

**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR**  
**AN ABANDONMENT AREA**

All that certain real property situate within a portion of the Southeast One-Quarter (SE 1/4) of Section One (1), and a portion of the Northeast One-Quarter (NE 1/4) of Section Twelve (12), Township Nineteen (19) North, Range Nineteen (19) East, M.D.M., City of Reno, Washoe County, State of Nevada, being a portion of Line Drive per Document No. 462531 & 462532, recorded on May 2, 1977, filed in the Official Records of Washoe County, Nevada, being more particularly described as follows:

**COMMENCING** at the Southwesterly Corner of Parcel 1 of Record of Survey Map No. 6262, File No. 5186449, recorded on May 28, 2021, filed in said Official Records;

**THENCE** along the Westerly boundary of said Parcel 1, also being the Easterly Right-of-Way of said Line Drive, North 00°15'12" East a distance of 182.37 feet to the **POINT OF BEGINNING**;

**THENCE** departing said Westerly boundary and said Easterly Right-of-Way, North 89°44'48" West a distance of 19.50 feet;

**THENCE** North 00°15'12" East a distance of 14.50 feet to the beginning of a tangent curve to the right;

**THENCE** 115.24 feet along the arc of a 106.50 foot radius curve through a central angle of 61°59'43";

**THENCE** North 27°45'05" West a distance of 19.50 feet to the Northwesterly Right-of-Way of said Line Drive;

**THENCE** along said Northwesterly Right-of-Way, North 62°14'55" East a distance of 315.01 feet;

**THENCE** departing said Northwesterly Right-of-Way and along the Northerly Right-of-Way of said Line Drive, South 89°15'05" East a distance of 81.73 feet;

**THENCE** departing said Northerly Right-of-Way and along the Southeasterly Right-of-Way of said Line Drive, South 62°14'55" West a distance of 386.84 feet to the beginning of a tangent curve to the left;

**THENCE** continuing along said Southeasterly Right-of-Way, 94.14 feet along the arc of a 87.00 foot radius curve through a central angle of 61°59'43";

**THENCE** departing said Southeasterly Right-of-Way and along said Easterly Right-of-Way of said Line Drive, South 00°15'12" West a distance of 14.50 feet to the **POINT OF BEGINNING**.

Containing 16,010 square feet of land, more or less.

*See Exhibit A-1, Plat to Accompany, attached hereto and made a part hereof.*

The Basis of Bearings for these descriptions are identical to said Record of Survey Map No. 6262.

Prepared by:  
DOWL, LLC  
5510 Longley Lane,  
Reno, NV 89511



11/30/23

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Kaitlin S. Constantine, P.L.S.  
Nevada Certificate No. 30222

**EXHIBIT "B"**  
**LEGAL DESCRIPTION FOR**  
**AN ABANDONMENT AREA**

All that certain real property situate within a portion of the Southeast One-Quarter (SE 1/4) of Section One (1), and a portion of the Northeast One-Quarter (NE 1/4) of Section Twelve (12), Township Nineteen (19) North, Range Nineteen (19) East, M.D.M., City of Reno, Washoe County, State of Nevada, being a portion of Line Drive per Document No. 462531 & 462532, recorded on May 2, 1977, filed in the Official Records of Washoe County, Nevada, being more particularly described as follows:

**BEGINNING** at the Southeasterly Corner of Parcel B of Grant, Bargain, and Sale Deed Document No. 2312610, recorded on March 1, 1999, in said Official Records;

**THENCE** along the Easterly boundary of said Parcel B, also being the Northwesterly Right-of-Way of said Line Drive, North 00°15'12" East a distance of 14.50 feet to the beginning of a tangent curve to the right;

**THENCE** continuing along said Easterly boundary and said Northwesterly Right-of-Way, 136.33 feet along the arc of a 126.00 foot radius curve through a central angle of 61°59'43";

**THENCE** departing said Easterly boundary and said Northwesterly Right-of-Way, South 27°45'05" East a distance of 19.50 feet to the beginning of a non-tangent curve to the left;

**THENCE** from a radial line which bears South 27°45'05" East, 115.24 feet along the arc of a 106.50 foot radius curve through a central angle of 61°59'43";

**THENCE** South 00°15'12" West a distance of 14.50 feet;

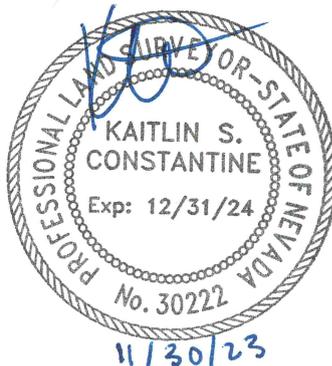
**THENCE** North 89°44'48" West a distance of 19.50 feet to the **POINT OF BEGINNING**.

Containing 2,736 square feet of land, more or less.

*See Exhibit B-1, Plat to Accompany, attached hereto and made a part hereof.*

The Basis of Bearings for this description is identical to Record of Survey Map No. 6262, File No. 5186449, recorded on May 28, 2021, filed in said Official Records

Prepared by:  
DOWL, LLC  
5510 Longley Lane,  
Reno, NV 89511



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Kaitlin S. Constantine, P.L.S.  
Nevada Certificate No. 30222

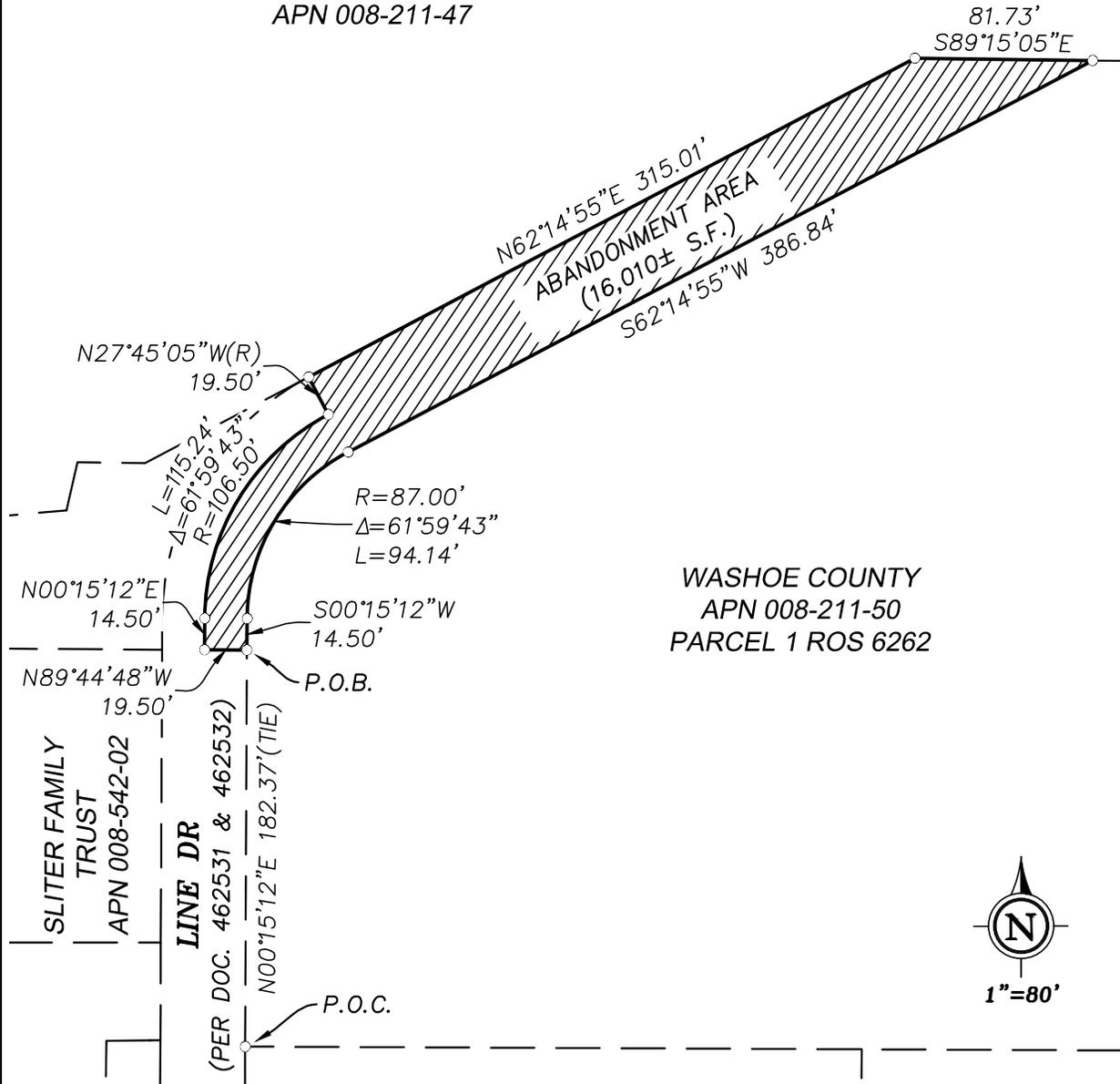
# ABANDONMENT AREA

BEING A PORTION OF THE SE 1/4 OF SECTION 1 & THE NE 1/4 OF SECTION 12,  
TOWNSHIP 19 NORTH, RANGE 19 EAST, M.D.M.

RENO                      WASHOE COUNTY                      NEVADA

WASHOE COUNTY  
APN 008-211-47

WASHOE COUNTY  
APN 008-211-50  
PARCEL 1 ROS 6262



**DOWL**  
[www.dowl.com](http://www.dowl.com)  
 5510 Longley Lane  
 Reno, Nevada 89511  
 775-851-4788

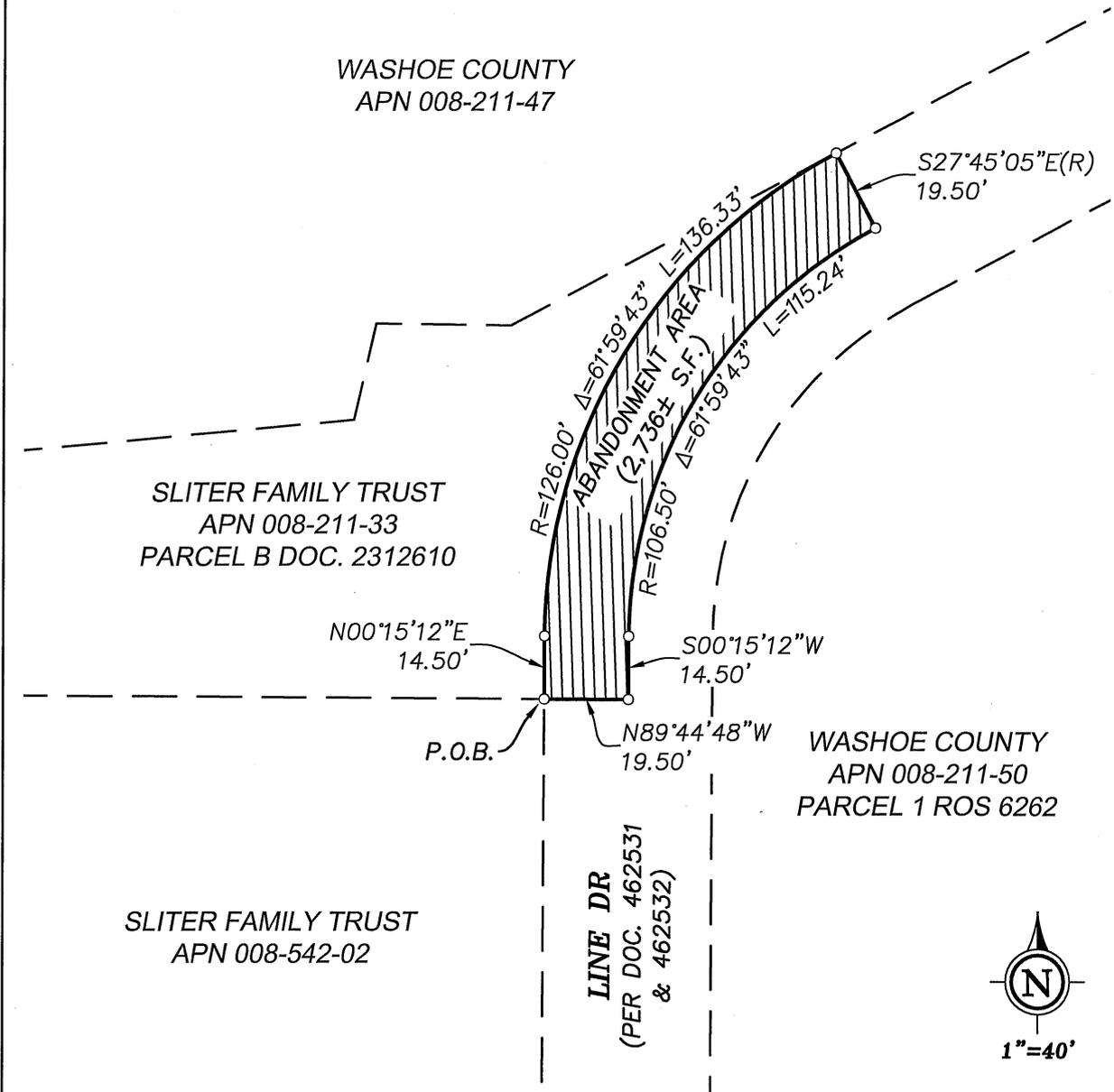
**EXHIBIT A-1**  
 PLAT TO ACCOMPANY  
 DESCRIPTION

JOB NO. 30162  
 SHEET 1 OF 1

# ABANDONMENT AREA

BEING A PORTION OF THE SE 1/4 OF SECTION 1 & THE NE 1/4 OF SECTION 12,  
TOWNSHIP 19 NORTH, RANGE 19 EAST, M.D.M.

RENO                      WASHOE COUNTY                      NEVADA



[WWW.DOWL.COM](http://WWW.DOWL.COM)

5510 Longley Lane  
Reno, Nevada 89511  
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## EXHIBIT B-1 PLAT TO ACCOMPANY DESCRIPTION

JOB NO. 30162

SHEET 1 OF 1