

# 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
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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.

## Property Owner Affidavit

**Applicant Name:** Edward L. Koepke

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

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

I, Edward L. Koepke  
(please print name)

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

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

Assessor Parcel Number(s): 089-401-16

Printed Name Edward L. Koepke

Signed Edward L. Koepke

Address 25 Eclipse Dr.  
Sparks, NV 89441

Subscribed and sworn to before me this  
14 day of March, 2022

(Notary Stamp)

[Signature]  
Notary Public in and for said county and state

My commission expires: May 1, 2025



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

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



## Property Owner Affidavit

Applicant Name: Sherri L. Koepke

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

STATE OF NEVADA     )  
                                      )  
COUNTY OF WASHOE    )

I, Sherri L. Koepke  
(please print name)

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

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

Assessor Parcel Number(s): 089-401-116

Printed Name Sherri L. Koepke

Signed Sherri L. Koepke

Address 25 Eclipse Dr.

Sparks, NV 89441

Subscribed and sworn to before me this  
14 day of March, 2022

[Signature]  
Notary Public in and for said county and state

My commission expires: May 1, 2025



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

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



## Property Owner Affidavit

**Applicant Name:** Steven A. Duncan

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

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Steven A. Duncan  
(please print name)

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

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

Assessor Parcel Number(s): 089-401-15

Printed Name Steven A. Duncan

Signed [Signature]

Address 19 Eclipse Dr  
Sparks, NV 89441

Subscribed and sworn to before me this  
15<sup>th</sup> day of March, 2022.

[Signature]  
Notary Public in and for said county and state

My commission expires: 11-20-25

(Notary Stamp)



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

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



## Property Owner Affidavit

**Applicant Name:** Amanda M. Duncan

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

STATE OF NEVADA }  
COUNTY OF WASHOE }

I, Amanda M. Duncan  
(please print name)

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

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

Assessor Parcel Number(s): 089-401-15

Printed Name Amanda M. Duncan

Signed *Amanda M. Duncan*

Address 19 Eclipse Dr.  
Sparks, NV 89441

Subscribed and sworn to before me this  
15<sup>th</sup> day of March, 2022.

*Heather Edmundson*

Notary Public in and for said county and state

My commission expires: 11-20-2025

(Notary Stamp)



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

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

**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 24<sup>th</sup>, 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 24<sup>th</sup>, 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".

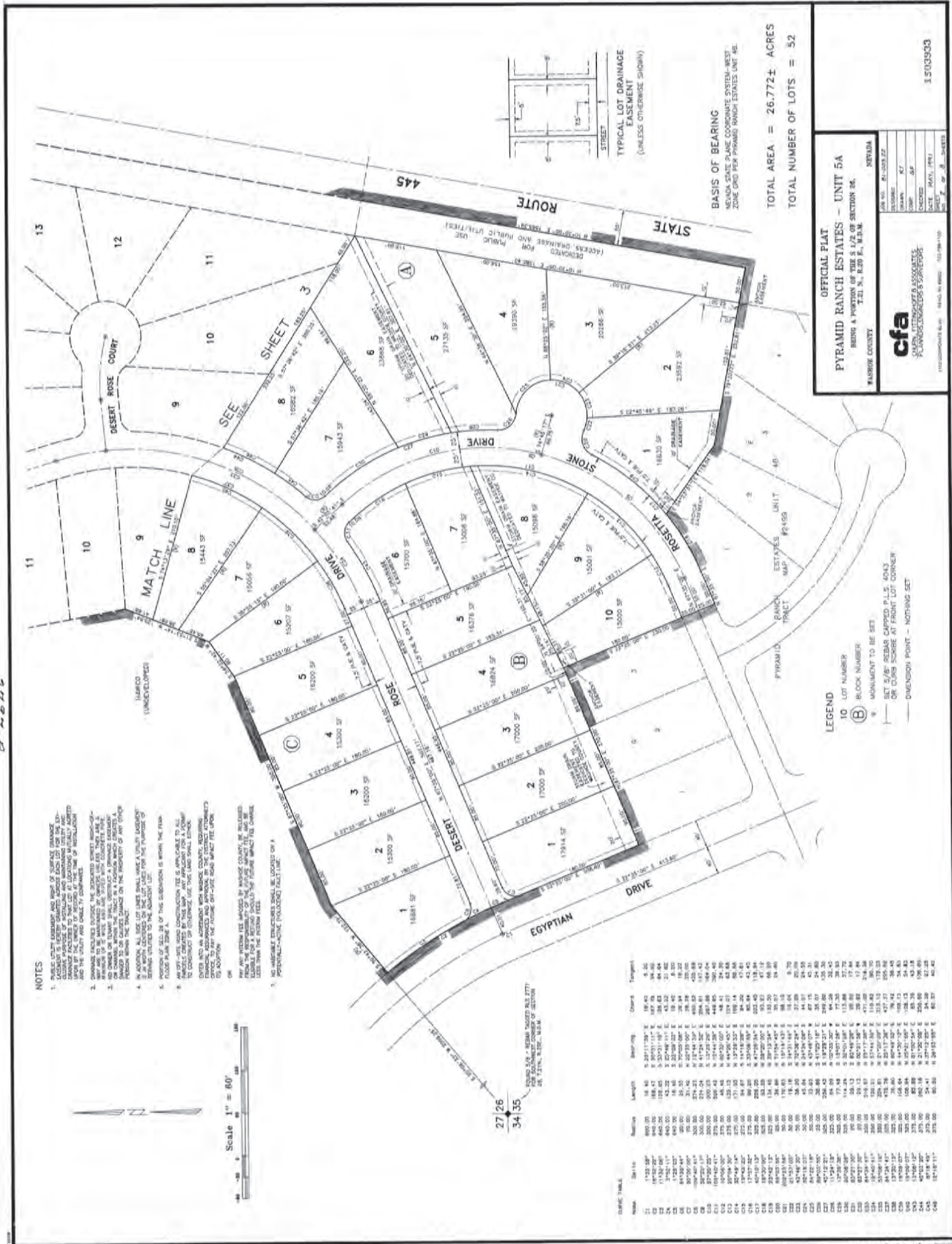
**Supplemental Attachments**

<b>Attachment Exhibit</b>	<b>Document</b>	<b>Document No.</b>
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-A



NOTES

1. PUBLIC UTILITY EXISTENCE AND MAP OF SURFACE DRAINAGE SYSTEMS IS LOCATED IN THE RECORDS OF THE COUNTY OF MARICOPA. THE PLATTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE CITY AND COUNTY OF MARICOPA.
2. DRAINAGE DITCHES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARICOPA COUNTY DRAINAGE DEPARTMENT. THE PLATTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE CITY AND COUNTY OF MARICOPA.
3. THE PLATTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE CITY AND COUNTY OF MARICOPA.
4. IN ADDITION, ALL USES OF THE LAND SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY AND COUNTY OF MARICOPA.
5. THE PLATTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE CITY AND COUNTY OF MARICOPA.
6. THE PLATTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE CITY AND COUNTY OF MARICOPA.
7. THE PLATTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE CITY AND COUNTY OF MARICOPA.
8. THE PLATTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE CITY AND COUNTY OF MARICOPA.
9. THE PLATTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE CITY AND COUNTY OF MARICOPA.
10. THE PLATTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE CITY AND COUNTY OF MARICOPA.
11. THE PLATTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE CITY AND COUNTY OF MARICOPA.
12. THE PLATTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE CITY AND COUNTY OF MARICOPA.
13. THE PLATTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE CITY AND COUNTY OF MARICOPA.

Scale 1" = 80'

Lot	Bearing	Distance	Area
1	N 17° 15' 00" E	17.15	1.18
2	S 72° 45' 00" E	17.15	1.18
3	N 17° 15' 00" E	17.15	1.18
4	S 72° 45' 00" E	17.15	1.18
5	N 17° 15' 00" E	17.15	1.18
6	S 72° 45' 00" E	17.15	1.18
7	N 17° 15' 00" E	17.15	1.18
8	S 72° 45' 00" E	17.15	1.18
9	N 17° 15' 00" E	17.15	1.18
10	S 72° 45' 00" E	17.15	1.18
11	N 17° 15' 00" E	17.15	1.18
12	S 72° 45' 00" E	17.15	1.18
13	N 17° 15' 00" E	17.15	1.18

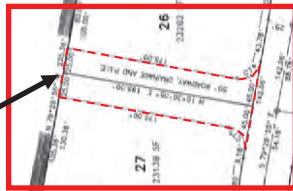
2797-A



2797-B

Proposed Easement Abandonment

(UNDEVELOPED)



Station	Dist. to	Reference	Length	Bearing	Chord	Triangle
130	847.54	131	468.87	N 23°17'30" E	471.02	238.26
131	507.08	132	324.81	N 21°02'30" E	323.10	175.03
132	507.08	133	324.81	N 17°11'30" E	323.10	175.03
133	507.08	134	324.81	N 13°20'30" E	323.10	175.03
134	507.08	135	324.81	N 9°29'30" E	323.10	175.03
135	507.08	136	324.81	N 5°38'30" E	323.10	175.03
136	507.08	137	324.81	N 1°47'30" E	323.10	175.03
137	507.08	138	324.81	N 23°17'30" E	471.02	238.26
138	507.08	139	324.81	N 21°02'30" E	323.10	175.03
139	507.08	140	324.81	N 17°11'30" E	323.10	175.03
140	507.08	141	324.81	N 13°20'30" E	323.10	175.03
141	507.08	142	324.81	N 9°29'30" E	323.10	175.03
142	507.08	143	324.81	N 5°38'30" E	323.10	175.03
143	507.08	144	324.81	N 1°47'30" E	323.10	175.03
144	507.08	145	324.81	N 23°17'30" E	471.02	238.26
145	507.08	146	324.81	N 21°02'30" E	323.10	175.03
146	507.08	147	324.81	N 17°11'30" E	323.10	175.03
147	507.08	148	324.81	N 13°20'30" E	323.10	175.03
148	507.08	149	324.81	N 9°29'30" E	323.10	175.03
149	507.08	150	324.81	N 5°38'30" E	323.10	175.03
150	507.08	151	324.81	N 1°47'30" E	323.10	175.03
151	507.08	152	324.81	N 23°17'30" E	471.02	238.26
152	507.08	153	324.81	N 21°02'30" E	323.10	175.03
153	507.08	154	324.81	N 17°11'30" E	323.10	175.03
154	507.08	155	324.81	N 13°20'30" E	323.10	175.03
155	507.08	156	324.81	N 9°29'30" E	323.10	175.03
156	507.08	157	324.81	N 5°38'30" E	323.10	175.03
157	507.08	158	324.81	N 1°47'30" E	323.10	175.03
158	507.08	159	324.81	N 23°17'30" E	471.02	238.26
159	507.08	160	324.81	N 21°02'30" E	323.10	175.03
160	507.08	161	324.81	N 17°11'30" E	323.10	175.03
161	507.08	162	324.81	N 13°20'30" E	323.10	175.03
162	507.08	163	324.81	N 9°29'30" E	323.10	175.03
163	507.08	164	324.81	N 5°38'30" E	323.10	175.03
164	507.08	165	324.81	N 1°47'30" E	323.10	175.03
165	507.08	166	324.81	N 23°17'30" E	471.02	238.26
166	507.08	167	324.81	N 21°02'30" E	323.10	175.03
167	507.08	168	324.81	N 17°11'30" E	323.10	175.03
168	507.08	169	324.81	N 13°20'30" E	323.10	175.03
169	507.08	170	324.81	N 9°29'30" E	323.10	175.03
170	507.08	171	324.81	N 5°38'30" E	323.10	175.03
171	507.08	172	324.81	N 1°47'30" E	323.10	175.03
172	507.08	173	324.81	N 23°17'30" E	471.02	238.26
173	507.08	174	324.81	N 21°02'30" E	323.10	175.03
174	507.08	175	324.81	N 17°11'30" E	323.10	175.03
175	507.08	176	324.81	N 13°20'30" E	323.10	175.03
176	507.08	177	324.81	N 9°29'30" E	323.10	175.03
177	507.08	178	324.81	N 5°38'30" E	323.10	175.03
178	507.08	179	324.81	N 1°47'30" E	323.10	175.03
179	507.08	180	324.81	N 23°17'30" E	471.02	238.26
180	507.08	181	324.81	N 21°02'30" E	323.10	175.03
181	507.08	182	324.81	N 17°11'30" E	323.10	175.03
182	507.08	183	324.81	N 13°20'30" E	323.10	175.03
183	507.08	184	324.81	N 9°29'30" E	323.10	175.03
184	507.08	185	324.81	N 5°38'30" E	323.10	175.03
185	507.08	186	324.81	N 1°47'30" E	323.10	175.03
186	507.08	187	324.81	N 23°17'30" E	471.02	238.26
187	507.08	188	324.81	N 21°02'30" E	323.10	175.03
188	507.08	189	324.81	N 17°11'30" E	323.10	175.03
189	507.08	190	324.81	N 13°20'30" E	323.10	175.03
190	507.08	191	324.81	N 9°29'30" E	323.10	175.03
191	507.08	192	324.81	N 5°38'30" E	323.10	175.03
192	507.08	193	324.81	N 1°47'30" E	323.10	175.03
193	507.08	194	324.81	N 23°17'30" E	471.02	238.26
194	507.08	195	324.81	N 21°02'30" E	323.10	175.03
195	507.08	196	324.81	N 17°11'30" E	323.10	175.03
196	507.08	197	324.81	N 13°20'30" E	323.10	175.03
197	507.08	198	324.81	N 9°29'30" E	323.10	175.03
198	507.08	199	324.81	N 5°38'30" E	323.10	175.03
199	507.08	200	324.81	N 1°47'30" E	323.10	175.03
200	507.08	201	324.81	N 23°17'30" E	471.02	238.26
201	507.08	202	324.81	N 21°02'30" E	323.10	175.03
202	507.08	203	324.81	N 17°11'30" E	323.10	175.03
203	507.08	204	324.81	N 13°20'30" E	323.10	175.03
204	507.08	205	324.81	N 9°29'30" E	323.10	175.03
205	507.08	206	324.81	N 5°38'30" E	323.10	175.03
206	507.08	207	324.81	N 1°47'30" E	323.10	175.03
207	507.08	208	324.81	N 23°17'30" E	471.02	238.26
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212	507.08	213	324.81	N 5°38'30" E	323.10	175.03
213	507.08	214	324.81	N 1°47'30" E	323.10	175.03
214	507.08	215	324.81	N 23°17'30" E	471.02	238.26
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218	507.08	219	324.81	N 9°29'30" E	323.10	175.03
219	507.08	220	324.81	N 5°38'30" E	323.10	175.03
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224	507.08	225	324.81	N 13°20'30" E	323.10	175.03
225	507.08	226	324.81	N 9°29'30" E	323.10	175.03
226	507.08	227	324.81	N 5°38'30" E	323.10	175.03
227	507.08	228	324.81	N 1°47'30" E	323.10	175.03
228	507.08	229	324.81	N 23°17'30" E	471.02	238.26
229	507.08	230	324.81	N 21°02'30" E	323.10	175.03
230	507.08	231	324.81	N 17°11'30" E	323.10	175.03
231	507.08	232	324.81	N 13°20'30" E	323.10	175.03
232	507.08	233	324.81	N 9°29'30" E	323.10	175.03
233	507.08	234	324.81	N 5°38'30" E	323.10	175.03
234	507.08	235	324.81	N 1°47'30" E	323.10	175.03
235	507.08	236	324.81	N 23°17'30" E	471.02	238.26
236	507.08	237	324.81	N 21°02'30" E	323.10	175.03
237	507.08	238	324.81	N 17°11'30" E	323.10	175.03
238	507.08	239	324.81	N 13°20'30" E	323.10	175.03
239	507.08	240	324.81	N 9°29'30" E	323.10	175.03
240	507.08	241	324.81	N 5°38'30" E	323.10	175.03
241	507.08	242	324.81	N 1°47'30" E	323.10	175.03
242	507.08	243	324.81	N 23°17'30" E	471.02	238.26
243	507.08	244	324.81	N 21°02'30" E	323.10	175.03
244	507.08	245	324.81	N 17°11'30" E	323.10	175.03
245	507.08	246	324.81	N 13°20'30" E	323.10	175.03
246	507.08	247	324.81	N 9°29'30" E	323.10	175.03
247	507.08	248	324.81	N 5°38'30" E	323.10	175.03
248	507.08	249	324.81	N 1°47'30" E	323.10	175.03
249	507.08	250	324.81	N 23°17'30" E	471.02	238.26
250	507.08	251	324.81	N 21°02'30" E	323.10	175.03
251	507.08	252	324.81	N 17°11'30" E	323.10	175.03
252	507.08	253	324.81	N 13°20'30" E	323.10	175.03
253	507.08	254	324.81	N 9°29'30" E	323.10	175.03
254	507.08	255	324.81	N 5°38'30" E	323.10	175.03
255	507.08	256	324.81	N 1°47'30" E	323.10	175.03
256	507.08	257	324.81	N 23°17'30" E	471.02	238.26
257	507.08	258	324.81	N 21°02'30" E	323.10	175.03
258	507.08	259	324.81	N 17°11'30" E	323.10	175.03
259	507.08	260	324.81	N 13°20'30" E	323.10	175.03
260	507.08	261	324.81	N 9°29'30" E	323.10	175.03
261	507.08	262	324.81	N 5°38'30" E	323.10	175.03
262	507.08	263	324.81	N 1°47'30" E	323.10	175.03
263	507.08	264	324.81	N 23°17'30" E	471.02	238.26
264	507.08	265	324.81	N 21°02'30" E	323.10	175.03
265	507.08	266	324.81	N 17°11'30" E	323.10	175.03
266	507.08	267	324.81	N 13°20'30" E	323.10	175.03
267	507.08	268	324.81	N 9°29'30" E	323.10	175.03
268	507.08	269	324.81	N 5°38'30" E	323.10	175.03
269	507.08	270	324.81	N 1°47'30" E	323.10	175.03
270	507.08	271	324.81	N 23°17'30" E	471.02	238.26
271	507.08	272	324.81	N 21°02'30" E	323.10	175.03
272	507.08	273	324.81	N 17°11'30" E	323.10	175.03
273	507.08	274	324.81	N 13°20'30" E	323.10	175.03
274	507.08	275	324.81	N 9°29'30" E	323.10	175.03
275	507.08	276	324.81	N 5°38'30" E	323.10	175.03
276	507.08	277	324.81	N 1°47'30" E	323.10	175.03
277	507.08	278	324.81	N 23°17'30" E	471.02	238.26
278	507.08	279	324.81	N 21°02'30" E	323.10	175.03
279	507.08	280	324.81	N 17°11'30" E	323.10	175.03
280	507.08	2				



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, 1992, 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.  
26  
27  
28

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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 19<sup>th</sup> 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.

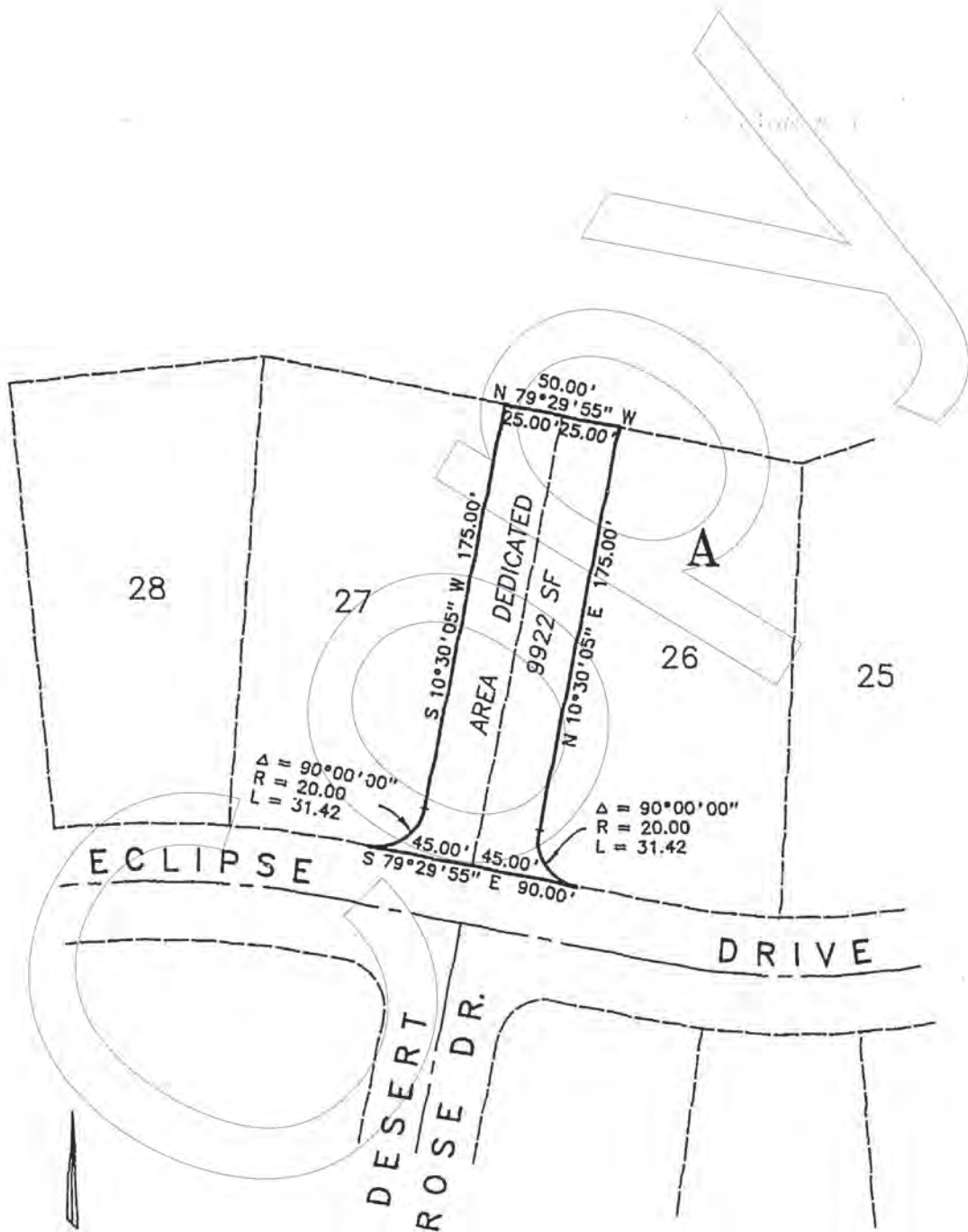
Containing 9922 square feet of land, more or less.

BK 3508 PG 0786





BK3508PG0787

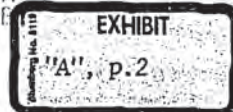


PYRAMID RANCH ESTATES, UNIT 5A

OFFICIAL RECORDS  
WASHOE CO., NEVADA  
RECORD REQUESTED BY

Robert Sader  
'92 JUN 24 P4:12

JOE MELCHER  
COUNTY RECORDER  
FEE \$8.00 DEP CA



SCALE : 1" = 60'

## UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES, WALSH COUNTY COMMUNITY SERVICES DEPARTMENT AND TRUCKEE MEADOWS WATER AUTHORITY, AND DO HEREBY RELINQUISH THOSE EXISTING EASEMENTS, EXCEPT AS NOTED, LOCATED WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT. SAID EASEMENTS ARE RELINQUISHED IN FAVOR OF THOSE EASEMENTS, GRANTED, DELINEATED AND APPROVED HEREON.

Armando Espino Supervisor  
NAME (TITLE) (PRINT)

Nevada Bell Telephone Company D/B/A AT&T Nevada  
 Beyond Reason M473 CSR Planning/LF  
 DATE OCT 17, 2021

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY  
KATHERINE PERKINS / ASSOC. ROW AGENT  
MAINE 00715 (08/2013)

10/10/2021  
DATE

*[Signature]*  
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY

KATHERINE PERKINS ASSOC ROW AGENT  
MAINE 70716 (0000000)

STEFANIE D. MORRIS, WATER RESOURCES MANAGER

STATE OF NEVADA } SS  
COUNTY OF WADSWORTH }  
TRUCKEE MEADOWS WATER AUTHORITY  
JANUARY 30, 2021  
DATE

Stefanie D. Morris, Water Resources Manager  
NAME/TITLE (PRINT)

9th DAY OF November 2021, BY  
STEFANIE D. MORRIS, FOR TRUCKEE MEADOWS WATER AUTHORITY

1

202-2-11

STATE OF NEVADA } SS  
COUNTY OF WASHOE }

STATE OF NEVADA } SS  
COUNTY OF WASHOE }


  
 RAYMOND A. CRAWFORD  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 Appt. No. 16-1615-2  
 My Appt. Expires February 25, 2004

**SUPRENUM'S CERTIFICATE:**

**SURVEYOR'S CERTIFICATE.**

I, KEVIN H. ALMETER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLOT REPRESENTS THE RESULT OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN THE COUNTY OF CLATSOP, WASHINGTON, FOR THE ESTATE OF LEMAR REIS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

2. THE LANDS SURVEYED ARE WITHIN A PORTION OF SECTION 36, TOWNSHIP 31 NORTH, RANGE 20 EAST, WASHINGTON COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 14, 2013.

3. THIS PLOT COMPLETES WITH THE APPLICABLE STATE FINAL APPROVAL DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DESCRIBED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITION INDICATED BY SECTION 36, TOWNSHIP 31 NORTH, RANGE 20 EAST.

5. AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED BY SECTION 36, TOWNSHIP 31 NORTH, RANGE 20 EAST.

KEVIN M. ALMETER, P.L.S.  
NEVADA CERTIFICATE NO. 19052

2067453

*EAGLE CANYON IV - UNIT 4B*  
*A COMMON INTEREST COMMUNITY*

ON THIS 7 DAY OF FEBRUARY 2026 AT 32 MINUTES PAST 3 O'CLOCK. P.M., OFFICIAL RECORDS

County Recorder  
By: J. Gastonaga

1-27-22

Subdivision Tract Map 5471

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

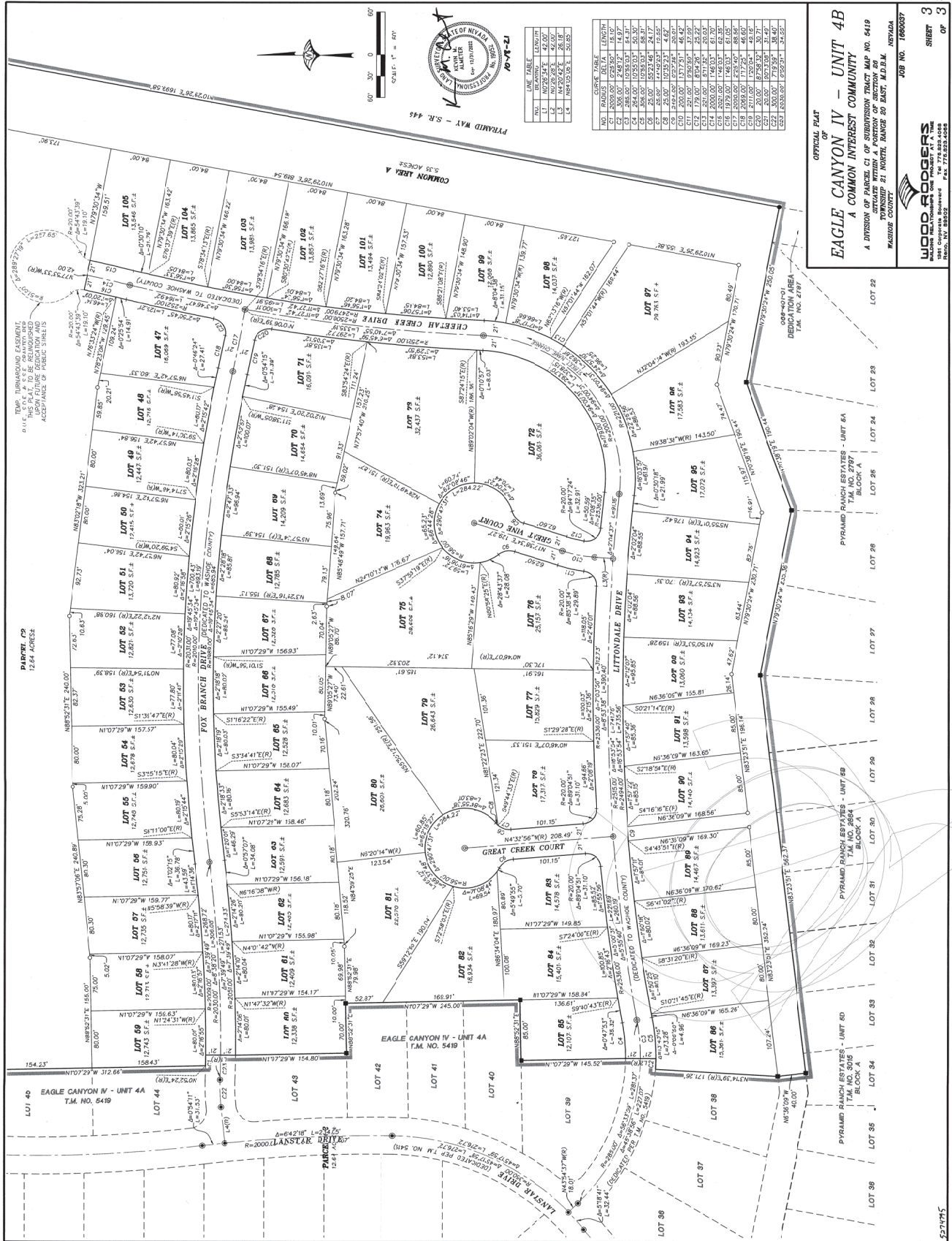
**CUMULATIVE INDEXES  
SHOULD BE EXAMINED  
FOR ANY SUBSEQUENT  
CHANGES TO THIS MATERIAL**







244S



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

OFFICIAL PLAT  
OF  
**EAGLE CANYON IV - UNIT 4B**  
A COMMON INTEREST COMMUNITY  
A DIVISION OF PARCEL C1 OF SUBDIVISION TRACT MAP NO. 5419  
RECORDED IN PLAT BOOK 10, PAGE 10, M.B.M.  
TOWNSHIP 21 NORTH, RANGE 20 EAST, M.B.M.  
WASCO COUNTY, NEVADA  
JOB NO. 1680037  
SHEET 3  
OF 3

**WOOD ROBBERS**  
191 Corporate Boulevard  
Reno, NV 89502  
TEL 775-833-4088  
FAX 775-833-4088

Subdivision Tract Map 5471B

ESCROW NO.  
25554-CK

**EXHIBIT "C"**

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

BK3317PG0302



**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

BK3317PG0304



**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 LOT'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

BK3317PG0305



## 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 PROVISIONS 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



**EXHIBIT "C": Continued**


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.

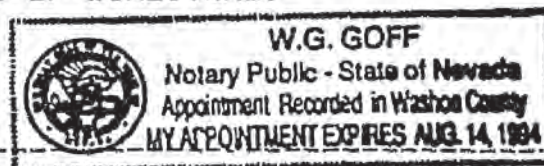
IN WITNESS WHEREOF. THE UNDERSIGNED, BEING THE DECLARANT HEREIN, HAS HEREUNTO SET HIS HAND AND SEAL THIS 11th. DAY OF JULY, 1991.

  
JAMES G. HAW, JR. 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





BK3317PG0307

**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*

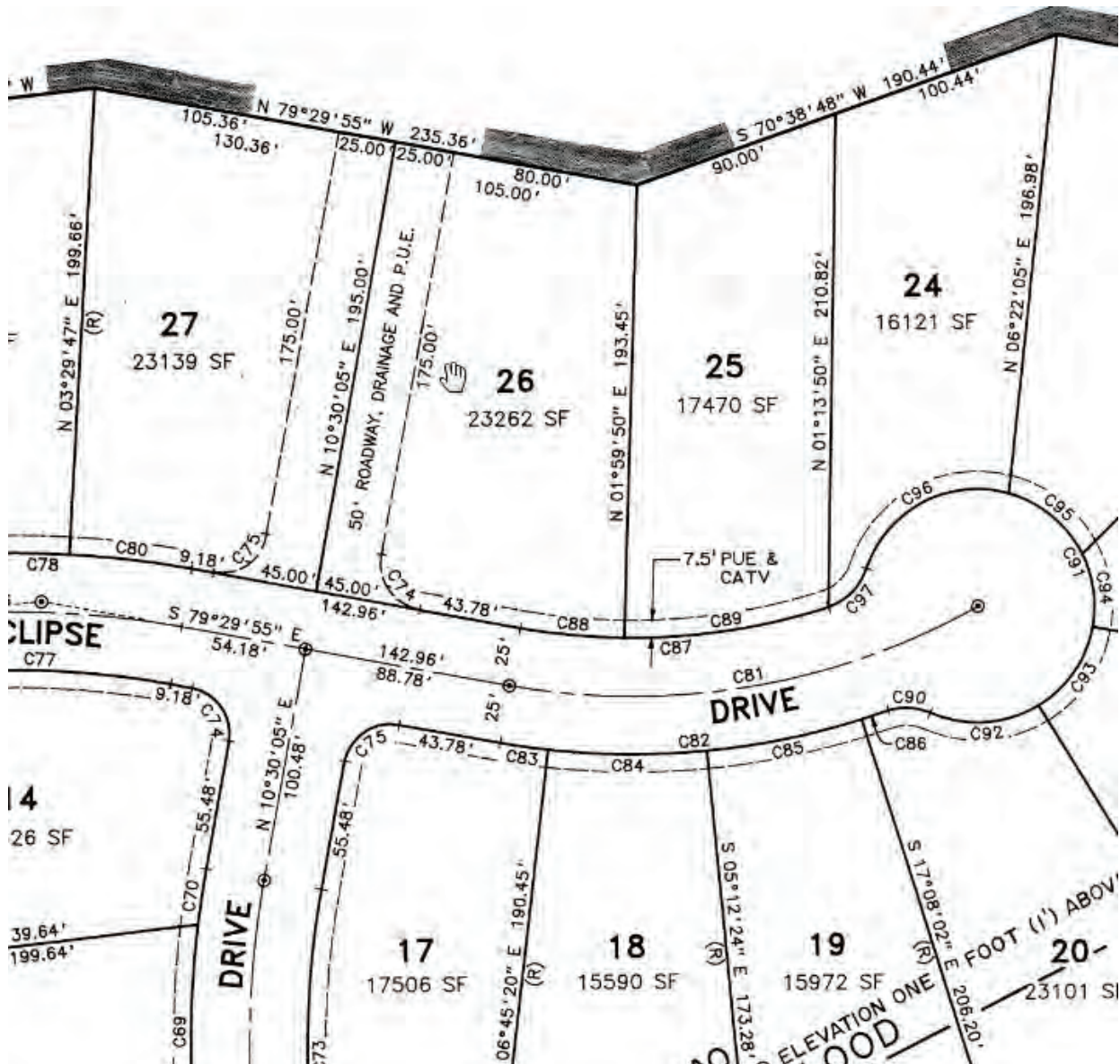
8.42  
AM



# 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.



**Licensed Engineer | Community Services Department**

[wwest@washoecounty.gov](mailto:wwest@washoecounty.gov) | Office: 775.328-2310 | Fax: 775.328.3699  
1001 E. Ninth Street, Reno, NV 89512



The content of this email is the confidential property of Washoe County and should not be copied, modified, retransmitted, or used for any purpose except with written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

---

**From:** Duncan, Amanda <ADuncan@tmwa.com>  
**Sent:** Wednesday, March 2, 2022 12:10 PM  
**To:** West, Walt <WWest@washoecounty.gov>  
**Subject:** RE: Question Easement at 19 Eclipse Drive (089-401-15)

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

Hi Walt,

I am just checking in on this one. Please let me know what you think? We would like to start moving forward with an abandonment application if possible.

Thank you!

**Amanda Duncan, SR/WA**

**Land Agent I**

**Truckee Meadows Water Authority**

1355 Capital Blvd. | Reno, NV 89502

O: (775) 834-8035, M: (775) 815-7195

[aduncan@tmwa.com](mailto:aduncan@tmwa.com) | [www.tmwa.com](http://www.tmwa.com)



---

**From:** Handrock, Wayne <WHandrock@washoecounty.gov>  
**Sent:** Friday, February 25, 2022 10:18 AM  
**To:** West, Walt <WWest@washoecounty.gov>  
**Cc:** Duncan, Amanda <ADuncan@tmwa.com>  
**Subject:** FW: Question Easement at 19 Eclipse Drive (089-401-15)  
**Importance:** High

Hi Walt,

Amanda is wanting to abandon the 25' portion of the easement on the west side of APN 089-401-15. The Tract map to the north recently recorded and the access easement now dead ends into common area on T5471. I don't know of any problem with the roadway abandonment. Do you know of any reason the road or drainage couldn't be abandoned? If you could Let me know, I would appreciate it.

Thanks,

Wayne





**Wayne Handrock, PLS**

**County Surveyor | Community Services**

[whandrock@washoecounty.us](mailto:whandrock@washoecounty.us) | Office: 775.328.2318 | Fax: 775.328.3699

1001 E. 9<sup>th</sup> Street, Reno, NV 89512



---

**From:** Duncan, Amanda <[ADuncan@tmwa.com](mailto:ADuncan@tmwa.com)>  
**Sent:** Thursday, February 24, 2022 3:02 PM  
**To:** Handrock, Wayne <[WHandrock@washoecounty.gov](mailto:WHandrock@washoecounty.gov)>  
**Subject:** FW: Question Easement at 19 Eclipse Drive (089-401-15)  
**Importance:** High

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

Wayne,

Hello. Sorry to keep at this one but we really do need an answer about whether or not we can pursue this abandonment or not so we can start pursuing Engineers, Survey and all the title stuff that goes along with this request.

Would you be willing to discuss it with me or would you rather that I just contact a planner?

Thanks! I do appreciate your time.

**Amanda Duncan, SR/WA**

**Land Agent I**

**Truckee Meadows Water Authority**

1355 Capital Blvd. | Reno, NV 89502

O: (775) 834-8035, M: (775) 815-7195

[aduncan@tmwa.com](mailto:aduncan@tmwa.com) | [www.tmwa.com](http://www.tmwa.com)



---

**From:** Duncan, Amanda  
**Sent:** Thursday, February 10, 2022 8:32 AM  
**To:** Handrock, Wayne <[WHandrock@washoecounty.us](mailto:WHandrock@washoecounty.us)>  
**Subject:** Question Easement at 19 Eclipse Drive (089-401-15)

Wayne,

Good Morning. I hope all is going well for you. I don't know if you recall talking to me a couple of years ago (before I was on the Street Naming Committee) about a roadway, drainage and utility easement abandonment out in Spanish Springs off of Eclipse Drive. At that time, there was a proposed iteration of the Eagle Canyon Ranch 4B Subdivision that included the easement area becoming a roadway. However, the final map for ECR4B was recorded last week

and that roadway connection is no longer contemplated. My husband and I want to inquire about getting the easement abandoned so that we might be able to build a separate garage on our parcel (which is currently encumbered by the easement). The placement for the garage on this side of the parcel is most ideal because of the location of the Septic and the separations required for that. The new subdivision common area backs up to our fence and they already have adequate access within the common area with an access road on the common area parcel. We don't believe that the drainage part of the easement is needed either because of the Storm drainage improvements with the flood basin and other improvements that have been made in Spanish Springs since our parcel and this easement was created.

Can you tell me if an application to Abandon the easement is likely to be approved by Washoe County now? Or is there some other plan for the easement? We really don't want to waste money on the process if it isn't likely to be approved. Also, if it is possible to get it abandoned, is the abandonment application the only application we would need to make?

I really appreciate your time and consideration of this question.  
Thank you!

**Amanda Duncan, SR/WA**

**Land Agent I**

**Truckee Meadows Water Authority**

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[aduncan@tmwa.com](mailto:aduncan@tmwa.com) | [www.tmwa.com](http://www.tmwa.com)



\*\*\*Our vision is to enhance the quality of life in the Truckee Meadows by delivering exceptional, customer-focused water services.\*\*\*

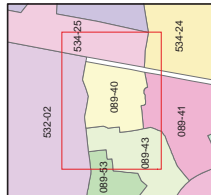
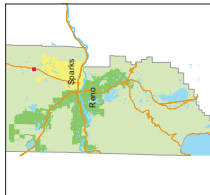


Assessor's Map Number  
**089-40**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor  
1001 East Ninth Street  
Building D  
Reno, NV 89512  
(775) 328-2231



Feet  
0 25 50 75 100  
1 inch = 100 feet

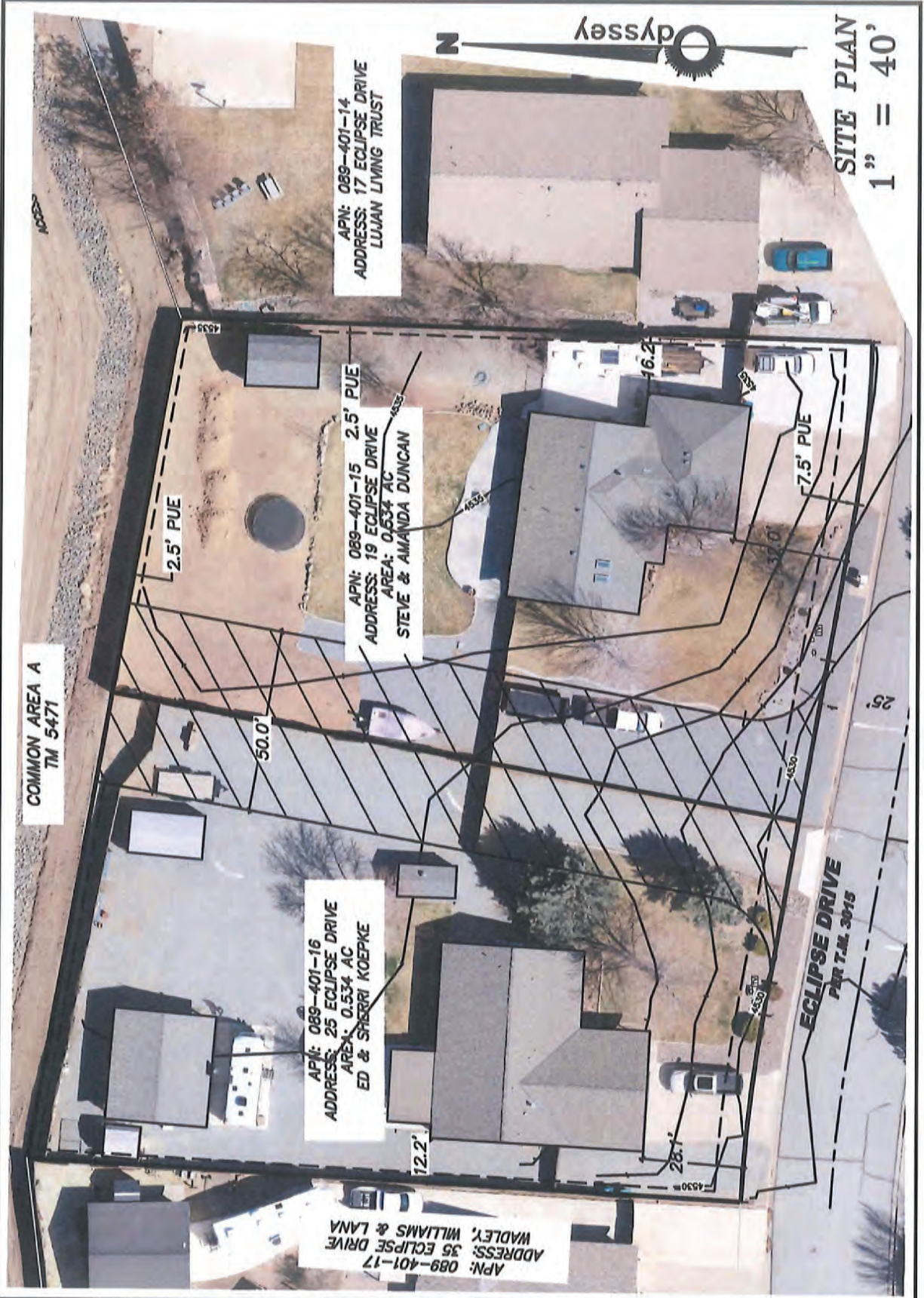


created by: TWT 12/12/2011  
last updated: \_\_\_\_\_  
area previously shown on map(s)  
**089-16**

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a warranty of title or any other interest, nor is it intended as to the sufficiency or accuracy of the data delineated hereon.

**(#2797)**  
**PYRAMID RANCH ESTATES - UNIT 5A**  
POR. OF SOUTH 1/2 OF SEC. 26  
T21N - R20E





COMMON AREA A  
TM 5471

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

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

APN: 089-401-14  
ADDRESS: 17 ECLIPSE DRIVE  
LUJAN LIVING TRUST

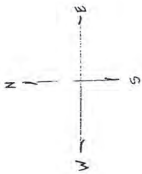
APN: 089-401-17  
ADDRESS: 35 ECLIPSE DRIVE  
WADLEY, WILLIAMS & LANA

ECLIPSE DRIVE  
FOR T.M. 3015

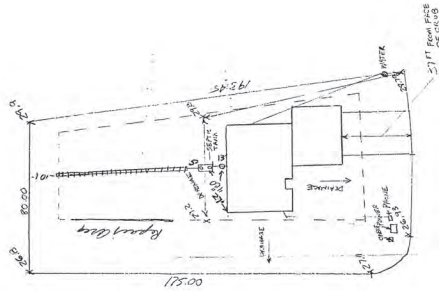
SITE PLAN  
1" = 40'







PYRAMID RANCH ESTATES  
 PLOT # 087-40-15 LOT-26-A  
 UNIT-5A ECLIPSE VR.  
 SPARKS, NEVADA 89431



ECLIPSE VR



**WARNING**  
 SEPTIC SYSTEM MUST BE INSTALLED EXACTLY  
 AS SHOWN ON APPROVED PLOT PLAN.

MINIMUM SPACING REQUIREMENTS  
 1. 10' FROM PROPERTY LINE  
 2. 10' FROM EXISTING SEWER  
 3. 10' FROM EXISTING WATER  
 4. 10' FROM EXISTING UTILITY  
 5. 10' FROM EXISTING STRUCTURE

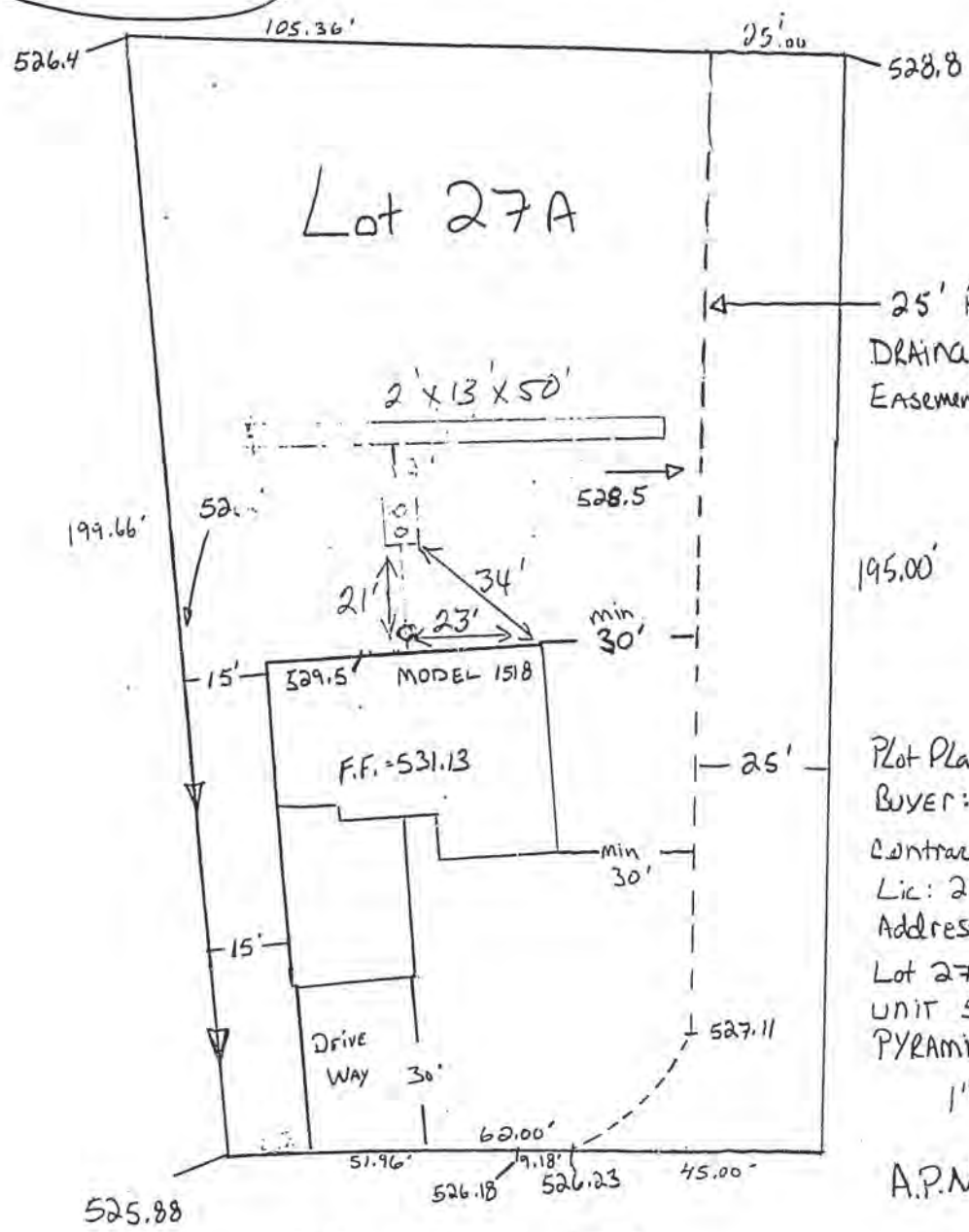
1. 10' FROM PROPERTY LINE
2. 10' FROM EXISTING SEWER
3. 10' FROM EXISTING WATER
4. 10' FROM EXISTING UTILITY
5. 10' FROM EXISTING STRUCTURE



JAMES E. PAULLO	
7770 STANFILL DR.	SPARKS, NEVADA 89431
DATE	APPROVED BY
1/15/30	1

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

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 Ranch Estates  
 1" = 30'

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

25 ECLIPSE DR.



# 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

2.5' PUE

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

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

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

S 1°59'50" W 193.45'

S 10°30'05" W 175.00'  
S 10°30'05" W 195.00'

R=20.00', L=31.42'

Δ=90°00'00"

7.5' PUE

45.00' S 79°30'05" E 142.97'

ECLIPSE DRIVE  
PER T.M. 3016

R=275.00', L=45.02'  
Δ=9°22'49"



1" = 40'

EXHIBIT A-1



WWW.ODYSSEY-CIVIL-ENGINEERING.COM

Odyssey  
ENGINEERING  
INCORPORATED

**EXHIBIT "B"**  
**LEGAL DESCRIPTION**  
**ROADWAY AND DRAINAGE EASEMENT ABANDONMENT**

All that certain real property situate within a portion of the South One-Half (S 1/2) of Section Twenty-Six (26), Township Twenty-One (21) North, Range Twenty (20) East, Mount Diablo Base Meridian, County of Washoe, State of Nevada, being a portion of Lot 27 as shown and delineated on Tract Map Number 2797, Recorded August 26, 1991, as File No. 1503933, Official Records of Washoe County, Nevada, and being more particularly described as follows:

**BEGINNING** at the northeast corner of said Lot 27

**THENCE** along the easterly line of said Lot, South 10°30'05" West a distance of 195.00 feet to the northerly right-of-way of Eclipse Drive as shown on said Tract Map 2797;

**THENCE** along said northerly right-of-way, North 79°29'55" West a distance of 45.00 feet to the to the beginning of a non-tangent curve;

**THENCE** from a tangent which bears South 79°29'55" East, a distance of 31.42 feet along the arc of a 20.00 foot radius curve to the left, through a central angle of 90°00'00" to the northerly line of said Lot;

**THENCE** along said northerly line, South 79°29'55" East a distance of 25.00 feet to the **POINT OF BEGINNING**.

Containing 4,961 square feet of land more or less.

**SEE EXHIBIT "B-1"** attached hereto and made a part hereof.

The **BASIS OF BEARINGS** for this description is identical to said Tract Map Number 2797.

Prepared By:  
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