



Planning Commission Staff Report

Meeting Date: June 7, 2022

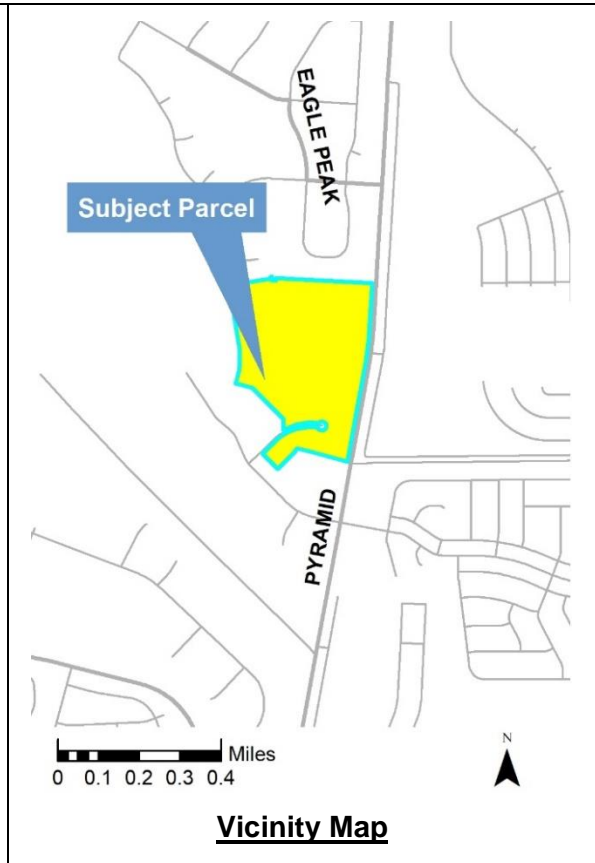
Agenda Item: 8B

ABANDONMENT CASE NUMBER:	WAB22-0007 (Clasen Chocolate Abandonment)
BRIEF SUMMARY OF REQUEST:	Abandonment and re-offer of dedication of a portion of Hawco Court, and PUE, PSE and TSE easements.
STAFF PLANNER:	Chris Bronczyk, Senior Planner Phone Number: 775.328.3612 E-mail: cbronczyk@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment and re-offer of dedication of a portion of Hawco Court and public utility (PUE), plowed snow storage (PSE), and traffic control signage easements (TSE). The proposed dedication would relocate the cul-de-sac and utilities. The total area of the right of way to be abandoned is 29,209 square feet; and the total square footage of the PUE, PSE, and TSE easements to be abandoned is 10,008 square feet.

Applicant: Tectonics Design Group
 Property Owner: Clasen Quality Chocolate, Inc
 Location: 600 Hawco Court
 APN: 538-171-11; 538-161-11 (Now APN:538-171-15)
 Parcel Size: 75.42 Acres
 Master Plan: Industrial (I)
 Regulatory Zone: Industrial (I)
 Area Plan: Spanish Springs
 Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
 Commission District: 4 – Commissioner Hartung



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 WAB22-0007 for Clasen Quality Chocolate, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

(Motion with Findings on Page 7)

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Abandonment Definition

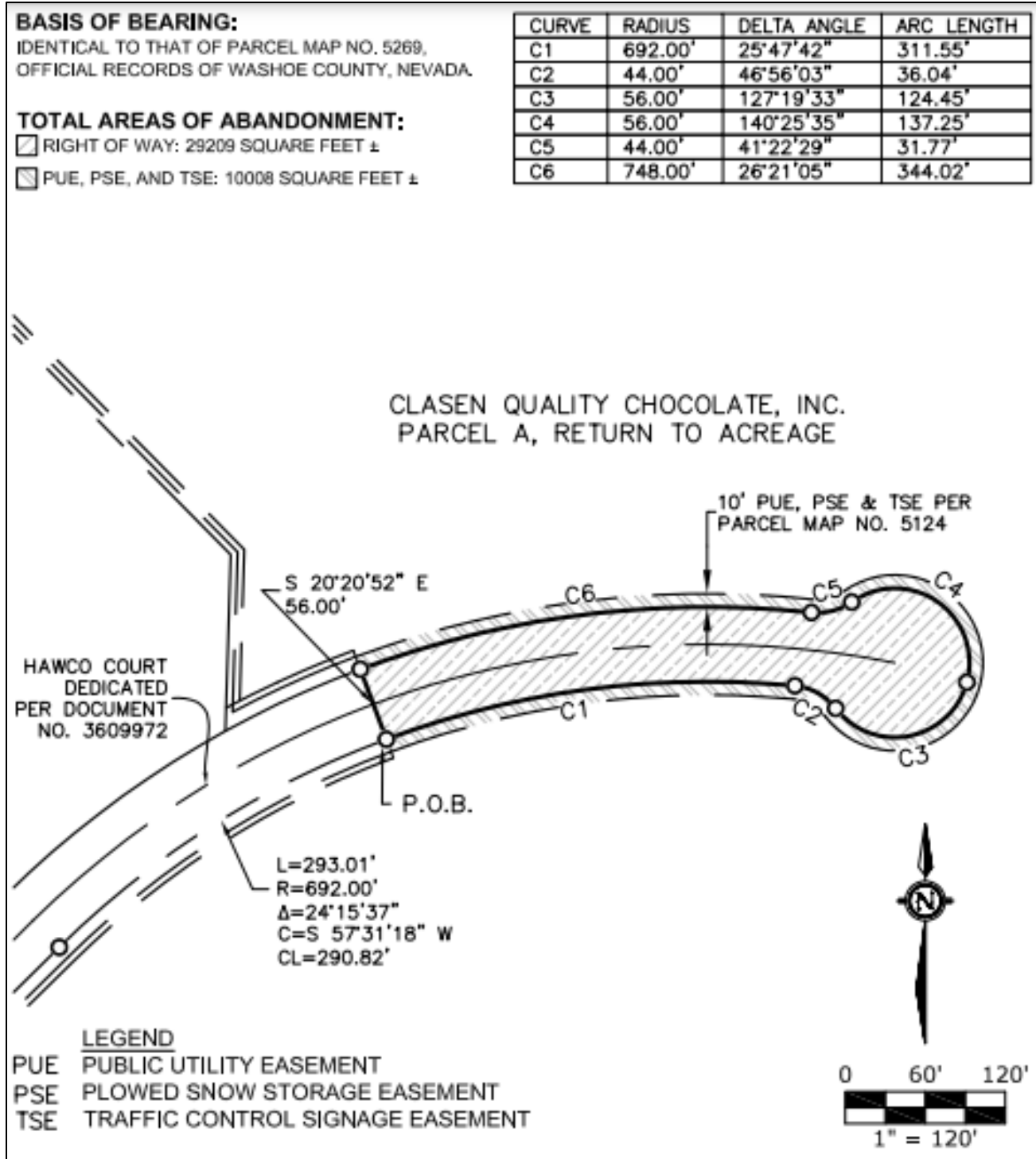
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation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

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

The conditions of approval for Abandonment Case Number WAB22-0007 are attached to this staff report and will be included with the Action Order if granted approval.

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

The subject property has a regulatory zone of Industrial (I). The front and rear yard setbacks are 15 feet, and the side yard setbacks are 10 feet.



Site Plan

Project Evaluation

The applicant is requesting the abandonment of 29,209 square feet of Hawco Court, an existing public roadway in the Spanish Springs Business Park. The request is also to partially abandon a 10' wide strip containing public utility, plowed snow storage, and traffic control signage easements, consisting of a total of 10,008 square feet.

The abandonment is premised upon the applicant's proposal to relocate the cul-de-sac and public utility, plowed snow storage, and traffic signage easements and to re-offer for dedication the new locations back to Washoe County. The relocation of the right-of-way is a result of shortening the road that culminates in the cul-de-sac. The right of way proposed for dedication is 11,973 square feet, and contains public utility, plowed snow storage, and traffic control signage easements that will be found within a 10' wide strip in a similar location that consists of 3,803 square feet.

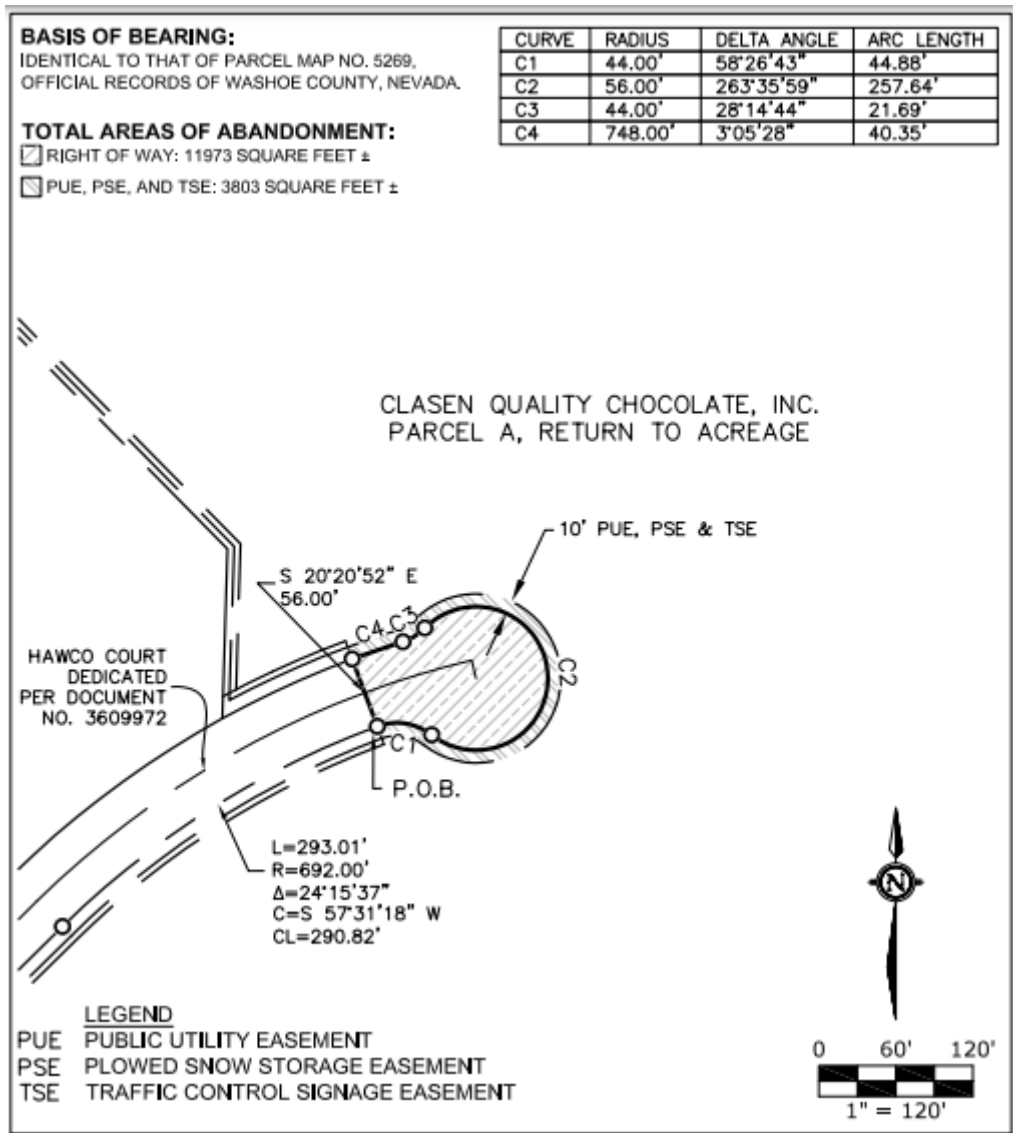
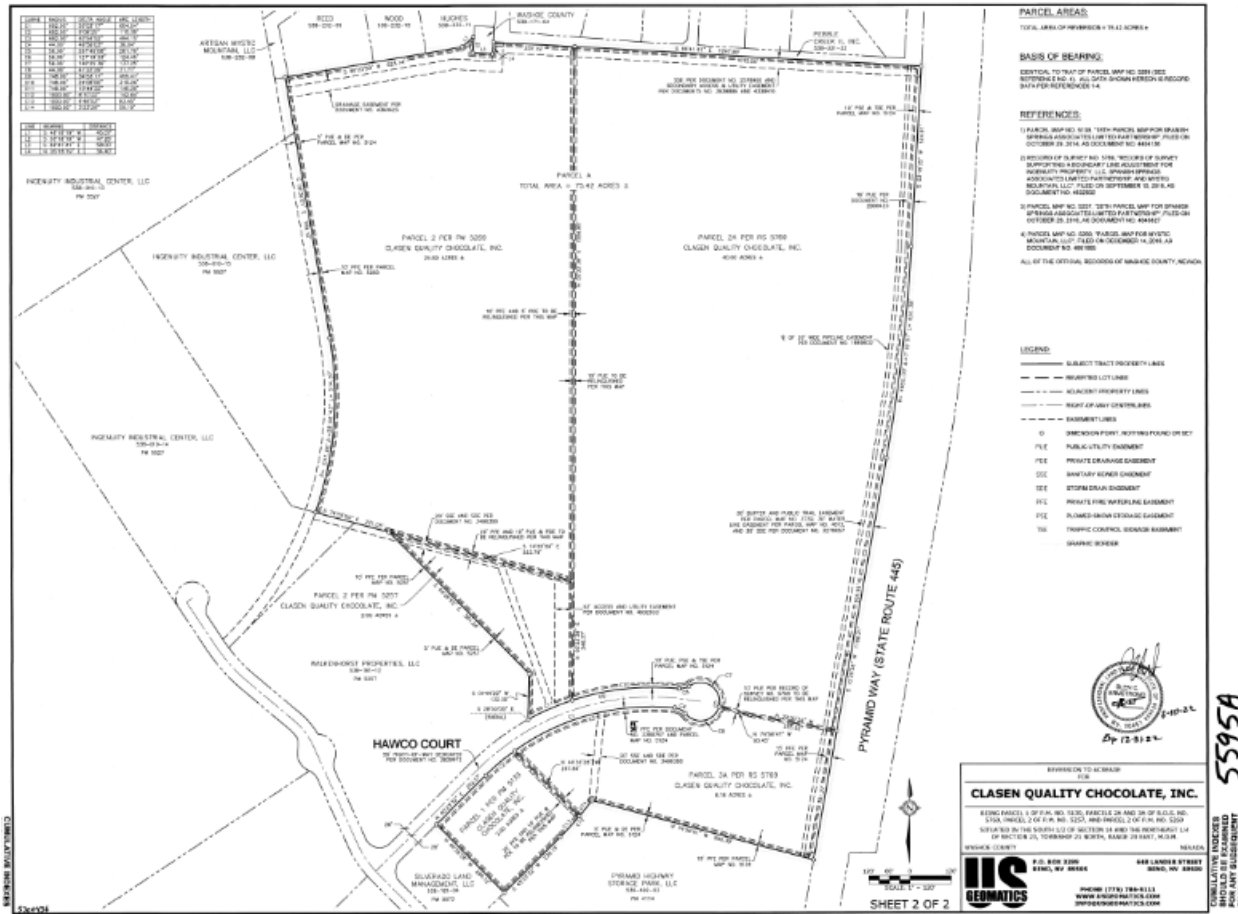


Exhibit of Dedication

Between the time the applicant had submitted the request for abandonment and the public hearing, a reversion to acreage (Case Number WREVA21-0005) was approved and recorded which changed the APNs and acreages associated with this application request. The initial two parcels included in the application were part of the reversion to acreage request (APN: 538-171-11 and APN: 538-161-11) and those two parcels were 40 acres and 6.18 acres. The reversion to acreage contained 5 total parcels (APN: 538-161-08; 538-161-11; 538-171-11; 538-171-13; and 538-161-13) totaling 75.42 acres. The newly assigned APN is 538-171-15.



Reversion to Acreage Map

The proposed abandonment will have no detrimental impact on any of the neighboring properties as the portion of the right-of-way to be abandoned provides access to the subject parcel only. The intent of the abandonment is to facilitate additional commercial development of the applicant's parcel. Existing utilities are limited to underground water, storm drain, and sanitary sewer. The applicant states that any existing utilities within the proposed abandonment will be relocated during the future development of the properties, and any necessary easements will be negotiated with the utility companies.

Spanish Springs Area Plan

The subject parcel is located within the Spanish Springs Area Plan. Staff was unable to find any relevant policies related to the abandonment of easements.

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
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X			
Washoe County Land Development	X	X	X	Rob Wimer, rwimer@washoecounty.gov
Washoe County Parks & Open Space	X	X		
Washoe County Planning & Building Director	X			
Washoe County Sewer	X	X	X	Tim Simpson, tsimpson@washoecounty.gov
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager	X	X		
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, BLeamon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		
AT&T	X	X		
NV Energy	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 Spanish Springs Area Plan.

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

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

Staff Comments: The proposed vacation does not result in material injury to the public. access will still be provided to the subject parcel, and the applicant will re-offer for dedication the relocated roadway in order to maintain public access, as well as to maintain public utility, plowed snow storage and traffic signage easements.

- (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 and NV Energy were sent the project description and application for evaluation. Staff received no responses. Washoe County Engineering also reviewed the project and provided a condition requiring the retention or relocation of all public utility easements to the satisfaction of and at no expense to Washoe County or the existing public utilities. This condition is included in Exhibit A.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB22-0007 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB22-0007 for Clasen Quality Chocolate, 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 Spanish Springs 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: Tectonics Design Group, Attn: Matt Rasmussen
Email: Matt@tdg-inc.com

Property Owner: Clasen Quality Chocolate, Inc
600 Hawco Court
Sparks, NV 89441



Conditions of Approval

Abandonment Case Number WAB22-0007

The project approved under Abandonment Case Number WAB22-0007 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on June 7, 2022. 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of CSD – Planning and Building Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Chris Bronczyk, Senior Planner, 775.328.3612,
cbronczyk@washoecounty.gov**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- c. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall submit to the County Engineer for review and approval a description prepared by a registered professional of the offer of dedication to be abandoned and replacement private access.
- d. The applicant shall comply with all conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Washoe County Planning Commission or this conditional abandonment will be null and void.
- e. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

Washoe County Engineering and Capital Projects – General Land Development and Grading Standards (County Code 110.438)

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

Contact Name – Robert Wimer, P.E. (775) 328-2059, rwimer@washoecounty.gov

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
- b. Prior to recordation of the Order of Abandonment, the applicant shall submit construction plans for a new cul-de-sac to be offered for dedication to Washoe County at the proposed end of Hawco Court.
- c. 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.
- d. The applicant shall comply with conditions necessary to effect 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.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Name – Tim Simpson, P.E. (775) 954-4648, tsimpson@washoecounty.gov

- e. The owner shall assume responsibility for the sewer infrastructure within the abandoned Hawco Court right-of-way.

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***

From: [GORDON, BRYSON](#)
To: [Bronczyk, Christopher](#)
Cc: [COOPER, CLIFFORD E](#)
Subject: Abandonment Case Number WAB22-0007 (Clasen Quality Chocolate Abandonment)
Date: Monday, April 18, 2022 2:20:17 PM

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

Hello Chris,

AT&T does have a conduit structure in place, but is willing to sign off on the abonnement as stated.

Thank you,

Bryson Gordon
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA
ROW Office: 775-683-5223
Cell: 775-343-6655
E-mail: bg1853@att.com



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

April 28, 2022

Washoe County Community Services Department

C/O Chris Bronczyk, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WAB22-0007 Clasen Quality Chocolate

Dear Chris,

In reviewing the abandonment and dedication of Hawco Court, the Conservation District has no comments.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Jim Shaffer

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

April 27, 2022

Washoe County Community Services
Planning and Development Division

RE: Clausen Quality Chocolate Abandonment; APN 538-171-11 & 538-161-11
Abandonment Case; WAB22-0007

Dear Washoe County Staff:

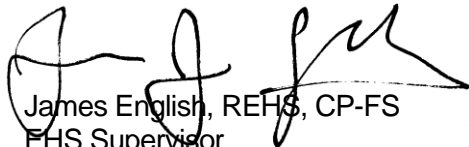
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: WCHD has no concern or comments regarding this abandonment application as submitted.
- b) Condition #2: WCHD notes the existing property is served by community public water and sewer infrastructure.

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

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

Date: April 29, 2022

To: Chris Bronczyk, Planner, Planning and Building Division

From: Robert Wimer, P.E., Engineering and Capitol Projects Division

Re: Abandonment Case **WAB22-0007 Clasen Quality Chocolate**
APN 089-401-15 & 16

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of a portion of Hawco Court. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by U.S. Geomatics Inc. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

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. Prior to recordation of the Order of Abandonment, the applicant shall submit construction plans for a new cul-de-sac to be offered for dedication to Washoe County at the proposed end of Hawco Court.
3. 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.



Subject: Ingenuity Avenue – WAB20-0001
Date: March 4, 2020
Page: 2

4. The applicant shall comply with conditions necessary to effect 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.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-2041

There are no Drainage related comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

There are no Traffic related comments.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. The owner shall assume responsibility for the sewer infrastructure within the abandoned Hawco Court right-of-way.

From: [Lemon, Brittany](#)
To: [Bronczyk, Christopher](#)
Cc: [Way, Dale](#)
Subject: WAB22-0007 (Clasen Quality Chocolate Abandonment) Conditions of Approval
Date: Thursday, April 28, 2022 11:25:16 AM
Attachments: [image001.png](#)

Good Morning Chris,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

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

3663 Barron Way, Reno, NV 89511



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


From: [Kirschenman, Sophia](#)
To: [Bronczyk, Christopher](#)
Subject: Parks Comments Re: WAB22-0007
Date: Friday, April 29, 2022 9:19:04 AM
Attachments: [Outlook-u2qbqhtml.png](#)
[Outlook-gg5m1ggt.png](#)
[Outlook-ymffhamh.png](#)
[Outlook-kxkpkdjw.png](#)
[Outlook-eylg1kys.png](#)

Hi Chris,

I have reviewed WAB22-0007 (Clasen Chocolate Abandonment) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



[Sophia Kirschenman](#)
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512

[My working hours: Monday-Friday 8 am to 5 pm](#)

Please consider the environment before printing this e-mail.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th St.
Reno, NV 89512
Phone: (775) 328-3600
Fax: (775) 328-3699

April 27, 2022

TO: Chris Bronczyk, Senior Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Abandonment Case Number WAB22-0007 (Clasen Quality Chocolate Abandonment)

Project description:

The applicant is proposing to approve an abandonment and dedication of a portion of Hawco Court and public utility (PUE), plowed snow storage (PSE), and traffic control signage easements (TSE). The proposed dedication would relocate the cul-de-sac and utilities. The total area of the right of way to be abandoned is 29,209 square feet; and the total square footage of the PUE, PSE, and TSE is 10,008 square feet.

Location: 600 Hawco Court, Spanish Springs. APNs: 538-171-11; 538-161-11.

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

Comment: Approval of abandonment, no conditions.

5595

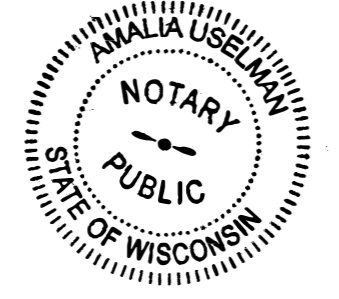
OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CLASEN QUALITY CHOCOLATE, INC. A WISCONSIN CORPORATION, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS MAP OF REVERSION, 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. THE UNDERSIGNED DO HEREBY RELINQUISH THE EXISTING EASEMENTS SHOWN HEREON AS "TO BE RELINQUISHED PER THIS MAP".

CLASEN QUALITY CHOCOLATE, INC. A WISCONSIN CORPORATION
Greg Breunig
DATE 21 MAR 22
GREG BREUNIG EVP OPERATIONS
(PRINT NAME AND TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF Wisconsin } S.S.
COUNTY OF Dane }
ON THIS 21st DAY OF March, 2022, Greg Breunig
OF CLASEN QUALITY CHOCOLATE, INC. A WISCONSIN CORPORATION, DID PERSONALLY APPEAR BEFORE ME TO PERSONALLY ACKNOWLEDGE THIS INSTRUMENT.
Alicia
NOTARY PUBLIC
MY COMMISSION EXPIRES 02/10/2026



TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT CLASEN QUALITY CHOCOLATE, INC. A WISCONSIN CORPORATION, IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST SAID LAND FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED.

STEWART TITLE COMPANY
Debra Cimino
DATE 4/13/2022
(PRINT NAME AND TITLE)

TAX CERTIFICATE

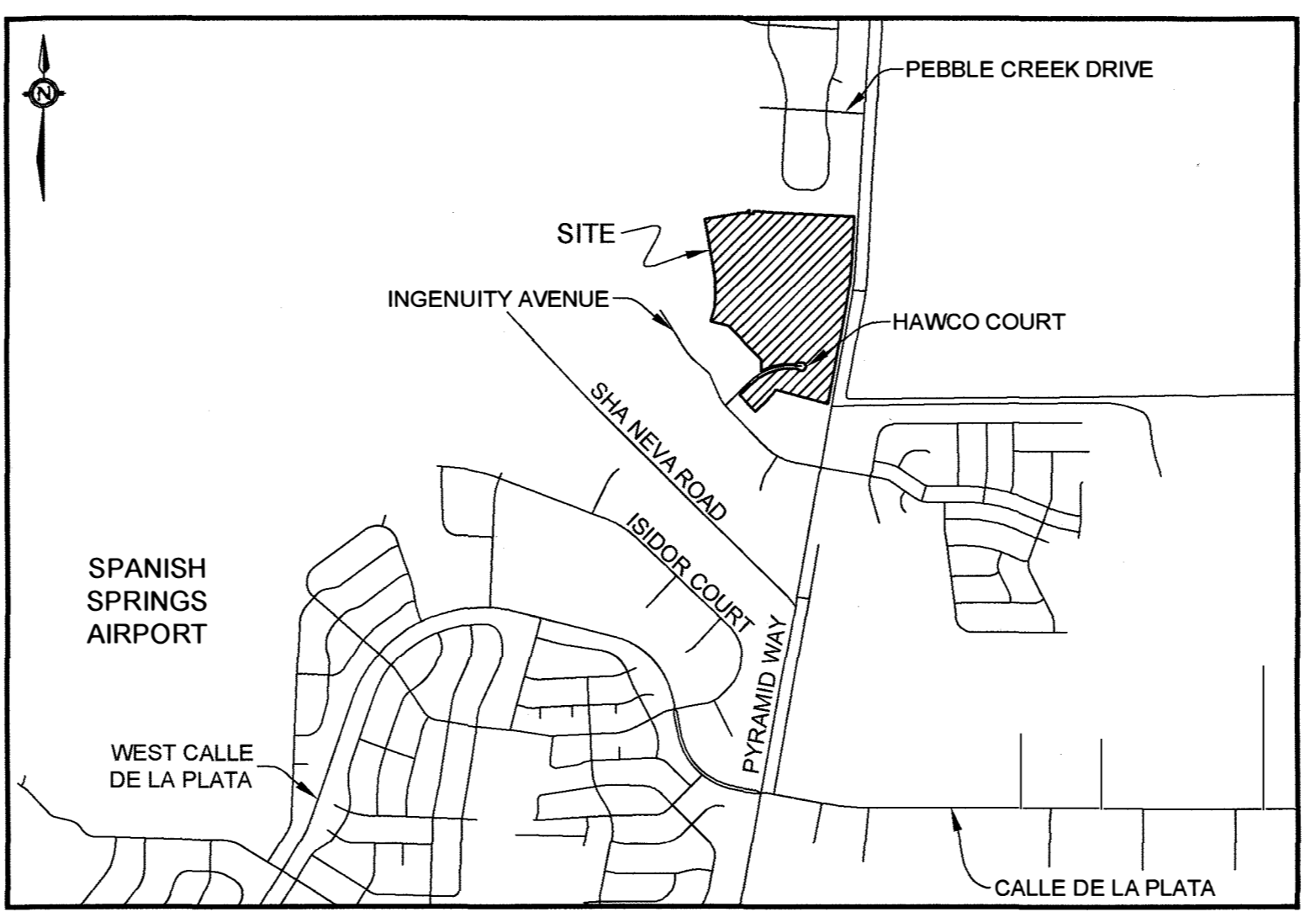
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

APN: 538-161-08, 538-161-11, 538-161-13, 538-171-11, 538-171-13
Maggi
DATE 4/14/2022
WASHOE COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I GLEN C. ARMSTRONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CLASEN QUALITY CHOCOLATE, INC.
2. THE LANDS LIE WITHIN A PORTION OF THE SOUTH 1/2 OF SECTION 14 AND THE NORTHEAST 1/4 OF SECTION 23, T.21N., R.20E., M.D.M., WASHOE COUNTY, NEVADA.
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. THIS PLAT HAS BEEN PREPARED FROM RECORD INFORMATION SHOWN ON PARCEL MAP NO. 5139, RECORD OF SURVEY NO. 5769, PARCEL MAP NO. 5257, AND PARCEL MAP NO. 5269, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AND IS INTENDED TO REVERT TO ACREAGE PARCEL 1 OF PARCEL MAP NO. 5139, PARCELS 2A AND 3A OF RECORD OF SURVEY NO. 5769, PARCEL 2 OF PARCEL MAP NO. 5257, AND PARCEL 2 OF PARCEL MAP NO. 5269. I ASSUME NO RESPONSIBILITY FOR THE EXISTENCE OF MONUMENTS OR FOR CORRECTNESS OF OTHER INFORMATION SHOWN OR COPIED FROM THE AFOREMENTIONED DEED DESCRIPTION OR REFERENCED PLATS.
5. NO MONUMENTS ARE REQUIRED FOR A MAP OF REVERSION, AS PER N.R.S. 278.4955.

Glen C. Armstrong
GLEN C. ARMSTRONG
PROFESSIONAL LAND SURVEYOR NO. 16451



VICINITY MAP
(1" = 2000')

UTILITY COMPANIES CERTIFICATE

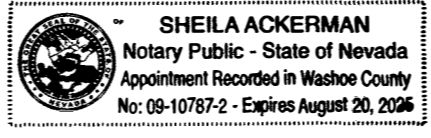
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES, CABLE TV COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY. SAID ENTITIES DO HEREBY RELINQUISH THE EXISTING EASEMENTS SHOWN HEREON AS "TO BE RELINQUISHED PER THIS MAP".

Armando Espino
DATE 4/6/22
CHARTER COMMUNICATIONS

Armando Espino
(PRINT NAME AND TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT
STATE OF Nevada } S.S.
COUNTY OF Washoe }
ON THIS 6th DAY OF April, 2022, Armando Espino
OF CHARTER COMMUNICATIONS DID PERSONALLY APPEAR BEFORE ME TO PERSONALLY ACKNOWLEDGE THIS INSTRUMENT.

Sheila Ackerman
DATE 8/20/25
NOTARY PUBLIC
MY COMMISSION EXPIRES

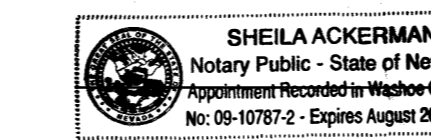


Cliff Cooper
DATE 4/14/2022
NEVADA BELL TELEPHONE COMPANY,
D/B/A AT&T NEVADA

Cliff Cooper
(PRINT NAME AND TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT
STATE OF NEVADA } S.S.
COUNTY OF WASHOE }
ON THIS 14th DAY OF April, 2022, Cliff Cooper
OF NEVADA BELL TELEPHONE COMPANY, D/B/A AT&T NEVADA, DID PERSONALLY APPEAR BEFORE ME TO PERSONALLY ACKNOWLEDGE THIS INSTRUMENT.

Sheila Ackerman
DATE 8/20/25
NOTARY PUBLIC
MY COMMISSION EXPIRES

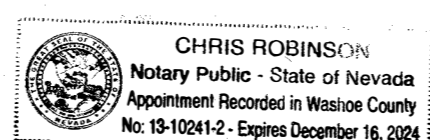


Matt
DATE 4-14-2022
SIERRA PACIFIC POWER COMPANY,
D/B/A NV ENERGY

Matt Gemberich
(PRINT NAME AND TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT
STATE OF NEVADA } S.S.
COUNTY OF WASHOE }
ON THIS 14th DAY OF APRIL, 2022, MATT GEMBERICH
OF SIERRA PACIFIC POWER COMPANY, D/B/A NV ENERGY, DID PERSONALLY APPEAR BEFORE ME TO PERSONALLY ACKNOWLEDGE THIS INSTRUMENT.

Chris Robinson
DATE 12/16/2022
NOTARY PUBLIC
MY COMMISSION EXPIRES

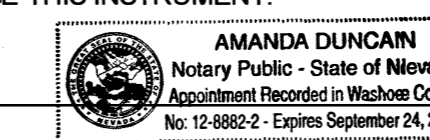


Heather Edmanson
DATE 4-13-2022
TRUCKEE MEADOWS WATER AUTHORITY

Heather Edmanson
(PRINT NAME AND TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT
STATE OF Nevada } S.S.
COUNTY OF Washoe }
ON THIS 13th DAY OF April, 2022, Heather Edmanson
OF TRUCKEE MEADOWS WATER AUTHORITY DID PERSONALLY APPEAR BEFORE ME TO PERSONALLY ACKNOWLEDGE THIS INSTRUMENT.

Amanda Duncanson
DATE 9/24/2024
NOTARY PUBLIC
MY COMMISSION EXPIRES



COUNTY RECORDER'S CERTIFICATE

FILE NO. 5300436
FEE: 45.00
FILED FOR RECORD AT THE REQUEST OF US Geomatics
ON THIS 4 DAY OF May, 2022,
AT 18 MINUTES PAST 9 O'CLOCK A.M.,
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
Kalie M. Work
COUNTY RECORDER
BY: J. GASTANAGA
DEPUTY

GOVERNING AGENCY CERTIFICATE

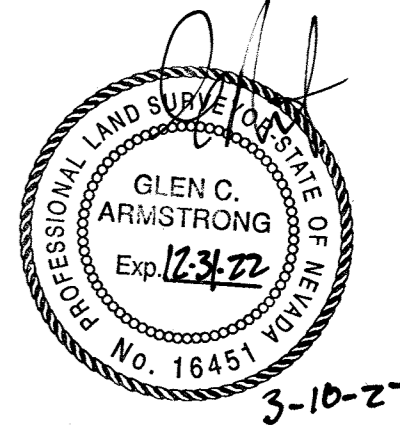
WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.
Wayne Handrock
DATE 5-3-22
WAYNE HANDROCK, PLS
WASHOE COUNTY SURVEYOR

WATER AND SEWER RESOURCE CERTIFICATE

THE PROJECT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE (CHAPTER 110).
Tasha
DATE 4/28/2022
WASHOE CO. COMMUNITY SERVICES DEPT.

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.
Ann
DATE 04/22/2022
DISTRICT BOARD OF HEALTH



5595

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

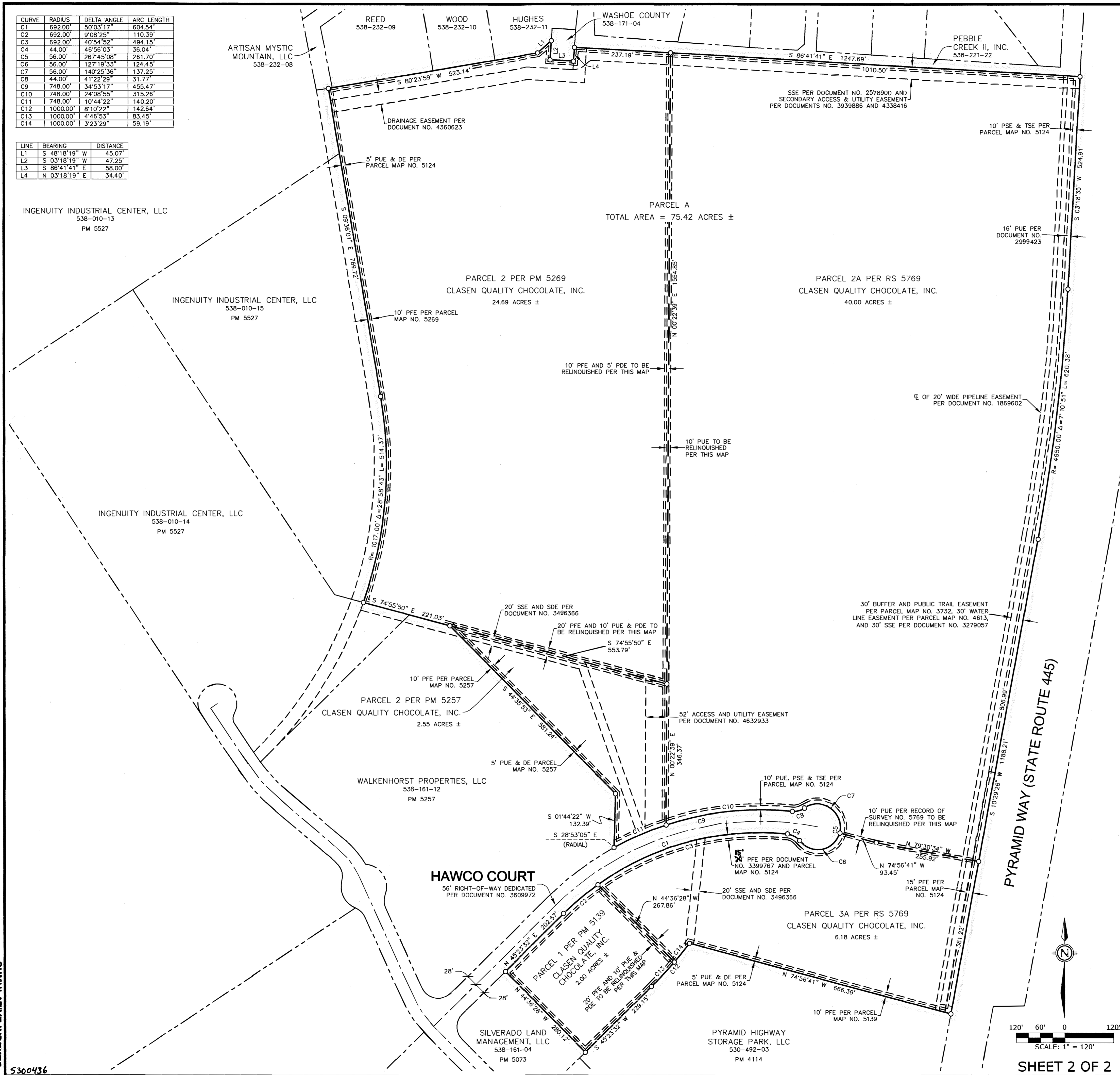
CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

Reversion Parcel Map 5595

5595A

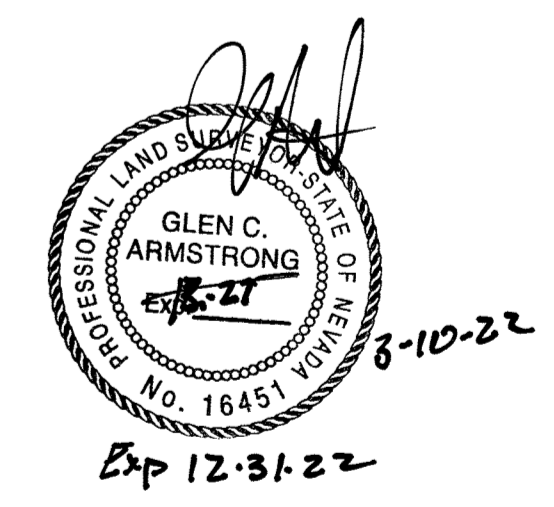
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	692.00'	50°03'17"	604.54'
C2	692.00'	9°08'25"	110.39'
C3	692.00'	40°54'52"	494.15'
C4	44.00'	46°56'03"	36.04'
C5	56.00'	26°45'08"	261.70'
C6	56.00'	127°19'33"	124.45'
C7	56.00'	140°25'36"	137.25'
C8	44.00'	41°22'29"	31.77'
C9	748.00'	34°53'17"	455.47'
C10	748.00'	24°08'55"	315.26'
C11	748.00'	10°44'22"	140.20'
C12	1000.00'	8°10'22"	142.64'
C13	1000.00'	4°46'53"	83.45'
C14	1000.00'	3°23'29"	59.19'

LINE	BEARING	DISTANCE
L1	S 48°18'19" W	45.07'
L2	S 03°18'19" W	47.25'
L3	S 86°41'41" E	58.00'
L4	N 03°18'19" E	34.40'



- PARCEL AREAS:**
TOTAL AREA OF REVERSION = 75.42 ACRES ±
- BASIS OF BEARING:**
IDENTICAL TO THAT OF PARCEL MAP NO. 5269 (SEE REFERENCE NO. 4). ALL DATA SHOWN HEREON IS RECORD DATA PER REFERENCES 1-4.
- REFERENCES:**
- 1) PARCEL MAP NO. 5139, "18TH PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP", FILED ON OCTOBER 29, 2014, AS DOCUMENT NO. 4404156
 - 2) RECORD OF SURVEY NO. 5769, "RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR INGENUITY PROPERTY, LLC, SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, AND MYSTIC MOUNTAIN, LLC", FILED ON SEPTEMBER 15, 2016, AS DOCUMENT NO. 4632932
 - 3) PARCEL MAP NO. 5257, "20TH PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP", FILED ON OCTOBER 26, 2016, AS DOCUMENT NO. 4646827
 - 4) PARCEL MAP NO. 5269, "PARCEL MAP FOR MYSTIC MOUNTAIN, LLC", FILED ON DECEMBER 14, 2016, AS DOCUMENT NO. 4661885
- ALL OF THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

- LEGEND:**
- SUBJECT TRACT PROPERTY LINES
 - - - REVERTED LOT LINES
 - - - ADJACENT PROPERTY LINES
 - - - RIGHT-OF-WAY CENTERLINES
 - - - EASEMENT LINES
 - o DIMENSION POINT, NOTHING FOUND OR SET
 - PUE PUBLIC UTILITY EASEMENT
 - PDE PRIVATE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - SDE STORM DRAIN EASEMENT
 - PFE PRIVATE FIRE WATERLINE EASEMENT
 - PSE PLOWED SNOW STORAGE EASEMENT
 - TSE TRAFFIC CONTROL SIGNAGE EASEMENT
 - GRAPHIC BORDER



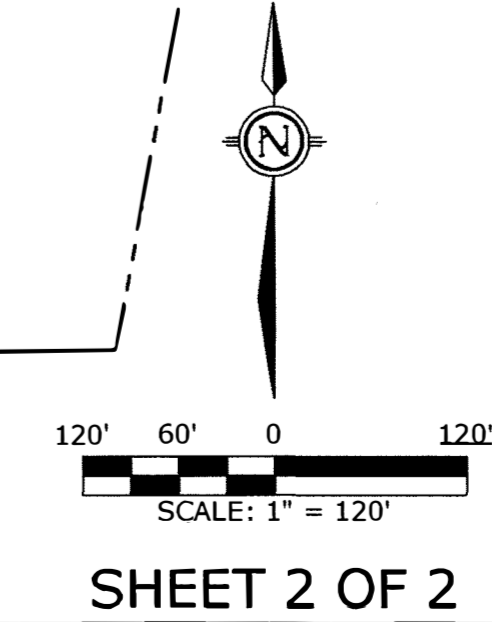
REVERSION TO ACREAGE FOR

CLASEN QUALITY CHOCOLATE, INC.

BEING PARCEL 1 OF P.M. NO. 5139, PARCELS 2A AND 3A OF R.O.S. NO. 5769, PARCEL 2 OF P.M. NO. 5257, AND PARCEL 2 OF P.M. NO. 5269 SITUATED IN THE SOUTH 1/2 OF SECTION 14 AND THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY NEVADA

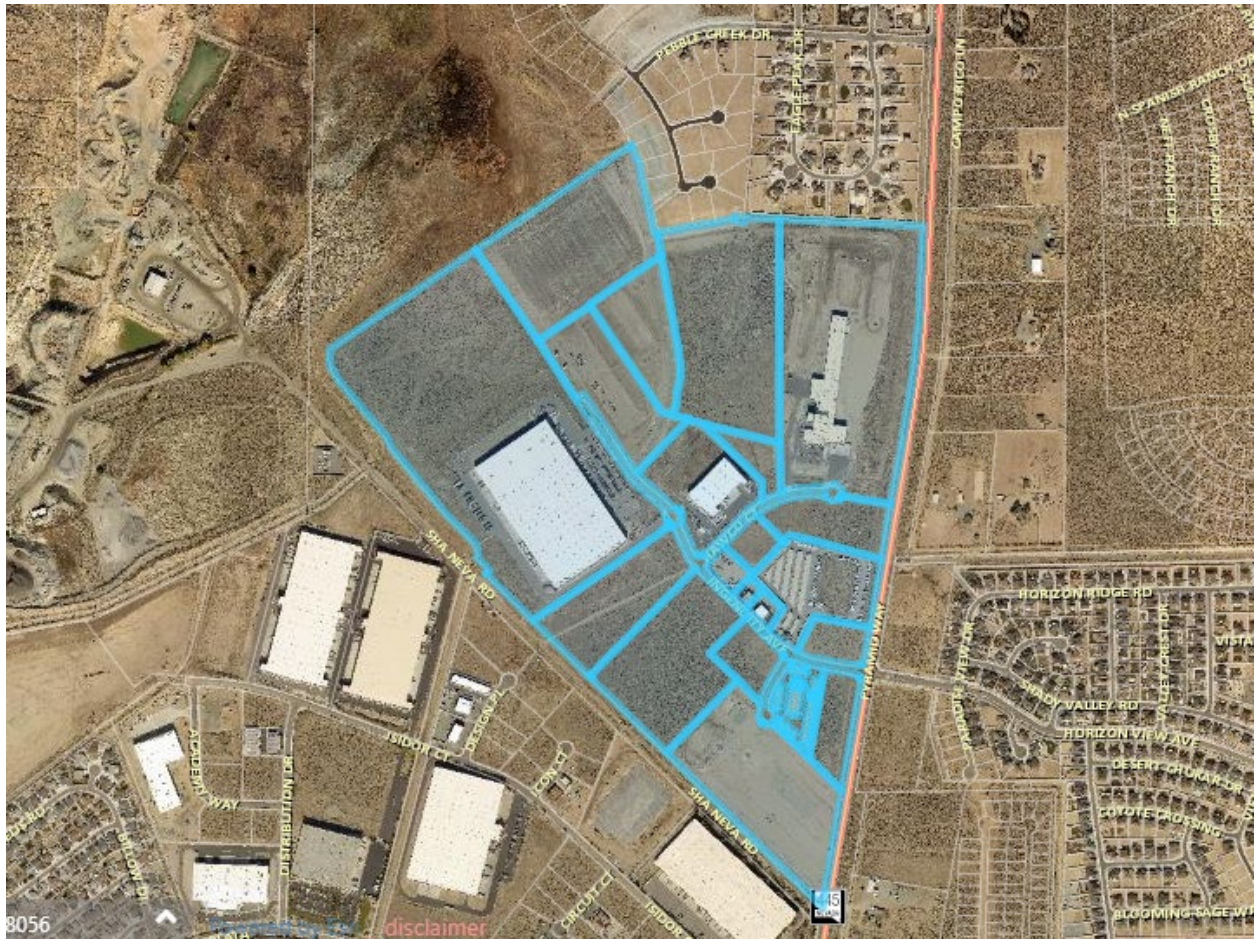
US GEOMATICS
P.O. BOX 3299
RENO, NV 89505
648 LANDER STREET
RENO, NV 89509
PHONE (775) 786-5111
WWW.USGEOMATICS.COM
INFO@USGEOMATICS.COM



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

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

Reversion Parcel Map 5595A



29 Parcels Noticed

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: Clasen Quality Chocolate			
Project Description: Abandonment and dedication of a portion of Hawco Court and public utility, plowed snow storage, and traffic control signage easements. The proposed dedication would relocate the cul-de-sac and utilities.			
Project Address: 600 Hawco Court, Washoe County, Nevada 89441			
Project Area (acres or square feet): 39,217 Square Feet			
Project Location (with point of reference to major cross streets AND area locator): Northeast of the Ingenuity Avenue and Hawco Court intersection.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
538-171-11	40.00		
538-161-11	6.18		
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: Clasen Quality Chocolate, Inc.		Name: US Geomatics	
Address: 600 Hawco Court		Address: P.O. Box 3299	
Sparks, Nevada	Zip: 89441	Reno, Nevada	Zip: 89505
Phone:	Fax:	Phone: (775) 786-5111	Fax:
Email:		Email: garmstrong@usgeomatics.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Glen C. Armstrong	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Tectonics Design Group		Name:	
Address: 730 Sandhill Road		Address:	
Reno, Nevada	Zip: 89521		Zip:
Phone: (775) 824-9988	Fax:	Phone:	Fax:
Email: matt@tdg-inc.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Matt Rasmussen		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Clasen Quality Chocolate, Inc.

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, JAY S. JENSEN
(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 Building.

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

Assessor Parcel Number(s): 538-161-11 & 538-171-11

Printed Name JAY S. JENSEN

Signed Jay S. Jensen

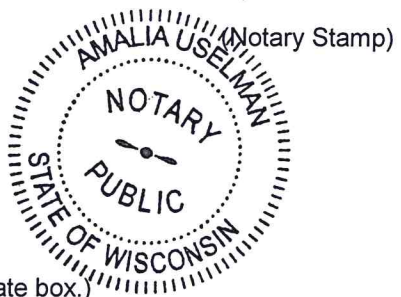
Address 5126 W. TERRACE DR.

MADISON, WI. 53718

Subscribed and sworn to before me this 22nd day of March, 2022.

[Signature]
Notary Public in and for said county and state

My commission expires: 02/10/2026



- *Owner refers to the following: (Please mark appropriate box.)
[X] Owner
[] Corporate Officer/Partner (Provide copy of record 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

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

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

Partial revocation and rededication of a relocated cul-de-sac for Hawco Court in Section 14, T21N, R20E, MDM

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

Document 3609972

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

commercial

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

replacements of all in kind

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?

the applicant in the owner of all property surrounding the proposed abandonment and rededication (relocation)

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.



A LAND SURVEYING / WATER RIGHTS COMPANY

April 4, 2022

Washoe County
Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, Nevada 89512-2845

RE: Right-of-way abandonment and dedication of a portion of Hawco Court and associated public utility plowed snow storage, and traffic control signage easement

APN: 538-161-11 and 538-171-11

Project Narrative

The proposed abandonment would abandon a portion of Hawco Court and the associated public utility, plowed snow storage, and traffic control signage easement, all dedicated and accepted per Document No. 3609972, and as shown upon Parcel Map No. 5124, both Official Records of Washoe County, Nevada. The proposed dedication would provide for a relocated cul-de-sac and public utility, plowed snow storage, and traffic control signage easement. These actions are necessary to relocate the platted cul-de-sac to facilitate additional commercial development of the applicant's two abutting parcels (APNs 538-161-11 and 538-171-11).

The portion of the right-of-way to be abandoned currently only provides access to the two abutting parcels. The northerly abutting parcel (538-171-11) is developed for commercial purposes and the southerly abutting parcel (538-161-11) is vacant and undeveloped. Existing utilities appear to be limited to underground water, storm drain, and sanitary sewer providing service to the abutting parcels. Any existing utilities within the proposed abandonment will be relocated during development of the properties, and any necessary easements will be negotiated with the utility companies.

No known public amenities exist within the proposed abandonment.

Prepared by:

Glen C. Armstrong, PLS
Nevada Certificate No. 16451
US Geomatics
P.O. Box 3299
Reno, Nevada, 89505

WHEN RECORDED MAIL TO:

Engineering and Capital Projects Division
1001 E. Ninth Street
Reno, Nevada 89512

APN: 538-161-11 & 538-171-11

IRREVOCABLE OFFER OF DEDICATION

THIS INDENTURE, made this 22nd day of March, 2022, by and between Clasen Quality Chocolate, Inc., hereinafter referred to as "Offerors", and the COUNTY OF WASHOE, a political subdivision of the State of Nevada, hereinafter referred to as "Offeree".

WITNESSETH:

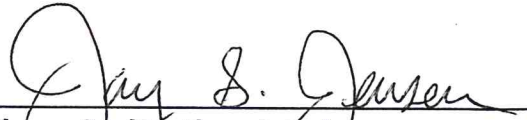
That the Offerors, do by these presents irrevocably dedicate unto the Offeree and to its assigns forever, all that certain tract, piece or parcel of land situate in the County of Washoe, State of Nevada, and more particularly described in Exhibit "A" and shown in Exhibit "B" attached hereto and by this reference made a part hereof.

TOGETHER WITH, all and singular the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the premises together with the appurtenances unto the said Offeree and to its assigns, forever

THE OFFER OF DEDICATION is rejected at this time, but the Irrevocable Offer of Dedication shall remain open indefinitely in accordance with NRS 278.390, and the Offeree may by resolution at any later date and without any further action by the Offerors, accept this dedication, which acceptance shall be recorded in the office of the Washoe County Recorder.

IN WITNESS WHEREOF, Offerors have caused these presents duly to be executed the day and year first above written.

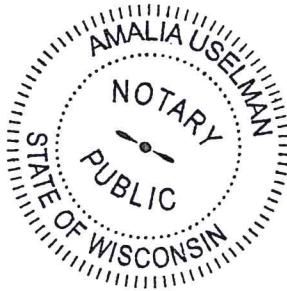

Clasen Quality Chocolate, Inc.

STATE OF NEVADA)

) SS

COUNTY OF WASHOE)

On this 22nd day of March, 2022, personally appeared before me, a Notary Public, Clasen Quality Chocolate, Inc., who acknowledged that they executed the above instrument for the purposes therein contained.




NOTARY PUBLIC

Accepted for the County of Washoe,
by and through the Director of Planning & Building,
Community Services Department

By: _____
Mojra Hauenstein, Director

EXHIBIT A

LEGAL DESCRIPTION FOR DEDICATION OF HAWCO COURT

A portion of land situated in the South Half of Section 14, Township 21 North, Range 20 East, Mount Diablo Meridian, Washoe County, Nevada, and being more particularly described as follows:

BEGINNING AT A POINT on the southerly right of way of Hawco Court, from which a point of curvature bears South $57^{\circ}31'18''$ West, 290.82 feet;

THENCE, along a compound curve to the right, having a Radius of 44.00 feet, an Arc Length of 44.88 feet, and a Delta Angle of $58^{\circ}26'43''$, to a point of reverse curvature;

THENCE, along said reverse curve to the left, having a Radius of 56.00 feet, an Arc Length of 257.64 feet, and a Delta Angle of $263^{\circ}35'59''$, to a point of reverse curvature;

THENCE, along said reverse curve to the right, having a Radius of 44.00 feet, an Arc Length of 21.69 feet, and a Delta Angle of $28^{\circ}14'44''$, to a point of reverse curvature;

THENCE, along said reverse curve to the left, having a Radius of 748.00 feet, an Arc Length of 40.34 feet, and a Delta Angle of $3^{\circ}05'28''$;

THENCE, South $20^{\circ}20'52''$ East, 56.00 feet, to the Point of Beginning.

Containing 11973 square feet of land, more or less.

LEGAL DESCRIPTION FOR DEDICATION OF A PUBLIC UTILITY, PLOWED SNOW STORAGE, AND TRAFFIC CONTROL SIGNAGE EASEMENT

A portion of land situated in the South Half of Section 14, Township 21 North, Range 20 East, Mount Diablo Meridian, Washoe County, Nevada, and being a 10 foot wide strip of land the left side of which is more particularly described as follows:

BEGINNING AT A POINT on the southerly right of way of Hawco Court, from which a point of curvature bears South $57^{\circ}31'18''$ West, 290.82 feet;

THENCE, along a compound curve to the right, having a Radius of 44.00 feet, an Arc Length of 44.88 feet, and a Delta Angle of $58^{\circ}26'43''$, to a point of reverse curvature;

THENCE, along said reverse curve to the left, having a Radius of 56.00 feet, an Arc Length of 257.64 feet, and a Delta Angle of $263^{\circ}35'59''$, to a point of reverse curvature;

THENCE, along said reverse curve to the right, having a Radius of 44.00 feet, an Arc Length of 21.69 feet, and a Delta Angle of $28^{\circ}14'44''$, to a point of reverse curvature;

THENCE, along said reverse curve to the left, having a Radius of 748.00 feet, an Arc Length of 40.34 feet, and a Delta Angle of $3^{\circ}05'28''$, and the point of termination.

Containing 3803 square feet of land, more or less.

BASIS OF BEARING:

Identical to that of Record of Survey No. 5269, "PARCEL MAP FOR MYSTIC MOUNTAIN, LLC", filed on December 14, 2016, as Document No. 4661885, Official Records of Washoe County, Nevada.

See attached Exhibit B for a depiction of the above legal description.

Prepared by:

FOR REVIEW

Glen C. Armstrong, PLS
Nevada Certificate No. 16451
US Geomatics
P.O. Box 3299
Reno, Nevada, 89505



EXHIBIT A

LEGAL DESCRIPTION FOR A PARTIAL ABANDONMENT OF HAWCO COURT

A portion of Hawco Court, as described in the acceptance of dedication recorded as Document No. 3609972, and as shown upon Parcel Map No. 5124, situated in the South Half of Section 14, Township 21 North, Range 20 East, Mount Diablo Meridian, Washoe County, Nevada, and being more particularly described as follows:

BEGINNING AT A POINT on the southerly right of way of Hawco Court, from which a point of curvature bears South $57^{\circ}31'18''$ West, 290.82 feet;

THENCE, along said right of way, being a curve to the right having a Radius of 692.00 feet, an Arc Length of 311.55 feet, and a Delta Angle of $25^{\circ}47'42''$, to a point of compound curvature;

THENCE, along said compound curve, having a Radius of 44.00 feet, an Arc Length of 36.04 feet, and a Delta Angle of $46^{\circ}56'03''$, to a point of reverse curvature;

THENCE, along said reverse curve to the left, having a Radius of 56.00 feet, an Arc Length of 124.45 feet, and a Delta Angle of $127^{\circ}19'33''$, to a point on the right of way at the intersection with the boundary between Parcels 3A and 2A, as shown upon Record of Survey No. 5769;

THENCE, continuing along said curve to the left, having a Radius of 56.00 feet, an Arc Length of 137.25 feet, and a Delta Angle of $140^{\circ}25'35''$, to a point of reverse curvature;

THENCE, along said reverse curve, having a Radius of 44.00 feet, an Arc Length of 31.77 feet, and a Delta Angle of $41^{\circ}22'29''$, to a point of reverse curvature;

THENCE, along said reverse curve, having a Radius of 748.00 feet, an Arc Length of 344.02 feet, and a Delta Angle of $26^{\circ}21'05''$;

THENCE, leaving said Hawco Court right of way, South $20^{\circ}20'52''$ East, 56.00 feet, to the Point of Beginning.

Containing 29209 square feet of land, more or less.

LEGAL DESCRIPTION FOR A PARTIAL ABANDONMENT OF A PUBLIC UTILITY, PLOWED SNOW STORAGE, AND TRAFFIC CONTROL SIGNAGE EASEMENT

A portion of a Public Utility, Plowed Snow Storage, and Traffic Control Signage Easement, as shown upon Parcel Map No. 5124, situated in the South Half of Section 14, Township 21 North, Range 20 East, Mount Diablo Meridian, Washoe County, Nevada, and being a 10 foot wide strip of land the left side of which is more particularly described as follows:

BEGINNING AT A POINT on the southerly right of way of Hawco Court, from which a point of curvature bears South $57^{\circ}31'18''$ West, 290.82 feet;

THENCE, along said right of way, being a curve to the right having a Radius of 692.00 feet, an Arc Length of 311.55 feet, and a Delta Angle of 25°47'42", to a point of compound curvature;
THENCE, along said compound curve, having a Radius of 44.00 feet, an Arc Length of 36.04 feet, and a Delta Angle of 46°56'03", to a point of reverse curvature;
THENCE, along said reverse curve to the left, having a Radius of 56.00 feet, an Arc Length of 124.45 feet, and a Delta Angle of 127°19'33", to a point on the right of way at the intersection with the boundary between Parcels 3A and 2A, as shown upon Record of Survey No. 5769;
THENCE, continuing along said curve to the left, having a Radius of 56.00 feet, an Arc Length of 137.25 feet, and a Delta Angle of 140°25'35", to a point of reverse curvature;
THENCE, along said reverse curve, having a Radius of 44.00 feet, an Arc Length of 31.77 feet, and a Delta Angle of 41°22'29", to a point of reverse curvature;
THENCE, along said reverse curve, having a Radius of 748.00 feet, an Arc Length of 344.02 feet, and a Delta Angle of 26°21'05", to the point of termination.

Containing 10008 square feet of land, more or less.

BASIS OF BEARING:

Identical to that of Record of Survey No. 5269, "PARCEL MAP FOR MYSTIC MOUNTAIN, LLC", filed on December 14, 2016, as Document No. 4661885, Official Records of Washoe County, Nevada.

See attached Exhibit B for a depiction of the above legal description.

Prepared by:

FOR REVIEW

Glen C. Armstrong, PLS
Nevada Certificate No. 16451
US Geomatics
P.O. Box 3299
Reno, Nevada, 89505



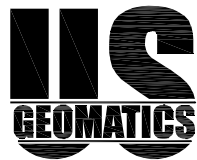
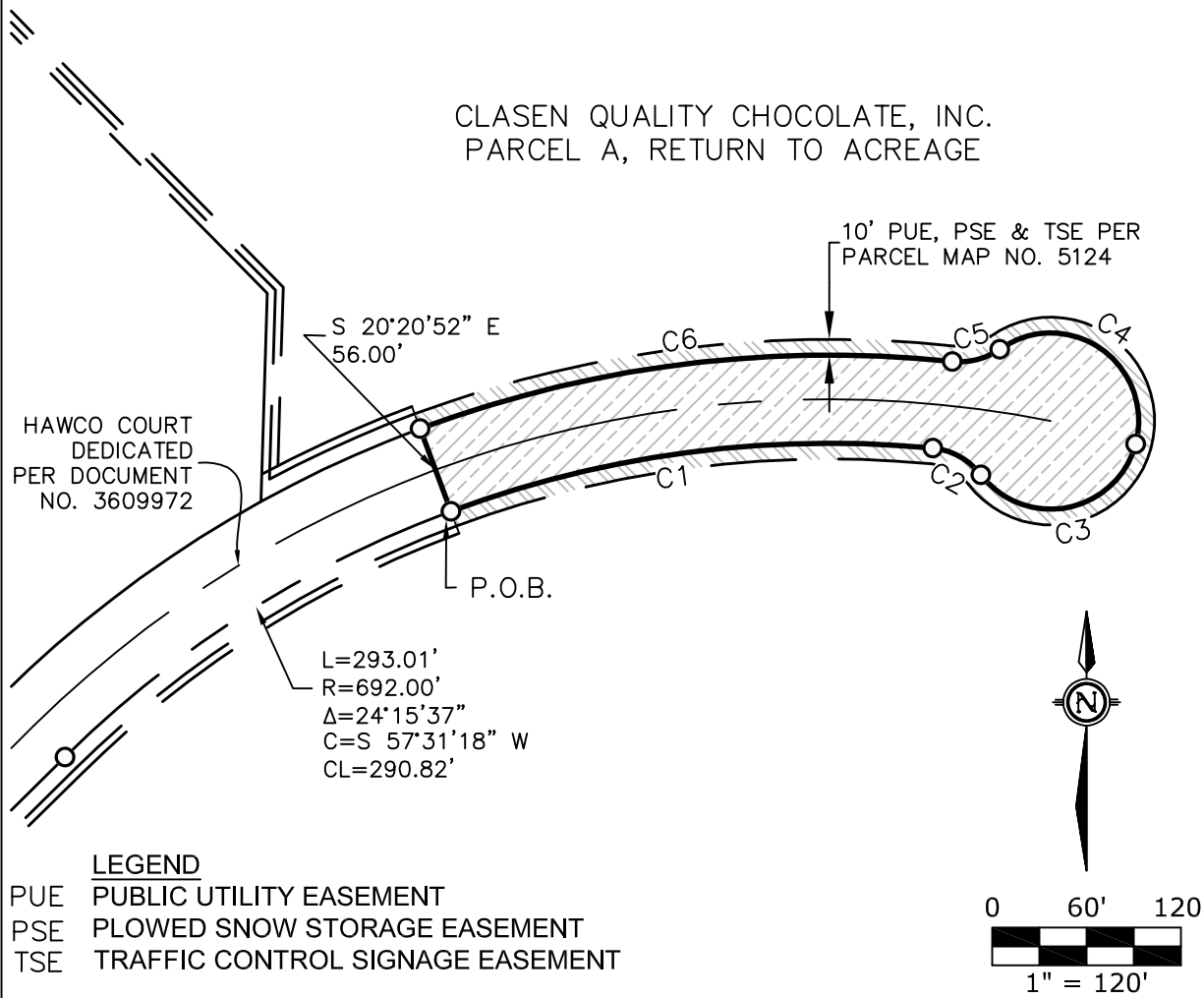
BASIS OF BEARING:

IDENTICAL TO THAT OF PARCEL MAP NO. 5269,
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	692.00'	25°47'42"	311.55'
C2	44.00'	46°56'03"	36.04'
C3	56.00'	127°19'33"	124.45'
C4	56.00'	140°25'35"	137.25'
C5	44.00'	41°22'29"	31.77'
C6	748.00'	26°21'05"	344.02'

TOTAL AREAS OF ABANDONMENT:

- RIGHT OF WAY: 29209 SQUARE FEET ±
- PUE, PSE, AND TSE: 10008 SQUARE FEET ±



**P.O. Box 3299
Reno, NV 89505
P. 775.786.5111
www.usgeomatics.com**

EXHIBIT B

**ABANDONMENT OF A PORTION OF
HAWCO COURT & ASSOCIATED EASEMENTS**

**A PORTION OF THE S 1/2 OF
SECTION 14, T.21N., R.20E., M.D.M.**

WASHOE COUNTY

NEVADA

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EXHIBIT A

LEGAL DESCRIPTION FOR DEDICATION OF A PRIVATE FIRE WATERLINE EASEMENT

A portion of land situated in the South Half of Section 14, Township 21 North, Range 20 East, Mount Diablo Meridian, Washoe County, Nevada, and being a 15 foot wide strip of land the left side of which is more particularly described as follows:

BEGINNING AT A POINT on the southerly right of way of Hawco Court, from which a point of curvature bears South 57°31'18" West, 290.82 feet;

THENCE, along a compound curve to the right, having a Radius of 44.00 feet, an Arc Length of 44.88 feet, and a Delta Angle of 58°26'43", to a point of reverse curvature;

THENCE, along said reverse curve to the left, having a Radius of 56.00 feet, an Arc Length of 257.64 feet, and a Delta Angle of 263°35'59", to a point of reverse curvature;

THENCE, along said reverse curve to the right, having a Radius of 44.00 feet, an Arc Length of 21.69 feet, and a Delta Angle of 28°14'44", to a point of reverse curvature;

THENCE, along said reverse curve to the left, having a Radius of 748.00 feet, an Arc Length of 40.34 feet, and a Delta Angle of 3°05'28", to the point of termination.

Containing 5822 square feet of land, more or less.

BASIS OF BEARING:

Identical to that of Record of Survey No. 5269, "PARCEL MAP FOR MYSTIC MOUNTAIN, LLC", filed on December 14, 2016, as Document No. 4661885, Official Records of Washoe County, Nevada.

See attached Exhibit B for a depiction of the above legal description.

Prepared by:

Glen C. Armstrong, PLS
Nevada Certificate No. 16451
US Geomatics
P.O. Box 3299
Reno, Nevada, 89505

FOR REVIEW



EXHIBIT A

LEGAL DESCRIPTION FOR A PARTIAL ABANDONMENT OF A PRIVATE FIRE WATERLINE EASEMENT

A portion of a Private Fire Waterline Easement, as shown upon Parcel Map No. 5124, situated in the South Half of Section 14, Township 21 North, Range 20 East, Mount Diablo Meridian, Washoe County, Nevada, and being a 15 foot wide strip of land the left side of which is more particularly described as follows:

BEGINNING AT A POINT on the southerly right of way of Hawco Court, from which a point of curvature bears South $57^{\circ}31'18''$ West, 290.82 feet;

THENCE, along said right of way, being a curve to the right having a Radius of 692.00 feet, an Arc Length of 311.55 feet, and a Delta Angle of $25^{\circ}47'42''$, to a point of compound curvature;

THENCE, along said compound curve, having a Radius of 44.00 feet, an Arc Length of 36.04 feet, and a Delta Angle of $46^{\circ}56'03''$, to a point of reverse curvature;

THENCE, along said reverse curve to the left, having a Radius of 56.00 feet, an Arc Length of 124.45 feet, and a Delta Angle of $127^{\circ}19'33''$, to a point on the right of way at the intersection with the boundary between Parcels 3A and 2A, as shown upon Record of Survey No. 5769;

THENCE, continuing along said curve to the left, having a Radius of 56.00 feet, an Arc Length of 137.25 feet, and a Delta Angle of $140^{\circ}25'35''$, to a point of reverse curvature;

THENCE, along said reverse curve, having a Radius of 44.00 feet, an Arc Length of 31.77 feet, and a Delta Angle of $41^{\circ}22'29''$, to a point of reverse curvature;

THENCE, along said reverse curve, having a Radius of 748.00 feet, an Arc Length of 344.02 feet, and a Delta Angle of $26^{\circ}21'05''$, to the point of termination.

Containing 15130 square feet of land, more or less.

BASIS OF BEARING:

Identical to that of Record of Survey No. 5269, "PARCEL MAP FOR MYSTIC MOUNTAIN, LLC", filed on December 14, 2016, as Document No. 4661885, Official Records of Washoe County, Nevada.

See attached Exhibit B for a depiction of the above legal description.

Prepared by:

FOR REVIEW

Glen C. Armstrong, PLS
Nevada Certificate No. 16451
US Geomatics
P.O. Box 3299
Reno, Nevada, 89505



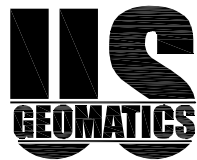
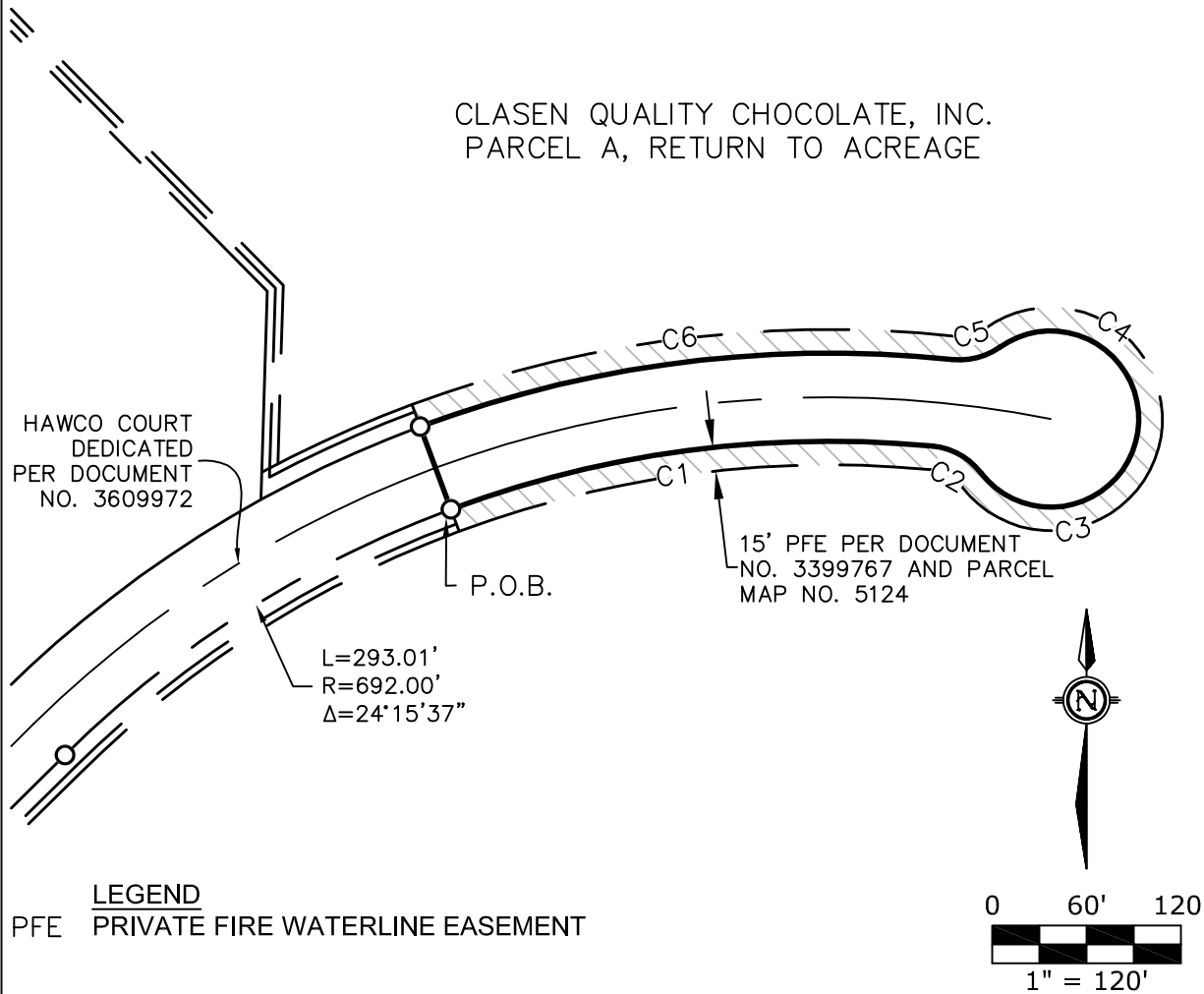
BASIS OF BEARING:

IDENTICAL TO THAT OF PARCEL MAP NO. 5269,
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

TOTAL AREAS OF ABANDONMENT:

PFE: 15130 SQUARE FEET ±

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	692.00'	25°47'42"	311.55'
C2	44.00'	46°56'03"	36.04'
C3	56.00'	127°19'33"	124.45'
C4	56.00'	140°25'35"	137.25'
C5	44.00'	41°22'29"	31.77'
C6	748.00'	26°21'05"	344.02'



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EXHIBIT B

**ABANDONMENT OF A PORTION OF
PRIVATE FIRE WATERLINE EASEMENT**

**A PORTION OF THE S 1/2 OF
SECTION 14, T.21N., R.20E., M.D.M.**

WASHOE COUNTY

NEVADA

SHEET

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of
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Survey Computations

CLOSURE REPORT FOR THE PARTIAL ABANDONMENT OF HAWCO COURT:

Bearing Distance (') Radius (') Arc Len(') Delta Tangent
Radius: 56.00 Length: 137.25 Chord: 105.39 Delta: 140°25'35"
Chord BRG: S 55°09'29" E Rad-In: S 35°22'16" E Rad-Out: N 74°56'41" W
Radius Pt: 2 14923515.82,2313619.88 Tangent: 155.66 Dir: Right
Tangent-In: N 54°37'44" E Tangent-Out: S 15°03'19" W Tangential-Out

Radius: 56.00 Length: 124.45 Chord: 100.37 Delta: 127°19'33"
Chord BRG: S 78°43'05" W Rad-In: N 74°56'41" W Rad-Out: N 52°22'52" E
Radius Pt: 2 14923515.82,2313619.88 Tangent: 113.12 Dir: Right
Tangent-In: S 15°03'19" W Tangent-Out: N 37°37'08" W Tangential-In Tangential-Out

Radius: 44.00 Length: 36.04 Chord: 35.04 Delta: 46°56'03"
Chord BRG: N 61°05'09" W Rad-In: S 52°22'52" W Rad-Out: S 05°26'49" W
Radius Pt: 5 14923454.78,2313540.67 Tangent: 19.10 Dir: Left
Tangent-In: N 37°37'08" W Tangent-Out: N 84°33'11" W Tangential-In Tangential-Out

Radius: 692.00 Length: 311.55 Chord: 308.92 Delta: 25°47'42"
Chord BRG: S 82°32'58" W Rad-In: S 05°26'49" W Rad-Out: S 20°20'53" E
Radius Pt: 7 14922809.70,2313479.16 Tangent: 158.46 Dir: Left
Tangent-In: N 84°33'11" W Tangent-Out: S 69°39'07" W Tangential-In Non Tangential-Out

N 20°20'52" W 56.00

Radius: 748.00 Length: 344.02 Chord: 341.00 Delta: 26°21'05"
Chord BRG: N 82°49'40" E Rad-In: S 20°20'53" E Rad-Out: S 06°00'12" W
Radius Pt: 7 14922809.70,2313479.16 Tangent: 175.11 Dir: Right
Tangent-In: N 69°39'07" E Tangent-Out: S 83°59'48" E Non Tangential-In Tangential-Out

Radius: 44.00 Length: 31.77 Chord: 31.09 Delta: 41°22'29"
Chord BRG: N 75°18'58" E Rad-In: N 06°00'12" E Rad-Out: N 35°22'16" W
Radius Pt: 11 14923597.36,2313561.99 Tangent: 16.62 Dir: Left
Tangent-In: S 83°59'48" E Tangent-Out: N 54°37'44" E Tangential-In

Closure Error Distance > 0.0167' Error Bearing > N 83°25'14" W
Closure Precision > 1 in 62174.2 Total Distance > 1041.08'
Area: 29209 S.F., 0.67 AC.

CLOSURE REPORT FOR THE DEDICATION OF HAWCO COURT:

Bearing Distance (') Radius (') Arc Len(') Delta Tangent

N 20°20'52" W 56.00

Radius: 748.00 Length: 40.35 Chord: 40.35 Delta: 3°05'28"
Chord BRG: N 71°11'51" E Rad-In: S 20°20'53" E Rad-Out: S 17°15'25" E
Radius Pt: 14 14922655.33,2313508.88 Tangent: 20.18 Dir: Right
Tangent-In: N 69°39'07" E Tangent-Out: N 72°44'35" E Non Tangential-In Tangential-Out

Radius: 44.00 Length: 21.69 Chord: 21.47 Delta: 28°14'44"
Chord BRG: N 58°37'13" E Rad-In: N 17°15'25" W Rad-Out: N 45°30'09" W
Radius Pt: 16 14923411.67,2313273.92 Tangent: 11.07 Dir: Left
Tangent-In: N 72°44'35" E Tangent-Out: N 44°29'51" E Tangential-In Tangential-Out

Radius: 56.00 Length: 257.64 Chord: 83.49 Delta: 263°35'59"
Chord BRG: S 03°42'10" E Rad-In: S 45°30'09" E Rad-Out: N 38°05'50" E
Radius Pt: 18 14923341.59,2313345.25 Tangent: 62.63 Dir: Right
Tangent-In: N 44°29'51" E Tangent-Out: N 51°54'10" W Tangential-In Tangential-Out

Radius: 44.00 Length: 44.88 Chord: 42.96 Delta: 58°26'43"
Chord BRG: N 81°07'32" W Rad-In: S 38°05'50" W Rad-Out: S 20°20'53" E
Radius Pt: 20 14923262.89,2313283.55 Tangent: 24.61 Dir: Left
Tangent-In: N 51°54'10" W Tangent-Out: S 69°39'07" W Tangential-In

Closure Error Distance > 0.0020' Error Bearing > S 10°31'25" W
Closure Precision > 1 in 211814.2 Total Distance > 420.57'
Area: 11973 S.F., 0.27 AC.