

RESOLUTION NO. ____

RESOLUTION ADOPTING AN AMENDMENT TO THE LAND USE PLAN OF THE CITY OF RENO MASTER PLAN, FROM A MIX OF INDUSTRIAL (I), SUBURBAN MIXED-USE (SMU), MIXED NEIGHBORHOOD (MX), SINGLE-FAMILY NEIGHBORHOOD (SF), MULTI-FAMILY NEIGHBORHOOD (MF), LARGE-LOT NEIGHBORHOOD (LL), PARKS, GREENWAYS, AND OPEN SPACE (PGOS), AND NO LAND USE (NOLU) TO A MIX OF I, SMU, AND SF ON ±1,363.33 ACRES GENERALLY LOCATED PARTLY NORTH OF U.S. HIGHWAY 395 AND WEST OF WHITE LAKE PARKWAY AND PARTIALLY SOUTH OF WHITE LAKE AND U.S. HIGHWAY 395 IN COLD SPRINGS. THE ADOPTION IS CONTINGENT ON THE APPROVAL OF A CONFORMANCE REVIEW BY THE TRUCKEE MEADOWS REGIONAL PLANNING COMMISSION.

WHEREAS, the Reno City Council, on December 13, 2017, approved Resolution No. 8475, adopting the Reno Master Plan; and

WHEREAS, this Council has held a duly noticed public hearing on _____ as required by NRS 278.220 and made the determinations required by law to adopt the proposed amendment;

NOW, THEREFORE, BE IT RESOLVED by the Reno City Council:

1. In accordance with NRS 278.220 and NRS 278.230, based on the written and testimonial information presented to it, this Council determines that the proposed Master Plan amendment may be applied to the development of the city for a reasonable period next ensuing and
 - (a) That the Amendments (i) are consistent with the overall intent of the Master Plan; (ii) are required based on changed conditions or further studies; (iii) are compatible with the surrounding areas; (iv) will not have a negative effect on adjacent properties or on transportation services and facilities; (v) will have minimal effect on service provision and/or are compatible with existing and planned service provision and future development of the area; (vi) will not cause detriment to the public health, safety, and general welfare of the people of Reno; and (viii) that strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other guiding principles, goals, and policies; and

- (b) That with the Amendments, the Master Plan will continue to serve as a pattern and guide for orderly physical growth and development of the City which will cause the least amount of natural resource impairment, conform to the adopted population plan, and ensure an adequate supply of housing, including affordable housing; and form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
2. That this Council hereby adopts all the maps, descriptive matter and other materials contained in Master Plan Amendment Case No. LDC24-00051, including changes to the Land Use Map as set forth in Exhibit A hereto and certified herein, and amends Resolution No. 8475 accordingly, subject to a conformance review by the Regional Planning Commission.
3. That this Resolution be forwarded to the Regional Planning Commission for a determination that it conforms to the Truckee Meadows Regional Plan.
4. That the Master Plan amendment adopted hereby shall become effective only if and when the Regional Planning Commission determines that it conforms to the Truckee Meadows Regional Plan.

Upon motion of Councilmember _____, seconded by Councilmember _____, the foregoing Resolution was passed and adopted this _____ day of _____, 20____, by the following vote of the Council:

AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, 20____.

Hillary Schieve, Mayor

ATTEST:

Mikki Huntsman, City Clerk

Master Plan Amendment Description

INDUSTRIAL NORTH

All that certain real property situate in Sections 28 & 33, Township 21 North, Range 18 East, Mount Diablo Base and Meridian, City of Reno, Washoe County Nevada, described as follows;

COMMENCING at the corner of Sections 27, 28, 33 & 34, Township 21 North, Range 18 East, Mount Diablo Base & Meridian;

THENCE along the easterly line of said Section 33, South 01°31'59" West, 520.97 feet to the **POINT OF BEGINNING**;

THENCE continuing along said easterly line of Section 33, South 01°31'59" West, 1159.16 feet to beginning of a non-tangent curve to the right, concave northerly, having a radius of 1780.71 feet, the center of which bears North 00°02'12" East;

THENCE along said curve a distance of 431.03 feet, through a central angle of 13°52'08";

THENCE North 76°05'40" West, 188.45 feet to the beginning of a curve to the right, having a radius of 899.68 feet;

THENCE along said curve a distance of 148.43 feet, through a central angle of 09°27'10";

THENCE North 66°37'21" West, 3798.74 feet to the beginning of a curve to the right, having a radius of 6780.00 feet;

THENCE along said curve a distance of 665.93 feet, through a central angle of 05°37'39";

THENCE North 28°49'25" East, 223.04 feet;

THENCE South 68°01'13" East, 219.80 feet;

THENCE North 87°37'23" East, 1976.65 feet;

THENCE North 81°48'53" East, 333.95 feet;

THENCE East, 149.00 feet to the beginning of a non-tangent curve to the right, concave southeasterly, having a radius of 1504.97 feet; the center of which bears South 46°22'31" East;

THENCE along said curve a distance of 465.19 feet, through a central angle of 17°42'37";

THENCE North 61°24'50" East, 1215.61 feet;

THENCE South 09°04'36" East, 1967.75 feet;

THENCE North 82°01'22" East, 357.82 feet to the **POINT OF BEGINNING**.

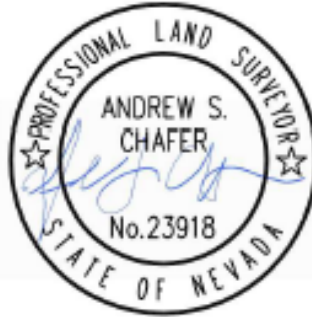
Containing 147.7 acres, more or less.

The Basis of Bearings for this description is based on Nevada Coordinate System of 1983, Zone West, NAD 83/94. Distances shown are ground distances using a combined scale factor of 1.000197939.

Refer to Exhibit B attached hereto and by this reference made a part of.

Andrew Chafer

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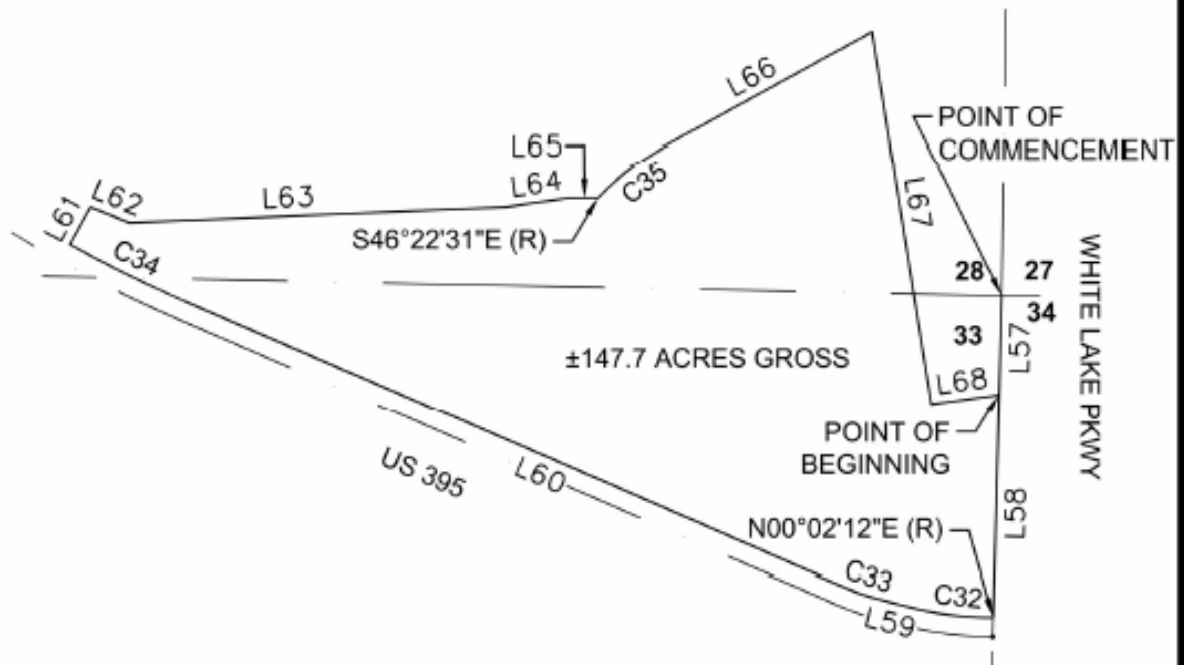
Prepared by:

Lumos & Associates, Inc.

Andrew S. Chafer, PLS 23918

950 Sandhill Rd, Suite 100

Reno, NV 89521



PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L57	520.97'	S1°31'59"W
L58	1159.16'	S1°31'59"W
L59	188.45'	N76°05'40"W
L60	3798.74'	N66°37'21"W
L61	223.04'	N28°49'25"E
L62	219.80'	S68°01'13"E
L63	1976.65'	N87°37'23"E
L64	333.95'	N81°48'53"E
L65	149.00'	N90°00'00"E
L66	1215.61'	N61°24'50"E
L67	1967.75'	S9°04'36"E
L68	357.82'	N82°01'22"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C32	431.03'	1780.71'	13°52'08"
C33	148.43'	899.68'	9°27'10"
C34	665.93'	6780.00'	5°37'39"
C35	465.19'	1504.97'	17°42'37"



LUMOS
& ASSOCIATES
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BLVD., SUITE 301
EL DORADO HILLS, CA
95762 TEL (916) 980-8228

EXHIBIT "B"
INDUSTRIAL NORTH MASTER PLAN AMENDMENT
A PORTION OF SEC. 28 & 33, T21N, R18E, MDM

WASHOE COUNTY

NEVADA

Date: 4/5/2024

Scale: 1" = 1000'

Job No: 11302.000

Master Plan Amendment Description

INDUSTRIAL NORTH 2

All that certain real property situate in Section 27, Township 21 North, Range 18 East, Mount Diablo Base and Meridian, City of Reno, Washoe County Nevada, described as follows;

COMMENCING at the corner of Sections 27, 28, 33 & 34, Township 21 North, Range 18 East, Mount Diablo Base & Meridian;

THENCE northerly along the westerly line of said Section 27, North $00^{\circ}50'52''$ East, 2677.90 feet to the westerly quarter corner of said Section 27, said point being the **POINT OF BEGINNING**;

THENCE continuing along said westerly line of Section 27, North $00^{\circ}52'09''$ East, 959.90 feet to a point on the southwesterly right-of-way of White Lake Parkway;

THENCE leaving said westerly line of Section 27 and southeasterly along said right-of-way of White Lake Parkway, South $26^{\circ}36'13''$ East, 322.37 feet to the beginning of a curve to the right, having a radius of 1460.00 feet;

THENCE southerly along said curve a distance of 699.13 feet, through a central angle of $27^{\circ}26'12''$;

THENCE leaving said right-of-way of White Lake Parkway, North $89^{\circ}21'41''$ West, 313.36 feet to the **POINT OF BEGINNING**.

Containing 4.50 acres, more or less.

The Basis of Bearings for this description is based on Nevada Coordinate System of 1983, Zone West, NAD 83/94. Distances shown are ground distances using a combined scale factor of 1.000197939.

Refer to Exhibit B attached hereto and by this reference made a part of.

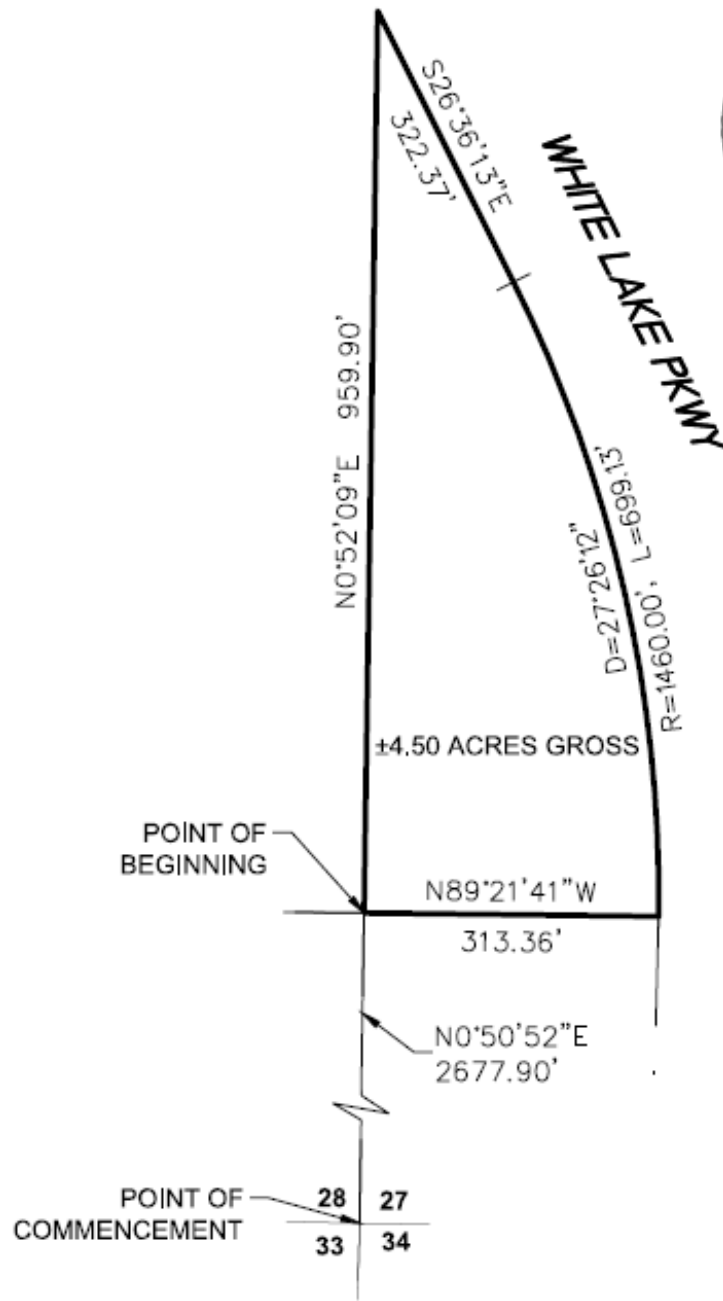
Prepared by:

Andrew Chafer

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Chafer
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E=achafer@lumosinc.com,
O=Lumos & Associates,
CN=Andrew Chafer
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INDUSTRIAL NORTH MASTER PLAN AMENDMENT
A PORTION OF SEC. 27, T21N, R18E, MDM

WASHOE COUNTY

NEVADA

Date: 5/1/2025

Scale: 1" = 200'

Job No: 11302.000

Master Plan Amendment Description

INDUSTRIAL SOUTH

All that certain real property situate in Sections 32 & 33, Township 21 North, Range 18 East, and Section 5, Township 20 North, Range 18 East, Mount Diablo Base and Meridian, City of Reno, Washoe County Nevada, described as follows;

COMMENCING at the corner of Sections 28, 29, 32 & 33, Township 21 North, Range 18 East, Mount Diablo Base & Meridian;

THENCE along the northerly line of said Section 32, North $88^{\circ}53'46''$ West, 177.64 feet;

THENCE South $16^{\circ}49'42''$ West, 103.89 feet to the **POINT OF BEGINNING** on a non-tangent curve to the left, concave northerly, having a radius of 7329.94 feet, the center of which bears North $32^{\circ}26'31''$ East;

THENCE along said curve a distance of 1162.17 feet, through a central angle of $09^{\circ}05'03''$;

THENCE South $66^{\circ}38'13''$ East, 3238.30 feet;

THENCE South $62^{\circ}40'36''$ East, 739.64 feet to the beginning of a curve to the right, having a radius of 1779.00 feet;

THENCE along said curve a distance of 718.99 feet, through a central angle of $23^{\circ}09'23''$ to the beginning a curve to the left, having a radius of 1197.00 feet;

THENCE along said curve a distance of 327.88 feet, through a central angle of $15^{\circ}41'40''$ to the easterly line of said Section 33;

THENCE along the easterly line of Section 33, South $01^{\circ}31'55''$ West, 1375.73 feet;

THENCE leaving said easterly line of Section 33, North $76^{\circ}19'44''$ West, 228.70 feet;

THENCE South $76^{\circ}00'37''$ West, 451.23 feet;

THENCE South $57^{\circ}17'23''$ West, 421.85 feet;

THENCE South $23^{\circ}32'08''$ West, 245.54 feet;

THENCE South $12^{\circ}20'44''$ West, 299.41 feet;

THENCE South $89^{\circ}50'31''$ West, 3371.16 feet;

THENCE South $27^{\circ}17'10''$ West, 1748.13 feet to the northerly right-of-way line of Union Pacific Railroad and the beginning of a non-tangent curve to the left, concave southerly, having a radius of 624.00 feet;

THENCE along said curve a distance of 265.07 feet, through a central angle of $24^{\circ}20'19''$;

THENCE North $85^{\circ}42'44''$ West, 531.00 feet;

THENCE leaving said right-of-way line, North $27^{\circ}26'03''$ West, 699.54 feet;

THENCE North 49°06'38" West, 193.41 feet;

THENCE North 74°19'29" West, 53.16 feet;

THENCE South 86°23'40" West, 463.02 feet;

THENCE South 17°37'30" West, 310.44 feet to the beginning of a curve to the left, having a radius of 1146.64 feet;

THENCE along said curve a distance of 289.92 feet, through a central angle of 14°29'12";

THENCE South 03°56'47" West, 243.18 feet to the northerly right-of-way line of Union Pacific Railroad and the beginning of a non-tangent curve to the right, concave northerly, having a radius of 499.00 feet, the center of which bears North 03°56'47" East;

THENCE along said curve a distance of 71.63 feet, through a central angle of 08°13'27";

THENCE South 12°10'15" West, 25.00 feet to the beginning of a non-tangent curve to the right, concave northerly, having a radius of 524.00 feet, the center of which bears North 12°10'15" East;

THENCE along said curve a distance of 465.21 feet, through a central angle of 50°52'01";

THENCE North 26°57'44" West, 405.56 feet to the beginning of a curve to the right, having a radius of 524.00 feet;

THENCE along said curve a distance of 294.08 feet, through a central angle of 32°09'21";

THENCE North 05°15'16" East, 332.48 feet to the beginning of a curve to the left, having a radius of 624.00 feet;

THENCE along said curve a distance of 321.04 feet, through a central angle of 29°28'40";

THENCE North 01°40'00" East, 2706.82 feet;

THENCE South 60°01'06" East, 209.01 feet;

THENCE North 86°47'01" East, 421.96 feet;

THENCE North 65°37'59" East, 215.76 feet;

THENCE North 54°37'02" East, 397.57 feet;

THENCE North 25°42'45" East, 223.58 feet;

THENCE North 07°25'11" East, 278.82 feet;

THENCE North 15°42'57" West, 287.44 feet;

THENCE North 20°06'05" West, 300.00 feet;

THENCE North 33°09'17" West, 250.10 feet;

THENCE North 40°46'10" West, 515.59 feet;

THENCE South 88°53'45" East, 1862.80 feet to the **POINT OF BEGINNING.**

Containing 771.1 acres, more or less.

The Basis of Bearings for this description is based on Nevada Coordinate System of 1983, Zone West, NAD 83/94, Distances shown are ground distances using a combined scale factor of 1.000197939.

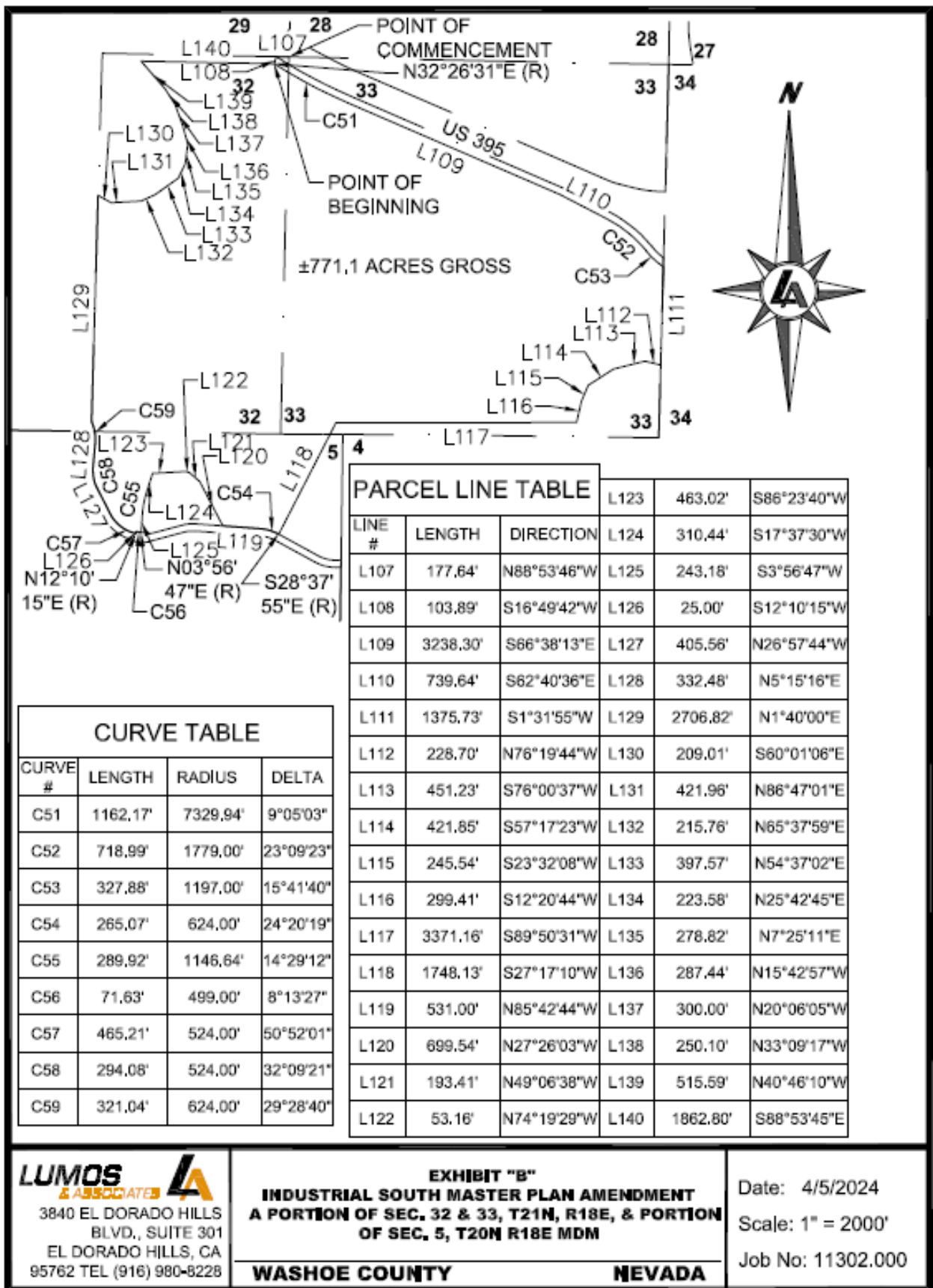
Refer to Exhibit B attached hereto and by this reference made a part of.

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Andrew Chafer



Prepared by:
Lumos & Associates, Inc.
Andrew S. Chafer, PLS 23918
950 Sandhill Rd, Suite 100
Reno, NV 89521



PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L107	177.64'	N88°53'46"W
L108	103.89'	S16°49'42"W
L109	3238.30'	S66°38'13"E
L110	739.64'	S62°40'36"E
L111	1375.73'	S1°31'55"W
L112	228.70'	N76°19'44"W
L113	451.23'	S76°00'37"W
L114	421.85'	S57°17'23"W
L115	245.54'	S23°32'08"W
L116	299.41'	S12°20'44"W
L117	3371.16'	S89°50'31"W
L118	1748.13'	S27°17'10"W
L119	531.00'	N85°42'44"W
L120	699.54'	N27°26'03"W
L121	193.41'	N49°06'38"W
L122	53.16'	N74°19'29"W
L123	463.02'	S86°23'40"W
L124	310.44'	S17°37'30"W
L125	243.18'	S3°56'47"W
L126	25.00'	S12°10'15"W
L127	405.56'	N26°57'44"W
L128	332.48'	N5°15'16"E
L129	2706.82'	N1°40'00"E
L130	209.01'	S60°01'06"E
L131	421.96'	N86°47'01"E
L132	215.76'	N65°37'59"E
L133	397.57'	N54°37'02"E
L134	223.58'	N25°42'45"E
L135	278.82'	N7°25'11"E
L136	287.44'	N15°42'57"W
L137	300.00'	N20°06'05"W
L138	250.10'	N33°09'17"W
L139	515.59'	N40°46'10"W
L140	1862.80'	S88°53'45"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C51	1162.17'	7329.94'	9°05'03"
C52	718.99'	1779.00'	23°09'23"
C53	327.88'	1197.00'	15°41'40"
C54	265.07'	624.00'	24°20'19"
C55	289.92'	1146.64'	14°29'12"
C56	71.63'	499.00'	8°13'27"
C57	465.21'	524.00'	50°52'01"
C58	294.08'	524.00'	32°09'21"
C59	321.04'	624.00'	29°28'40"

LUMOS & ASSOCIATES
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95762 TEL (916) 980-8228

EXHIBIT "B"
INDUSTRIAL SOUTH MASTER PLAN AMENDMENT
A PORTION OF SEC. 32 & 33, T21N, R18E, & PORTION
OF SEC. 5, T20N R18E MDM

WASHOE COUNTY

NEVADA

Date: 4/5/2024
Scale: 1" = 2000'
Job No: 11302.000

Master Plan Amendment Description

SUBURBAN MIXED USE

All that certain real property situate in Sections 27, 28 & 33, Township 21 North, Range 18 East, Mount Diablo Base and Meridian, City of Reno, Washoe County Nevada, described as follows;

BEGINNING at the corner of Sections 27, 28, 33 & 34, Township 21 North, Range 18 East, Mount Diablo Base & Meridian;

THENCE along the easterly line of said Section 33, South 01°31'59" West, 520.97 feet;

THENCE leaving said easterly line of Section 33, South 82°01'22" West, 357.81 feet;

THENCE North 09°04'36" West, 1967.75 feet;

THENCE North 61°24'50" East, 92.40 feet;

THENCE North 40°27'09" East, 213.96 feet;

THENCE North 09°09'50" East, 764.56 feet to the beginning of a curve to the left, having a radius of 1123.42 feet;

THENCE along said curve a distance of 181.56 feet, through a central angle of 09°15'36";

THENCE North 00°38'19" East, 166.43 feet;

THENCE South 89°21'41" East, 672.66 feet to the westerly line of White Lake Parkway and the beginning of a non-tangent curve to the right, concave westerly, having a radius of 1460.00 feet, the center of which bears North 89°10'00" West;

THENCE along said curve a distance of 13.20 feet, through a central angle of 0°31'04";

THENCE South 01°21'04" West, 1133.80 feet to the beginning of a curve to the right, having a radius of 1960.00 feet;

THENCE along said curve a distance of 67.05 feet, through a central angle of 01°57'36";

THENCE South 03°18'40" East, 786.22 feet to the beginning of a curve to the left, having a radius of 2040.00 feet;

THENCE along said curve a distance of 439.49 feet, through a central angle of 12°20'37";

THENCE South 09°01'57" East, 244.16 feet to the southerly line of said Section 27;

THENCE along said line, North 89°22'27" West, 338.09 feet to the **POINT OF BEGINNING**.

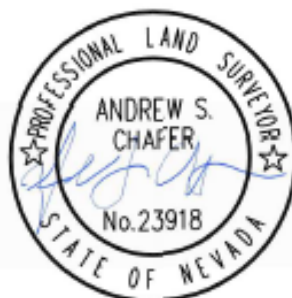
Containing 54.6 acres, more or less.

The Basis of Bearings for this description is based on Nevada Coordinate System of 1983, Zone West, NAD 83/94. Distances shown are ground distances using a combined scale factor of 1.000197939.

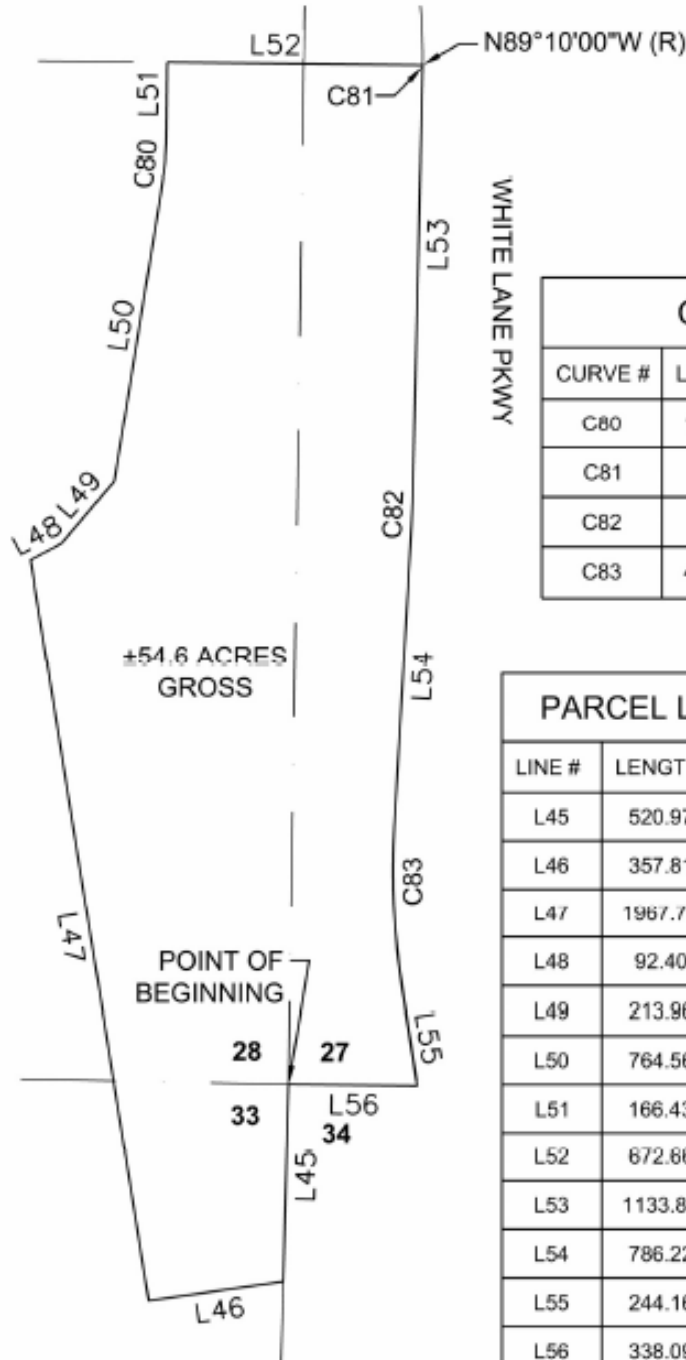
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Andrew Chafer
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Andrew Chafer



Prepared by:
Lumos & Associates, Inc.
Andrew S. Chafer, PLS 23918
950 Sandhill Rd, Suite 100
Reno, NV 89521



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C80	181.56'	1123.42'	9°15'36"
C81	13.20'	1460.00'	0°31'04"
C82	67.05'	1960.00'	1°57'36"
C83	439.49'	2040.00'	12°20'37"

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L45	520.97'	S1°31'59"W
L46	357.81'	S82°01'22"W
L47	1967.75'	N9°04'36"W
L48	92.40'	N61°24'50"E
L49	213.96'	N40°27'09"E
L50	764.56'	N9°09'50"E
L51	166.43'	N0°38'19"E
L52	672.86'	S89°21'41"E
L53	1133.80'	S1°21'04"W
L54	786.22'	S3°18'40"W
L55	244.16'	S9°01'57"E
L56	338.09'	N89°22'27"W



LUMOS
& ASSOCIATES

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EL DORADO HILLS, CA
95762 TEL (916) 980-8228

EXHIBIT "B"
SUBURBAN MIXED-USE MASTER PLAN AMENDMENT
A PORTION OF SEC. 28, 27 & 33, T21N, R18E, MDM

WASHOE COUNTY

NEVADA

Date: 4/5/2024

Scale: 1" = 500'

Job No: 11302.000

Master Plan Amendment Description
SINGLE FAMILY NEIGHBORHOOD NORTH

All that certain real property situate in Section 5, Township 20 North, Range 18 East, Mount Diablo Base and Meridian, City of Reno, Washoe County Nevada, described as follows;

COMMENCING at the northeast corner of Section 5, Township 20 North, Range 18 East, Mount Diablo Base & Meridian;

THENCE along the easterly line of Section 5, South 00°47'15" West, 489.49 feet to the **POINT OF BEGINNING**;

THENCE South 00°47'15" West, 1267.39 feet to the northerly right-of-way line of Union Pacific Railroad and the beginning of a non-tangent curve to the right, concave northerly, having a radius of 524.00 feet, the center of which bears North 07°29'24" West;

THENCE along said curve a distance of 330.71 feet, through a central angle of 36°09'40";

THENCE North 61°19'44" West, 366.10 feet;

THENCE leaving said right-of-way line North 31°31'34" East, 337.16 feet;

THENCE North 32°55'26" East, 886.89 feet to the **POINT OF BEGINNING**.

Containing 10.0 acres, more or less.

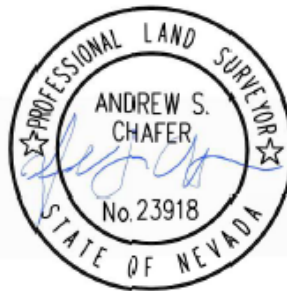
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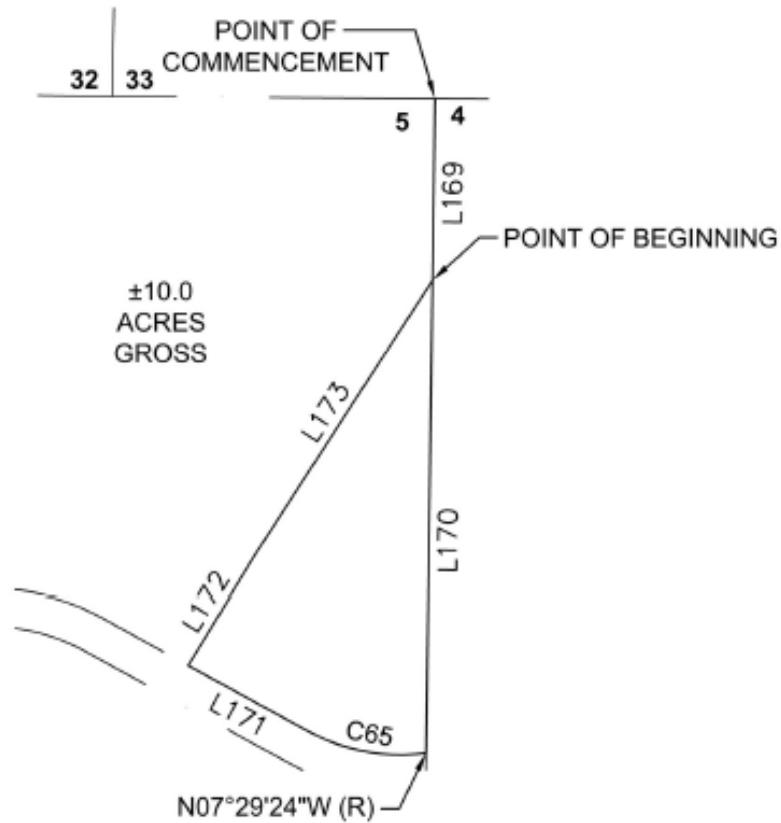
Refer to Exhibit B attached hereto and by this reference made a part of

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Andrew Chafer

Prepared by:
Lumos & Associates, Inc.
Andrew S. Chafer, PLS 23918
950 Sandhill Rd, Suite 100
Reno, NV 89521





PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L169	489.49'	S0°47'15"W
L170	1267.39'	S0°47'15"W
L171	366.10'	N61°19'44"W
L172	337.16'	N31°31'34"E
L173	886.89'	N32°55'26"E



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C65	330.71'	524.00'	36°09'40"

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 & ASSOCIATES
 3840 EL DORADO HILLS
 BLVD., SUITE 301
 EL DORADO HILLS, CA
 95762 TEL (916) 980-8228

EXHIBIT "B"
SINGLE FAMILY NEIGHBORHOOD NORTH
MASTER PLAN AMENDMENT
A PORTION OF SEC. 5, T20N, R18E, MDM
WASHOE COUNTY NEVADA

Date: 5/2/2024
 Scale: 1" = 500'
 Job No: 11302.000

Master Plan Amendment Description
SINGLE FAMILY NEIGHBORHOOD SOUTH

All that certain real property situate in Section 5, Township 20 North, Range 18 East, Mount Diablo Base and Meridian, City of Reno, Washoe County Nevada, described as follows;

BEGINNING at the northwest corner of Section 5, Township 21 North, Range 18 East, Mount Diablo Base & Meridian;

THENCE along the northerly line of said Section 5, South 89°15'28" East, 1780.49 feet to the southwesterly right-of-way line of Union Pacific Railroad and the beginning of a non-tangent curve to the right, concave westerly, having a radius of 524.00 feet, the center of which bears South 76°58'07" West;

THENCE along said curve a distance of 167.23 feet, through a central angle of 18°17'09";

THENCE South 05°15'16" West, 332.48 feet to the beginning of a curve to the left, having a radius of 624.00 feet;

THENCE along said curve a distance of 350.26 feet, through a central angle of 32°09'39";

THENCE South 26°57'44" East, 405.61 feet to the beginning of a curve to the left, having a radius of 624.00 feet;

THENCE along said curve a distance of 553.99 feet, through a central angle of 50°52'01";

THENCE South 12°10'15" West, 15.00 feet to the beginning of a non-tangent curve to the left, concave northerly, having a radius of 639.00 feet, the center of which bears North 12°10'15" East;

THENCE along said curve a distance of 222.64 feet, through a central angle of 19°57'48";

THENCE North 07°47'33" West, 15.00 feet to the beginning of a non-tangent curve to the left, concave northerly, having a radius of 624.00 feet, the center of which bears North 07°47'33" West;

THENCE along said curve a distance of 77.15 feet, through a central angle of 07°05'02";

THENCE North 74°59'16" East, 412.91 feet to the beginning of a curve to the right, having a radius of 524.00 feet;

THENCE along said curve a distance of 176.19 feet, through a central angle of 19°15'54";

THENCE South 85°42'44" East, 901.25 feet to the beginning of a curve to the right, having a radius of 524.00 feet;

THENCE along said curve a distance of 222.59 feet, through a central angle of 24°20'19";

THENCE leaving said right-of-way line South 27°21'58" West, 264.27 feet;

THENCE South 35°41'52" West, 181.59 feet;

THENCE South 15°43'44" East, 396.46 feet;

THENCE South 24°59'15" East, 192.99 feet;

THENCE South 43°19'37" East, 408.90 feet;
THENCE South 55°37'54" East, 560.67 feet;
THENCE South 09°37'01" East, 301.36 feet;
THENCE South 75°56'55" East, 118.43 feet to the easterly line of said Section 5;
THENCE along said easterly line South 00°30'47" West, 319.05 feet;
THENCE leaving said easterly line North 44°59'40" West, 323.48 feet;
THENCE North 48°32'20" West, 548.64 feet;
THENCE North 54°35'10" West, 321.47 feet;
THENCE North 72°05'54" West, 146.87 feet;
THENCE South 82°46'56" West, 283.93 feet;
THENCE South 61°39'38" West, 122.16 feet;
THENCE South 32°30'53" West, 391.01 feet;
THENCE South 28°40'37" West, 520.16 feet;
THENCE South 39°03'27" East, 140.68 feet;
THENCE South 16°20'33" East, 498.29 feet;
THENCE South 01°03'48" West, 878.16 feet to the southerly line of said Section 5;
THENCE along the southerly line of Section 5, North 88°56'12" West, 1007.87 feet;
THENCE South 89°34'29" West, 1995.27 feet;
THENCE North 00°04'02" West, 2640.86 feet;
THENCE North 89°35'44" West, 674.32 feet to the westerly line of Section 5;
THENCE along said line, North 00°56'31" West, 2638.60 feet to the **POINT OF BEGINNING**.
Containing 375.7 acres, more or less.

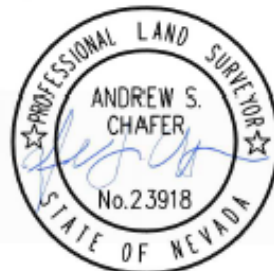
The Basis of Bearings for this description is based on Nevada Coordinate System of 1983, Zone West, NAD 83/94. Distances shown are ground distances using a combined scale factor of 1,000197939.

Refer to Exhibit B attached hereto and by this reference made a part of.

Prepared by:
Lumos & Associates, Inc.
Andrew S. Chafer, PLS 23918
950 Sandhill Rd, Suite 100
Reno, NV 89521

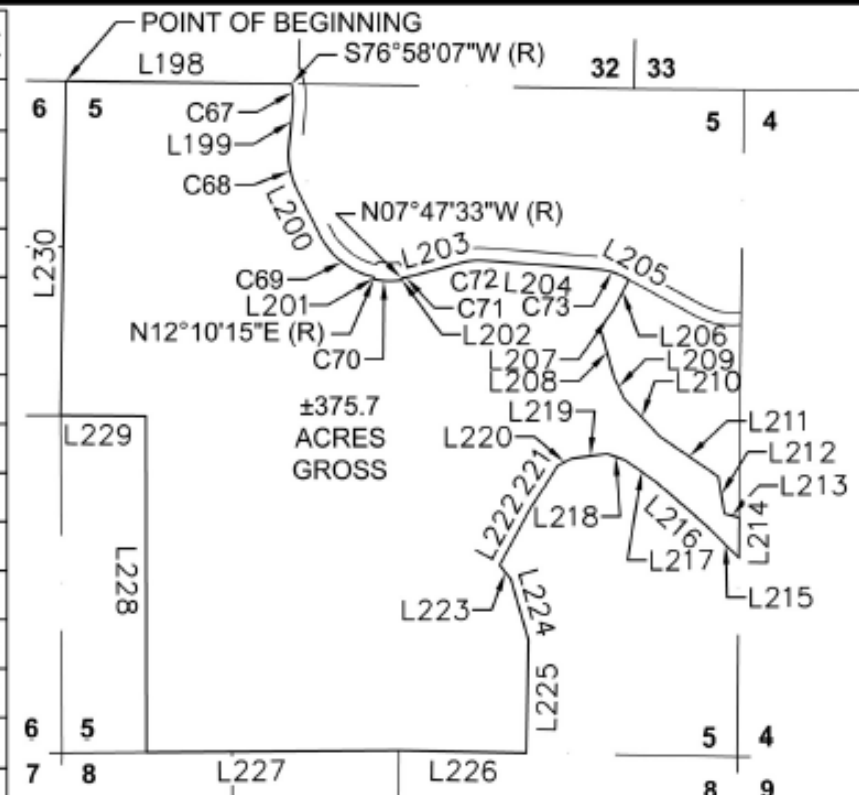
Andrew Chafer

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PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L198	1780.49'	S89°15'28"E
L199	332.48'	S5°15'16"W
L200	405.61'	S26°57'44"E
L201	15.00'	S12°10'15"W
L202	15.00'	N7°47'33"W
L203	412.91'	N74°59'16"E
L204	901.25'	S85°42'44"E
L205	42.51'	S61°19'44"E
L206	264.27'	S27°21'58"W
L207	181.59'	S35°41'52"W
L208	396.46'	S15°43'44"E
L209	192.99'	S24°59'15"E
L210	408.90'	S43°19'37"E
L211	560.67'	S55°37'54"E
L212	301.36'	S9°37'01"E
L213	118.43'	S75°56'55"E
L214	319.05'	S0°30'47"W
L215	323.48'	N44°59'40"W
L216	548.64'	N48°32'20"W
L217	321.47'	N54°35'10"W
L218	146.87'	N72°05'54"W
L219	283.93'	S82°46'56"W
L220	122.16'	S61°38'38"W
L221	391.01'	S32°30'53"W
L222	520.16'	S28°40'37"W
L223	140.68'	S39°03'27"E
L224	498.29'	S16°20'33"E
L225	878.16'	S1°03'48"W



LINE #	LENGTH	DIRECTION
L226	1007.87'	N88°56'12"W
L227	1995.27'	S89°34'29"W
L228	2640.86'	N0°04'02"W
L229	674.32'	N89°35'44"W
L230	2638.60'	N0°56'31"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C67	167.23'	524.00'	18°17'09"
C68	350.26'	624.00'	32°09'39"
C69	553.99'	624.00'	50°52'01"
C70	222.64'	639.00'	19°57'48"
C71	77.15'	624.00'	7°05'02"
C72	176.19'	524.00'	19°15'54"
C73	222.59'	524.00'	24°20'19"



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95762 TEL (916) 980-8228

EXHIBIT "B"
SINGLE FAMILY NEIGHBORHOOD SOUTH
MASTER PLAN AMENDMENT
A PORTION OF SEC. 5, T20N, R18E, MDM
WASHOE COUNTY NEVADA

Date: 5/2/2024
Scale: 1" = 1500'
Job No: 11302.000

Master Plan Amendment Description

OPEN SPACE 1

All that certain real property situate in Sections 28 & 33, Township 21 North, Range 18 East, Mount Diablo Base and Meridian, City of Reno, Washoe County Nevada, described as follows;

COMMENCING at the corner of Sections 27, 28, 33 & 34, Township 21 North, Range 18 East, Mount Diablo Base & Meridian;

THENCE along the easterly line of said Section 33, South 01°31'59" West, 1680.12 feet to the **POINT OF BEGINNING**;

THENCE continuing along said easterly line of Section 33, South 01°31'59" West, 98.73 to the beginning of a non-tangent curve to the right on the northerly line of U.S. Highway 395, concave northerly, having a radius of 1881.00 feet, the center of which bears North 00°06'37" East;

THENCE along said curve a distance of 452.93 feet, through a central angle of 13°47'47";

THENCE North 76°05'40" West, 189.25 feet to the beginning of a curve to the right, having a radius of 1000.00 feet;

THENCE along said curve a distance of 165.07 feet, through a central angle of 09°27'28";

THENCE North 66°38'21" West, 3797.01 feet to the beginning of a curve to the right, having a radius of 6880.00 feet;

THENCE along said curve a distance of 1170.41 feet, through a central angle of 09°44'49";

THENCE leaving said northerly line of U.S. Highway 395, North 32°55'22" East, 80.04 feet to the westerly line of said Section 28;

THENCE along said westerly line, North 01°23'25" East, 920.98 feet;

THENCE South 89°06'46" East, 2652.68 feet;

THENCE North 01°07'49" East, 1326.78 feet;

THENCE South 89°21'41" East, 2287.74 feet;

THENCE South 00°38'19" West, 166.43 feet to beginning of a curve to the right, having a radius of 1123.42 feet;

THENCE along said curve a distance of 181.56 feet, through a central angle of 09°15'36";

THENCE South 09°09'50" West, 764.56 feet;

THENCE South 40°27'09" West, 213.96 feet;

THENCE South 61°24'50" West, 1308.01 feet to the beginning of a curve to the left, having a radius of 1504.97 feet;

THENCE along said curve a distance of 465.19 feet, through a central angle of 17°42'37";

THENCE West, 149.00 feet

THENCE South 81°48'53" West, 333.95 feet;

THENCE South 87°37'23" West, 1976.65 feet;

THENCE North 68°01'13" West, 219.80 feet;

THENCE South 28°49'25" West, 223.04 feet to the beginning of a non-tangent curve to the left, concave northerly, having a radius of 6780.00 feet, the center of which bears North 28°59'18" East;

THENCE along said curve a distance of 665.93 feet, through a central angle of 05°37'39";

THENCE South 66°37'21" East, 3798.74 feet to the beginning of a curve to the left having a radius of 899.68 feet;

THENCE along said curve a distance of 148.43 feet, through a central angle of 09°27'10";

THENCE South 76°05'40" East, 188.45 feet to the beginning of a curve to the left having a radius of 1780.71 feet;

THENCE along said curve a distance of 431.03 feet, through a central angle of 13°52'08" to the **POINT OF BEGINNING.**

Containing 164.5 acres, more or less.

The Basis of Bearings for this description is based on Nevada Coordinate System of 1983, Zone West, NAD 83/94. Distances shown are ground distances using a combined scale factor of 1.000197939.

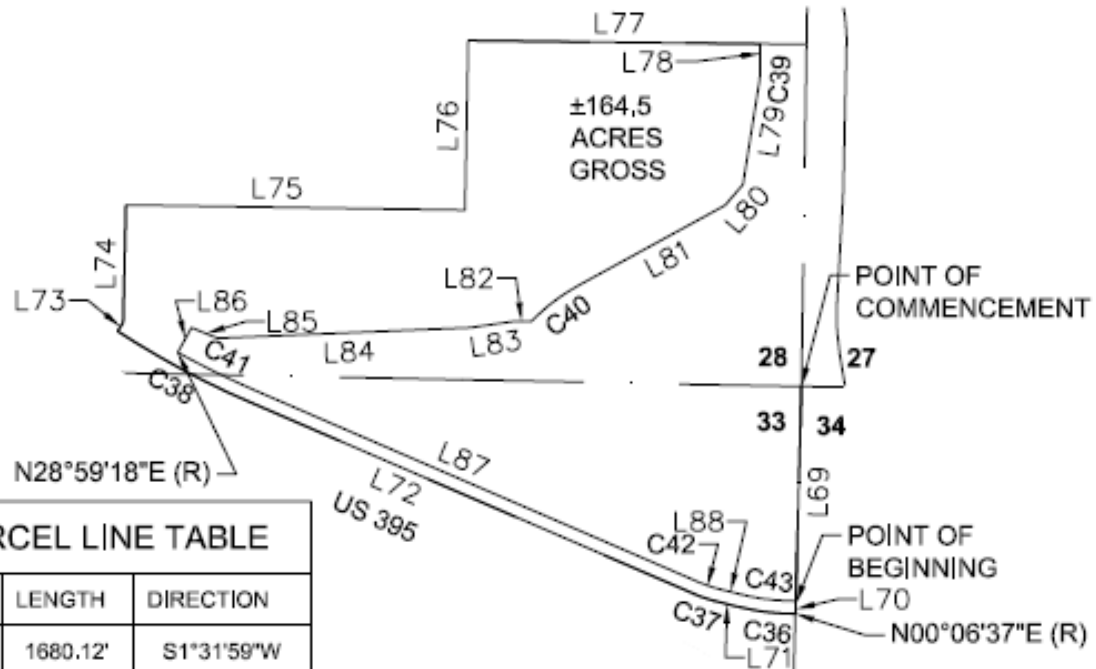
Refer to Exhibit B attached hereto and by this reference made a part of.

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Andrew Chafer
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author of this
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Andrew Chafer



Prepared by:
Lumos & Associates, Inc.
Andrew S. Chafer, PLS 23918
950 Sandhill Rd, Suite 100
Reno, NV 89521



PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L69	1680.12'	S1°31'59\"W	L85	219.80'	N68°01'13\"W
L70	98.73'	S1°31'59\"W	L86	223.04'	S28°49'25\"W
L71	189.25'	N76°05'40\"W	L87	3798.74'	S66°37'21\"E
L72	3797.01'	N66°38'21\"W	L88	188.45'	S76°05'40\"E
L73	80.04'	N32°55'22\"E			
L74	920.98'	N1°23'25\"E			
L75	2652.68'	S89°06'46\"E			
L76	1326.78'	N1°07'49\"E			
L77	2287.74'	S89°21'41\"E			
L78	166.43'	S0°38'19\"W			
L79	764.56'	S9°09'50\"W			
L80	213.96'	S40°27'09\"W			
L81	1308.01'	S61°24'50\"W			
L82	149.00'	N90°00'00\"W			
L83	333.95'	S81°48'53\"W			
L84	1976.65'	S87°37'23\"W			



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C36	452.93'	1881.00'	13°47'47\"
C37	165.07'	1000.00'	9°27'28\"
C38	1170.41'	6880.00'	9°44'49\"
C39	181.56'	1123.42'	9°15'36\"
C40	465.19'	1504.97'	17°42'37\"
C41	665.93'	6780.00'	5°37'39\"
C42	148.43'	899.68'	9°27'10\"
C43	431.03'	1780.71'	13°52'08\"

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 95762 TEL (916) 980-8228

EXHIBIT "B"
OPEN SPACE 1 MASTER PLAN AMENDMENT
A PORTION OF SEC. 28 & 33, T21N, R18E,
MDM
WASHOE COUNTY NEVADA

Date: 4/5/2024
 Scale: 1" = 1500'
 Job No: 11302.000

Master Plan Amendment Description

OPEN SPACE 2

All that certain real property situate in Sections 32 & 33, Township 21 North, Range 18 East, Mount Diablo Base and Meridian, City of Reno, Washoe County Nevada, described as follows;

COMMENCING at the corner of Sections 28, 29, 32 & 33, Township 21 North, Range 18 East, Mount Diablo Base & Meridian;

THENCE along the northerly line of said Section 32, North $88^{\circ}53'46''$ West, 177.64 feet to the **POINT OF BEGINNING** on a non-tangent curve to the left on the southerly line of U.S. Highway 395, concave northerly, having a radius of 7230.00 feet, the center of which bears North $32^{\circ}39'49''$ East;

THENCE along said curve a distance of 1174.28 feet, through a central angle of $09^{\circ}18'21''$;

THENCE South $66^{\circ}38'13''$ East, 3241.58 feet to the beginning of a curve to the right, having a radius of 1000.00 feet;

THENCE along said curve a distance of 74.29 feet, through a central angle of $04^{\circ}15'23''$;

THENCE South $62^{\circ}28'10''$ East, 669.42 feet to the beginning of a curve to the right, having a radius of 1879.00 feet;

THENCE along said curve a distance of 759.41 feet, through a central angle of $23^{\circ}09'23''$ to the beginning of a curve to the left, having a radius of 1097.00 feet;

THENCE along said curve a distance of 232.98 feet, through a central angle of $12^{\circ}10'07''$ to the easterly line of said Section 33;

THENCE leaving said southerly line of U.S. Highway 395, along the easterly line of Section 33, South $01^{\circ}31'55''$ West, 122.35 feet to the beginning of a non-tangent curve to the right, concave northerly, having a radius of 1197.00 feet, the center of which bears North $34^{\circ}59'33''$ East;

THENCE along said curve a distance of 327.88 feet, through a central angle of $15^{\circ}41'40''$ to the beginning of a curve to the left, having a radius of 1779.00 feet;

THENCE along said curve a distance of 718.99 feet, through a central angle of $23^{\circ}09'23''$;

THENCE North $62^{\circ}40'36''$ West, 739.64 feet;

THENCE North $66^{\circ}38'13''$ West, 3238.30 feet to the beginning of a curve to the right, having a radius of 7329.94 feet;

THENCE along said curve a distance of 1162.17 feet, through a central angle of $09^{\circ}05'03''$;

THENCE North $88^{\circ}53'45''$ West, 1862.80 feet;

THENCE South $40^{\circ}46'10''$ East, 515.59 feet;

THENCE South $33^{\circ}09'17''$ East, 250.10 feet;

THENCE South $20^{\circ}06'05''$ East, 300.00 feet;

THENCE South 15°42'57" East, 287.44 feet;
THENCE South 07°25'11" West, 278.82 feet;
THENCE South 25°42'45" West, 223.58 feet;
THENCE South 54°37'02" West, 397.57 feet;
THENCE South 65°37'59" West, 215.76 feet;
THENCE South 86°47'01" West, 421.96 feet;
THENCE North 60°01'06" West, 209.01 feet;
THENCE North 01°42'16" East, 1985.29 feet to the northerly line of said Section 32;
THENCE along said line South 88°53'45" East, 2436.81 feet to the **POINT OF BEGINNING**.

Containing 65.2 acres, more or less.

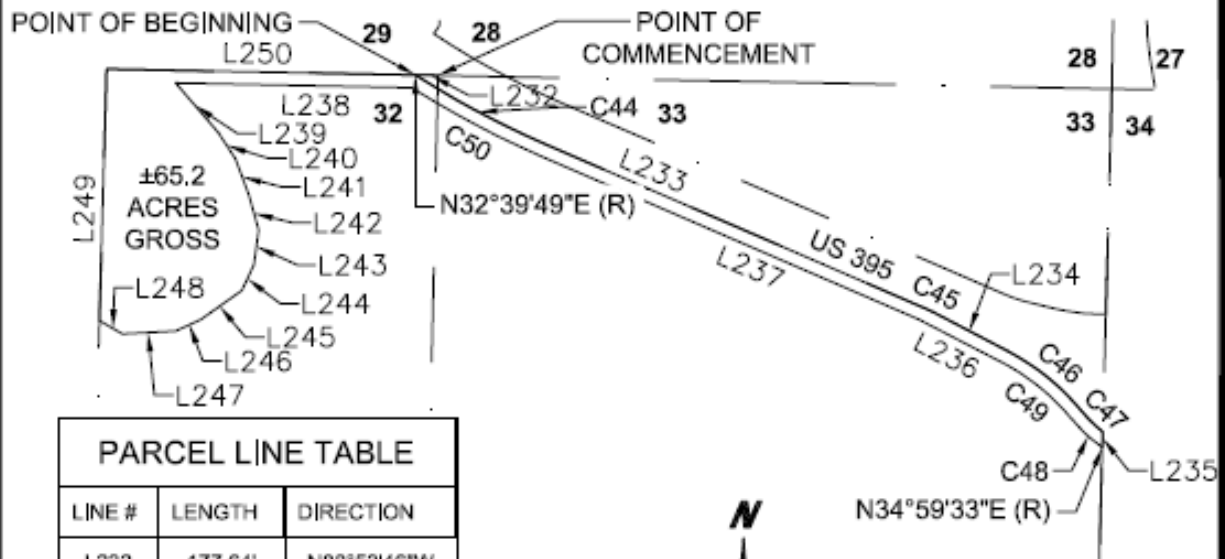
The Basis of Bearings for this description is based on Nevada Coordinate System of 1983, Zone West, NAD 83/94. Distances shown are ground distances using a combined scale factor of 1.000197939.

Refer to Exhibit B attached hereto and by this reference made a part of.

Andrew Chafer
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Prepared by:
Lumos & Associates, Inc.
Andrew S. Chafer, PLS 23918
950 Sandhill Rd, Suite 100
Reno, NV 89521



PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L232	177.64'	N88°53'46"W
L233	3241.58'	S66°38'13"E
L234	669.42'	S62°28'10"E
L235	122.35'	S1°31'55"W
L236	739.64'	N62°40'36"W
L237	3238.30'	N66°38'13"W
L238	1862.80'	N88°53'45"W
L239	515.59'	S40°46'10"E
L240	250.10'	S33°09'17"E
L241	300.00'	S20°06'05"E
L242	287.44'	S15°42'57"E
L243	278.82'	S7°25'11"W
L244	223.58'	S25°42'45"W
L245	397.57'	S54°37'02"W
L246	215.76'	S65°37'59"W
L247	421.96'	S86°47'01"W
L248	209.01'	N60°01'06"W
L249	1986.00'	N1°40'00"E
L250	2436.81'	S88°53'45"E



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C44	1174.28'	7230.00'	9°18'21"
C45	74.29'	1000.00'	4°15'23"
C46	759.41'	1879.00'	23°09'23"
C47	232.98'	1097.00'	12°10'07"
C48	327.88'	1197.00'	15°41'40"
C49	718.99'	1779.00'	23°09'23"
C50	1162.17'	7329.94'	9°05'03"

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 95762 TEL (916) 980-8228

EXHIBIT "B"
OPEN SPACE 2 MASTER PLAN AMENDMENT
A PORTION OF SEC. 32 & 33, T21N, R18E,
MDM
WASHOE COUNTY NEVADA

Date: 4/5/2024
 Scale: 1" = 1500'
 Job No: 11302.000

Master Plan Amendment Description

OPEN SPACE 3

All that certain real property situate in Sections 33, Township 21 North, Range 18 East, and Section 5, Township 20 North, Range 18 East, Mount Diablo Base and Meridian, City of Reno, Washoe County Nevada, described as follows;

BEGINNING at the northeast corner of Section 5, Township 20 North, Range 18 East, Mount Diablo Base & Meridian;

THENCE along the easterly line of said Section 5, South 00°47'15" West, 489.49 feet;

THENCE South 32°55'26" West, 886.89 feet;

THENCE South 31°31'34" West, 337.16 feet to the northerly right-of-way line of Union Pacific Railroad;

THENCE along said right-of-way line North 61°19'44" West, 266.29 feet;

THENCE leaving said right-of-way line North 27°17'10" East, 1748.13 feet;

THENCE North 89°50'31" East, 3371.16 feet;

THENCE North 12°20'44" East, 299.41 feet;

THENCE North 23°32'08" East, 245.54 feet;

THENCE North 57°17'23" East, 421.85 feet;

THENCE North 76°00'37" East, 451.23 feet;

THENCE South 76°19'44" East, 228.70 feet to the easterly line of said Section 33;

THENCE along said line South 01°31'55" West, 1018.03 feet to the southeasterly corner of said Section 33;

THENCE along the southerly line of Section 33 North 89°22'57" West, 4423.96 feet to the **POINT OF BEGINNING**.

Containing 49.6 acres, more or less.

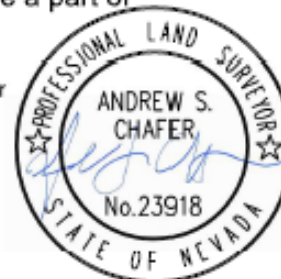
The Basis of Bearings for this description is based on Nevada Coordinate System of 1983, Zone West, NAD 83/94, Distances shown are ground distances using a combined scale factor of 1.000197939.

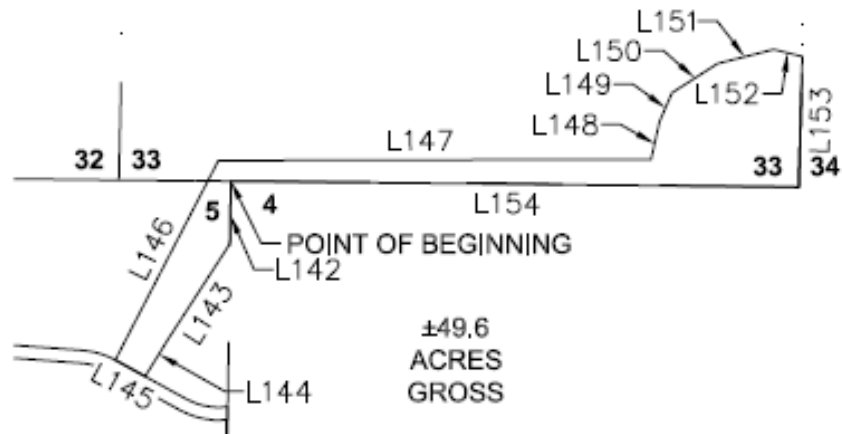
Refer to Exhibit B attached hereto and by this reference made a part of

Prepared by:
Lumos & Associates, Inc.
Andrew S. Chafer, PLS 23918
950 Sandhill Rd, Suite 100
Reno, NV 89521

Andrew Chafer

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PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L142	489.49'	S0°47'15"W
L143	886.89'	S32°55'26"W
L144	337.16'	S31°31'34"W
L145	266.29'	N61°19'44"W
L146	1748.13'	N27°17'10"E
L147	3371.16'	N89°50'31"E
L148	299.41'	N12°20'44"E
L149	245.54'	N23°32'08"E
L150	421.85'	N57°17'23"E
L151	451.23'	N76°00'37"E
L152	228.70'	S76°19'44"E
L153	1018.03'	S1°31'55"W
L154	4423.96'	N89°22'57"W



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EXHIBIT "B"
OPEN SPACE 3 MASTER PLAN AMENDMENT
A PORTION OF SEC. 33, T21N, R18E, & A
POTION OF SEC. 5, T20N, R18E MDM
WASHOE COUNTY NEVADA

Date: 4/5/2024
Scale: 1" = 1500'
Job No: 11302.000

Master Plan Amendment Description

OPEN SPACE 4

All that certain real property situate in Section 5, Township 20 North, Range 18 East, Mount Diablo Base and Meridian, City of Reno, Washoe County Nevada, described as follows;

COMMENCING at the northeast corner of Section 5, Township 20 North, Range 18 East, Mount Diablo Base & Meridian;

THENCE along the easterly line of Section 5, South 00°47'15" West, 1756.88 feet to the northerly right-of-way line of Union Pacific Railroad and the beginning of a non-tangent curve to the right, concave northerly, having a radius of 524.00 feet, the center of which bears North 07°29'24" West;

THENCE along said curve a distance of 330.71 feet, through a central angle of 36°09'40";

THENCE North 61°19'44" West, 632.39 feet to the beginning of a curve to the left, having a radius of 624.00 feet;

THENCE along said curve a distance of 265.07 feet, through a central angle of 24°20'19";

THENCE North 85°42'44" West, 531.00 feet to the **POINT OF BEGINNING**;

THENCE North 85°42'44" West, 370.31 feet to the beginning of a curve to the left, having a radius of 624.00 feet;

THENCE along said curve a distance of 209.81 feet, through a central angle of 19°15'54";

THENCE South 74°59'16" West, 410.07 feet to the beginning of a curve to the right having a radius of 524.00 feet;

THENCE along said curve a distance of 67.38 feet, through a central angle of 07°22'05";

THENCE North 07°47'33" West, 25.00 feet to the beginning of a non-tangent curve to the right, concave northerly, having a radius of 499.00 feet, the center of which bears North 07°47'33" West;

THENCE along said curve a distance of 102.24 feet, through a central angle of 11°44'20";

THENCE North 03°56'47" East, 243.18 feet;

THENCE North 10°22'54" East, 289.14 feet;

THENCE North 17°37'30" East, 310.44 feet;

THENCE North 86°23'40" East, 463.02 feet;

THENCE South 74°19'29" East, 53.16 feet;

THENCE South 49°06'38" East, 193.41 feet;

THENCE South 27°26'03" East, 699.54 feet to the **POINT OF BEGINNING**.

Containing 15.6 acres, more or less,

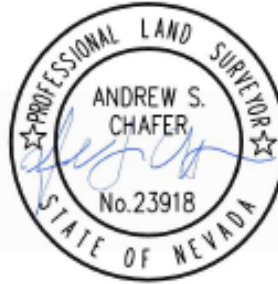
The Basis of Bearings for this description is based on Nevada Coordinate System of 1983, Zone West, NAD 83/94, Distances shown are ground distances using a combined scale factor of 1.000197939.

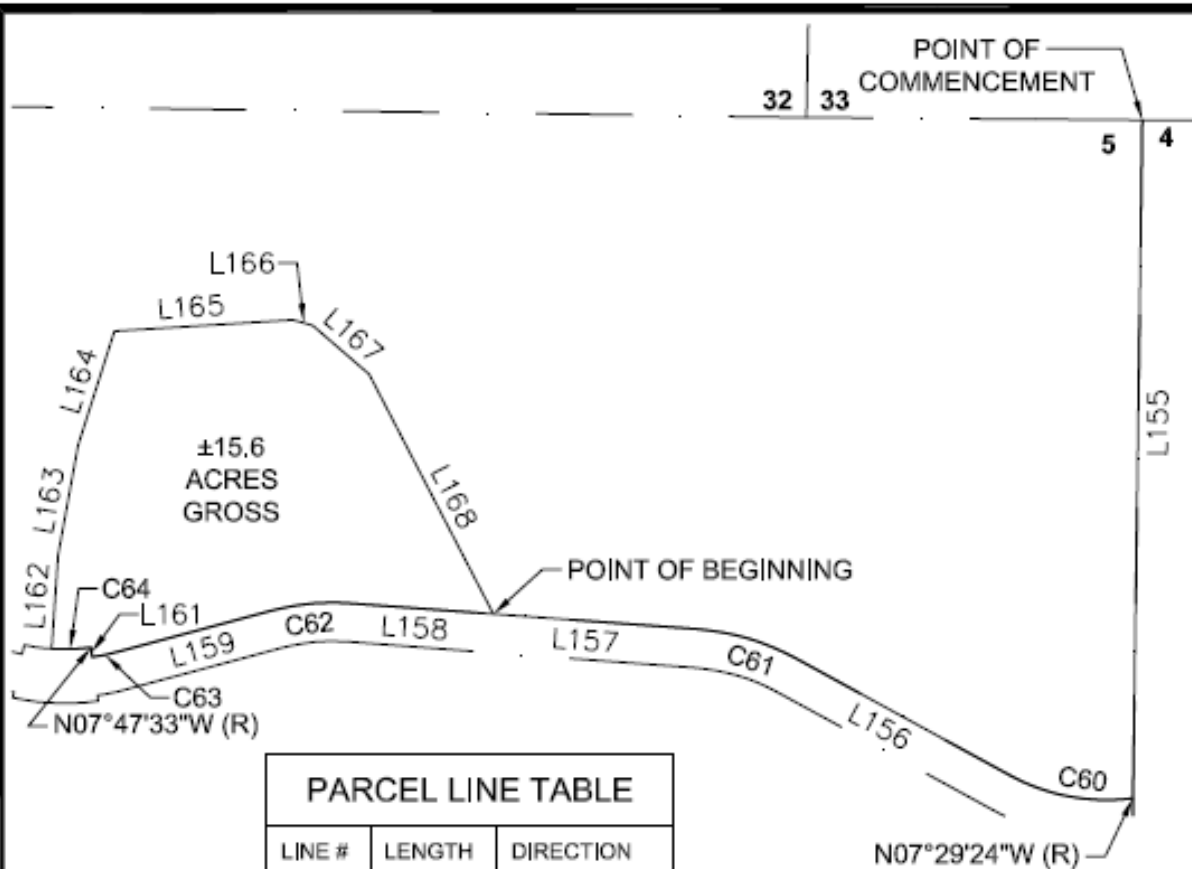
Refer to Exhibit B attached hereto and by this reference made a part of

Andrew Chafer

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Andrew Chafer
Reason: I am the
author of this document
Date: 2024.04.05
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Prepared by:
Lumos & Associates, Inc.
Andrew S. Chafer, PLS 23918
950 Sandhill Rd, Suite 100
Reno, NV 89521





PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L155	1756.88'	S0°47'15"W
L156	632.39'	N61°19'44"W
L157	531.00'	N85°42'44"W
L158	370.31'	N85°42'44"W
L159	410.07'	S74°59'16"W
L161	25.00'	N7°47'33"W
L162	243.18'	N3°56'47"E
L163	289.14'	N10°22'54"E
L164	310.44'	N17°37'30"E
L165	463.02'	N86°23'40"E
L166	53.16'	S74°19'29"E
L167	193.41'	S49°06'38"E
L168	699.54'	S27°26'03"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C60	330.71'	524.00'	36°09'40"
C61	265.07'	624.00'	24°20'19"
C62	209.81'	624.00'	19°15'54"
C63	67.38'	524.00'	7°22'05"
C64	102.24'	499.00'	11°44'20"

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& ASSOCIATES
 3840 EL DORADO HILLS
 BLVD., SUITE 301
 EL DORADO HILLS, CA
 95762 TEL (916) 980-8228

EXHIBIT "B"
OPEN SPACE 4 MASTER PLAN AMENDMENT
A PORTION OF SEC. 5, T20N, R18E, MDM
WASHOE COUNTY NEVADA

Date: 4/5/2024
 Scale: 1" = 500'
 Job No: 11302.000

Master Plan Amendment Description

OPEN SPACE 5

All that certain real property situate in Section 5, Township 20 North, Range 18 East, Mount Diablo Base and Meridian, City of Reno, Washoe County Nevada, described as follows;

COMMENCING at the southeast corner of Section 5, Township 20 North, Range 18 East, Mount Diablo Base & Meridian;

THENCE along the easterly line of Section 5, North 00°30'47" East, 1871.69 feet to the **POINT OF BEGINNING**

THENCE North 75°56'55" West, 118.43 feet;

THENCE North 09°37'01" West, 301.36 feet;

THENCE North 55°37'54 West, 560.67 feet;

THENCE North 43°19'37" West, 408.90 feet;

THENCE North 24°59'15" West, 192.99 feet;

THENCE North 15°43'44" West, 396.46 feet;

THENCE North 35°41'52" East, 181.59 feet;

THENCE North 27°21'58" East, 264.27 feet to the southerly right-of-way line of Union Pacific Railroad;

THENCE along said right-of-way line South 61°19'44" East, 589.80 feet to the beginning of a curve to the left, having a radius of 624.00 feet;

THENCE along said curve a distance of 379.30 feet, through a central angle of 34°49'39" to the easterly line of said Section 5;

THENCE along said easterly line South 00°30'47" West, 1522.71 feet to the **POINT OF BEGINNING.**

Containing 26.4 acres, more or less.

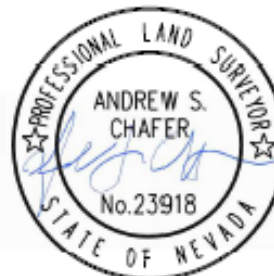
The Basis of Bearings for this description is based on Nevada Coordinate System of 1983, Zone West, NAD 83/94. Distances shown are ground distances using a combined scale factor of 1.000197939.

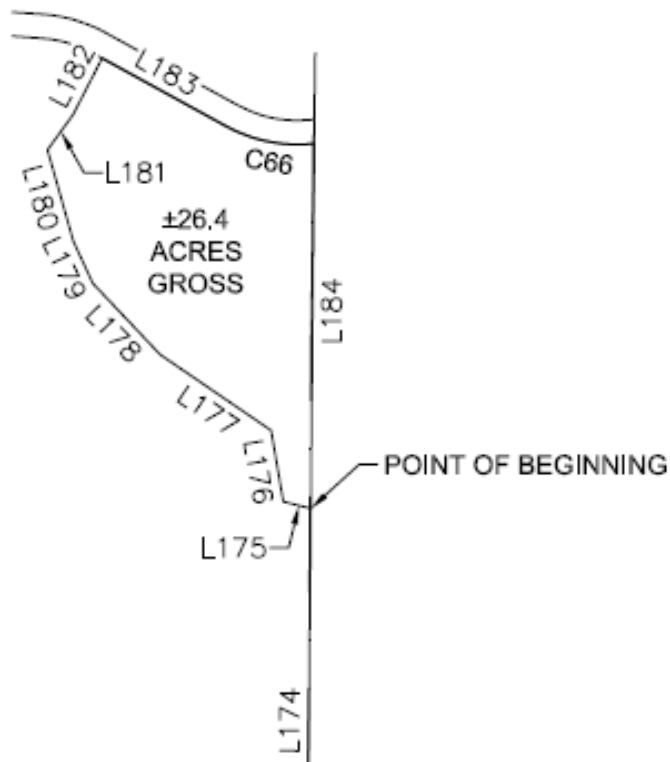
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Reno, NV 89521

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Andrew Chafer
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Date: 2024.04.05
11:18:19-07'00'

Andrew Chafer





PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L174	1871.69'	N0°30'47"E
L175	118.43'	N75°56'55"W
L176	301.36'	N9°37'01"W
L177	560.67'	N55°37'54"W
L178	408.90'	N43°19'37"W
L179	192.99'	N24°59'15"W
L180	396.46'	N15°43'44"W
L181	181.59'	N35°41'52"E
L182	264.27'	N27°21'58"E
L183	589.80'	S61°19'44"E
L184	1522.71'	S0°30'47"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA
C66	379.30'	624.00'	34°49'39"



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EXHIBIT "B"
OPEN SPACE 5 MASTER PLAN AMENDMENT
A PORTION OF SEC. 5, T20N, R18E, MDM

WASHOE COUNTY

NEVADA

Date: 4/5/2024

Scale: 1" = 800'

Job No: 11302.000

Master Plan Amendment Description

OPEN SPACE 6

All that certain real property situate in Section 5, Township 20 North, Range 18 East, Mount Diablo Base and Meridian, City of Reno, Washoe County Nevada, described as follows;

BEGINNING at the southeast corner of Section 5, Township 20 North, Range 18 East, Mount Diablo Base & Meridian;

THENCE along the southerly line of Section 5, North $88^{\circ}56'12''$ West, 1664.43 feet;

THENCE leaving said southerly line North $01^{\circ}03'48''$ East, 878.16 feet;

THENCE North $16^{\circ}20'33''$ West, 498.29 feet;

THENCE North $39^{\circ}03'27''$ West, 140.68 feet;

THENCE North $28^{\circ}40'37''$ East, 520.16 feet;

THENCE North $32^{\circ}30'53''$ East, 391.01 feet;

THENCE North $61^{\circ}39'38''$ East, 122.16 feet;

THENCE North $82^{\circ}46'56''$ East, 283.93 feet;

THENCE South $72^{\circ}05'54''$ East, 146.87 feet;

THENCE South $54^{\circ}35'10''$ East, 321.47 feet;

THENCE South $48^{\circ}32'20''$ East, 548.64 feet;

THENCE South $44^{\circ}59'40''$ East, 323.48 feet to the easterly line of said Section 5;

THENCE along said easterly line South $00^{\circ}30'47''$ West, 1552.64 feet to the **POINT OF BEGINNING**.

Containing 82.1 acres, more or less.

The Basis of Bearings for this description is based on Nevada Coordinate System of 1983, Zone West, NAD 83/94. Distances shown are ground distances using a combined scale factor of 1.000197939,

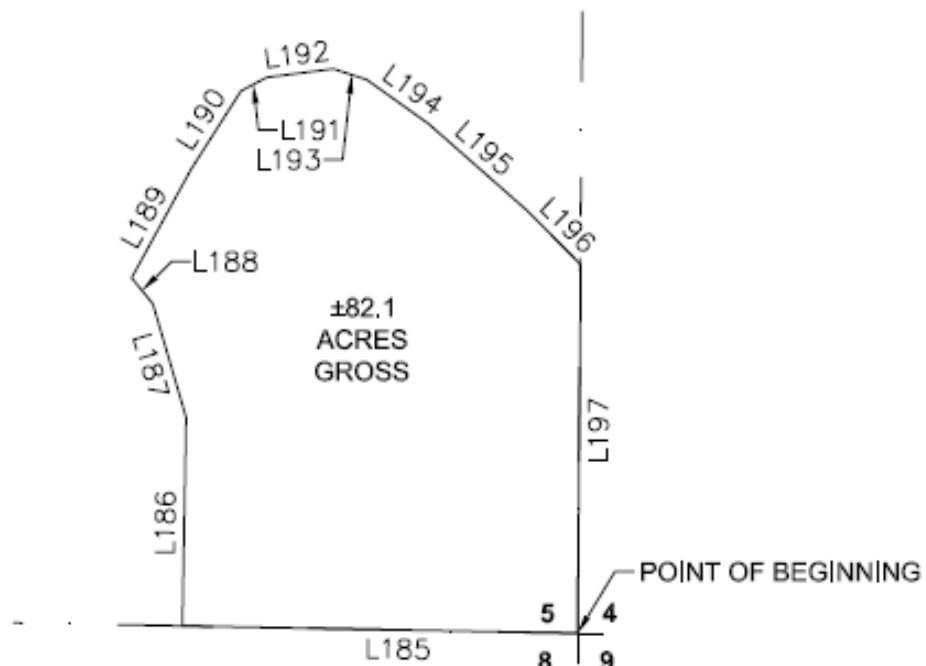
Refer to Exhibit B attached hereto and by this reference made a part of

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Reno, NV 89521

Andrew Chafer

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PARCEL LINE TABLE

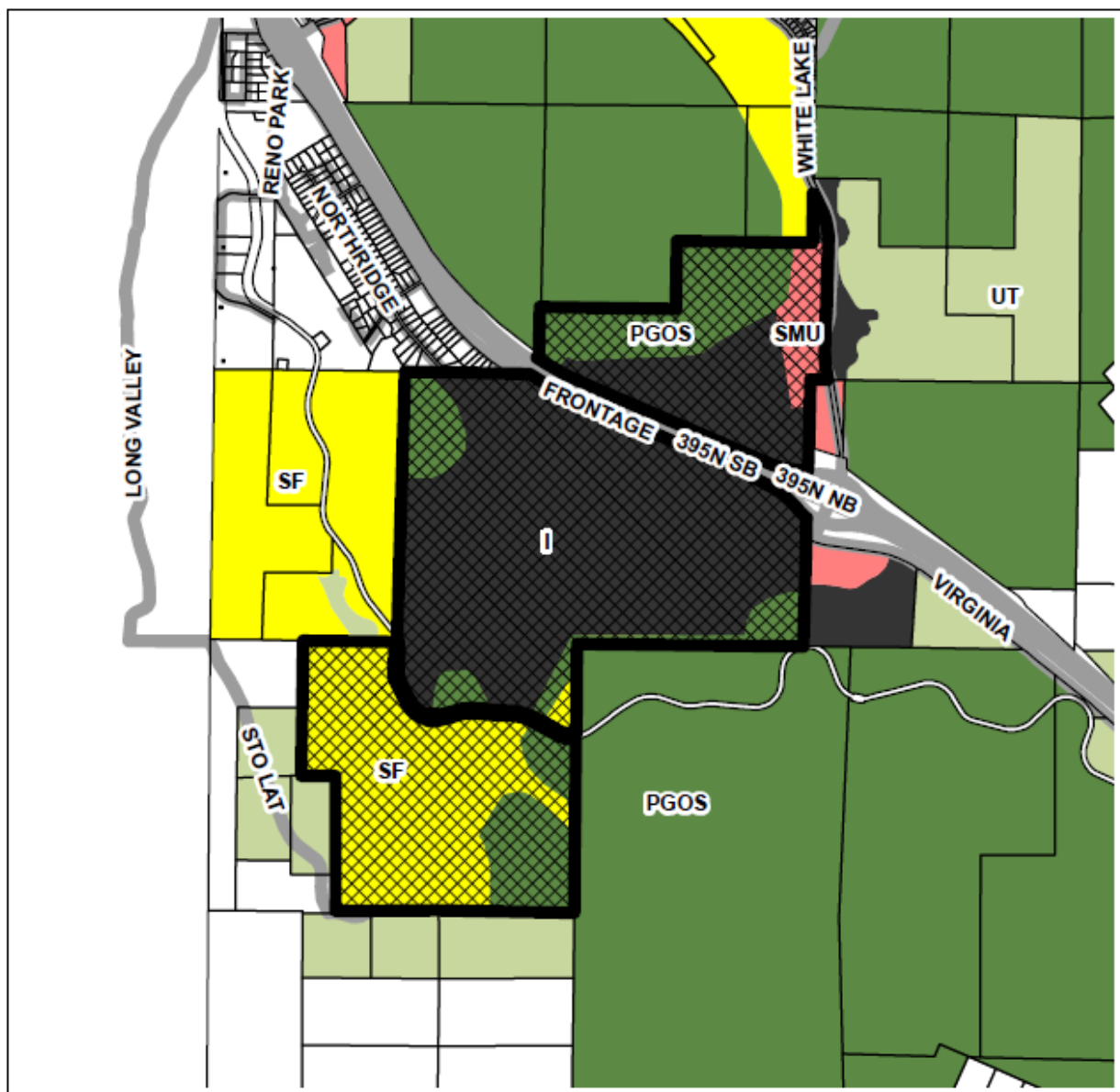
LINE #	LENGTH	DIRECTION
L185	1664.43'	N88°56'12"W
L186	878.16'	N1°03'48"E
L187	498.29'	N16°20'33"W
L188	140.68'	N39°03'27"W
L189	520.16'	N28°40'37"E
L190	391.01'	N32°30'53"E
L191	122.16'	N61°39'38"E
L192	283.93'	N82°46'56"E
L193	146.87'	S72°05'54"E
L194	321.47'	S54°35'10"E
L195	548.64'	S48°32'20"E
L196	323.48'	S44°59'40"E
L197	1552.64'	S0°30'47"W



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EXHIBIT "B"
OPEN SPACE 6 MASTER PLAN AMENDMENT
A PORTION OF SEC. 5, T20N, R18E, MDM
WASHOE COUNTY NEVADA

Date: 4/5/2024
 Scale: 1" = 800'
 Job No: 11302.000



LDC24-00051 (Stonegate Heinz Ranch MPA & ZMA)



MASTER PLAN AMENDMENT

FROM | ± 172 Acres of SF; ± 337 Acres of LL;
 ± 475 Acres of MX; ± 39 Acres of MF;
 ± 188 Acres of SMU; ± 41 Acres of I
 ± 485 Acres of PGOS; ± 30 Acres of NOLU
 TO | ± 385.7 Acres of SF; ± 54.6 Acres of SMU;
 ± 923.3 Acres of I; ± 403.7 Acres of PGOS



0 0.175 0.35 0.7
Miles

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Development Services Department

1 East 1st Street Phone: 321-8309
 P.O. Box 1900 Fax: 334-2043
 Reno, NV 89505 www.reno.gov

Map Produced: May 2024