

EXHIBIT "A"
LEGAL DESCRIPTION
PRADO RANCH NORTH TENTATIVE MAP BOUNDARY
APN 540-051-01, PORTIONS OF APNs 080-721-03, 080-721-04, AND 080-721-05,
AND A PORTION OF CHICKADEE DRIVE

A parcel of land being all of Parcel C of Tract Map No. 5507, File No. 5331867, recorded September 9, 2022 in the Official Records of Washoe County, Nevada, and portions of Parcels 24, 25, and 26 of Land Map No. 79, File No. 1023013, recorded September 19, 1985, said Official Records, and a portion of Chickadee Drive, Offered for Dedication to Washoe County per said Land Map No. 79, situate within the East Half of Section 22 and the West Half of Section 23, Township 21 North, Range 19 East, MDM, and being more particularly described as follows:

Beginning at the Southwesterly corner of said Parcel C, also being a point on the Northeasterly right-of-way of Lemmon Drive, Offered for Dedication to Washoe County per said Land Map No. 79;

thence along the Westerly boundary of said Parcel C and said Northeasterly right-of-way North $19^{\circ}06'33''$ West a distance of 1372.97 feet;

thence along a tangent circular curve to the left with a radius of 2439.28 feet and a central angle of $07^{\circ}23'36''$ and an arc length of 314.76 feet to a Northwesterly corner of said Parcel C;

thence departing said Westerly boundary and continuing along said Northeasterly right-of-way along a tangent circular curve to the left with a radius of 2439.28 feet and a central angle of $02^{\circ}47'46''$ and an arc length of 119.04 feet to a Southwesterly corner of said Parcel 25;

thence along the Southwesterly boundary of said Parcel 25 along a tangent circular curve to the left with a radius of 2439.28 feet and a central angle of $16^{\circ}54'58''$ and an arc length of 720.17 feet to the Westerly corner of said Parcel 25;

thence departing said Southwesterly boundary and said Northeasterly right-of-way and along the Westerly boundary of said Parcel 25 North $24^{\circ}47'37''$ East a distance of 342.47 feet to a Westerly corner of said Parcel 25;

thence North $18^{\circ}31'33''$ East a distance of 472.50 feet to the Northwest corner of said Parcel 25;

thence departing said Westerly boundary and along the Northerly boundary of said Parcel 25 South $71^{\circ}28'27''$ East a distance of 463.76 feet;

thence along a tangent circular curve to the left with a radius of 525.00 feet and a central angle of $16^{\circ}39'41''$ and an arc length of 152.67 feet;

thence South $88^{\circ}08'08''$ East a distance of 171.18 feet to an angle point on said Northerly boundary;

thence North $01^{\circ}51'52''$ East a distance of 25.00 feet to the Southwest corner of said Parcel 24;

thence departing said Northerly boundary and along the Westerly boundary of said Parcel 24 North $01^{\circ}51'52''$ East a distance of 40.15 feet;

thence departing said Westerly boundary South $88^{\circ}43'30''$ East a distance of 527.43 feet;

thence along a tangent circular curve to the left with a radius of 466.00 feet and a central angle of $23^{\circ}26'22''$ and an arc length of 190.64 feet;

thence North $67^{\circ}50'08''$ East a distance of 230.60 feet;

thence along a tangent circular curve to the right with a radius of 284.00 feet and a central angle of $54^{\circ}22'22''$ and an arc length of 269.51 feet;

thence South $57^{\circ}47'30''$ East a distance of 17.05 feet;

thence along a tangent circular curve to the left with a radius of 30.00 feet and a central angle of $90^{\circ}00'00''$ and an arc length of 47.12 feet;

thence with a non-tangent line South $57^{\circ}47'30''$ East a distance of 100.00 feet;

thence from a tangent which bears South $32^{\circ}12'30''$ West, along a circular curve to the left with a radius of 30.00 feet and a central angle of $90^{\circ}00'00''$ and an arc length of 47.12 feet;

thence South $57^{\circ}47'30''$ East a distance of 476.92 feet;

thence along a tangent circular curve to the left with a radius of 566.00 feet and a central angle of $28^{\circ}30'48''$ and an arc length of 281.67 feet;

thence with a non-tangent line South $00^{\circ}21'19''$ West a distance of 74.47 feet to the Northeast corner of said Parcel C also being the West right-of-way of Chesapeake Drive, Offered for Dedication to Washoe County per Tract Map No. 560, File No. 275255, Recorded June 14, 1957, Said Official Records,

thence along the East boundary of said Parcel C and said West right-of-way South $00^{\circ}21'19''$ West a distance of 2152.74 feet to the Southeasterly corner of said Parcel C;

thence departing said East boundary and said West right-of-way and along the Southerly boundary of said Parcel C North $89^{\circ}38'41''$ West a distance of 180.00 feet;

thence North $00^{\circ}21'19''$ East a distance of 11.67 feet;

thence North 89°38'41" West a distance of 142.00 feet;

thence South 00°21'19" West a distance of 194.16 feet;

thence North 89°44'16" West a distance of 60.03 feet;

thence South 00°15'44" West a distance of 222.00 feet to a point on the North right-of-way of Nectar Street, Offered for Dedication to Washoe County per Tract Map No. 559, File No. 275142, Recorded June 11, 1957, Said Official Records,

thence continuing along said Southerly boundary and said North right-of-way North 89°44'16" West a distance of 1076.09 feet;

thence along a tangent circular curve to the left with a radius of 540.00 feet and a central angle of 08°08'29" and an arc length of 76.73 feet to an angle point on said Southerly boundary;

thence departing said North right-of-way with a non-tangent line North 07°54'12" West a distance of 216.31 feet;

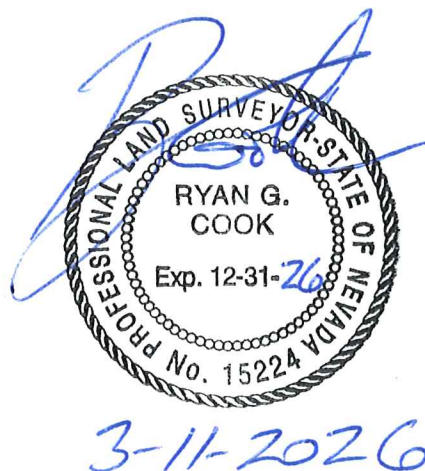
thence South 89°39'15" West a distance of 21.20 feet;

thence South 70°53'51" West a distance of 415.25 feet to the **Point of Beginning**.

Said parcel contains an area of approximately 164.92 acres.

Basis of Bearings: State Plane Coordinate System, Nevada West Zone (NAD 83/94), being identical to said Tract Map No. 5507.

Description Prepared By:
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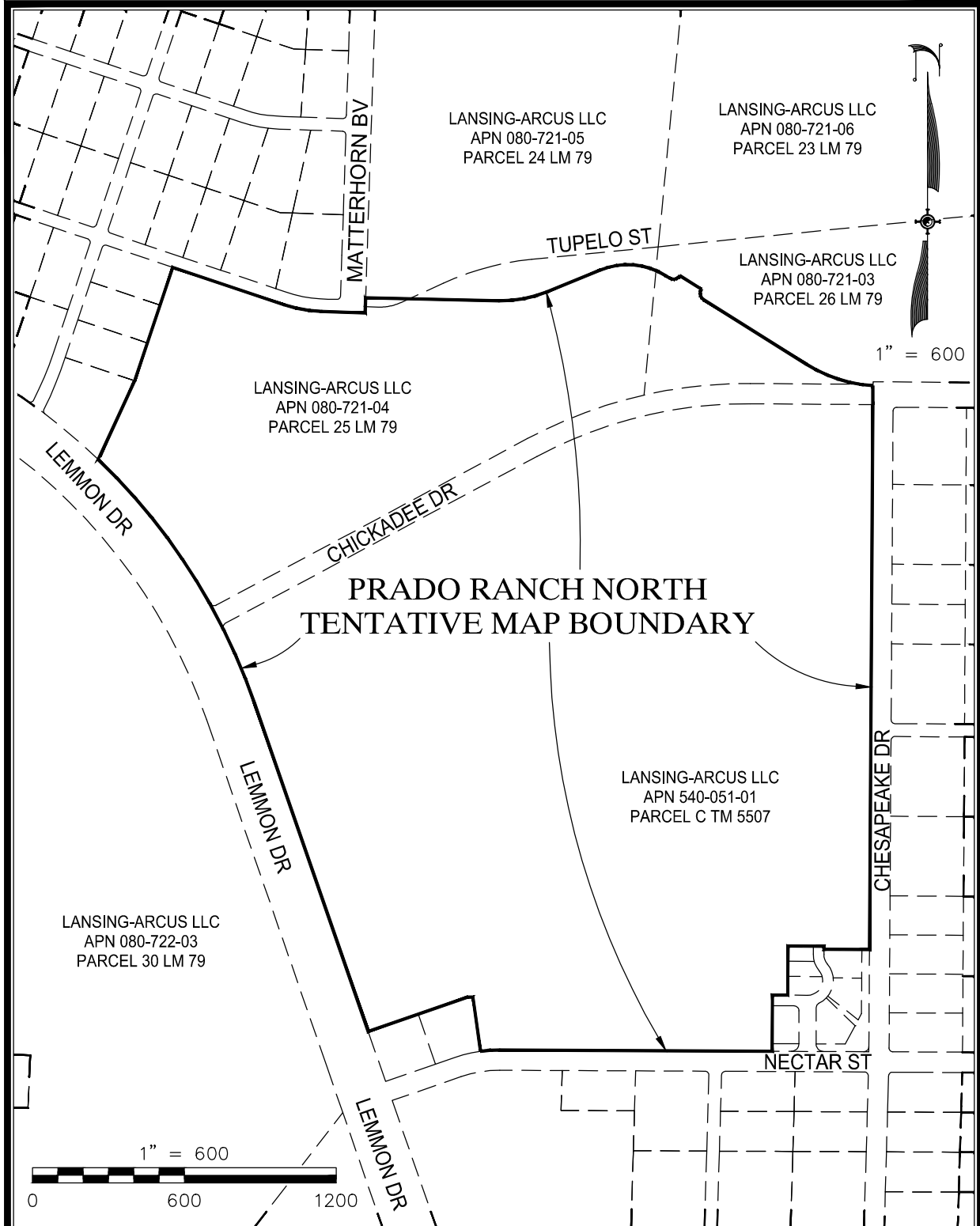


EXHIBIT "B"
PRADO RANCH NORTH
TENTATIVE MAP BOUNDARY

SCALE 1" = 600'
APNS 540-051-01, POR.
080-721-03, 04, 05 &
A POR. CHICKADEE DR.

sanbell
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