

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Bridle Path & Utility Easement Abandonment			
Project Description: Abandonment of Utility & Bridle Path easement.			
Project Address: 185 E. Laramie Dr. Reno, NV 89521			
Project Area (acres or square feet): <i>4,395 sq ft - highlighted in yellow on attached sheet.</i>			
Project Location (with point of reference to major cross streets AND area locator): <i>Old 395 South E. Laramie Dr.</i>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<i>050-045-11</i>	<i>40,720 sq ft</i>		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Matthew B & Holly Lipkowitz		Name:	
Address: 185 E. Laramie Dr.		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-745-1640	Fax:	Phone:	Fax:
Email: mlipkowitz@dicksonrealty.com		Email:	
Cell: Same	Other:	Cell:	Other:
Contact Person: Matt Lipkowitz		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Matthew B & Holly Lipkowitz

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Matthew Lipkowitz
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 050-045-11

Printed Name Matthew Lipkowitz

Signed [Signature]

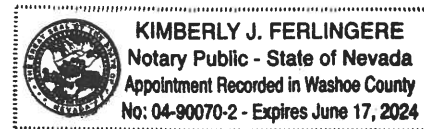
Address 185 E. Laramie Dr.

Reno, NV 89521

Subscribed and sworn to before me this 3rd day of September, 2020

(Notary Stamp)

[Signature]
Notary Public in and for said county and state
My commission expires: 6/17/2024



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
05004511	Active	9/8/2020 1:41:19 AM
Current Owner: LIPKOWITZ, MATTHEW B & HOLLY 185 E LARAMIE DR RENO, NV 89521		SITUS: 185 E LARAMIE DR WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Block G SubdivisionName PLEASANT VALLEY RANCHOS 2 Lot 9A Township 17 Section Range 20		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/5/2020	2020	\$627.98	\$0.00	\$0.00	\$627.98
INST 3	1/4/2021	2020	\$627.97	\$0.00	\$0.00	\$627.97
INST 4	3/1/2021	2020	\$627.97	\$0.00	\$0.00	\$627.97
Total Due:			\$1,883.92	\$0.00	\$0.00	\$1,883.92

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$176.06	(\$44.27)	\$131.79
Truckee Meadows Fire Dist	\$559.23	(\$140.61)	\$418.62
Washoe County	\$1,441.27	(\$362.39)	\$1,078.88
Washoe County Sc	\$1,179.06	(\$296.45)	\$882.61
PLEASANT VALLEY WATER BASIN	\$0.86	\$0.00	\$0.86
Total Tax	\$3,356.48	(\$843.72)	\$2,512.76

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	2020528675	B20.40018	\$628.84	8/12/2020

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to:
(775) 328-3642

Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

**Abandonment Application
Supplemental Information**
(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

See Attached

2. On which map or document (please include with application) is the easement or right-of-way first referenced?

Tract Map 688, Survey Map No. 5174

3. What is the proposed use for the vacated area?

Portion of the easement to be used for a garage remodel.

4. What replacement easements are proposed for any to be abandoned?

None, this easement has never been used

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

None, the easement has never been used.

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

* Yes	* No
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IMPORTANT

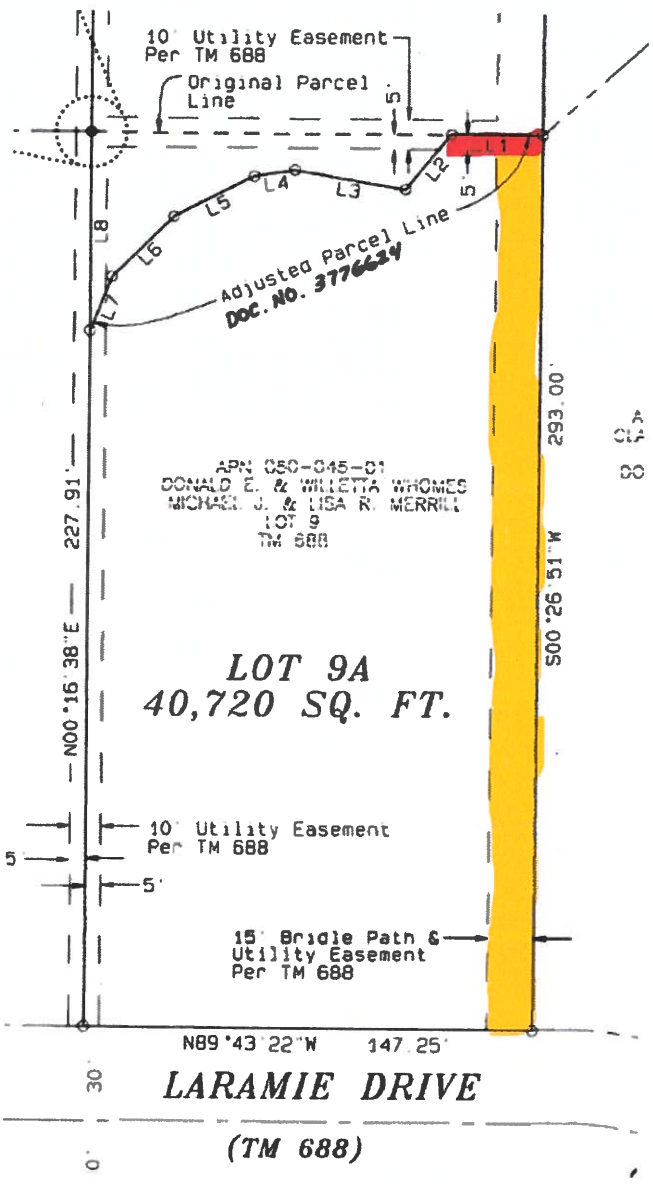
NOTICE REGARDING ABANDONMENTS:

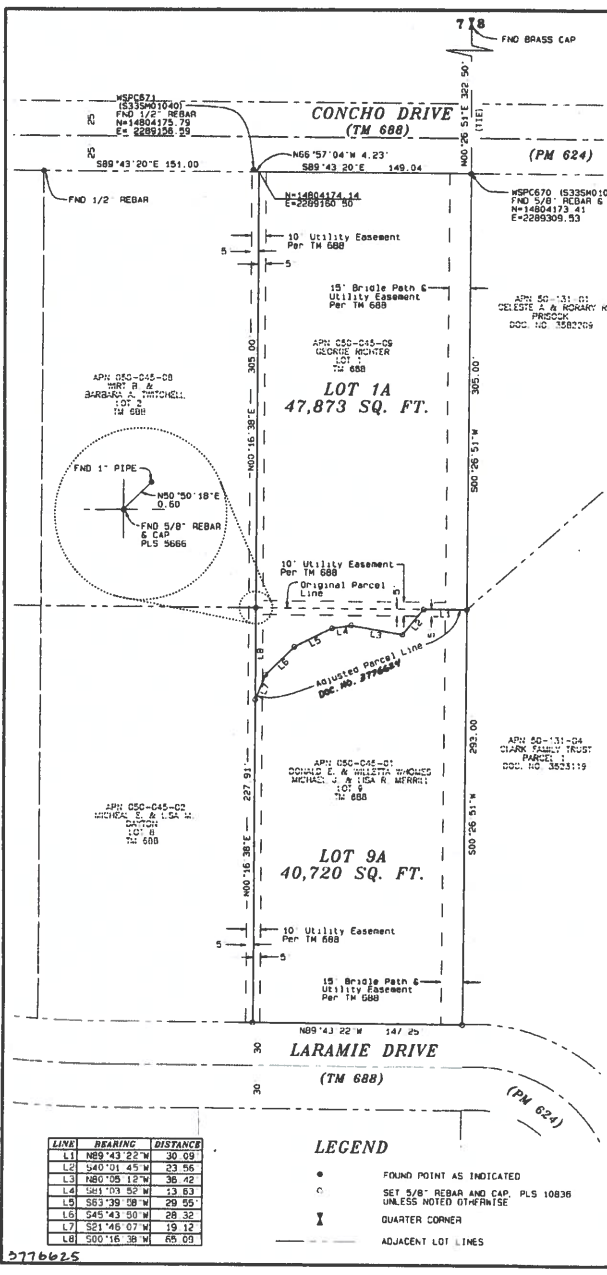
To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a "quitclaim" by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

What and where is the abandonment that is being requested?

The requested easement abandonment pertains to the easterly 15 feet of Lot 9A of Record of Survey Map No. 5174, recorded in the Official Records of Washoe County. I am requesting the abandonment of the bridle path easement along the easterly side of my property, from Laramie Dr on the Southerly end to the property line to the Northernly end of my property. I have highlighted the easement on an attached map.

Both NV Energy and Nevada Bell Telephone Company d.b.a. AT&T Nevada have relinquished their rights to the easement on this easterly side of my property. I have included the recorded documents from both utility companies in my application packet.





LINE	BEARING	DISTANCE
L1	N89°43'22\"	39.09
L2	S40°01'45\"	23.56
L3	N80°05'12\"	36.42
L4	S01°03'50\"	13.63
L5	S63°38'08\"	29.99
L6	S45°43'50\"	28.32
L7	S21°46'07\"	19.12
L8	S00°16'38\"	65.09

LEGEND

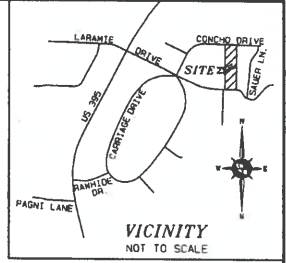
- FOUND POINT AS INDICATED
- SET 5/8\" REBAR AND CAP, PLS 10836 UNLESS NOTED OTHERWISE
- I QUARTER CORNER
- ADJACENT LOT LINES

CUMULATIVE INDEMNITIES SHOULD BE EXEMBED FROM THIS SURVEY MAP CHANGES TO THIS MAP

3776625



BASIS OF BEARINGS
 The Grid Bearings of N89°05'30\" between Washoe County GPS Monuments WSPC673 & WSPC672 based on the North American Datum of 1983/1984 high accuracy Reference Network (NAD 83/04-NARN), Nevada State Plane, West Zone, G110 to Ground Factor = 1.000197939



OWNERS' CERTIFICATE:

WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE:

- WE HAVE EXAMINED THIS PLAN AND APPROVE AND AUTHORIZE ITS RECORDING.
- WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON.
- WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF N.R.S. 278.010 TO 278.030, INCLUSIVE.
- ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
- ANY LEDGER WITH AN INBOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE ON THE TRANSFER OF THE LAND.
- THIS PLAN COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE GOVERNING BODY GAVE ITS APPROVAL.

APN 050-045-01
 DONALD E. WHOMES and WILLETIA WHOMES, HUSBAND AND WIFE, AND MICHAEL J. MERRILL and LISA R. MERRILL, HUSBAND AND WIFE, ALL AS JOINT TENANTS
Donald E. Whomes 6-29-09 Date
 DONALD E. WHOMES
Willetta Whomes 6-29-09 Date
 WILLETIA WHOMES
Michael J. Merrill 6-29-09 Date
 MICHAEL J. MERRILL
Lisa R. Merrill 6-29-09 Date
 LISA R. MERRILL
 APN 050-045-02
 CLARK FAMILY TRUST
 GEORGE RICHTER
George Richter 6-29-09 Date
 GEORGE RICHTER

STATE OF NEVADA S.S.
 COUNTY OF WASHOE
 ON THIS 29th DAY OF June 2009 I PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, DONALD E. WHOMES and WILLETIA WHOMES, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.
Rae Ann Spring
 RAE ANN SPRING, Notary Public

STATE OF NEVADA S.S.
 COUNTY OF WASHOE
 ON THIS 29th DAY OF June 2009 I PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, MICHAEL J. MERRILL and LISA R. MERRILL, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.
Rae Ann Spring
 RAE ANN SPRING, Notary Public

STATE OF NEVADA S.S.
 COUNTY OF WASHOE
 ON THIS 29th DAY OF June 2009 I PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, GEORGE RICHTER, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.
Rae Ann Spring
 RAE ANN SPRING, Notary Public

WASHOE COUNTY CERTIFICATE:
 WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.
Jeffery B. Cress 6/29/09
 JEFFERY B. CRESS, S.L.S. #12456 DATE
 WASHOE COUNTY SURVEYOR

REFERENCES

- Parcel Map No. 624, File No. 547077, Official Records of Washoe County, Nevada.
- Tract Map No. 688, File No. 33101, Official Records of Washoe County, Nevada.
- Grant, Bargain and Sale Deed, Document No. 3076838, Official Records of Washoe County, Nevada.

TAX CERTIFICATE:
 THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 381A.265.
 APN 5 050-045-01 & 050-045-08
 WASHOE COUNTY TREASURER
 BY: *Lisa D. ...* 6/22/2009
 DEPUTY DATE

SURVEYOR'S CERTIFICATE:

- I, DAVID C. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:
- I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE MARKED BOUNDARY LINE ADJUSTMENT SITUATE WITHIN A PORTION OF SE 1/4 OF SECTION 7, T. 17 N., R. 20 E., N.D.M., WASHOE COUNTY, NEVADA.
- ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINES HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY N.R.S. 685.340.
- THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF N.R.S. 278.010 TO 278.030, INCLUSIVE, AND NO NEW PARCELS HAVE BEEN CREATED.
- I HAVE PREPARED THIS MAP AT THE INSTANCE OF MARY KAY RICHTER, AND THE SURVEY WAS COMPLETED ON 6/29/09.
- THIS PLAN COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND WAS PERFORMED IN ACCORDANCE WITH CHAPTER 685 OF THE NEVADA ADMINISTRATIVE CODE.

David C. Cook
 DAVID C. COOK, S.L.S. #10936 NV
 WASHOE COUNTY CERTIFICATE NO. 10836

TOTAL AREA: 2.03± ACRES

FILE NO. 3776625
 FILED FOR RECORD AT THE REQUEST OF Tri State Surveying ON THIS 30th DAY OF June 2009 AT 2:12 PM PAST 11 O'CLOCK, A.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
Kathryn L. Burke
 KATHRYN L. BURKE, County Recorder
 BY: *C. Bartley*
 DEPUTY
 FEE \$21.00

RECORD OF SURVEY OF A BOUNDARY LINE ADJUSTMENT FOR GEORGE RICHTER, DONALD E. WHOMES, WILLETIA WHOMES, MICHAEL J. MERRILL and LISA R. MERRILL AN ADJUSTMENT OF LOTS 1 & 9 OF BLOCK G OF PLEASANT VALLEY RANCHOS, UNIT No. 2, TRACT MAP 688 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 7, T. 17 N., R. 20 E., N.D.M., WASHOE COUNTY, NEVADA.
TRI STATE SURVEYING, LTD JOB 05456 01 PM
 1925 E. PRATER WAY
 SPARKS, NEVADA 89434 SHEET 1
 (702) 358-9491 • FAX # 358-3654 OF 1

Record of Survey Map 5174

5174
 COPIES OF THESE DEEDS SHOULD BE EVALUATED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

CURVE	DATA	R	T	CHORD	DATA	R	T	ARC
A1	80° 00' 00"	31.84'	31.84'	49.83'	F1	10° 32' 43"	350.00'	80.34'
A2	80° 00' 00"	30.00'	30.00'	47.18'	F2	8° 32' 00"	410.00'	84.68'
A3	50° 33' 23"	2.000'	2.000'	3.142'	G1	84° 40' 18"	235.00'	148.77'
B1	60° 40' 18"	800.00'	184.99'	17.77'	G2	3° 58' 38"	770.00'	38.98'
B2	20° 18' 48"	800.00'	178.77'	33.87'	G3	10° 00' 00"	100.26'	21.00'
B3	2° 58' 38"	800.00'	231.07'	45.16'	G4	3° 14' 09"	"	21.74'
B4	39° 52' 50"	385.00'	244.09'	22.72'	H1	4° 00' 00"	880.00'	136.47'
B5	28° 33' 00"	385.00'	208.83'	178.40'	H2	18° 11' 00"	"	278.85'
D1	7° 18' 28"	410.00'	76.18'	58.30'	H3	17° 51' 48"	285.00'	46.79'
D2	10° 18' 11"	350.00'	89.50'	137.89'	H4	22° 53' 48"	"	57.72'
D3	10° 18' 11"	350.00'	81.51'	121.78'	"	"	"	40.53'
D4	56° 31' 40"	30.00'	16.13'	29.60'	H5	35° 52' 39"	45.00'	14.57'
E1	7° 18' 28"	380.00'	227.6'	43.43'	H7	50° 16' 23"	"	21.11'
E2	10° 46' 41"	300.00'	32.82'	102.73'	H8	14° 44' 33"	"	23.30'
E3	30° 17' 18"	"	107.09'	208.71'	H9	50° 00' 00"	"	45.00'
E4	40° 32' 23"	"	110.84'	212.35'	H10	50° 53' 35"	"	21.41'
E5	10° 31' 23"	"	125.57'	262.35'	H11	02° 16' 27"	30.00'	28.20'
E6	8° 49' 32"	380.00'	277.8'	38.48'	H12	51° 19' 19"	389.00'	75.00'
E7	11° 43' 28"	"	56.18'	111.36'	H13	65° 22' 12"	"	208.52'
E8	8° 26' 03"	380.00'	488.5'	98.21'	H14	74° 49' 29"	"	71.93'
F2	10° 01' 42"	"	72.82'	145.27'	T1	105° 39' 48"	15.00'	102.42'
F3	8° 52' 09"	"	64.33'	128.46'	T2	803° 17' 41"	28.34'	106.30'
F4	46° 51' 14"	30.00'	13.00'	24.32'	"	"	"	78.99'

A tentative map of this subdivision was approved by the REGIONAL PLANNING COMMISSION OF RENO, SPARKS, AND WASHOE COUNTY on the 10th day of October, 1960 by Arnold D. Pille CHAIRMAN

Approved and accepted this 10th day of February, 1961 by the BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY NEVADA
Pauline Marshall CHAIRMAN
Archie K. Kiser COUNTY CLERK

The easements shown on this plot have been checked and approved by Sierra Pacific Power Company and the Bell Telephone Company
Frank R. Fletcher SIERRA PACIFIC POWER COMPANY
W. J. [unclear] BELL TELEPHONE COMPANY

STATE OF NEVADA
 COUNTY OF WASHOE

This is to certify that the undersigned NEVADA TITLE GUARANTY COMPANY is the owner of the tract of land represented on this map or plot and that the same is executed in compliance with and subject to the provisions of NRS Chapter 278 and NRS Chapter 16, and that the streets, avenues and highways as shown on this map or plot are hereby dedicated and set apart to be used as public thoroughfares forever.

IN WITNESS WHEREOF the said NEVADA TITLE GUARANTY COMPANY has caused its name to be signed and its corporate seal hereunto affixed by its officers thereunto duly authorized.

NEVADA TITLE GUARANTY COMPANY
 by Arnold D. Pille President
 Subscribed and sworn to before me this 10th day of February, 1961
Clayton [unclear] Notary Public
 My commission expires August 14, 1962

I certify that I have examined this map consisting of one sheet and that all provisions of all acts and ordinances applicable have been complied with and that I am satisfied that the map is technically correct.

Eugene C. Sprout
 COUNTY CLERK

STATE OF NEVADA
 COUNTY OF WASHOE

On this 10th day of February, 1961, personally appeared before me, a Notary Public in and for Washoe County, State of Nevada, Eugene C. Sprout, known to me to be the President of the corporation that executed the foregoing instrument and upon oath did depose that he is the owner of said corporation and that the signatures of said corporation on said instrument is the corporate seal of said corporation and that the signatures of said instrument were made by the officers of said corporation as indicated on said instrument and that the said corporation executed this instrument freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and official seal of my office in the County of Washoe, State of Nevada, the day and year in this certificate first above written.

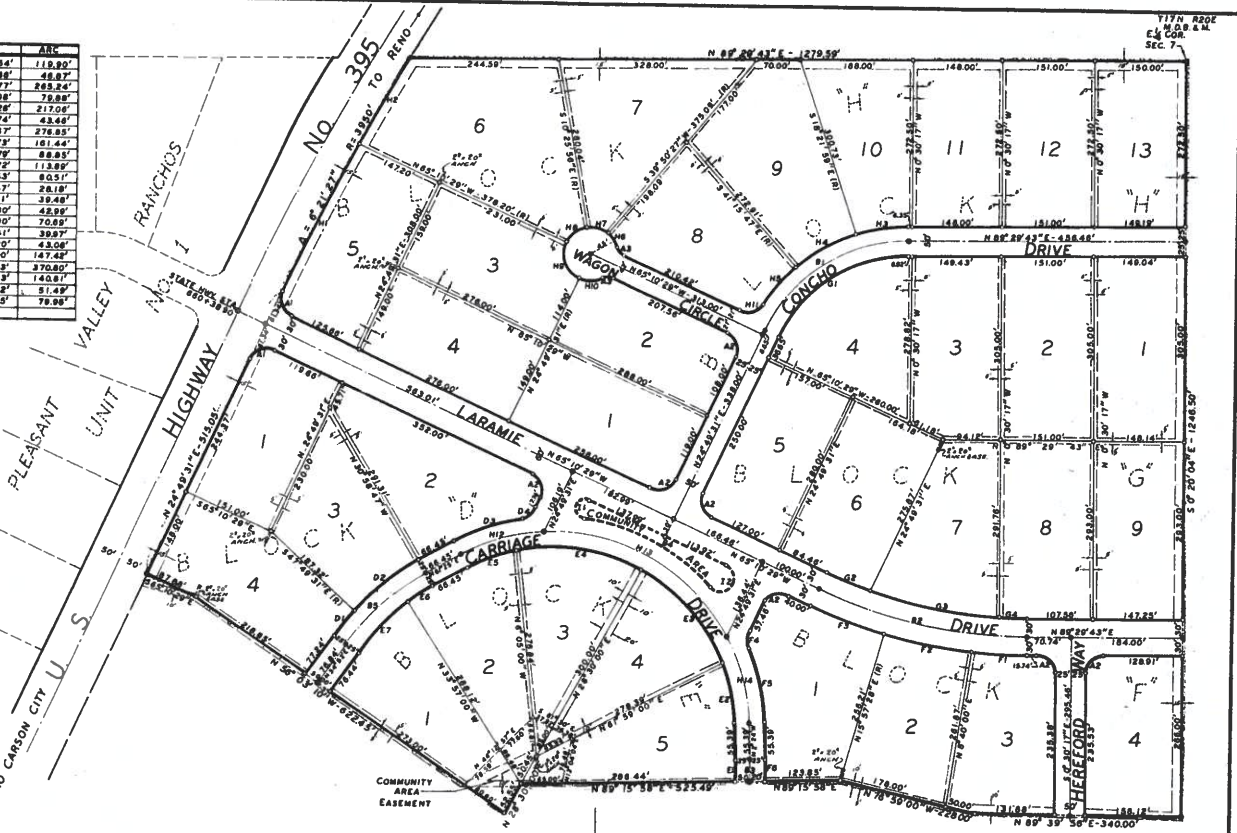
Clayton [unclear]
 Notary Public
 My commission expires August 14, 1962

STATE OF NEVADA
 COUNTY OF WASHOE

EUGENE C. SPROUT being duly sworn do hereby certify that this plot is a true and accurate map of the lands represented thereon surveyed by me and laid out into lots, blocks, streets and public places of the inland of NEVADA TITLE GUARANTY COMPANY, that the locations of said lots, blocks, streets and public places have been definitely established and perpetuated in accordance with the law as shown hereon, that the lots, blocks, streets and public places shown hereon are set apart within the limits of the S&K SECTION 7 T17N R20E, M. & B.M., and that the survey was completed on the 10th day of February, 1961.

Eugene C. Sprout
 Registered Surveyor
 License No. 933
 No. 506 S. YERGENE

Subscribed and sworn to before me this 20th day of February, 1961
Clayton [unclear]
 Notary Public
 My commission expires August 14, 1962



NOTE:
 BASIS OF BEARINGS - U. S. HIGHWAY NO. 395
 O SET IRON PIN
 B SET MONUMENT BY NOVEMBER 1961
 UTILITY EASEMENT
 ANCHOR EASEMENT
 BRIDLE PATH AND UTILITY EASEMENT

File No. 333101
 called for record on the request of Eugene C. Sprout
 on the 10th day of February, 1961, at the hour of 10:00 o'clock A.M. records of WASHOE COUNTY NEVADA

Eugene C. Sprout COUNTY RECORDER
 Feb 13 1961
 by James [unclear] DEPUTY

REVISIONS		
NO.	DESCRIPTION	DATE

OFFICIAL PLAT PLEASANT VALLEY RANCHOS UNIT No. 2 PORTION SEC 7 T17N R20E M. & B. & M. WASHOE COUNTY NEVADA		JOB 4124-D-80 DR. BY AP CE. BY DATE: JAN. 27, 1961 SHEET NO. 1
SPROUT ENGINEERS, INC. 1715 "N" STREET SPARKS, NEVADA		REGISTERED ENGINEERS LICENSED SURVEYORS OF 1 SHEET

889

APN# 050-045-11
Recording requested by and mail to:
AT&T Nevada
5250 S Virginia St ste 200 rm 204
P.O. Box 11010
Reno, NV 89520

DOC # 5072474

09/02/2020 11:50:10 AM
Requested By
AT & T NEVADA
Washoe County Recorder
Kalie M. Work - Recorder
Fee: \$43.00 RPTT: \$0.00
Page 1 of 2



Mail tax statement to:
N/A

Matthew B & Holly Lipkowitz
185 E Laramie Dr
Reno, NV 89521

S7, T17N, R20E

QUITCLAIM DEED OF EASEMENT

THAT NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA, a Nevada Corporation, first party, does hereby release, remise and quitclaim unto the present legal owners of the underlying fee, MATTHEW B & HOLLY LIPKOWITZ, second party, all right, title and interest in and to the following described property.

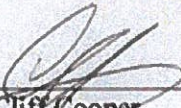
The easterly 15 feet of Lot 9A of Record of Survey Map No. 5174, recorded in the Official Records of Washoe County, Nevada on June 30, 2009 as File No. 3776625 and referred to on said Record of Survey Map as a "15' Bridle Path & Utility Easement Per TM 688";

Excepting therefrom the northerly 5 feet of the easterly 15 feet of said Lot 9A, to remain as a Public Utility Easement as shown on Washoe County, Nevada Tract Map 688, recorded in the Official Records of Washoe County, Nevada on February 24, 1961 as File No. 333101.

First party hereby expressly reserves to itself, its successors and assigns all other rights and privileges granted by said documents referenced above.

IN WITNESS WHEREOF, first party has executed this Quitclaim Deed this 2nd day of SEPTEMBER, 2020.

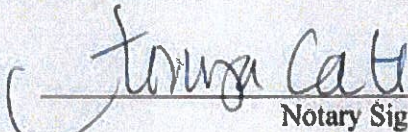
NEVADA BELL TELEPHONE COMPANY
d/b/a AT&T NEVADA

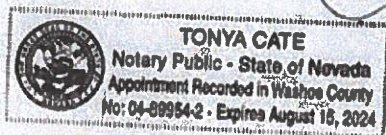
BY 
Cliff Cooper
Manager-OSP Planning Nevada

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on Sept 2, 2020,
by Cliff Cooper as Manager-OSP Planning Nevada.


Notary Signature



APN(s): 050-045-11

WHEN RECORDED MAIL TO:

Land Resources

NV Energy

P.O. Box 10100 MS S4B20

Reno, NV 89520

PARTIAL RELINQUISHMENT OF EASEMENT RIGHTS

Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("NV Energy") relinquishes and reconveys unto the person or persons legally entitled thereto all its easements, rights of way and other rights granted in that certain Official Plat Pleasant Valley Ranchos Unit No. 2 granted by Nevada Title Guarantee Company to Sierra Pacific Power Company by instrument recorded February 24, 1961 as File No. 333101, Official Records, Washoe County, Nevada, described as follows:

The easterly 15 feet of Lot 9A of Record of Survey Map No. 5174, recorded in the Official Records of Washoe County Nevada on June 30, 2009 as File No. 3776625 and referred to on said Record of Survey Map as a "15' Bridal Path and Utility Easement per TM 688".

Excepting therefrom the northerly 5 feet of the easterly 15 feet of said Lot 9A, to remain as a Public Utility Easement as shown on Washoe County, Nevada Tract Map 688, recorded in the Official Records of Washoe County, Nevada on February 24, 1961 as File No. 333101.

[signature page(s) follows]

NV Energy:

Sierra Pacific Power Company d/b/a NV Energy

By: 
Matt Gingerich
Manager, Land Resources

STATE OF NEVADA)
COUNTY OF Washoe) ss.

This instrument was acknowledged before me on September 8, 2020 by Matt Gingerich as Manager,
Land Resources of Sierra Pacific Power Company.

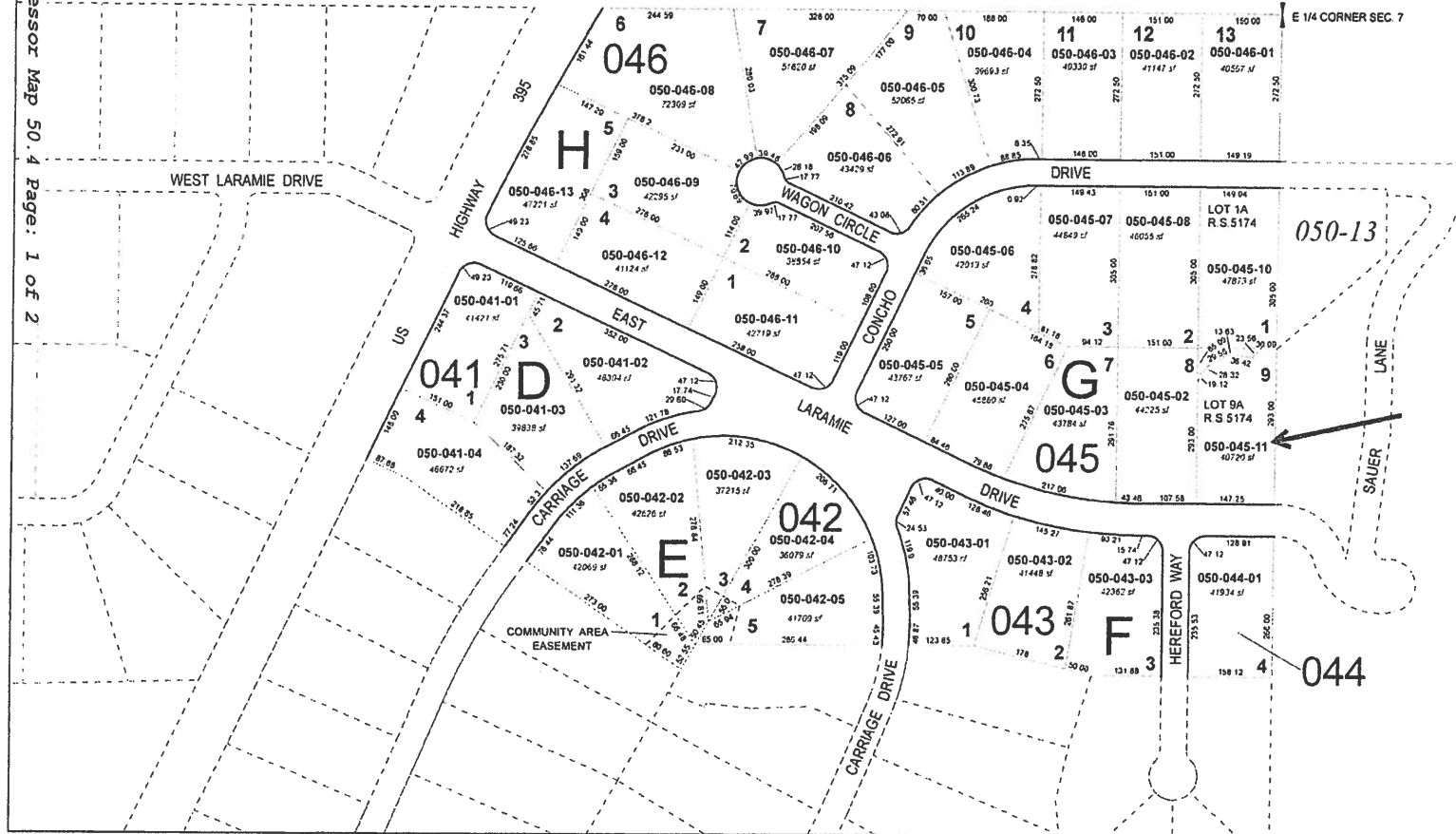

Notary Signature

Notary Seal Area →



APN(s): 050-045-11
REL# REL-099-2020
Project Name: Lipkowitz Partial Relinquishment – 185 Laramie Drive
REL (AF)

(#688)
PLEASANT VALLEY RANCHOS UNIT NO. 2
 PORTION OF THE SE 1/4 OF SEC. 7
 T17N - R20E

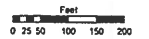


Assessor's Map Number

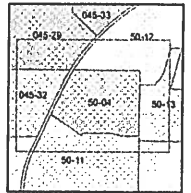
050-04

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor

1001 East Ninth Street
 Reno, NV 89512
 (775) 328-2231



1 inch = 200 feet



created by **CFB 7/09/2009**
 last updated **CFB 7/17/2009**

area previously shown on maps

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.