



Amended Conditions of Approval

Amendment of Conditions Case Number WAC23-0013

For Tentative Subdivision Map Case Number TM-5-2-92 (St. James's Village)

The project approved under Amendment of Conditions Case Number WAC23-0013 associated with the 2023 Development Agreement for Tentative Subdivision Map Case Number TM5-2-92 shall be carried out in accordance with the development agreement approved by the Board of County Commissioners on January 9, 2024, these amended conditions of approval, as well as the amended conditions of approval granted by the Washoe County Board of Commissions on July 10, 2007. To the extent these amended conditions of approval conflict with any conditions granted on May 1, 2007, these amended conditions of approval shall prevail. 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.

Unless otherwise specified, all conditions related to the amendment of conditions approval (Case Number WAC23-0013) associated with the 2023 Development Agreement for Tentative Subdivision Map Case Number TM5-2-92 shall be met or financial assurance must be provided to satisfy the conditions of approval prior to recordation of the next final map or the issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative subdivision map 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. Failure to comply with any of the conditions imposed in the approval of the tentative subdivision map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative subdivision map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project.

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 – Parks Program

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

Contact Name – Faye-Marie Pekar, Park Planner, 775.328.3627, jolander@washoecounty.gov

- a. The applicant shall dedicate a 15-foot wide non-motorized, multi-use public trail easement and maintenance agreement over APN 046-18-12 and APN 046-180-15 as shown in Exhibit 1 and 2 for the Brown’s Creek Trail. The easement shall be identified on the Final Map.
- b. The applicant shall work with Washoe County Parks staff to determine how best to protect the natural and cultural resources along Steamboat Creek in APN 046-060-45. This shall include a public access trail easement or dedication of open space to Washoe County.
- c. The project shall provide trail connections to adjacent public lands and areas identified for future trail systems as follows:
 - i. An east-west trail connection along Brown’s Creek that connects from Joy Lake Road or Saint James Parkway through APN 156-040-10 and/or 046-133-15 and/or 156-040-10 to the east side of the St. James Village development.
 - ii. A north-south connection through APN 156-040-09 and 156-111-23 or 156-141-04, connecting to the Forest Service (USA) property to the north at APN 045-490-09.
 - iii. At least one trail connection linking (a.) and (b.) described above to the east side of the St. James Village development where it can feasibly run under I-580 and connect into future developments to the east. This connection shall be located north of Brown’s Creek.
 - iv. At least one trail connection linking (a.), (b.), and (c.) described above to a proposed trail along Steamboat Creek in APN 046-060-45. This connection shall be located south of Brown’s Creek.
- j. Any trails that occur on dedicated open space parcels accepted by Washoe County shall be maintained by Washoe County. All other trails shall be constructed and maintained by the developer and/or homeowner’s association in perpetuity.
- k. All trail construction specifications, easement descriptions, areas to be offered for open space dedication and supporting conditions shall be included on the approved construction drawings accompanying the final map. The open space and trails shall be offered for dedication to Washoe County with each adjacent final map. The applicant shall submit a set of construction drawing plans to the Regional Parks and Open Space Department staff for final review.

Washoe County Engineering and Capital Projects – General Land Development

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

Contact Name: Janelle Thomas, P.E. (775) 328-3603; jkthomas@washoecounty.gov

Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of approval of the final map. Additionally, individual parcel building, grading, and/or wall permits shall comply with applicable building code requirements at the time of approval of the permits.

*** End of Amended Conditions ***

EXHIBIT "1"
Brown's Creek Trail Legal Description
Trail Area C and Trail Area D

SAINT JAMES VILLAGE HOMEOWNERS ASSOCIATION
APN 046-180-12

All that certain land situate within a portion of Section Fifteen (15), Township Seventeen (17) North, Range Nineteen (19) East, Mount Diablo Meridian (MDM), being a portion of Parcel 1B as shown on Record of Survey Number 5490, recorded March 29, 2013 as File Number 4220252 of the Official Records of Washoe County, Nevada, and being more particularly described as follows:

TRAIL AREA C

An easement being 15.00 feet in width, lying 7.50 feet each side of the herein described centerline.

COMMENCING at the northerly terminus of a line labeled N14°54'27"W ~ 1915.52' as shown on said Record of Survey, also being the easterly line of said Parcel 1B;

THENCE along said easterly line South 14°54'27" East a distance of 14.05 feet to the **POINT OF BEGINNING**;

THENCE South 65° 16' 31" West a distance of 70.80 feet;

THENCE South 76° 04' 04" West a distance of 114.14 feet;

THENCE South 51° 44' 06" West a distance of 133.86 feet;

THENCE South 38° 06' 03" West a distance of 103.46 feet to the beginning of a non-tangent curve;

THENCE from a tangent which bears South 41°36'27" West a distance of 20.36 feet along the arc of a 60.00 foot radius curve to the left, through a central angle of 19° 26' 18";

THENCE South 22° 10' 10" West a distance of 5.46 feet to the beginning of a curve;

THENCE 17.28 feet along the arc of a 60.00 foot radius curve to the right, through a central angle of 16° 30' 18";

THENCE South 39° 22' 22" West a distance of 64.11 feet to the beginning of a curve non-tangent curve;

THENCE from a tangent which bears South 39°36'17" East a distance of 21.96 feet along the arc of a 60.00 foot radius curve to the right, through a central angle of 20° 58' 03";

THENCE South 60° 34' 19" West a distance of 4.58 feet to the beginning of a curve;

THENCE 32.23 feet along the arc of a 60.00 foot radius curve to the left, through a central angle of 30° 46' 35";

THENCE South 29° 47' 44" West a distance of 32.45 feet;

THENCE South 45° 56' 19" West a distance of 227.56 feet;

THENCE South 59° 32' 00" West a distance of 100.21 feet;

THENCE South 48° 25' 55" West a distance of 256.70 feet;

THENCE South 87° 22' 47" West a distance of 248.04 feet;

THENCE North 83° 56' 28" West a distance of 66.32 feet;

THENCE North 52° 42' 44" West a distance of 178.06 feet;

THENCE North 75° 35' 06" West a distance of 105.81 feet;

THENCE South 74° 40' 11" West a distance of 90.48 feet;

THENCE South 82° 52' 17" West a distance of 114.43 feet;

THENCE North 87° 53' 25" West a distance of 64.65 feet;

THENCE South 32° 49' 53" East a distance of 53.89 feet;

THENCE South 70° 36' 28" East a distance of 72.07 feet;

THENCE South 36° 11' 24" East a distance of 34.25 feet;
THENCE South 56° 27' 40" East a distance of 107.24 feet;
THENCE South 34° 00' 36" East a distance of 97.96 feet to the beginning of a non-tangent curve;
THENCE from a tangent which bears South 33°51'34" East a distance of 30.13 feet along the arc of a 16.00 foot radius curve to the right, through a central angle of 107° 52' 54";
THENCE North 80° 08' 23" West a distance of 113.52 feet;
THENCE South 85° 07' 29" West a distance of 111.31 feet;
THENCE South 66° 47' 18" West a distance of 64.67 feet;
THENCE South 48° 14' 03" East a distance of 44.41 feet;
THENCE South 44° 22' 31" East a distance of 118.43 feet;
THENCE South 20° 57' 09" East a distance of 169.77 feet;
THENCE South 89° 43' 13" East a distance of 133.15 feet;
THENCE South 37° 30' 50" East a distance of 104.99 feet;
THENCE South 55° 05' 17" East a distance of 32.93 feet to the beginning of a curve;
THENCE 10.29 feet along the arc of a 10.00 foot radius curve to the left, through a central angle of 58° 55' 53";
THENCE North 65° 58' 49" East a distance of 12.49 feet to the beginning of a curve;
THENCE 11.21 feet along the arc of a 10.00 foot radius curve to the right, through a central angle of 64° 13' 49";
THENCE South 49° 47' 21" East a distance of 36.91 feet;
THENCE South 87° 36' 48" West a distance of 14.36 feet to the beginning of a curve;
THENCE 13.73 feet along the arc of a 20.00 foot radius curve to the left, through a central angle of 39° 20' 30";
THENCE South 48° 16' 18" West a distance of 51.54 feet;
THENCE South 41° 18' 54" West a distance of 77.91 feet;
THENCE South 23° 48' 15" West a distance of 68.70 feet;
THENCE South 48° 19' 43" West a distance of 47.34 feet;
THENCE South 56° 29' 49" West a distance of 94.82 feet to the beginning of a curve;
THENCE 8.03 feet along the arc of a 20.00 foot radius curve to the right, through a central angle of 23° 00' 08";
THENCE South 79° 29' 57" West a distance of 18.75 feet to the beginning of a curve;
THENCE 10.16 feet along the arc of a 20.00 foot radius curve to the left, through a central angle of 29° 07' 06";
THENCE South 50° 22' 51" West a distance of 31.24 feet to the beginning of a curve;
THENCE 25.08 feet along the arc of a 40.00 foot radius curve to the left, through a central angle of 35° 55' 20";
THENCE South 14° 27' 31" West a distance of 5.85 feet to the beginning of a curve;
THENCE 20.46 feet along the arc of a 40.00 foot radius curve to the left, through a central angle of 29° 18' 33";
THENCE South 14° 51' 01" East a distance of 38.05 feet;
THENCE South 09° 01' 18" East a distance of 21.45 feet to the beginning of a curve;
THENCE 11.73 feet along the arc of a 40.00 foot radius curve to the right, through a central angle of 16° 47' 43";
THENCE South 07° 46' 25" West a distance of 113.96 feet to the beginning of a curve;
THENCE 14.93 feet along the arc of a 40.00 foot radius curve to the left, through a central angle of 21° 23' 23";
THENCE South 13° 36' 58" East a distance of 3.47 feet to the beginning of a curve;

THENCE 13.41 feet along the arc of a 40.00 foot radius curve to the right, through a central angle of 19° 12' 18";

THENCE South 05° 35' 21" West a distance of 20.09 feet to the beginning of a curve;

THENCE 10.99 feet along the arc of a 40.00 foot radius curve to the left, through a central angle of 15° 44' 31";

THENCE South 10° 09' 10" East a distance of 20.40 feet to the beginning of a curve;

THENCE 17.17 feet along the arc of a 60.00 foot radius curve to the right, through a central angle of 16° 23' 40";

THENCE South 06° 14' 30" West a distance of 55.23 feet;

THENCE South 05° 38' 14" West a distance of 98.97 feet to the beginning of a curve;

THENCE 30.03 feet along the arc of a 100.00 foot radius curve to the left, through a central angle of 17° 12' 11";

THENCE South 11° 33' 58" East a distance of 37.01 feet to the beginning of a curve;

THENCE 28.89 feet along the arc of a 20.00 foot radius curve to the left, through a central angle of 82° 46' 36" ; to the beginning of a curve;

THENCE 7.40 feet along the arc of a 20.00 foot radius curve to the right, through a central angle of 21° 12' 45";

THENCE South 73° 07' 49" East a distance of 49.52 feet;

THENCE South 67° 46' 30" East a distance of 29.01 feet to the beginning of a curve;

THENCE 6.43 feet along the arc of a 20.00 foot radius curve to the left, through a central angle of 18° 25' 48";

THENCE South 86° 12' 18" East a distance of 26.07 feet to a point herein after referred to as **POINT "A"**;

THENCE South 89° 15' 20" East a distance of 103.90 feet;

THENCE North 76° 08' 54" East a distance of 91.92 feet to the beginning of a curve;

THENCE 19.98 feet along the arc of a 60.00 foot radius curve to the right, through a central angle of 19° 04' 41";

THENCE South 86° 53' 53" East a distance of 243.59 feet;

THENCE South 88° 30' 00" East a distance of 95.18 feet to the beginning of a curve;

THENCE 9.79 feet along the arc of a 60.00 foot radius curve to the left, through a central angle of 09° 21' 01";

THENCE North 82° 09' 00" East a distance of 55.50 feet;

THENCE North 81° 57' 52" East a distance of 223.99 feet;

THENCE North 78° 08' 45" East a distance of 70.98 feet;

THENCE North 63° 39' 57" East a distance of 79.03 feet;

THENCE North 75° 29' 41" East a distance of 81.45 feet;

THENCE South 74° 43' 29" East a distance of 72.73 feet;

THENCE South 70° 06' 18" East a distance of 107.44 feet;

THENCE South 74° 06' 43" East a distance of 159.08 feet;

THENCE South 77° 15' 19" East a distance of 117.18 feet;

THENCE South 69° 20' 24" East a distance of 35.03 feet;

THENCE South 60° 57' 38" East a distance of 33.02 feet;

THENCE South 70° 33' 10" East a distance of 102.03 feet;

THENCE South 83° 35' 00" East a distance of 94.67 feet;

THENCE South 65° 13' 52" East a distance of 57.36 feet;

THENCE South 77° 35' 38" East a distance of 154.16 feet;

THENCE North 82° 40' 56" East a distance of 59.43 feet;

THENCE North 88° 11' 15" East a distance of 52.17 feet;

THENCE South 59° 58' 06" East a distance of 43.46 feet;

THENCE South 51° 36' 41" East a distance of 21.51 feet;
THENCE South 41° 57' 46" West a distance of 24.45 feet;
THENCE South 59° 41' 28" West a distance of 31.15 feet;
THENCE South 64° 45' 01" West a distance of 101.27 feet;
THENCE South 47° 53' 50" West a distance of 22.78 feet;
THENCE South 19° 23' 45" West a distance of 59.79 feet;
THENCE South 55° 24' 21" West a distance of 72.87 feet;
THENCE South 11° 50' 40" East a distance of 22.28 feet;
THENCE South 14° 56' 13" West a distance of 22.61 feet;
THENCE South 30° 18' 11" West a distance of 19.38 feet;
THENCE South 07° 54' 29" East a distance of 45.91 feet;
THENCE South 44° 56' 36" West a distance of 33.64 feet;
THENCE South 51° 24' 19" West a distance of 28.63 feet;
THENCE South 12° 07' 25" West a distance of 45.58 feet;
THENCE South 63° 24' 50" West a distance of 29.25 feet;
THENCE North 72° 18' 25" West a distance of 9.38 feet;
THENCE North 71° 11' 39" West a distance of 47.77 feet;
THENCE North 81° 07' 40" West a distance of 25.94 feet to the beginning of a non-tangent curve;
THENCE from a tangent which bears South 11°37'35" East a distance of 38.43 feet along the arc of a 24.00 foot radius curve to the right, through a central angle of 91° 44' 08";
THENCE South 70° 26' 13" West a distance of 82.69 feet to the beginning of a curve;
THENCE 60.26 feet along the arc of a 50.00 foot radius curve to the right, through a central angle of 69° 03' 20";
THENCE North 40° 30' 26" West a distance of 10.57 feet to the beginning of a curve;
THENCE 27.04 feet along the arc of a 30.00 foot radius curve to the left, through a central angle of 51° 38' 18";
THENCE South 87° 51' 15" West a distance of 15.40 feet;
THENCE North 84° 29' 25" West a distance of 51.97 feet;
THENCE South 52° 28' 18" West a distance of 133.64 feet;
THENCE South 64° 45' 30" West a distance of 47.13 feet;
THENCE South 31° 37' 15" West a distance of 51.88 feet;
THENCE South 65° 28' 35" West a distance of 43.13 feet;
THENCE South 48° 43' 57" West a distance of 66.85 feet;
THENCE South 45° 20' 51" West a distance of 49.69 feet;
THENCE South 45° 13' 31" West a distance of 69.95 feet;
THENCE North 11° 30' 59" West a distance of 49.49 feet;
THENCE North 11° 30' 59" West a distance of 35.94 feet;
THENCE South 81° 24' 24" West a distance of 56.82 feet;
THENCE South 22° 07' 09" West a distance of 69.81 feet;
THENCE South 07° 09' 20" East a distance of 16.69 feet;
THENCE South 50° 55' 53" West a distance of 48.93 feet;
THENCE South 30° 35' 44" West a distance of 51.49 feet;
THENCE South 23° 29' 15" West a distance of 34.59 feet;
THENCE South 27° 52' 52" West a distance of 91.17 feet;
THENCE South 26° 05' 46" West a distance of 180.86 feet;
THENCE South 45° 12' 55" West a distance of 327.51 feet;
THENCE South 59° 28' 40" West a distance of 88.49 feet;
THENCE South 46° 30' 36" West a distance of 63.63 feet to the beginning of a curve;

THENCE 20.89 feet along the arc of a 100.00 foot radius curve to the left, through a central angle of 11° 58' 18";
THENCE South 34° 32' 18" West a distance of 111.55 feet to the beginning of a curve;
THENCE 84.38 feet along the arc of a 100.00 foot radius curve to the right, through a central angle of 48° 20' 45";
THENCE South 82° 53' 04" West a distance of 41.03 feet;
THENCE North 85° 12' 44" West a distance of 46.29 feet to the beginning of a curve;
THENCE 80.19 feet along the arc of a 50.00 foot radius curve to the left, through a central angle of 91° 53' 21";
THENCE South 02° 53' 55" West a distance of 71.73 feet;
THENCE South 15° 10' 29" West a distance of 54.79 feet;
THENCE South 39° 57' 02" West a distance of 41.49 feet;
THENCE South 29° 05' 28" West a distance of 102.82 feet to the beginning of a curve;
THENCE 350.98 feet along the arc of a 500.00 foot radius curve to the right, through a central angle of 40° 13' 11";
THENCE South 69° 18' 39" West a distance of 105.13 feet to the beginning of a curve;
THENCE 21.90 feet along the arc of a 100.00 foot radius curve to the left, through a central angle of 12° 32' 57";
THENCE South 56° 45' 43" West a distance of 80.85 feet;
THENCE South 81° 01' 07" West a distance of 210.17 feet to a point herein after referred to as **POINT "B"**;
THENCE South 69° 13' 21" West a distance of 186.76 feet
THENCE South 82° 52' 37" West a distance of 96.69 feet;
THENCE South 68° 28' 38" West a distance of 57.87 feet;
THENCE South 80° 43' 51" West a distance of 180.85 feet;
THENCE South 64° 33' 55" West a distance of 78.35 feet;
THENCE South 71° 30' 33" West a distance of 98.63 feet;
THENCE South 27° 37' 31" West a distance of 93.06 feet to the beginning of a non-tangent curve;
THENCE from a tangent which bears South 14°48'10" West a distance of 83.99 feet along the arc of a 80.00 foot radius curve to the right, through a central angle of 60° 09' 25";
THENCE South 69°55'56" West a distance of 164.94 feet to the westerly line of said Parcel and the **POINT OF TERMINATION**, also from which the southwest corner of said parcel bears South 01°10'24" West a distance of 138.40 feet.

The sidelines of said easement shall be prolonged or shortened to begin on the easterly line and end on the westerly line of said Parcel 1B.

Containing 4.04 acres of land, more or less.

SEE EXHIBIT "B-1" attached hereto and made a part hereof.

The **BASIS OF BEARINGS** for this description is as shown on Record of Survey Number 5490.

TRAIL AREA D

An easement being 15.00 feet in width, lying 7.50 feet each side of the herein described centerline.

BEGINNING at the aforementioned **POINT "A"**;

THENCE South 26° 40' 28" West a distance of 32.34 feet;

THENCE South 28° 57' 04" West a distance of 39.90 feet;

THENCE South 38° 37' 00" West a distance of 47.67 feet;

THENCE South 21° 37' 42" West a distance of 88.15 feet;

THENCE South 09° 43' 15" West a distance of 87.69 feet;

THENCE South 29° 00' 23" West a distance of 39.36 feet to the beginning of a curve;

THENCE 11.36 feet along the arc of a 50.00 foot radius curve to the right, through a central angle of 13° 01' 08";

THENCE South 42° 01' 31" West a distance of 63.88 feet;

THENCE South 42° 07' 08" West a distance of 101.17 feet;

THENCE South 35° 05' 38" West a distance of 70.45 feet;

THENCE South 49° 54' 22" West a distance of 44.02 feet;

THENCE South 28° 27' 33" West a distance of 131.51 feet;

THENCE South 54° 57' 02" West a distance of 243.51 feet;

THENCE South 76° 29' 08" West a distance of 142.58 feet;

THENCE South 70° 15' 03" West a distance of 124.47 feet;

THENCE South 54° 07' 36" West a distance of 42.71 feet;

THENCE South 71° 24' 47" West a distance of 28.06 feet;

THENCE North 51° 07' 36" West a distance of 11.57 feet;

THENCE South 46° 11' 28" West a distance of 35.04 feet to the beginning of a curve;

THENCE 9.82 feet along the arc of a 40.00 foot radius curve to the right, through a central angle of 14° 03' 47";

THENCE South 60° 15' 15" West a distance of 34.23 feet;

THENCE South 25° 23' 54" West a distance of 46.00 feet to the beginning of a curve;

THENCE 6.99 feet along the arc of a 40.00 foot radius curve to the right, through a central angle of 10° 01' 04";

THENCE South 35° 24' 58" West a distance of 49.50 feet;

THENCE South 52° 57' 24" West a distance of 66.50 feet to the beginning of a curve;

THENCE 6.65 feet along the arc of a 40.00 foot radius curve to the left, through a central angle of 09° 31' 25";

THENCE South 43° 25' 59" West a distance of 74.29 feet;

THENCE South 48° 08' 19" West a distance of 70.65 feet;

THENCE South 64° 33' 14" West a distance of 34.17 feet;

THENCE South 41° 58' 11" West a distance of 26.60 feet;

THENCE South 20° 14' 24" West a distance of 29.61 feet;

THENCE South 71° 06' 16" West a distance of 22.85 feet;

THENCE South 50° 26' 32" East a distance of 13.77 feet;

THENCE South 88° 19' 52" East a distance of 158.97 feet;

THENCE South 63° 11' 09" East a distance of 139.88 feet;

THENCE North 88° 03' 44" East a distance of 46.09 feet;

THENCE North 64° 39' 57" East a distance of 35.06 feet;

THENCE South 77° 57' 37" East a distance of 40.89 feet;

THENCE North 65° 41' 14" East a distance of 50.25 feet;

THENCE South 87° 44' 26" East a distance of 144.59 feet;
THENCE North 64° 41' 05" East a distance of 55.73 feet;
THENCE South 77° 46' 23" East a distance of 55.20 feet;
THENCE South 69° 17' 51" East a distance of 360.07 feet;
THENCE South 56° 42' 38" East a distance of 148.38 feet;
THENCE South 71° 18' 35" East a distance of 47.00 feet;
THENCE South 56° 07' 24" East a distance of 96.07 feet;
THENCE South 20° 08' 54" West a distance of 71.52 feet;
THENCE South 01° 12' 14" East a distance of 49.09 feet to the beginning of a curve;
THENCE 26.37 feet along the arc of a 100.00 foot radius curve to the right, through a central angle of 15° 06' 26";
THENCE South 13° 54' 12" West a distance of 29.03 feet to the beginning of a curve;
THENCE 22.00 feet along the arc of a 100.00 foot radius curve to the right, through a central angle of 12° 36' 14";
THENCE South 26° 30' 26" West a distance of 70.52 feet to the beginning of a curve;
THENCE 12.58 feet along the arc of a 100.00 foot radius curve to the right, through a central angle of 07° 12' 22";
THENCE South 34° 48' 32" West a distance of 327.65 feet;
THENCE South 47° 06' 08" West a distance of 87.00 feet;
THENCE South 56° 53' 50" West a distance of 91.59 feet;
THENCE South 48° 04' 56" West a distance of 96.46 feet;
THENCE South 62° 18' 04" West a distance of 133.28 feet to the aforementioned **POINT "B"** and also being the **POINT OF TERMINATION** for this description.

The sidelines of said easement shall be prolonged or shortened to begin and end on the westerly line of said Trail C.

Containing 64,231 square feet of land, more or less.

SEE EXHIBIT "B-1" attached hereto and made a part hereof.

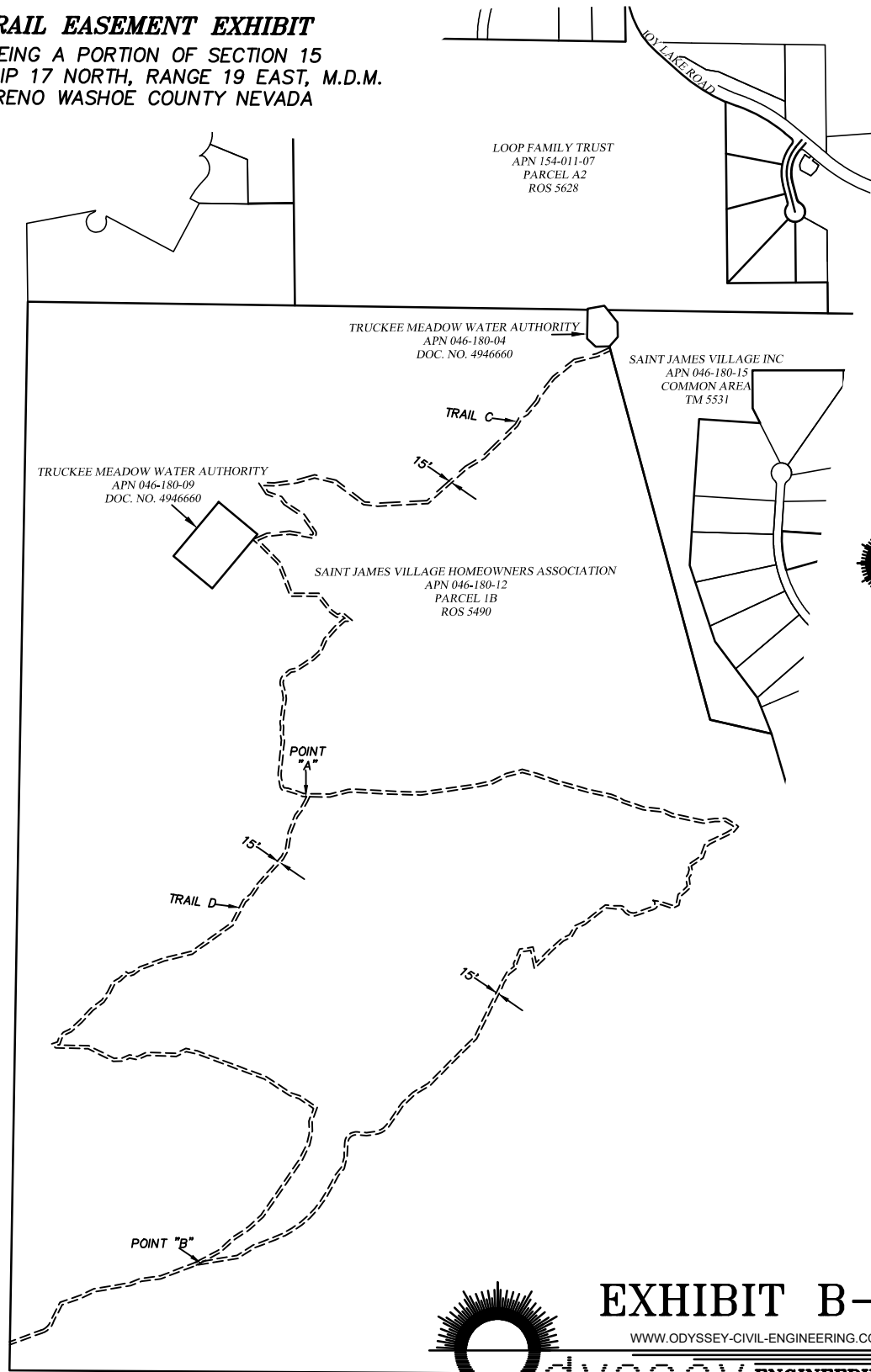
The **BASIS OF BEARINGS** for this description is identical as shown on Record of Survey Number 5490.

Prepared by
Odyssey Engineering, Inc.

Kelly R. Combest, 16444
895 Roberta Lane, Suite 104
Sparks, NV 89431



TRAIL EASEMENT EXHIBIT
BEING A PORTION OF SECTION 15
TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.M.
RENO WASHOE COUNTY NEVADA



1" = 800'

EXHIBIT B-1
WWW.ODYSSEY-CIVIL-ENGINEERING.COM
 **Odyssey** **ENGINEERING INCORPORATED**

EXHIBIT "2"
Brown's Creek Trail Legal Description
Trail Area E and Trail Area F

SAINT JAMES VILLAGE INC
APN 046-180-15

TRAIL AREA E

All that certain land situate within a portion of Section Fifteen (15), Township Seventeen (17) North, Range Nineteen (19) East, Mount Diablo Meridian (MDM), being a portion of that Common Area as shown on Tract Map Number 5331, recorded June 21, 2019, as File Number 4922453 of the Official Records of Washoe County, Nevada, and being more particularly described as follows:

An easement being 15.00 feet in width, lying 7.50 feet each side of the herein described centerline.

COMMENCING at the most northwest corner of said Common Area;
THENCE along the northerly line of said Common Area, South 88°55'24" East a distance of 314.50 feet to the **POINT OF BEGINNING**;
THENCE South 16° 19' 06" East a distance of 18.50 feet;
THENCE South 25° 52' 53" East a distance of 160.45 feet to the beginning of a non-tangent curve;
THENCE from a tangent which bears South 09°15'25" East, 10.84 feet along the arc of a 5.00 foot radius curve to the right, through a central angle of 124° 13' 00";
THENCE North 54° 04' 29" West a distance of 55.18 feet;
THENCE North 45° 20' 10" West a distance of 99.69 feet;
THENCE North 50° 09' 42" West a distance of 105.21 feet to said northerly line and being the **POINT OF TERMINATION**, also from which said most northwest corner bears North 88°55'24" West a distance of 186.29 feet.

The sidelines of said easement shall be prolonged or shortened to said northerly line.

Containing 6,728 square feet of land, more or less.

SEE EXHIBIT "C-1" attached hereto and made a part hereof.

The **BASIS OF BEARINGS** for this description is identical as shown on Tract Map 5331.

TRAIL AREA F

All that certain land situate within a portion of Section Fifteen (15), Township Seventeen (17) North, Range Nineteen (19) East, Mount Diablo Meridian (MDM), being a portion of that Common Area as shown on Tract Map Number 5331, recorded June 21, 2019, as File Number 4922453 of the Official Records of Washoe County, Nevada, and being more particularly described as follows:

An easement being 15.00 feet in width, lying 7.50 feet each side of the herein described centerline.

COMMENCING at the most northwest corner of said Common Area;
THENCE South 88°55'24" East a distance of 126.32 feet to the **POINT OF BEGINNING**;

THENCE South 20° 06' 20" East a distance of 44.34 feet;
THENCE South 27° 37' 28" East a distance of 32.07 feet;
THENCE South 39° 11' 42" East a distance of 77.08 feet;
THENCE South 30° 05' 01" East a distance of 33.04 feet to the beginning of a non-tangent curve;
THENCE from a tangent bearing which bears South 30°18'47" East a distance of 21.85 feet along the arc of a 10.00 foot radius curve to the right, through a central angle of 125°12'30";
THENCE North 68°55'09" West a distance of 44.20 feet;
THENCE South 84° 45' 55" West a distance of 103.91 feet;
THENCE South 67° 13' 20" West a distance of 61.80 feet to the easterly line of said Common Area and being the **POINT OF TERMINATION**, also from which said most northwest corner bears North 03°04'41" West a distance of 193.55 feet.

The sidelines of said easement shall be prolonged or shortened to begin on said northerly and easterly line of said Common Area.

Containing 6,274 square feet of land, more or less.

SEE EXHIBIT "C-1" attached hereto and made a part hereof.

The **BASIS OF BEARINGS** for this description is identical as shown on Tract Map 5331.

Prepared by
Odyssey Engineering, Inc.

Kelly R. Combest, 16444
895 Roberta Lane, Suite 104
Sparks, NV 89431



TRAIL EASEMENT EXHIBIT
BEING A PORTION OF SECTION 15 TOWNSHIP 17
NORTH, RANGE 19 EAST, M.D.M.
RENO WASHOE COUNTY NEVADA

LOOP FAMILY TRUST
APN 154-011-07
PARCEL A2
ROS 5628



**TRUCKEE MEADOW
WATER AUTHORITY**
APN 046-180-04
DOC. NO. 4946660

**SAINT JAMES VILLAGE
HOMEOWNERS ASSOCIATION**
APN 046-180-12
PARCEL 1B
ROS 5490

SAINT JAMES VILLAGE INC
APN 046-180-15
COMMON AREA
TM 5531

15'

TRAIL E

TRAIL F

1" = 200'

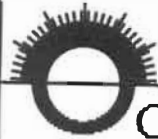


EXHIBIT C-1

WWW.ODYSSEY-CIVIL-ENGINEERING.COM

**dyssey ENGINEERING
INCORPORATED**