

Community Services Department
Planning and Building
ABANDONMENT APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Abandonment Application Supplemental Information

(All required information may be separately attached)

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

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

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

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

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?

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

* Yes	* No
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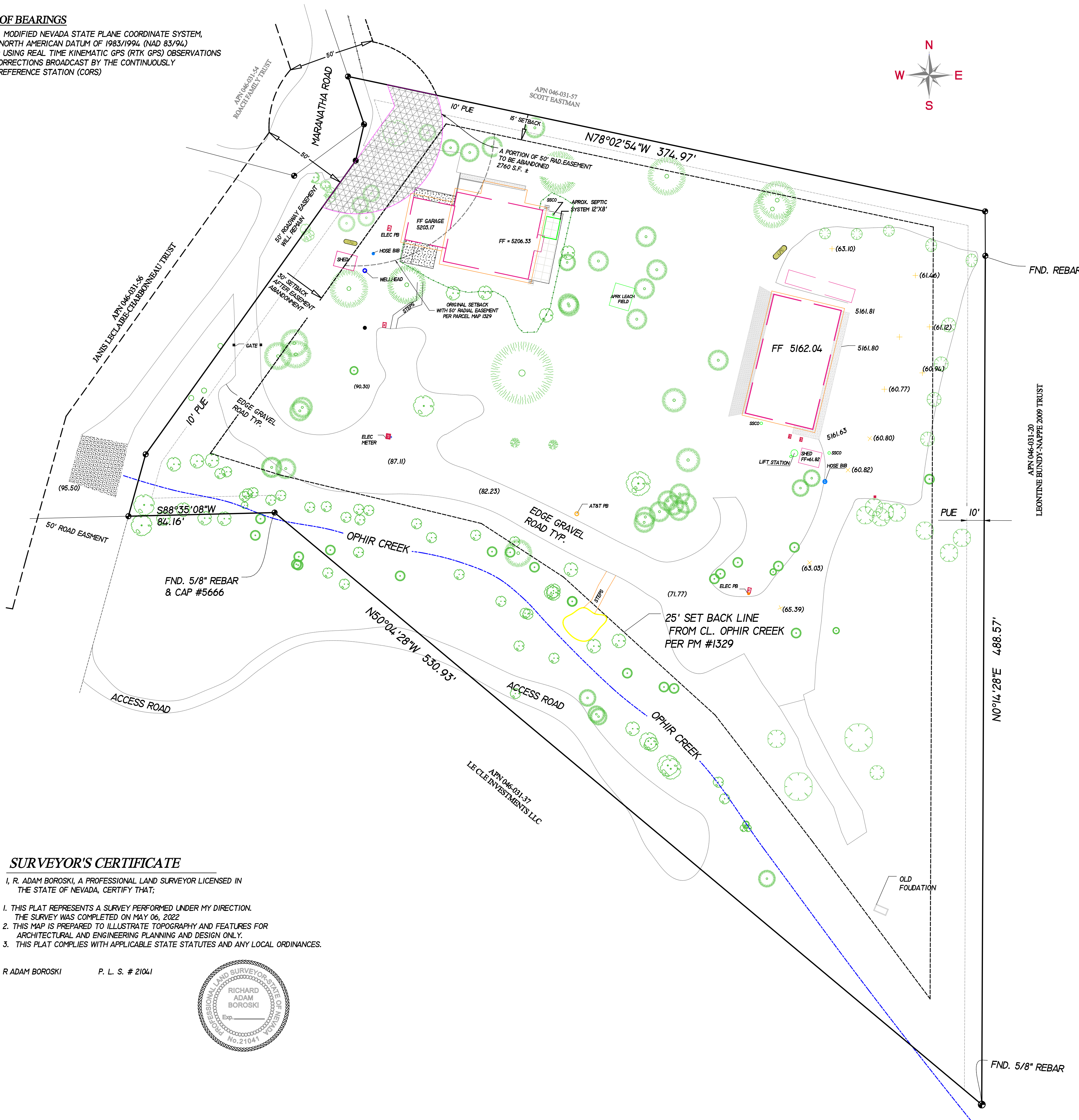
IMPORTANT

NOTICE REGARDING ABANDONMENTS:

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

BASIS OF BEARINGS

GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM,
WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94)
DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS
UTILIZING CORRECTIONS BROADCAST BY THE CONTINUOUSLY
OPERATING REFERENCE STATION (CORS)



NOTE:

THE SOURCE FOR THE BACKGROUND IMAGE IS WASHOE COUNTY REGIONAL MAPPING SYSTEM: SRI, MAXAR, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AERO GRID, IGN AND THE GIS USER COMMUNITY WASHOE COUNTY GIS, CREATED WEDNESDAY APRIL 6 OF 2022. THIS INFORMATION IS FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR BOUNDARY RESOLUTION OR LOCATION AND NOT INTENDED TO BE USED FOR MEASUREMENTS, CALCULATIONS OR DELINEATION.

THE LIGHT BLUE LINE THAT IS EMBEDDED IN THE IMAGE IS NOT AN ACCURATE LOCATION FOR OPHIR CREEK. THE TRUE CENTERLINE IS INDICATED BY A DARK BLUE FLOWLINE. DUE TO SEASONAL FLOODING CENTERLINE CAN AND WILL CHANGE.

THE 25' BUILDING SETBACK LINE ALONG OPHIR CREEK IS REFERENCED FROM PARCEL MAP #1329 RECORDED APRIL 14, 1982, DOC.#790434.

MARANATHA ROAD AS SHOWN HEREON IS A PRIVATE ROADWAY AND IS NOT PUBLICLY MAINTAINED.

MAPPING OUTSIDE OF CONTROL PERIMETER MAY NOT MEET MAP ACCURACY STANDARDS.

BUILDING OUTLINES INDICATE DRIP LINE OF ROOF, WHICH MAY NOT DEPICT STAIRS AND/OR ATTACHMENTS.

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SURVYOR STATEMENT:
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEVADA REVISED STATUTES CHAPTER 625 AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

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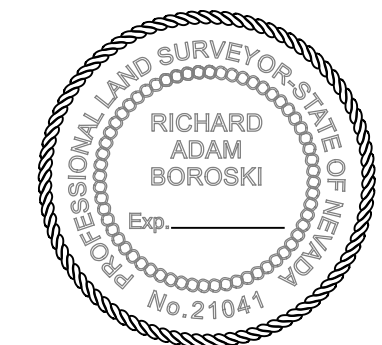
ERIC J LUTZ
LOT "C"
3.69 ACRES
APN 046-031-58

SURVEYOR'S CERTIFICATE

I, R. ADAM BOROSKI, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION. THE SURVEY WAS COMPLETED ON MAY 06, 2022.
2. THIS MAP IS PREPARED TO ILLUSTRATE TOPOGRAPHY AND FEATURES FOR ARCHITECTURAL AND ENGINEERING PLANNING AND DESIGN ONLY.
3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.

R ADAM BOROSKI P. L. S. # 21041



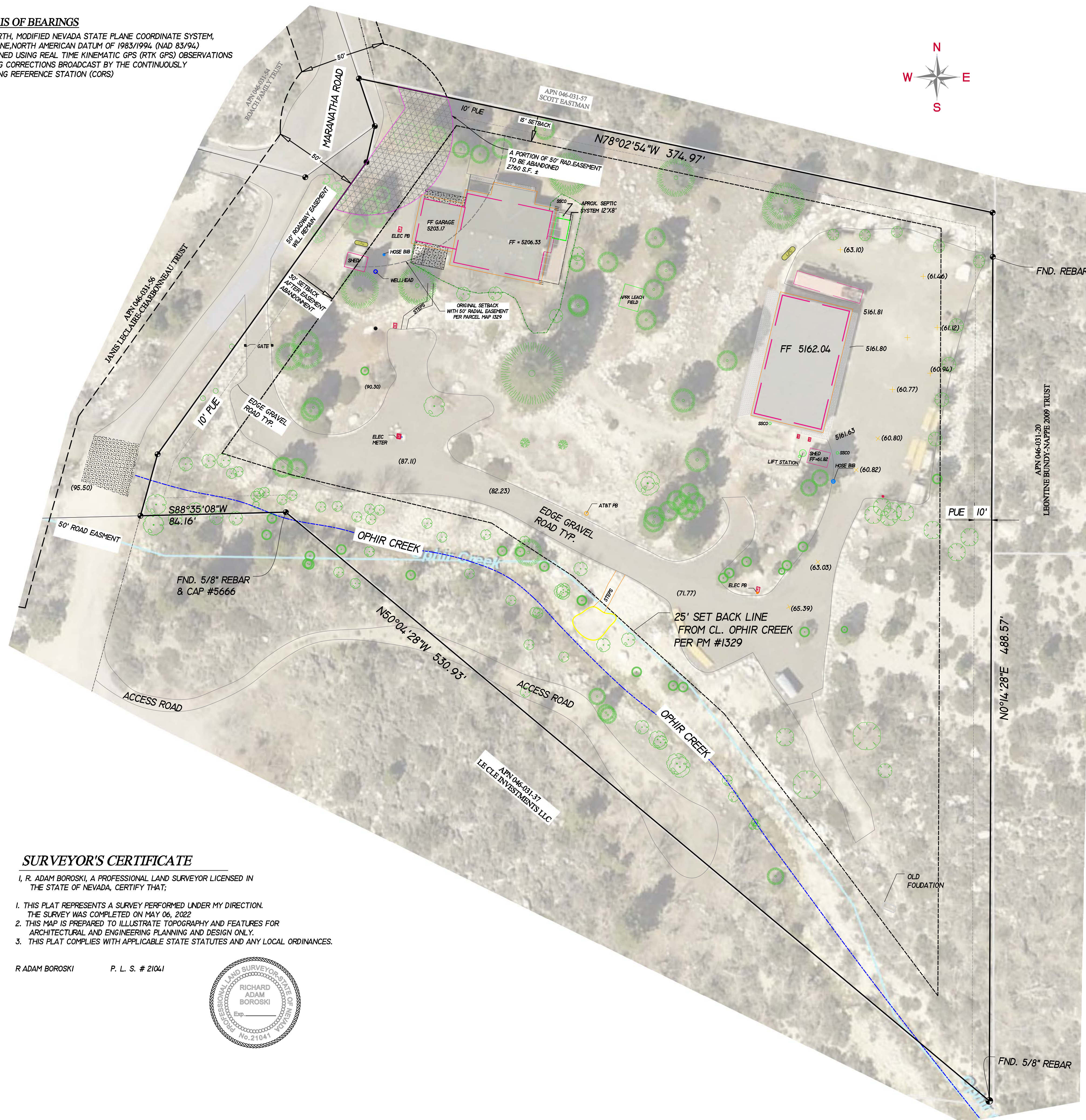
LEGEND

- 5/8" REBAR AND CAP OR CURB SCRIBE
- POINT NOT FOUND
- PUE PUBLIC UTILITY EASEMENT
- (R) RECORD INFORMATION PER REFERENCE DOCUMENT
- SSCO SANITARY SEWER CLEAN OUT
- PROPERTY LINE
- INDICATES EASEMENT
- BUILDING SET BACK LINE

<p>POINTS WEST SURVEY</p> <p>3365 SAN MATEO AVE BEND, NV 89509 (702) 378-4124 RADAMBOROSKI@PWCS.COM</p>	<p>TOPOGRAPHIC & SITE PLAN SURVEY</p> <p>47 MARANATHA ROAD</p> <p>APN 046-031-58</p>
<p>M.D.B. & M. NEVADA DRAWN BY CHECK BY</p> <p>T. LUTZ, R. J. E. WASHOE COUNTY REGISTERED DATE</p> <p>SEC. 34</p>	<p>PROJ. MGR. _____</p> <p>PROJ. ASSOC. _____</p> <p>DRAWN BY: R A B</p> <p>DATE: 04/13/2022</p> <p>SCALE: 1" = 30'</p> <p>SHEET 1 OF 2</p> <p>2018 ALL RIGHTS RESERVED</p>

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GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS UTILIZING CORRECTIONS BROADCAST BY THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS)



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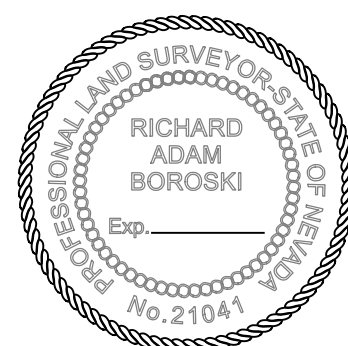
ERIC J LUTZ
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APN 046-031-58

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3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.

R ADAM BOROSKI P. L. S. # 21041



LEGEND

- 5/8" REBAR AND CAP OR CURB SCRIBE
- POINT NOT FOUND
- PUE PUBLIC UTILITY EASEMENT
- (R) RECORD INFORMATION PER REFERENCE DOCUMENT
- SSCO SANITARY SEWER CLEAN OUT
- PROPERTY LINE
- INDICATES EASEMENT
- BUILDING SET BACK LINE

POINTS WEST SURVEY
 T. LUTZ, R. J. E. WASHOE COUNTY REGISTERED SURVEYOR
 SEC. 34 DATE
 M.D.B. & M. NEVADA (DRAWN BY) CHECK BY
 3365 SAN MATEO AVE BEND, NV 89509
 (702) 378-4124 RADAM@BOROSKI.COM

TOPOGRAPHIC & SITE PLAN SURVEY
 47 MARANATHA ROAD
 APN 046-031-58

PROJ. MGR. _____
 PROJ. ASSOC. _____
 DRAWN BY: **R A B**
 DATE: **04/13/2022**
 SCALE: **1" = 30'**
 SHEET **1** OF **2**
 2018 ALL RIGHTS RESERVED

EXHIBIT "A"
ACCESS EASEMENT ABANDONMENT

Eric J Lutz

APN 046-031-58

A portion of the Access & Utility Easement as shown on Parcel D-1, Parcel Map No. 1329, recorded April 14, 1982 as document No. 790434 and on Record of Survey of a Boundary line Adjustment, Map No. 5958, recorded May 11, 2018 as document No. 4813926 of Washoe County Official Records, State of Nevada, situated in the County of Washoe, being a portion of the Southeast Quarter (1/4) of Section 34, Township 17 North, Range 19 East, M.D.B. & M. more particularly described as follows:

COMMENCING Northwest corner of Parcel "C" as shown on Record of Survey Map No. 5958, recorded May 11, 2018 as document No. 4813926 of Washoe County Official Records, State of Nevada;

THENCE South 78°02'55" East, 23.16 feet to a **POINT OF BEGINNING**;

THENCE South 78°02'54" East, a distance of 28.97 feet to the beginning of a curve concave to the northwest having a radius of 50.00 feet and a central angle of 134°00'53" and being subtended by a chord which bears South 45°34'24" West 92.06 feet;

THENCE southerly along said curve, a distance of 116.95 feet to a point of cusp;

THENCE North 35°35'08" East, a distance of 71.42 feet;

THENCE North 18°35'08" West, a distance of 13.04 feet to the true **POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION**

CONTAINING 2758 sq. ft. or 0.06 acres more or less.

The basis of bearing for this legal description is the grid bearing of S39° 12' 12" W between Washoe County GPS Monuments "S31SMO1001" and "S31SMO1003". Based on the North American Datum of 1983/1994 High Accuracy Reference Network (NAD '83/'94-Harn).

Note: Refer this description to your title company before incorporating into any legal document.

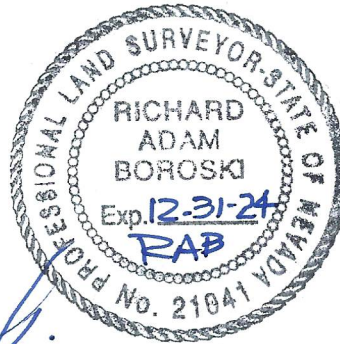
This Legal Description Written by:

R. Adam Boroski, PLS 21041

Points West Survey

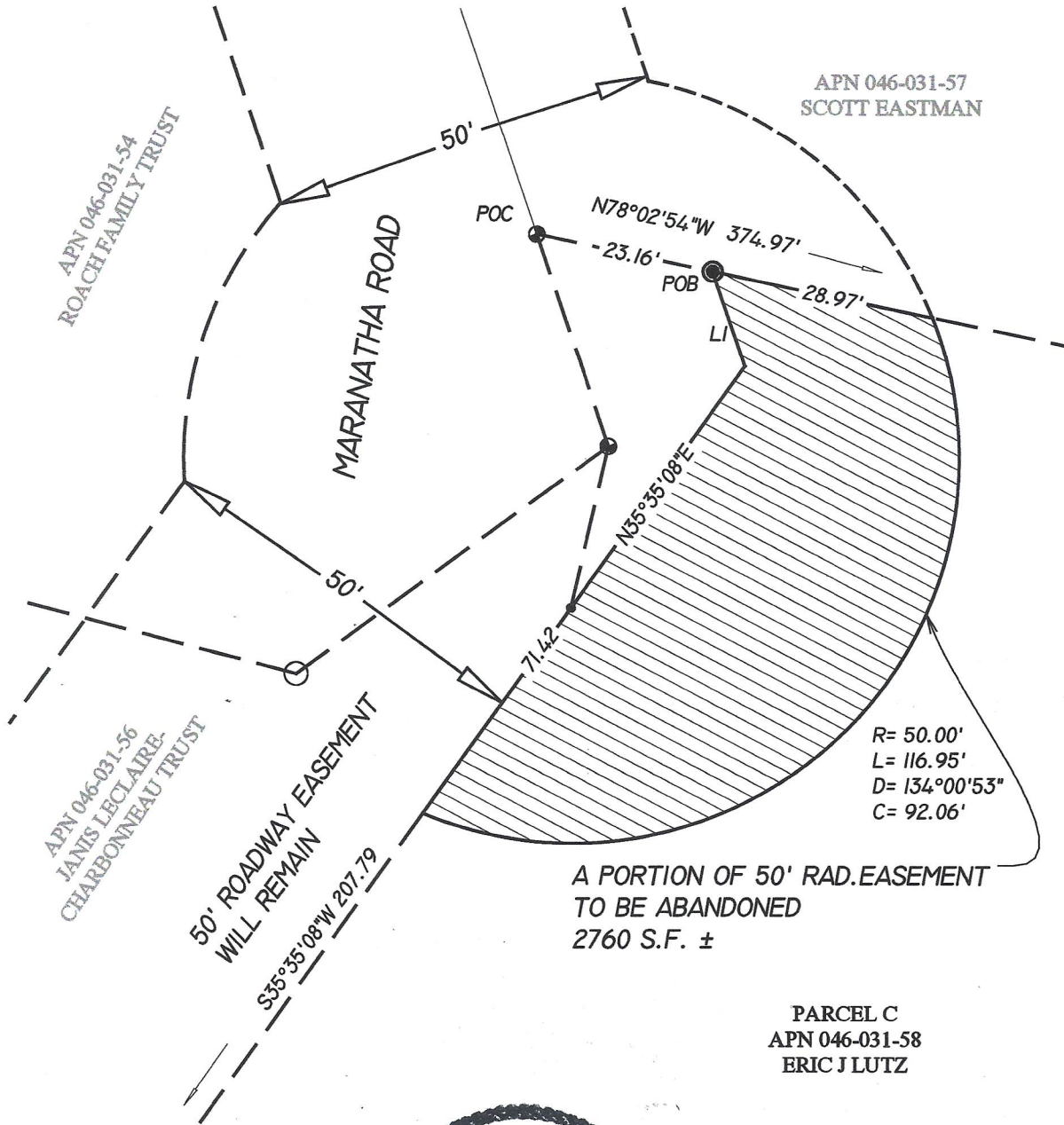
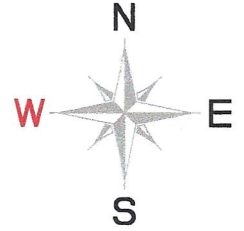
3365 San Mateo Ave.

Reno, Nevada 89509



R. Adam Boroski 07-05-2023

EXHIBIT A-1



APN 046-031-57
SCOTT EASTMAN

APN 046-031-54
ROACH FAMILY TRUST

MARANATHA ROAD

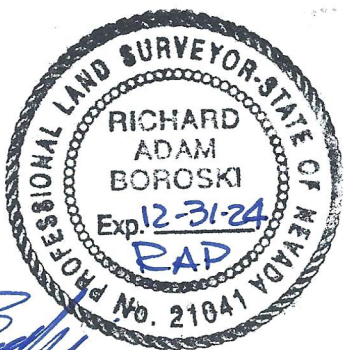
APN 046-031-56
JANIS LECLAIRE-
CHARBONNEAU TRUST

50' ROADWAY EASEMENT
WILL REMAIN

R= 50.00'
L= 116.95'
D= 134°00'53"
C= 92.06'

A PORTION OF 50' RAD.EASEMENT
TO BE ABANDONED
2760 S.F. ±

PARCEL C
APN 046-031-58
ERIC J LUTZ



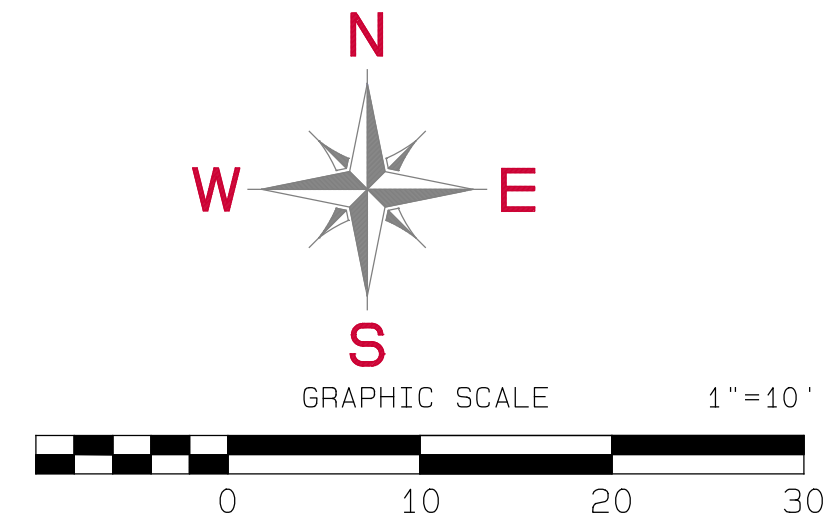
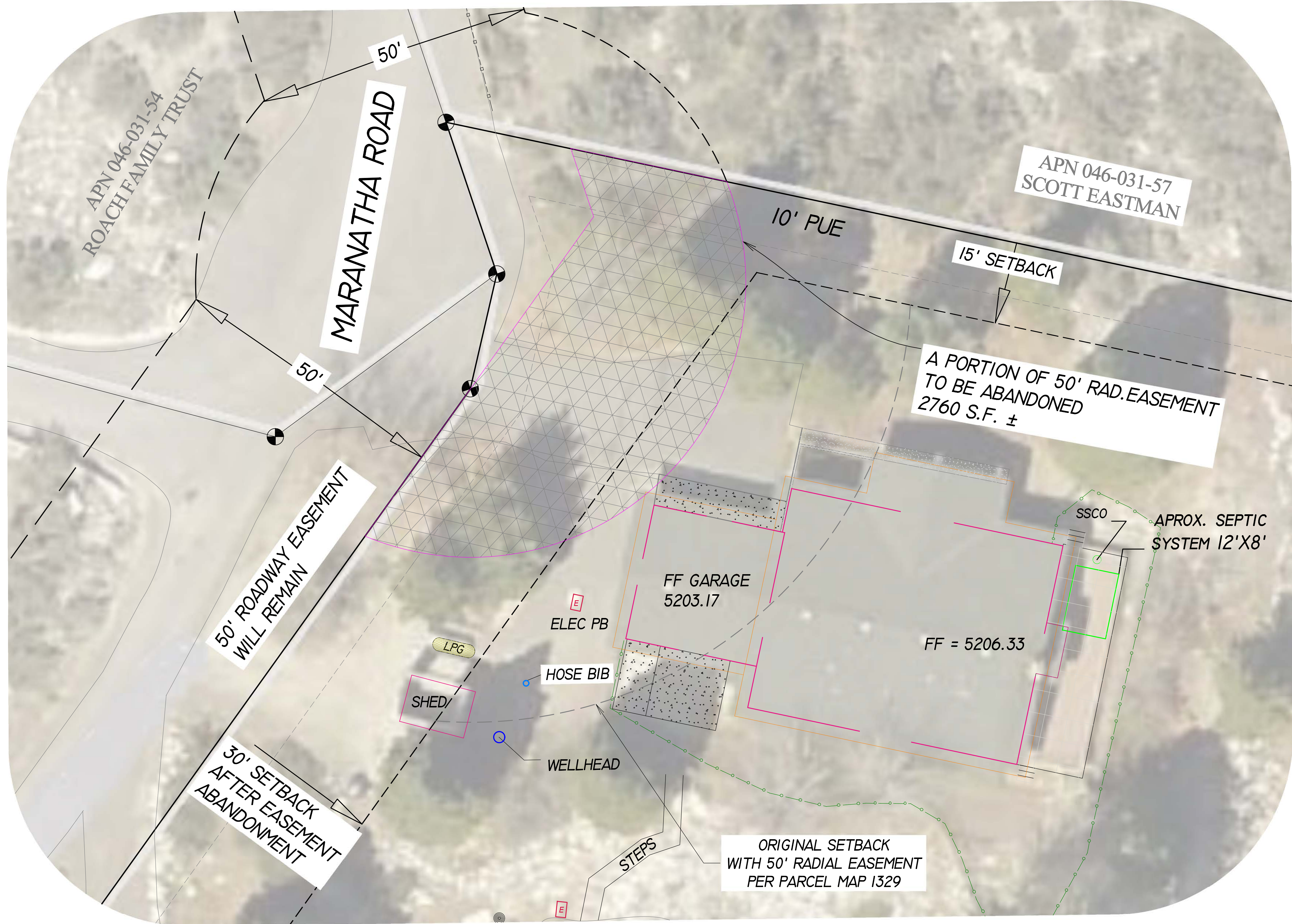
R. Adam Boroski
07-06-23

POINTS WEST SURVEY
3365 SAN MATEO AVE
RENO, NEVADA 89509

**EXHIBIT ABONDONE
EASEMENT MAP
ERIC J LUTZ
APN 046-031-58**

T.17N R.19E SEC 34, M.D. B. & M.
WASHOE COUNTY NEVADA

07/06/2023 1 OF 1



LEGEND

- 5/8" REBAR AND CAP OR CURB SCRIBE
- POINT NOT FOUND
- PUE PUBLIC UTILITY EASEMENT
- (R) RECORD INFORMATION PER REFERENCE DOCUMENT
- SSCO SANITARY SEWER CLEAN OUT
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- BUILDING SET BACK LINE PER CONDITIONS 1987

M.D.B. & V. NEVADA	DATE
T.1798, R.19 E. WASHOE COUNTY	DATE
SEC. 34	DATE

POINTS WEST SURVEY
 3365 SAN MATEO AVE BEND, NV 89509
 (702) 378-4124 RADARBOROSKI@P4HCO.COM

ENLARGED SITE PLAN
 EASEMENT TO BE ABANDONED
 47 MARANATHA ROAD APN 046-031-58

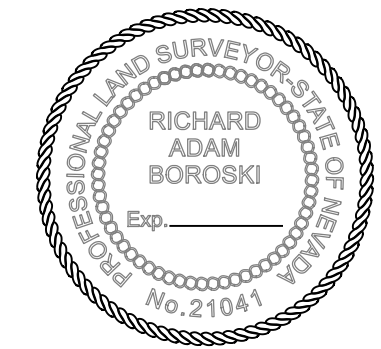
PROJ. MBR.	
PROJ. ASSOC.	
DRAWN BY:	RAB
DATE:	04/13/2022
SCALE:	1" = 10'
SHEET	1
OF	1

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R ADAM BOROSKI P. L. S. # 21041

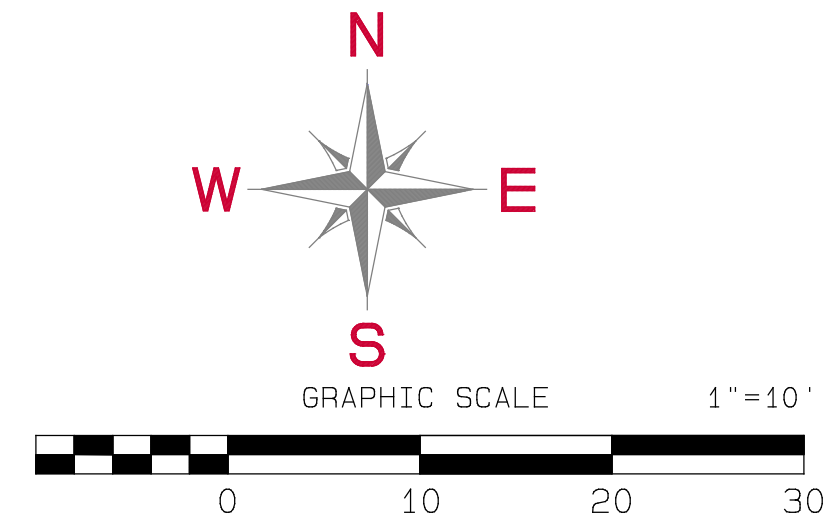
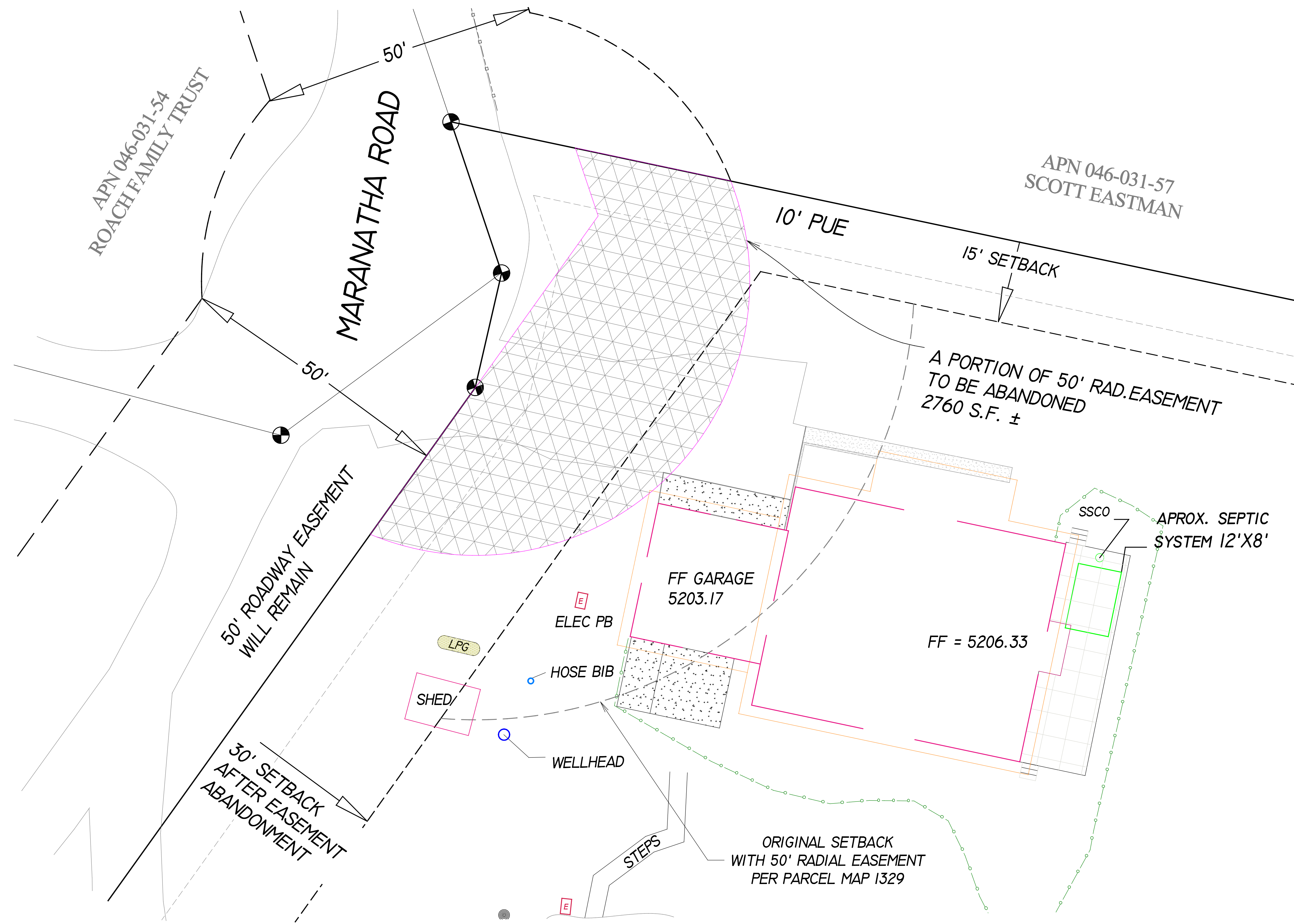


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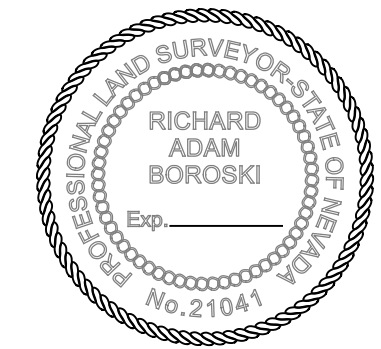
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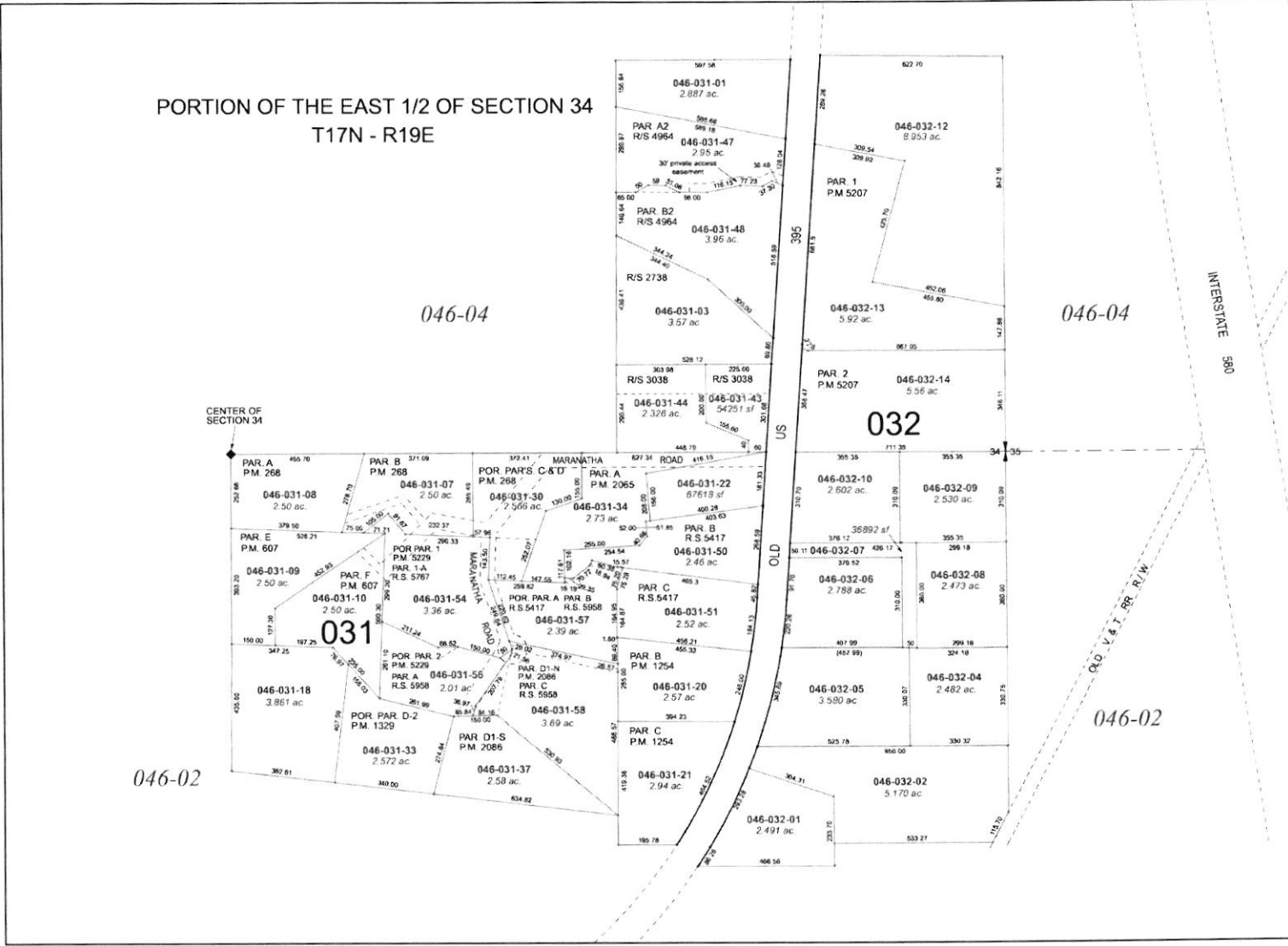
M.D.B. & V. NEVADA	DATE
T. LITTON, R. J. B. WASHOE COUNTY	DATE
REVISIONS	DATE
SBC 34	DATE

POINTS WEST SURVEY
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(702) 378-4124 RADAMBOROSKI@P4HCO.COM

ENLARGED SITE PLAN
EASEMENT TO BE ABANDONED
47 MARANATHA ROAD APN 046-031-58

PROJ. MBR.	
PROJ. ASSOC.	
DRAWN BY:	RAB
DATE:	04/13/2022
SCALE:	1" = 10'

SHEET
1 OF 1



PORTION OF THE EAST 1/2 OF SECTION 34
T17N - R19E

Assessor
0.

STATI
WASHC
ASSESS
Michael E.

1001 E
Range (7)



1 inch



created by
last updated: SR

area provided

NOTE: This map is
Washoe County Air
illustrative purposes
a survey of the prior
as to the sufficiency
delineated herein

72G28 CLTA Guarantee Form No. 28 (06-05-14)

Condition of Title Guarantee

© California Land Title Association. All rights reserved.

The use of this Form is restricted to CLTA subscribers in good standing as of the date of use. All other uses are prohibited. Reprinted under license or express permission from the California Land Title Association.

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

5958

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 ON THE TRANSFER OF THE LAND.
 6. THE PROPERTY OWNERS HEREBY AGREE TO ACCEPT ANY DRAINAGE ONTO THEIR PROPERTY RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT.

FIRST PARTY: JAN LECLAIRE-CHARBONNEAU, AS OWNER OF PARCEL 2-A AS SHOWN ON RECORD OF SURVEY MAP NO. 5767, FILE NO. 4630290 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Jean Leclaire-Charbonneau 07/20/2018
DATE
BY: JANS LECLATRE-CHARBONNEAU

SECOND PARTY: MARK L. WHITTAKER AND BONNIE WHITTAKER, TRUSTEES OF THE MARK L. AND BONNIE WHITTAKER REVOCABLE TRUST DATED NOVEMBER 2006, AS OWNER PARCEL A AS SHOWN ON RECORD OF SURVEY MAP NO. 5417, FILE NO. 4102636 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Mark L. Whittaker 3/29/18
DATE
BY: MARK L. WHITTAKER, TRUSTEE

Bonnie Whittaker 3/29/18
DATE
BY: BONNIE WHITTAKER, TRUSTEE

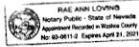
THIRD PARTY: ERIC JOHN LUTZ, AS OWNER OF PARCEL D-IN AS SHOWN ON PARCEL MAP NO. 2086, FILE NO. 1135643 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Eric John Lutz 23 MAR. 2018
DATE
BY: ERIC JOHN LUTZ

**STATE OF NEVADA
COUNTY OF WASHOE S.S.**

ON THIS 20th DAY OF February, 2018, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, JANS LECLAIRE-CHARBONNEAU, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

Rae Ann Lovvink
NOTARY PUBLIC



**STATE OF NEVADA
COUNTY OF WASHOE S.S.**

ON THIS 29th DAY OF March, 2018, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, MARK L. WHITTAKER AND BONNIE WHITTAKER, TRUSTEES OF THE MARK L. AND BONNIE WHITTAKER REVOCABLE TRUST DATED NOVEMBER 2006, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

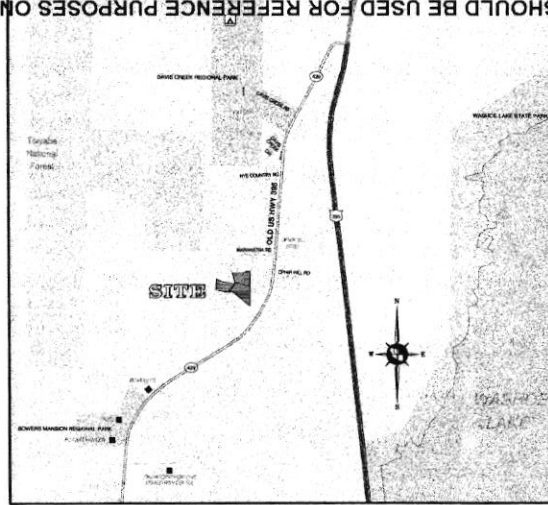
Rae Ann Lovvink
NOTARY PUBLIC



**STATE OF NEVADA
COUNTY OF WASHOE S.S.**

ON THIS 23rd DAY OF March, 2018, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ERIC JOHN LUTZ, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

Rae Ann Lovvink
NOTARY PUBLIC



VICINITY MAP

N.T.S.

REFERENCES

1. PARCEL MAP NO. 607, FILE NO. 541416 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. PARCEL MAP NO. 1329, FILE NO. 790434 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
3. PARCEL MAP NO. 2086, FILE NO. 1135643 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
4. PARCEL MAP NO. 5229, FILE NO. 4581247 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
5. RECORD OF SURVEY MAP NO. 5417, FILE NO. 4102636 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
6. RECORD OF SURVEY MAP NO. 5767, FILE NO. 4630290 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
7. BOUNDARY LINE ADJUSTMENT DEED, DOCUMENT NO. 4630289 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
8. GRANT, BARGAIN, SALE DEED, DOCUMENT NO. 4653459 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

GOVERNING AGENCY CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY WASHOE COUNTY.

BY: Michael E. Gump 5-11-18
MICHAEL E. GUMP, PLS 13627 DATE
WASHOE COUNTY SURVEYOR

DISTRICT BOARD OF HEALTH CERTIFICATE:

"THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWER DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT."

Wesley Rubio 5-11-18
FOR THE DISTRICT BOARD OF HEALTH DATE
PRINT NAME: Wesley Rubio
TITLE: Senior EHS

SURVEYOR'S CERTIFICATE:

- I, LEE H. SMITHSON, 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 34, T.17N., R.19E., 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 ERIC JOHN LUTZ, AND THE SURVEY WAS COMPLETED ON MARCH 20, 2018.
 5. THIS PLAT COMPLETES 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.



DATE: 3/20/2018
LEE H. SMITHSON, P.L.S. DATE
NEVADA CERTIFICATE NO. 5097

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 046-031-36, 045-031-49 & 046-031-55
WASHOE COUNTY TREASURER

BY: Danielle Gorton 5/8/2018
DEPUTY DATE

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JANS LECLAIRE-CHARBONNEAU AND ERIC JOHN LUTZ OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND, THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A PRELIMINARY TITLE REPORT DATED 4-27-18 FOR THE BENEFIT OF WASHOE COUNTY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: Prada Duki 5-7-18
PRINT NAME: Lisa Quilici DATE
TITLE: Secretary

TOTAL AREA: 8.05+/- ACRES

FILE NO. <u>4813926</u> FILED FOR RECORD AT THE REQUEST OF <u>Eric J. Lutz</u> ON THIS <u>11th</u> DAY OF <u>July</u> , 2018 AT <u>31</u> MIN PAST <u>10</u> O'CLOCK, <u>AM</u> . OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.	RECORD OF SURVEY OF A BOUNDARY LINE ADJUSTMENT FOR <u>JANS LECLAIRE-CHARBONNEAU, MARK L. WHITTAKER & BONNIE WHITTAKER AND ERIC JOHN LUTZ</u> AN ADJUSTMENT OF PARCEL 2-A OF RECORD OF SURVEY MAP NO. 5767 PARCEL A OF RECORD OF SURVEY MAP NO. 5417 AND PARCEL D-IN OF PARCEL MAP NO. 2086 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34, T. 17 N., R. 19 E., M.D.M.
WASHOE COUNTY COUNTY RECORDER BY: <u>A. Peaslee</u> DEPUTY FEE: <u>43.00</u>	WASHOE COUNTY COUNTY RECORDER BY: <u>A. Peaslee</u> DEPUTY FEE: <u>43.00</u>
17100 01 RM	17100 01 RM
TRI STATE SURVEYING, LTD 1925 E. PRATER WAY SPARKS, NEVADA 89434 (775) 358-9491 • FAX # 358-3664	SHEET 1 OF 2

Record of Survey map 5958

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

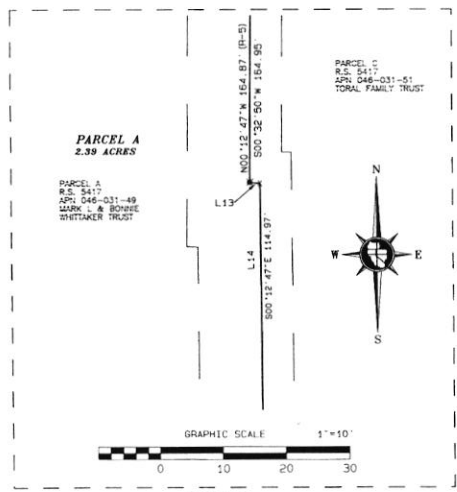
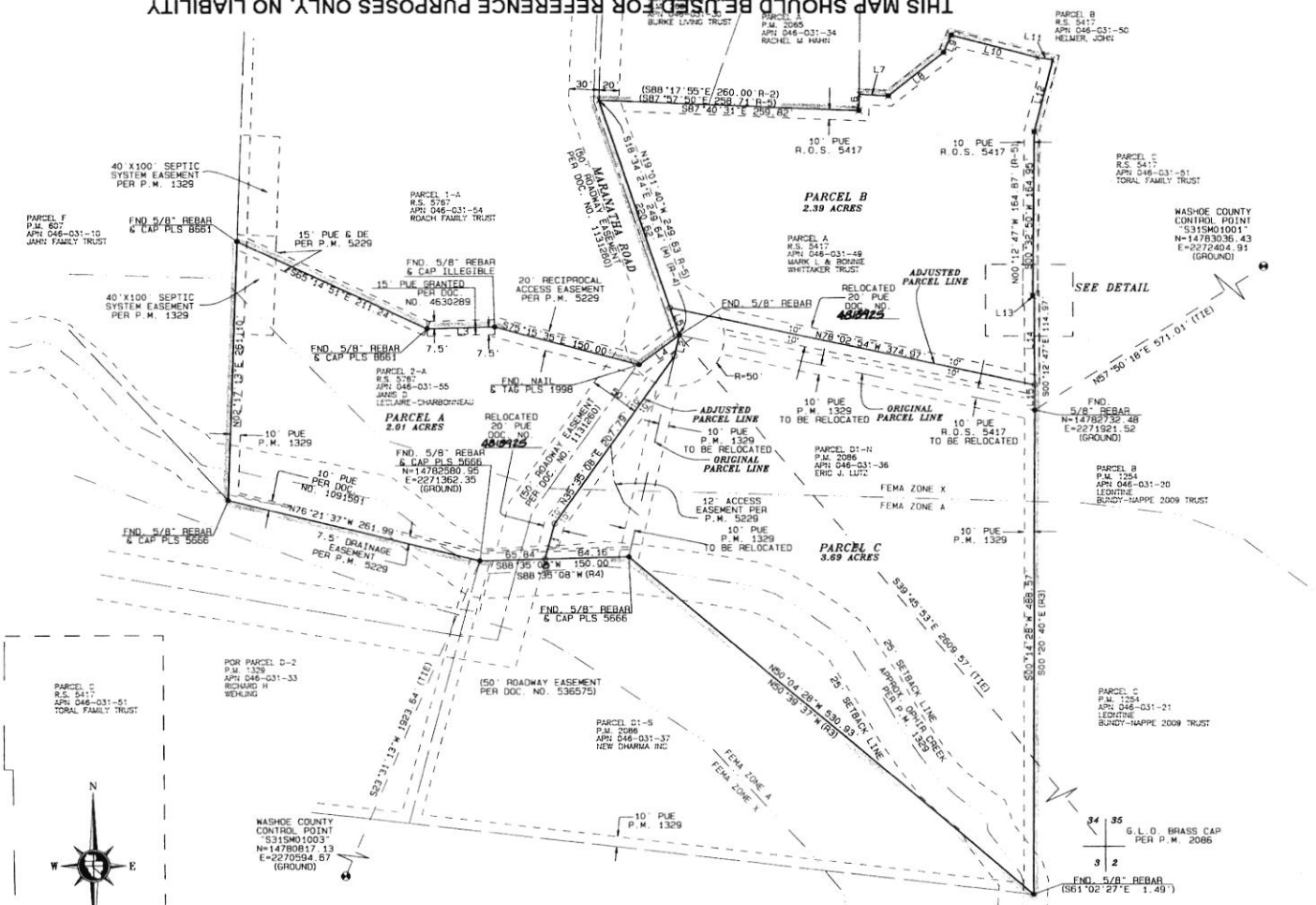
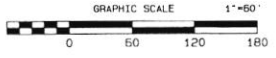
5958

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

4813926

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

48965



LEGEND

- SET 5/8" REBAR AND CAP. PLS 5097 UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED
- DIMENSION POINT - NOTHING FOUND OR SET
- ADJACENT PARCEL LINE
- EASEMENT SIDE LINE
- CENTERLINE OF ROADWAY
- (R) RADIAL BEARING
- ⊙ WASHOE COUNTY GPS MONUMENT
- ✱ FOUND 5/8" REBAR W/CAP PLS 19023 PER ROS 5417 - REF. 5
- ORIGINAL PARCEL LINES

BASIS OF BEARINGS

THE GRID BEARING OF S39°12'12"W BETWEEN WASHOE COUNTY GPS MONUMENTS 'S315M01001' & 'S315M01003', BASED ON THE NORTH AMERICAN DATUM OF 1983/1984 HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN) GRID TO GROUND FACTOR = 1.000197939

NOTES

- THE PURPOSE OF THIS MAP IS TO REFLECT A BOUNDARY LINE ADJUSTMENT AS EXECUTED BY QUILCLAIM DEED DOCUMENT NO. **483925**

RECORD PER ROS 5417		RECORD PER ROS 5417		
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N15°32'08"E	36.97'		
L2	N12°56'36"E	21.56'		
L3	N88°43'07"E	68.52'		
L4	N83°37'43"E	50.00'		
L5	N18°54'24"W	29.02'		
L6	S01°28'46"W	15.19'	N00°15'31"W	16.08'
L7	N87°02'27"W	29.35'	S87°57'50"E	29.72'
L8	N52°03'51"E	70.77'	N51°21'07"E	70.70'
L9	N23°49'00"E	18.94'	S23°36'13"W	18.85'
L10	S75°35'53"E	90.38'	N76°23'30"W	89.93'
L11	N82°40'35"W	15.57'	S83°26'12"E	15.57'
L12	S14°41'21"W	75.20'	S13°54'49"W	75.28'
L13	N83°23'07"W	1.50'	N84°30'42"W	2.39'
L14	S00°12'47"E	89.40'		
L15	S00°12'47"E	25.57'		



RECORD OF SURVEY OF A BOUNDARY LINE ADJUSTMENT
FOR
JANIS LECLAIRE-CHARBONNEAU, MARK L. WHITTAKER & BONNIE WHITTAKER AND ERIC JOHN LUTZ
AN ADJUSTMENT OF PARCEL 2-A OF RECORD OF SURVEY MAP NO. 5417 AND PARCEL 1-N OF RECORD OF SURVEY MAP NO. 2086 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34, T. 17 N., R. 19 E., M.D.M.

WASHOE COUNTY, NEVADA

TRI STATE SURVEYING, LTD 17100 01 DR
1925 E PRATER WAY SHEET 2
SPARKS, NEVADA 89434 OF 2
(775) 358-9491 * FAX # 358-3664

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

4813926

5958A

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT

Record of Survey Map 5958A