



# Planning Commission Staff Report

Meeting Date: September 7, 2021

Agenda Item: 9D

ABANDONMENT CASE NUMBER: WAB21-0009 (Rock Springs Solar – Indian Lane)

BRIEF SUMMARY OF REQUEST: Request to abandon 50ft wide access and public utility easement along the southern property line of two parcels.

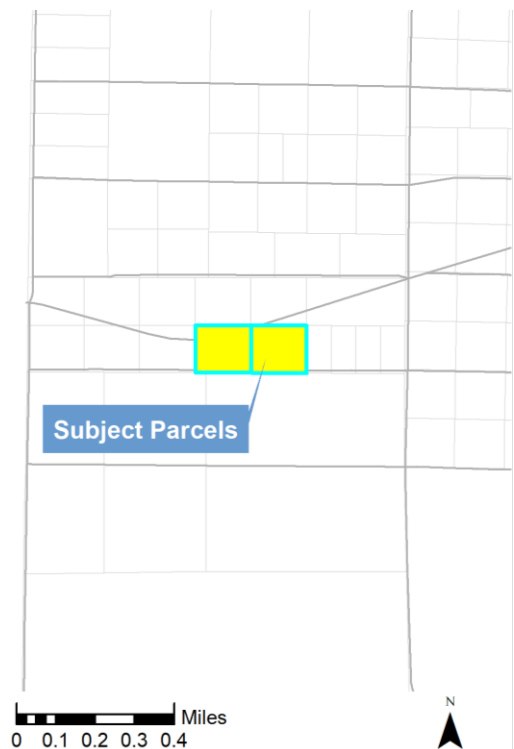
STAFF PLANNER: Planner's Name: Dan Cahalane  
Phone Number: 775.328.3628  
E-mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of a 50ft wide access and public utility easement along the southern property lines of APNs 074-061-29 and 074-061-30. If the applicant's request is approved, the length of the easement to be abandoned is 1479.67 linear feet and the total area of abandonment is 73,983.5 square feet.

Applicant: CED Rock Springs Solar, LLC with permission of property owners  
Property Owner(s): Linda Bell and Tina Hampe  
Location: Approximately ¼ mile west of the intersection of Rainbow Way and Indian Lane  
APN(s): 074-061-29, 074-061-30  
Parcel Size: 10.934 and 10.872 acres  
Master Plan: Rural  
Regulatory Zone: General Rural  
Area Plan: High Desert  
Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements  
Commission District: 5 – Commissioner Herman

### Vicinity Map



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH  
CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB21-0009 for CED Rock Springs Solar LLC, 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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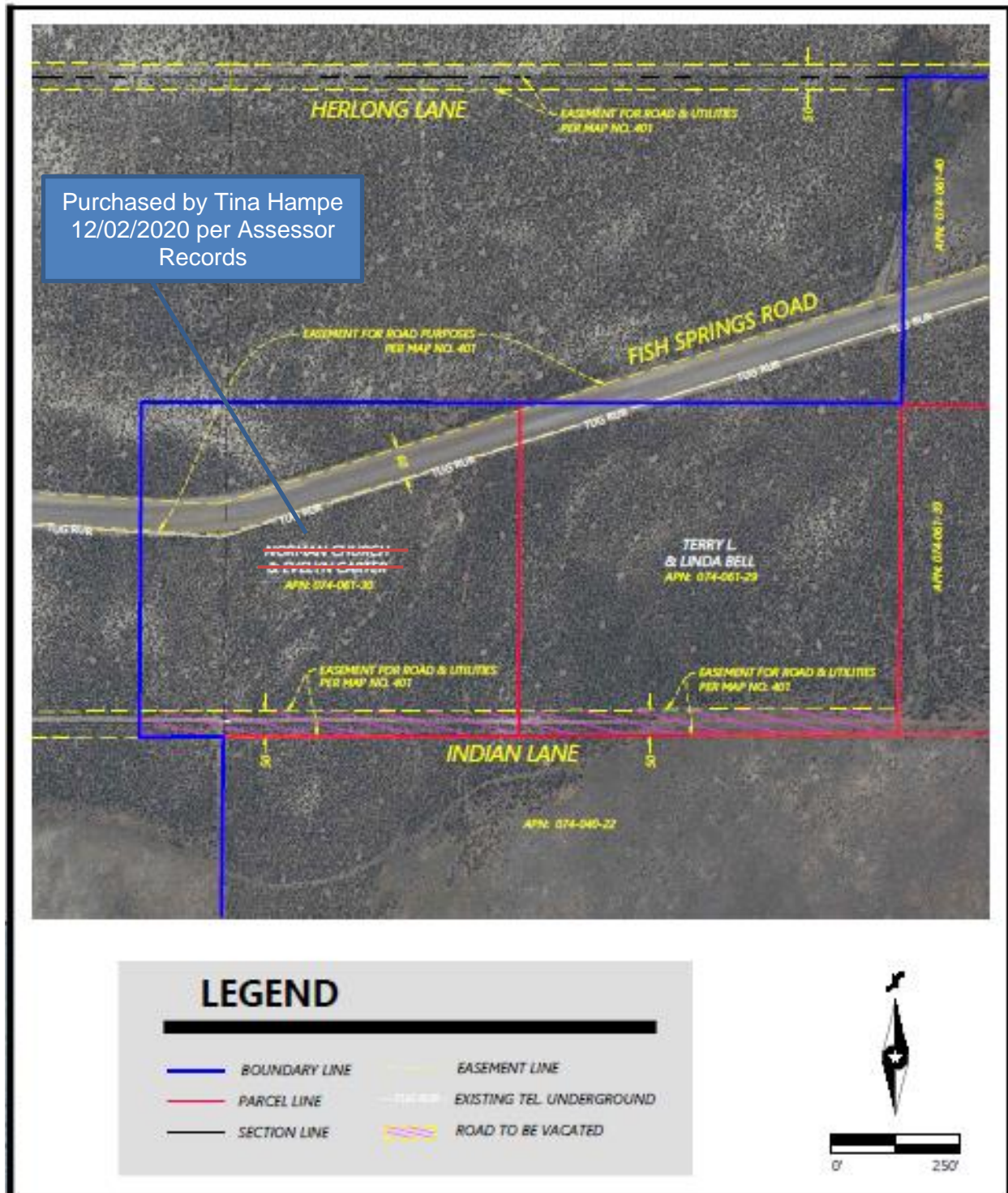
**Abandonment Definition**

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 WAB21-0009 is attached to this staff report and will be included with the Action Order if granted approval.

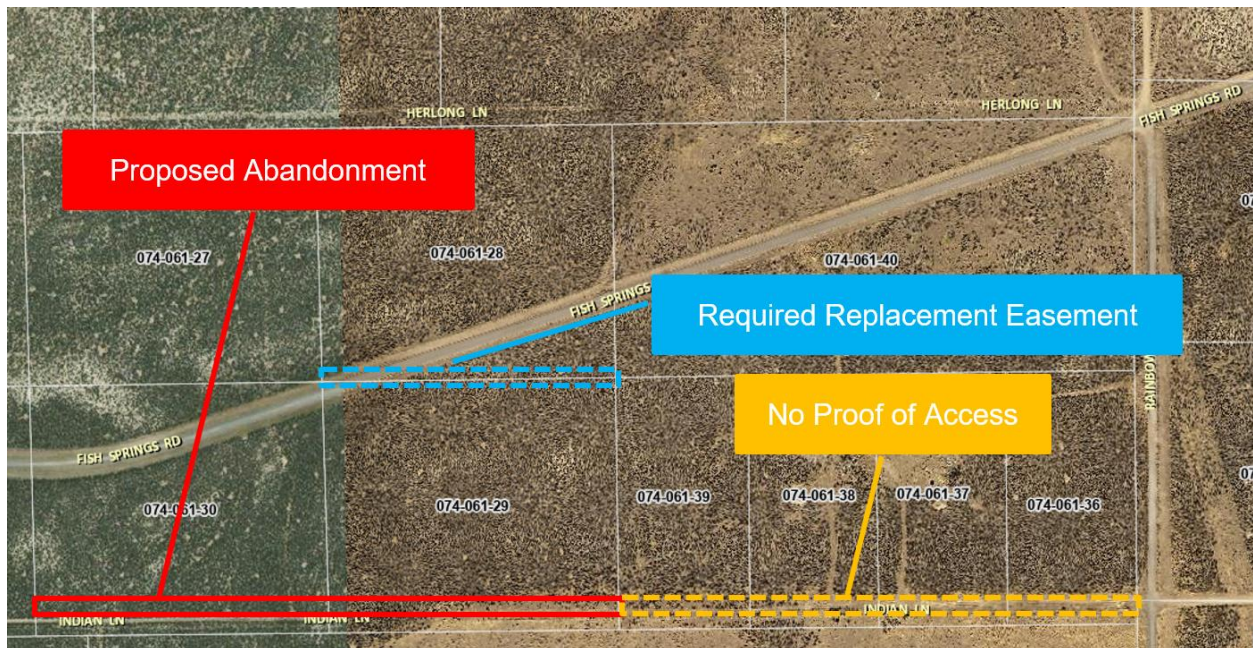
- All conditions of approval are required to be completed before the abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects Division and after the recordation of the Resolution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



**Site Plan**

## Project Evaluation

The applicant, CED Rock Springs Solar LLC, is requesting to abandon a 50ft wide by 1,479.67 ft long access and public utility easement along the southern property lines of APNs 074-061-29 and 074-061-30. APNs 074-061-29 and 30 are both accessible via Fish Springs Rd. The applicant has secured a long-term lease for these parcels as part of WSUP21-0001 Rock Springs Solar proposed solar facility (approved by the Planning Commission May 4, 2020). The applicant is requesting to abandon the easement in order to efficiently arrange solar panels within the site area.



In reviewing the appropriateness of this abandonment request, it is essential to determine if the proposal will create detriment impacts to surrounding properties. APN 074-061-39 is currently accessed via the proposed abandonment easement and would become landlocked without an alternative access easement. Staff has provided conditions requiring a replacement public access easement to be located across the northern property line of APN 074-061-29 in order to perpetuate access to APN 074-061-39 in Exhibit A.

The alignment of the easement also appears to continue Indian Lane across APNs 074-061-36, 074-061-37, and 074-061-38. However, staff, in concert with the County Surveyor, **cannot** find any record of a public access easement for Indian Lane traversing the southern property lines of APNs 074-061-36, 37, 38, and 39.

As it stands, legally, either with or without the abandonment of the access easement along the southern property line of APN 074-061-29, APNs 074-061-37 and 074-061-38 do **not have any legal access** and are landlocked. Unfortunately, this is not an uncommon situation in this area of the County. APN 074-061-36 can be accessed via Rainbow Way. These parcel owners will need to prove a prescriptive easement in court.

## High Desert Area Plan

The subject parcel is located within the High Desert 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.

<b>Agency</b>	<b>Sent to Review</b>	<b>Responded</b>	<b>Provided Conditions</b>	<b>Contact</b>
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Robert Wimer, P.E. <a href="mailto:rwimer@washoecounty.us">rwimer@washoecounty.us</a>
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

### **Notice**

Notice was provided to all property owners abutting the parcel and notice published in a newspaper of general circulation in accordance with WCC 110.806.15(c)(1).

### **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:

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the High Desert Area Plan.

Staff Comments: The proposed abandonment is consistent with the programs, standards, and maps of the Master Plan. There are no relevant policies related to Abandonments in the High Desert Area Plan.

2. No Detriment. The abandonment or vacation does not result in a material injury to the public.

Staff Comments: The proposed abandonment as conditioned does not result in a material injury to the public. The lack of access easements across the southern property lines APNs 074-061-36, 37, 38 & 39 does not allow for public access at this time.

3. 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: The existing public utility easement in the area to be abandoned can be reasonably relocated to the north side of APN 074-061-29 to maintain access to 074-061-39.

**Recommendation**

After a thorough analysis and review, Abandonment Case Number WAB21-0009 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 WAB21-0009 for CED Rock Springs Solar LLC, having made all three findings in accordance with Washoe County Code Section 110.806.20.

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the High Desert and
2. No Detriment. The abandonment or vacation does not result in a material injury to the public; and
3. 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/Developer: CED Rock Springs Solar, LLC  
100 Summit Lake Dr Ste 210  
Valhalla, NY 10595

Property Owner: Linda Bell  
204 Beargrass Cir  
Whitefish, MT 59937  
  
Tina Hampe  
2436 E Commonwealth Ave  
Fullerton, CA 92831

Representatives: NewFields  
3265 N Fort Apache Rd  
Las Vegas, NV 89129



# Conditions of Approval

Abandonment Case Number WAB21-0009

The project approved under Abandonment Case Number WAB21-0009 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on Sept 7, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. Nothing in this abandonment should be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, this abandonment does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

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

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

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

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

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

## **Washoe County Planning and Building Division**

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



**Contact Name – Dan Cahalane, Planner, 775-328-3628, [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)**

- 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.
- f. Applicant shall provide a 20ft wide replacement easement along the northern boundary of APN 074-061-29 to maintain access to 074-061-39

### **Washoe County Engineering and Capital Projects**

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

**Contact Name – Robert Wimer, P.E. (775) 328-2059, [rwimer@washoecounty.us](mailto:rwimer@washoecounty.us)**

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
- b. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- c. 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.
- d. This Abandonment approval is for access easement only. Any drainage or utility easement rights are hereby expressly reserved.

\*\*\* End of Conditions \*\*\*



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: July 30, 2021

To: Dan Cahalane, Planner, Planning and Building Division

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

Re: Abandonment Case **WAB21-0009 – Rock Springs Abandonment**  
APN 074-061-29, 074-061-30

#### GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of roadway and public utility easement along the southern border of the subject parcels. 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 Westwood Professional Services, 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. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
3. 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.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

**WAB21-0009**  
**EXHIBIT B**

Subject: Rock Springs Solar Abandonment – WAB21-0009  
Date: July 30, 2021  
Page: 2

4. This Abandonment approval is for access easement only. Any drainage or utility easement rights are hereby expressly reserved.

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

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

There are no Drainage related comments.

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

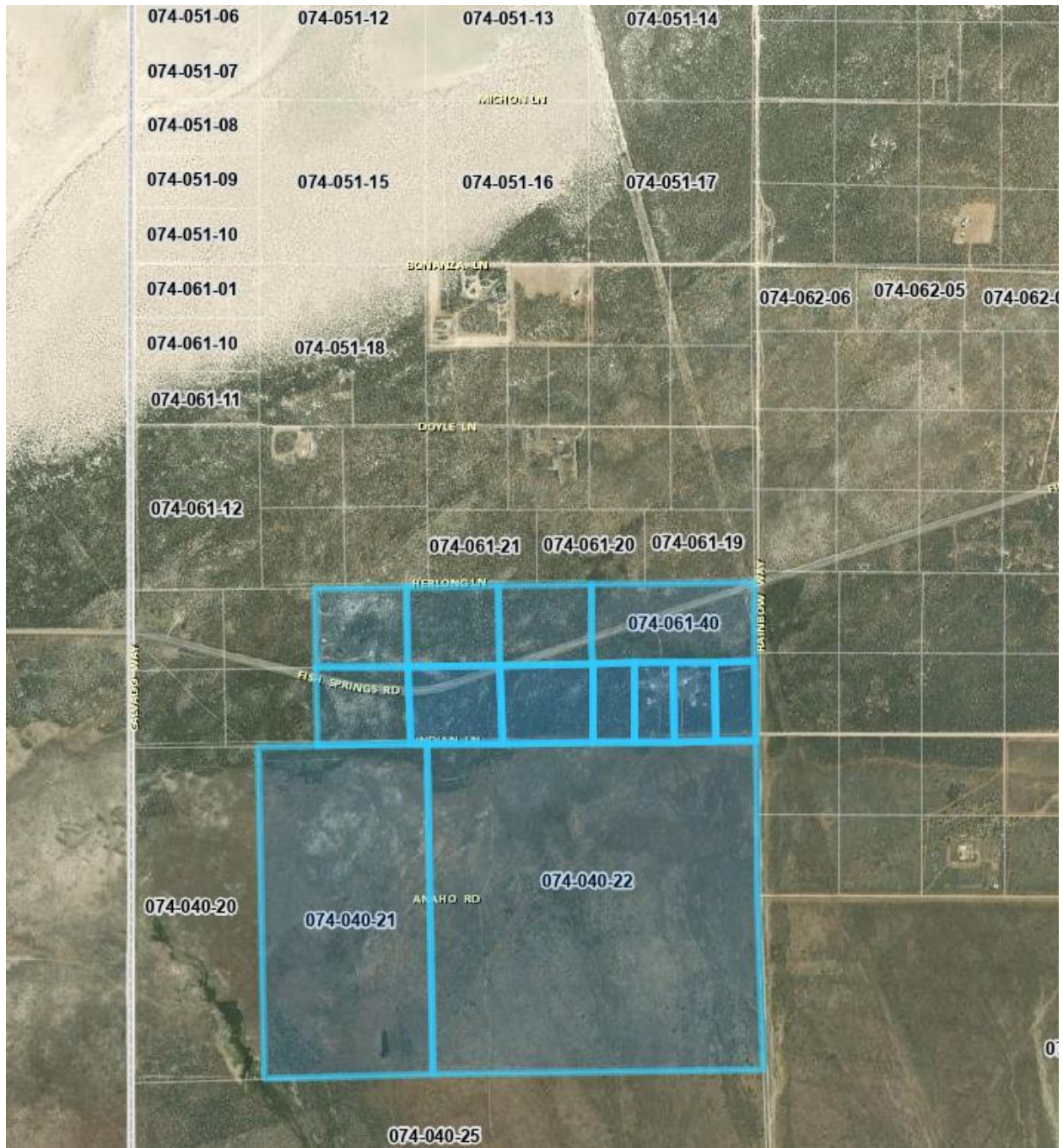
Contact Information: Mitchell Fink (775) 328-2050

There are no Traffic related comments.

**UTILITIES (County Code 422 & Sewer Ordinance)**

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

There are no utility related comments.



11 Affected Property Owners 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Rock Springs Solar - Indian Lane			
Project Description: Request to abandon the 50ft access easement across APN 074-061-29 and APN 074-061-30			
Project Address:			
Project Area (acres or square feet): Approximately 21.8 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Approximately 1/4 mile west of the intersection of Rainbow Way and Indian Lane			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
074-061-29	10.934		
074-061-30	10.872		
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). WSUP21-0001 Rock Springs Solar			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Linda Bell & Tina Hampe		Name:	
Address: See affidavits		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: ConEd CEB Rock Solar		Name:	
Address: 101 West Broadway #1120		Address:	
San Diego, CA Zip: 92101		Zip:	
Phone: 619-507-4130 Fax:		Phone: Fax:	
Email: herediaj@conedCEB.com		Email:	
Cell: Other:		Cell: Other:	
Contact Person: Joan Heredia		Contact Person:	
<b>For Office Use Only</b>			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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

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

Abandonment of 50 ft RDWY & utility easement on the south edge of parcels 074 061 29 (Bell) and 074 061 30 (Church)

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

Sheet 2 of Pyramid Lake Ranches Unit No. 2, filed as Record of Survey 401.

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

Solar panels and ancillary facilities associated with WSUP21-0001 Rock Springs Solar

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

None, the noted parcels are part of the solar project area. Access available from Fish Springs Rd and utilities could be obtained from adjacent parcels, if necessary in the future.

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?

Alternate access via Fish Springs Rd and Utility easements in the vicinity.

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	* <b>No</b>
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**IMPORTANT**

**NOTICE REGARDING ABANDONMENTS:**

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

**RECORD OF SURVEY  
AMENDED**

# PYRAMID LAKE RANCHES UNIT NO. 2

IN UNINCORPORATED TERRITORY OF WASHOE COUNTY  
BEING A SURVEY OF A PORTION OF SECTION 20 AND 29 ALL IN T 26 N,  
R 18 E, MOUNT DIABLO BASE AND MERIDIAN, STATE OF NEVADA.

SURVEYED BY C-S-T ENGINEERING COMPANY

SCALE: 1" = 300'

**CERTIFICATION**  
I, Arthur G. Sherman, certify that the field notes and accounts made by me or under my supervision and completed on December 22, 1961, of the above described survey, and the map thereon, are true and correct in accordance with good surveying practices.

NOTE: The owners of the lands indicated within this Record of Survey consisting of parcels 1 through 6, shown on this map, are shown within said colored boundary on said map as being the same as shown on the original map of the same date, and the same for all purposes, utility purposes and other appropriate uses.

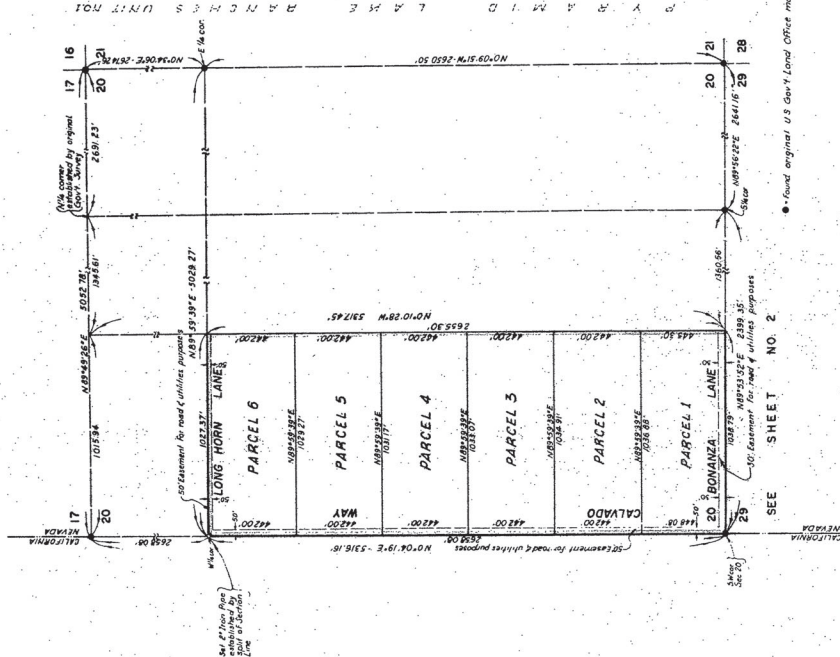
Arthur G. Sherman  
Professional Engineer  
No. 19396

**STATEMENT**  
The Record of Survey, each of its parts, and of the Nevada Revised Statutes, for a part or more is not a subdivision as defined in Chapter 178 of the Nevada Revised Statutes.

Arthur G. Sherman  
Professional Engineer  
No. 19396

NOTE: I have reviewed the field notes and calculations of Record of Survey of the above described survey, and the map thereon, and find them to be correct in accordance with good surveying practices.

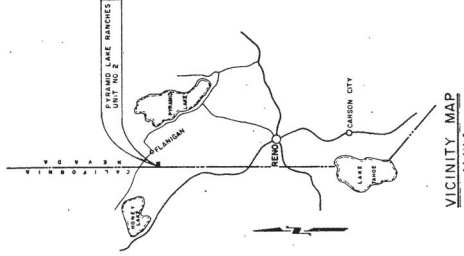
T. William  
Ref: 13,060



**LEGAL DESCRIPTIONS**

The following is the legal description of the portion of Section 20, T. 26 N., R. 18 E., in the County of Washoe, State of Nevada.

- PAR. 1.** Beginning of the S.W. cor. of said Sec. 20, thence along the N.W. line of said Sec. 20 N89°43'32" E 038.79 ft., thence N01°02'28"W 418.08 ft. to the true point of beginning, thence along said N.W. line of said Sec. 20, thence along said N.W. line 50°04'19"W 442.00 ft. to the true point of beginning.
- PAR. 2.** Commencing of the S.W. cor. of said Sec. 20, thence along the N.W. line of said Sec. 20 N89°43'32" E 038.79 ft., thence N01°02'28"W 418.08 ft. to the true point of beginning, thence along said N.W. line of said Sec. 20, thence along said N.W. line 50°04'19"W 442.00 ft. to the true point of beginning.
- PAR. 3.** Commencing of the S.W. cor. of said Sec. 20, thence along the N.W. line of said Sec. 20 N89°43'32" E 038.79 ft., thence N01°02'28"W 418.08 ft. to the true point of beginning, thence along said N.W. line of said Sec. 20, thence along said N.W. line 50°04'19"W 442.00 ft. to the true point of beginning.
- PAR. 4.** Commencing of the S.W. cor. of said Sec. 20, thence along the N.W. line of said Sec. 20 N89°43'32" E 038.79 ft., thence N01°02'28"W 418.08 ft. to the true point of beginning, thence along said N.W. line of said Sec. 20, thence along said N.W. line 50°04'19"W 442.00 ft. to the true point of beginning.
- PAR. 5.** Commencing of the S.W. cor. of said Sec. 20, thence along the N.W. line of said Sec. 20 N89°43'32" E 038.79 ft., thence N01°02'28"W 418.08 ft. to the true point of beginning, thence along said N.W. line of said Sec. 20, thence along said N.W. line 50°04'19"W 442.00 ft. to the true point of beginning.
- PAR. 6.** Commencing of the S.W. cor. of said Sec. 20, thence along the N.W. line of said Sec. 20 N89°43'32" E 038.79 ft., thence N01°02'28"W 418.08 ft. to the true point of beginning, thence along said N.W. line of said Sec. 20, thence along said N.W. line 50°04'19"W 442.00 ft. to the true point of beginning.



VICINITY MAP  
NO. 2, PAGE 2

340852  
I had at the time of the survey of the above described survey, and the map thereon, and find them to be correct in accordance with good surveying practices.

July 21, 1961 at 11:00 AM  
By: Arthur G. Sherman  
Professional Engineer  
No. 19396

SEE SHEET NO. 2

JANUARY, 1961

3408520  
3408520

V104

RECORD OF SURVEY  
 UNDIVIDED  
**PYRAMID LAKE RANCHES UNIT NO. 2**  
 IN UNINCORPORATED TERRITORY OF WASHOE COUNTY  
 SURVEYED BY C-S-T ENGINEERING COMPANY

SCALE: 1" = 300'



FOR LEGAL DESCRIPTIONS SEE SHEET NO. 3  
 See Station 18 on map of Section 16  
 See Station 19 on map of Section 16  
 See Station 20 on map of Section 16  
 See Station 21 on map of Section 16  
 See Station 22 on map of Section 16  
 See Station 23 on map of Section 16  
 See Station 24 on map of Section 16  
 See Station 25 on map of Section 16  
 See Station 26 on map of Section 16  
 See Station 27 on map of Section 16  
 See Station 28 on map of Section 16  
 See Station 29 on map of Section 16  
 See Station 30 on map of Section 16  
 See Station 31 on map of Section 16  
 See Station 32 on map of Section 16

401 A

401 A





**Property Owner Affidavit**

**Applicant Name:** CED Rock Springs Solar, LLC

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 <sup>Montana</sup> ~~NEVADA~~ )  
COUNTY OF <sup>Flathead</sup> ~~WASHOE~~ )

I, Linda Bell  
(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.)

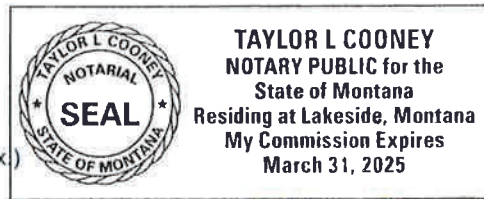
Assessor Parcel Number(s): 074 061 29

Printed Name Linda Bell  
Signed Linda Bell  
Address 204 Beargrass Ln  
W Intyish, MT 59937  
(Notary Stamp)

Subscribed and sworn to before me this 21 day of June, 21.

Montana, Flathead  
Notary Public in and for said county and state

My commission expires: March 31, 2025



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

- 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

Notary Signature Taylor Cooney

### Property Owner Affidavit

**Applicant Name:**

CED Rock Springs Solar, LLC

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 )

Tina Hampe  
(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): 074 061 30

Printed Name Tina Hampe

Signed Tina Hampe

Address 2436 E. Commonwealth Ave  
Fullerton, CA 92831

Subscribed and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Notary Stamp)

\_\_\_\_\_  
Notary Public in and for said county and state

My commission expires: \_\_\_\_\_

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

- 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

See A  
Doc

# CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Orange )

Subscribed and sworn to (or affirmed) before me on this 30<sup>th</sup> day  
of June, 2021, by Tina Hampe

proved to me on the basis of satisfactory evidence to be the person(s)  
who appeared before me.



(Seal)

Signature [Handwritten Signature]

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

This certificate is attached to a document titled/for the purpose of

Property Owner Affidavit

containing \_\_\_\_\_ pages, and dated 06/30/2021

**Attached  
Documents**

Additional Information
<b>Method of Affiant Identification</b>
Proved to me on the basis of satisfactory evidence: <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____
Notary contact: _____
Other
<input type="checkbox"/> Affiant(s) Thumbprint(s) <input type="checkbox"/> Describe: _____

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**CollectionCart**

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
07406129	Active	6/29/2021 1:42:01 AM

**Current Owner:**  
 BELL, TERRY L & LINDA  
 204 BEARGRASS CIR  
 WHITEFISH, MT 59937

**SITUS:**  
 0 FISH SPRINGS RD  
 WASHOE COUNTY NV

**Taxing District**  
 9000

**Geo CD:**

**Disclaimer**

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**Pay By Check**

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

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

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

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$39.44	\$39.44	\$0.00	\$0.00	\$0.00
2019	\$37.56	\$37.56	\$0.00	\$0.00	\$0.00
2018	\$35.84	\$35.84	\$0.00	\$0.00	\$0.00
2017	\$34.40	\$34.40	\$0.00	\$0.00	\$0.00
2016	\$33.53	\$33.53	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>



Washoe County Treasurer  
 Tammi Davis

## Account Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

## CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

## Pay Online

No payment due for this account.

## Washoe County Parcel Information

Parcel ID	Status	Last Update
07406130	Active	6/29/2021 1:42:01 AM

**Current Owner:**  
 HAMPE, TINA  
 2436 E COMMONWEALTH AVE  
 FULLERTON, CA 92831

**SITUS:**  
 0 FISH SPRINGS RD  
 WASHOE COUNTY NV

**Taxing District**  
 9000

**Geo CD:**

## Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$39.44	\$39.44	\$0.00	\$0.00	\$0.00
2019	\$37.56	\$53.89	\$0.00	\$0.00	\$0.00
2018	\$35.84	\$35.84	\$0.00	\$0.00	\$0.00
2017	\$34.40	\$34.40	\$0.00	\$0.00	\$0.00
2016	\$33.53	\$42.91	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

## Disclaimer

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

## Pay By Check

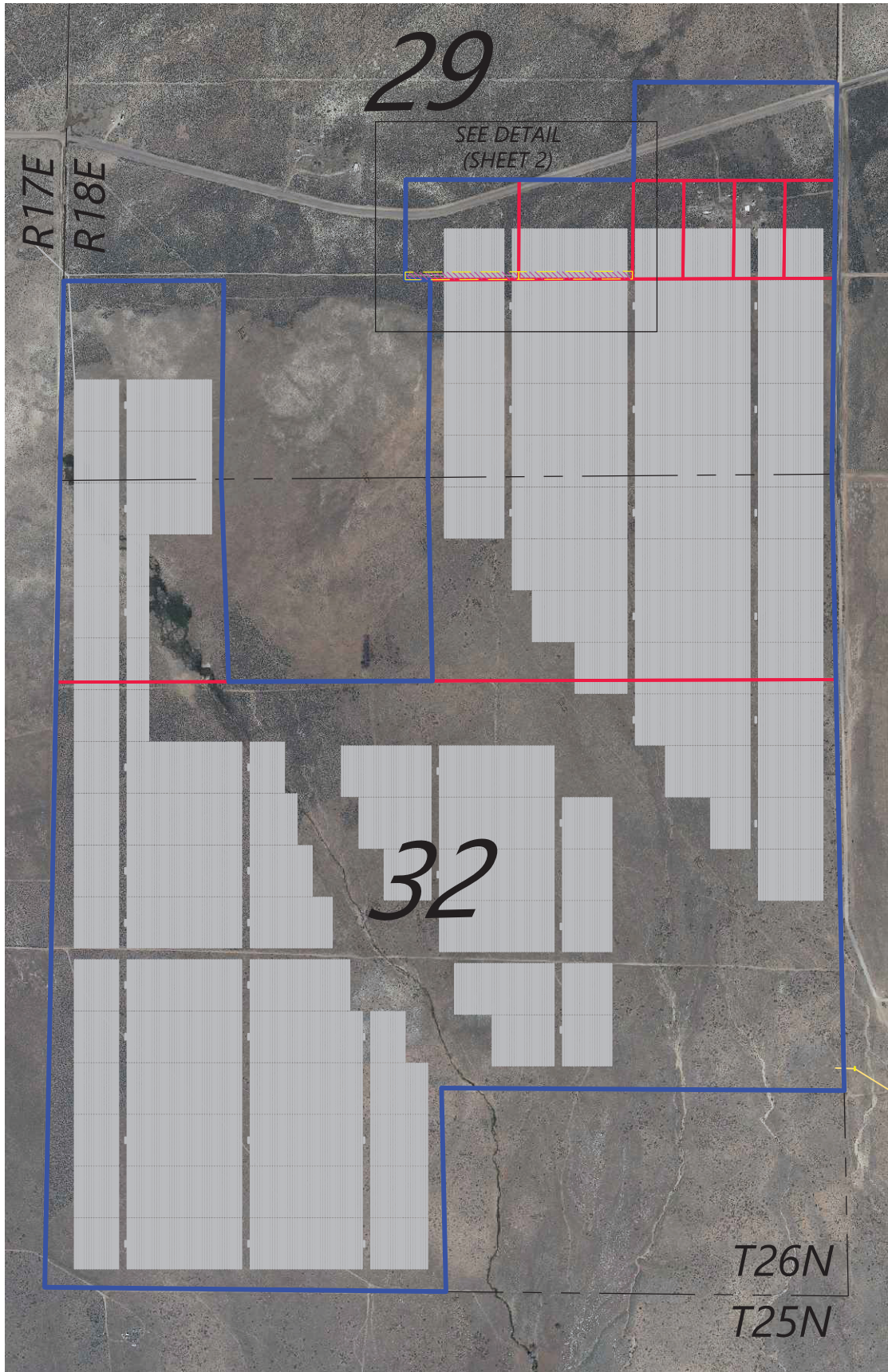
Please make checks payable to:  
**WASHOE COUNTY TREASURER**

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

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



N:\0024310\_00\_CAD\Survey\0024310\_00V-EKH02-Overall-Abandonment-Detail.dwg



## LEGEND

- BOUNDARY LINE
- PARCEL LINE
- SECTION LINE
- PROPOSED DESIGN
- PROPOSED ELECTRIC
- ROAD TO BE VACATED

# Westwood

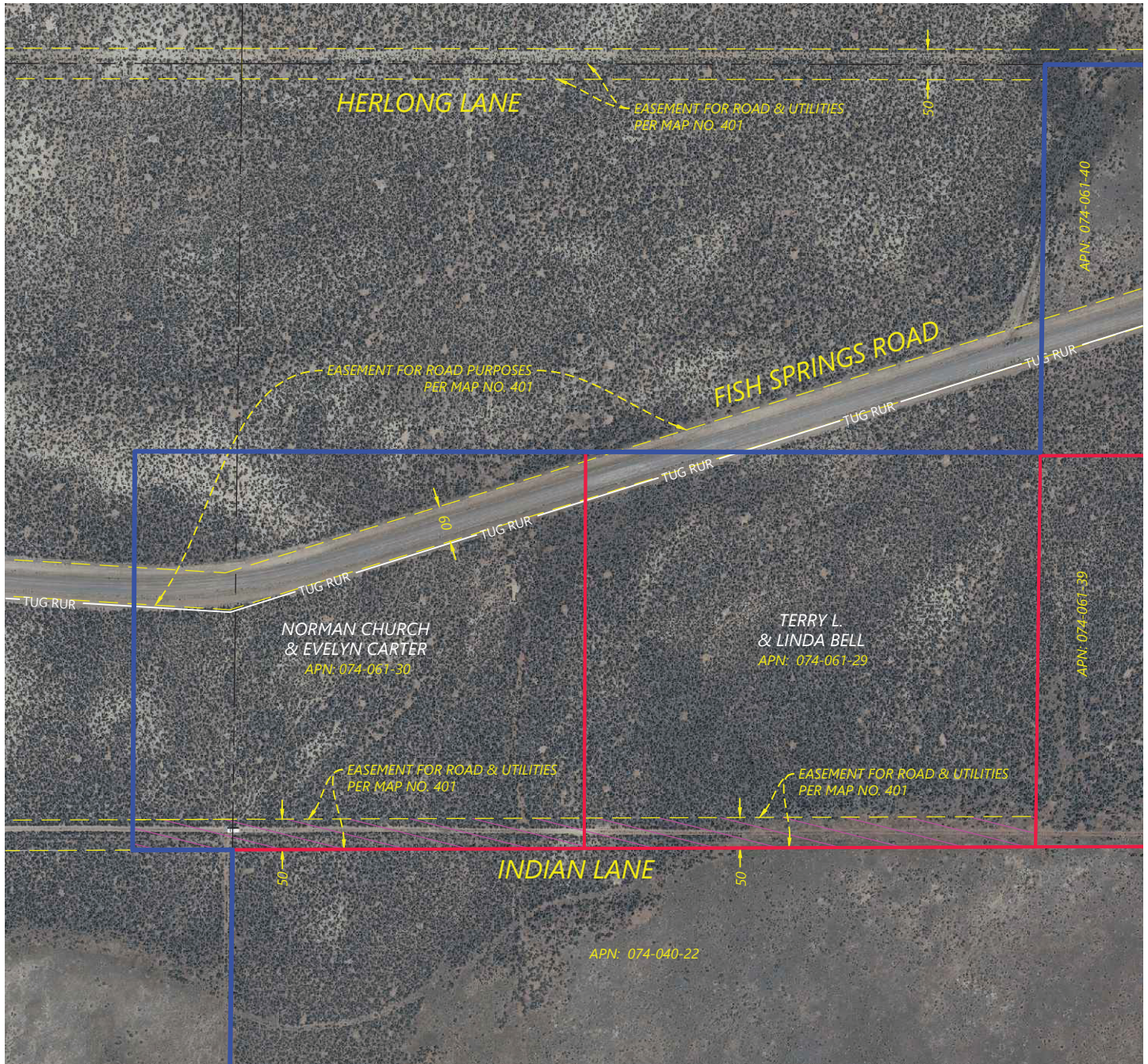
Phone (320) 253-9495 3701 12th Street North, Suite 206  
 Fax (320) 358-2001 St. Cloud, MN 56303  
 Toll Free (800) 270-9495 westwoodps.com  
 Westwood Professional Services, Inc.

## Rock Springs Solar Project

Washoe County, Nevada

## Vacated Road Exhibit - Overview

DATE: 05/28/2021 **WAB21-0009**  
 SHEET: 01 OF 02 **EXHIBIT D**



## LEGEND

- BOUNDARY LINE
- PARCEL LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING TEL. UNDERGROUND
- ROAD TO BE VACATED



N:\024310\_00\_CAD\Survey\024310\_00V-EKH02-Overall-Abandonment-Detail.dwg

# Westwood

Phone (320) 253-9495 3701 12th Street North, Suite 206  
 Fax (320) 358-2001 St. Cloud, MN 56303  
 Toll Free (800) 270-9495 westwoodps.com  
 Westwood Professional Services, Inc.

## Rock Springs Solar Project

Washoe County, Nevada

## Vacated Road Exhibit - Detail

DATE: 05/28/2021 **WAB21-0009**  
 SHEET: 02 OF 02  
**EXHIBIT D**