

LEGAL DESCRIPTION
APN 035-310-17 & 035-310-45

A parcel of land being the same as Parcel 1, Parcel 2, and Parcel 3 as described in Grant, Bargain and Sale Deed, Document Number 3294006, recorded October 18, 2005, in the Official Records of Washoe County, Nevada, situate within the Southeast Quarter of Section 27, Township 20 North, Range 20 East, MDM, being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 27;
thence North 89°47'00" East 1398.70 feet along the South line of said Section 27;
thence North 00°03'00" West 405.37 feet;
thence North 00°04'35" West 244.36 feet;
thence North 00°04'35" West 219.96 feet to the True Point of Beginning;
thence along the West boundary of said Parcel 3, North 00°04'35" West a distance of 0.81 feet to the South corner of said Parcel 2;
thence along the Southwest boundary of said Parcel 2, North 47°35'23" West a distance of 104.89 feet to a point on the South line of the Orr Ditch, also being the West corner of said Parcel 2, further being an angle point on the Easterly boundary of said Parcel 1;
thence continuing along the Southerly bank of the Orr Ditch, South 51°42'25" West a distance of 83.03 feet to the South corner of said Parcel 1, also being on the Northwesterly line of the parcel conveyed to Kenneth B. Van Woert, Jr, et ux, by document recorded December 12, 1963, under Document No. 401527, Washoe County, Nevada, Records;
thence departing said Southerly bank and said Northwesterly line, North 31°51'14" West a distance of 146.59 feet;
thence North 24°30'23" East a distance of 336.63 feet to a point on the North line of the parcel conveyed to Monaei Lindley Noah by deed recorded October 24, 1957, under Document No. 280291, Washoe County, Nevada, Records;
thence along said North boundary, North 89°58'00" East a distance of 80.00 feet to the Northeast corner of said Monaei Lindley Noah parcel;
thence along the East boundary of said Monaei Lindley Noah parcel, South 00°04'35" East a distance of 231.26 feet to the Northwesterly corner of said Parcel 3;
thence North 89°45'05" East a distance of 202.70 feet;
thence South 00°04'35" East a distance of 220.57 feet to the center of a roadway easement, being the Southeasterly corner of said Parcel 3;
thence South 89°55'25" West a distance of 202.70 feet to the True Point of Beginning.

Per the Washoe County Assessor Parcel Map, said parcel contains an area of approximately 2.60 acres.

BASIS OF BEARINGS: The South line of the Southeast Quarter of said Section 27 which bears North 89°47'00" East per said Document Number 3294006.

This legal was compiled from information contained in said Document Number 3294006 and does not represent a field survey.

Description Prepared By:
Ryan G. Cook, PLS 15224
Summit Engineering Corp.
5405 Mae Anne Avenue
Reno, Nevada 89523

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