, will remain as is. The 4 properties served by the easement are under common ownership and will remain that way with this project.

(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.

No public utility easement are to be abandoned. The easement in question is an access easement and it will be relocated.

Washoe County Development Code Section 110.806.00

Washoe County Development Code section 110.806 defines the procedures for processing an abandonment. This code section, in its entirety, is *included below in italics*, with **explanations/responses in bold**.

Purpose. The purpose of this article, Article 806, Vacations and Abandonments of Easements or Streets, is to provide for the vacation or abandonment of easements or streets.

Section 110.806.05 Requirements for Application. 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 Community Development or an owner of real property abutting an easement or public street right-of-way through an application to the Department of Community Development or as part of a tentative subdivision map application if the abandonment or vacation application is related to the tentative map proposal. If the application for the

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vacation or abandonment of an easement or street is included as part of a tentative subdivision application, the noticing of the tentative subdivision map application shall include a description of the street or easement to be vacated or abandoned. No application shall be processed when the information necessary to review and decide upon it is deemed to be incomplete by the Director of Community Development.

Application materials are included. The easement is not part of a tentative subdivision application.

Section 110.806.10 Supplemental Guidelines, Standards and Criteria. In addition to the standards and findings set forth in the Development Code, the Director of Community Development may prepare supplemental guidelines for the submission of applications and minimum standards and criteria for approval of applications.

This application has addressed all applicable standards.

Section 110.806.15 Review Procedures of Planning Commission. The Planning Commission shall review applications for abandonments and vacations in accordance with the provisions of this section. (a) General Provisions. The Planning Commission shall conduct a public hearing for the purpose of receiving evidence relative to the application. The evidence shall be reviewed to determine if the application is consistent with existing policies, standards and required findings.

The applicant will participate in the required hearing.

(b) Time Period for Hearing and Action. The Planning Commission shall hold a public hearing on the application for vacation or abandonment of an easement or street not less than 10 business days after the newspaper notice as required below is first published.

No action required by applicant.

(c) Notice of Planning Commission Hearing.

(1) Notice of Vacation or Abandonment, Only. Notice of a vacation or abandonment application to be heard by the Planning Commission shall be given by mailing to each owner of property abutting or connected to the proposed vacation or abandonment a notice of the proposed vacation or abandonment application through a delivery method that does not require signature of receipt of the notice by the abutting property owner, but does confirm delivery of the notice to the abutting property owner. Mailing of the notice shall occur at least 10 business days prior to the date of the Planning Commission's public hearing. Furthermore, a notice shall be published at least once in a newspaper of general circulation in the County not less than 10 business days prior to the date of the Planning Commission's public hearing.

No action required by applicant.

(2) Notice of Vacation or Abandonment Combined with Tentative Subdivision Map Application. If the vacation or abandonment application is part of a tentative subdivision map application, the notice of the proposed vacation or abandonment shall be contained in the notice for the tentative subdivision map,

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and each owner of property abutting or connected to the proposed vacation or abandonment shall be provided notice of the combined proposed vacation or abandonment and tentative subdivision notice pursuant to the requirements of subsection (1). Notice shall be published at least once in a newspaper of general circulation in the County pursuant to the requirements of subsection (1).

No action required by applicant.

(3) Notice of Public Utility and Community Antenna Television Company. Each public utility as defined in NRS 360.815 and each community antenna television company as defined in NRS 711.030 serving the area in which an easement or street is proposed to be abandoned shall receive a notice no later than 10 business days prior to the date of the Planning Commission's public hearing on the application. Accompanying the application shall be a request that the public utility and/or community antenna television company indicate in writing whether that entity wishes to have an easement for its purposes provided.

No action required by applicant.

(d) Action by the Planning Commission. Except as provided in Section 110.806.40, if, upon public hearing, the Planning Commission is satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated. The Planning Commission may make the order conditional, and the order becomes effective only upon the fulfillment of the conditions prescribed. Notwithstanding the final decision of the Planning Commission, if a public utility and/or community antenna television company requests an easement for its purposes pursuant to the notice provided in subsection (c)(3), an easement in favor of the public utility and/or community antenna television company shall be provided and the County shall ensure recordation of same.

The applicant will adhere to any conditions that may be applied and agreed to at a hearing.

Section 110.806.35 Appeals to Board of County Commissioners.

(a) An appeal of the Planning Commission's decision regarding a vacation or abandonment of an easement or street may be appealed to the Board of County Commissioners following the procedure set out in WCC 110.912.20 of the Development Code.

No action required by applicant.

(b) Except as provided in Section 110.806.40, if, upon public hearing on the appeal of the Planning Commission's final action on an abandonment or vacation of an easement or street, the Board is satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated. The Board may make the order conditional, and the order becomes effective only upon the fulfillment of the conditions prescribed. The action of the Board of County Commissioners shall be final for the purposes of judicial review. Notwithstanding the final decision of the Board of County Commissioners, if a public utility and/or community antenna television company requests an easement for its purposes pursuant to the notice provided in subsection 110.806.15(c)(3), an easement in favor of the public utility and/or community antenna television company shall be provided and the County shall

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ensure recordation of same.

The applicant will adhere to any conditions that may be applied and agreed to at a hearing.

Section 110.806.40 Utility or Community Antenna Television Company Easement. If a public utility or community antenna television company has an easement over the property, the Planning Commission or the Board, after a hearing on the appeal of the Planning Commission final action, shall provide in its order for the continuation of that easement.

Not applicable.

Section 110.806.45 Legal Description. The applicant shall submit to the Engineering Division, a legal description for the area of the vacation or abandonment prepared by a Nevada Professional Land Surveyor, prior to publication of the order of vacation or abandonment, to the satisfaction of the Engineering Division.

A legal description is included in this application.

Section 110.806.50 Recordation. The order must be recorded in the Office of the County Recorder if all the conditions of the order have been fulfilled and, upon the recordation, title to the street or easement reverts to the abutting property owners in the approximate proportion that the property was dedicated by the abutting property owners or their predecessors in interest.

The applicant will act as required in order to record documents.

Section 110.806.55 Sale of Vacated Portion. In the event of a partial vacation of a street where the vacated portion is separated from the property from which it was acquired by the unvacated portion of it, the Board may sell the vacated portion upon such terms and conditions as it deems desirable and in the best interests of the County. If the Board sells the vacated portion, it shall afford the right of first refusal to each abutting property owner as to that part of the vacated portion which abuts his/her property, but no action may be taken by the Board to force the owner to purchase the portion and that portion may not be sold to any person other than the owner if the sale would result in a complete loss of access to a street from the abutting property.

Not applicable.

Section 110.806.60 Payments. If the street was acquired by dedication from the abutting property owners or their predecessors in interest, no payment is required for title to the proportionate part of the street reverted to each abutting property owner. If the street was not acquired by dedication, the Planning Commission or Board, after a hearing on an appeal of the Planning Commission's final action, may make its order conditional upon payment by the abutting property owners for their proportionate part of the street of such consideration as the Planning Commission or Board, after a hearing on an appeal of the Planning Commission's final action, determines to be reasonable. If the Planning Commission or Board, after a hearing on an appeal of the Planning Commission's final action, determines that the vacation has

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a public benefit, it may apply the benefit as an offset against any determination of reasonable consideration which did not take into account the public benefit.

Not applicable.

Section 110.806.65 Light and Air. Any easement for light and air adjacent to any vacated street is vacated upon the vacation of the street.

Not applicable.

Section 110.806.70 Reservations. In any vacation or abandonment of any street or portion of it, the Planning Commission or Board, after a hearing on an appeal of the Planning Commission's final action, may reserve and except therefrom any easements, rights, or interests therein which it deems desirable for the use of the County or any public utility. The abandonment or vacation of a government patent easement pursuant to this section addresses only the County's interest in the subject easement and cannot be relied upon for purposes of clearing title to the property.

It is unlikely that the easement will present any value to the County as it serves 4 small privately-owned parcels. No other property is logically accessed from this site.

Section 110.806.75 Consistency with Plan. No procedures or approvals that are provided for in this article may be in contravention to the Master Plan.

This request has no impact on Master Plan policies or implementation.

Section 110.806.80 Reapplication. When an application for a vacation or abandonment of an easement or street has been denied, a subsequent application for the same easement or street right-of-way shall not be submitted for the next six (6) consecutive months commencing from the date of the final action by the Planning Commission or Board of County Commissioners, whichever is later.

No action required by applicant.

Community Services Department
Planning and Development
ABANDONMENT APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

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:
Section(s)/Township/Range:			
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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to vacations and abandonments may be found in Article 806, Vacations and Abandonments of Easements or Streets.

1. What is the abandonment 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?

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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?

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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.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500

Bill Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
02114024	Active	12/12/2015 2:10:02 AM
Current Owner: BULLOCK FAMILY TRUST, GARY & RACHEL 5990 PEMBROKE DR RENO, NV 89502		SITUS: 6000 PEMBROKE DR WCTY NV
Taxing District 4000	Geo CD:	
Legal Description Township 19 Section Range 20 SubdivisionName _UNSPECIFIED Lot 2 Block		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2015	2015	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/5/2015	2015	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/4/2016	2015	\$611.11	\$0.00	\$0.00	\$611.11
INST 4	3/7/2016	2015	\$611.10	\$0.00	\$0.00	\$611.10
Total Due:			\$1,222.21	\$0.00	\$0.00	\$1,222.21

Tax Detail

	Gross Tax	Credit	Net Tax
Remediation	\$14.34	\$0.00	\$14.34
State of Nevada	\$128.30	(\$0.05)	\$128.25
Truckee Meadows Fire Dist	\$407.54	(\$0.16)	\$407.38
Washoe County	\$1,050.32	(\$0.41)	\$1,049.91
Washoe County Sc	\$859.23	(\$0.34)	\$858.89
Water District	\$10.00	\$0.00	\$10.00
Truckee Mdw Ungr Water	\$0.48	\$0.00	\$0.48
Total Tax	\$2,470.21	(\$0.96)	\$2,469.25

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2015	211583	B15.118040	\$611.11	10/8/2015
2015	211583	B15.73499	\$635.93	8/25/2015

Pay By Check

**AMOUNT ABOVE WILL
POPULATE AFTER PAYMENT
TYPE IS SELECTED**

Please make checks payable to:
**WASHOE COUNTY
TREASURER**

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

Please mail your request to: Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

Or fax your request to:
(775) 328-2500

Or [click here](#) to submit online form

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.nv

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500

Bill Detail

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[Change of Address](#)

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Washoe County Parcel Information

Parcel ID	Status	Last Update
02114025	Active	12/12/2015 2:10:02 AM
Current Owner: BULLOCK FAMILY TRUST, GARY & RACHEL 5990 PEMBROKE DR RENO, NV 89502		SITUS: 6010 PEMBROKE DR WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 19 Section Lot 3 Block Range 20 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2015	2015	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/5/2015	2015	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/4/2016	2015	\$159.96	\$0.00	\$0.00	\$159.96
INST 4	3/7/2016	2015	\$159.96	\$0.00	\$0.00	\$159.96
Total Due:			\$319.92	\$0.00	\$0.00	\$319.92

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$34.28	(\$0.71)	\$33.57
Truckee Meadows Fire Dist	\$108.90	(\$2.27)	\$106.63
Washoe County	\$280.67	(\$5.83)	\$274.84
Washoe County Sc	\$229.60	(\$4.78)	\$224.82
Water District	\$10.00	\$0.00	\$10.00
Truckee Mdw Ungr Water	\$0.13	\$0.00	\$0.13
Total Tax	\$663.58	(\$13.59)	\$649.99

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2015	211321	B15.118041	\$159.97	10/8/2015
2015	211321	B15.73500	\$170.10	8/25/2015

Pay By Check

**AMOUNT ABOVE WILL
POPULATE AFTER PAYMENT
TYPE IS SELECTED**

Please make checks payable to:
**WASHOE COUNTY
TREASURER**

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

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Reno, NV 89520-3039

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(775) 328-2500

Or [click here](#) to submit online form

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Property Owner Affidavit

Applicant Name: Gary Bullock

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Gary Bullock
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Department of Community Development staff.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): _____

Printed Name Gary Bullock

Signed Gary Bullock

Address _____

Subscribed and sworn to before me this 10 day of Nov, 2015.

(Notary Stamp)

Washoe County, NV
Notary Public in and for said county and state

My commission expires: 5-4-15



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Rachel Bullock

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Rachel Bullock (please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s):

Printed Name Rachel Bullock

Signed Rachel Bullock

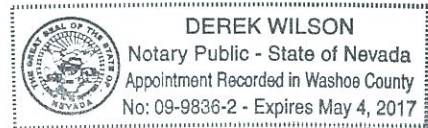
Address 5990 Pembroke Dr. Reno, Nevada 89502

Subscribed and sworn to before me this 10 day of Nov 2015.

(Notary Stamp)

Washoe County, NV Notary Public in and for said county and state

My commission expires: 5/4/2017



*Owner refers to the following: (Please mark appropriate box.)

- Owner (checked)
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship

AREA OF ABANDONMENT

Portions of the 25' access & PUE shown on Parcel Map 3212 filed as Doc. No. 2099475 in the Office of the County Recorder, Washoe County, Nevada on May 7, 1997. Said portions being more particularly described as follows:

That portion of said easement along the line common to Parcels 2 & 3 as shown on said Parcel Map 3212 excepting therefrom any portion within the southerly 12.5' of said Parcels 2 & 3.

All of said easement lying within Parcels 3 & 4 as shown on said Parcel Map 3212.

Prepared by:

Jon B. Loder, PLS

Cornerstone Land Surveying

1570 Linda Way, Sparks, NV 89431

(775)786-1441

RELOCATED EASEMENT

A 25' wide access easement across portions of Parcels 1, 3, and 4 as shown on Parcel Map 3212 filed as Doc. No. 2099475 in the Office of the County Recorder, Washoe County, Nevada on May 7, 1997. Said easement being more particularly described as follows:

12.5' each side of the following described line:

Beginning at the southeasterly corner of Parcel 2 according to said Parcel Map 3212;

Thence along the northerly line and projection thereof of said Parcel 1 S.69°10'19"E., 167.32';

Thence S.80°38'13"E., 87.67' to the easterly line of said Parcel 3 and point of terminus for this line. Sidelines of this easement to be extended or shortened to meet said easterly line.

TOGETHER WITH a 45' radius circle centered on said point of terminus.

The Basis of Bearing for this description is the North American Datum of 1983/94 (HARN) Nevada West Zone.

Prepared by:

Jon B. Loder, PLS

Cornerstone Land Surveying

1570 Linda Way, Sparks, NV 89431

(775)786-1441

