



# Planning Commission Staff Report

Meeting Date: November 4, 2020

Agenda Item: 8B

ABANDONMENT CASE NUMBER: WAB20-0004 (Lipkowitz Abandonment)

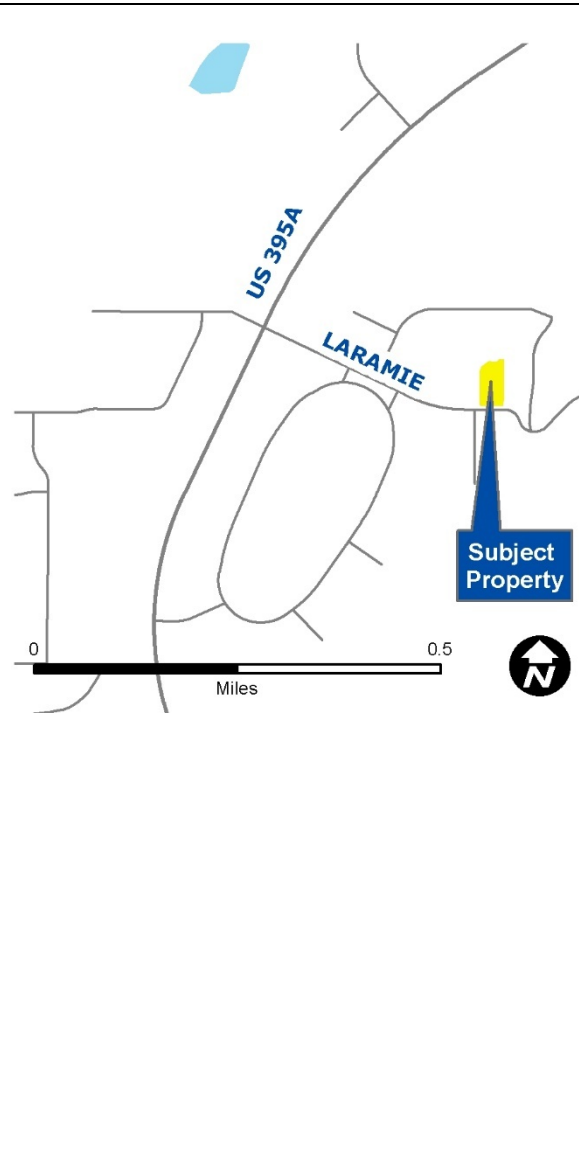
BRIEF SUMMARY OF REQUEST: To abandon Washoe County's interest in ±4,395 square feet bridle path and utility easement.

STAFF PLANNER: Chris Bronczyk; 775.328.3612; [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve an abandonment of Washoe County's interest in the 15' wide bridle path and utility easement on the eastern portion of the property. The easement in question runs 293' along the eastern boundary of the property from the property's northern boundary to its southern boundary. The proposed abandonment also includes 192.5 square feet of the subject easement along the northern boundary of the property beginning with its intersection with the eastern boundary. If approved, the county's abandoned interest in the easement would be transferred to Matthew and Holly Lipkowitz, owners of the abutting property. And further if approved, authorize the chair to sign an order of abandonment to this effect.

Applicant/Property Owner: Matthew and Holly Lipkowitz  
 Location: 185 E. Laramie Drive  
 APN: 050-045-11  
 Parcel Size: 0.935 Acres  
 Master Plan: Suburban Residential (SR)  
 Regulatory Zone: Low Density Suburban (LDS)  
 Area Plan: South Valleys  
 Citizen Advisory Board: South Truckee Meadows / Washoe Valley  
 Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements  
 Commission District: 2 – Commissioner Lucey



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

**POSSIBLE MOTION**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve, with the conditions included as Exhibit A to this matter, Abandonment Case Number WAB20-0004 for Matthew and Holly Lipkowitz having made all three findings in accordance with Washoe County Code Section 110.806.20.

*(Motion with Findings on Page 8)*

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Project Application ..... Exhibit I

**Abandonment Definition**

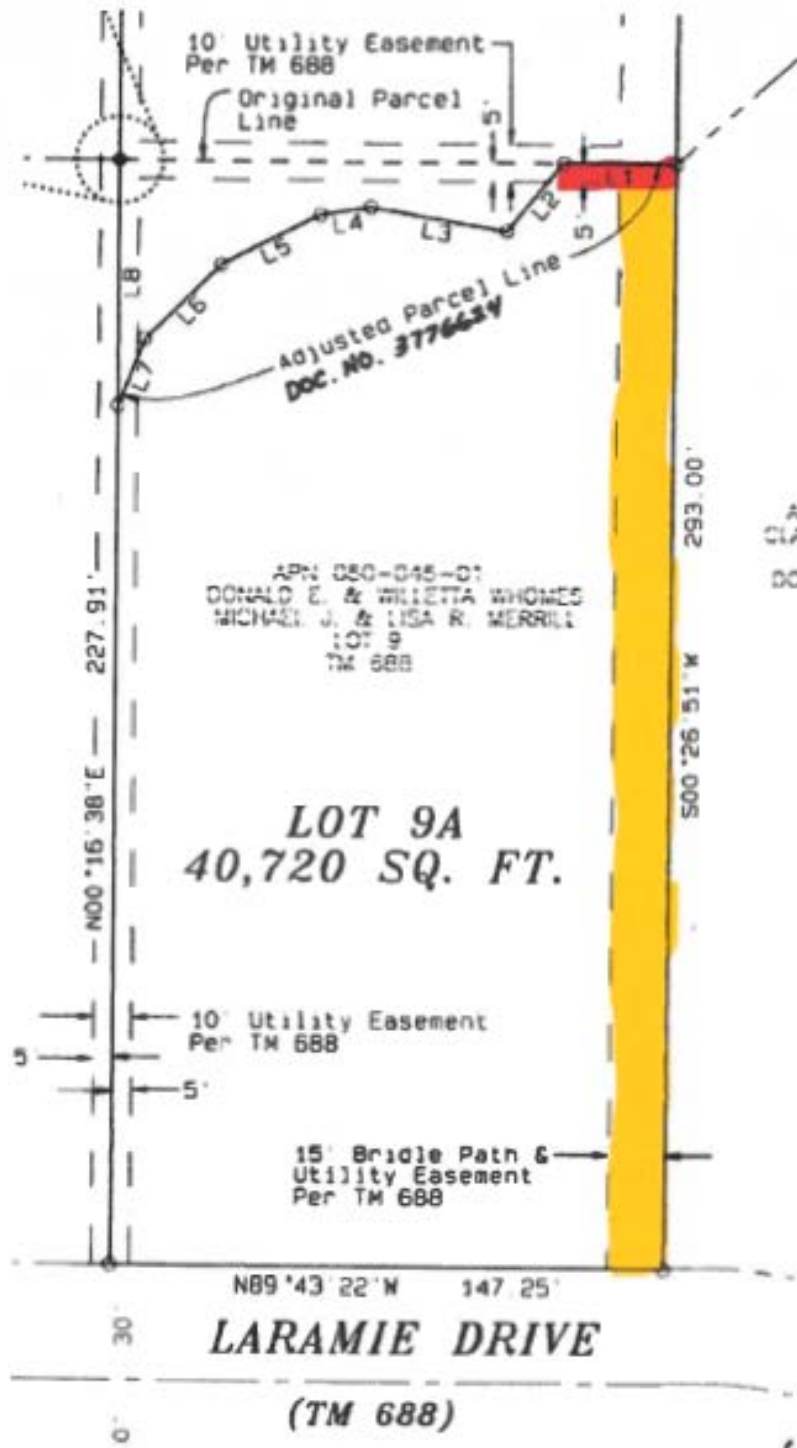
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation of the Resolution and Order of Abandonment.

The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicant's surveyor, that are required by the conditions of approval. When the Engineering and Capital Projects Division is satisfied that all conditions of approval have been met, then the Engineering and Capital Projects Division will record the Resolution and Order of Abandonment with the County Recorder. The abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.

The conditions of approval for Abandonment Case Number WAB20-0004 is attached to this staff report and will be included with the Action Order if granted approval.

- All conditions of approval are required to be completed before the abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects Division and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

The subject property has a regulatory zone of Low Density Suburban (LDS). The front and rear setbacks are 30 feet, and the side yard setbacks are 12 feet. The subject parcel has an existing home, and the intent of the abandonment is to allow for the construction of a private garage.



**Site Plan**

- Red = 10' Utility Easement to remain as shown.
- Yellow = 15' Utility and Bridle Path Easement to be abandoned per the application.

## **Project Evaluation**

The owner of 185 E. Laramie Drive (APN:050-045-11) is requesting the abandonment of ±4,395 square feet bridle path and utility easement. The intent of the abandonment is to allow for the construction of a private garage, the garage as proposed would go 3 feet into the existing easement. The parcel's regulatory zone is Low Density Suburban (LDS) and the setbacks are 30 feet in the front and rear and 12 feet on the sides. Steamboat Creek traverses the parcel, and is a regulated waterway, the parcel does contain a critical stream buffer, and a sensitive stream buffer, which most of parcel is located within, including the existing residence.

The subject parcel is part of the Pleasant Valley Ranchos neighborhood, and the residence on the property was constructed in 1978. The utility and bridle path easement are located on the eastern property line, and a small part of the northern property line. The existing easement was established in 1961 with the recordation of the final map for Pleasant Valley Ranchos Unit 2. The easement can be found around the entire boundary of the subdivision. The existing area of the subject easement remains unimproved.

The applicant indicates within the application that these easements have never been in use within the subdivision for its original intended purpose. In addition, the application included a Quitclaim Deed of Easement from AT&T Nevada which released the easement, as well as a Partial Relinquishment of Easement Rights from Sierra Pacific Power Company (NV Energy). NV Energy is requiring the easement along the northern boundary (red highlighted area on the photo above) to remain as is. Staff visited the site and have determined that the easement has been built upon throughout the subdivision. Additionally, throughout the subdivision the bridle path and utility easement have been located within existing drainage areas. The applicant's property does not contain a v-ditch drainage area within the easement, no drainage is being abandoned as part of this application. Portions of the existing easement along the subdivision's eastern boundary line are located on slopes greater than 30% which would make the construction of a permanent bridle path infeasible. Due to this, staff is recommending approval of the abandonment.

It should be noted that there is language within the abandonment application which represents a "quitclaim" by the County of whatever interest that it may hold in the easements included in the application. This does not affect any other property owner's ownership interests in these easements. The applicant's abandonment request only pertains to the County's interest in the 15' wide utility and bridle path easement. The language can be found below:

### *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.*



**Existing Easement (Applicants Property)**



**Existing Easement Within Subdivision (Drainage Area)**

**Southwest Truckee Meadows / Washoe Valley Citizen Advisory Board (STM/WV CAB)**

The abandonment was presented to the South Truckee Meadows / Washoe Valley (STM/WV) Cab meeting on October 1, 2020. No questions were asked by the CAB members, and the application was unanimously recommended for approval.

## **Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
  - Engineering and Capitol Projects
  - Planning and Building Division
  - Regional Parks and Open Spaces
- Washoe County Health District
  - Environmental Health Services Division
- State of Nevada
  - Nevada Department of Transportation
  - Nevada Department of Wildlife
- Regional Transportation Commission
- Truckee Meadows Fire Protection District
- Washoe-Storey Conservation District
- AT&T
- NV Energy
- Southwest Gas
- Truckee Meadows Water Authority
- Charter Communications

Five out of the fourteen above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if the Planning Commission approves the requested abandonment.

- Washoe County Planning and Building provided conditions regarding recordation of the Resolution and Order of Abandonment.

**Contact: Chris Bronczyk, 775.328.3612, [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)**

- Washoe County Engineering and Capital Projects, Land Development provided conditions related to the area of abandonment and recordation of the abandonment.

**Contact: Leo Vesely, 775.328.2313, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**

## **Staff Comment on Required Findings**

WCC Section 110.806.20 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the

*Staff Comments: The proposed abandonment does not affect any policies, action programs, standards or maps of either the Master Plan or the South Valleys Area Plan.*

2. No Detriment. The abandonment or vacation does not result in a material injury to the public.

*Staff Comments: The proposed vacation does not result in material injury to the public. The existing easement appears to have never been used.*

3. **Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

*Staff Comments: Abandoning this section of roadway does not deprive any other properties of access to utilities easements. The public utilities easements can be reasonably relocated as need to continue to provide service.*

### **Recommendation**

After a thorough analysis and review, Abandonment Case Number WAB20-0004 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve, with the conditions included as Exhibit A to this matter, Abandonment Case Number WAB20-0004 for Matthew and Holly Lipkowitz having made all three findings in accordance with Washoe County Code Section 110.806.20.

1. **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the South Valleys Area Plan; and
2. **No Detriment.** The abandonment or vacation does not result in a material injury to the public; and
3. **Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).

Property Owner: Matthew and Holly Lipkowitz  
185 East Laramie Drive  
Reno, NV 89521





# Conditions of Approval

Abandonment Case Number WAB20-0004

The project approved under Abandonment Case Number WAB20-0004 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on November 4, 2020. 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. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this 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. Nothing in this abandonment should 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, this abandonment 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.

**Unless otherwise specified**, all conditions related to the approval of this Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Community Services Department – Planning and Building Division.

Compliance with the conditions of approval related to this abandonment 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. All conditions of approval must be met prior to the Engineering and Capital Projects Division recording the required Resolution and Order of Abandonment.

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

- All conditions of approval are required to be completed before the Abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

**Any conditions set by the Health District must be appealed to the District Board of Health.**

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**

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

**Contact Name – Chris Bronczyk, 775.328.3612, [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- c. The applicant shall comply with all conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Washoe County Planning Commission or this conditional abandonment will be null and void.
- d. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

**Washoe County Engineering and Capital Projects**

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

**Contact Name – Leo R. Vesely, 775.328.2313, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
- b. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- c. The applicant shall comply with conditions necessary to effect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

\*\*\* End of Conditions \*\*\*



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
PO BOX 11130  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: October 1, 2020

To: Chris Bronczyk, Planner, Planning and Building Division

From: Leo Vesely, P.E., Engineering and Capitol Projects Division

Re: Abandonment Case **WAB20-0004 – Lipkowitz Abandonment**  
APN 050-045-11

#### GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of Washoe County’s interest in the 15’ bridle path and utility easement on the eastern portion of the property. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by the property owner. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

#### GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2313

1. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
2. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
3. The applicant shall comply with conditions necessary to effect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

Subject: Lipkowitz Abandonment – WAB20-0004  
Date: October 1, 2020  
Page: 2

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

Contact Information: Leo Vesely, P.E. (775) 328-2313

There are no Drainage related comments.

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitchell Fink (775) 328-2050

There are no Traffic related comments.

**UTILITIES (County Code 422 & Sewer Ordinance)**

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no utility related conditions of approval.



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Regional Parks and Open Space

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3600  
FAX (775) 328.3699

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**TO:** Chris Bronczyk, Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** September 28, 2020

**SUBJECT:** Abandonment Case Number WAB20-0004 (Lipkowitz Abandonment)

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I have reviewed WAB20-0004 on behalf of Washoe County Regional Parks and Open Space (Parks) and prepared the following comments:

If approved, this would allow for the abandonment of Washoe County’s interest in the portion of an existing 15-ft bridle path easement that traverses the eastern property boundary of Assessor’s Parcel Number 050-045-11. The bridle path easement was established in 1961 with the approval of the final map for Pleasant Valley Ranchos Unit 2. The bridle path easement extends along the entire boundary of the subdivision and remains unimproved.



If built, this path could connect the community into neighboring public lands administered by the Bureau of Land Management. Additionally, the establishment of a bridle path in this area would be supported by numerous policies in both the Washoe County Master Plan and the Open Space and Natural Resource Management Plan. That being said, upon visiting the site, staff has determined that the

easement has been built upon throughout the community or is located within existing drainage areas and would be difficult to construct (see photos). Additionally, portions of the easement along the subdivision’s eastern boundary are located on steep slopes, making construction of a sustainable trail within the easement footprint difficult, if not infeasible.



**INTEGRITY**



**EFFECTIVE COMMUNICATION**



**QUALITY PUBLIC SERVICE**

WWW.WASHOECOUNTY.US

**WAB20-0004**  
**EXHIBIT C**

Memo to: Chris Bronczyk  
Subject: WAB20-0004  
Date: September 28, 2020  
Page: 2

Given these considerations, Washoe County Regional Parks and Open Space is supportive of this application and recommends that Washoe County approve the abandonment request.





Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

September 21, 2020

Washoe County Community Services Department

C/O Chris Bronczyk, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WAB20-0004 Lipkowitz Abandonment

Dear Chris,

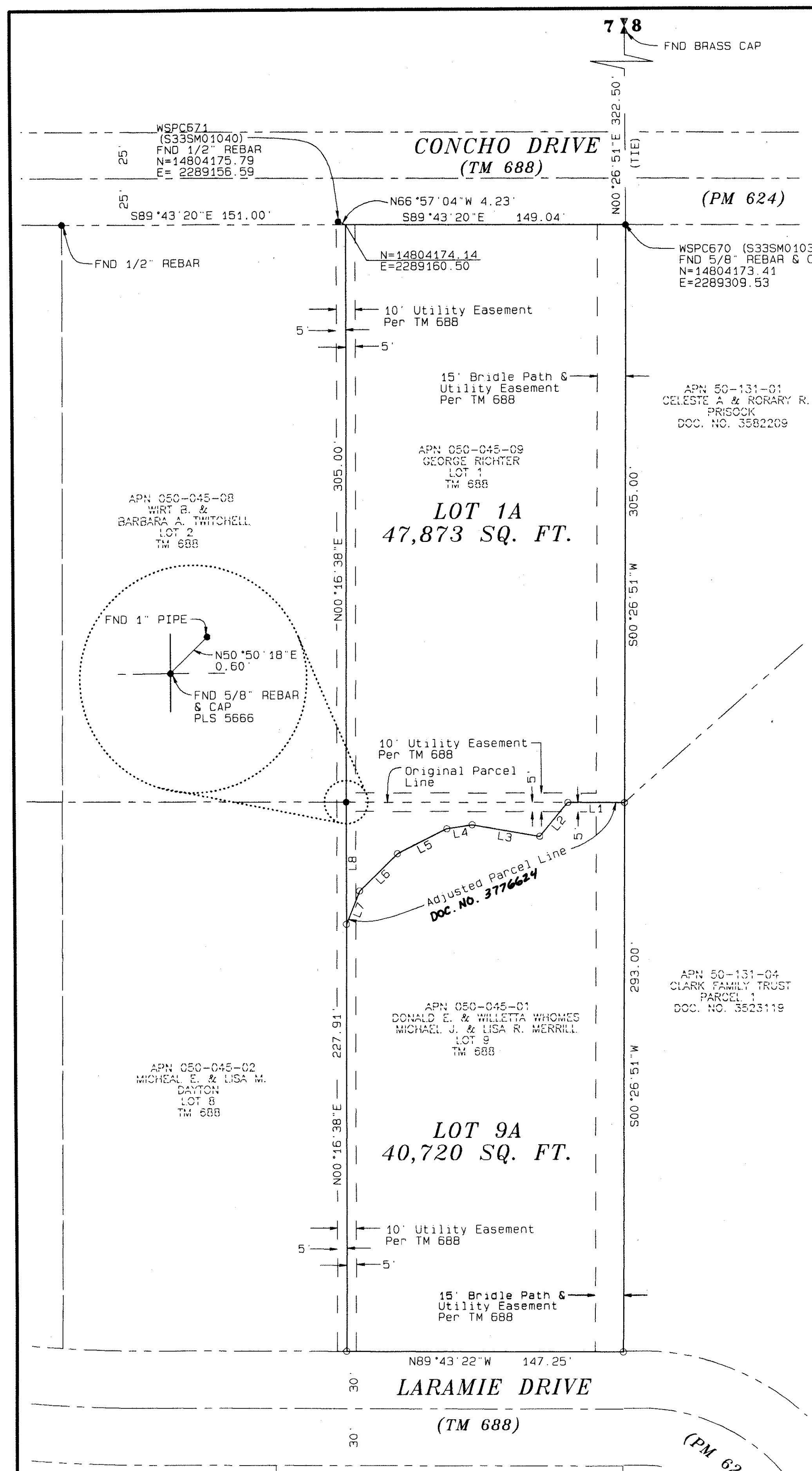
In reviewing the abandonment of Washoe County interest in the path and utility easement, the Conservation District has the following comment.

The District recommends that a minimum of 3-5 evergreens and or deciduous trees planted on the parcel with the loss of the 15 foot bridle path.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer



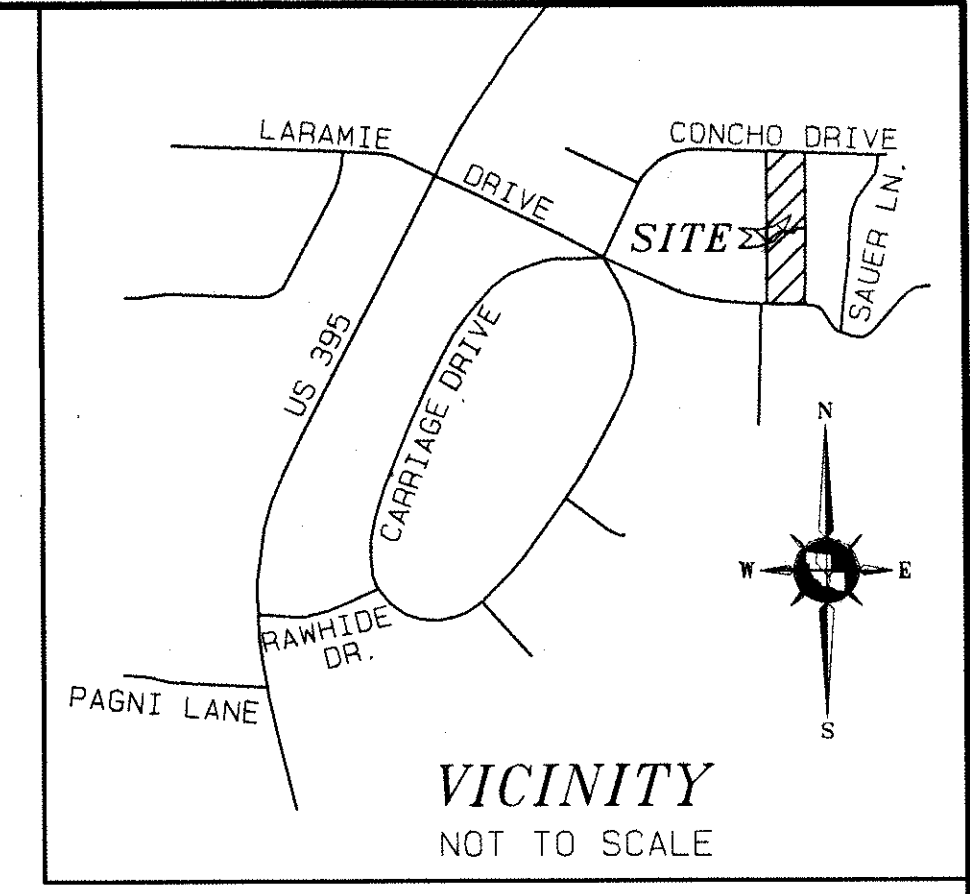
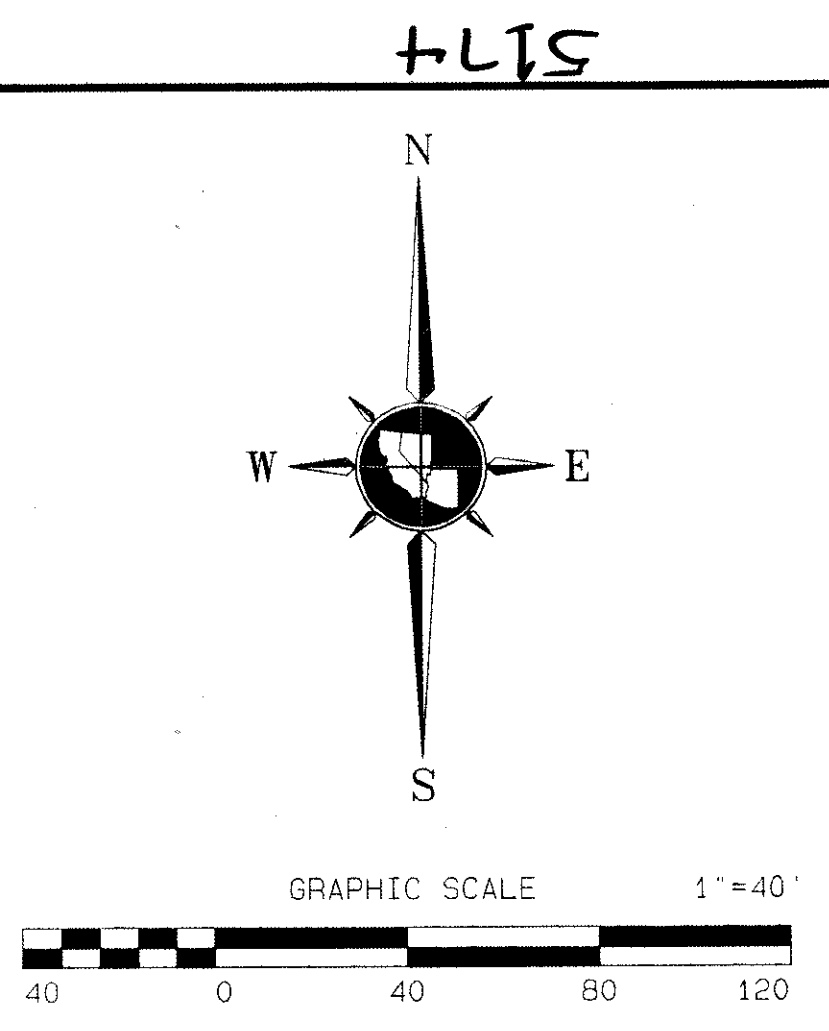
LINE	BEARING	DISTANCE
L1	N89°43'22\"W	30.09'
L2	S40°01'45\"W	23.56'
L3	N80°05'12\"W	36.42'
L4	S81°03'52\"W	13.63'
L5	S63°39'58\"W	29.55'
L6	S45°43'50\"W	28.32'
L7	S21°46'07\"W	19.12'
L8	S00°16'38\"W	65.09'

**LEGEND**

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

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

3776625



**OWNERS' CERTIFICATE:**

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

1. WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON.
3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF N.R.S. 278.010 TO 278.630, INCLUSIVE.
4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER OF THE LAND.
6. THIS PLAT 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 WILLETTA 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  
 DONALD E. WHOMES Date

*Willetta Whomes* 6-29-09  
 WILLETTA WHOMES Date

*Michael J. Merrill* 6-29-09  
 MICHAEL J. MERRILL Date

*Lisa R. Merrill* 6-29-09  
 LISA R. MERRILL Date

APN: 050-045-09  
 GEORGE RICHTER

*George Richter* 6-29-09  
 GEORGE RICHTER Date

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE

ON THIS 29<sup>th</sup> DAY OF June, 2009, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DONALD E. WHOMES AND WILLETTA 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 Loving*  
 NOTARY PUBLIC

RAE ANN LOVING  
 Notary Public, State of Nevada  
 Appointment Recorded in Washoe County  
 No. 05-0611-2 - Expires April 21, 2013

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE

ON THIS 29<sup>th</sup> DAY OF June, 2009, 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 Loving*  
 NOTARY PUBLIC

RAE ANN LOVING  
 Notary Public, State of Nevada  
 Appointment Recorded in Washoe County  
 No. 05-0611-2 - Expires April 21, 2013

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE

ON THIS 23<sup>rd</sup> DAY OF June, 2009, 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 Loving*  
 NOTARY PUBLIC

RAE ANN LOVING  
 Notary Public, State of Nevada  
 Appointment Recorded in Washoe County  
 No. 05-0611-2 - Expires April 21, 2013

**WASHOE COUNTY CERTIFICATE:**

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.

*Jeffrey F. Cruess* 6/29/09  
 JEFFERY CRUESS, P.L.S. #12456 DATE  
 WASHOE COUNTY SURVEYOR

**REFERENCES**

1. Parcel Map No. 624, File No. 547077, Official Records of Washoe County, Nevada.
2. Tract Map No. 688, File No. 333101, Official Records of Washoe County, Nevada.
3. 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. 361A.265.

APN'S 050-045-01 & 050-045-09  
 WASHOE COUNTY TREASURER

*David C. Crook*  
 DAVID C. CROOK, P.L.S. #12456  
 DEPUTY DATE 6/22/2009

**SURVEYOR'S CERTIFICATE:**

- I, DAVID C. CROOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:
1. I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT SITUATE WITHIN A PORTION OF SE 1/4 OF SECTION 7, T. 17N., R. 20E., M.D.M., WASHOE COUNTY, NEVADA.
  2. 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. 625.340.
  3. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF N.R.S. 278.010 TO 278.630, INCLUSIVE, AND NO NEW PARCELS HAVE BEEN CREATED.
  4. I HAVE PREPARED THIS MAP AT THE INSTANCE OF MARY KAY RICHTER, AND THE SURVEY WAS COMPLETED ON JUNE 29, 2009.
  5. THIS PLAT 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 625 OF THE NEVADA ADMINISTRATIVE CODE.

*David C. Crook*  
 DAVID C. CROOK, P.L.S. #12456  
 NEVADA CERTIFICATE NO. 10836  
 DATE: 6/29/09

**TOTAL AREA: 2.03± ACRES**

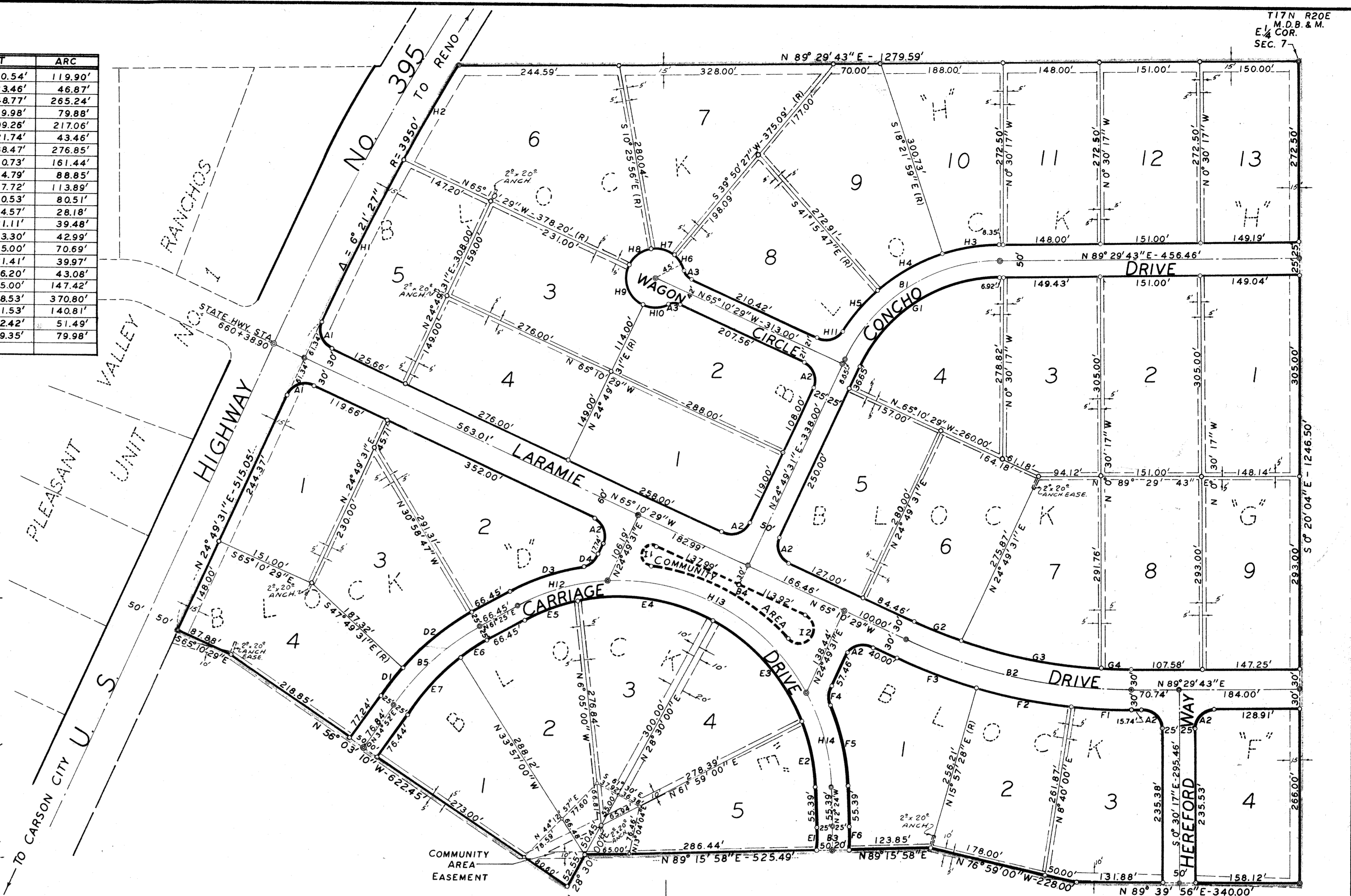
FILE NO. 3776625 FILED FOR RECORD AT THE REQUEST OF Tri State Surveying ON THIS 30 DAY OF June 2009 AT 8 MIN PAST 11 O'CLOCK, A.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. <i>Kathryn L. Burke</i> COUNTY CLERK BY: <i>C. Bartley</i> DEPUTY FEE 21.00	<b>RECORD OF SURVEY          OF A BOUNDARY LINE ADJUSTMENT          FOR</b> GEORGE RICHTER, DONALD E. WHOMES, WILLETTA WHOMES, MICHAEL J. MERRILL AND LISA R. MERRILL AN ADJUSTMENT OF LOTS 1 & 9 OF BLOCK C 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., M.D.M. WASHOE COUNTY NEVADA JOB 05456.01.RM <b>TRI STATE SURVEYING, LTD</b> 1925 E. PRATER WAY SPARKS, NEVADA 89434 (702) 358-9491 * FAX # 358-3664 SHEET 1 OF 1
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Record of Survey Map 5174

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP



CURVE DATA									
CURVE	DELTA	R	T	ARC	CURVE	DELTA	R	T	ARC
A1	90° 00' 00"	31.34'	31.34'	49.23'	F5	19° 37' 43"	350.00'	60.54'	119.90'
A2	90° 00' 00"	30.00'	30.00'	47.12'	F6	6° 33' 00"	410.00'	23.46'	46.87'
A3	50° 53' 35"	2.000'	9.52'	17.77'	G1	64° 40' 12"	235.00'	148.77'	265.24'
B1	64° 40' 12"	260.00'	164.59'	293.46'	G2	5° 56' 39"	770.00'	39.98'	79.88'
B2	25° 19' 48"	800.00'	179.77'	353.67'	G3	16° 09' 06"	"	109.26'	217.06'
B3	6° 52' 06"	385.00'	23.10'	46.15'	G4	3° 14' 03"	"	21.74'	43.46'
B4	39° 57' 30"	350.00'	127.25'	244.09'	H1	4° 00' 57"	3950.00'	138.47'	276.85'
B5	26° 33' 00"	385.00'	90.83'	178.40'	H2	2° 20' 30"	"	80.73'	161.44'
D1	7° 18' 29"	410.00'	26.18'	52.30'	H3	17° 51' 42"	285.00'	44.79'	88.85'
D2	19° 14' 31"	69.50'	61.51'	121.78'	H4	22° 53' 48"	"	57.72'	113.89'
D3	19° 56' 11"	350.00'	16.13'	29.60'	H5	16° 11' 09"	"	40.53'	80.51'
D4	56° 31' 40"	300.00'	22.75'	45.43'	H7	50° 16' 23"	"	21.11'	39.48'
E1	7° 13' 51"	300.00'	52.39'	103.73'	H8	54° 44' 33"	"	23.30'	42.99'
E2	19° 48' 41"	300.00'	107.09'	205.71'	H9	90° 00' 00"	"	45.00'	70.69'
E3	39° 17' 19"	"	110.84'	212.35'	H10	50° 53' 35"	"	21.41'	39.97'
E4	40° 33' 23"	"	43.57'	86.53'	H11	82° 16' 27"	30.00'	26.20'	43.08'
E5	16° 31' 31"	360.00'	27.78'	55.46'	H12	25° 59' 19"	325.00'	75.00'	147.42'
E6	8° 49' 34"	"	56.13'	111.36'	H13	65° 22' 12"	"	208.53'	370.80'
E7	17° 43' 26"	830.00'	46.65'	93.21'	H14	24° 49' 29"	15.00'	71.53'	140.81'
F1	6° 28' 03"	"	72.82'	145.27'	I1	196° 39' 49"	15.00'	102.42'	51.49'
F2	10° 01' 42"	"	64.35'	128.46'	I2	203° 17' 41"	22.54'	109.35'	79.98'
F3	8° 52' 03"	"	"	"	"	"	"	"	"
F4	46° 51' 14"	30.00'	13.00'	24.53'	"	"	"	"	"



A tentative map of this subdivision was approved by the REGIONAL PLANNING COMMISSION OF RENO, SPARKS, and WASHOE COUNTY on the 18th day of October, 1960.  
 By Arnold D. Pitts CHAIRMAN

Approved and accepted this 20th day of February 1961, by the BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY NEVADA.  
 Attest: Michelle Minibelli CHAIRMAN  
R. Brown COUNTY CLERK

The easements shown on this plot have been checked and approved by the SIERRA PACIFIC POWER COMPANY and the BELL TELEPHONE COMPANY OF NEVADA.  
Frank J. Feltner SIERRA PACIFIC POWER COMPANY  
E. W. Jamieson 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 116, 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 hereto affixed by its officers thereunto duly authorized.

NEVADA TITLE GUARANTY COMPANY  
 By Emerson J. LeSivian PRESIDENT  
 Subscribed and sworn to before me this 10th day of February 1961.  
Olga Moon NOTARY PUBLIC  
 My commission expires August 14, 1962.

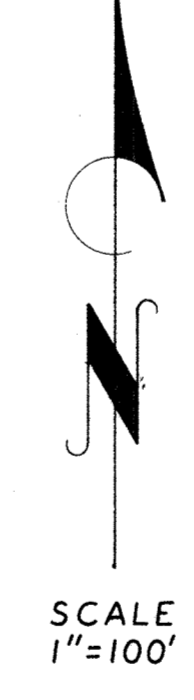
STATE OF NEVADA  
 COUNTY OF WASHOE  
 On this 10th day of February 1961, personally appeared before me, a Notary Public in and for Washoe County, State of Nevada, Emerson J. LeSivian known to me to be the President of the corporation that executed the foregoing instrument, and upon oath did depose that he is the officer of said corporation, as above designated, that he is acquainted with the seal of said corporation, that the seal affixed to said instrument is the corporate seal of said corporation, that the signatures of said instrument were made by the officers of said corporation as indicated after said signatures and that the said corporation executed the said instrument freely, voluntarily, and for the uses and purposes therein mentioned.

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

STATE OF NEVADA  
 COUNTY OF WASHOE  
 I, EUGENE C. SPROUT being duly sworn do hereby certify that this plat is a true and accurate map of the lands represented thereon, surveyed by me and laid out into lots, blocks, streets and public places at the instance 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 situated wholly within the SE 1/4 SECTION 7 T17N, R20E, M.D.B. & M., and that the survey was completed on the 10th day of February 1961.  
Eugene C. Sprout EUGENE C. SPROUT REGISTERED ENGINEER LAND SURVEYOR NO. 933

Subscribed and sworn to before me this 20th day of February 1961.  
Emerson J. LeSivian PRESIDENT  
 My commission expires August 14, 1962.



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

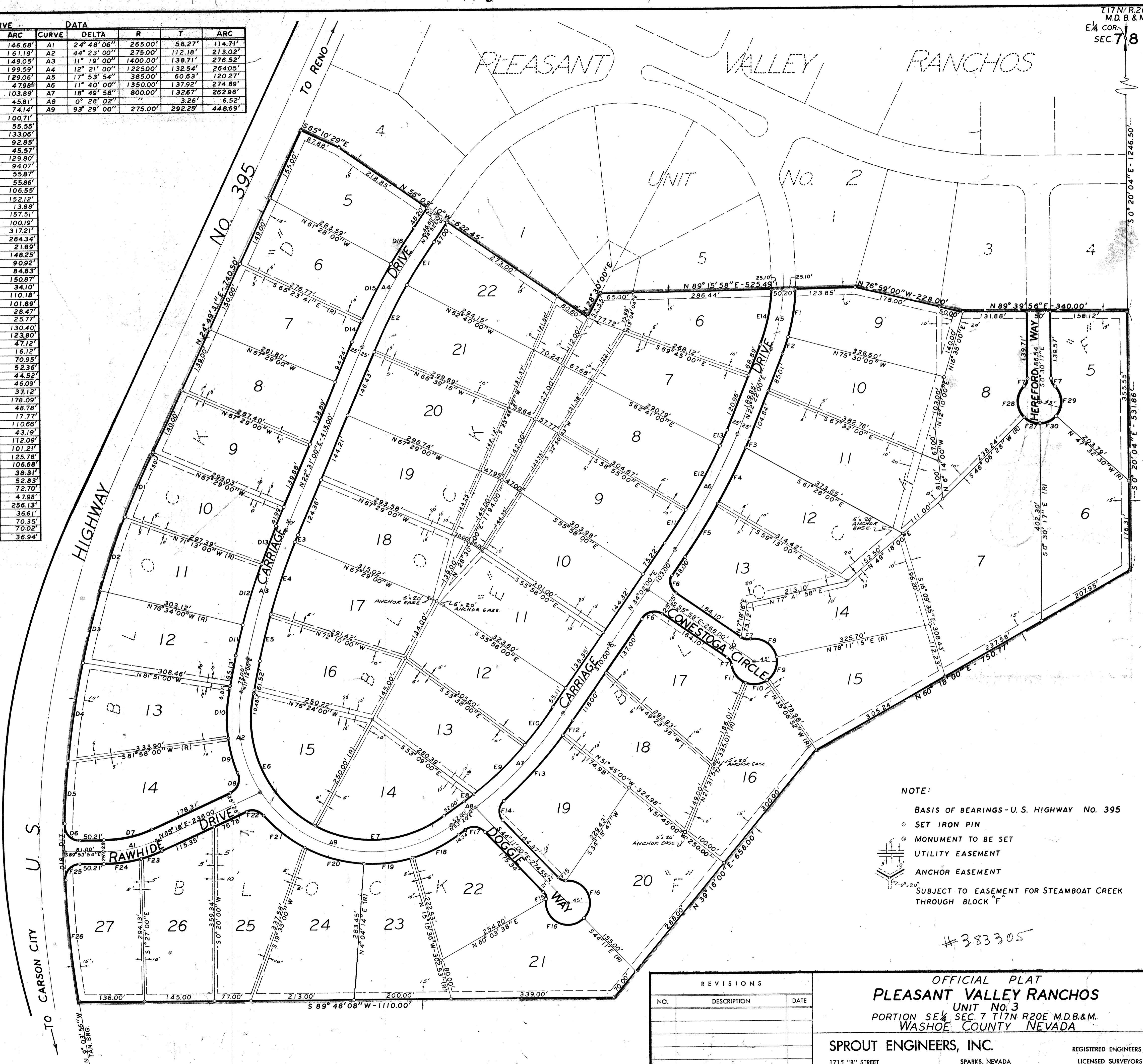
File No. 333101  
 Filed for record at the request of Eugene C. Sprout on this 24th day of Feb 1961, at 11 o'clock A.M. records of WASHOE COUNTY NEVADA.  
Della Boyd COUNTY RECORDER  
 FEE 13.25 BY Joan Acorn DEPUTY

REVISIONS			OFFICIAL PLAT		JOB 4124-D-60	
NO.	DESCRIPTION	DATE	PLEASANT VALLEY RANCHOS		DR. BY	NP
			UNIT No. 2		CK. BY	
			PORTION SEC 7 T17N R20E M.D.B. & M.		DATE: JAN. 27, 1961	
			WASHOE COUNTY NEVADA		SHEET NO.	1
			SPROUT ENGINEERS, INC.		OF 1 SHEET	
			1715 "B" STREET SPARKS, NEVADA		REGISTERED ENGINEERS LICENSED SURVEYORS	

688

CUMULATIVE INDEXES SHOWN TO BE EXAMINED FOR SUBSEQUENT CHANGES TO THIS MAP

CURVE DATA		CURVE DATA		CURVE DATA	
CURVE	DELTA	R	T	ARC	CHORD
D1	4° 18' 35"	1950.00'	73.37'	146.68'	146.68'
D2	4° 44' 10"	"	80.64'	161.19'	161.19'
D3	4° 22' 46"	"	74.56'	149.05'	149.05'
D4	5° 51' 52"	"	99.88'	199.59'	199.59'
D5	3° 47' 32"	"	64.56'	129.06'	129.06'
D6	9° 38' 30"	30.00'	30.87'	47.98'	47.98'
D7	2° 48' 06"	240.00'	52.77'	103.89'	103.89'
D8	8° 29' 37"	30.00'	28.70'	45.81'	45.81'
D9	14° 09' 37"	300.00'	37.26'	74.14'	74.14'
D10	19° 14' 00"	"	50.83'	100.71'	100.71'
D11	2° 14' 00"	142.500'	27.78'	55.55'	55.55'
D12	5° 21' 00"	"	66.58'	133.06'	133.06'
D13	3° 44' 00"	"	46.44'	92.85'	92.85'
D14	2° 05' 19"	1250.00'	22.79'	45.57'	45.57'
D15	2° 56' 59"	"	64.96'	129.80'	129.80'
D16	4° 18' 42"	"	47.06'	94.07'	94.07'
D17	1° 38' 30"	1950.00'	27.94'	55.87'	55.87'
D18	1° 38' 29"	"	27.93'	55.86'	55.86'
E1	5° 05' 14"	1200.00'	53.31'	106.55'	106.55'
E2	7° 15' 46"	"	76.16'	152.12'	152.12'
E3	0° 34' 42"	1375.00'	6.94'	13.88'	13.88'
E4	6° 33' 48"	"	78.84'	157.51'	157.51'
E5	4° 10' 30"	"	50.12'	100.19'	100.19'
E6	7° 42' 00"	250.00'	183.98'	317.21'	317.21'
E7	6° 50' 00"	"	159.78'	284.34'	284.34'
E8	1° 37' 05"	775.00'	10.94'	21.89'	21.89'
E9	10° 57' 36"	"	74.35'	148.25'	148.25'
E10	6° 43' 19"	"	45.52'	90.92'	90.92'
E11	3° 40' 05"	132.500'	42.42'	84.83'	84.83'
E12	6° 31' 26"	"	75.52'	150.87'	150.87'
E13	1° 28' 29"	"	17.05'	34.10'	34.10'
E14	17° 32' 09"	360.00'	55.52'	110.18'	110.18'
F1	14° 14' 18"	410.00'	51.21'	101.89'	101.89'
F2	3° 58' 42"	"	14.24'	28.47'	28.47'
F3	1° 04' 26"	1375.00'	12.89'	25.77'	25.77'
F4	5° 26' 02"	"	65.25'	130.40'	130.40'
F5	5° 09' 32"	"	61.94'	123.80'	123.80'
F6	90° 00' 00"	30.00'	30.00'	47.12'	47.12'
F7	46° 11' 13"	20.00'	8.53'	16.12'	16.12'
F8	90° 20' 26"	45.00'	45.27'	70.95'	70.95'
F9	66° 39' 53"	"	29.60'	52.36'	52.36'
F10	56° 40' 44"	"	24.27'	44.52'	44.52'
F11	58° 41' 21"	"	25.30'	46.09'	46.09'
F12	2° 34' 40"	825.00'	18.56'	37.12'	37.12'
F13	12° 22' 08"	"	89.40'	178.09'	178.09'
F14	9° 09' 48"	30.00'	31.70'	48.78'	48.78'
F15	50° 53' 35"	2000'	9.52'	17.77'	17.77'
F16	140° 53' 35"	45.00'	126.70'	110.66'	110.66'
F17	82° 29' 00"	30.00'	26.30'	43.19'	43.19'
F18	21° 24' 24"	300.00'	56.70'	112.09'	112.09'
F19	19° 19' 50"	"	51.09'	101.21'	101.21'
F20	24° 01' 17"	"	63.82'	125.78'	125.78'
F21	20° 22' 26"	"	53.91'	106.68'	106.68'
F22	73° 09' 57"	30.00'	22.27'	38.31'	38.31'
F23	10° 26' 18"	290.00'	26.49'	52.83'	52.83'
F24	14° 21' 48"	"	36.54'	72.70'	72.70'
F25	91° 38' 30"	30.00'	30.87'	47.98'	47.98'
F26	7° 31' 33"	1950.00'	128.25'	256.13'	256.13'
F27	46° 36' 45"	45.00'	19.39'	36.61'	36.61'
F28	89° 34' 28"	"	44.67'	70.35'	70.35'
F29	89° 09' 00"	"	44.34'	70.02'	70.02'
F30	47° 02' 13"	"	19.58'	36.94'	36.94'



SCALE 1"=100'

NOTE:

- BASIS OF BEARINGS - U.S. HIGHWAY No. 395
- SET IRON PIN
- ⊙ MONUMENT TO BE SET
- UTILITY EASEMENT
- ANCHOR EASEMENT
- SUBJECT TO EASEMENT FOR STEAMBOAT CREEK THROUGH BLOCK F

#383305

REVISIONS		
NO.	DESCRIPTION	DATE

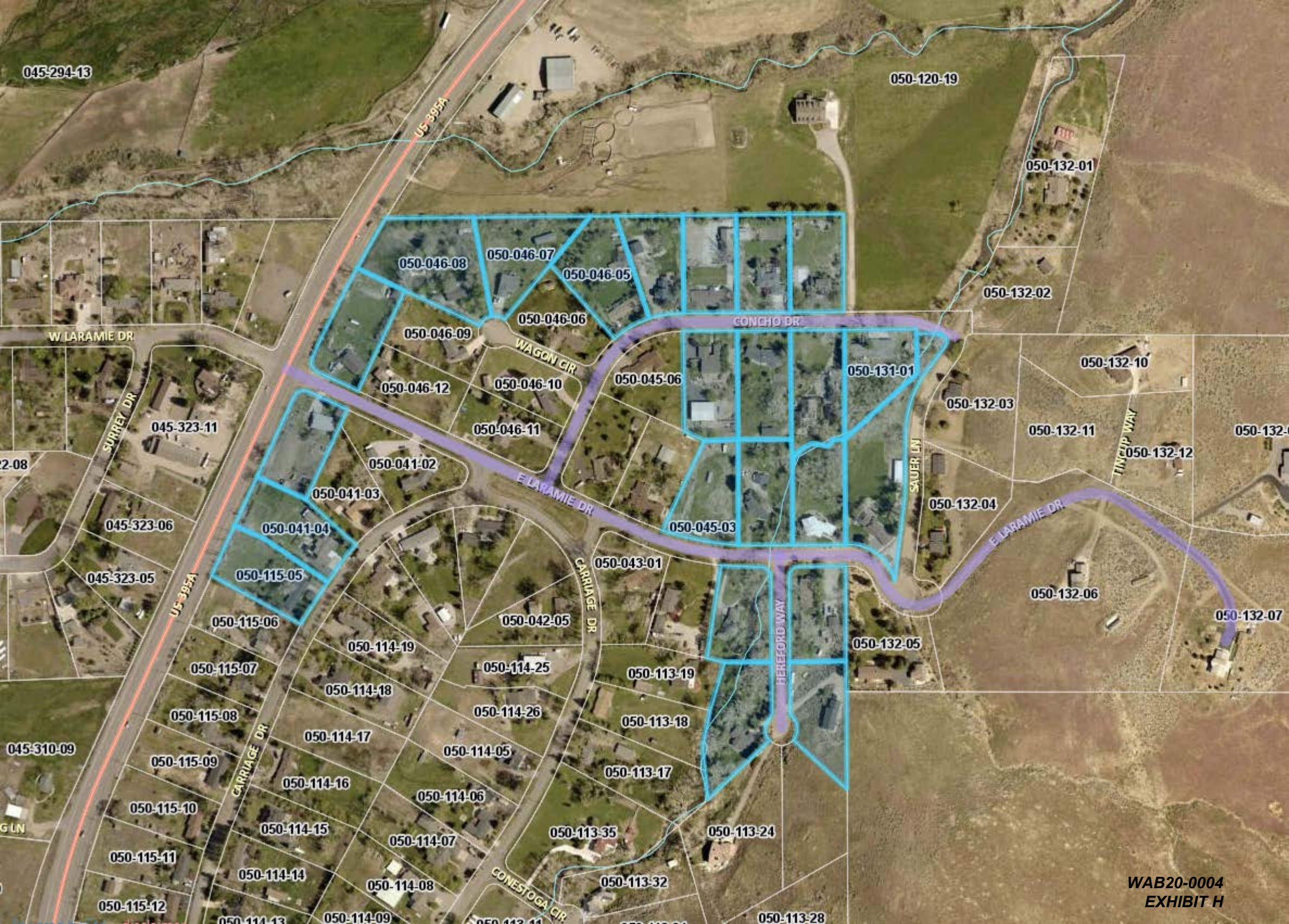
OFFICIAL PLAT  
**PLEASANT VALLEY RANCHOS**  
 UNIT NO. 3  
 PORTION SE 1/4 SEC. 7 T17N R20E M.D.B.&M.  
 WASHOE COUNTY NEVADA

SPROUT ENGINEERS, INC.  
 1715 "B" STREET SPARKS, NEVADA

REGISTERED ENGINEERS  
 LICENSED SURVEYORS

JOB 4124-E-61  
 DR. BY  
 CK. BY  
 DATE: FEB. 3, 1961  
 SHEET NO. 2  
 OF 2 SHEETS

CONSULTATIVE INDEXES  
 SHOULD BE EXAMINED  
 PRIOR TO ANY  
 CHANGES TO THIS MAP



045-294-13

050-120-19

050-132-01

050-132-02

050-046-08

050-046-07

050-046-05

050-046-06

050-046-09

050-046-10

050-045-06

050-131-01

050-132-10

W LARAMIE DR

CONCHO DR

SURREY DR

045-323-11

050-132-03

050-132-11

050-132-

2-08

050-041-02

050-041-03

050-041-04

050-115-05

050-115-06

050-114-19

050-042-05

050-043-01

050-132-04

050-132-06

050-132-07

045-323-06

045-323-05

050-114-25

050-113-19

050-132-05

045-310-09

050-115-07

050-114-18

050-114-26

050-113-18

050-115-08

050-114-17

050-114-05

050-113-17

050-115-09

050-114-16

050-114-06

050-114-15

050-114-07

050-113-35

050-113-24

050-115-11

050-114-14

050-114-08

050-113-32

050-115-12

050-114-13

050-114-09

050-113-31

050-113-28

CARRIAGE DR

CONESTOGA CIR

HEREFORD WAY

SAUER LN

TINCEP WAY

WAB20-0004  
EXHIBIT H

## 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.

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

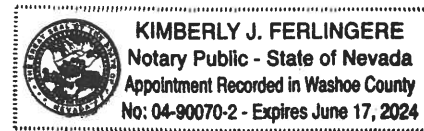
Address 185 E. Laramie Dr.

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
<b>Current Owner:</b> LIPKOWITZ, MATTHEW B & HOLLY 185 E LARAMIE DR RENO, NV 89521		<b>SITUS:</b> 185 E LARAMIE DR WCTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
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
<b>Total Due:</b>			<b>\$1,883.92</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,883.92</b>

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

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

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

**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	* <b>No</b>
-------	-------------

**IMPORTANT**

**NOTICE REGARDING ABANDONMENTS:**

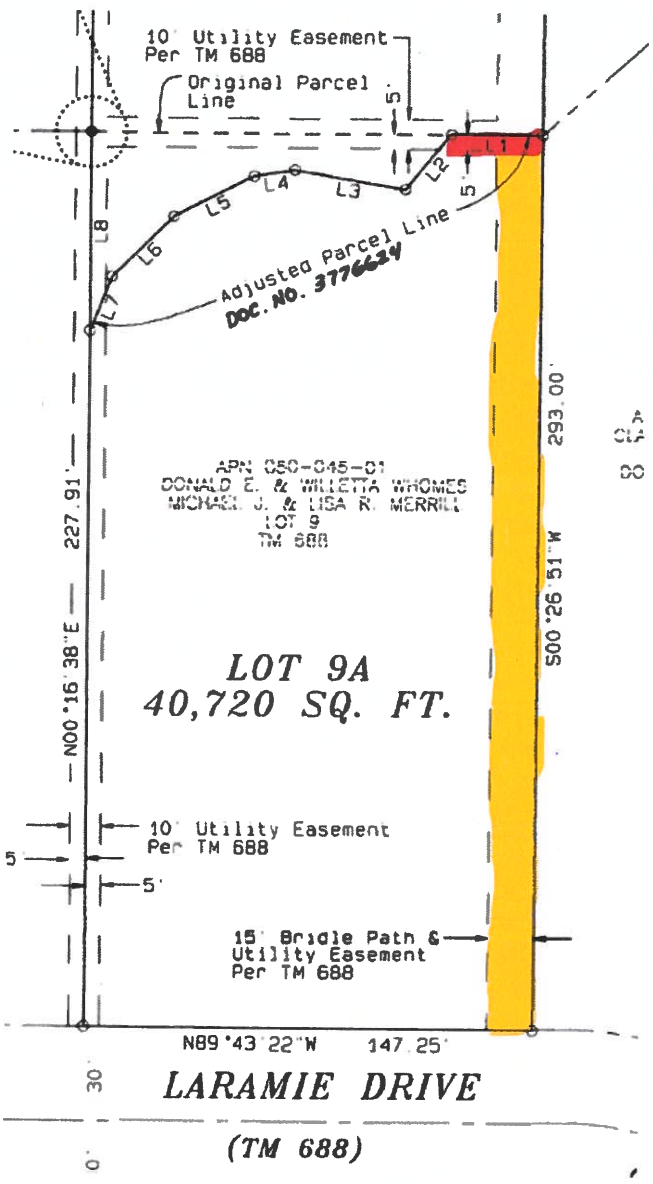
To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a "quitclaim" by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment 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.

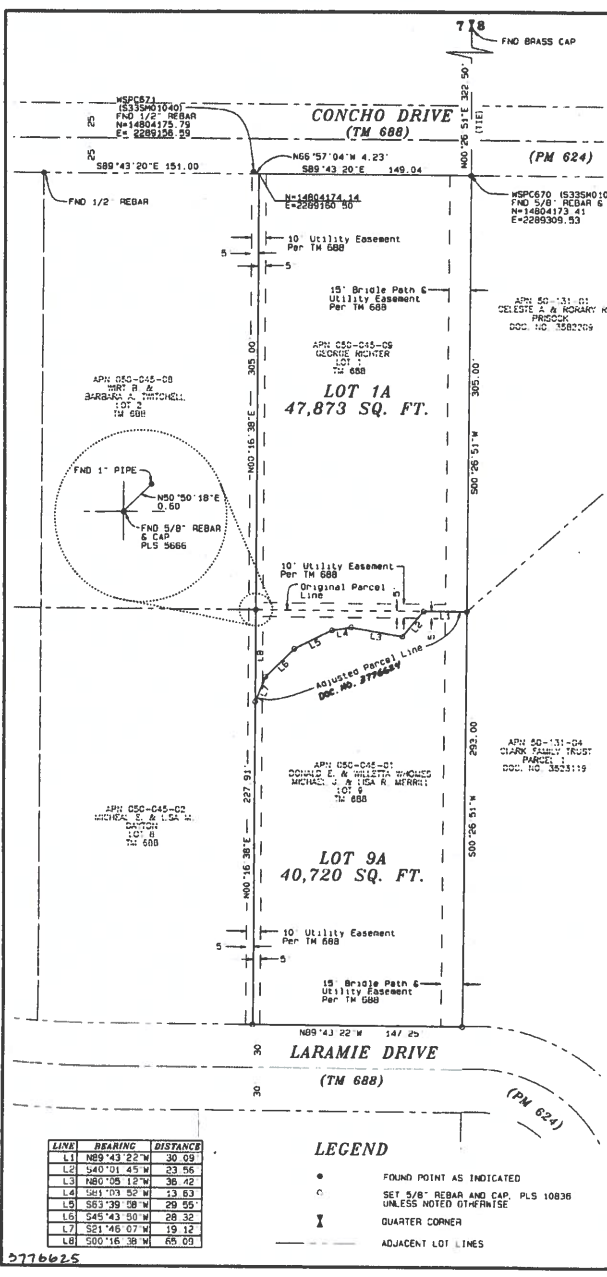
What and where is the abandonment that is being requested?

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"W	39.09
L2	S40°01'45"W	23.56
L3	N80°05'12"W	36.42
L4	S01°03'50"W	73.83
L5	S83°39'08"W	29.99
L6	S45°43'50"W	28.32
L7	S21°46'07"W	19.12
L8	S00°16'38"W	65.09

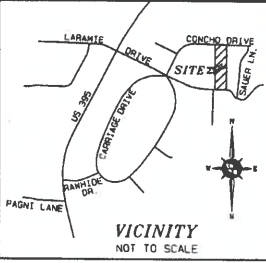
**LEGEND**

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

3776625  
 CUMULATIVE INDEMNITIES SHOULD BE EXEMPTED FROM THIS SURVEY MAP CHANGES TO THIS MAP



**BASIS OF BEARINGS**  
 The Grid Bearings of N89°05'30"W between Washoe County GPS Monuments HSPC671 & HSPC672 based on the North American Datum of 1983/1984 high Accuracy Reference Network (NAD 83/04-HARN), 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:
1. WE HAVE EXAMINED THIS PLAN AND APPROVE AND AUTHORIZE ITS RECORDING.
  2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON.
  3. 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.
  4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
  5. ANY LENDER WITH AN INDEMNITY ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE ON THE TRANSFER OF THE LAND.
  6. 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, *David C. Crook*, 2009 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.  
*David C. Crook*  
 NOTARY PUBLIC

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE  
 ON THIS 29th DAY OF June 2009, I, *David C. Crook*, 2009 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.  
*David C. Crook*  
 NOTARY PUBLIC

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE  
 ON THIS 29th DAY OF June 2009, I, *David C. Crook*, 2009 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.  
*David C. Crook*  
 NOTARY PUBLIC

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

**REFERENCES**

1. Parcel Map No. 624, File No. 547077, Official Records of Washoe County, Nevada.
2. Tract Map No. 688, File No. 33101, Official Records of Washoe County, Nevada.
3. 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  
*Lisa J. Smith* 6/22/2009  
 BY: DEPUTY DATE

**SURVEYOR'S CERTIFICATE:**

1. I, DAVID C. CROOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:
1. I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE 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.
2. 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. 650.340.
3. 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.
4. I HAVE PREPARED THIS MAP AT THE INSTANCE OF MARY KAY RICHTER, AND THE SURVEY WAS COMPLETED ON 6/29/09.
5. 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 625 OF THE NEVADA ADMINISTRATIVE CODE.

*David C. Crook*  
 DATE: 6/29/09  
 DAVID C. CROOK, P.L.S. #10936 NV  
 NEVADA CERTIFICATE NO. 10836

**TOTAL AREA: 2.03± ACRES**

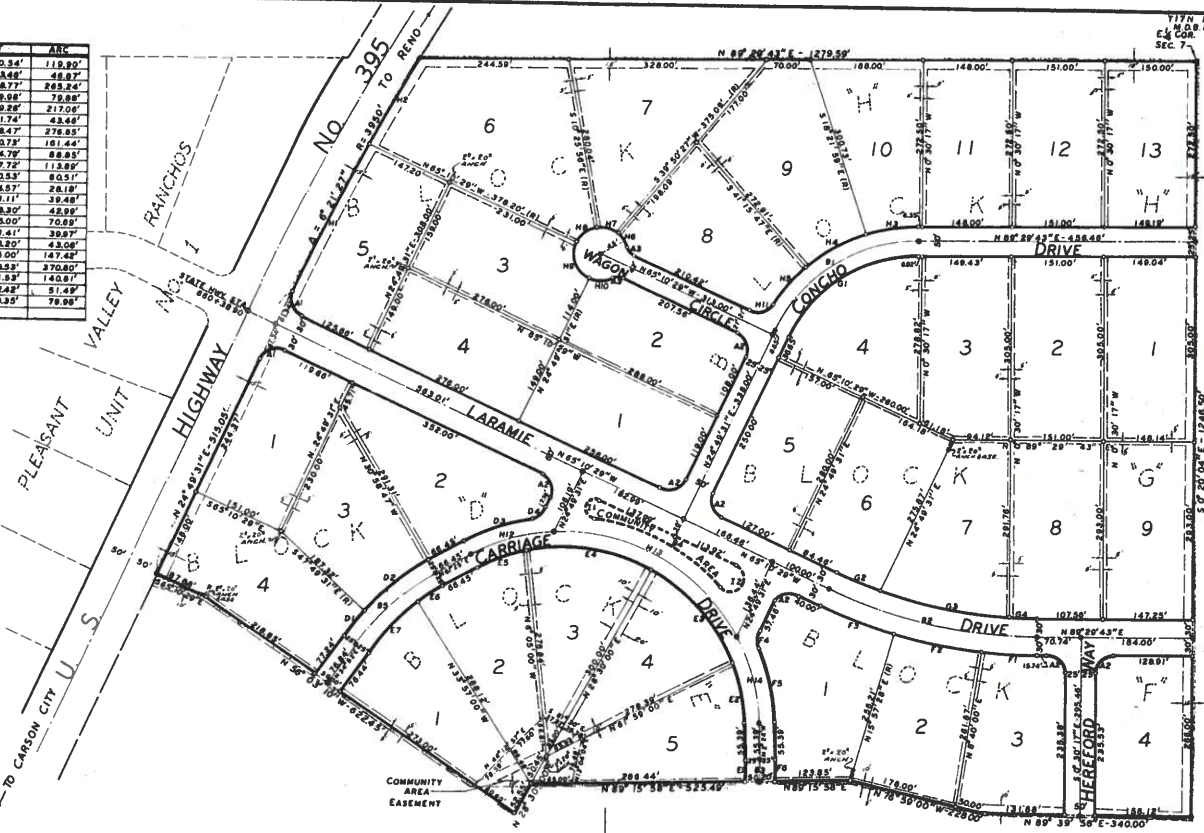
FILE NO. 3776625  
 FILED FOR RECORD AT THE REQUEST OF *Tri State*  
 SURVEY ON THIS 30th DAY OF June 2009, AT 2:18 PM PAST 11 O'CLOCK, A.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.  
*Kathryn L. Burke*  
 COUNTY RECORDER  
 BY: *C. Bartling*  
 DEPUTY  
 FEE \$21.00

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  
 CUMULATIVE INDEMNITIES SHOULD BE EXEMPTED FROM ANY SUBSEQUENT CHANGES TO THIS MAP

CHYVE	DATA	R	T	CURVE DATA	CHYVE	DATA	R	T	ARC
A1	80° 00' 00"	31.34'	31.34'	49.83'	F2	10° 32' 43"	350.00'	80.34'	118.90'
A2	90° 00' 00"	30.00'	30.00'	47.18'	F8	8° 32' 00"	410.00'	24.68'	48.97'
A3	50° 33' 25"	2.000'	2.000'	5.92'	G1	84° 40' 18"	235.00'	148.77'	285.24'
B1	62° 49' 18"	800.00'	184.99'	17.77'	G2	3° 58' 38"	770.00'	38.98'	78.98'
B2	22° 18' 48"	800.00'	178.77'	33.87'	G3	16° 09' 08"	109.26'	21.26'	43.68'
B3	2° 51' 00"	385.00'	2.310'	45.15'	H1	4° 00' 00"	880.00'	136.47'	278.85'
B4	39° 52' 50"	385.00'	244.09'	24.09'	H2	18° 11' 00"	770.00'	38.98'	78.98'
B5	26° 33' 00"	385.00'	90.83'	178.40'	H3	17° 51' 48"	285.00'	46.79'	95.51'
D1	7° 18' 28"	410.00'	26.18'	58.30'	H4	22° 53' 48"	410.00'	80.34'	118.90'
D2	10° 14' 31"	350.00'	59.50'	137.89'	H5	18° 11' 00"	770.00'	38.98'	78.98'
D3	10° 56' 11"	350.00'	61.51'	121.78'	H6	18° 11' 00"	770.00'	38.98'	78.98'
D4	56° 31' 40"	30.00'	16.13'	29.60'	H8	35° 52' 39"	45.00'	40.53'	80.51'
E1	7° 18' 28"	380.00'	227.6'	43.43'	H7	50° 16' 23"	11.11'	28.48'	57.72'
E2	10° 46' 41"	300.00'	32.82'	103.73'	H9	50° 00' 00"	11.11'	28.48'	57.72'
E3	38° 17' 18"	300.00'	107.09'	208.71'	H10	50° 00' 00"	11.11'	28.48'	57.72'
E4	40° 32' 29"	300.00'	110.84'	218.39'	H10	50° 00' 00"	11.11'	28.48'	57.72'
E5	10° 31' 11"	300.00'	32.82'	103.73'	H11	50° 16' 23"	30.00'	28.30'	57.72'
E6	8° 49' 34"	380.00'	277.8'	58.48'	H12	51° 19' 19"	389.00'	75.00'	147.42'
E7	11° 43' 28"	380.00'	56.18'	111.36'	H13	65° 22' 12"	11.11'	28.48'	57.72'
E8	8° 26' 01"	380.00'	48.85'	98.21'	H14	74° 49' 29"	11.11'	28.48'	57.72'
F2	10° 01' 42"	300.00'	72.82'	145.27'	T1	185° 39' 48"	15.00'	102.42'	51.49'
F3	8° 52' 09"	300.00'	64.33'	128.46'	T2	803° 17' 41"	28.34'	106.30'	78.99'
F4	46° 51' 14"	30.00'	13.00'	24.33'					



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  
Marilyn Mumbell CHAIRMAN  
Archie K. Kirtner 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. Goff SIERRA PACIFIC POWER COMPANY  
John G. Smith 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 J. Brown Notary Public  
 My commission expires August 14, 1962

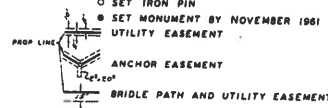
I certify that I have examined this map consisting of one sheet and that all provisions of all acts and ordinances applicable have been complied with and that I am satisfied that the map is technically correct.  
Eugene C. Sprout COUNTY CLERK

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 he is duly qualified with the seal of said corporation. He further advised to said instrument is the corporate seal of said corporation, that the signatures of said instrument were made by the officers of said corporation as indicated, after said signatures 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 seal of my office in the County of Washoe, State of Nevada, the day and year in this certificate first above written.  
Clayton J. Brown 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 INSURE 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 sit. located wholly within the SE 1/4 SECTION 7 T17N R20E, M. 20 B. 1, and that the survey was completed on the 10th day of February, 1961.  
Eugene C. Sprout 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 at the request of Eugene C. Sprout on the 10th day of February, 1961, at the 10 o'clock a.m. records of WASHOE COUNTY NEVADA  
Eugene C. Sprout COUNTY RECORDER  
 Feb 13 1961 by John G. Smith DEPUTY

REVISIONS		
NO.	DESCRIPTION	DATE

OFFICIAL PLAT  
**PLEASANT VALLEY RANCHOS**  
 UNIT No. 2  
 PORTION SEC 7 T17N R20E M. 20 B. 1  
 WASHOE COUNTY NEVADA

SPROUT ENGINEERS, INC.  
 1715 "N" STREET  
 SPARKS, NEVADA

JOB 4184-D-80  
 DR. BY AP  
 CE. BY  
 DATE: JAN. 27, 1961  
 SHEET NO. 1  
 OF 1 SHEET

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  
Katie 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.

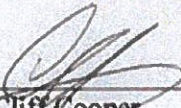
The easterly 15 feet of Lot 9A of Record of Survey Map No. 5174, recorded in the Official Records of Washoe County, Nevada on June 30, 2009 as File No. 3776625 and referred to on said Record of Survey Map as a "15' Bridle Path & Utility Easement Per TM 688";

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.

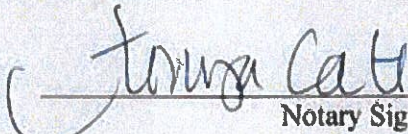
NEVADA BELL TELEPHONE COMPANY  
d/b/a AT&T NEVADA

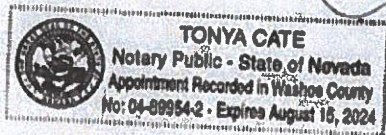
BY   
Cliff Cooper  
Manager-OSP Planning Nevada

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:

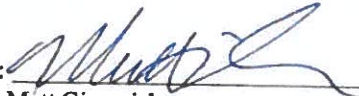
The easterly 15 feet of Lot 9A of Record of Survey Map No. 5174, recorded in the Official Records of Washoe County Nevada on June 30, 2009 as File No. 3776625 and referred to on said Record of Survey Map as a "15' Bridal Path and Utility Easement per TM 688".

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<sup>8</sup>, 2020 by Matt Gingerich as Manager,  
Land Resources of Sierra Pacific Power Company.

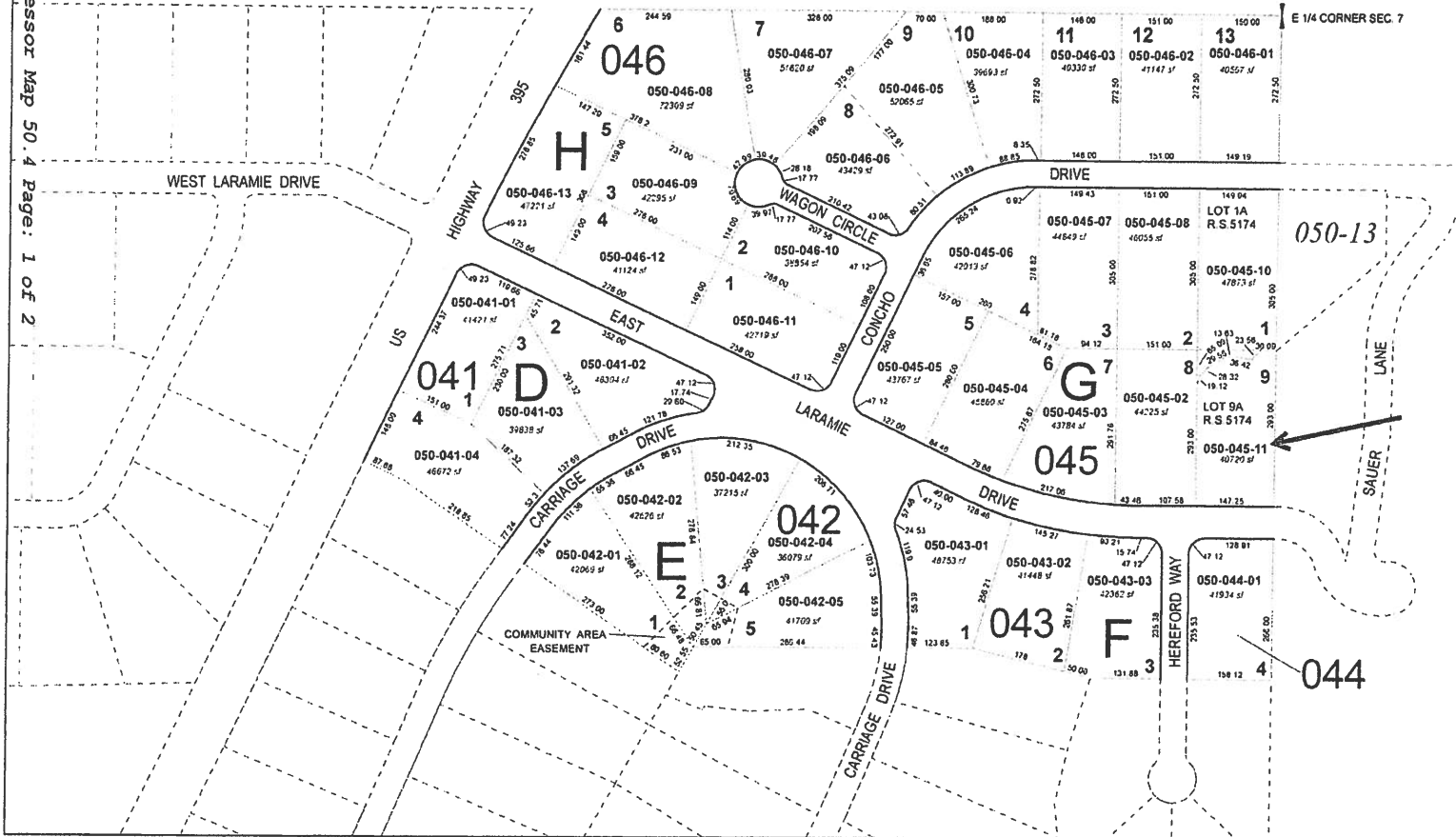
  
Notary Signature

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

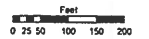


Assessor's Map Number

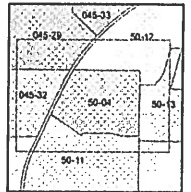
**050-04**

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.