



## STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** February 7, 2019

**Staff Contact:** Darren Schulz, Public Works Director

**Agenda Title:** For Possible Action: To accept the transfer of approximately 7,147 square feet of land from APN's 009-832-36, -37, -38, -39, -40, -41, -42, -43, -44, -45, and -46, from Reno Sun, LLC, to Carson City, and authorize the City Engineer to initiate and sign a Lot Line Adjustment with Reno Sun, LLC, in order to incorporate the acreage into the adjacent City-owned property known as APN 004-016-03. (Dan Stucky, DStucky@carson.org and Stephanie Hicks, SHicks@carson.org)

Staff Summary: In June 1997, a 15-foot drainage and public utility easement was accepted by Carson City through the Amended Plat of the Final Map of Quail Run Phase 1. Since this time, the City has been maintaining the easement area for the collection and conveyance of stormwater. The easement runs along the eastern property line of the Governor's Field Park on parcels where homes have not yet been constructed. Reno Sun, LLC, will be constructing the next phase of the development and has offered to give the property that the easement is located on in fee title to the City.

**Agenda Action:** Formal Action / Motion

**Time Requested:** 10 mins

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### **Proposed Motion**

I move to accept the donation of land as described on the record from Reno Sun, LLC, to Carson City, and authorize the City Engineer to initiate and sign a Lot Line Adjustment with Reno Sun, LLC, in order to incorporate the acreage into the adjacent City-owned property known as APN 004-016-03.

### **Board's Strategic Goal**

Sustainable Infrastructure

### **Previous Action**

March 17, 1994 - Carson City Board of Supervisors reviewed and approved the Tentative Map for Quail Run Planned Unit Development.

June 23, 1995 - Carson City Board of Supervisors approved the Final Map of Quail Run Phase 1 which included the dedication of a 17-foot drainage and public utility easement.

June 20, 1997 - Carson City Board of Supervisors approved the Amended Plat of the Final Map of Quail Run Phase 1 which reduced the 17-foot easement to a 15-foot drainage and public utility easement.

### **Background/Issues & Analysis**

Quail Run Planned Unit Development was originally approved in March 1994. The Carson City Board of Supervisors approved the Amended Plat of the Final Map of Quail Run Phase 1 in June 1997 which included the dedication of a 15-foot drainage and public utility easement along the eastern boundary of Governor's Field Park to serve for the collection and conveyance of stormwater. This conveyance is an integral component of the

City's stormwater infrastructure as it conveys stormwater from the neighborhoods south of Fairview to the Linear Ditch.

Reno Sun, LLC, will be constructing the next phase of the development and has offered to give the property that the easement is located on in fee title to the City. Transferring this property to City ownership will allow for access and maintenance to the drainage area without having to navigate through the backyards of the soon to be constructed homes.

The City will also be requesting that a note be placed on the Lot Line Adjustment Map which states that no gates for access directly to Governor's Field Park will be permitted.

**Applicable Statute, Code, Policy, Rule or Regulation**

NRS 244.276

**Financial Information**

**Is there a fiscal impact?** No

**If yes, account name/number:**

**Is it currently budgeted?**

**Explanation of Fiscal Impact:**

**Alternatives**

1. Decline to make a motion to accept the transfer of property described above from Reno Sun, LLC, to Carson City. 2. Provide other direction to staff. 3. Propose modified motion.

**Attachments:**

[2. FHO-Carson\\_BLA.pdf](#)

[3. Deed with Legal Descriptions\\_Carson.pdf](#)

[4. LotLineAdjustment\\_PUE-sig.pdf](#)

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

August 13, 2018 - 13:18      Draw Name: F:\Procs\01\Draws\Survey\Drawings\Record Drawings\BLA-Carson\FHG-Carson\_BLA.dwg      Updated By: Jbedard

2nd RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT  
FOR  
RENO SUN, LLC

OWNER’S CERTIFICATE:

THE UNDERSIGNED OWNER OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE:  
1) WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.  
2) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT SHOWN HEREON.  
3) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630.  
4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.  
5) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE FOR THE TRANSFER OF THE LAND.

RENO SUN, LLC

BY: \_\_\_\_\_

NAME/TITLE:\_\_\_\_\_

NOTARY PUBLIC ACKNOWLEDGMENT:

STATE OF NEVADA }  
COUNTY OF CARSON CITY } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY \_\_\_\_\_, AS \_\_\_\_\_ OF RENO SUN, LLC, A NEVADA LIMITED LIABILITY COMPANY.

\_\_\_\_\_  
NOTARY PUBLIC

OWNER’S CERTIFICATE:

THE UNDERSIGNED OWNER OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE:  
1) WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.  
2) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT SHOWN HEREON.  
3) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630.  
4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.  
5) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE FOR THE TRANSFER OF THE LAND.

CARSON CITY

BY: \_\_\_\_\_

NAME/TITLE:\_\_\_\_\_

NOTARY PUBLIC ACKNOWLEDGMENT:

STATE OF NEVADA }  
COUNTY OF CARSON CITY } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY \_\_\_\_\_, AS \_\_\_\_\_ OF CARSON CITY, A CONSOLIDATED MUNICIPALITY.

\_\_\_\_\_  
NOTARY PUBLIC

TREASURER’S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID.

ASSESSOR’S PARCEL NUMBERS 004–016–03, & 009–832–36 THROUGH 009–832–46

BY: \_\_\_\_\_ DATE \_\_\_\_\_

TITLE:\_\_\_\_\_

PLANNING DIVISION CERTIFICATE:

THIS LOT LINE ADJUSTMENT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING DIVISION.

LEE PLEMEL, COMMUNITY DEVELOPMENT DIRECTOR  
CARSON CITY COMMUNITY DEVELOPMENT

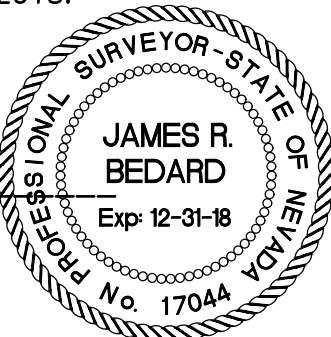
DATE \_\_\_\_\_

SURVEYOR’S CERTIFICATE:

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

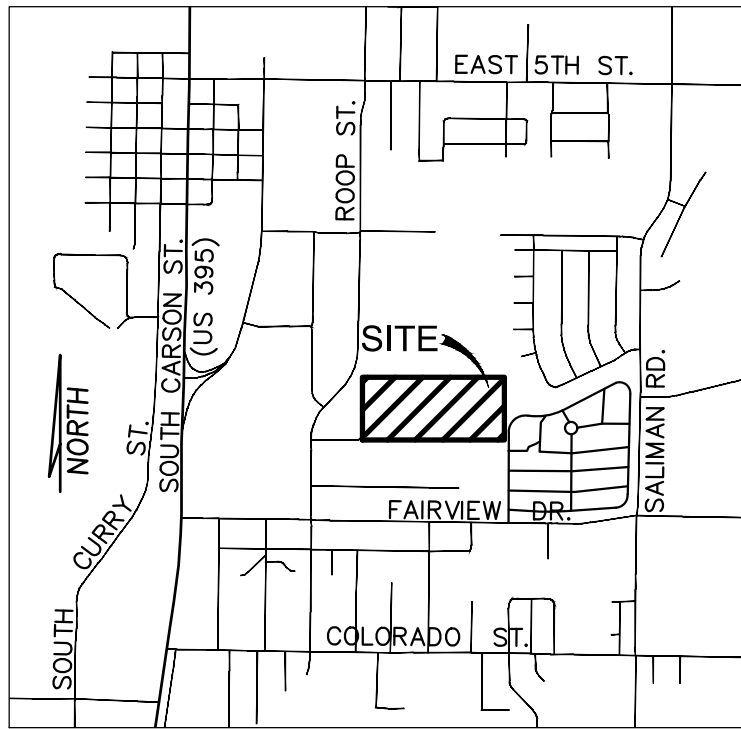
- 1) I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY THE PROPOSED BOUNDARY LINE ADJUSTMENT.
- 2) THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCE IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 2) THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.
- 3) ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340.
- 4) I HAVE PREPARED THIS MAP AT THE INSTANCE OF FLORSHEIM HOMES.
- 5) THE LANDS SURVEYED LIE WITHIN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, CARSON CITY, NEVADA AND THE SURVEY WAS COMPLETED ON JULY 5, 2018.

JAMES R. BEDARD,  
NEVADA P.L.S. 17044



VICINITY MAP

NOT TO SCALE



BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94 HARN) DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS OF THE 2010 CARSON CITY CONTROL NETWORK AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010, AS FILE NO. 403435 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA.

A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0002 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND VALUES.

ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES IN U.S. FEET.

ROTATE THE BEARINGS SHOWN HEREIN 0°00'53" COUNTER–CLOCKWISE TO MATCH THE BEARINGS SHOWN ON REFERENCED MAPS 2585 AND 2825.

REFERENCES:

- (R1) MAP 726, PARCEL MAP FOR HAROLD C. & LOIS J. HEITMILLER & SHEERIN–OAKS PARTNERSHIP NO. 2, RECORDED MARCH 29, 1979 AS FILE NO. 86800, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R2) MAP 2338, FINAL MAP FOR HERITAGE PARK PHASE 2 AT QUAIL RUN PLANNED UNIT DEVELOPMENT, RECORDED OCTOBER 19, 1999 AS FILE NO. 241394 IN BOOK 8, PAGE 2338, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R3) MAP 2585, FINAL MAP FOR HERITAGE PARK PHASE 6 AT QUAIL RUN PLANNED UNIT DEVELOPMENT, RECORDED DECEMBER 22, 2005 AS FILE NO. 347539 IN BOOK 9, PAGE 2585, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R4) MAP 2825, RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT FOR FLORSHEIM LAND COMPANY, LLC, RECORDED OCTOBER 6, 2014 AS FILE NO. 447947 IN BOOK 10, PAGE 2825, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R5) MAP 2298, FINAL MAP OF THE ROOP STREET SOUTH SUBDIVISION, RECORDED OCTOBER 9, 1998 AS FILE NO. 224532 IN BOOK 8, PAGE 2298, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R6) MAP 2224, AMENDED PLAT OF QUAIL RUN PHASE 1 PLANNED UNIT DEVELOPMENT, RECORDED JUNE 20, 1997 AS FILE NO. 204574 IN BOOK 8, PAGE 2224, OFFICIAL RECORDS OF CARSON CITY, NEVADA

NOTES:

1. NO NEW PARCELS ARE CREATED AS A RESULT OF THIS MAP.
2. FOR CORRESPONDING WRITTEN DESCRIPTION DEPICTING THE LOT LINE ADJUSTMENT, SEE RECORDER’S DOCUMENT #\_\_\_\_\_.
3. THIS RECORD OF SURVEY IS NOT IN CONFLICT WITH THE CURRENT ADOPTED ZONING OF THE SUBJECT PARCELS AND THE PROVISIONS OF CHAPTER 18.04 OF THE CARSON CITY MUNICIPAL CODE.
4. THE CURRENT ZONING DISTRICT FOR THE SUBJECT PROPERTY IS MOBILE HOME–6,000 PLANNED UNIT DEVELOPMENT (MH6–P) AND THE MASTER PLAN DESIGNATION IS MEDIUM DENSITY RESIDENTIAL (MDR).
5. THERE ARE NO WELLS, SEPTIC SYSTEMS OR STRUCTURES ON THESE PARCELS EXCEPT AS SHOWN.
6. THE AREA THAT LIES BETWEEN THE PRIVATE STREET AND THE FRONT BUILDING FACE AND ENTRY COURTYARD WALL FACE IS A COMMON OPEN SPACE EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, AND LANDSCAPING PER MAP NO. 2585.
7. THE PARCELS ARE WITHIN FEMA FLOOD ZONES X (0.2% ANNUAL CHANCE OF FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE) AND AO (SPECIAL FLOOD HAZARD AREA WITH DEPTH OF 2 FEET), AS SHOWN ON FIRM PANEL 3200010094F, EFFECTIVE DECEMBER 22, 2016.

RECORDER’S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF MANHARD CONSULTING, LTD. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, AT \_\_\_\_ MINUTES PAST \_\_\_\_ O’CLOCK \_\_\_\_M. IN BOOK\_\_\_\_\_, AT PAGE\_\_\_\_\_ OF OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: \_\_\_\_\_ BY: \_\_\_\_\_  
RECORDER

FILE NUMBER: \_\_\_\_\_ BY: \_\_\_\_\_

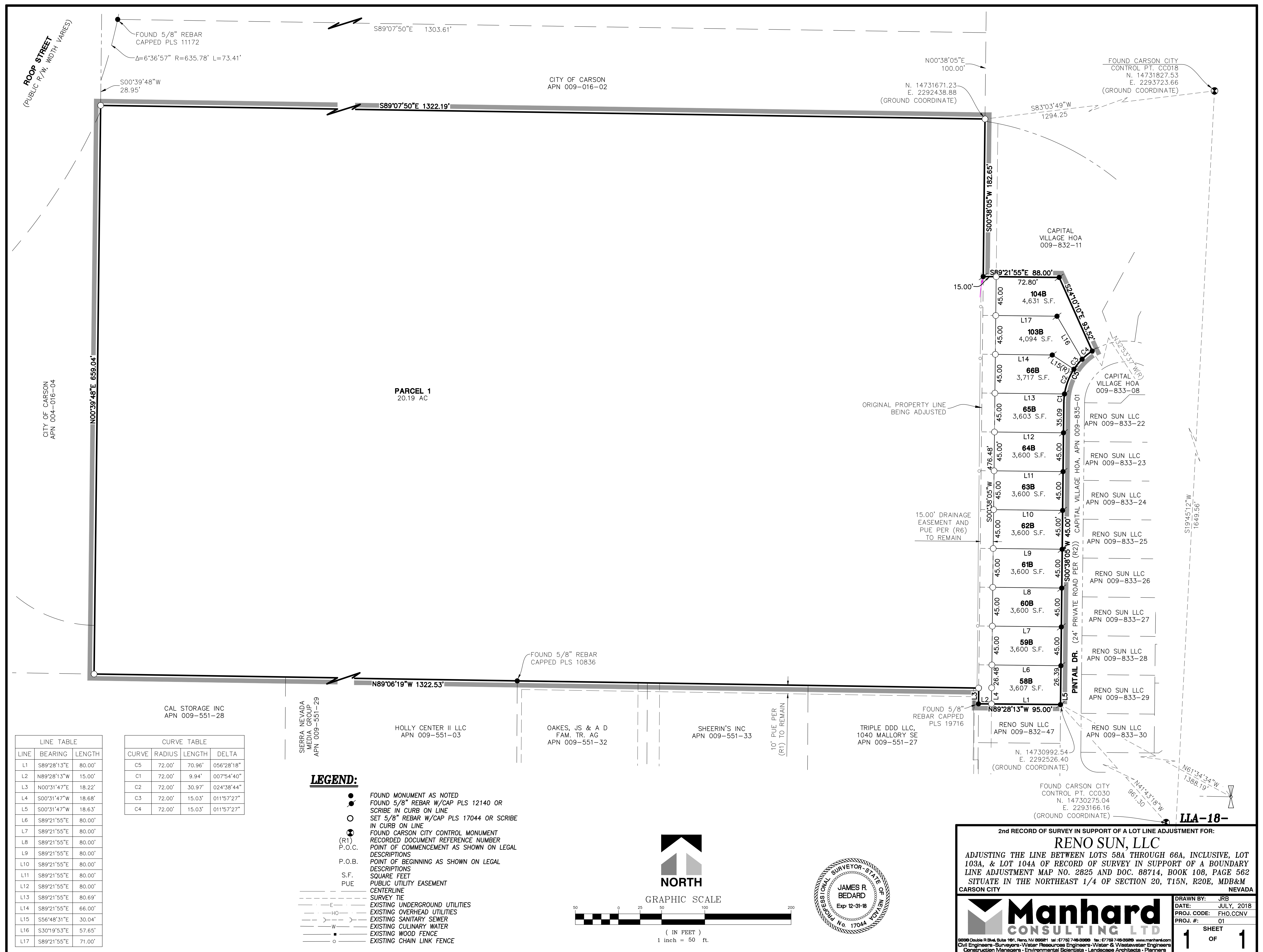
LLA–18–

2nd RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT FOR:  
**RENO SUN, LLC**  
ADJUSTING THE LINE BETWEEN LOTS 58A THROUGH 66A, INCLUSIVE, LOT 103A, & LOT 104A OF RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 2825 AND DOC. 88714, BOOK 10B, PAGE 562 SITUATE IN THE NORTHEAST 1/4 OF SECTION 20, T15N, R20E, MDB&M CARSON CITY NEVADA

**Manhard**  
CONSULTING LTD  
6800 Double R Blvd, Suite 101, Reno, NV 89521 tel: (775) 746-3500 fax: (775) 746-3520 www.manhard.com  
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: JRB  
DATE: JULY, 2018  
PROJ. CODE: FHO.CCNV  
PROJ. #: 01  
SHEET  
1 OF 1

MAP \_\_\_\_\_



**APN's: 004-016-03, 009-832-36, 009-832-37, 009-832-38,  
009-832-39, 009-832-40, 009-832-41, 009-832-42, 009-832-43,  
009-832-44, 009-832-45, 009-832-46**

Mail Tax Statements to:  
Reno Sun, LLC  
1701 W. March Ln., Suite D  
Stockton, CA 95207

When recorded, return to:  
Reno Sun, LLC  
1701 W. March Ln., Suite D  
Stockton, CA 95207

### **BOUNDARY LINE ADJUSTMENT – QUITCLAIM DEED**

This Boundary Line Adjustment Quitclaim Deed is made this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by **RENO SUN, LLC, a Nevada Limited Liability Company**, as **GRANTOR** and **CARSON CITY, NEVADA, a Consolidated Municipality**, as **GRANTEE**, as applicable with reference to the following facts, and is as follows:

#### **RECITALS:**

- A. GRANTOR** is the present owner of that certain real property situate in Carson City, Nevada, being more particularly described as follows:

See **EXHIBITS “A-2” through “A-12”, inclusive**, attached hereto and incorporated herein by reference.

- B. GRANTEE** is the present owner of that certain real property situate in Carson City, Nevada, being more particularly described as follows:

See **EXHIBITS “A-1”**, attached hereto and incorporated herein by reference.

- C. GRANTOR** and **GRANTEE** share a common boundary line, and desire to adjust such common boundary lines without creating a new parcel;

**NOW, THEREFORE**, for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged by **GRANTOR**, said **GRANTOR** for the purposes of adjusting the common boundary line between said **GRANTEE’S** and **GRANTOR’S** parcel does hereby grant, bargain and sell to **GRANTEE** the lands necessary to adjust the common lines between said parcels such that the resulting parcels described in the attached **EXHIBITS “B-1” through “B-12”, inclusive**. The results of this adjustment are graphically shown on a Record of Survey map being recorded concurrently herewith.

**GRANTOR**

**RENO SUN, LLC, a Nevada Limited Liability Company**

By: \_\_\_\_\_

ITS: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

This instrument was acknowledged before me on \_\_\_\_\_, 2019, by \_\_\_\_\_  
\_\_\_\_\_ as \_\_\_\_\_ of Reno Sun, LLC, a Nevada Limited  
Liability Company.

\_\_\_\_\_, Notary Public

**GRANTEE**

**CARSON CITY, NEVADA, a Consolidated Municipality**

By: \_\_\_\_\_

Robert L. Crowell, Mayor

Attest:

By: \_\_\_\_\_

Aubrey Rowlatt, Clerk-Recorder

STATE OF NEVADA               )  
COUNTY OF CARSON CITY     ) SS

This instrument was acknowledged before me on \_\_\_\_\_, 2019, by Robert L. Crowell, Mayor of Carson City, Nevada, a Consolidated Municipality.

By: \_\_\_\_\_, Notary Public

**EXHIBIT "A-1"****LEGAL DESCRIPTION**

**VESTING PARCEL, GOVERNOR'S FIELD  
004-016-03**

**CARSON CITY**

All that real property described in that Quitclaim Deed recorded May 6, 1971 as File No. 88714 in Book 108, Page 562, Official Records of Carson City, Nevada, situate within the Northeast 1/4 of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, Nevada, described as follows:

The N 1/2 of the SW 1/4 of the NE 1/4 of Section 20, T. 15 N., R. 20 E., M.D.B.&M.

**EXHIBIT "A-2"****LEGAL DESCRIPTION**

**LOT 58A, DOCUMENT NO. 485311  
009-832-46**

**RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE 1/4 of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 58 and Lot 59 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 58 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and West right-of-way North 89°29'06" West, 95.00 feet to the West boundary of said Lot 58;

THENCE along said West boundary, North 00°30'54" East, 18.71 feet;

THENCE continuing along said West boundary and along the West boundary of said Lot 59, North 00°37'12" East, 26.48 feet;

THENCE departing said West boundary, South 89°22'48" East, 95.00 feet to the Northeast corner of said Lot 58 also being on the aforementioned West right-of-way of Pintail Drive;

THENCE along said West right-of-way and the East boundary of said Lot 58, South 00°37'12" West, 26.39 feet;

THENCE continuing along said common boundary, South 00°30'54" West, 18.63 feet to the aforementioned Southeast corner of said Lot 58 and the POINT OF BEGINNING.

Containing 4,285 square feet of land more or less.

**EXHIBIT "A-3"****LEGAL DESCRIPTION**

**LOT 59A, DOCUMENT NO. 485311  
009-832-45**

**RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 59 and Lot 60 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 59 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and West right-of-way North 89°22'48" West, 95.00 feet to the West boundary of said Lot 59;

THENCE along said West boundary and the West boundary of said Lot 60, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 95.00 feet to the Northeast corner of said Lot 59 also being on the aforementioned West right-of-way of Pintail Drive;

THENCE along said West right-of-way and the East boundary of said Lot 59, South 00°37'12" West, 45.00 feet to the aforementioned Southeast corner of said Lot 59 and the POINT OF BEGINNING.

Containing 4,275 square feet of land more or less.

**EXHIBIT "A-4"****LEGAL DESCRIPTION**

**LOT 60A, DOCUMENT NO. 485311  
009-832-44**

**RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 60 and Lot 61 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 60 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and West right-of-way North 89°22'48" West, 95.00 feet to the West boundary of said Lot 60;

THENCE along said West boundary and the West boundary of said Lot 61, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 95.00 feet to the Northeast corner of said Lot 60 also being on the aforementioned West right-of-way of Pintail Drive;

THENCE along said West right-of-way and the East boundary of said Lot 60, South 00°37'12" West, 45.00 feet to the aforementioned Southeast corner of said Lot 60 and the POINT OF BEGINNING.

Containing 4,275 square feet of land more or less.

**EXHIBIT "A-5"****LEGAL DESCRIPTION**

**LOT 61A, DOCUMENT NO. 485311  
009-832-43**

**RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 61 and Lot 62 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 61 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and West right-of-way North 89°22'48" West, 95.00 feet to the West boundary of said Lot 61;

THENCE along said West boundary and the West boundary of said Lot 62, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 95.00 feet to the Northeast corner of said Lot 61 also being on the aforementioned West right-of-way of Pintail Drive;

THENCE along said West right-of-way and the East boundary of said Lot 61, South 00°37'12" West, 45.00 feet to the aforementioned Southeast corner of said Lot 61 and the POINT OF BEGINNING.

Containing 4,275 square feet of land more or less.

**EXHIBIT "A-6"****LEGAL DESCRIPTION**

**LOT 62A, DOCUMENT NO. 485311  
009-832-42**

**RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 62 and Lot 63 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 62 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and West right-of-way North 89°22'48" West, 95.00 feet to the West boundary of said Lot 62;

THENCE along said West boundary and the West boundary of said Lot 63, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 95.00 feet to the Northeast corner of said Lot 62 also being on the aforementioned West right-of-way of Pintail Drive;

THENCE along said West right-of-way and the East boundary of said Lot 62, South 00°37'12" West, 45.00 feet to the aforementioned Southeast corner of said Lot 62 and the POINT OF BEGINNING.

Containing 4,275 square feet of land more or less.

**EXHIBIT "A-7"****LEGAL DESCRIPTION**

**LOT 63A, DOCUMENT NO. 485311  
009-832-41**

**RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 63 and Lot 64 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 63 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and West right-of-way North 89°22'48" West, 95.00 feet to the West boundary of said Lot 63;

THENCE along said West boundary and the West boundary of said Lot 64, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 95.00 feet to the Northeast corner of said Lot 63 also being on the aforementioned West right-of-way of Pintail Drive;

THENCE along said West right-of-way and the East boundary of said Lot 63, South 00°37'12" West, 45.00 feet to the aforementioned Southeast corner of said Lot 63 and the POINT OF BEGINNING.

Containing 4,275 square feet of land more or less.

**EXHIBIT "A-8"****LEGAL DESCRIPTION**

**LOT 64A, DOCUMENT NO. 485311  
009-832-40**

**RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 64 and Lot 65 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 64 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and West right-of-way North 89°22'48" West, 95.00 feet to the West boundary of said Lot 64;

THENCE along said West boundary and the West boundary of said Lot 65, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 95.00 feet to the Northeast corner of said Lot 64 also being on the aforementioned West right-of-way of Pintail Drive;

THENCE along said West right-of-way and the East boundary of said Lot 64, South 00°37'12" West, 45.00 feet to the aforementioned Southeast corner of said Lot 64 and the POINT OF BEGINNING.

Containing 4,275 square feet of land more or less.

**EXHIBIT "A-9"****LEGAL DESCRIPTION**

**LOT 65A, DOCUMENT NO. 485311  
009-832-39**

**RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 65 and Lot 66 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 65 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and West right-of-way North 89°22'48" West, 95.00 feet to the West boundary of said Lot 65;

THENCE along said West boundary and the West boundary of said Lot 66, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 95.69 feet to the Northeast corner of said Lot 65 being on the aforementioned West right-of-way of Pintail Drive and being the beginning of a non-tangent curve to the left;

THENCE along said West right-of-way and the East boundary of said Lot 65, from a tangent which bears South 08°31'52" West, 9.94 feet along the arc of a 72.00 foot radius curve through a central angle of 07°54'40";

THENCE continuing along said common boundary, South 00°37'12" West, 35.09 feet to the aforementioned Southeast corner of said Lot 65 and the POINT OF BEGINNING.

Containing 4,278 square feet of land more or less.

**EXHIBIT "A-10"****LEGAL DESCRIPTION**

**LOT 66A, DOCUMENT NO. 485311  
009-832-38**

**RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 66 and Lot 103 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 66 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and said West right-of-way, North 89°22'48" West, 95.69 feet to the West boundary of said Lot 66;

THENCE along said West boundary and the West boundary of said Lot 103, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 81.00 feet to an angle point in the North boundary of said Lot 66 and the South boundary of said Lot 103;

THENCE along said common boundary, South 56°49'24" East, 30.04 feet to the Northeast corner of said Lot 66 also being on the aforementioned West right-of-way of Pintail Drive also being the beginning of a non-tangent curve to the left;

THENCE along said West right-of-way and the East boundary of said Lot 66 from a tangent which bears South 33°10'36" West, 30.97 feet along a 72.00 foot radius curve through a central angle of 24°38'44" to the aforementioned Southeast corner of Lot 66 and the POINT OF BEGINNING.

Containing 4,392 square feet of land more or less.

## EXHIBIT "A-11"

### LEGAL DESCRIPTION

**LOT 103A, DOCUMENT NO. 485311  
009-832-37**

**RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 103 and Lot 104 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 103 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and said West right-of-way and along the boundary common to said Lot 103 and Lot 66 of said Final Map for Heritage Park Phase 6, North 56°49'24" West, 30.04 feet;

THENCE departing said common boundary, North 89°22'48" West, 81.00 feet to the West boundary of said Lot 103;

THENCE along said West boundary and the West boundary of said Lot 104, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 86.00 feet to an angle point in the North boundary of said Lot 103 and the South boundary of said Lot 104;

THENCE along said common boundary, South 30°20'46" East, 57.65 feet to the Easterly most corner of said Lot 103 being on the aforementioned West right-of-way of Pintail Drive also being the beginning of a non-tangent curve to the left;

THENCE along said West right-of-way and the East boundary of said Lot 103 from a tangent which bears South 45°08'03" West, 15.03 feet along a 72.00 foot radius curve through a central angle of 11°57'27" to the aforementioned Southeast corner of Lot 103 and the POINT OF BEGINNING.

Containing 3,969 square feet of land more or less.

## EXHIBIT "A-12"

### LEGAL DESCRIPTION

**LOT 104A, DOCUMENT NO. 485311  
009-832-36**

**RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being a portion of Lot 104 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southerly most corner of said Lot 104 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and said West right-of-way and along the boundary common to said Lot 104 and Lot 103 of said Final Map for Heritage Park Phase 6, North 30°20'46" West, 57.65 feet;

THENCE departing said common boundary, North 89°22'48" West, 86.00 feet to the West boundary of said Lot 104;

THENCE along said West boundary, North 00°37'12" East, 45.00 feet to the Northwest corner of said Lot 104;

THENCE departing said corner and along the North boundary of said Lot 104 also being the South boundary of Lot D of Block A per said Final Map for Heritage Park Phase 6, South 89°22'48" East, 88.00 feet to an angle point in said common boundary;

THENCE continuing along said common boundary, South 24°11'03" East, 93.52 feet to the Easterly most corner of said Lot 104 being on the aforementioned West right-of-way of Pintail Drive also being the beginning of a non-tangent curve to the left;

THENCE along said West right-of-way and the East boundary of said Lot 104 from a tangent which bears South 67°05'30" West, 15.03 feet along a 72.00 foot radius curve through a central angle of 11°57'27" to the aforementioned Southeast corner of Lot 104 and the POINT OF BEGINNING.

Containing 5,306 square feet of land more or less.

## EXHIBIT "B-1"

### LEGAL DESCRIPTION ADJUSTED PARCEL 1, GOVERNOR'S FIELD CARSON CITY

All that real property described in that Quitclaim Deed recorded May 6, 1971 as File No. 88714 in Book 108, Page 562, Official Records of Carson City, Nevada, situate within the Northeast 1/4 of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, Nevada, described as follows:

The N 1/2 of the SW 1/4 of the NE 1/4 of Section 20, T. 15 N., R. 20 E., M.D.B.&M.

TOGETHER WITH the East 15.00 feet of Lots 58A, 59A, 60A, 61A, 62A, 63A, 64A, 65A, 66A, 103A, and 104A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada.

The resultant parcel being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 58A,

THENCE along the West line of said Lot 58A, North 00°31'47" East, 18.22 feet to the Northeast corner of Parcel 2 shown on that Record of Survey of a Lot Line Adjustment recorded December 10, 1991 as File No. 122975 in Book 7, Page 1910, Official Records of Carson City, Nevada, being the Southeast corner of the North One-half of the Southwest One-quarter of the Northeast One-quarter (N1/2 SW1/4 NE1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian;

THENCE departing said West line, along the boundary of said N1/2 SW1/4 NE1/4 of Section 20 the following four (4) courses:

1. North 89°06'19" West, 1322.53 feet;
2. North 00°39'48" East, 659.04 feet;
3. South 89°07'50" East, 1322.19 feet;
4. South 00°38'05" West, 182.65 feet, to the Northwest corner of said Lot 104A;

THENCE departing said boundary, along the Northerly line of said Lot 104A, South 89°21'55" East, 15.00 feet;

THENCE departing said Northerly line, South 00°38'05" West, 476.48 feet to a point on the South line of said Lot 58A;

THENCE along said South line, North 89°28'13" West, 15.00 feet, to the POINT OF BEGINNING.

Containing 20.19 acres.

#### **BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

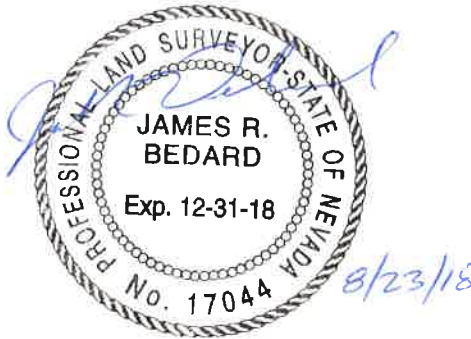
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

#### **SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-2"****LEGAL DESCRIPTION  
ADJUSTED LOT 58B  
RENO SUN, LLC**

A portion of Lot 58A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 58A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said West line, along the South line of said Lot 58A, North 89°28'13" West, 80.00 feet;

THENCE departing said South line, North 00°31'47" East, 18.68 feet;

THENCE North 00°38'05" East, 26.48 feet to the North line of said Lot 58A;

THENCE along said North line, South 89°21'55" East, 80.00 feet to the Northeast corner of said Lot 58A, being a point on the aforementioned West line of Pintail Drive;

THENCE departing said North line, along said West line of Pintail Drive, South 00°38'05" West, 26.39 feet;

THENCE continuing along said West line, South 00°31'47" West, 18.63 feet to the POINT OF BEGINNING.

Containing 3,607 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

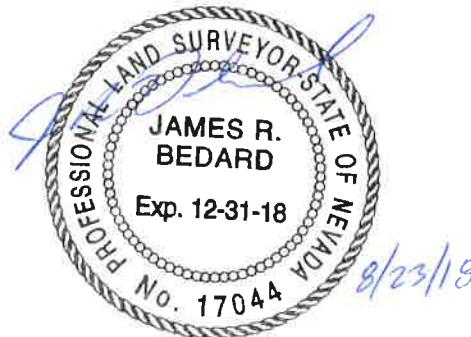
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-3"****LEGAL DESCRIPTION  
ADJUSTED LOT 59B  
RENO SUN, LLC**

A portion of Lot 59A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

**BEGINNING** at the Southeast corner of said Lot 59A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

**THENCE** departing said West line, along the South line of said Lot 59A, North 89°21'55" West, 80.00 feet;

**THENCE** departing said South line, North 00°38'05" East, 45.00 feet to the North line of said Lot 59A;

**THENCE** along said North line, South 89°21'55" East, 80.00 feet to the Northeast corner of said Lot 59A, being a point on the aforementioned West line of Pintail Drive;

**THENCE** departing said North line, along said West line of Pintail Drive, South 00°38'05" West, 45.00 feet to the **POINT OF BEGINNING**.

Containing 3,600 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

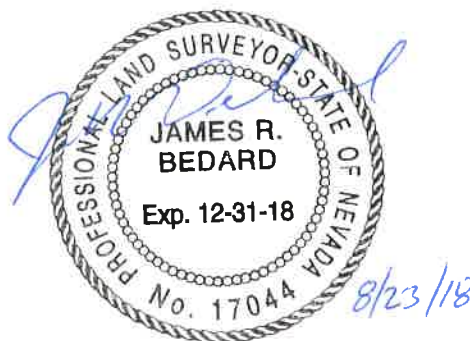
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-4"****LEGAL DESCRIPTION  
ADJUSTED LOT 60B  
RENO SUN, LLC**

A portion of Lot 60A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 60A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said West line, along the South line of said Lot 60A, North 89°21'55" West, 80.00 feet;

THENCE departing said South line, North 00°38'05" East, 45.00 feet to the North line of said Lot 60A;

THENCE along said North line, South 89°21'55" East, 80.00 feet to the Northeast corner of said Lot 60A, being a point on the aforementioned West line of Pintail Drive;

THENCE departing said North line, along said West line of Pintail Drive, South 00°38'05" West, 45.00 feet to the POINT OF BEGINNING.

Containing 3,600 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

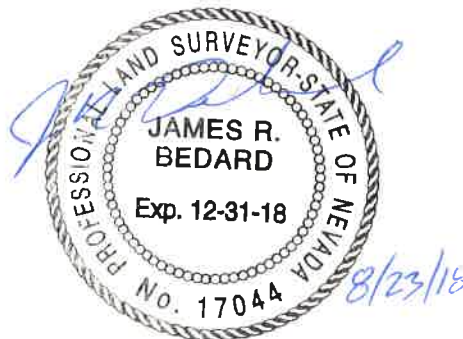
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-5"****LEGAL DESCRIPTION  
ADJUSTED LOT 61B  
RENO SUN, LLC**

A portion of Lot 61A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 61A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said West line, along the South line of said Lot 61A, North 89°21'55" West, 80.00 feet;

THENCE departing said South line, North 00°38'05" East, 45.00 feet to the North line of said Lot 61A;

THENCE along said North line, South 89°21'55" East, 80.00 feet to the Northeast corner of said Lot 61A, being a point on the aforementioned West line of Pintail Drive;

THENCE departing said North line, along said West line of Pintail Drive, South 00°38'05" West, 45.00 feet to the POINT OF BEGINNING.

Containing 3,600 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

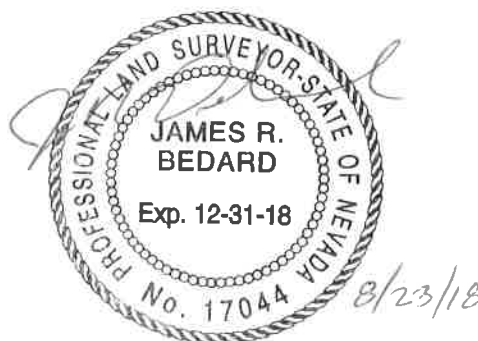
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-6"****LEGAL DESCRIPTION  
ADJUSTED LOT 62B  
RENO SUN, LLC**

A portion of Lot 62A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 62A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said West line, along the South line of said Lot 62A, North 89°21'55" West, 80.00 feet;

THENCE departing said South line, North 00°38'05" East, 45.00 feet to the North line of said Lot 62A;

THENCE along said North line, South 89°21'55" East, 80.00 feet to the Northeast corner of said Lot 62A, being a point on the aforementioned West line of Pintail Drive;

THENCE departing said North line, along said West line of Pintail Drive, South 00°38'05" West, 45.00 feet to the POINT OF BEGINNING.

Containing 3,600 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

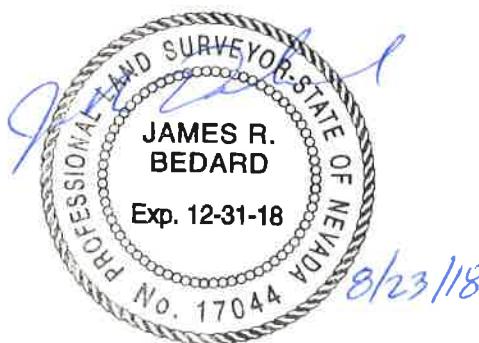
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-7"****LEGAL DESCRIPTION  
ADJUSTED LOT 63B  
RENO SUN, LLC**

A portion of Lot 63A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 63A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said West line, along the South line of said Lot 63A, North 89°21'55" West, 80.00 feet;

THENCE departing said South line, North 00°38'05" East, 45.00 feet to the North line of said Lot 63A;

THENCE along said North line, South 89°21'55" East, 80.00 feet to the Northeast corner of said Lot 63A, being a point on the aforementioned West line of Pintail Drive;

THENCE departing said North line, along said West line of Pintail Drive, South 00°38'05" West, 45.00 feet to the POINT OF BEGINNING.

Containing 3,600 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

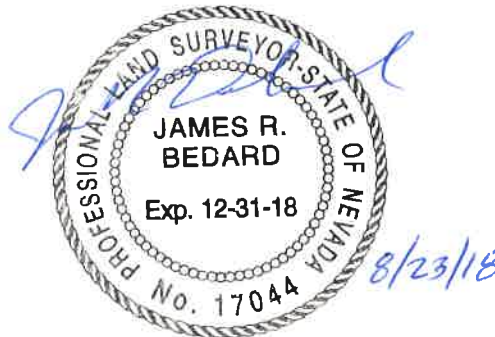
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-8"****LEGAL DESCRIPTION  
ADJUSTED LOT 64B  
RENO SUN, LLC**

A portion of Lot 64A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 64A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said West line, along the South line of said Lot 64A, North 89°21'55" West, 80.00 feet;

THENCE departing said South line, North 00°38'05" East, 45.00 feet to the North line of said Lot 64A;

THENCE along said North line, South 89°21'55" East, 80.00 feet to the Northeast corner of said Lot 64A, being a point on the aforementioned West line of Pintail Drive;

THENCE departing said North line, along said West line of Pintail Drive, South 00°38'05" West, 45.00 feet to the POINT OF BEGINNING.

Containing 3,600 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

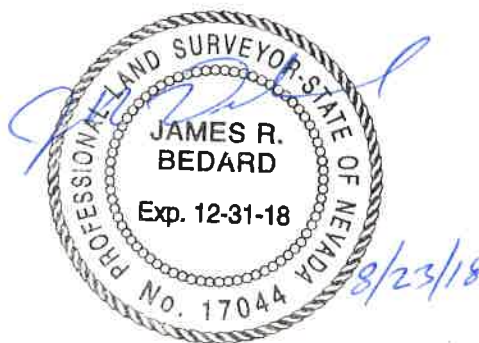
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-9"****LEGAL DESCRIPTION  
ADJUSTED LOT 65B  
RENO SUN, LLC**

A portion of Lot 65A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 65A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said West line, along the South line of said Lot 65A, North 89°21'55" West, 80.00 feet;

THENCE departing said South line, North 00°38'05" East, 45.00 feet to the North line of said Lot 65A;

THENCE along said North line, South 89°21'55" East, 80.69 feet to the Northeast corner of said Lot 65A, being a point on the aforementioned West line of Pintail Drive and a point on a non-tangent curve to the left, from which the radius point bears South 81°27'15" East, 72.00 feet;

THENCE departing said North line, Southerly along said West line, 9.94 feet along the arc of said curve, through a central angle of 07°54'40";

THENCE continuing along said West line of Pintail Drive, South 00°38'05" West, 35.09 feet to the POINT OF BEGINNING.

Containing 3,603 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

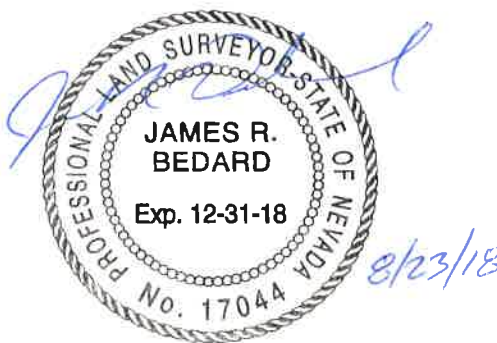
**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of



241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-10"****LEGAL DESCRIPTION  
ADJUSTED LOT 66B  
RENO SUN, LLC**

A portion of Lot 66A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 66A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said West line, along the South line of said Lot 66A, North 89°21'55" West, 80.69 feet;

THENCE departing said South line, North 00°38'05" East, 45.00 feet to the Northerly line of said Lot 66A;

THENCE along said Northerly line, South 89°21'55" East, 66.00 feet;

THENCE continuing along said Northerly line, South 56°48'31" East, 30.04 feet to the Northeast corner of said Lot 66A, being a point on the aforementioned West line of Pintail Drive and a point on a non-tangent curve to the left, from which the radius point bears South 56°48'31" East, 72.00 feet;

THENCE departing said North line, Southerly along said West line, 30.97 feet along the arc of said curve, through a central angle of 24°38'44" to the POINT OF BEGINNING.

Containing 3,717 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

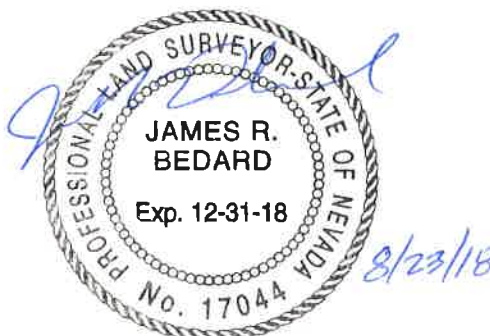
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



## EXHIBIT "B-11"

### LEGAL DESCRIPTION ADJUSTED LOT 103B RENO SUN, LLC

A portion of Lot 103A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 103A, being a point on the Westerly line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said Westerly line, along the Southerly line of said Lot 103A, North  $56^{\circ}48'31''$  West, 30.04 feet;

THENCE continuing along said Southerly line, North  $89^{\circ}21'55''$  West, 66.00 feet;

THENCE departing said Southerly line, North  $00^{\circ}38'05''$  East, 45.00 feet to the Northerly line of said Lot 103A;

THENCE along said Northerly line, South  $89^{\circ}21'55''$  East, 71.00 feet;

THENCE continuing along said Northerly line, South  $30^{\circ}19'53''$  East, 57.65 feet to the Northeast corner of said Lot 103A, being a point on the aforementioned Westerly line of Pintail Drive and a point on a non-tangent curve to the left, from which the radius point bears South  $44^{\circ}51'04''$  East, 72.00 feet;

THENCE departing said Northerly line, Southerly along said Westerly line, 15.03 feet along the arc of said curve, through a central angle of  $11^{\circ}57'27''$  to the POINT OF BEGINNING.

Containing 4,094 square feet of land, more or less.

#### **BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of



241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



## EXHIBIT "B-12"

### LEGAL DESCRIPTION ADJUSTED LOT 104B RENO SUN, LLC

A portion of Lot 104A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 104A, being a point on the Westerly line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said Westerly line, along the Southerly line of said Lot 104A, North 30°19'53" West, 57.65 feet;

THENCE continuing along said Southerly line, North 89°21'55" West, 71.00 feet;

THENCE departing said Southerly line, North 00°38'05" East, 45.00 feet to the Northerly line of said Lot 104A;

THENCE along said Northerly line, South 89°21'55" East, 72.80 feet;

THENCE continuing along said Northerly line, South 24°10'10" East, 93.52 feet to the most Easterly corner of said Lot 104A, being a point on the aforementioned Westerly line of Pintail Drive and a point on a non-tangent curve to the left, from which the radius point bears South 32°53'37" East, 72.00 feet;

THENCE departing said Northerly line, Southwesterly along said Westerly line, 15.03 feet along the arc of said curve, through a central angle of 11°57'27" to the POINT OF BEGINNING.

Containing 4,631 square feet of land, more or less.

#### **BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

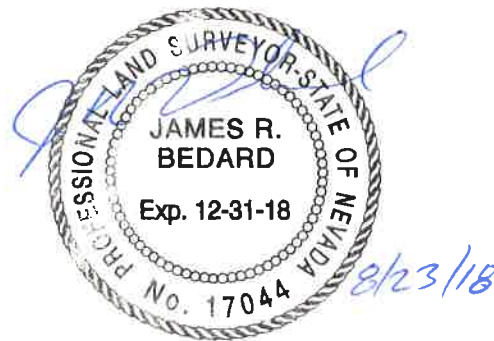
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



<b>Carson City Planning Division</b> <b>108 E. Proctor Street • Carson City NV 89701</b> <b>Phone: (775) 887-2180 • E-mail: planning@carson.org</b>		<b>FOR OFFICE USE ONLY:</b> CCMC 17.03.015 <b>LOT LINE ADJUSTMENT</b> <b>FEE: \$500.00</b> (due at the time of application submittal) + <b>\$60/hr over 4 hours</b> (if required) <b>SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:</b> Application Form Property Owner's Certificate(s) Record of Survey Map Metes and Bounds Legal Description Closure Calculations with Closure Error 8 1/2" x 11" exhibit of Record of Survey Map New Deed with Legal Descriptions Utility Statements Transfer Tax Statement (Declaration of Value) Documentation of Taxes Paid-to-Date <b>CD or USB DRIVE with complete application in PDF</b> <b>Application Reviewed and Received By:</b>  <b>Submittal Deadline: Anytime during business hours.</b> <b>Note: Submittals must be of sufficient clarity and detail to adequately review the request. Additional information may be required.</b>
<b>FILE # LLA - 18 -</b>		
<b>PROPERTY OWNER #1</b> Reno Sun LLC	<b>PHONE #</b> (775) 473-1106	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 1701 W Marsh Ave., Suite D, Stockton, CA 95207		
<b>EMAIL ADDRESS</b> SWoodhouse@florsheimhomes.com		
<b>PROPERTY OWNER #2</b> Parks Dept, City of Carson City	<b>PHONE #</b>  	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 3303 Butti Way #9 Carson City, NV 89701		
<b>SURVEYOR</b> James Bedard	<b>PHONE #</b> (775) 746-3500	
<b>COMPANY</b> Manhard Consulting, Ltd.		
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 241 Ridge St, Suite 400, Reno, NV 89501		
<b>EMAIL ADDRESS</b> JBedard@manhard.com		
<b>PRESENT ZONING OF PARCEL(S)</b> MH6-P, PR		

In accordance with the provisions of Section 17.03.015 of the Carson City Municipal Code, application is hereby made for a lot line adjustment between property situated at:

- |                                                                                                                                      |                                             |
|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <u>Address of Property</u>                                                                                                           | <u>Assessor's Parcel Number of Property</u> |
| 1) 2376,2388,2400,2412,2424,2436,2448,2460,2470,2482, & 2494 Pintail Drive, Carson City, NV 89701: 009-832-36 through -46, inclusive |                                             |
| 2) 500 Evalyn Drive, Carson City, NV 89701                                                                                           | 004-016-03                                  |

**ACKNOWLEDGMENT OF APPLICANT(S):**

- 1) I certify that the foregoing statements are true and correct to the best of my knowledge and belief.
- 2) I agree to fulfill all conditions established by the Planning Division and to submit the lot line documentation within 90 days of said approval to the Planning Division for recording. A single 90-day extension may be granted by the Planning Director, if necessary.
- 3) All structures, wells, and/or septic are shown on the plat adjustment map.
- 4) All required documentation has been submitted to the Planning Division.

Applicant's Signature

Date

7/3/18

Applicant's Signature

Date

NOTE: ALL DOCUMENTS TO BE RECORDED MUST MAINTAIN A MINIMUM ONE-INCH MARGIN (Top, Bottom, Left, and Right)