



Planning Commission Staff Report

Meeting Date: June 7, 2022

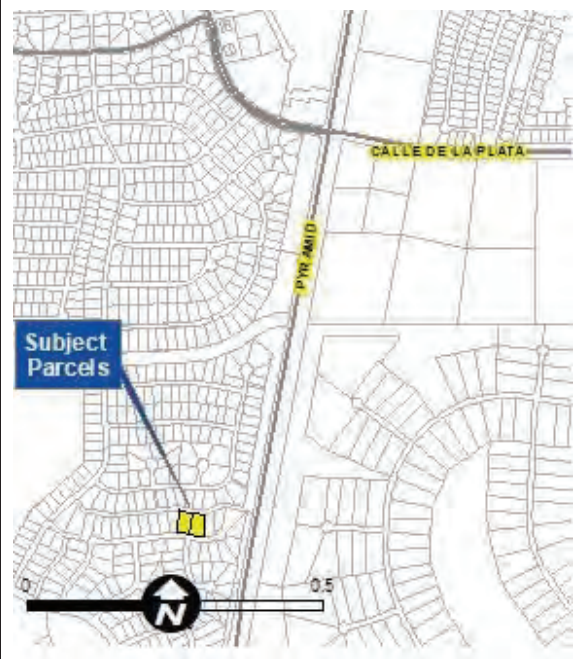
Agenda Item: 8C

ABANDONMENT CASE NUMBER:	WAB22-0008 (Eclipse Drive)
BRIEF SUMMARY OF REQUEST:	An abandonment of a 50 foot wide undeveloped roadway and drainage easement
STAFF PLANNER:	Julee Olander, Planner Phone Number: 775.328.3627 E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve the abandonment of Washoe County's interest in a 50 foot wide undeveloped roadway and drainage easement between 19 Eclipse Drive and 25 Eclipse Drive. If approved, the easement will be abandoned equally, with 25 feet to each of the abutting property owners.

Applicants/ Property Owners:	Steve & Amanda Duncan and Ed & Sherri Koepke
Location:	19 & 25 Eclipse Drive
APN:	089-401-15 & 16
Parcel Size:	Each parcel is 0.53 acres
Master Plan:	Suburban Residential (SR)
Regulatory Zone:	Medium Density Suburban (MDS)
Area Plan:	Spanish Springs
Development Code:	Authorized in Article 806, Vacations and Abandonments of Easements or Streets
Commission District:	4 – Commissioner Hartung



Vicinity Map

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 Abandonment Case Number WAB22-0008 for Steve & Amanda Duncan and Ed & Sherri Koepke, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

(Motion with Findings on Page 5)

Staff Report Contents

Abandonment Definition 3
Site Plan 4
Project Evaluation 4
Reviewing Agencies 5
Recommendation 6
Motion 6
Appeal Process 7

Exhibits Contents

Conditions of Approval Exhibit A
Agency Comments Exhibit B
Public Notice Exhibit C
Project Application Exhibit D

Abandonment Definition

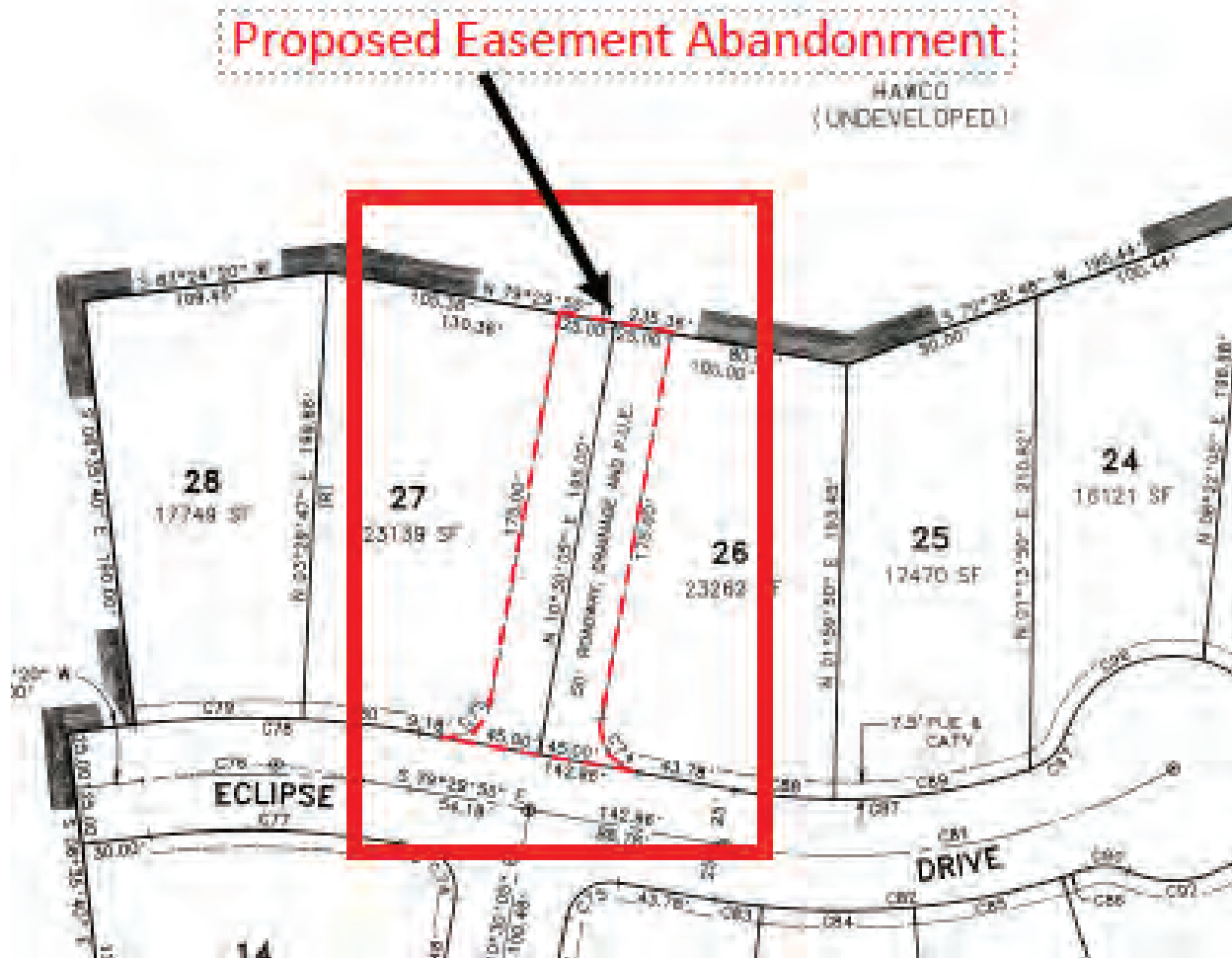
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation 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 applicants' 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 WAB22-0008 are 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 Medium Density Suburban (MDS).



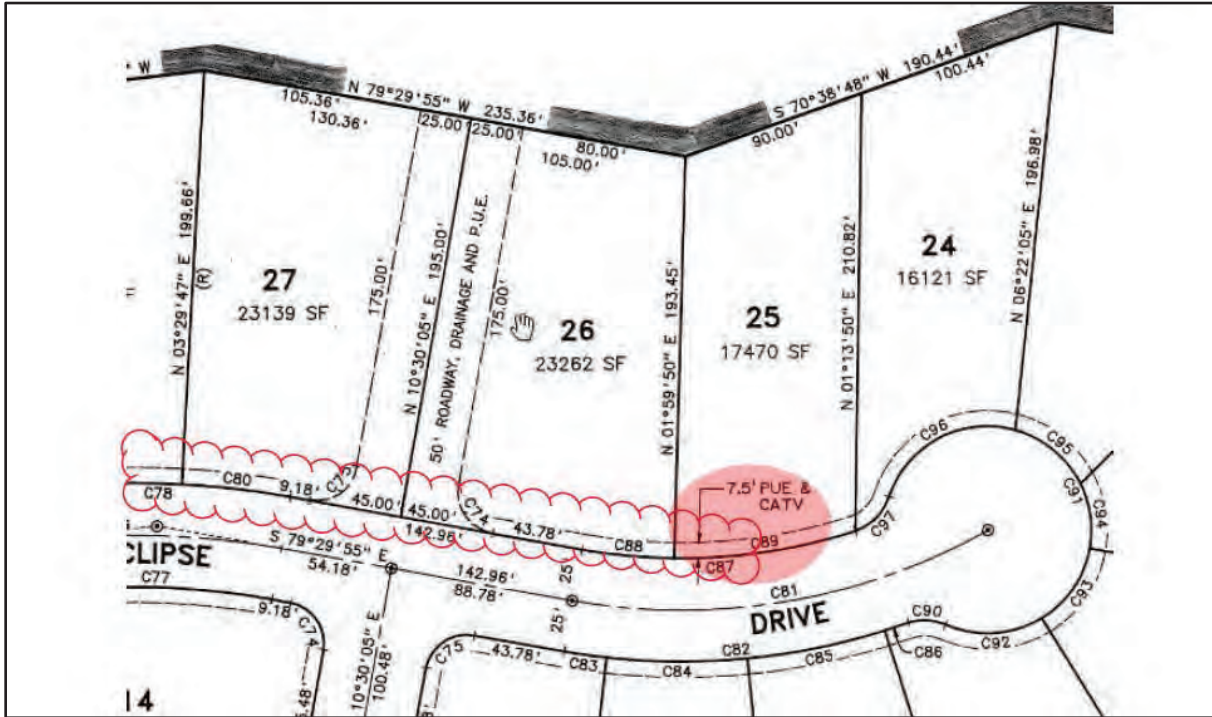
Site Plan

Project Evaluation

This application is requesting the abandonment of Washoe County’s interest in a 50 foot wide (9,922 SF) roadway and drainage easement located between 19 and 25 Eclipse Drive (APN: 089-401-15 & 16). The applicants are requesting that the 50 foot wide easement be divided equally between the two parcels adjacent to the easement, with each parcel receiving 25 feet each of the easement. This area was created per Tract Map 2797-Pyramid Ranch Estates-Unit 5A, recorded as Document No. 1503933 and was dedicated by an Irrevocable Offer of Dedication document, recorded on June 24, 1992 as Document No. 1582201 with the Washoe County Recorder (see Exhibit D, pages 12 & 13). The easement was created to provide drainage for the area and the roadway was to connect with properties to the north. However, the roadway and drainage easement have never been developed.

Eagle Canyon subdivision is now being constructed to the area to the north, adjacent to the two properties. The development has removed the need for the easement. A common area drainage ditch, just north of the two properties, has been constructed to address drainage issues and the development has eliminated the need for a northern roadway connection. The application has been reviewed by other departments and agencies and none recommended denial.

AT&T has indicated that they have facilities that cross over the northern edge of the entrance of Eclipse Drive, where the proposed subject 50 foot wide roadway and drainage easement between 19 and 25 Eclipse Drive is located. (See the map on page 5). A condition has been included in the conditions of approval that a 7.5 ft public utility easement (PUE), as shown on the Tract Map 2797-B, will need to be preserved.



AT & T Facilities Map

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Robert Wimer, rwimer@washoecounty.gov
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brittany Lemon blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Schaffer, shafferjam51@gmail.com
Charter Communications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Water Authority	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
AT&T	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Bryson Gordon, bg1853@att.com
NV Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

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.

- (a) **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Spanish Springs Area Plan.

Staff Comments: The proposed abandonment does not conflict with any policies, action programs, standards or maps of either the Master Plan or the Spanish Springs Area Plan, as staff has not found any applicable policies, action programs, standards or maps related to this abandonment request. There are no specific policies, action programs, standards or maps that address abandonment of easements.

- (b) **No Detriment.** The abandonment or vacation does not result in a material injury to the public.

Staff Comments: The proposed abandonment concerns an undeveloped roadway and drainage easement. Abandonment of Washoe County's interest in this roadway and drainage easement will not result in a material injury to the public, as it will not prevent access to any parcel. The development to the north (Eagle Canyon) has eliminated the need for the roadway and drainage easement, as explained in the staff report. If approved, the area to be abandoned will be divided equally between the adjacent parcels.

- (c) **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 area will not deprive any other properties of access to utilities easements. The relevant public utility companies have been noticed and the conditions of approval specify that the applicants must relocate or provide easements for utilities, as needed, to continue to provide service. In the conditions of approval, there is also a condition addressing AT & T's easement which requires retention of a 7.5 foot wide public utility easement along the northern edge of Eclipse Drive.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB22-0008 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 Abandonment Case Number WAB22-0008 for Steve & Amanda Duncan and Ed & Sherri Koepke, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20:

- (a) **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Spanish Springs Area Plan; and
- (b) **No Detriment.** The abandonment or vacation does not result in a material injury to the public; and

- (c) 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 applicants, 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 applicants.

Applicants /Property Owners: Steve & Amanda Duncan, E-mail: aduncan@tmwa.com
Ed & Sherri Koepke, E-mail: elkoepke@sbcglobal.net



Conditions of Approval

Abandonment Case Number WAB22-0008

The project approved under Abandonment Case Number WAB22-0008 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on June 7, 2022. 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.

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 – Julee Olander, 775.328.3627, jolander@washoecounty.gov

- 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. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall submit to the County Engineer for review and approval a description prepared by a registered professional of the offer of dedication to be abandoned and replacement private access.
- d. 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.
- e. 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 – Robert Wimer, P.E., Licensed Engineer 775.328.2059,
rwimer@washoecounty.gov**

- a. 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.
- b. This Abandonment approval is for the elimination of public right-of-way and drainage easements.
- c. The applicant shall comply with the above 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 approval of abandonment will be null and void.

AT & T

3. The following conditions are requirements of AT&T, which shall be responsible for determining compliance with these conditions.

**Contact Name – Bryson Gordon, MGR OSP PLNG & ENGRG DESIGN, AT&T NEVADA
ROW Office, 775.343.6655, bg1853@att.com**

- a. AT&T has facilities that cross over the northern edge of Eclipse Dr. at entrance of proposed abandonment of the 50 foot wide roadway and drainage easement between 19 Eclipse Drive and 25 Eclipse Drive. A 7.5 ft easement needs to keep in place as shown on Tract Map 2797-B.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: April 29, 2022

To: Julee Olander, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Eclipse Drive Abandonment
WAB22-0008
APN: 089-401-15 & 16

Washoe County Engineering Division staff has reviewed the referenced abandonment and recommends approval subject to the following conditions of approval. The Washoe County Engineer shall determine compliance with the following conditions of approval.

1. 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.
2. This Abandonment approval is for the elimination of public right-of-way and drainage easements.
3. The applicant shall comply with the above 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 approval of abandonment will be null and void.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WAB22-0008 (Eclipse Dr Abandonment) Conditions of Approval
Date: Monday, April 25, 2022 7:38:07 AM
Attachments: [image001.png](#)

Good Morning Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

From: [GORDON, BRYSON](#)
To: [Olander, Julee](#)
Cc: [COOPER, CLIFFORD E](#)
Subject: Abandonment Case Number WAB22-0008 (Eclipse Dr Abandonment)
Date: Monday, April 18, 2022 1:55:45 PM
Attachments: [PUE- Pages 11-27 and 35 - WAB22-0008_app.pdf](#)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Julee,

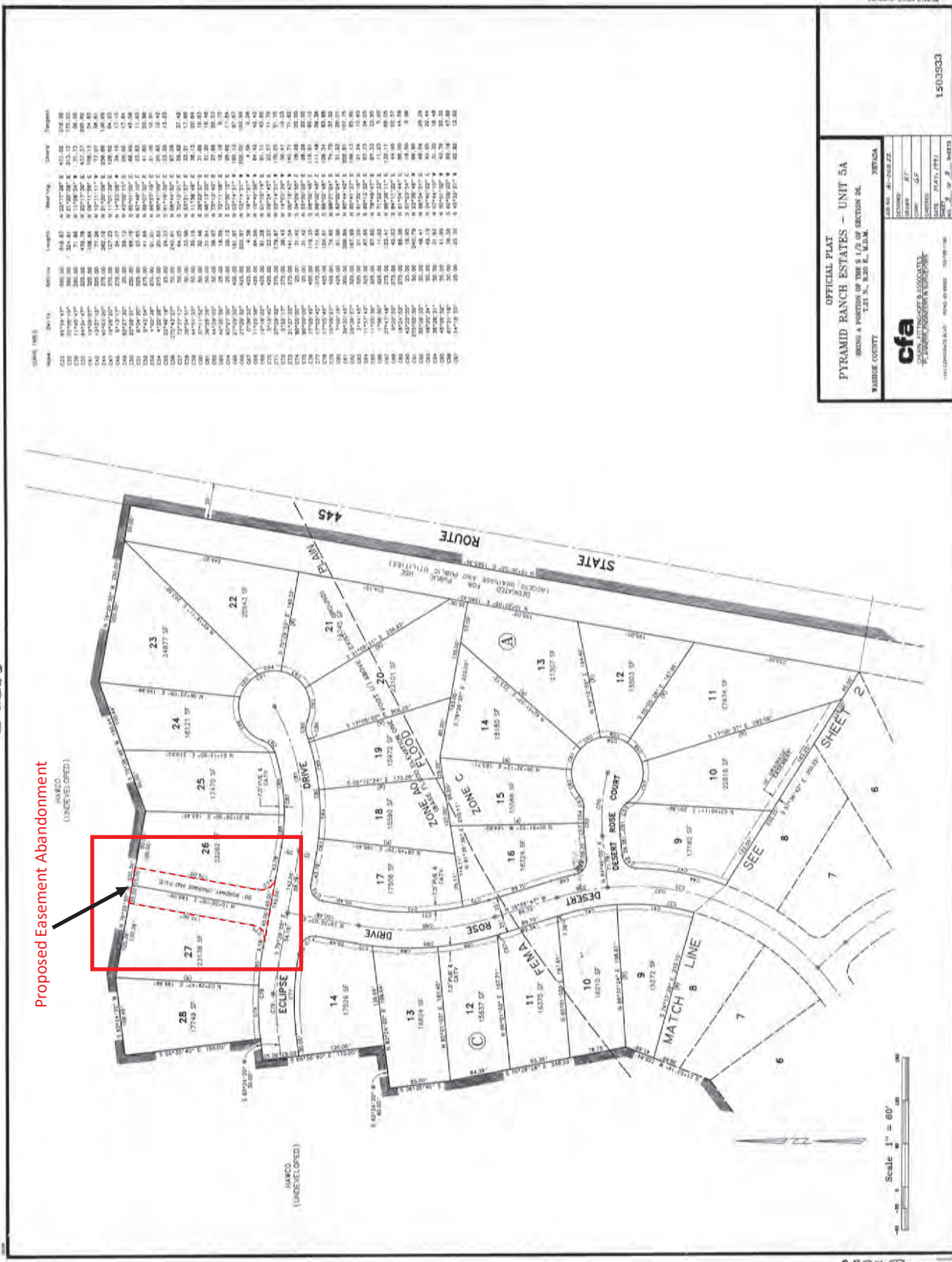
AT&T does have facilities that cross over the Northern edge of Eclipse Dr. at entrance of proposed abandonment for of 50 foot wide roadway and drainage easement between 19 Eclipse Drive and 25 Eclipse Drive. AT&T needs to keep in place the 7.5 ft easement displayed on the Tract Map 2797-b and displayed on attached documents.

Thank you,

Bryson Gordon
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA
ROW Office: 775-683-5223
Cell: 775-343-6655
E-mail: bg1853@att.com

2797-B

Proposed Easement Abandonment



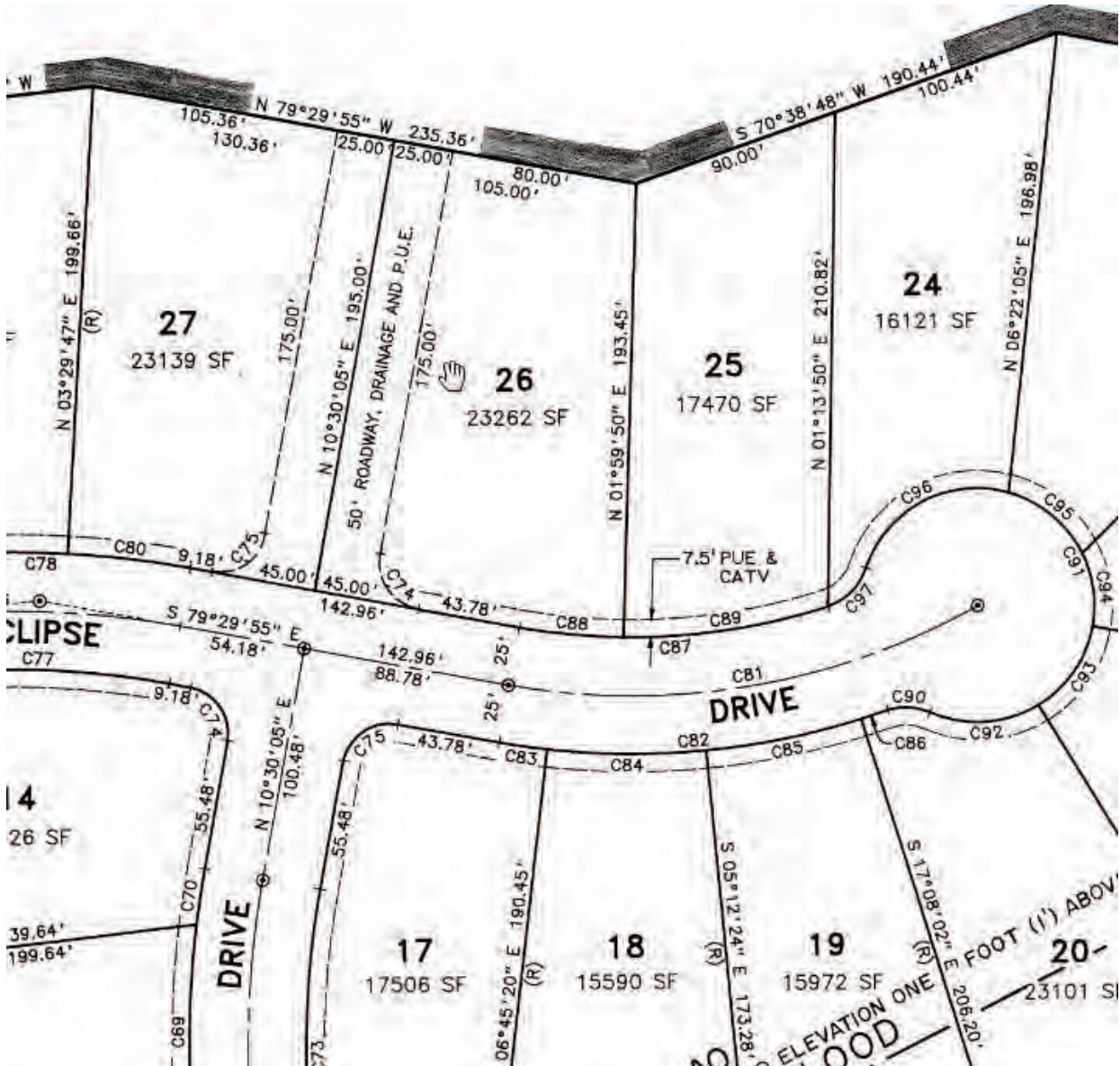
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2	100.00	100.00	N 90° 00' 00" E	0.00	141.42
3	200.00	100.00	N 00° 00' 00" E	0.00	182.84
4	300.00	100.00	N 90° 00' 00" E	0.00	224.26
5	400.00	100.00	N 00° 00' 00" E	0.00	265.68
6	500.00	100.00	N 90° 00' 00" E	0.00	307.10
7	600.00	100.00	N 00° 00' 00" E	0.00	348.52
8	700.00	100.00	N 90° 00' 00" E	0.00	389.94
9	800.00	100.00	N 00° 00' 00" E	0.00	431.36
10	900.00	100.00	N 90° 00' 00" E	0.00	472.78
11	1000.00	100.00	N 00° 00' 00" E	0.00	514.20
12	1100.00	100.00	N 90° 00' 00" E	0.00	555.62
13	1200.00	100.00	N 00° 00' 00" E	0.00	597.04
14	1300.00	100.00	N 90° 00' 00" E	0.00	638.46
15	1400.00	100.00	N 00° 00' 00" E	0.00	679.88
16	1500.00	100.00	N 90° 00' 00" E	0.00	721.30
17	1600.00	100.00	N 00° 00' 00" E	0.00	762.72
18	1700.00	100.00	N 90° 00' 00" E	0.00	804.14
19	1800.00	100.00	N 00° 00' 00" E	0.00	845.56
20	1900.00	100.00	N 90° 00' 00" E	0.00	886.98
21	2000.00	100.00	N 00° 00' 00" E	0.00	928.40
22	2100.00	100.00	N 90° 00' 00" E	0.00	969.82
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24	2300.00	100.00	N 90° 00' 00" E	0.00	1052.66
25	2400.00	100.00	N 00° 00' 00" E	0.00	1094.08
26	2500.00	100.00	N 90° 00' 00" E	0.00	1135.50
27	2600.00	100.00	N 00° 00' 00" E	0.00	1176.92
28	2700.00	100.00	N 90° 00' 00" E	0.00	1218.34
29	2800.00	100.00	N 00° 00' 00" E	0.00	1259.76
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63	6200.00	100.00	N 00° 00' 00" E	0.00	2668.04
64	6300.00	100.00	N 90° 00' 00" E	0.00	2709.46
65	6400.00	100.00	N 00° 00' 00" E	0.00	2750.88
66	6500.00	100.00	N 90° 00' 00" E	0.00	2792.30
67	6600.00	100.00	N 00° 00' 00" E	0.00	2833.72
68	6700.00	100.00	N 90° 00' 00" E	0.00	2875.14
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70	6900.00	100.00	N 90° 00' 00" E	0.00	2957.98
71	7000.00	100.00	N 00° 00' 00" E	0.00	2999.40
72	7100.00	100.00	N 90° 00' 00" E	0.00	3040.82
73	7200.00	100.00	N 00° 00' 00" E	0.00	3082.24
74	7300.00	100.00	N 90° 00' 00" E	0.00	3123.66
75	7400.00	100.00	N 00° 00' 00" E	0.00	3165.08
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80	7900.00	100.00	N 90° 00' 00" E	0.00	3372.18
81	8000.00	100.00	N 00° 00' 00" E	0.00	3413.60
82	8100.00	100.00	N 90° 00' 00" E	0.00	3455.02
83	8200.00	100.00	N 00° 00' 00" E	0.00	3496.44
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86	8500.00	100.00	N 90° 00' 00" E	0.00	3620.70
87	8600.00	100.00	N 00° 00' 00" E	0.00	3662.12
88	8700.00	100.00	N 90° 00' 00" E	0.00	3703.54
89	8800.00	100.00	N 00° 00' 00" E	0.00	3744.96
90	8900.00	100.00	N 90° 00' 00" E	0.00	3786.38
91	9000.00	100.00	N 00° 00' 00" E	0.00	3827.80
92	9100.00	100.00	N 90° 00' 00" E	0.00	3869.22
93	9200.00	100.00	N 00° 00' 00" E	0.00	3910.64
94	9300.00	100.00	N 90° 00' 00" E	0.00	3952.06
95	9400.00	100.00	N 00° 00' 00" E	0.00	3993.48
96	9500.00	100.00	N 90° 00' 00" E	0.00	4034.90
97	9600.00	100.00	N 00° 00' 00" E	0.00	4076.32
98	9700.00	100.00	N 90° 00' 00" E	0.00	4117.74
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100	9900.00	100.00	N 90° 00' 00" E	0.00	4200.58

2797-B

EXHIBIT D

From: [West, Walt](#)
To: [Duncan, Amanda](#)
Cc: [Handrock, Wayne](#); [Heeran, Jennifer](#); [Smith, Dwayne E.](#)
Subject: FW: Question Easement at 19 Eclipse Drive (089-401-15)
Date: Wednesday, March 2, 2022 3:15:17 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[Eclipse Abandonment.png](#)
[5274795-ECR4B.pdf](#)
[t5471b.tif](#)

I believe the County would support the abandonment of the easement but I'm also confident that engineering will want to eliminate the entire 50' roadway and drainage, not leave behind a 25' sliver. In keeping with our policy and practice to clean up unused access easements, I'm confident that the County Engineer would support this effort, but nevertheless, I'm cc'ing him here to offer any comment.



Walter West, P.E.

**ROADWAY & DRAINAGE
EASEMENT ABANDONMENT**

PORTION OF THE SOUTH ONE-HALF OF SECTION 26
TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.M.
WASHOE COUNTY NEVADA

COMMON AREA A
TM 5471

S 79°29'55" E 235.36'
25.00'

2.5' PUE 80.00'

EXISTING ROADWAY & DRAINAGE
EASEMENT TO BE ABANDONED
±4961 SQ FT

APN: 089-401-14
ADDRESS: 17 ECLIPSE DRIVE
STEVE & AMANDA DUNCAN

APN: 089-401-15
ADDRESS: 19 ECLIPSE DRIVE
AREA: 0.534 AC
STEVE & AMANDA DUNCAN

APN: 089-401-16
ADDRESS: 25 ECLIPSE DRIVE
AREA: 0.534 AC
ED & SHERRI KOEPKE

S 10°30'05" W 195.00'

S 10°30'05" W 175.00'

S 159°50" W 193.45'

R=20.00', L=31.42'

∠=90°00'00"

7.5' PUE

43.78'

45.00'

S 79°30'05" E 142.97'

ECLIPSE DRIVE
PER T.M. 3015

R=275.00', L=45.02'
∠=9°22'49"



1" = 40'

EXHIBIT A-1



WWW.ODYSSEY-CIVIL-ENGINEERING.COM

**Odyssey ENGINEERING
INCORPORATED**



Washoe-Storey Conservation District

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

1365 Caropata Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadacconservation.com

April 28, 2022

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WAB22-0008 Eclipse Dr

Dear Julee,

In reviewing the abandonment for a 50-foot-wide roadway and drainage easement, the Conservation District has no comments.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Jim Shaffer



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th St.
Reno, NV 89512
Phone: (775) 328-3600
Fax: (775) 328-3699

April 27, 2022

TO: Julee Olander, Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Abandonment Case Number WAB22-0007 (Clasen Quality Chocolate Abandonment)

Project description:

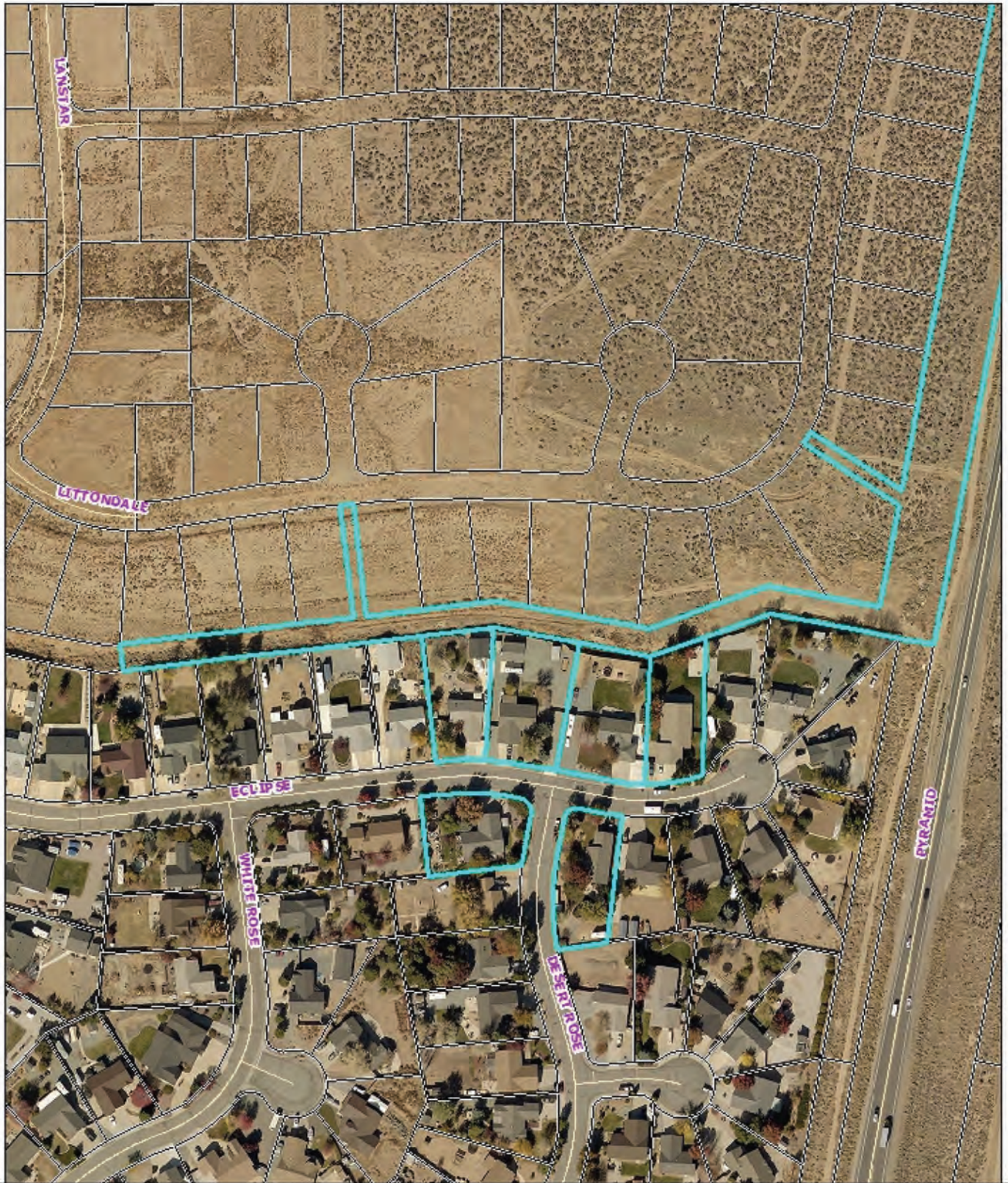
The applicant is proposing to approve an abandonment for of 50 foot wide roadway and drainage easement between 19 Eclipse Drive and 25 Eclipse Drive.

Location: 19 & 25 Eclipse Drive. APNs: 089-401-15 & 16.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

Comment: Approval of abandonment, no conditions.





WAB22-0009 Eclipse Drive

Noticing abutting parcels



Community Services
Department



Source: Planning and Building Division

Date: 12/20/22

1801 E Ninth St
Reno, Nevada 89512 (775) 328-3600

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: Eclipse Drive-Roadway & Drainage Dedication Abandonment			
Project Description: Abandonment of 50' wide Roadway and Drainage Easement Dedication within westerly 25 feet of 19 Eclipse and the easterly 25 feet of 25 Eclipse Drive. (Abandonment of Utility Easement will be by separate document with the Utility Companies)			
Project Address: 19 & 25 Eclipse Drive			
Project Area (acres or square feet): 9,922 Square Feet			
Project Location (with point of reference to major cross streets AND area locator): Roadway & Drainage Easement at 19 Eclipse & 25 Eclipse Drive at the Terminus of Desert Rose Dr. at Eclipse Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
089-401-15	0.53 ac		
089-401-16	0.53 ac		
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: Steve & Amanda Duncan / Ed & Sherri Koepke		Name:	
Address: 19 Eclipse Drive / 25 Eclipse Drive		Address:	
Sparks, NV	Zip: 89441		Zip:
Phone: 775-815-7195	Fax:	Phone:	Fax:
Email: aduncan@tmwa.com		Email:	
Cell: 775-745-4899	Other:	Cell:	Other:
Contact Person: Amanda or Steve Duncan		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Steve & Amanda Duncan / Ed & Sherri Koepke		Name: Edward & Sherri Koepke	
Address: 19 Eclipse Drive / 25 Eclipse Drive		Address: 25 Eclipse Drive	
Sparks, Nevada	Zip: 89441	Sparks, NV	Zip: 89441
Phone: 775-815-7195	Fax:	Phone: 775-843-4478	Fax:
Email: aduncan@tmwa.com		Email: elkoepke@sbcglobal.net	
Cell: 775-745-4899	Other:	Cell:	Other:
Contact Person: Amanda Duncan		Contact Person: Ed or Sherri Koepke	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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

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

See Attached-Part 5

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

See Attached-Part 5

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

See Attached-Part 5

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

See Attached-Part 5

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?

See Attached-Part 5

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 - CC&R's are not active.-See Part 5	* No
---	------

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.

**Abandonment Application-Supplemental Information
Project Information for Eclipse Drive Roadway
& Drainage Abandonment**

Applicant Information:

Steve & Amanda Duncan
19 Eclipse Drive
Sparks, NV 89441
APN: 089-401-15

Edward & Sherri Koepke
25 Eclipse Drive
Sparks, NV 89441
APN: 089-401-16

Abandonment Application Supplemental Information:

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

This application is requesting the abandonment of the 50' wide roadway and drainage easement granted to Washoe County within the westerly 25 feet of 19 Eclipse Drive (APN: 089-401-15) and the easterly 25 feet of 25 Eclipse Drive. This area was created per Tract Map 2797-Pyramid Ranch Estates-Unit 5A, recorded as Document No. 1503933 and was dedicated by that Irrevocable Offer of Dedication document recorded as Document No. 1582201, on June 24th, 1992 in the office of the county recorder of Washoe County. Both documents are attached as Exhibits "A1" & "A2".

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

The roadway and drainage easement was created on Lots 26 and 27 of Subdivision Tract Map 2797-Pyramid Ranch Estates-Unit 5A, recorded as Document No. 1503933. This map is still the current map of record for these parcels. The easement was dedicated to Washoe County by that Irrevocable Offer of Dedication document recorded as Document No. 1582201, on June 24th, 1992 in the office of the county recorder of Washoe County. Both documents are attached as Exhibits "A1" & "A2".

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

The easement area has been fenced for many years now to deter graffiti artists, dumping and other malicious behaviors that was occurring through the two properties. The use for the vacated areas would revert to and continue to be utilized by the private property owners as private access for the property owners.

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

No replacement easements are needed as the Lennar property to the north has recorded Subdivision Map 5471 Eagle Canyon IV, Unit 4B (Document No. 5274795) which has established a common area drainage ditch, which is 4 -6 feet

deep and heavily rip-rapped, directly behind the Applicant properties. This common area and drainage ditch has effectively eliminated the access connection at this location between the two subdivisions. This map is attached as Exhibit “B”

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?

Access has been fenced in for many years for the reasons stated above. Due to the new common area behind the properties, no damage or discrimination has resulted or will result to other properties in the vicinity. The only use for these areas has been private for many years.

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

There were CC&R’s recorded in 1991 per Document 1504439 when the properties were being built/developed. Per Section 35 of the same document, “At such time that declarant no longer owns any lot in the subdivision, then the rights and obligations of declarant created hereby shall be terminated.” These CC&R’s, while still an encumbrance on the properties, have not been utilized or policed for many years now. This document is attached as Exhibit “C”.

Supplemental Attachments

Attachment Exhibit	Document	Document No.
A1	Subdivision Tract Map 2797- Pyramid Ranch Estates-Unit 5A	1503933
A2	Irrevocable Offer of Dedication	1582201
B	Subdivision Tract Map 5471 - Eagle Canyon IV, Unit 4B	5274795
C	Pyramid Ranch Estates Unit 5A Declaration of Covenants, Conditions and Restrictions	1504439
D	Emails from Washoe County stating that this Easement can be abandoned	

2797

PYRAMID RANCH ESTATES - UNIT 5A

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JAMES C. HONG, ASSOCIATION IS THE ASSOCIATION OF THE PYRAMID RANCH ESTATES UNIT 5A, AND THAT THE SAME IS EXERCISED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 115, AND THE GOVERNING INSTRUMENTS, THE DECLARATION AND THE Covenants, Conditions, Restrictions, and other instruments, the provisions as shown on this plat are hereby acknowledged and set apart to be used as PUBLIC THROUGHWAYS FOREVER, THE WATER RIGHTS ARE TO BE USED IN ACCORDANCE WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.

James C. Hong
JAMES C. HONG, SR., PRESIDENT
HONG FONG, A NEVADA CORPORATION

NOTARY PUBLIC

STATE OF NEVADA
COUNTY OF WASHOE
ON THIS 17th DAY OF JULY, 2011, I, PERSONALLY APPEARED TO *James C. Hong*, known to me to be the person whose name is subscribed to the foregoing instrument, he acknowledged to me that he executed the foregoing instrument, in witness whereof, I hereunto set my hand and affix my official seal the date and year first above written.

David Wilson
NOTARY PUBLIC
CHINA TELLER
Notary Public - State of Nevada
My Commission Expires 08/31/12

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THE DEED, GRANTS AND THE INSTRUMENTS REFERRED TO IN THIS CERTIFICATE ARE CORRECTLY RECORDED FOR ALL THE LANDS DESCRIBED HEREIN, AND THE LINES ARE TRUE FROM ANY LEVY OR ENCUMBRANCE AS OF July 17, 2011.

FERNANDO'S TITLE COMPANY OF NEVADA
Fernando's Title
DATE: 6-17-11

TAXATION CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT NO PROPERTY TAXES ON THE LAND ARE DELINQUENT.

George Fong
WASHOE COUNTY TREASURER
DATE: 6-17-11

SURVEYOR'S CERTIFICATE

1. GEORGE FONG, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:
- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY PROFESSION AS THE INSTRUMENT OF JAMES C. HONG, SR.
 - THE BOUNDS SURVEYED ARE WITHIN A PORTION OF THE S. 1/2 OF SECTION 28, T. 21 N., R. 20 E., W. 10 M., AND THE SURVEY WAS COMPLETED ON MAY 25, 1991.
 - THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
 - THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY THE MONUMENTS SHOWN AND THE MONUMENTS WILL BE SET IN ACCORDANCE WITH THE GOVERNING STATUTES TO ASSURE THEIR INSTALLATION.

GEORGE FONG
P.L.L.C. #4043



VICINITY MAP

COUNTY COMMISSIONERS' CERTIFICATE

A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED ON THE 11th DAY OF NOVEMBER, 1991. THIS TENTATIVE MAP IS APPROVED AND ACCEPTED THIS 17th DAY OF JULY, 2011, IN ACCORDANCE WITH THE PROVISIONS OF N.R.S. CHAPTER 278, AND THE ORDER OF DEDICATION OF THE STREETS AND WATER FACILITIES ARE REJECTED AT THIS TIME. THE BUT WILL REMAIN ON FILE IN ACCORDANCE WITH NRS 278.391.

CHAIRMAN: *John D. Bly*
ATTEST: *Joseph Klein*
COUNTY CLERK

WASHOE COUNTY PLANNING COMMISSION CERTIFICATE

A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON THE 11th DAY OF NOVEMBER, 1991. THIS TENTATIVE MAP IS APPROVED AND ACCEPTED THIS 17th DAY OF JULY, 2011, IN ACCORDANCE WITH THE PROVISIONS OF N.R.S. CHAPTER 278, AND THE ORDER OF DEDICATION OF THE STREETS AND WATER FACILITIES ARE REJECTED AT THIS TIME. THE BUT WILL REMAIN ON FILE IN ACCORDANCE WITH NRS 278.391.

Michael J. Taylor
DIRECTOR
DATE: 7-17-11

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS, AND THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY THE MONUMENTS SHOWN AND THE MONUMENTS WILL BE SET IN ACCORDANCE WITH THE GOVERNING STATUTES TO ASSURE THEIR INSTALLATION.

George Fong
DATE: 7-25-11

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES AND CANY COMPANIES.

Gregory P. ...
REGULATORY SERVICE COMPANY
DATE: 6-17-11

John ...
NEVADA BELL
DATE: 6-18-11

Michael ...
TEL CO. OF NEVADA
DATE: 6-17-11

HEALTH DISTRICT CERTIFICATE

THIS PLAT IS APPROVED BY THE ENVIRONMENTAL SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT. THE APPROVAL IS BASED ON THE COMPLIANCE WITH THE NEVADA NEVADO QUALITY AND WATER QUALITY FACILITIES IN ACCORDANCE WITH SUPPLY AND INDIVIDUAL WASTE DISPOSAL.

John ...
ENVIRONMENTAL SERVICES DIVISION OF THE
WASHOE COUNTY HEALTH DISTRICT
DATE: 7-17-11

PUBLIC WATER FACILITY CERTIFICATE

SEWER FACILITIES LOCATED IN THIS PLAT PUBLIC WATER FACILITIES AND SEWER FACILITIES TO BE LOCATED IN THIS PLAT ARE APPROVED BY THE WASHOE COUNTY CHIEF SANITARY ENGINEER.

John ...
WASHOE COUNTY CHIEF SANITARY ENGINEER
WASHOE COUNTY, NEVADA
DATE: 7-17-11

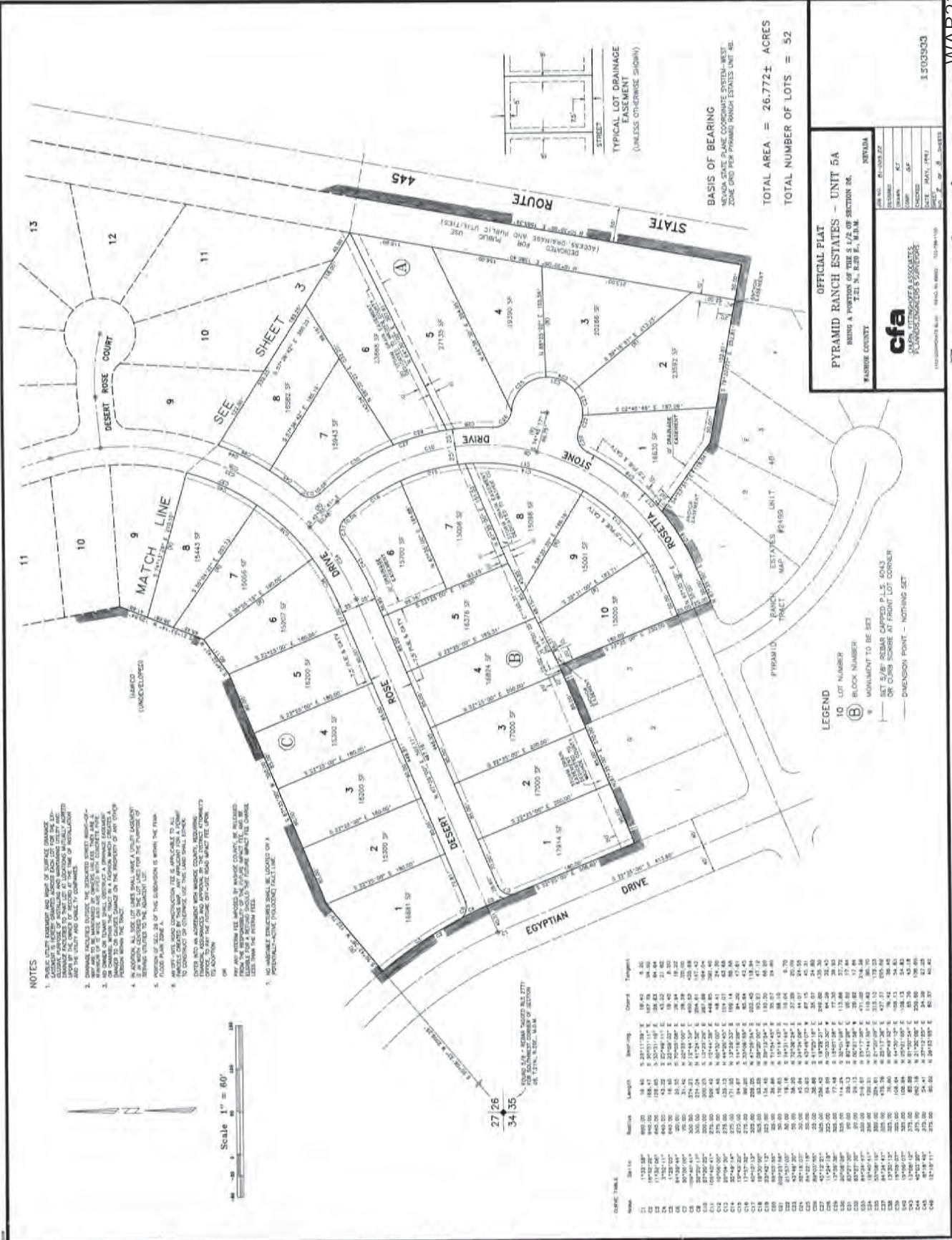
DIVISION OF WATER RESOURCES CERTIFICATE

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

John ...
DIVISION OF WATER RESOURCES
DATE: 7-17-11

COUNTY RECORDERS CERTIFICATE	
FILE NO. <u>20110717-2</u>	FILED IN BOOK # <u>RECORDS 9</u>
DATE OF RECORDING <u>7-17-11</u>	BY <u>John ...</u>
OFFICIAL RECORDS & REPRODUCED	
OFFICIAL PLAT	
PYRAMID RANCH ESTATES - UNIT 5A	
BEING A PORTION OF THE S. 1/2 OF SECTION 28, T. 21 N., R. 20 E., W. 10 M.	
WASHOE COUNTY	
DATE OF RECORDING <u>7-17-11</u>	BY <u>John ...</u>
FILED IN BOOK # <u>RECORDS 9</u>	BY <u>John ...</u>
OFFICIAL RECORDS & REPRODUCED	

2797-A



- NOTES**
- PUBLIC UTILITY CONDUITS AND BENCH OF SURFACE DRAINAGE (SEWER) IS LOCATED UNDER EACH LOT. THE UTILITY MANHOLE FACILITY TO BE LOCATED AT THE FRONT OF EACH LOT AND THE UTILITY AND CABLE TV COMPANIES.
 - OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND CABLE TV LINES. THE UTILITY MANHOLES SHALL BE LOCATED AT THE FRONT OF EACH LOT AND THE UTILITY AND CABLE TV COMPANIES.
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 - OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND CABLE TV LINES. THE UTILITY MANHOLES SHALL BE LOCATED AT THE FRONT OF EACH LOT AND THE UTILITY AND CABLE TV COMPANIES.

Block	Lot	Area	Perimeter	Area	Perimeter	Area	Perimeter
1	1	1684 SF	118.14	1684 SF	118.14	1684 SF	118.14
1	2	15300 SF	448.41	15300 SF	448.41	15300 SF	448.41
1	3	16200 SF	438.25	16200 SF	438.25	16200 SF	438.25
1	4	16200 SF	438.25	16200 SF	438.25	16200 SF	438.25
1	5	16200 SF	438.25	16200 SF	438.25	16200 SF	438.25
1	6	16200 SF	438.25	16200 SF	438.25	16200 SF	438.25
1	7	16200 SF	438.25	16200 SF	438.25	16200 SF	438.25
1	8	16200 SF	438.25	16200 SF	438.25	16200 SF	438.25
1	9	16200 SF	438.25	16200 SF	438.25	16200 SF	438.25
1	10	16200 SF	438.25	16200 SF	438.25	16200 SF	438.25

OFFICIAL PLAT
PYRAMID RANCH ESTATES - UNIT 5A
 BEING A PORTION OF THE S 1/2 OF SECTION 36,
 T.21. N., R.20. E., M.1.M.

MAHARRE COUNTY, NEVADA

cfa
 COUNTY ENGINEERS ASSOCIATION

DATE: MAY, 1991
 SHEETS: 13 OF 13

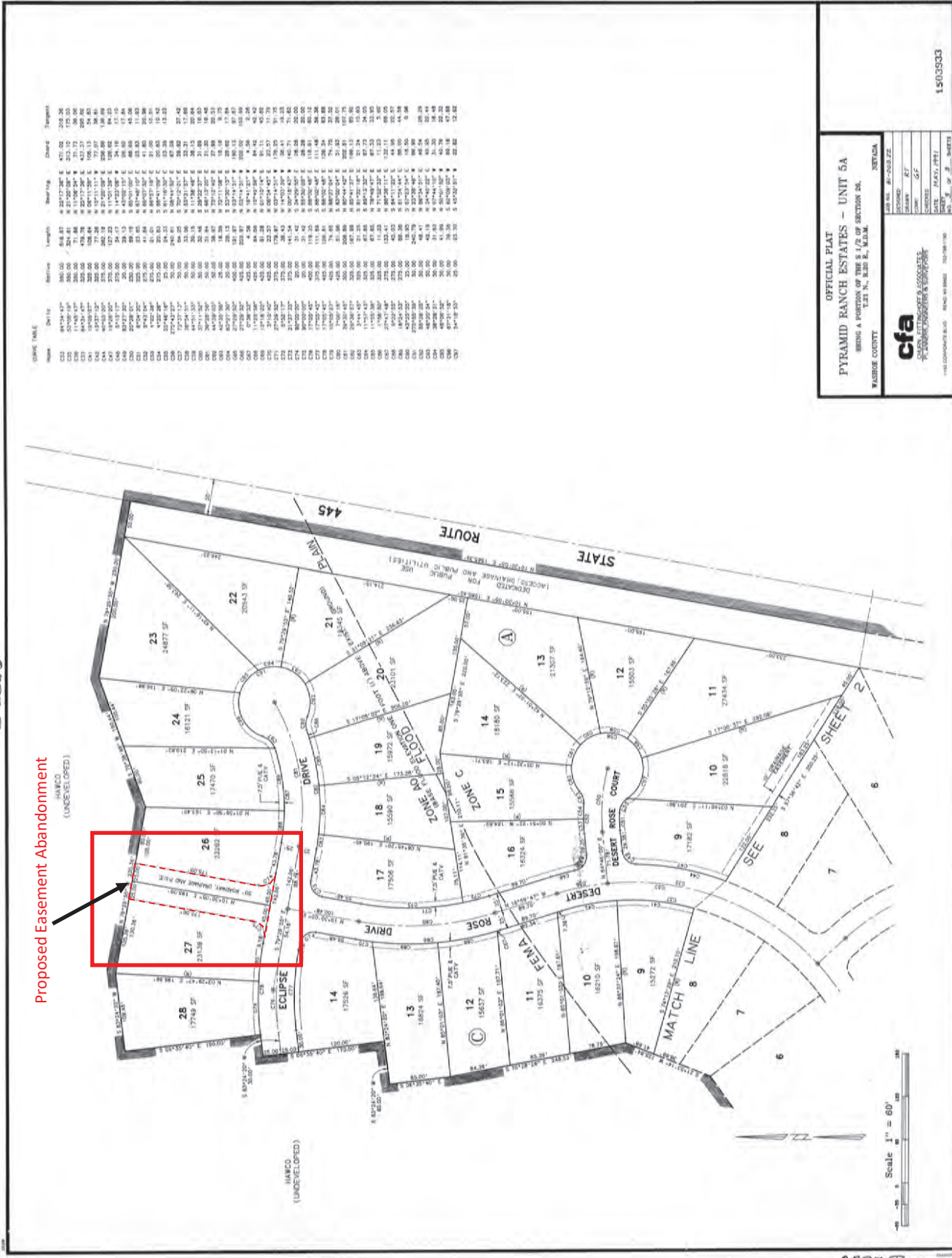
TOTAL AREA = 26.772± ACRES
 TOTAL NUMBER OF LOTS = 52

QUALITY CONTROL CHECKS SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THE PLAN

WAB22-0008
 EXHIBIT D
 Subdivision Tent Map 2797-A

2797-B

Proposed Easement Abandonment
(UNDEVELOPED)



Station	Dist. In	Ref. Dist.	Length	Bearing	Chang. T	Temp. (sq)
0+00	0.00	0.00	0.00	N 00°00'00" E	0.00	0.00
0+10	10.00	10.00	10.00	N 00°00'00" E	10.00	10.00
0+20	20.00	20.00	20.00	N 00°00'00" E	20.00	20.00
0+30	30.00	30.00	30.00	N 00°00'00" E	30.00	30.00
0+40	40.00	40.00	40.00	N 00°00'00" E	40.00	40.00
0+50	50.00	50.00	50.00	N 00°00'00" E	50.00	50.00
0+60	60.00	60.00	60.00	N 00°00'00" E	60.00	60.00
0+70	70.00	70.00	70.00	N 00°00'00" E	70.00	70.00
0+80	80.00	80.00	80.00	N 00°00'00" E	80.00	80.00
0+90	90.00	90.00	90.00	N 00°00'00" E	90.00	90.00
1+00	100.00	100.00	100.00	N 00°00'00" E	100.00	100.00
1+10	110.00	110.00	110.00	N 00°00'00" E	110.00	110.00
1+20	120.00	120.00	120.00	N 00°00'00" E	120.00	120.00
1+30	130.00	130.00	130.00	N 00°00'00" E	130.00	130.00
1+40	140.00	140.00	140.00	N 00°00'00" E	140.00	140.00
1+50	150.00	150.00	150.00	N 00°00'00" E	150.00	150.00
1+60	160.00	160.00	160.00	N 00°00'00" E	160.00	160.00
1+70	170.00	170.00	170.00	N 00°00'00" E	170.00	170.00
1+80	180.00	180.00	180.00	N 00°00'00" E	180.00	180.00
1+90	190.00	190.00	190.00	N 00°00'00" E	190.00	190.00
2+00	200.00	200.00	200.00	N 00°00'00" E	200.00	200.00
2+10	210.00	210.00	210.00	N 00°00'00" E	210.00	210.00
2+20	220.00	220.00	220.00	N 00°00'00" E	220.00	220.00
2+30	230.00	230.00	230.00	N 00°00'00" E	230.00	230.00
2+40	240.00	240.00	240.00	N 00°00'00" E	240.00	240.00
2+50	250.00	250.00	250.00	N 00°00'00" E	250.00	250.00
2+60	260.00	260.00	260.00	N 00°00'00" E	260.00	260.00
2+70	270.00	270.00	270.00	N 00°00'00" E	270.00	270.00
2+80	280.00	280.00	280.00	N 00°00'00" E	280.00	280.00
2+90	290.00	290.00	290.00	N 00°00'00" E	290.00	290.00
3+00	300.00	300.00	300.00	N 00°00'00" E	300.00	300.00
3+10	310.00	310.00	310.00	N 00°00'00" E	310.00	310.00
3+20	320.00	320.00	320.00	N 00°00'00" E	320.00	320.00
3+30	330.00	330.00	330.00	N 00°00'00" E	330.00	330.00
3+40	340.00	340.00	340.00	N 00°00'00" E	340.00	340.00
3+50	350.00	350.00	350.00	N 00°00'00" E	350.00	350.00
3+60	360.00	360.00	360.00	N 00°00'00" E	360.00	360.00
3+70	370.00	370.00	370.00	N 00°00'00" E	370.00	370.00
3+80	380.00	380.00	380.00	N 00°00'00" E	380.00	380.00
3+90	390.00	390.00	390.00	N 00°00'00" E	390.00	390.00
4+00	400.00	400.00	400.00	N 00°00'00" E	400.00	400.00
4+10	410.00	410.00	410.00	N 00°00'00" E	410.00	410.00
4+20	420.00	420.00	420.00	N 00°00'00" E	420.00	420.00
4+30	430.00	430.00	430.00	N 00°00'00" E	430.00	430.00
4+40	440.00	440.00	440.00	N 00°00'00" E	440.00	440.00
4+50	450.00	450.00	450.00	N 00°00'00" E	450.00	450.00
4+60	460.00	460.00	460.00	N 00°00'00" E	460.00	460.00
4+70	470.00	470.00	470.00	N 00°00'00" E	470.00	470.00
4+80	480.00	480.00	480.00	N 00°00'00" E	480.00	480.00
4+90	490.00	490.00	490.00	N 00°00'00" E	490.00	490.00
5+00	500.00	500.00	500.00	N 00°00'00" E	500.00	500.00
5+10	510.00	510.00	510.00	N 00°00'00" E	510.00	510.00
5+20	520.00	520.00	520.00	N 00°00'00" E	520.00	520.00
5+30	530.00	530.00	530.00	N 00°00'00" E	530.00	530.00
5+40	540.00	540.00	540.00	N 00°00'00" E	540.00	540.00
5+50	550.00	550.00	550.00	N 00°00'00" E	550.00	550.00
5+60	560.00	560.00	560.00	N 00°00'00" E	560.00	560.00
5+70	570.00	570.00	570.00	N 00°00'00" E	570.00	570.00
5+80	580.00	580.00	580.00	N 00°00'00" E	580.00	580.00
5+90	590.00	590.00	590.00	N 00°00'00" E	590.00	590.00
6+00	600.00	600.00	600.00	N 00°00'00" E	600.00	600.00
6+10	610.00	610.00	610.00	N 00°00'00" E	610.00	610.00
6+20	620.00	620.00	620.00	N 00°00'00" E	620.00	620.00
6+30	630.00	630.00	630.00	N 00°00'00" E	630.00	630.00
6+40	640.00	640.00	640.00	N 00°00'00" E	640.00	640.00
6+50	650.00	650.00	650.00	N 00°00'00" E	650.00	650.00
6+60	660.00	660.00	660.00	N 00°00'00" E	660.00	660.00
6+70	670.00	670.00	670.00	N 00°00'00" E	670.00	670.00
6+80	680.00	680.00	680.00	N 00°00'00" E	680.00	680.00
6+90	690.00	690.00	690.00	N 00°00'00" E	690.00	690.00
7+00	700.00	700.00	700.00	N 00°00'00" E	700.00	700.00
7+10	710.00	710.00	710.00	N 00°00'00" E	710.00	710.00
7+20	720.00	720.00	720.00	N 00°00'00" E	720.00	720.00
7+30	730.00	730.00	730.00	N 00°00'00" E	730.00	730.00
7+40	740.00	740.00	740.00	N 00°00'00" E	740.00	740.00
7+50	750.00	750.00	750.00	N 00°00'00" E	750.00	750.00
7+60	760.00	760.00	760.00	N 00°00'00" E	760.00	760.00
7+70	770.00	770.00	770.00	N 00°00'00" E	770.00	770.00
7+80	780.00	780.00	780.00	N 00°00'00" E	780.00	780.00
7+90	790.00	790.00	790.00	N 00°00'00" E	790.00	790.00
8+00	800.00	800.00	800.00	N 00°00'00" E	800.00	800.00
8+10	810.00	810.00	810.00	N 00°00'00" E	810.00	810.00
8+20	820.00	820.00	820.00	N 00°00'00" E	820.00	820.00
8+30	830.00	830.00	830.00	N 00°00'00" E	830.00	830.00
8+40	840.00	840.00	840.00	N 00°00'00" E	840.00	840.00
8+50	850.00	850.00	850.00	N 00°00'00" E	850.00	850.00
8+60	860.00	860.00	860.00	N 00°00'00" E	860.00	860.00
8+70	870.00	870.00	870.00	N 00°00'00" E	870.00	870.00
8+80	880.00	880.00	880.00	N 00°00'00" E	880.00	880.00
8+90	890.00	890.00	890.00	N 00°00'00" E	890.00	890.00
9+00	900.00	900.00	900.00	N 00°00'00" E	900.00	900.00
9+10	910.00	910.00	910.00	N 00°00'00" E	910.00	910.00
9+20	920.00	920.00	920.00	N 00°00'00" E	920.00	920.00
9+30	930.00	930.00	930.00	N 00°00'00" E	930.00	930.00
9+40	940.00	940.00	940.00	N 00°00'00" E	940.00	940.00
9+50	950.00	950.00	950.00	N 00°00'00" E	950.00	950.00
9+60	960.00	960.00	960.00	N 00°00'00" E	960.00	960.00
9+70	970.00	970.00	970.00	N 00°00'00" E	970.00	970.00
9+80	980.00	980.00	980.00	N 00°00'00" E	980.00	980.00
9+90	990.00	990.00	990.00	N 00°00'00" E	990.00	990.00
10+00	1000.00	1000.00	1000.00	N 00°00'00" E	1000.00	1000.00

OFFICIAL PLAT
 PYRAMID RANCH ESTATES - UNIT 5A
 BEING A PORTION OF TRACT 8 1/2 OF SECTION 24,
 T22N, R45E, S10E, NEBLA,
 WASHOE COUNTY

15003033

DATE: 08-03-2022
 DRAWN: KLT
 CHECK: GF
 SCALE: 1/4" = 100'
 SHEET: 2797-B

15003033

1582201

1 When Recorded, Return To:

2 Washoe County Public Works
3 P.O. Box 11130
4 Reno, NV 89520

5 IRREVOCABLE OFFER OF DEDICATION

6
7 THIS IRREVOCABLE OFFER OF DEDICATION, made this 19 day of
8 June, 1997, between HAWCO CORPORATION, a Nevada
9 corporation, hereinafter called "Offeror", and the COUNTY OF
10 WASHOE, a political subdivision of the State of Nevada,
11 hereinafter called "Offeree".

12 W I T N E S S E T H:

13 That the Offeror, does by these presents irrevocably dedicate
14 to the Offeree and to its assigns forever, all that certain
15 tract, piece or parcel of land situate in the County of Washoe,
16 State of Nevada, and more particularly described as follows:

17 See, Exhibit "A", attached hereto
18 and incorporated herein.

19 TOGETHER WITH, all and singular the tenements, hereditaments,
20 and appurtenances thereunto belonging or appertaining and the
21 reversion and reversions, remainder and remainders, rents,
22 issues and profits thereof.

23 TO HAVE AND TO HOLD, all and singular, the premises together
24 with the appurtenances, unto the said Offeree and to its
25 assigns, forever.

BK3508PG0784

BK3508PG0785

1 THIS IRREVOCABLE OFFER OF DEDICATION shall remain open
2 indefinitely, and the Offeree may by resolution at any later
3 date, and without any further action by the Offeror, accept this
4 dedication, which acceptance shall become effective when it is
5 recorded in the office of the Washoe County Recorder.

6 IN WITNESS WHEREOF, Offeror has caused these presents duly to
7 be executed the day and year first above written.

HAWCO CORPORATION, a
Nevada corporation

8
9
10 By *J. G. Haw*
11 JAMES G. HAW, SR.,
12 Secretary

13
14
15
16 STATE OF NEVADA)
17 COUNTY OF WASHOE) ss.

18 On this 19th day of June, 1992, personally
19 appeared before me a Notary Public, JAMES G. HAW, SR., Secretary
20 of HAWCO CORPORATION, a Nevada corporation, personally known to
21 me to be the person whose name is subscribed to the above
22 instrument, who acknowledged to me that he executed the
23 instrument.

24
25 *Marlene Williams*
26 NOTARY PUBLIC



Project No. 81-003.22
June 12, 1992

LEGAL DESCRIPTION
ROAD DEDICATION

A portion of Lots 26 and 27 of Block A of Pyramid Ranch Estates, Unit 5A, as shown on the plat thereof, recorded August 26, 1991, as document number 1503933, Tract Map number 2797, Official Records of Washoe County, Nevada; situated within the South half of Section 26, T.21N., R.20E., M.D.M.; and more particularly described as follows:

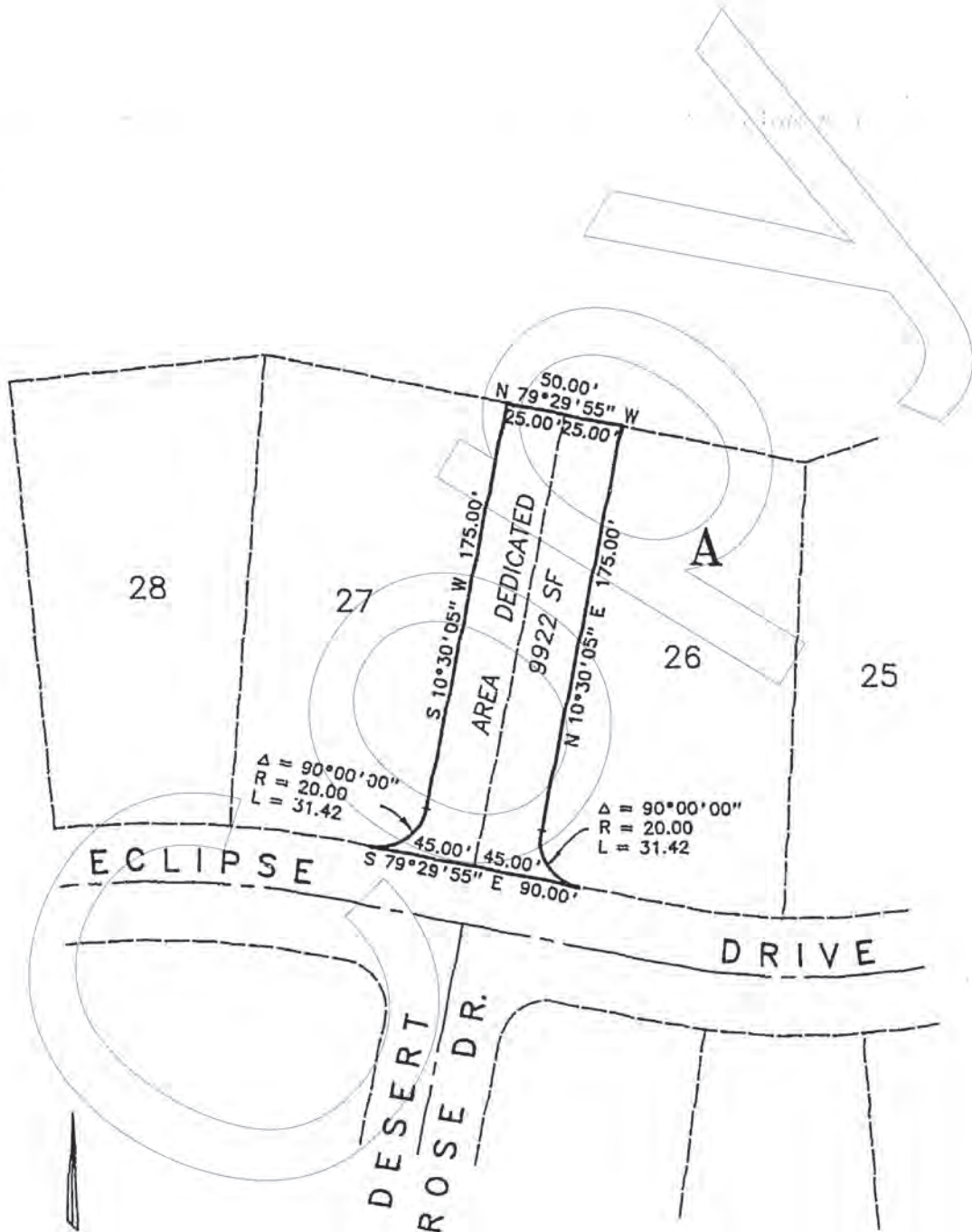
Beginning at the southwest corner of said Lot 26;
thence along the southerly line of said Lot 26, S 79°29'55" E, 45.00 feet to a point of cusp;
thence along the arc of a tangent 20.00 foot radius curve to the right from a tangent bearing N 79°29'55" W, through a central angle of 90°00'00", a distance of 31.42 feet;
thence N 10°30'05" E, 175.00 feet to a point on the northerly line of said Lot 26;
thence along the northerly line of Lots 26 and 27, N 79°29'55" W, 50.00 feet;
thence S 10°30'05" W, 175.00 feet;
thence along the arc of a tangent 20.00 foot radius curve to the right through a central angle of 90°00'00", a distance of 31.42 feet to a point on the southerly line of said Lot 27;
thence along said southerly line of Lot 27, S 79°29'55" E, 45.00 feet, to the point of beginning.

Containing 9922 square feet of land, more or less.

BK 3508 PG 0786



BK3508PG0787



PYRAMID RANCH ESTATES, UNIT 5A

OFFICIAL RECORDS
WASHOE CO., NEVADA
RECORD REQUESTED BY

Robert Sader
'92 JUN 24 P4:12



SCALE : 1" = 60'

JOE MELCHER
COUNTY RECORDER
FEE \$8.00 DEP CA

1/4/21

THE OFFICIAL PLAT OF
EAGLE CANYON IV - UNIT 4B
A COMMON INTEREST COMMUNITY

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LENAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND DESCRIBED IN THIS PLAT AND THAT THE SAME IS EXERCISED IN COMPLIANCE WITH AND SUBJECT TO THE RECORDATION OF THIS PLAT AND THAT THE SAME IS EXERCISED IN COMPLIANCE WITH AND SUBJECT TO THE RECORDATION OF THIS PLAT AND THAT THE SAME IS EXERCISED IN COMPLIANCE WITH AND SUBJECT TO THE RECORDATION OF THIS PLAT...

LENAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY
BY: JUSTIN BARNER, VICE PRESIDENT
DATE: 11/18/21

NOTARY CERTIFICATE:

STATE OF NEVADA
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18th DAY OF November, 2021, BY JUSTIN BARNER, AS VICE PRESIDENT OF LENAR, RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY...

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED BY TITLE LENAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY, AND THAT THE SAME IS EXERCISED IN COMPLIANCE WITH AND SUBJECT TO THE RECORDATION OF THIS PLAT AND THAT THE SAME IS EXERCISED IN COMPLIANCE WITH AND SUBJECT TO THE RECORDATION OF THIS PLAT...

TAX CERTIFICATE:

THE STATE OF NEVADA HAS BEEN ADVISED BY THE COUNTY CLERK OF WASHOE COUNTY THAT THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF TAXES HAS BEEN PAID FOR THE CONSIDERED TO THE PROPERTY...

WATER AND SEWER RESOURCE REQUIREMENTS:

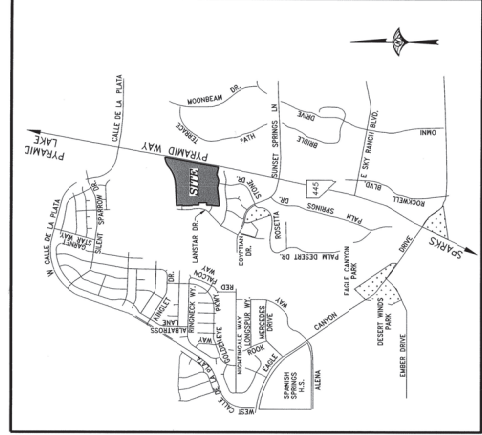
THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 1 (DEVELOPMENT CODE).

DIVISION OF WATER RESOURCES CERTIFICATE:

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF WATER RESOURCES CONSIDERING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SERVICE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON FINDING FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.



VICINITY MAP
NOT TO SCALE

COMMUNITY SERVICES CERTIFICATE:

THE TENTATIVE MAP FOR TMO-008 FOR EAGLE CANYON IV-SPANISH SPRINGS ASSOCIATES WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON THE 5TH DAY OF JUNE, 2001. THIS FINAL MAP, EAGLE CANYON IV-UNIT 4B, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODES INCORPORATED HEREIN BY THIS RESOLUTION, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE PROVISIONS OF THIS APPROVAL SHALL BE NULL AND VOID, UPON APPROVAL BY WASHOE COUNTY OF THOSE...

COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT CONCERNING OF THREE SHEETS, AND THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT, AND THAT AN ADEQUATE PERFORMANCE GUARANTEE HAS BEEN FILED GUARANTEEING THE ACCURACY AS SHOWN HEREIN WILL BE \$750,000.00.

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UTILITY COMPANIES AND THE NEVADA DIVISION OF WATER RESOURCES. THE UTILITY COMPANIES HAVE REVIEWED AND APPROVED THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT AND HAVE HEREBY RECONCILED THE UTILITY EASEMENTS AND THE UTILITY COMPANIES HAVE REVIEWED AND APPROVED THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT...

CHARTER COMPANIES
ARMANDO ESPINOZA, SUPERVISOR
RENO BEL TELEPHONE COMPANY D/B/A AIRTEL NEVADA
SERRA PACIFIC POWER COMPANY D/B/A NV ENERGY
KATHELENE PEREIRA, ASSOC. ROW ADJUTANT
Miguel S. Moreno
STEPHANIE D. MARTIN, WATER RESOURCES MANAGER

STATE OF NEVADA
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11th DAY OF November, 2021, BY STEPHANIE D. MARTIN, AS WATER RESOURCES MANAGER FOR TRUCKEE WASHOE WATER AUTHORITY.

SURVEYOR'S CERTIFICATE:

I, KEVIN M. ALMEIDA, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT: 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE LOCATION OF THE LANDS DESCRIBED IN THIS PLAT. 2. THE LANDS DESCRIBED IN THIS PLAT ARE WITHIN A PORTION OF SECTION 21 NORTH, RANGE 20 EAST, T10M. 3. THIS PLAT, COMPILED WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL. 4. THE MONUMENTS AND MARKERS SHOWN ON THIS PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS SHOWN AND WILL BE INSTALLED TO ENSURE THE INSTALLATION OF THE MONUMENTS.



KEVIN M. ALMEIDA, P.L.S.
NEVADA CERTIFICATE NO. 10032
FILE NO. 52074795
OFFICIAL PLAT OF
EAGLE CANYON IV - UNIT 4B
A COMMON INTEREST COMMUNITY
ON THIS 11th DAY OF November, 2021, AT 10:00 A.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

WOOD RODGERS
ENGINEERING & SURVEYING
1000 N. WASHINGTON AVE. SUITE 100
RENO, NV 89502
PHONE: 775.853.4400
FAX: 775.853.4400
COUNTY RECORDER
BY: J. GASTRANAGA
DEPUTY
FILE NO. 52074795
OFFICIAL PLAT OF
EAGLE CANYON IV - UNIT 4B
A COMMON INTEREST COMMUNITY
ON THIS 11th DAY OF November, 2021, AT 10:00 A.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Subdivision Tract Map 5471 WAB22-0008
EXHIBIT D

WILKS

WILKS

LEGEND:

- PWD 5/8" REBAR & CAP - PLS 19032
- PWD 5/8" REBAR & CAP - PLS 4043
- UNLESS OTHERWISE NOTED
- PWD 5/8" REBAR & CAP - PLS 19032
- PWD 5/8" REBAR & CAP - PLS 4043
- SET 5/8" REBAR & CAP - PLS 19032 OR SET 5/8" REBAR & CAP - PLS 4043
- SCHEDULED CURB ON PROPERTY LINE EXTENSION TO BE SET
- DIMENSION POINT, NOTHING FOUND OR SET
- PLS SECTION CORNER, AS NOTED
- NON GPS REFERENCE STATION
- CASHPOT
- PRIVATE DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- STORM SEWER EASEMENT
- PRIVATE DRAINAGE EASEMENT
- WIRE
- POOL
- POOL
- SQUARE FEET
- SUBDIVISION BOUNDARY
- GRADING BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- EASEMENT
- EASEMENT AS NOTED
- THE

NOTES:

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH CONSIDERED WITH ALL SEPARATED STREET RIGHTS-OF-WAY, 5 FEET IN WIDTH CONSIDERED WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10 FEET IN WIDTH CONSIDERED ON ALL INTERIOR PROPERTY LINES.
- ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY. DRAINAGE FACILITIES LOCATED WITHIN A PRIVATE DRAINAGE EASEMENT ON PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SUCH FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE PROPERTY OWNER, AS SHOWN ON THE PLAT.
- ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY. DRAINAGE FACILITIES LOCATED WITHIN A PRIVATE DRAINAGE EASEMENT ON PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SUCH FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE PROPERTY OWNER, AS SHOWN ON THE PLAT.
- ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY. DRAINAGE FACILITIES LOCATED WITHIN A PRIVATE DRAINAGE EASEMENT ON PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SUCH FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE PROPERTY OWNER, AS SHOWN ON THE PLAT.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SUCH FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE PROPERTY OWNER, AS SHOWN ON THE PLAT.
- A 10 FOOT TRAFFIC CONTROL STORAGE, SEVERAL FLOODED SNOW STORAGE, AND USPS MAIL DELIVERY FACILITY EASEMENT IS FLOW FLOODED SNOW STORAGE FROM STREET RIGHT-OF-WAY ONLY.
- TRUCKEE MEADOWS WATER AUTHORITY IS HEREBY GRANTED A BLANKET WATER FACILITY EASEMENT WITHIN ALL COMMON AREAS AND TRAIL EASEMENTS TO BE CONSTRUCTED FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE PROPERTY OWNER, AS SHOWN ON THE PLAT.
- A BLANKET PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED OVER AND ACROSS COMMON AREA A PER THIS PLAT.
- A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER AND ACROSS COMMON AREA A PER THIS PLAT.
- A BLANKET PEDESTRIAN USE AND TRAIL EASEMENT IS HEREBY GRANTED OVER AND ACROSS COMMON AREA A PER THIS PLAT.
- COMMON AREA A PER THIS PLAT IS TO BE GRANTED TO AND MAINTAINED BY THE SILVER RIDGE II AT EAGLE COMMON HOMEOWNERS ASSOCIATION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE COMMON AREAS. THE COMMON AREAS SHALL BE CONSTRUCTED AND MAINTAINED BY THE SILVER RIDGE II AT EAGLE COMMON HOMEOWNERS ASSOCIATION. THE COMMON AREAS SHALL BE CONSTRUCTED AND MAINTAINED BY THE SILVER RIDGE II AT EAGLE COMMON HOMEOWNERS ASSOCIATION.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER METER SHALL BE INSTALLED AT THE POINT OF ENTRY TO THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.
- NO UNHABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- THESE AREAS ARE SUBJECT TO AN AVIATION EASEMENT GRANTED PER DOCUMENT NO. 2264445, 2441850 AND 2442200.
- A TEMPORARY BLANKET CONSTRUCTION EASEMENT IS HEREBY GRANTED OVER AND ACROSS COMMON AREA A FOR THE PURPOSE OF CONSTRUCTING A TRAIL, AND WILL BE RELINQUISHED WHEN CONSTRUCTION IS COMPLETED.

AREA SUMMARY:

TOTAL AREA = 42.65 ACRES±
 RIGHT-OF-WAY = 3.34 ACRES±
 LOT AREA = 21.63 ACRES±
 COMMON AREA = 5.35 ACRES±
 PARCEL C2 = 12.64 ACRES±
 TOTAL NO. OF LOTS = 59

REFERENCES:

- SUBDIVISION TRACT MAP NO. 2797, FILE NO. 150333, AUGUST 28, 1991
- SUBDIVISION TRACT MAP NO. 2838, FILE NO. 1519033, MAY 28, 1993
- SUBDIVISION TRACT MAP NO. 2838, FILE NO. 1519033, MAY 28, 1993
- PARCEL MAP NO. 4461, FILE NO. 232222, DECEMBER 28, 2007, 1994
- PARCEL MAP NO. 4461, FILE NO. 232222, DECEMBER 28, 2007, 1994
- SUBDIVISION TRACT MAP NO. 5419, FILE NO. 483331, JULY 17, 2018
- SUBDIVISION TRACT MAP NO. 5419, FILE NO. 5274, FILE NO. 483331, APRIL 28, 2021

ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

52-71745

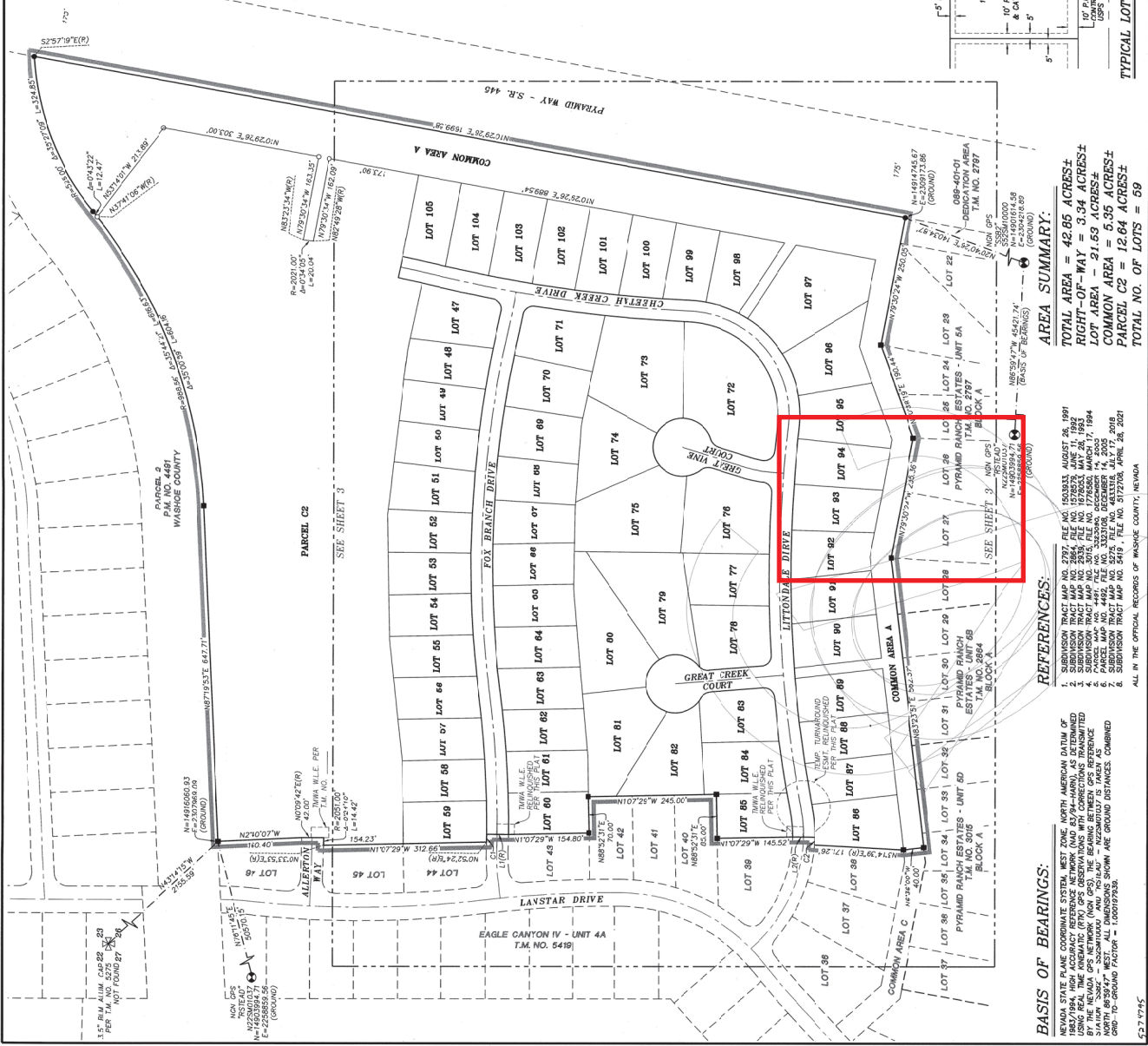
OFFICIAL PLAT
 OF
EAGLE CANYON IV - UNIT 4B
 A COMMON INTEREST COMMUNITY

A DIVISION OF PARCEL C1 OF SUBDIVISION TRACT MAP NO. 5419
 TOWNSHIP 21 NORTH, RANGE 20 EAST, N.D.B.M.

WASHOE COUNTY
 JOB NO. 187004
 SHEET 2 OF 3

WOOD RODGERS
 1945 Corporate Boulevard
 Reno, NV 89502
 PLS 776.952.4008
 FAX 776.952.4008

TYPICAL LOT EASEMENT DETAIL
 N.T.S.



Subdivision Tract Map 5471A
 AB22-0008
 EXHIBIT D

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

SILCS



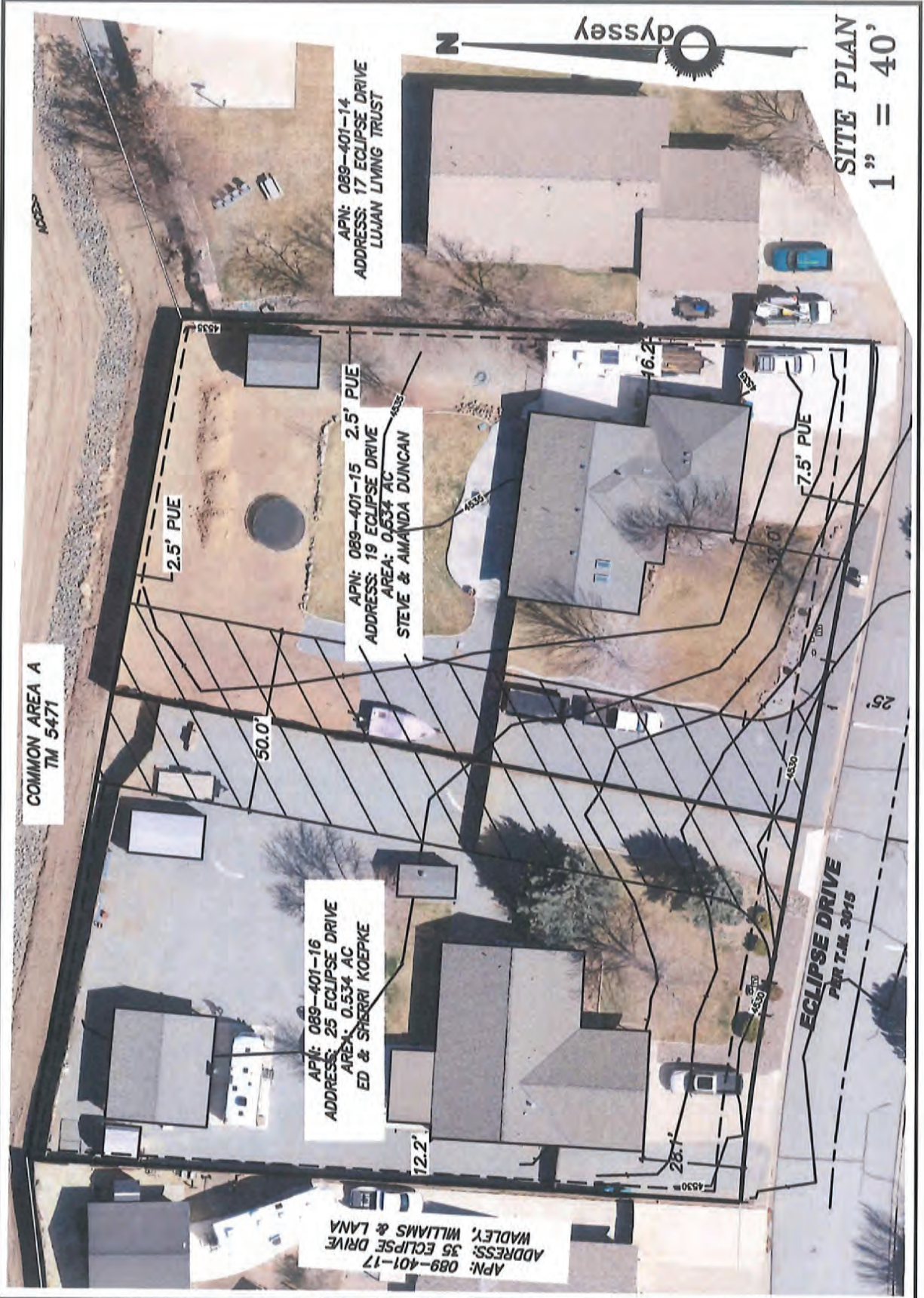
5471B

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

OFFICIAL PLAN OF EAGLE CANYON IV - UNIT 4B A COMMON INTEREST COMMUNITY A DIVISION OF PARCEL C1 OF SUBDIVISION TRACT MAP NO. 5419

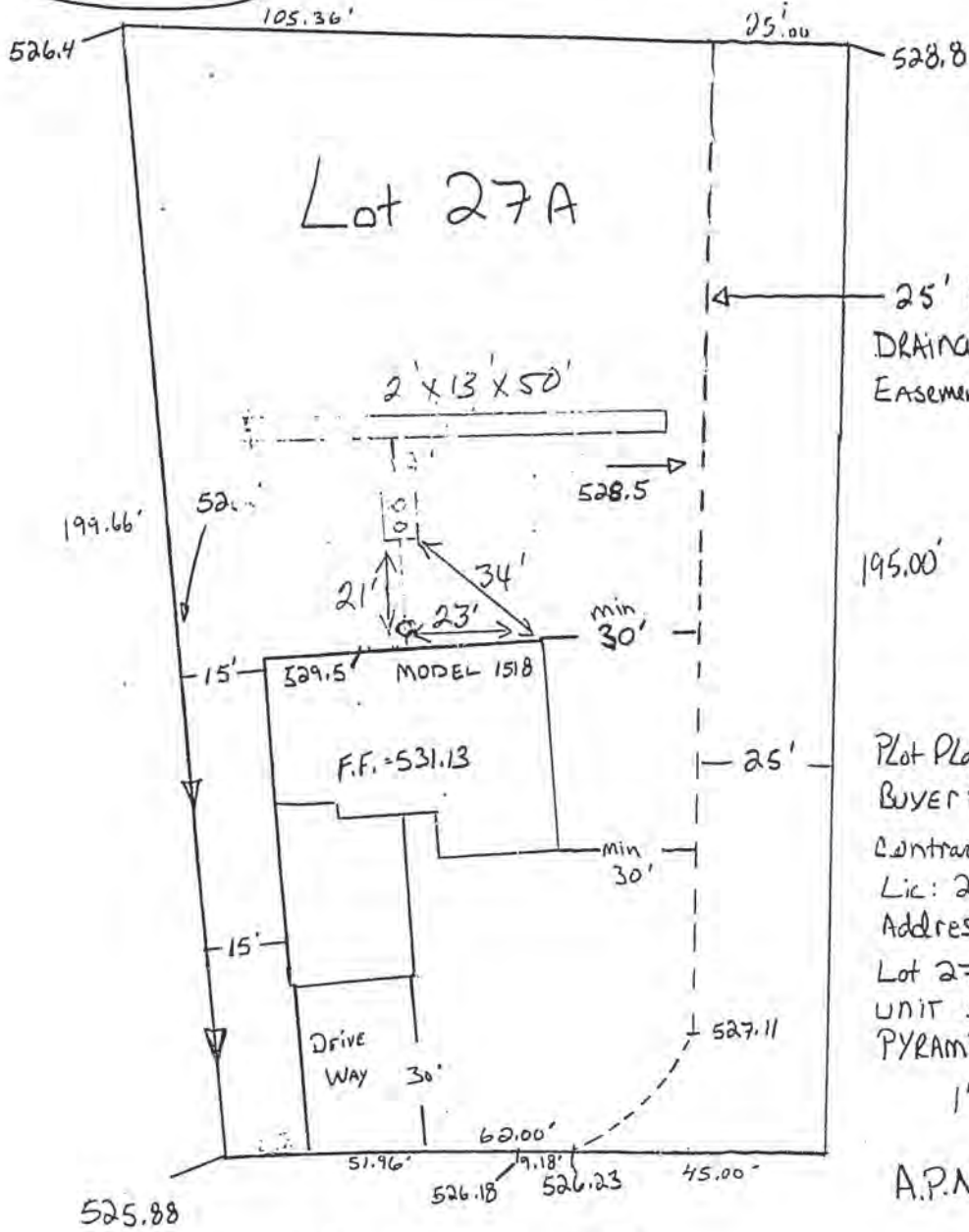
WOODRUFFERS REALTY CORPORATION, INC. 1411 W. 10TH ST. SUITE 100 WABE22-0008 WABE22-0008 JOB NO. 1680037 SHEET 3 OF 3

Subdivision Tract Map 5471B WAB22-0008 EXHIBIT D



1,000
2' x 13' x 50'
150

City of _____
County of _____
D.A.C. 3/31/92
County Bldg. Dept. _____ Date _____

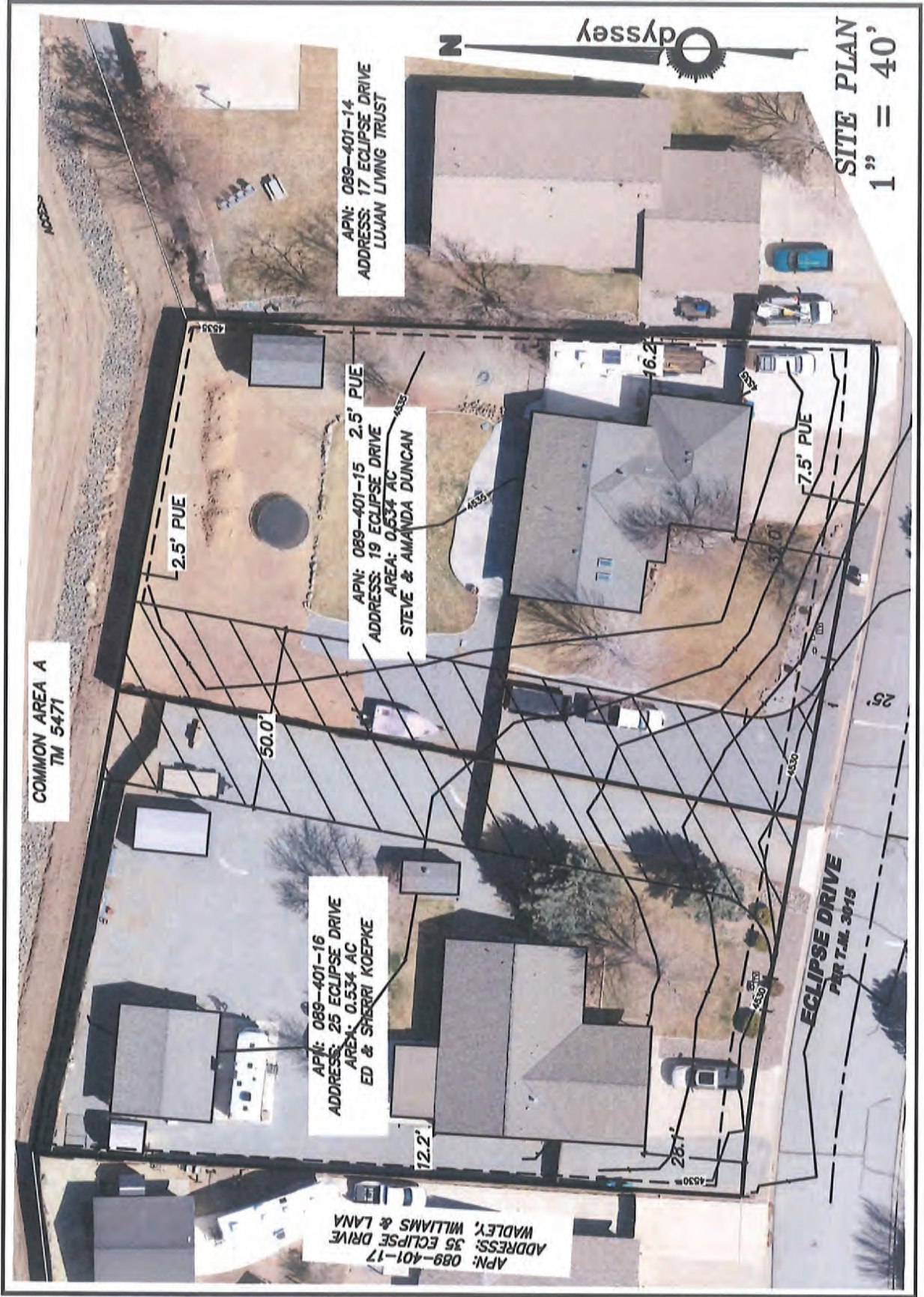


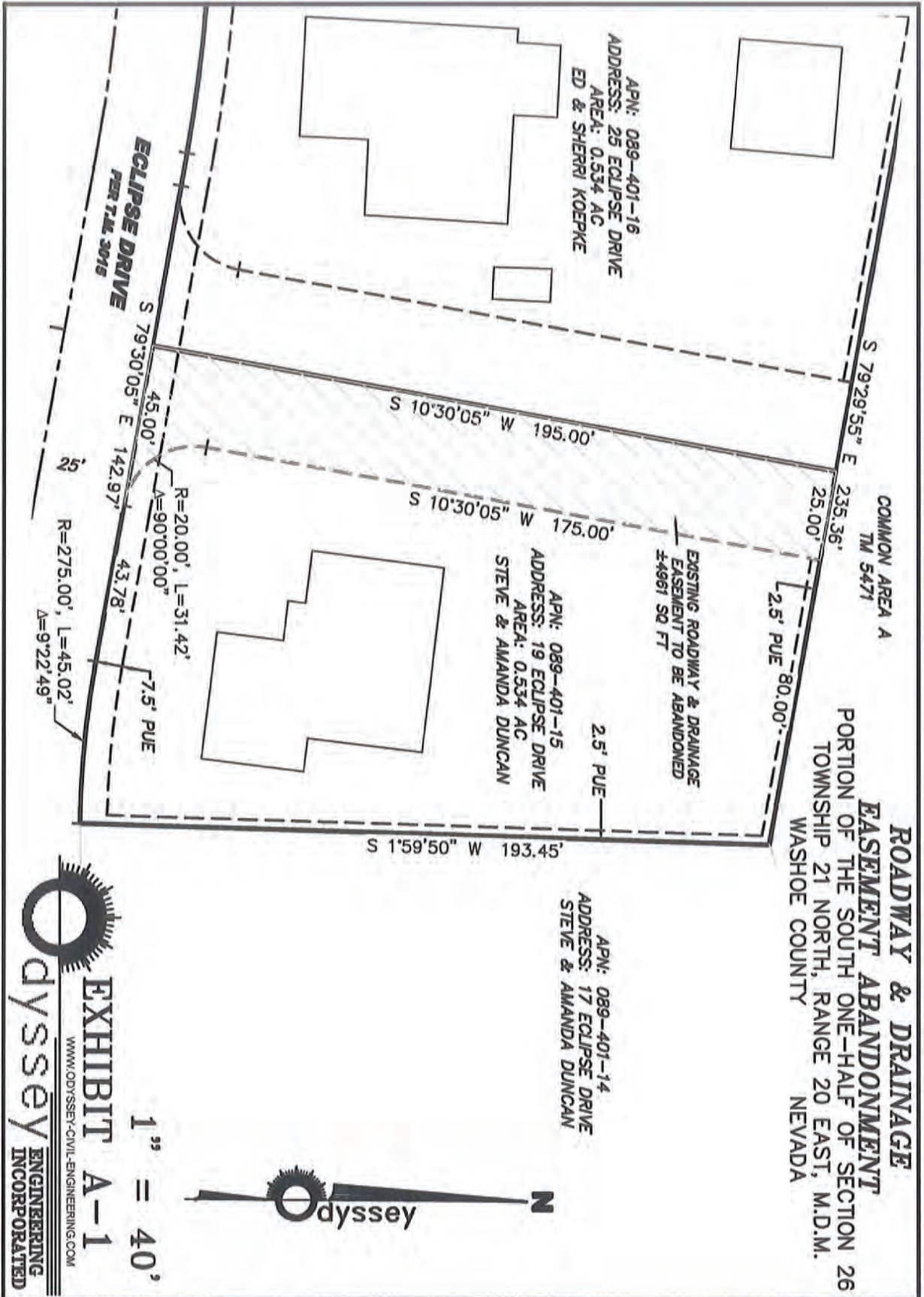
25' Roadway
DRAINAGE & PUE
Easement

Plot Plan
BUYER: KOEPKE
Contractor: Hawco
Lic: 24209
Address: 25 Eclipse DR.
Lot 27 A
UNIT 5A
PYRAMID LUNCH ESTATES
1" = 30'

A.P.N. : 89-401-16

25 ECLIPSE DR.



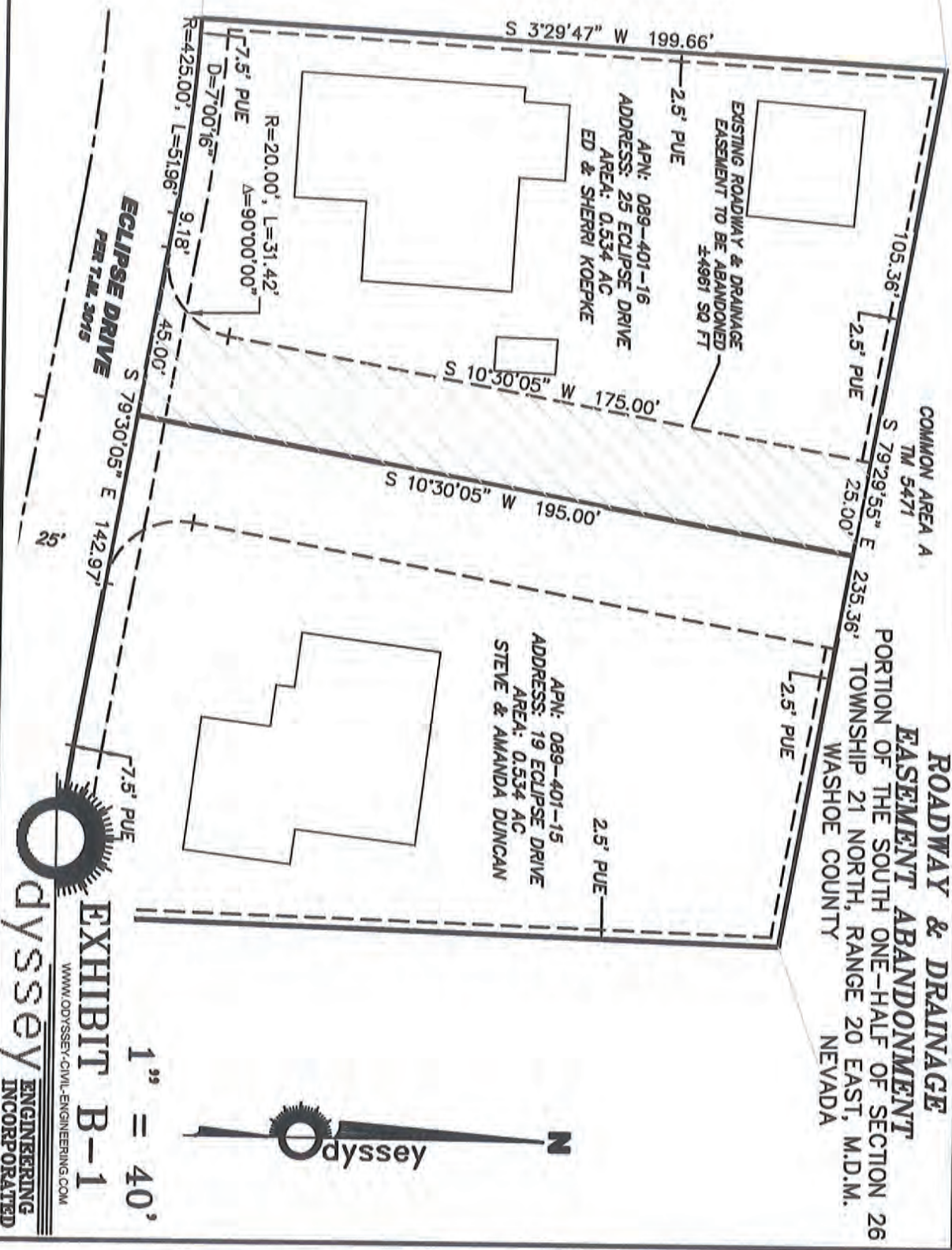


Odyssey ENGINEERING INCORPORATED
 EXHIBIT A-1
 WWW.ODYSSEY-CIVIL-ENGINEERING.COM

1" = 40'



APN: 089-401-17
 ADDRESS: 35 ECLIPSE DRIVE
 WADLEY, WILLIAMS & LANA



1" = 40'

Odyssey
 ENGINEERING
 INCORPORATED

WWW.ODYSSEY-CIVIL-ENGINEERING.COM

EXHIBIT B-1



WHEN RECORDED RETURN TO:
HAWCO CORPORATION
80 MCLEMORE COURT
SPARKS, NV 89436

1504439

BK3317PG0301

PYRAMID RANCH ESTATES UNIT 5A

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS DECLARATION, MADE THIS 11th. DAY OF JULY 1991 BY
HAWCO CORPORATION, A NEVADA CORPORATION, HEREAFTER REFERRED TO AS
"DECLARANT".

WITNESSETH:

WHEREAS, DECLARANT IS THE OWNER OF CERTAIN REAL PROPERTY IN THE COUNTY
OF WASHOE, STATE OF NEVADA, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"
ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE ("THE SUB-
DIVISION").

NOW THEREFORE, DECLARANT HEREBY DECLARES THAT ALL OF THE LOTS IN UNIT 5A,
TOGETHER WITH ANY AND ALL IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO,
SHALL BE HELD, SOLD, AND CONVEYED SUBJECT TO THE FOLLOWING COVENANTS,
CONDITIONS, AND RESTRICTIONS. THESE COVENANTS, CONDITIONS AND RESTRICTIONS
ARE FOR THE PURPOSE OF PROTECTING THE VALUE AND DESIRABILITY OF (AND WHICH
SHALL RUN WITH, BORDER AND BIND) THE LOTS FOR AND DURING THE PERIOD OF TIME
SPECIFIED HEREAFTER AND SHALL ALSO BIND ALL PARTIES HAVING ANY RIGHT, TITLE
OR INTEREST IN THE LOTS OR ANY PART THEREOF, THEIR HEIRS, EXECUTORS,
ADMINISTRATORS, SUCCESSORS AND ASSIGNS FOREVER AND SHALL INURE TO THE
BENEFIT OF EACH OWNER THEREOF.

ARTICLE I

ARCHITECTURAL CONTROL AND BUILDING RESTRICTIONS

SECTION 1. ONLY SINGLE-FAMILY DWELLING UNITS USED SOLELY FOR
RESIDENTIAL PURPOSES, INCLUDING PRIVATE GARAGES USED IN CONNECTION WITH

EXHIBIT "C": Continued

GUEST OR SERVANTS QUARTERS AND OTHER OUTBUILDINGS, ONLY AS EXPRESSLY PROVIDED HEREINAFTER, SHALL BE PERMITTED ON A LOT.

SECTION 2. NO BUSINESS OR COMMERCIAL ENTERPRISE SHALL BE PERFORMED OR CONDUCTED UPON ANY LOT OR WITHIN ANY DWELLING OR OUTBUILDING WITHIN THE SUBDIVISION. THE ONLY EXCEPTION HEREUNDER SHALL BE THE PERMISSIBILITY OF A CONSTRUCTION OFFICE AND SALES FACILITIES DURING THE INITIAL CONSTRUCTION OF LOTS AND DWELLINGS OF THE PYRAMID RANCH ESTATES UNIT 5A, OR OF OTHER SUBDIVISIONS CONSTRUCTED BY DECLARANT, ITS HEIRS, SUCCESSORS OR ASSIGNS.

SECTION 3. NO USE OF ANY LOT OR STRUCTURE SUBJECT TO THIS DECLARATION SHALL ANNOY OR ADVERSELY AFFECT THE USE, VALUE, OCCUPATION, AND ENJOYMENT OF ANY ADJOINING LOT OR THE GENERAL NEIGHBORHOOD. NO NOXIOUS, OFFENSIVE OR DISTURBING ACTIVITY OF ANY KIND SHALL BE PERMITTED.

SECTION 4. NO LOT DELINEATED ON PLOTS OF THE PYRAMID RANCH ESTATES UNIT 5A SHALL BE RE-SUBDIVIDED, RE-PARCELED OR REARRANGED IN SUCH FASHION THAT ANY LOT SHALL CONTAIN LESS THAN FIFTEEN THOUSAND (15,000) SQUARE FEET.

SECTION 5. THE MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT SHALL BE FIFTEEN (15) FEET.

SECTION 6. CONSTRUCTION OF DWELLINGS UPON ANY LOT WITHIN THE SAID SUBDIVISION SHALL BE LIMITED TO SINGLE-FAMILY DETACHED HOMES OF NO MORE THAN TWO (2) STORIES. SAID DWELLINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM BUILDING CODE AND THE WASHOE COUNTY CODE (OR MUNICIPAL CODE, IF APPLICABLE), AND IN ACCORDANCE WITH PLANS APPROVED IN WRITING BY DECLARANT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

SECTION 7. NO TEMPORARY BUILDINGS, INCLUDING MOBILE HOMES, RECREATION VEHICLES, HOUSE TRAILERS, TENTS, SHACKS, SHANTIES, OR OTHER STRUCTURES SHALL BE ERECTED OR PLACED UPON ANY LOT, AND NO TEMPORARY BUILDING, INCLUDING MOBILE HOMES, RECREATION VEHICLES, HOUSE TRAILERS, TENTS, SHACKS, AND SHANTIES, GARAGES, BARNs, OR OTHER TEMPORARY OUTBUILDINGS OR OTHER SIMILAR STRUCTURES SHALL AT ANY TIME BE USED FOR HUMAN HABITATION, EITHER TEMPORARILY OR PERMANENTLY. NOTWITHSTANDING THE FOREGOING, A TRAILER MAY BE USED AS A RESIDENCE BY A CONTRACTOR DURING CONSTRUCTION OF A PERMANENT RESIDENCE OR RESIDENCES, IF SAID CONSTRUCTION IS COMMENCED AND COMPLETED WITHIN ONE HUNDRED EIGHTY (180) DAYS.

SECTION 8. NO OUTBUILDINGS SHALL BE CONSTRUCTED UPON A LOT UNTIL THE CONSTRUCTION OF THE PRINCIPAL BUILDING HAS BEEN ACTUALLY COMPLETED, AND OUTBUILDINGS SHALL NOT BE USED FOR DWELLING PURPOSES UNDER ANY CIRCUMSTANCES.

SECTION 9. UPON CONSTRUCTION, ALTERATION OR ERECTION OF ANY DWELLING UNIT OR BUILDING WITHIN THE SUBDIVISION, ALL REASONABLE SPEED AND DILIGENCE SHALL BE EMPLOYED BY THE OWNER TO COMPLETE SUCH CONSTRUCTION. IN ANY EVENT, ALL SUCH CONSTRUCTION, ALTERATION OR ERECTION SHALL BE COMPLETED WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM THE ISSUANCE OF A COUNTY BUILDING PERMIT, WEATHER PERMITTING.

SECTION 10. EXCEPT FOR THE NEW STRUCTURAL COMPONENTS APPROVED BY THE

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EXHIBIT "C": Continued

DECLARANT, NO EXISTING, USED, PREVIOUSLY CONSTRUCTED, OR PARTIALLY CONSTRUCTED STRUCTURE OF ANY TYPE OR NATURE, INCLUDING TRAILER HOUSES, MOBILE HOMES, SHALL BE MOVED FROM ANOTHER PLACE ONTO ANY LOT. AT THE DISCRETION OF THE DEVELOPER, MODULAR HOMES MAY BE USED AS PERMANENT HOUSING.

SECTION 11. ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL NOT BE RAISED, BRED, OR KEPT ON A LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE AND ARE ON THE OWNER'S PROPERTY AND NOT KEPT IN QUALITIES WHICH CREATE AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. DOGS ARE PERMITTED OFF RESIDENTS PROPERTY ONLY WHEN LEASHED AND CURBED AND UNDER NO CIRCUMSTANCES SHALL BE PERMITTED TO RUN AT LARGE THROUGH THE SUB-DIVISION.

SECTION 12. NO EXCAVATION FOR MINERALS, STONE, GRAVEL, OR EARTH SHALL BE MADE UPON ANY LOT OTHER THAN EXCAVATION FOR NECESSARY CONSTRUCTION PURPOSES RELATING TO DWELLING UNITS, RETAINING AND COURT WALLS, OUTBUILDINGS AND POOLS, OR FOR THE PURPOSE OF CONTOURING, SHAPING, FENCING, AND GENERALLY IMPROVING ANY LOT. ANY EARTHEN BERM CONSTRUCTED PRIOR TO THE SALE OF A LOT TO A HOMEOWNER RESIDING THEREIN ON OR NEAR A LOT BOUNDARY BORDERING ON STATE HIGHWAY 445 FOR THE PURPOSES OF DECREASING HIGHWAY NOISE SHALL BE MAINTAINED BY THE LOT OWNER AND SHALL NOT BE ALTERED OR REDUCED IN HEIGHT.

SECTION 13. THE EXTERIOR PORTIONS OF ALL HOUSES, BUILDINGS, AND STRUCTURES ERECTED OR CONSTRUCTED ON A LOT SHALL HAVE COLOR MIXED IN THE FINAL CONSTRUCTION APPLICATION OR SHALL BE PAINTED WITH AT LEAST VARNISH, OR OTHER STAIN OR PAINT WITHIN THIRTY (30) DAYS AFTER COMPLETION OR BEFORE OCCUPANCY. AT NO TIME WILL THE EXTERIOR OF ANY HOUSES, BUILDING STRUCTURES AND FENCES BE ALLOWED TO APPROACH A STATE OF AESTHETIC DETERIORATION SUCH THAT THEY BECOME A VISUAL NUISANCE TO THE NEIGHBORHOOD.

SECTION 14. BUILDINGS OF ALL TYPES SHALL HAVE COMPOSITION, WOOD SHAKE OR TILE ROOFING MATERIALS OF NO LESS THAN MEDIUM GRADE.

SECTION 15. UNDER NO CIRCUMSTANCES SHALL ANY OWNER OF ANY LOT BE PERMITTED TO DELIBERATELY ALTER THE TOPOGRAPHIC CONDITIONS OF HIS LOT IN ANY WAY THAT WOULD PERMIT ADDITIONAL QUANTITIES OF WATER FROM ANY SOURCE, OR ALTER THE CONTOUR OF THE LOT OTHER THAN THAT WHICH NATURE ORIGINALLY INTENDED, TO FLOW FROM HIS PROPERTY ONTO ANY ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.

SECTION 16. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS PROVIDED IN THE RECORDED PLAT. WITHIN THESE EASEMENTS, AS WELL AS THOSE OTHERWISE RESERVED HEREIN, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS, OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE EASEMENTS, OR WHICH MAY PROHIBIT OR HINDER UNDERGROUND EXCAVATION FOR INSTALLATION, MAINTENANCE OR REPAIR PURPOSES.

SECTION 17. INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ARE REQUIRED WITHIN EACH LOT AND MUST CONFORM IN ALL RESPECTS TO THE REQUIREMENTS OF APPLICABLE

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EXHIBIT "C": Continued

LOCAL GOVERNMENT CODE AND THE STATE OF NEVADA, WHERE APPLICABLE. THIS REQUIREMENT SHALL CEASE FOR EACH LOT, IF ANY, FOR WHICH WASHOE COUNTY OR ANOTHER GOVERNMENT ENTITY REQUIRES CONNECTION TO A SANITARY SEWER SYSTEM.

SECTION 18. ALL UTILITIES CONNECTIONS AND SERVICE LINES INSTALLED TO EACH INDIVIDUAL LOT, DWELLING OR OUTBUILDING, WILL BE INSTALLED UNDERGROUND, INCLUDING WATER AND SEWER SERVICE, ELECTRIC SERVICE, GAS SERVICE AND TELEPHONE CABLE, IN ACCORDANCE WITH ACCEPTED CONSTRUCTION AND UTILITY STANDARDS.

SECTION 19. ALL DRIVEWAYS, WALKWAYS, PARKING AREAS AND OTHER AREAS OF A SIMILAR NATURE SHALL BE SURFACED WITH A SUITABLE "ALL-WEATHER" MATERIAL WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION OF THE BUILDINGS OR IMPROVEMENTS ERECTED ON THE SUBJECT PROPERTY.

SECTION 20. IN ANY BUILDING PROJECT, DURING CONSTRUCTION AND DURING THE PERIOD OF SIXTY (60) DAYS AFTER COMPLETION, A LOT MAY BE USED FOR THE STORAGE OF MATERIALS USED IN THE CONSTRUCTION OF THE INDIVIDUAL BUILDINGS IN THE PROJECT AND FOR THE CONTRACTOR'S TEMPORARY OFFICES, INCLUDING CHEMICAL TOILETS. SAID CONSTRUCTION PERIOD SHALL NOT EXCEED ONE HUNDRED EIGHTY (180) DAYS.

SECTION 21. THE STORAGE OF TOOLS, LANDSCAPING INSTRUMENTS, HOUSEHOLD EFFECTS, INOPERABLE VEHICLES, MACHINERY OR MACHINERY PARTS, EMPTY OR FILLED CONTAINERS, BOXES, OR BAGS, TRASH, MATERIALS, OR OTHER ITEMS THAT SHALL IN APPEARANCE DETRACT FROM THE AESTHETIC VALUES OF THE PROPERTY SHALL BE SO PLACED AND STORED TO BE CONCEALED FROM PUBLIC VIEW.

SECTION 22. ALL OCCUPANTS OF PARCELS OF PROPERTY SHALL EITHER SUBSCRIBE TO THE SOLID WASTE COLLECTION SERVICE, IF APPLICABLE, OR SHALL WEEKLY TRANSPORT SAID SOLID WASTE TO THE PROPERLY DESIGNATED DUMP SITE. TRASH FOR COLLECTION MAY BE PLACED AT THE STREET RIGHT-OF-WAY LINE ON REGULAR COLLECTION DAYS FOR A PERIOD OF NOT TO EXCEED TWELVE (12) HOURS PRIOR TO PICK UP. THE DUMPING, BURYING OR ACCUMULATING OF SOLID WASTE ON ANY LOT IS FORBIDDEN.

SECTION 23. NO FENCE, WALL, HEDGES, TREES, PLANTS, SHRUBS, OR FOLIAGE SHALL BE PLANTED, KEPT, OR MAINTAINED IN SUCH A MANNER AS SHALL CREATE POTENTIAL HAZARD OR NON-AESTHETIC PLEASING APPEARANCE TO THE OTHER RESIDENTS OF THE SUBDIVISION. NO FENCE, WALL, HEDGE, SHRUB, OR PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) AND SIX (6) FEET ABOVE THE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET PROPERTY LINE EXTENDED INTO THE STREET, AND THE SAME SIGHT LINE LIMITATION SHALL APPLY IN EVERY LOT WITHIN TEN (10) FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE AND EDGE OF A DRIVEWAY. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES. NO FENCE WITHIN THE PROPERTIES SHALL BE MORE THAN SIX (6) FEET IN HEIGHT. ALL FENCES, FENCING MATERIALS AND COLORS MUST BE APPROVED IN WRITING BY THE DECLARANT. THIS CONDITION

BK 3317 PG 0304

EXHIBIT "C": Continued

WILL NOT PRECLUDE THE USE OF METAL SCREENING MATERIAL ATTACHED TO NON-METALLIC FENCE POSTS AND RAILS, PROVIDED THAT SUCH SCREENING MATERIAL IS APPROVED IN WRITING BY THE DECLARANT. EACH OWNER OF A PARCEL ABUTTING STATE HIGHWAY 445 SHALL KEEP AND MAINTAIN THE DECORATIVE FENCE CONTINUOUS TO THEIR PROPERTY IN A WELL-KEPT AND MAINTAINED MANNER.

SECTION 24. NO ANTENNA, AIR CONDITIONING UNIT, WATER SOFTENER, SOLAR PLATES, OR OTHER STRUCTURE SHALL BE PLACED UPON OR ABOVE THE ROOF OF ANY DWELLING OR OTHER BUILDING. TELEVISION ANTENNAE MAY NOT BE PLACED UPON THE TOP OF DWELLINGS SO LONG AS COMMUNITY CABLE TELEVISION SERVICE IS AVAILABLE WITHIN THE SUBDIVISION, AND IN NO CIRCUMSTANCES MAY EXCEED TEN (10) FEET FROM THE HIGHEST POINT OF THE ROOF LINE.

SECTION 25. NO EXTERIOR CLOTHES LINE SHALL BE INSTALLED ON ANY LOT, OR ANY PORTION OF THE LOT, UNLESS COMPLETELY FENCED IN AND CONCEALED FROM VIEW.

SECTION 26. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY PORTION OF ANY LOT, EXCEPT EITHER ONE SIGN FOR EACH BUILD-ING SITE, OF NOT MORE THAN EIGHTEEN (18) INCHES BY TWENTY-FOUR (24) INCHES ADVERTISING THE PROPERTY FOR SALE OR LEASE, OR SIGNS USED BY DECLARANT, ITS SUCCESSORS OR ASSIGNS, TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

SECTION 27. REDECORATING OR ALTERATIONS OF THE EXTERIOR OF ANY EXISTING STRUCTURE WHICH DO NOT REMODEL, ADD TO, OR EFFECT STRUCTURAL CHANGES IN SUCH STRUCTURE MUST BE APPROVED IN WRITING BY THE DECLARANT.

SECTION 28. REDECORATING OR ALTERATIONS OF THE EXTERIOR OF ANY EXISTING STRUCTURES WHICH DOES REMODEL, ADD TO, OR EFFECT STRUCTURAL CHANGES IN SUCH STRUCTURE WILL BE DEEMED THE EQUIVALENT OF NEW CONSTRUCTION AND WILL REQUIRE THE SUBMISSION OF COMPLETE PLANS AND APPROVAL IN WRITING BY THE DECLARANT, PRIOR TO THE COMMENCEMENT OF SUCH REDECORATING OR ALTERATIONS.

SECTION 29. EVERY SINGLE-FAMILY DWELLING UNIT CONSTRUCTED SHALL HAVE ON THE SAME LOT ENOUGH COVERED AUTOMOBILE STORAGE SPACE FOR AT LEAST ONE (1) AUTOMOBILE. ALL DRIVEWAYS SHALL BE OF A STABILIZED ALL-WEATHER SURFACE. THERE SHALL BE NO PARKING OF VEHICLES WITHIN ANY EASEMENTS.

SECTION 30. TRAILERS, CAMPERS, BOATS, RECREATIONAL VEHICLES, AND MOTOR VEHICLES WHICH ARE OPERATIVE, UNDER REPAIR, JUNK, INOPERATIVE OR UNLICENSED, AND OTHER SIMILAR TYPE OBJECTS SHALL NOT BE PARKED ON STREETS, ALLEYS OR OTHER PUBLIC THOROUGHFARES. STORAGE OF TRAILERS, CAMPERS, BOATS, RECREATIONAL VEHICLES AND MOTOR VEHICLES WHICH ARE OPERATIVE, UNDER REPAIR, JUNK, INOPERATIVE, OR UNLICENSED, OR OTHER SIMILAR TYPE OBJECTS SHALL ONLY BE PERMITTED ON LO'S IF COMPLETELY CONCEALED OR SCREENED FROM PUBLIC VIEW BY A FENCE OR OTHER PARTITION OR NATURAL PLANTING. THIS PROVISION DOES NOT PRECLUDE PASSENGER VEHICLES, OR TRUCKS UP TO ONE (1) TON IN CAPACITY FROM BEING PARKED IN PRIVATE DRIVEWAYS.

SECTION 31. THE FRONT BUILDING SET-BACK LINE MUST BE NOT LESS THAN THIRTY (30) FEET FROM THE FRONT PROPERTY LINE. SIDE YARD SET-BACK MUST NOT BE LESS THAN EIGHT (8) FEET TOTAL, WITH A MINIMUM INTERIOR SET-BACK FROM

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EXHIBIT "C": Continued

SIDE YARD PROPERTY LINE OF TEN PERCENT (10%) OF THE AVERAGE WIDTH OF THE LOT. REAR YARD SET-BACK MUST NOT BE LESS THAN THIRTY (30) FEET FROM THE REAR PROPERTY LINE. ALL OUTBUILDINGS SHALL NOT OCCUPY MORE THAN THIRTY PERCENT (30%) OF THE REAR YARD, AND SHALL NOT BE NEARER THAN FIVE (5) FEET TO ANY SIDE OR REAR LOT LINE OR SET-BACK LINE, EXCEPT THAT IN CASE OF CORNER LOTS, OUTBUILDINGS SHALL NOT BE NEARER TO THE STREET THAN A DISTANCE EQUAL TO NOT LESS THAN ONE-HALF (1/2) OF THE DEPTH OF THE FRONT YARD OF THE CORNER LOT. SUCH OUTBUILDINGS SHALL CONFORM ARCHITECTURALLY TO THE MAIN LOT STRUCTURE. IN THE EVENT TWO (2) ADJOINING LOTS ARE USED BY THE SAME PARTY AND A DWELLING CONSTRUCTED ON THE COMMON LOT LINE, SAID COMMON LOT LINE WILL NOT BE CONSIDERED INSIDE YARD SET-BACK REQUIREMENTS, THE DECLARANT MAY PERMIT, BY WRITTEN APPROVAL, VARIATION OF SET-BACKS DESCRIBED HEREIN ABOVE.

SECTION 32. THERE SHALL BE NO DEED, CONVEYANCE, AGREEMENT OR OTHER DOCUMENT EXECUTED WHICH WOULD EFFECT OR CAUSE A SEPARATION INTO DIFFERENT OWNERSHIPS, THE SURFACE AND SUBSURFACE RIGHTS OF ANY LOT, OR PORTION THEREOF. NOTHING HEREIN CONTAINED SHALL PREVENT THE DEDICATION OR CONVEYANCE OF ALL OR A PORTION OF ANY ONE LOT FOR PUBLIC UTILITIES, IN WHICH EVENT THE REMAINING PORTION OF SAID LOT SHALL FOR THE PURPOSE OF THIS PROVISION BE TREATED AS A WHOLE LOT.

SECTION 33. NO STRUCTURE SHALL BE OCCUPIED OR USED FOR THE PURPOSE FOR WHICH IT IS DESIGNED OR BUILT, UNTIL THE SAME SHALL HAVE BEEN SUBSTANTIALLY COMPLETED AND A CERTIFICATE OF OCCUPANCY SHALL HAVE BEEN ISSUED BY THE APPROPRIATE LOCAL GOVERNMENT AGENCY.

SECTION 34. WITHIN THE SUBDIVISION INDIVIDUAL RURAL CURBSIDE MAIL RECEPTACLES ARE NOT PERMITTED. MAIL DELIVERY AT THE STREET WILL BE ACCOMPLISHED VIA NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS (NDCBUS), AND PARCEL POST LOCKERS. THESE BOX UNITS WILL BE PURCHASED FROM, INSTALLED AND MAINTAINED BY, THE UNITED STATES POSTAL SERVICE. EACH STREET ADDRESS WILL BE ASSIGNED ONE LOCKED COMPARTMENT. THE HOMEOWNER OR OCCUPANT SHALL NOT BE REQUIRED TO PAY RENTAL FEES. LOCATION FOR THE NDCBUS AND PARCEL POST LOCKERS WILL BE DETERMINED BY THE UNITED STATES POSTAL SERVICE IN COOPERATION WITH DECLARANT.

SECTION 35. AT SUCH TIME THAT DECLARANT NO LONGER OWNS ANY LOT IN THE SUBDIVISION, THEN THE RIGHTS AND OBLIGATIONS OF DECLARANT CREATED HEREBY SHALL BE TERMINATED.

SECTION 36. DECLARANT CONTEMPLATES SALE OF TWO OR MORE LOTS IN THE SUBDIVISION FOR USE AS A CHILD DAY CARE CENTER, SUBJECT TO APPROVAL BY THE WASHOE COUNTY COMMISSION AND ANY OTHER APPLICABLE GOVERNMENTAL ENTITY FOR ITS CONSTRUCTION AND REGULATION. IN THE EVENT THAT A CHILD DAY CARE CENTER IS CONSTRUCTED AND OPERATED ON LOTS IN THE SUBDIVISION, THE PRO-VISIONS OF THE DECLARATION SHALL NOT APPLY TO ANY ACTIVITY OR USE ON THOSE LOTS, INCLUDING A FUTURE USE WHICH MAY BE COMMERCIAL OR NONRESIDENTIAL IN NATURE BUT DIFFERENT FROM THE OPERATION OF A CHILD DAY CARE CENTER.

ARTICLE II

GENERAL PROVISIONS

BK 3317 PG 0306

EXHIBIT "C": Continued

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SECTION 1. ENFORCEMENT. THE DECLARANT, OR ANY OWNER, SHALL HAVE THE RIGHT TO ENFORCE, BY ANY PROCEEDING AT LAW OR IN EQUITY, ALL RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIENS, AND CHARGES NOW OR HEREAFTER IMPOSED BY THE PROVISIONS OF THIS DECLARATION. FAILURE BY THE DECLARANT OR BY ANY OWNER TO ENFORCE ANY COVENANT OR RESTRICTION HEREIN CONTAINED SHALL IN NO EVENT BE DEEMED A WAIVER OF THE RIGHT TO DO SO THEREAFTER.

SECTION 2. SEVERABILITY. INVALIDATION OF ANY ONE OF THESE COVENANTS, CONDITIONS OR RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

SECTION 3. AMENDMENT. THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THIS DECLARANT SHALL RUN WITH AND BIND THE LAND, FOR A TERM OF TWENTY (20) YEARS FROM THE DATE THIS DECLARATION IS RECORDED, AFTER WHICH TIME THEY SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS AT LEAST ONE OWNER OF NOT LESS THAN SEVENTY-FIVE PERCENT (75%) OF THE LOTS AGREE TO TERMINATE THIS DECLARATION, EFFECTIVE AT THE END OF THE THEN CURRENT TEN (10) YEAR EXTENSION PERIOD, IN WHICH CASE A NOTICE SIGNED BY THE LOT OWNERS MUST BE EXECUTED AND RECORDED. THIS DECLARATION MAY BE AMENDED BY AN INSTRUMENT SIGNED BY AT LEAST ONE OWNER OF NOT LESS THAN SEVENTY-FIVE (75%) OF THE LOTS ANY AMENDMENT MUST BE RECORDED OR IT HAS NO EFFECT.

SECTION 4. ASSIGNMENT. DECLARANT MAY ASSIGN ALL OR PART OF HIS RIGHTS HEREUNDER BY A WRITTEN ASSIGNMENT, PROPERLY RECORDED IN THE OFFICE OF THE WASHOE COUNTY RECORDER.

IN WITNESS WHEREOF. THE UNDERSIGNED, BEING THE DECLARANT HEREIN, HAS HEREUNTO SET HIS HAND AND SEAL THIS 11th. DAY OF JULY, 1991.

James G. Haw, Jr.

JAMES G. HAW, JR. PRESIDENT
OF HAWCO CORPORATION

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)
)

ON THE 11th. DAY OF JULY, 1991, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, JAMES G. HAW, JR. KNOWN TO ME TO BE THE PRESIDENT OF HAWCO CORPORATION, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

NOTARY

W.G. GOFF
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES AUG. 14, 1994

W.G. Goff

EXHIBIT "C": Continued

EXHIBIT "A"

All that certain real property situate in the County of Washoe, State of Nevada, more particularly described as follows:

All that property lying within the exterior boundaries of PYRAMID RANCH ESTATES, UNIT 5-A, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on August 26, 1991 as File No. 1503933, of Official Records.

COPY

BK3317Pg0308

OFFICIAL RECORDS
WASHOE COUNTY, NEV.
RECORD REQUESTED BY
FOUNDERS TITLE COMPANY OF NEVADA
AUG 28 1991
JOE MELCHER
COUNTY RECORDER
FEE 12.00 DEP *AM*

8.42
AM

WAB22-0008
EXHIBIT.D