

Abandonment Andelin Ranch

Submitted to Washoe County
March 8, 2022

Prepared for

Andelin Family Trust

8100 Pyramid Way

Washoe County, NV 89436

Prepared by



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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Section 1

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: Andelin Ranch Abandonment			
Project Description: Abandonment of two (2) easements, identified in the legal description and exhibits submitted with this application, which are no longer required to serve this property. The two easements include a 65-foot wide road easement and a portion of a roadway easement which run along the western boundary of the parcels identified by APNs 528-030-13, 528-030-14, and 528-030-16.			
Project Address: 8100 Pyramid Way, 0 Pyramid Way			
Project Area (acres or square feet): 98.55 AC			
Project Location (with point of reference to major cross streets AND area locator): Located near intersection of Pyramid Way and Andelin Drive, northeast of Lazy 5 Regional Park.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
528-030-14	40.8	528-030-13	8.6
528-030-16	49.1		
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: Andelin Family Trust		Name: Andy Durling	
Address: PO Box 30		Address: 1361 Corporate Boulevard	
Ola, ID	Zip: 83657	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-823-4068	Fax:
Email:		Email: adurling@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Mark Andelin		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?

The requested abandonment includes two (2) easements, identified in the attached legal description and exhibits, which border the western boundary of the parcels identified by APNs 528-030-14 and 528-030-16.

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

Exhibit A: Legal Description for an Abandonment

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

Andelin Family Farms

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

None

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?

The easements to be abandoned are unused and do not serve the properties on which they exist.

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 X
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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: Andelin Family Trust

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 ID)

COUNTY OF WASHOE)

I, MARK F. ANDELIN
(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): ~~528-030-14, 15, & 16~~ 528-030-13, 14+15

Printed Name MARK F ANDELIN, TRUSTEE

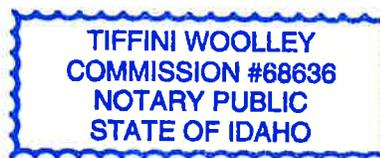
Signed [Signature]

Address PO Box 30
OLA, ID 83657

Subscribed and sworn to before me this 24 day of February, 2022

(Notary Stamp)

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



My commission expires: 10-13-2022

*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

Section 2



Project Description

Location

The project site consists of three parcels, APNs 528-030-13, 528-030-14, and 528-030-16, which are located east of Pyramid Way on Andelin Drive. The three parcels measure 8.63 acres, 40.89 acres, and 49.03 acres, respectively, totaling 98.55 acres.

Current Request

The request includes:

- An **Abandonment** is specific to a 65-foot wide road easement and a portion of a roadway easement that runs along the western boundary of the parcels.

Master Plan and Zoning Designations

The subject site is located in unincorporated Washoe County within the City of Sparks Sphere of Influence having a Master Plan Designation of Low Density Residential (LDR) and Open Space (OS). The zoning is currently zoned Agricultural 7 acres (A-7) under Washoe County Zoning. Surrounding properties are zoned Planned Unit Development (PUD).

Site Characteristics

The project site is known as Andelin Family Farm and is used for a number of seasonal festivals and farm activities throughout the year, ranging from a pumpkin patch and spring festival to smaller field trips and educational tours. The properties have minimal structures and are predominantly used for agricultural purposes and year-round events held onsite. The surrounding properties have been or are currently under development and access through and to the site have been approved and do not include the two easements addressed in this request.

Project Details

An abandonment of existing easements which border the western property boundaries of APNs 528-030-13, 528-030-14, and 528-030-16 is requested. The easements, as outlined in the legal description and Exhibit A-1 and A-2 submitted with this application, include a 65-foot wide road easement and a portion of a roadway easement that are no longer needed to serve the subject parcels. The easements were previously offered for dedication but were rejected. With the development of surrounding properties, these easements are no longer relevant and should be abandoned.

Findings

Granting this request to allow for the abandonment of two easements on the parcels identified by APNs 528-030-13, 528-030-14, and 528-030-16 will not result in damage or discrimination to surrounding properties. All development standards will continue to be adhered to. Below is a summary of the required findings for an Abandonment (Division 8, Section 110.806.20 of the Washoe County Development Code). The Planning Commission shall find that all the following are true:

Finding 1: Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the applicable area plans;

Response: The request to abandon two roadway easements meets applicable goals and policies of the Washoe County Master Plan. Specifically, the abandonment supports Goal Six: Land use and transportation decisions which support a healthy economic base and Policy LUT.6.2: Promote development projects that direct resources to promote business attraction, retention and expansion. The easements to be abandoned impact Andelin Ranch, a respected local business which holds seasonal events that are significant to the community. The abandonment of the two unused easements will not alter or negatively impact the business use of the property.

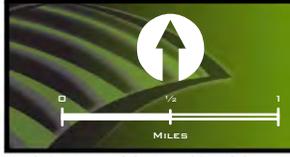
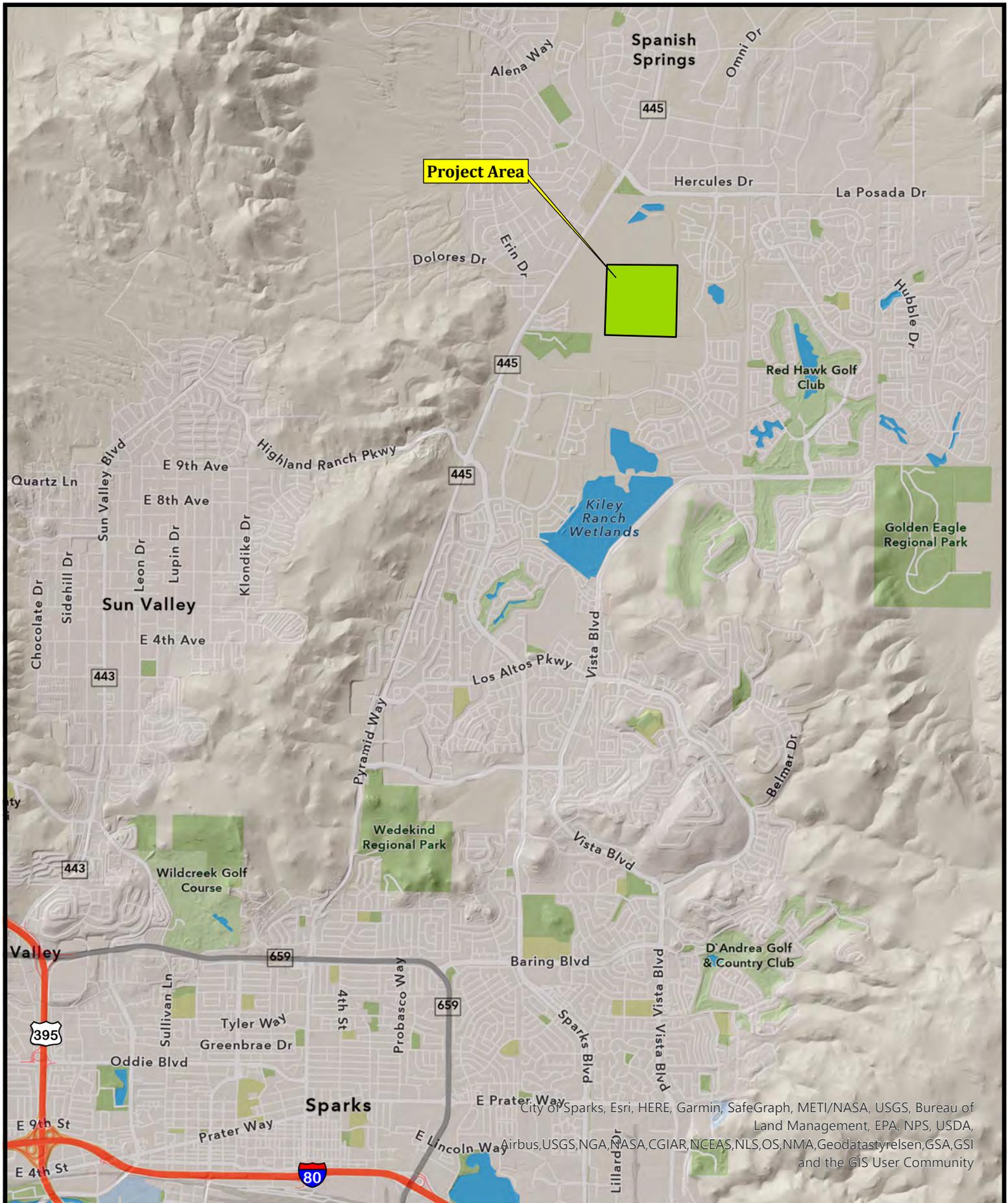
Finding 2: No Detriment. The abandonment or vacation does not result in a material injury to the public;

Response: The proposed abandonment of two roadway easements does not impact the public. The easements are located on private property and do not affect public access or safety.

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

Response: The proposed abandonment does not pertain to utility easements. The easements to be abandoned are both roadway easements applicable specifically to the subject parcels, which are private property.

Section 3



Vicinity Map
Andelin Ranch
August 2021

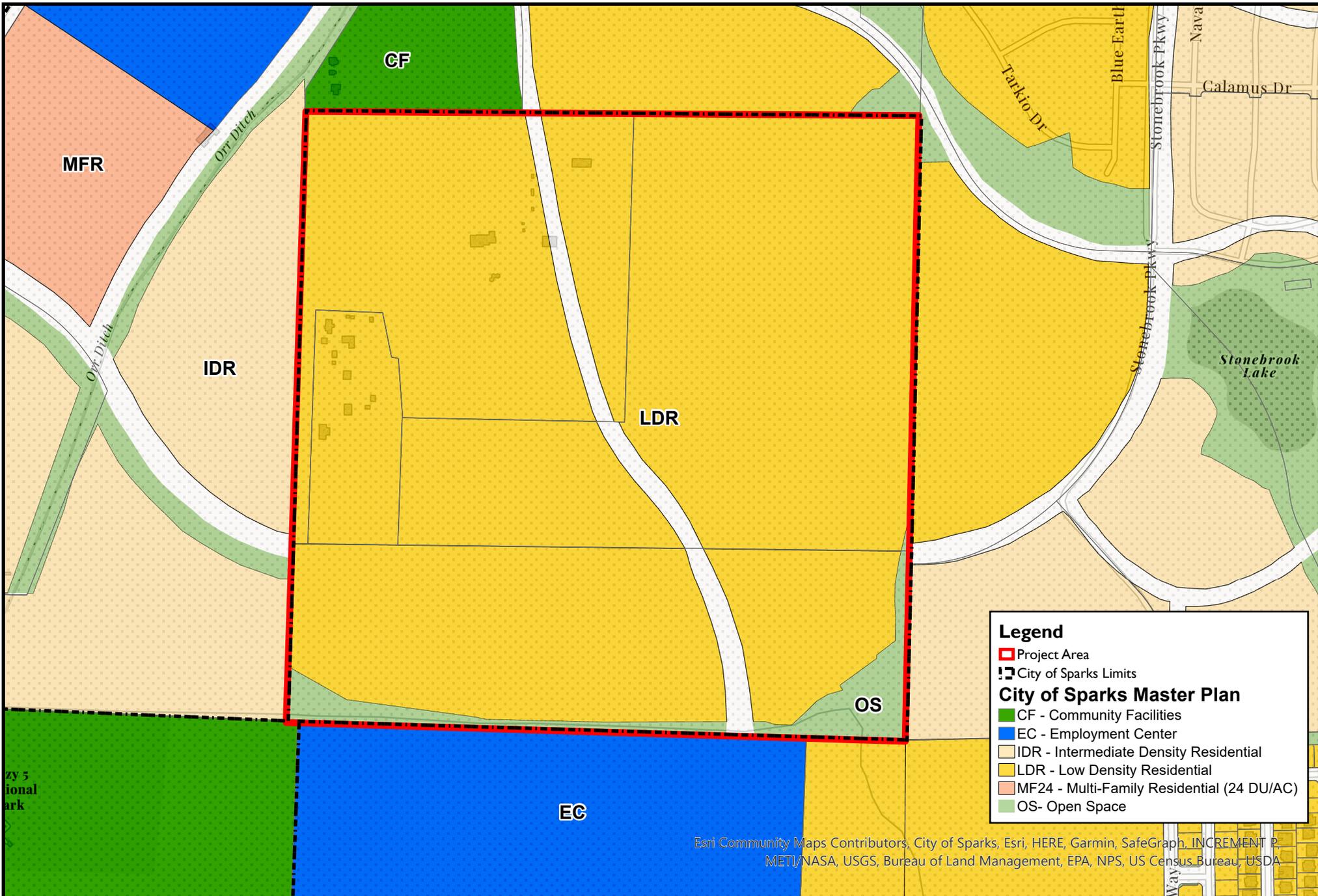


WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4068 Fax: 775.823.4068



Aerial Map
Andelin Ranch
 August 2021

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Legend

- Project Area
- City of Sparks Limits

City of Sparks Master Plan

- CF - Community Facilities
- EC - Employment Center
- IDR - Intermediate Density Residential
- LDR - Low Density Residential
- MF24 - Multi-Family Residential (24 DU/AC)
- OS - Open Space

Esri Community Maps Contributors, City of Sparks, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Existing Land Use

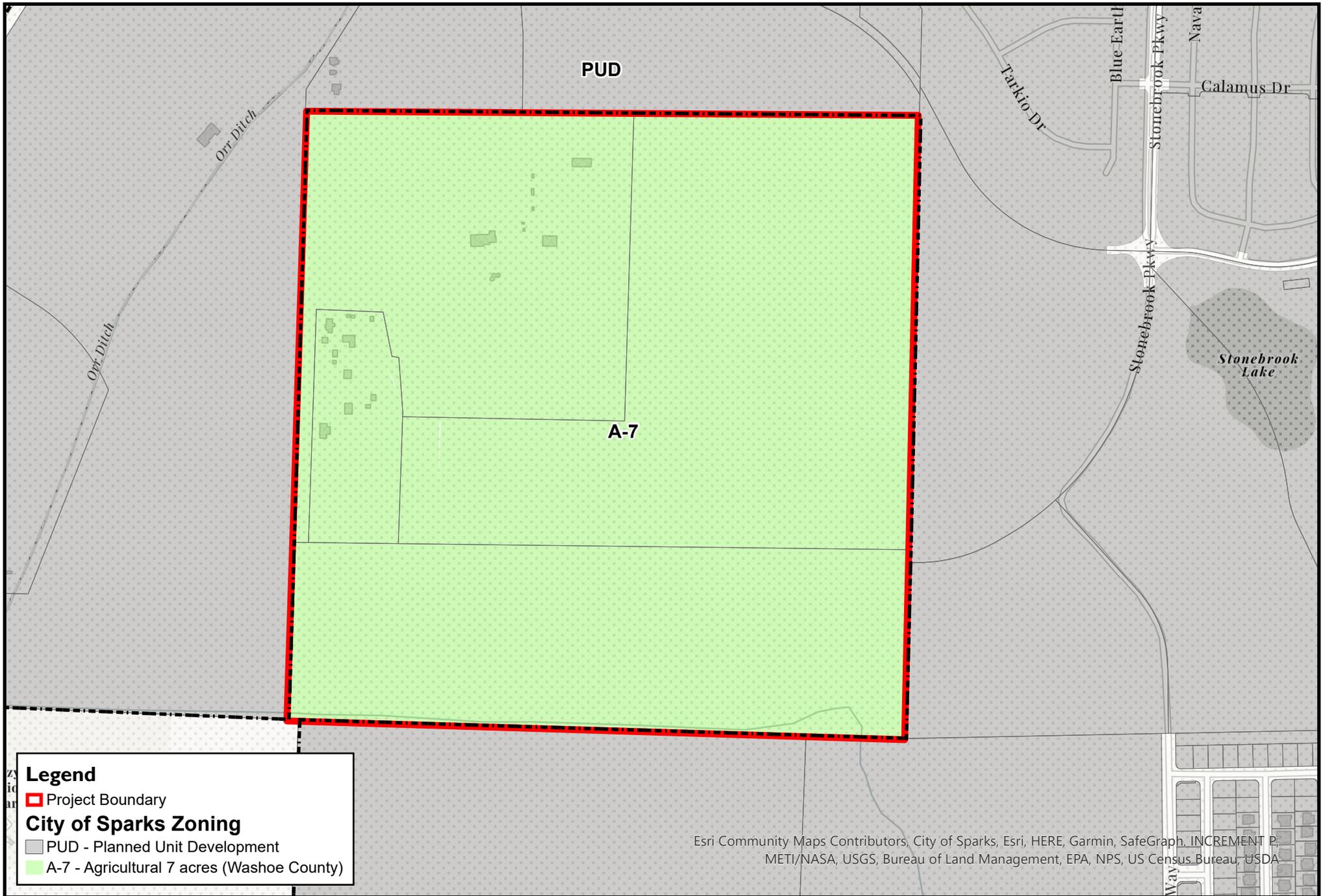
Andelin Ranch

August 2021



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Tel: 775.823.4068
 Reno, NV 89502 Fax: 775.823.4066

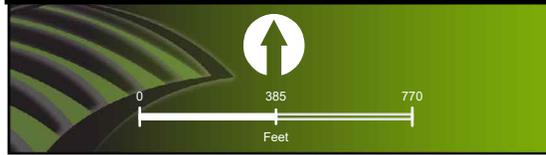




Legend

- Project Boundary
- PUD - Planned Unit Development
- A-7 - Agricultural 7 acres (Washoe County)

Esri Community Maps Contributors, City of Sparks, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



Existing Zoning
Andelin Ranch
 August 2021



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Section 4

EXHIBIT A
LEGAL DESCRIPTION FOR
AN ABANDONMENT

A roadway easement situate within the Southwest One-Quarter of Section 2, Township 20 North, Range 20 East, M.D.M., Washoe County, State of Nevada, being a portion of Parcels 2 and 4 of Parcel Map No. 4545, File No. 3376788, recorded on April 20, 2006, in the Official Records of Washoe County, Nevada, being more particularly described as follows:

Abandonment Area 1

BEING all of that 65 foot Roadway Easement coincident with the West line of said Southwest Quarter and coincident with a portion of the South line of said Southwest Quarter granted per Land Map No. 125, File No. 1390186, recorded on April 2, 1990, in said Official Records.

See Exhibit "A-1", attached hereto and made a part hereof.

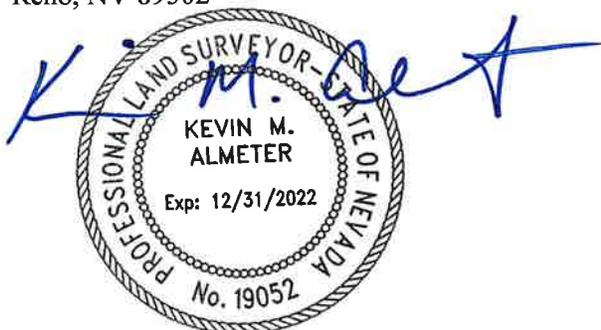
Abandonment Area 2

BEING all of the Roadway Easement granted per Land Map No. 143, File No. 1673249, recorded on May 13, 1993, in said Official Records, lying coincident with the Easterly 65 foot Roadway Easement per said Land Map No. 125.

See Exhibit "A-2", attached hereto and made a part hereof.

The Basis of Bearings for these descriptions is identical to said Parcel Map No. 4545.

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Blvd.
Reno, NV 89502



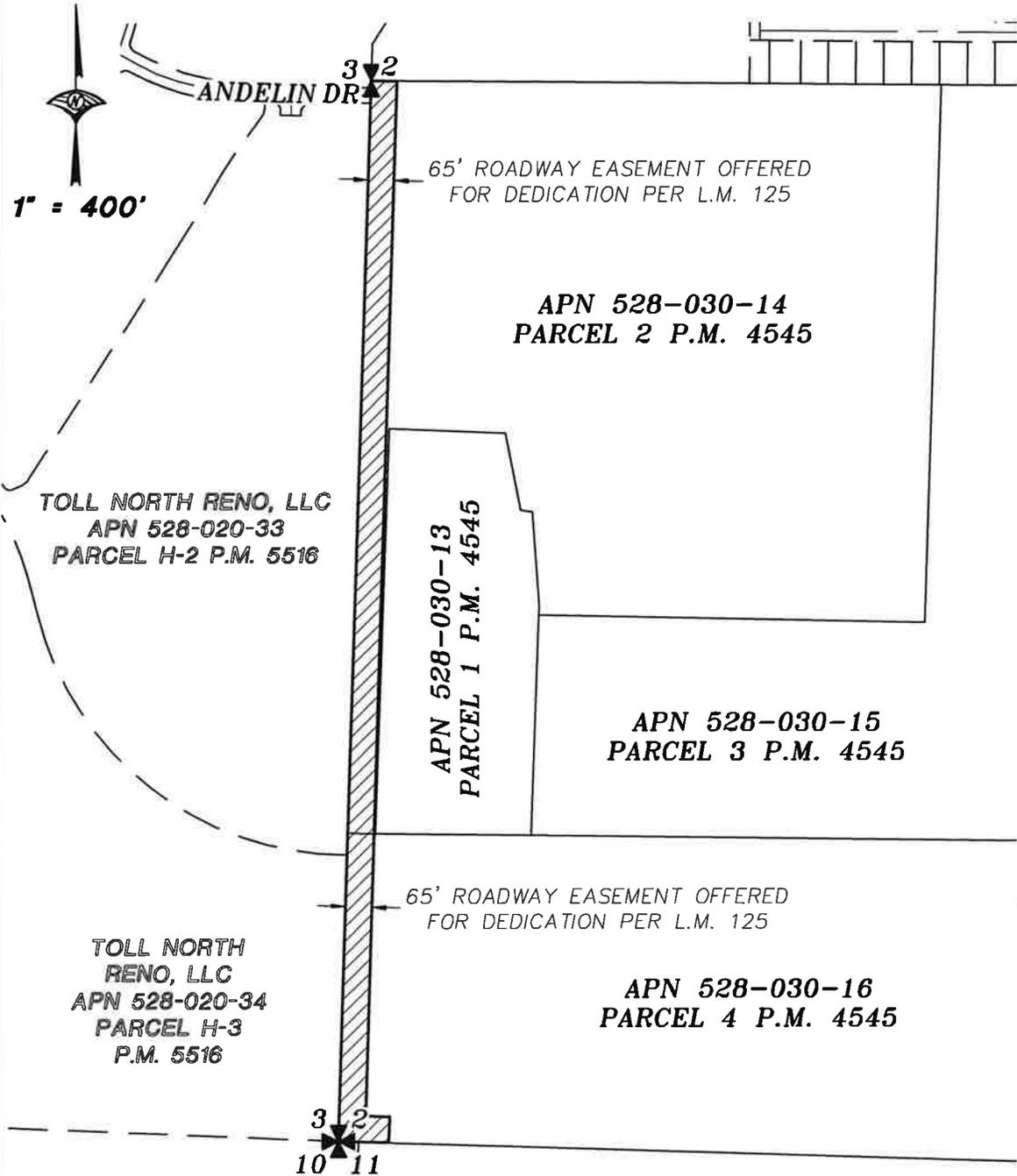
2-15-22

Kevin M. Almeter, P.L.S.
Nevada Certificate No. 19052

EXHIBIT A-1

PLAT TO ACCOMPANY

ROADWAY EASEMENT ABANDONMENT
BEING A PORTION OF THE SW 1/4 OF SECTION 2
TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.
WASHOE COUNTY NEVADA



JOB NO. 3727003
SHEET 1 OF 2



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd
Reno, NV 89502

Tel 775.823.4068
Fax 775.823.4066

EXHIBIT A-2

PLAT TO ACCOMPANY

ROADWAY EASEMENT ABANDONMENT
BEING A PORTION OF THE SW 1/4 OF SECTION 2
TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.
WASHOE COUNTY NEVADA



1" = 200'

**TOLL NORTH
RENO, LLC
APN 528-020-33
PARCEL H-2
P.M. 5516**

65' ROADWAY EASEMENT OFFERED
FOR DEDICATION PER L.M. 125

**APN 528-030-14
PARCEL 2 P.M. 4545**

ROADWAY EASEMENT
OFFERED FOR
DEDICATION PER L.M.
143 (VARYING WIDTH)

**APN 528-030-13
PARCEL 1
P.M. 4545**

**APN 528-030-15
PARCEL 3 P.M. 4545**

ROADWAY EASEMENT
OFFERED FOR
DEDICATION PER L.M.
143 (VARYING WIDTH)

**APN 528-030-16
PARCEL 4 P.M. 4545**

65' ROADWAY EASEMENT OFFERED
FOR DEDICATION PER L.M. 125

JOB NO. 3727003
SHEET 2 OF 2



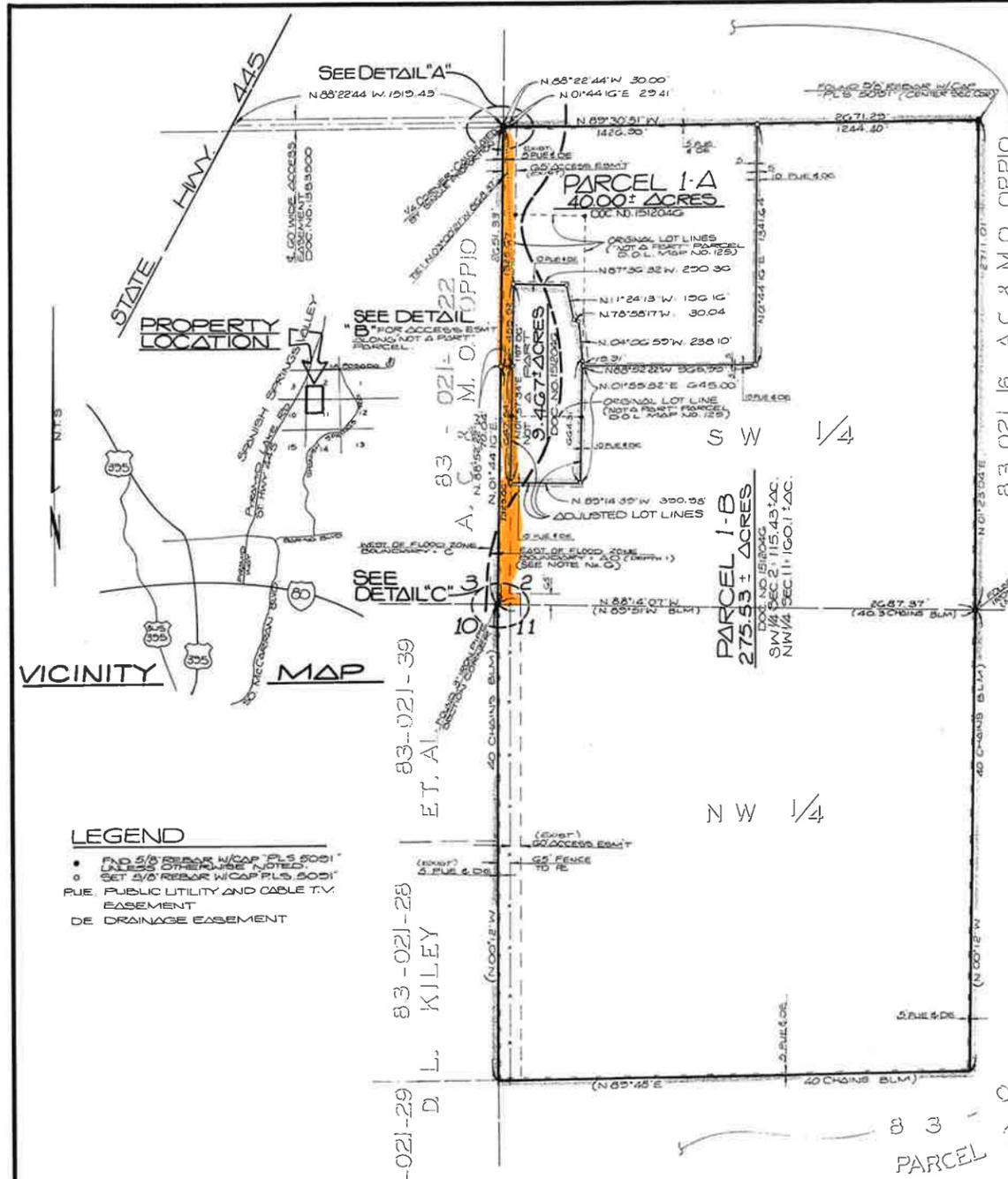
WOOD RODGERS

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1961 Corporate Blvd
Reno, NV 89502

Tel 775.823.4068
Fax 775.823.4068

EH1



LEGEND

- P.L.S. 5001 REBAR W/CAP P.L.S. 5001
- SET 2/0 REBAR W/CAP P.L.S. 5001
- P.U.E. PUBLIC UTILITY AND CABLE T.V. EASEMENT
- D.E. DRAINAGE EASEMENT

NOTES:

- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OR DEVELOPMENT OF THESE PARCELS.
- BEARINGS AND DISTANCES FOR "NOT A PART" PARCEL TAKEN FROM BOUNDARY LINE ADJUSTMENT QUITCLAIM DEED DOCUMENT NO. 151204G, OFFICIAL RECORDS WASHOE COUNTY, NEVADA, RECORDED SEPT. 27, 1991.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- AN OFFSITE ROAD CONSTRUCTION FEE IS APPLICABLE TO ALL PARCELS CREATED BY THIS MAP. ANY APPLICANT FOR A PERMIT TO CONSTRUCT OR OTHERWISE USE THIS LAND SHALL EITHER (1) ENTER INTO AN AGREEMENT WITH WASHOE COUNTY REQUIRING FINANCIAL ASSURANCES AND APPROVAL BY THE DISTRICT ATTORNEY'S OFFICE, TO PAY THE FUTURE OFFSITE ROAD IMPACT FEE UPON ITS ADOPTION OR (2) PAY ANY INTERIM FEE IMPOSED BY WASHOE COUNTY, BE RELEASED FROM THE RESPONSIBILITY OF THE FUTURE IMPACT FEE, AND BE ELIGIBLE FOR A REFUND SHOULD THE FUTURE IMPACT FEE CHARGE LESS THAN THE INTERIM FEE. AT THE TIME OF RECORDATION OF THIS MAP THE INTERIM FEE IS \$100.00 PER AVERAGE DAILY TRIP WHICH EQUATES TO A \$1000.00 PER RESIDENTIAL UNIT, PAYABLE UPON APPLICATION FOR A BUILDING PERMIT OR OTHER USE OF THE LAND. THE FEE THAT WILL BE CHARGED WILL BE BASED UPON THE PREVAILING RATES AT THE TIME OF APPLICATION.
- PROPERTY WILL COMPLY WITH WASHOE COUNTY FLOOD HAZARD REDUCTION ORDINANCE.
- FLOOD ZONE NOTE: BY GRAPHIC PLOTTING ONLY, THE MAJORITY OF THE PROPERTY LIES WITHIN AO ZONE, WITH A SMALL PERCENTAGE LYING WITHIN ZONE C. INFORMATION FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO'S 320019 1355 C & 1305 C - MAPS REVISED APRIL 16, 1990, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES.

REFERENCE

- BUREAU OF LAND MANAGEMENT DEPT. RESURVEY PLAT OF T.20N., R.20E., DATED MAY 25, 1908.
- DEED DOC NO. 78G480, OFFICIAL RECORDS WASHOE COUNTY, NEVADA
- DIVISION OF LAND MAP NO. 38, OFFICIAL RECORDS WASHOE COUNTY, NEVADA
- RECORD OF SURVEY MAP NO. 135, OFFICIAL RECORDS WASHOE COUNTY, NEVADA
- RECORD OF SURVEY MAP NO. 509, OFFICIAL RECORDS WASHOE COUNTY, NEVADA
- RECORD OF SURVEY MAP NO. 1242, OFFICIAL RECORDS WASHOE COUNTY, NEVADA
- DIVISION OF LAND MAP 125, OFFICIAL RECORDS WASHOE COUNTY, NEVADA
- 60' WIDE ACCESS EASEMENT, DOC. NO. 1383500, OFFICIAL RECORDS WASHOE COUNTY, NEVADA
- BOUNDARY LINE ADJUSTMENT QUITCLAIM DEED DOC. NO. 151204G, OFFICIAL RECORDS WASHOE COUNTY, NEVADA

SURVEYOR'S CERTIFICATE

I, BARRY W. HICKERSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF SIERRA VISTA PROPERTIES, INC. AND THE SURVEY WAS COMPLETED ON DEC. 4, 1992.
- THE LANDS SHOWN HEREON LIE WITHIN THE SW 1/4 SECTION 2 AND THE NW 1/4 SECTION 11, T.20N., R.20E., M.D.M.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
- THE PARCELS CONTAIN THE AREAS SHOWN HEREON.
- THE NW 1/4 OF SECTION 11, AS SHOWN IS BASED ON G.L.O. PLAT 169. (REF. P. 1)

BARRY W. HICKERSON, NEVADA P.L.S. 5091
DATE 12/26/92

OWNER'S CERTIFICATE

I, MARK F. ANDELIN, PRESIDENT - SIERRA VISTA PROPERTIES, INC. CERTIFY THAT I HAVE CAUSED THIS MAP OF DIVISION INTO LARGE PARCELS TO BE PREPARED IN COMPLIANCE WITH NRS CHAPTER 276 AND HEREBY SET ASIDE THOSE AREAS OF ROADWAY EASEMENTS FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES AS A CONTINUING OFFER OF DEDICATION.

Mark F. Andelin
DATE 12-9-92
MARK F. ANDELIN, PRESIDENT - SIERRA VISTA PROPERTIES, INC.

STATE OF NEVADA COUNTY OF WASHOE S.S.

ON December 9, 1992, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, MARK F. ANDELIN, KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME.

Notary Public
RAE ANN LOVING
NOTARY PUBLIC
RAE ANN LOVING

UTILITY COMPANY CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THE EASEMENTS SHOWN HEREON:

SIERRA PACIFIC POWER CO. DATE 1-28-92
NEVADA BELL DATE 1/28/92
T.C.I. DATE 2/18/92

CITY COUNCIL APPROVAL

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, ON THE 16th DAY OF MAY 1993.

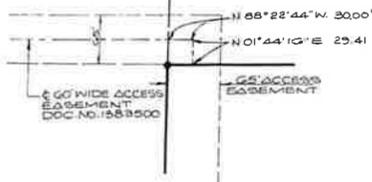
Mayor ATTEST: City Clerk of the City Council

TAXATION CERTIFICATE

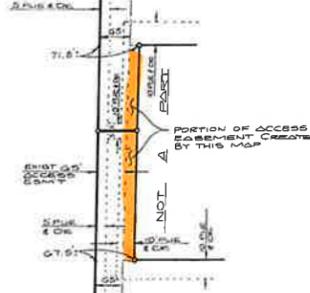
THE UNDERSIGNED CERTIFIES THAT PROPERTY TAXES ON THIS PARCEL OF LAND ARE PAID IN FULL FOR THE FISCAL YEAR.

WASHOE COUNTY TREASURER
DATE 12/30/92

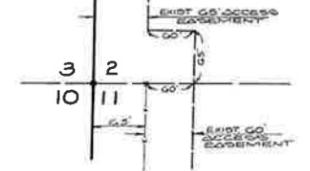
TOTAL AREA: 315.53± ACRES



DETAIL "A"



DETAIL "B"



DETAIL "C" BASIS OF BEARINGS

DIVISION OF LAND MAP NO. 125, FILE NO. 135018G, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA AND THE OFFICIAL G.L.O. TOWNSHIP PLAT 169 AS FILED IN THE BUREAU OF LAND MANAGEMENT OFFICE/ APPROVED MAY 25, 1908.

1673249

2 ND MAP OF DIVISION INTO LARGE PARCELS

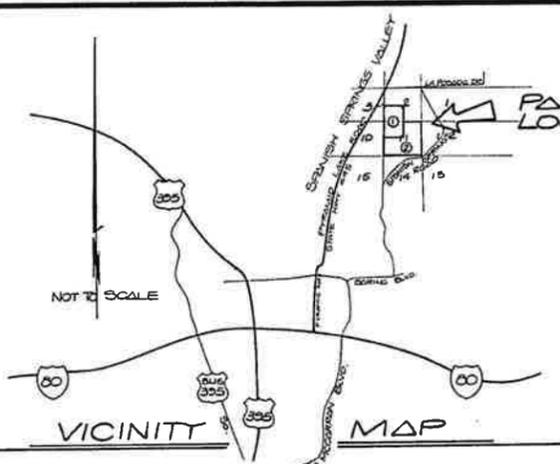
FOR SIERRA VISTA PROPERTIES, INC.
A DIVISION OF PARCEL 1 OF DIVISION OF LAND MAP NO. 125 BEING A PORTION OF THE SW 1/4 OF SECTION 2, AND THE NW 1/4 OF SECTION 11, T. 20 N., R. 20 E., M.D.M.
WASHOE COUNTY NEVADA

TRI STATE SURVEYING, LTD.
801 GREENBRAE DR. SPARKS, NEVADA 89431
(702) 358-9491 • FAX #358-3664

FILE NO. 1673249
FILED FOR RECORD AT THE REQUEST OF TRI STATE SURVEYING ON THIS 13 DAY OF May, 1993 AT 12 MIN. PAST 1 O'CLOCK, P.M.
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER J. MELCHER
BY: J. Melcher DEPUTY
FEE: \$25.00

143



BASIS OF BEARINGS
 THIS PLAT IS BASED UPON OFFICIAL G.L.O. TOWNSHIP PLAT 160 AS FILED IN THE BUREAU OF LAND MANAGEMENT OFFICE, APPROVED MAY 25, 1908.

NOTES:

- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OR DEVELOPMENT OF THESE PARCELS.
- BEARINGS AND DISTANCES FOR A.P.N. 83-021-40 (10 ACRES) TAKEN FROM DEED DOC. NO. 706488.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
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- APPROXIMATELY 90% OF THIS PROPERTY LIE WITHIN THE 100 YEAR FLOOD PLANE AND WILL REQUIRE A SPECIAL FOUNDATION OR ELEVATED BUILDING PAD PER WASHOE COUNTY BUILDING DEPARTMENT.

LEGEND

A.P.N. ASSESSOR'S PARCEL NUMBER
 P.U.E. PUBLIC UTILITY EASEMENT AND T.V. CABLE
 D.E. DRAINAGE EASEMENT
 0 DISTRICT SURVEYOR W/C P.L.S. 5091
 (M.E.) MEASURED, (R.E.) RECORD, B.L.M., BUREAU OF LAND MANAGEMENT

REFERENCE

- BUREAU OF LAND MANAGEMENT DEPT. RESURVEY PLAT OF T.20N., R.20E., DATED MAY 25, 1908.
- DEED DOC. NO. 706488, OFFICIAL RECORDS WASHOE COUNTY, NEVADA.
- DIVISION OF LAND MAP NO. 39, OFFICIAL RECORDS WASHOE COUNTY, NEVADA.
- RECORD OF SURVEY MAP NO. 909, OFFICIAL RECORDS WASHOE COUNTY, NEVADA.
- RECORD OF SURVEY MAP NO. 1242, OFFICIAL RECORDS WASHOE COUNTY, NEVADA.
- RECORD OF SURVEY MAP NO. 135, OFFICIAL RECORDS WASHOE COUNTY, NEVADA.

COUNTY COMMISSIONER'S CERTIFICATE
 THIS FINAL MAP WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA, ON THE DAY OF March, 1990, THE OFFER OF DEDICATION IS REJECTED AT THIS TIME BUT TO REMAIN OPEN.

Judi Baird
 COUNTY CLERK

PLANNING COMMISSION CERTIFICATE
 THE TENTATIVE MAP OF DIVISION INTO LARGE PARCELS, CASE NO. DLT-12-32 WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.475, ON THE 12TH DAY OF SEPTEMBER, 1989, AND NOW COMPLIES WITH THE CONDITIONS OF APPROVAL.

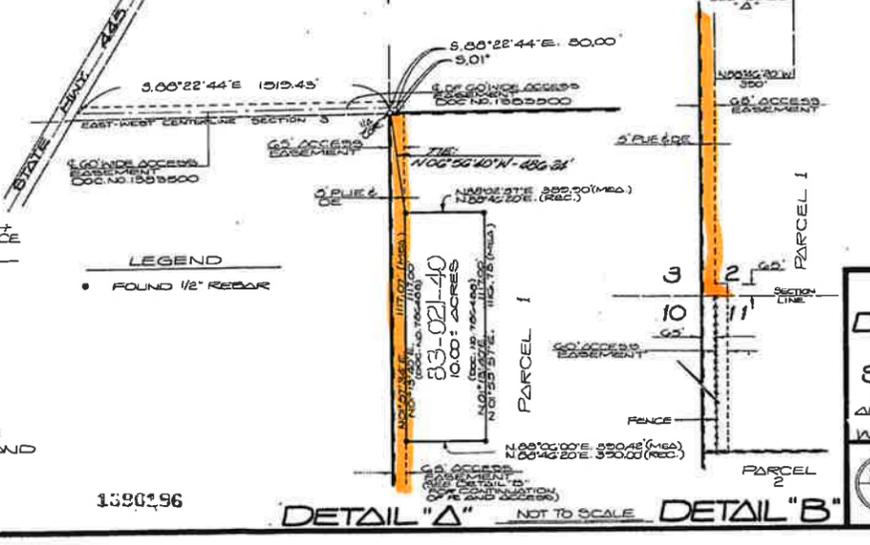
Robt M. Young 3/21/90
 COUNTY CLERK

TAX CERTIFICATE
 THE UNDERSIGNED CERTIFIES THAT NO PROPERTY TAXES ON THE LAND ARE DELINQUENT.
 WASHOE COUNTY TREASURER

By: [Signature] DATE 1/20-89

PARCEL 1: A PORTION OF THE NW 1/4 OF THE SW 1/4, A PORTION OF THE SW 1/4 OF SECTION 11, T.20N., R.20E., M.D.M., AND THE NE 1/4 OF SECTION 11, T.20N., R.20E., M.D.M., AND THE NW 1/4 OF SECTION 11, T.20N., R.20E., M.D.M.

PARCEL 2: THE NE 1/4, THE SW 1/4, AND THE SE 1/4 OF SECTION 11, T.20N., R.20E., M.D.M.



SURVEYOR'S CERTIFICATE

I, BARRY W. HICKERSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF MARK F. ANDELIN, PRESIDENT SIERRA VISTA PROP., INC., AND THE SURVEY WAS COMPLETED ON MARCH 6, 1990.
- THE LANDS SHOWN HEREON LIE WITHIN SECTION 11 AND WITHIN THE SW 1/4 OF SECTION 2, T.20N., R.20E., M.D.M.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- THIS PLAT IS BASED UPON OFFICIAL G.L.O. TOWNSHIP PLAT 160 AS FILED IN THE B.L.M. OFFICE APPROVED MAY 25, 1908, AND DOES NOT REPRESENT A SURVEY.
- THE PARCELS CONTAIN THE AREAS SHOWN HEREON.

Barry W. Hickerson
 BARRY W. HICKERSON P.L.S. 5091
 3/6/90 DATE

OWNER'S CERTIFICATE

I, MARK F. ANDELIN, PRESIDENT SIERRA VISTA PROP., INC. CERTIFY THAT HAVE CAUSED THIS MAP OF DIVISION INTO LARGE PARCELS TO BE PREPARED IN COMPLIANCE WITH N.R.S. CHAPTER 278.010 TO 278.030 INCLUSIVE AS AMENDED, AND THAT I HEREBY SET APART THE AREAS OF ROADWAY EASEMENTS FOR INGRESS-EGRESS AND PUBLIC UTILITY PURPOSES AS A CONTINUING OFFER OF DEDICATION TO THE GOVERNING BODY; AND DO HEREBY OFFER A 5 FOOT PUBLIC UTILITY EASEMENT ALONG THE INTERIOR OF ALL PARCEL LINES. THE ABOVE PUBLIC UTILITY EASEMENTS ARE OFFERED TOGETHER WITH THE RIGHT TO INSTALL GUY AND ANCHOR FACILITIES AT ANGLE AND TERMINAL POLE LOCATIONS NOT TO EXCEED 25 FEET FROM POLES SO SUPPORTED.

Mark F. Andelin 3-6-90
 MARK F. ANDELIN, PRESIDENT SIERRA VISTA PROP., INC. DATE

STATE OF NEVADA S.S.
 COUNTY OF WASHOE

ON 3/6/90 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, MARK F. ANDELIN, KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME.

Rae Ann Loving
 NOTARY PUBLIC
 RAE ANN LOVING

UTILITY COMPANY CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THE EASEMENTS SHOWN HEREON.

Sierra Pacific Power Co. 8/21/89 DATE
William K. King 8/21/89 DATE
John J. [Signature] 11/30/89 DATE

TOTAL AREA: 795 ACRES

MAP OF DIVISION INTO LARGE PARCELS

FOR SIERRA VISTA PROPERTIES, INC.
 BEING SECTION 11, T.20N., R.20E., M.D.M., AND A PORTION OF THE SW 1/4 OF SECTION 2, T.20N., R.20E., M.D.M., WASHOE COUNTY NEVADA

FILE NO. 1390186
 FILED FOR RECORD AT THE REQUEST OF TRI STATE SURVEYING ON THIS 2 DAY OF April 1990 AT 11 MIN. PAST 9 O'CLOCK A.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

TRI STATE SURVEYING, LTD.
 801 GREENBRAE DR. SHEET 1
 SPARKS, NEVADA 89431 OF 1
 (702) 358-9491, License No. 83099A.01

COUNTY RECORDER
 BY: *J. Sadewitz*
 DEPUTY
 FEE: \$25.00