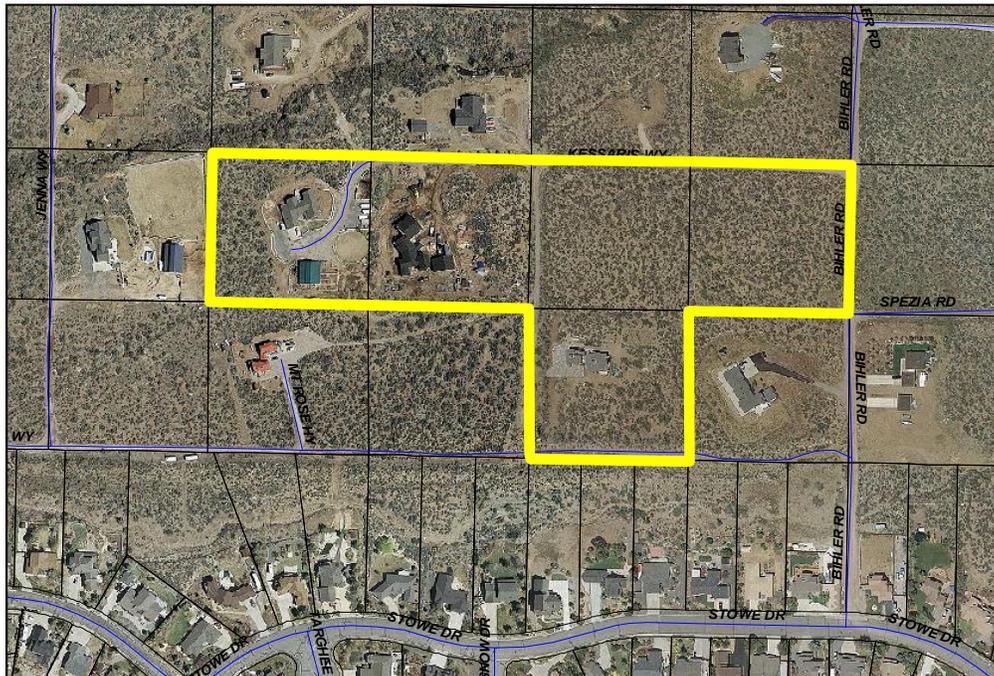


# KESSARIS WAY PARCELS ABANDONMENT APPLICATION



Prepared by:



August 15, 2016

# **KESSARIS WAY PARCELS**

# **ABANDONMENT**

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**August 15, 2016**

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# KESSARIS WAY PARCELS ABANDONMENT

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24x36 Site Plan

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# KESSARIS WAY PARCELS - ACCESS ABANDONMENT

## Introduction

This application includes the following request:

- An abandonment application to abandon or reduce the width of access easements on five (5) residential parcels.

## Project Location

The subject properties are generally located along Kessariss Way with one property being immediately south along an unidentified road. The parcels affected by the proposed access easement abandonment or easement reduction total 12.5 acres and are identified as APNs 142-241-54, 142-241-53, 142-241-52, 142-241-51 and 142-241-61. The properties are zoned High Density Rural (HDR) and General Rural (GR – 15 percent of 142-241-54 only) and are used as single family residences. Surrounding uses include High Density Rural (HDR) and Medium Density Suburban (MDS) to the south, High Density Rural (HDR) and General Rural (GR) to the west and north, and High Density Rural (HDR) to the east. Figure 1 (below) depicts the project location.

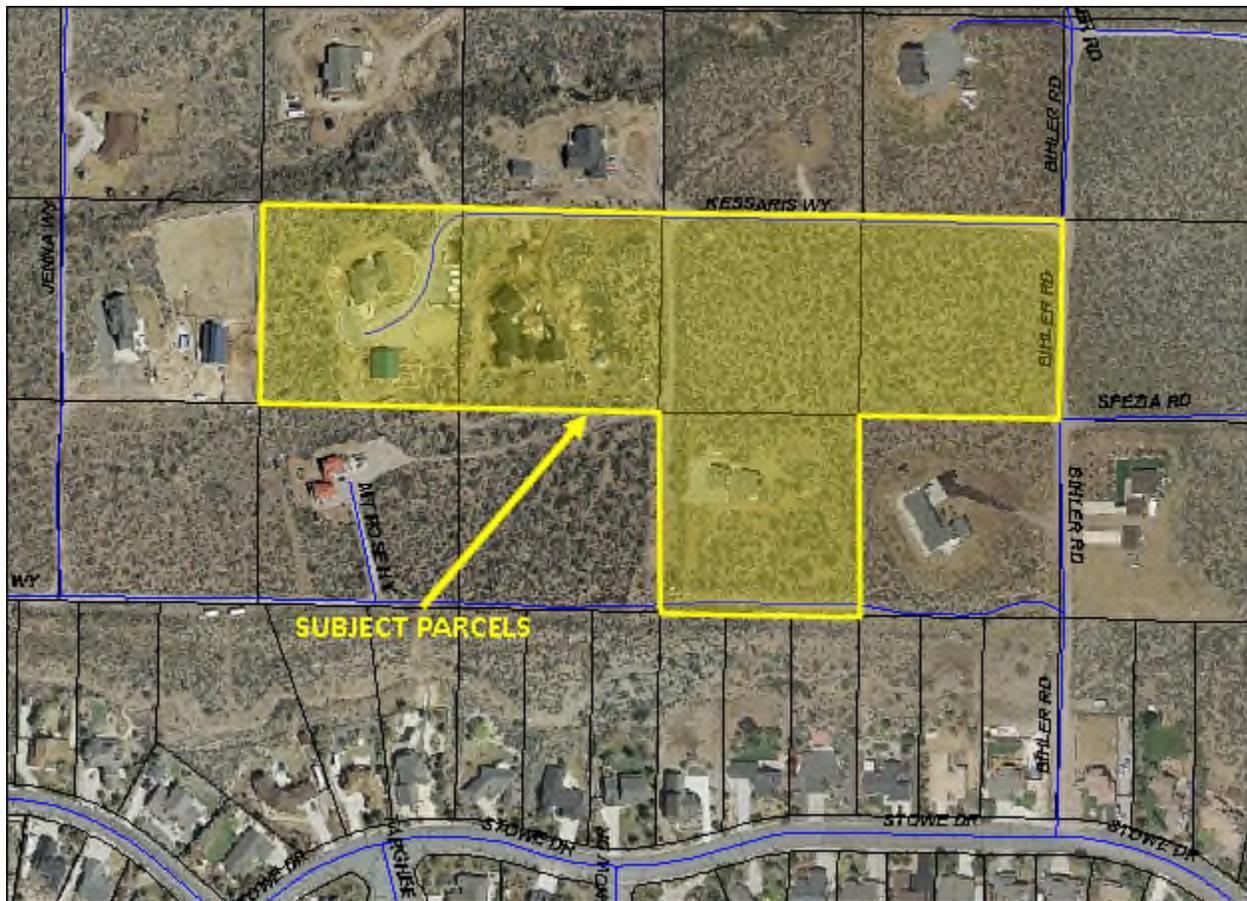


Figure 1 – Vicinity Map

## KESSARIS WAY PARCELS - ACCESS ABANDONMENT

### Project Summary

All five of the subject parcels were created as U.S. government patent parcels with generic 33-foot access easements on all sides. This allows for a 66-foot wide access easement where the patent parcels meet. However, as the properties have developed over the years, specific access locations have emerged as most used and most desirable, while other accesses have remained completely unused. Additionally, because the area retains a rural character with 2.5-acre lots, the provision for a 66-foot access easement has proven unnecessary.

The purpose of this request is to abandon those portions of the access easements that are unused to prevent excessive grading of new roads that aren't necessary; and, in areas where the access easements are used, to reduce the size of the easements to a width more appropriate for their rural application. Figure 2 (below) shows the five subject parcels along with the locations where access easements are proposed to be abandoned (green) or reduced (blue). The reduced easements are proposed to be 15 feet wide.



Figure 2 – Proposed Easement Abandonment and Reduction

### Impacts

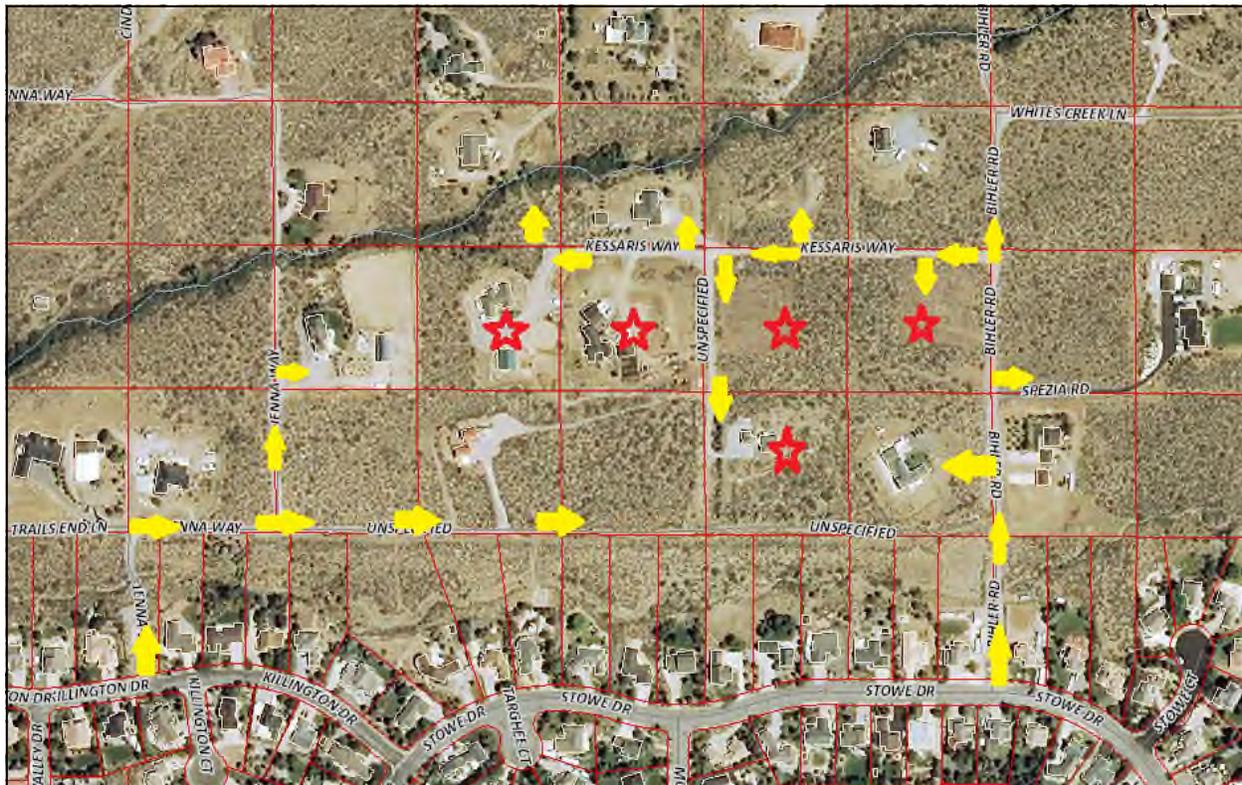
There are effectively no impacts from the proposed change. No new traffic, noise, or other adverse changes will occur. The intensity of use of the area will not change and each parcel will continue to be zoned for a

## KESSARIS WAY PARCELS - ACCESS ABANDONMENT

single family house. No new uses will be introduced with this change.

As is demonstrated in Figure 3 (below) existing access patterns will remain functional for all parcels in the area, whether they are a part of this request or not. On a related note, the surrounding property owners were also approached to participate but declined.

No new driveways or roads are needed. In areas where the access easements are proposed for abandonment, access is not being used and is not necessary. In areas where the access easements are proposed for reduction, the existing access can be adequately maintained within an easement that is not as wide. The two parcels with reduced access easements proposed on the north side at Kessariss Way will have a 48-foot total easement with the addition of the 33 feet on the adjacent parcels to the north. The westernmost parcel with a 15-foot reduced access easement proposed on the west side (APN 142-241-52) has an existing access road that can be accommodated by the 15-foot width without additional access easement on the adjacent parcel.



★ = subject parcels

➡ = access routes

Figure 3 – Maintained Access Routes

## KESSARIS WAY PARCELS - ACCESS ABANDONMENT

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### Zoning Code

The parcels in question are generally zoned High Density Rural (HDR). A small portion of APN 142-241-54 is General Rural (GR), but that parcel is non-conforming for the GR zoning district as the minimum lot size in GR is 40 acres. All five of the subject parcels are 2.5 acres, which is consistent with the minimum lot size of two acres in the HDR zone.

### Building Envelope

The HDR zone standards include 30-foot front and rear yard setback requirements, along with a 15-foot side yard setback requirement (Washoe County Development Code, Section 110.406.05). Development of the affected parcels would still include front and rear yard setbacks similar to those that would have been required with the existence of a 33-foot wide access easement. Side yard setbacks will be reduced from what is required with the access easements in place, but this addition to the overall building envelope is minimal as it relates to the size of the subject parcels at 2.5 acres, especially given that the parcels are square and approximately 330 feet wide by 330 feet deep.

### Abandonment Findings

Section 110.806.20 of the Washoe County Development Code includes findings that must be made by the Planning Commission in order to approve an abandonment. These findings are listed below in *italics* and are addressed in **bold face** type.

*(a) 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;*

**The proposed abandonment has no impact on the goals of the Master Plan. Access to all parcels is maintained, no new parcels are being created, and the affected properties will remain in a use (single family housing) that is compatible with the area.**

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

**The abandonment will have no impact on the public. The overall existing access pattern for all parcels in the area will remain intact.**

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

**No public utility easements are to be abandoned. The easements in question are access easements only.**

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## KESSARIS WAY PARCELS - ACCESS ABANDONMENT

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### **Washoe County Development Code, Section 110.806.00**

Washoe County Development Code, Section 110.806 defines the procedures for processing an abandonment. This code section, in its entirety, is *included below in italics*, with **explanations/responses in bold**.

*Purpose. The purpose of this article, Article 806, Vacations and Abandonments of Easements or Streets, is to provide for the vacation or abandonment of easements or streets.*

*Section 110.806.05 Requirements for Application. Applications for the vacation or abandonment of a street or easement owned by the County, or a government patent easement, may be initiated by the Board of County Commissioners, Planning Commission, the Director of Community Development or an owner of real property abutting an easement or public street right-of-way through an application to the Department of Community Development or as part of a tentative subdivision map application if the abandonment or vacation application is related to the tentative map proposal. If the application for the vacation or abandonment of an easement or street is included as part of a tentative subdivision application, the noticing of the tentative subdivision map application shall include a description of the street or easement to be vacated or abandoned. No application shall be processed when the information necessary to review and decide upon it is deemed to be incomplete by the Director of Community Development.*

**Application materials are included. The proposed easements to be abandoned or reduced are not part of a tentative subdivision application.**

*Section 110.806.10 Supplemental Guidelines, Standards and Criteria. In addition to the standards and findings set forth in the Development Code, the Director of Community Development may prepare supplemental guidelines for the submission of applications and minimum standards and criteria for approval of applications.*

**This application has addressed all applicable standards.**

*Section 110.806.15 Review Procedures of Planning Commission. The Planning Commission shall review applications for abandonments and vacations in accordance with the provisions of this section.*

*(a) General Provisions. The Planning Commission shall conduct a public hearing for the purpose of receiving evidence relative to the application. The evidence shall be reviewed to determine if the application is consistent with existing policies, standards and required findings.*

**The applicant will participate in the required hearing.**

## KESSARIS WAY PARCELS - ACCESS ABANDONMENT

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*(b) Time Period for Hearing and Action. The Planning Commission shall hold a public hearing on the application for vacation or abandonment of an easement or street not less than 10 business days after the newspaper notice as required below is first published.*

**No action required by applicant.**

*(c) Notice of Planning Commission Hearing.*

*(1) Notice of Vacation or Abandonment, Only. Notice of a vacation or abandonment application to be heard by the Planning Commission shall be given by mailing to each owner of property abutting or connected to the proposed vacation or abandonment a notice of the proposed vacation or abandonment application through a delivery method that does not require signature of receipt of the notice by the abutting property owner, but does confirm delivery of the notice to the abutting property owner. Mailing of the notice shall occur at least 10 business days prior to the date of the Planning Commission's public hearing. Furthermore, a notice shall be published at least once in a newspaper of general circulation in the County not less than 10 business days prior to the date of the Planning Commission's public hearing.*

**No action required by applicant.**

*(2) Notice of Vacation or Abandonment Combined with Tentative Subdivision Map Application. If the vacation or abandonment application is part of a tentative subdivision map application, the notice of the proposed vacation or abandonment shall be contained in the notice for the tentative subdivision map, and each owner of property abutting or connected to the proposed vacation or abandonment shall be provided notice of the combined proposed vacation or abandonment and tentative subdivision notice pursuant to the requirements of subsection (1). Notice shall be published at least once in a newspaper of general circulation in the County pursuant to the requirements of subsection (1).*

**No action required by applicant.**

*(3) Notice of Public Utility and Community Antenna Television Company. Each public utility as defined in NRS 360.815 and each community antenna television company as defined in NRS 711.030 serving the area in which an easement or street is proposed to be abandoned shall receive a notice no later than 10 business days prior to the date of the Planning Commission's public hearing on the application. Accompanying the application shall be a request that the public utility and/or community antenna television company indicate in writing whether that entity wishes to have an easement for its purposes provided.*

**No action required by applicant.**

*(d) Action by the Planning Commission. Except as provided in Section 110.806.40, if, upon public hearing, the Planning Commission is satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated. The Planning Commission may make the order conditional, and the order becomes effective only upon the fulfillment of the conditions prescribed. Notwithstanding the final decision of the Planning Commission, if a public utility and/or community antenna television company requests an easement for its purposes pursuant to the notice provided in subsection (c)(3), an easement in favor of the public utility and/or community antenna television company shall be provided and the County*

## KESSARIS WAY PARCELS - ACCESS ABANDONMENT

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*shall ensure recordation of same.*

**The applicant will adhere to any conditions that may be applied and agreed to at a hearing.**

*Section 110.806.35 Appeals to Board of County Commissioners.*

*(a) An appeal of the Planning Commission's decision regarding a vacation or abandonment of an easement or street may be appealed to the Board of County Commissioners following the procedure set out in WCC 110.912.20 of the Development Code.*

**No action required by applicant.**

*(b) Except as provided in Section 110.806.40, if, upon public hearing on the appeal of the Planning Commission's final action on an abandonment or vacation of an easement or street, the Board is satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated. The Board may make the order conditional, and the order becomes effective only upon the fulfillment of the conditions prescribed. The action of the Board of County Commissioners shall be final for the purposes of judicial review. Notwithstanding the final decision of the Board of County Commissioners, if a public utility and/or community antenna television company requests an easement for its purposes pursuant to the notice provided in subsection 110.806.15(c)(3), an easement in favor of the public utility and/or community antenna television company shall be provided and the County shall ensure recordation of same.*

**The applicant will adhere to any conditions that may be applied and agreed to at a hearing.**

*Section 110.806.40 Utility or Community Antenna Television Company Easement. If a public utility or community antenna television company has an easement over the property, the Planning Commission or the Board, after a hearing on the appeal of the Planning Commission final action, shall provide in its order for the continuation of that easement.*

**Not applicable.**

*Section 110.806.45 Legal Description. The applicant shall submit to the Engineering Division, a legal description for the area of the vacation or abandonment prepared by a Nevada Professional Land Surveyor, prior to publication of the order of vacation or abandonment, to the satisfaction of the Engineering Division.*

**Legal descriptions are included with this application.**

*Section 110.806.50 Recordation. The order must be recorded in the Office of the County Recorder if all the conditions of the order have been fulfilled and, upon the recordation, title to the street or easement reverts to the abutting property owners in the approximate proportion that the property was dedicated by the abutting property owners or their predecessors in interest.*

**The applicant will act as required in order to record documents.**

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## KESSARIS WAY PARCELS - ACCESS ABANDONMENT

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*Section 110.806.55 Sale of Vacated Portion. In the event of a partial vacation of a street where the vacated portion is separated from the property from which it was acquired by the unvacated portion of it, the Board may sell the vacated portion upon such terms and conditions as it deems desirable and in the best interests of the County. If the Board sells the vacated portion, it shall afford the right of first refusal to each abutting property owner as to that part of the vacated portion which abuts his/her property, but no action may be taken by the Board to force the owner to purchase the portion and that portion may not be sold to any person other than the owner if the sale would result in a complete loss of access to a street from the abutting property.*

**Not applicable.**

*Section 110.806.60 Payments. If the street was acquired by dedication from the abutting property owners or their predecessors in interest, no payment is required for title to the proportionate part of the street reverted to each abutting property owner. If the street was not acquired by dedication, the Planning Commission or Board, after a hearing on an appeal of the Planning Commission's final action, may make its order conditional upon payment by the abutting property owners for their proportionate part of the street of such consideration as the Planning Commission or Board, after a hearing on an appeal of the Planning Commission's final action, determines to be reasonable. If the Planning Commission or Board, after a hearing on an appeal of the Planning Commission's final action, determines that the vacation has a public benefit, it may apply the benefit as an offset against any determination of reasonable consideration which did not take into account the public benefit.*

**Not applicable.**

*Section 110.806.65 Light and Air. Any easement for light and air adjacent to any vacated street is vacated upon the vacation of the street.*

**Not applicable.**

*Section 110.806.70 Reservations. In any vacation or abandonment of any street or portion of it, the Planning Commission or Board, after a hearing on an appeal of the Planning Commission's final action, may reserve and except therefrom any easements, rights, or interests therein which it deems desirable for the use of the County or any public utility. The abandonment or vacation of a government patent easement pursuant to this section addresses only the County's interest in the subject easement and cannot be relied upon for purposes of clearing title to the property.*

**It is unlikely that the easements present any value to the County as they serve privately-owned parcels.**

*Section 110.806.75 Consistency with Plan. No procedures or approvals that are provided for in this article may be in contravention to the Master Plan.*

**This request has no impact on Master Plan policies or implementation.**

## KESSARIS WAY PARCELS - ACCESS ABANDONMENT

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*Section 110.806.80 Reapplication. When an application for a vacation or abandonment of an easement or street has been denied, a subsequent application for the same easement or street right-of-way shall not be submitted for the next six (6) consecutive months commencing from the date of the final action by the Planning Commission or Board of County Commissioners, whichever is later.*

**No action required by applicant.**

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: <b>AB16-004</b>	
Project Name: Kessariss Way Parcels Abandonment			
Project Description: Request to abandon or reduce existing access easements on five (5) parcels			
Project Address: 14345 Bihler, 3080 Kessariss, 14415 Bihler, 3145 Kessariss, 3210 Kessariss			
Project Area (acres or square feet): 12.5 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Kessariss Way and Bihler Road within Southwest Truckee Meadows			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
142-241-51, -52, -53, -54 & -61	12.5 acres (2.5 ea)		
Section(s)/Township/Range: Section 30, Township 18 North, Range 20 East			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Reichlin Family Trust (142-241-52)		Name: Rubicon Design Group	
Address: P.O. Box 19010		Address: 100 California Ave., Suite 202	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89509
Phone:	Fax:	Phone: 775-425-4800	Fax:
Email:		Email: dwilson@rubicondesigngroup.com	
Cell:	Other:	Cell: 775-527-6710	Other:
Contact Person: Joseph Reichlin		Contact Person: Derek Wilson	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Joseph Reichlin		Name:	
Address: P.O. Box 19010		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-825-6345	Fax: 775-323-6699	Phone:	Fax:
Email: jreichlin1@gmail.com		Email:	
Cell: 775-720-0975	Other:	Cell:	Other:
Contact Person: Joseph Reichlin		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Johnson Living Trust, et. al. (142-241-51)		Name: Rubicon Design Group	
Address: 14345 Bihler Road		Address: 100 California Ave., Suite 202	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89509
Phone:	Fax:	Phone: 775-425-4800	Fax:
Email:		Email: dwilson@rubicondesigngroup.com	
Cell:	Other:	Cell: 775-527-6710	Other:
Contact Person: Suzanne Johnson		Contact Person: Derek Wilson	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Joseph Reichlin		Name:	
Address: P.O. Box 19010		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-825-6345	Fax: 775-323-6699	Phone:	Fax:
Email: jreichlin1@gmail.com		Email:	
Cell: 775-720-0975	Other:	Cell:	Other:
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<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Halstead Family Trust (142-241-61)		Name: Rubicon Design Group	
Address: 14415 Bihler Road		Address: 100 California Ave., Suite 202	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89509
Phone:	Fax:	Phone: 775-425-4800	Fax:
Email:		Email: dwilson@rubicondesigngroup.com	
Cell:	Other:	Cell: 775-527-6710	Other:
Contact Person: David and Tina Halstead		Contact Person: Derek Wilson	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Joseph Reichlin		Name:	
Address: P.O. Box 19010		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-825-6345	Fax: 775-323-6699	Phone:	Fax:
Email: jreichlin1@gmail.com		Email:	
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<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Alan and Marsha Day (142-241-53)		Name: Rubicon Design Group	
Address: 5655 Riggins Ct., Suite 15		Address: 100 California Ave., Suite 202	
Reno, NV	Zip: 89502	Reno, NV	Zip: 89509
Phone:	Fax:	Phone: 775-425-4800	Fax:
Email:		Email: dwilson@rubicondesigngroup.com	
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Name: Bruce and Jean Bye (142-241-54)		Name: Rubicon Design Group	
Address: 3210 Kessariss Way		Address: 100 California Ave., Suite 202	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89509
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## Abandonment Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to vacations and abandonments may be found in Article 806, Vacations and Abandonments of Easements or Streets.

1. What is the abandonment being requested?

This request is to abandon or reduce existing 33-foot wide access easements on APNs 142-241-51, -52, -53, -54 and -61 where they are either not needed at all or not needed at the current width. Please see the included supporting documents for exact locations of requested access easement abandonment or access easement reduction. In areas where access easement reduction is requested, a reduction to 15 feet wide is proposed.

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

The existing access easements are identified in the title reports included with this application. The parcels were created as U.S. government patent parcels, with generic 33-foot wide access easements along all property lines.

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

The access easement abandonment or reduction is requested to prevent excessive grading of roads that are unnecessary to serve the existing parcels. The vacated area will become a part of the buildable envelope for each single family residential lot.

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

No replacement easements are proposed for those that will be completely abandoned. Each parcel will maintain legal access by keeping other currently used access easements in the area intact. For the access easement reduction, a 15-foot wide easement is proposed in place of the existing 33-foot wide easement.

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

None. All parcels in the vicinity will maintain legal access through easements that are not proposed to be modified or abandoned.

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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	----------------------------------------



## Property Owner Affidavit

**Applicant Name:** The Reichlin 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     )  
                                  )  
COUNTY OF WASHOE    )

I, Kathryn A.M. Reichlin, trustee

(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 Development.

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

Assessor Parcel Number(s): 142-241-52

Printed Name Kathryn A.M. Reichlin, trustee

Signed *Kathryn A.M. Reichlin*

Address 3080 Kessais Way

Reno, NV 89511

Subscribed and sworn to before me this  
25 day of July, 2016.

(Notary Stamp)

*Frances M. Andrews*  
Notary Public in and for said county and state



My commission expires: 04/10/2019

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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

**AFFIDAVIT OF CERTIFICATION OF TRUST**

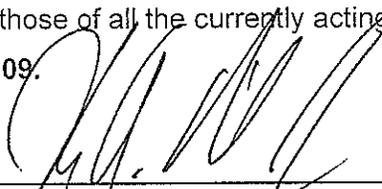
STATE OF NEVADA            )  
                                          )ss.  
COUNTY OF WASHOE        )

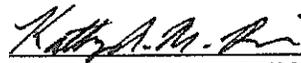
JOSEPH A. REICHLIN, JR. and KATHRYN A. M. REICHLIN, of Washoe County, Nevada, being first duly sworn, depose and say:

- (1) That the REICHLIN FAMILY TRUST was executed on December 21, 2009;
- (2) That JOSEPH A. REICHLIN, JR. and KATHRYN A. M. REICHLIN are the Grantors (Settlors) and the currently acting Trustees;
- (3) That all of the Trustees are by the terms of said Trust given the full power of investment of the Trust Estate, without the necessity of supervision of any court, authorization to keep any or all securities or other property constituting a part or all of the Trust property in the name or names of Trustees, without disclosing their fiduciary capacity, or to hold securities in the name of a nominee, together with all of the powers provided to Trustees by Nevada Revised Statutes, Sections 163.260 through 163.410, inclusive;
- (4) That the REICHLIN FAMILY TRUST is revocable and JOSEPH A. REICHLIN, JR. and KATHRYN A. M. REICHLIN hold the power of revocation;
- (5) That a single acting Trustee may act to exercise identified powers of the Trustees;
- (6) That the identifying number of the trust is Social Security Number, \_\_\_\_\_
- (7) That the form in which title to assets of the trust is to be taken is REICHLIN FAMILY TRUST;
- (8) That the trust has not been revoked or amended to make any representations contained in

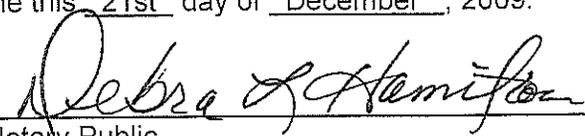
this certification incorrect, and that the signatures are those of all the currently acting Trustees.

DATED this 21st day of December, 2009.

  
\_\_\_\_\_  
JOSEPH A. REICHLIN, JR.

  
\_\_\_\_\_  
KATHRYN A. M. REICHLIN

SUBSCRIBED and SWORN to before  
me this 21st day of December, 2009.

  
\_\_\_\_\_  
Notary Public



Property Owner Affidavit

Applicant Name: McCorquodale Living 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 )
COUNTY OF WASHOE )

I, Yolindia E McCorquodale TRUSTEE
(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 Development.

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

Assessor Parcel Number(s): 14224151

Printed Name Yolindia E McCorquodale TRUSTEE

Signed Yolindia E. McCorquodale TTE

Address 14345 Bihler Rd

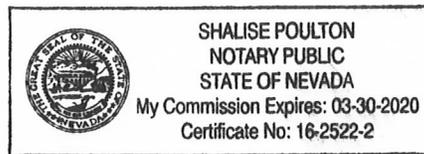
Reno NV 89511

State of Nevada
County of Washoe

Subscribed and sworn to before me this
21 day of July, 2016.

(Notary Stamp)

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



My commission expires: 3/30/2020

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

- Owner
 Corporate Officer/Partner (Provide copy of recorded 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

# Certificate of Trust

STATE OF NEVADA            )  
                                          ) ss:  
COUNTY OF WASHOE        )

Comes now YOLINDIA E. MCCORQUODALE, and swears as follows:

Pursuant to Nevada Revised Statutes sections 164.400 et seq., this Certificate of Trust is signed by all the currently acting Trustees of the MCCORQUODALE LIVING TRUST, dated June 21, 2004, and any amendments thereto, who, being first duly sworn upon oath, depose and say:

1. This Certificate of Trust refers to the MCCORQUODALE LIVING TRUST, dated June 21, 2004, and any amendments thereto, executed by YOLINDIA E. MCCORQUODALE as Trustor. Property to be titled in this trust should be transferred to YOLINDIA E. MCCORQUODALE, Trustee, or her successors in trust, under the MCCORQUODALE LIVING TRUST, dated June 21, 2004.
2. The initial Trustee of the Trust is:  

YOLINDIA E. MCCORQUODALE
3. The present Trustee is:  

YOLINDIA E. MCCORQUODALE
4. My Trust is a grantor trust under the provisions of Sections 673-677 of the Code.
5. My Trustee shall act unanimously when there are two trustees serving and shall act by majority decision when three or more trustees are acting.
6. My Trustee under my Trust Agreement is authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in my Trust name. My Trustee shall have full banking powers, including the power to open, close, or modify accounts or other banking arrangements, including, but not limited to, safe deposit boxes, savings, checking, and CD accounts. All powers of my Trustee are fully set forth in the Trustee Powers Article of my Trust Agreement.
7. My Trust is revocable and YOLINDIA E. MCCORQUODALE holds the power to revoke the Trust. My Trust, executed on June 21, 2004, currently exists, has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification of trust to be incorrect. There have been no amendments limiting the powers of my Trustee over trust property.
8. No person or entity paying money to or delivering property to my Trustee shall be required to see to its application. All persons relying on this document regarding my Trustee and their powers over trust property shall be held harmless for any resulting loss



Property Owner Affidavit

Applicant Name: JOHNSON Living 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 )
COUNTY OF WASHOE )

I, SUZANNE E. JOHNSON, trustee
(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 Development.

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

Assessor Parcel Number(s): 14224151

Printed Name SUZANNE E JOHNSON, Trustee

Signed Suzanne E Johnson

Address 14345 Bihler Rd.

State of Nevada
County of Washoe

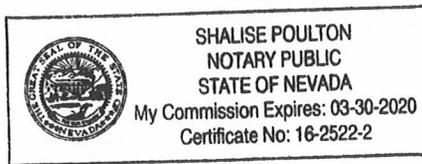
Reno, NV 89511

Subscribed and sworn to before me this 21 day of July, 2014.

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

My commission expires: 3/30/2020

(Notary Stamp)



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

- Owner
Corporate Officer/Partner (Provide copy of recorded 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

# Certificate of Trust

STATE OF NEVADA            )  
                                          ) ss:  
COUNTY OF WASHOE        )

Comes now SUZANNE E. JOHNSON, and swears as follows:

Pursuant to Nevada Revised Statutes sections 164.400 et seq., this Certificate of Trust is signed by all the currently acting Trustees of the JOHNSON LIVING TRUST, dated June 7, 2004, and any amendments thereto, who, being first duly sworn upon oath, depose and say:

1. This Certificate of Trust refers to the JOHNSON LIVING TRUST, dated June 7, 2004, and any amendments thereto, executed by SUZANNE E. JOHNSON as Trustor. Property to be titled in this trust should be transferred to SUZANNE E. JOHNSON, Trustee, or her successors in trust, under the JOHNSON LIVING TRUST, dated June 7, 2004.
2. The initial Trustee of the Trust is:  

SUZANNE E. JOHNSON
3. The present Trustee is:  

SUZANNE E. JOHNSON
4. My Trust is a grantor trust under the provisions of Sections 673-677 of the Code.
5. My Trustee shall act unanimously when there are two trustees serving and shall act by majority decision when three or more trustees are acting.
6. My Trustee under my Trust Agreement is authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in my Trust name. My Trustee shall have full banking powers, including the power to open, close, or modify accounts or other banking arrangements, including, but not limited to, safe deposit boxes, savings, checking, and CD accounts. All powers of my Trustee are fully set forth in the Trustee Powers Article of my Trust Agreement.
7. My Trust is revocable and SUZANNE E. JOHNSON holds the power to revoke the Trust. My Trust, executed on June 7, 2004, currently exists, has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification of trust to be incorrect. There have been no amendments limiting the powers of my Trustee over trust property.
8. No person or entity paying money to or delivering property to my Trustee shall be required to see to its application. All persons relying on this document regarding my Trustee and their powers over trust property shall be held harmless for any resulting loss



**Property Owner Affidavit**

**Applicant Name:** Marsha L. Day

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, Marsha L. Day  
(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 Development.

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

Assessor Parcel Number(s): 142-241-53

Printed Name Marsha L. Day

Signed Marsha L. Day

Address 3145 Kessar's Way

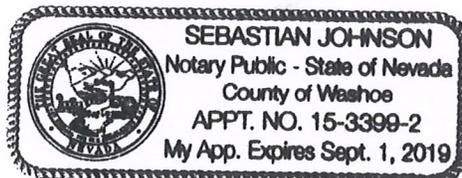
Reno, Nevada 89511

Subscribed and sworn to before me this 27<sup>th</sup> day of July, 2016.

(Notary Stamp)

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

My commission expires: September 1, 2019



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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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: Jean L. Bye

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, Jean L. Bye (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 Development.

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

Assessor Parcel Number(s): 142-241-54

Printed Name Jean L. Bye

Signed Jean L. Bye

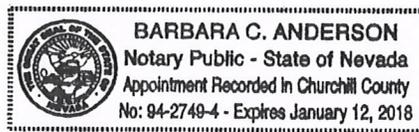
Address 3210 Kessariss Way
Reno NV 89511

Subscribed and sworn to before me this 27 day of July, 2016.

Barbara C. Anderson
Notary Public in and for said county and state

My commission expires: 1/12/2018

(Notary Stamp)



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

- Owner
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship



Property Owner Affidavit

Applicant Name: DAVID AND TINA HALSTEAD 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 )  
COUNTY OF WASHOE )

I, Barbara Gisler  
(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 Development.

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

Assessor Parcel Number(s): 142-241-61

Printed Name DAVID C HALSTEAD & TINA J HALSTEAD TR

Signed [Signature]

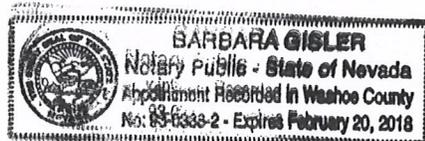
Address 14415 BIHLER ROAD, RENO NV 89502

Subscribed and sworn to before me this 26 day of July, 2016

(Notary Stamp)

Barbara Gisler  
Notary Public in and for said county and state

My commission expires: Feb 20, 2018



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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

**AFFIDAVIT OF CERTIFICATION OF TRUST**

STATE OF NEVADA            )  
                                          )ss.  
COUNTY OF WASHOE        )

DAVID C. HALSTEAD and TINA J. HALSTEAD, of Washoe County, Nevada, being first duly sworn, depose and say:

(1) That the **DAVID and TINA HALSTEAD FAMILY TRUST** was executed on **January 12, 2001**;

(2) That **DAVID C. HALSTEAD** and **TINA J. HALSTEAD** are the Grantors (Settlors) and the currently acting Trustees;

(3) That all of the Trustees are by the terms of said Trust given the full power of investment of the Trust Estate, without the necessity of supervision of any court, authorization to keep any or all securities or other property constituting a part or all of the Trust property in the name or names of Trustees, without disclosing their fiduciary capacity, or to hold securities in the name of a nominee, together with all of the powers provided to Trustees by Nevada Revised Statutes, Sections 163.260 through 163.410, inclusive;

(4) That the **DAVID and TINA HALSTEAD FAMILY TRUST** is revocable and **DAVID C. HALSTEAD** and **TINA J. HALSTEAD** hold the power of revocation;

(5) That a single acting Trustee may act to exercise identified powers of the Trustees;

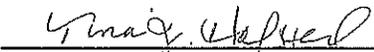
(6) That the identifying number of the trust is Social Security Number ' \_\_\_\_\_

(7) That the form in which title to assets of the trust is to be taken is the **DAVID C. HALSTEAD** and **TINA J. HALSTEAD**, as Trustees of the **DAVID and TINA HALSTEAD FAMILY TRUST, dated January 12, 2001**;

(8) That the trust has not been revoked or amended to make any representations contained in this certification incorrect, and that the signatures are those of all the currently acting Trustees.

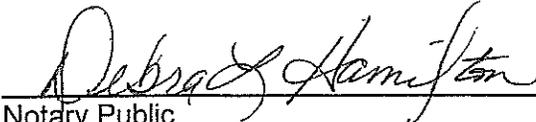
DATED this 25th day of July, 2014.

  
\_\_\_\_\_  
DAVID C. HALSTEAD, Trustee

  
\_\_\_\_\_  
TINA J. HALSTEAD, Trustee

SUBSCRIBED and SWORN to before

me this 25th day of July, 2014.

  
\_\_\_\_\_  
Notary Public



Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
14224151	Active	8/12/2016 2:09:25 AM
<b>Current Owner:</b> JOHNSON LIVING TRUST 14345 BIHLER RD RENO, NV 89511		<b>SITUS:</b> 14345 BIHLER RD WCTY NV
<b>Taxing District</b> 4000		<b>Geo CD:</b>
Legal Description		
Township 18 Section 30 Lot 125 Block Range 20 SubdivisionName _GOVERNMENT HOMESITES		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/6/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Tax Detail			
	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$248.25	(\$65.88)	\$182.37
<a href="#">Truckee Meadows Fire Dist</a>	\$788.57	(\$209.27)	\$579.30
<a href="#">Washoe County</a>	\$2,032.33	(\$539.35)	\$1,492.98
<a href="#">Washoe County Sc</a>	\$1,662.57	(\$441.21)	\$1,221.36
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$0.44	\$0.00	\$0.44
<b>Total Tax</b>	<b>\$4,732.16</b>	<b>(\$1,255.71)</b>	<b>\$3,476.45</b>

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016073625	B16.12605	\$3,476.45	7/27/2016

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

**Change of Address**

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:  
Washoe County Treasurer  
P O Box 30039  
Reno, NV 89520-3039

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

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

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
14224152	Active	8/12/2016 2:09:25 AM
<b>Current Owner:</b> REICHLIN FAMILY TRUST PO BOX 19010 RENO, NV 89511		<b>SITUS:</b> 3080 KESSARIS WAY WCTY NV
<b>Taxing District</b> 4000		<b>Geo CD:</b>
Legal Description		
Lot 126 Block Range 20 Township 18 Section 30 SubdivisionName _GOVERNMENT HOMESITES		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$1,484.79	\$0.00	\$0.00	\$1,484.79
INST 3	1/2/2017	2016	\$1,484.79	\$0.00	\$0.00	\$1,484.79
INST 4	3/6/2017	2016	\$1,484.78	\$0.00	\$0.00	\$1,484.78
<b>Total Due:</b>			<b>\$4,454.36</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,454.36</b>

Tax Detail			
	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$351.15	(\$39.57)	\$311.58
<a href="#">Truckee Meadows Fire Dist</a>	\$1,115.42	(\$125.69)	\$989.73
<a href="#">Washoe County</a>	\$2,874.69	(\$323.95)	\$2,550.74
<a href="#">Washoe County Sc</a>	\$2,351.67	(\$265.01)	\$2,086.66
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$0.44	\$0.00	\$0.44
<b>Total Tax</b>	<b>\$6,693.37</b>	<b>(\$754.22)</b>	<b>\$5,939.15</b>

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016073628	B16.9445	\$1,484.79	7/26/2016

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

**Change of Address**

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:  
Washoe County Treasurer  
P O Box 30039  
Reno, NV 89520-3039

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

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)

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**Washoe County Parcel Information**

Parcel ID	Status	Last Update
14224153	Active	8/13/2016 2:08:41 AM
<b>Current Owner:</b> DAY, ALAN R & MARSHA L 5655 RIGGINS CT STE 15 RENO, NV 89502-6565		<b>SITUS:</b> 3145 KESSARIS WAY WCTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description		
Section 30 Township 18 Range 20 SubdivisionName _GOVERNMENT HOMESITES Lot 107		

**Installments**

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$1,512.37	\$0.00	\$0.00	\$1,512.37
INST 2	10/3/2016	2016	\$1,512.37	\$0.00	\$0.00	\$1,512.37
INST 3	1/2/2017	2016	\$1,512.36	\$0.00	\$0.00	\$1,512.36
INST 4	3/6/2017	2016	\$1,512.36	\$0.00	\$0.00	\$1,512.36
<b>Total Due:</b>			<b>\$6,049.46</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,049.46</b>

**Tax Detail**

	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$406.97	(\$89.61)	\$317.36
<a href="#">Truckee Meadows Fire Dist</a>	\$1,292.74	(\$284.64)	\$1,008.10
<a href="#">Washoe County</a>	\$3,331.69	(\$733.56)	\$2,598.13
<a href="#">Washoe County Sc</a>	\$2,725.54	(\$600.11)	\$2,125.43
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$0.44	\$0.00	\$0.44
<b>Total Tax</b>	<b>\$7,757.38</b>	<b>(\$1,707.92)</b>	<b>\$6,049.46</b>

**Payment History**

No Payment Records Found

**Pay By Check**

Please make checks payable to:

**WASHOE COUNTY  
TREASURER**

**Mailing Address:**

P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**

1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

**Change of Address**

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To submit your address change online [click here](#)

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Address change requests may also be mailed to:  
Washoe County  
Treasurer  
P O Box 30039  
Reno, NV 89520-3039

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Tammi Davis

Washoe County Treasurer  
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ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

Bill Detail

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**Washoe County Parcel Information**

Parcel ID	Status	Last Update
14224154	Active	8/13/2016 2:08:41 AM
<b>Current Owner:</b> BYE, BRUCE A & JEAN L 3210 KESSARIS WAY RENO, NV 89511		<b>SITUS:</b> 3210 KESSARIS WAY WCTY NV
<b>Taxing District</b> 4000		<b>Geo CD:</b>
Legal Description		
Lot 108 Section 30 Township 18 SubdivisionName _GOVERNMENT HOMESITES Range 20		

**Installments**

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$816.40	\$0.00	\$0.00	\$816.40
INST 2	10/3/2016	2016	\$816.40	\$0.00	\$0.00	\$816.40
INST 3	1/2/2017	2016	\$816.40	\$0.00	\$0.00	\$816.40
INST 4	3/6/2017	2016	\$816.40	\$0.00	\$0.00	\$816.40
<b>Total Due:</b>			<b>\$3,265.60</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,265.60</b>

**Tax Detail**

	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$210.22	(\$38.91)	\$171.31
<a href="#">Truckee Meadows Fire Dist</a>	\$667.76	(\$123.60)	\$544.16
<a href="#">Washoe County</a>	\$1,720.97	(\$318.55)	\$1,402.42
<a href="#">Washoe County Sc</a>	\$1,407.86	(\$260.59)	\$1,147.27
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$0.44	\$0.00	\$0.44
Total Tax	<b>\$4,007.25</b>	<b>(\$741.65)</b>	<b>\$3,265.60</b>

**Payment History**

No Payment Records Found

**Pay By Check**

Please make checks payable to:

**WASHOE COUNTY  
TREASURER**

**Mailing Address:**

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Reno, NV 89520-3039

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Email: tax@washoecounty.us

Bill Detail

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[Change of Address](#)

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**Washoe County Parcel Information**

Parcel ID	Status	Last Update
14224161	Active	8/12/2016 2:09:25 AM
<b>Current Owner:</b> HALSTEAD FAMILY TRUST, DAVID & TINA 14415 BIHLER RD RENO, NV 89511		<b>SITUS:</b> 14415 BIHLER RD
<b>Taxing District</b> 4000		<b>Geo CD:</b>
Legal Description		
Lot 127 Section 30 Township 18 Range 20 SubdivisionName _GOVERNMENT HOMESITES		

**Installments**

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$1,024.34	\$0.00	\$0.00	\$1,024.34
INST 3	1/2/2017	2016	\$1,024.33	\$0.00	\$0.00	\$1,024.33
INST 4	3/6/2017	2016	\$1,024.33	\$0.00	\$0.00	\$1,024.33
<b>Total Due:</b>			<b>\$3,073.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,073.00</b>

**Tax Detail**

	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$259.85	(\$44.90)	\$214.95
<a href="#">Truckee Meadows Fire Dist</a>	\$825.40	(\$142.63)	\$682.77
<a href="#">Washoe County</a>	\$2,127.25	(\$367.57)	\$1,759.68
<a href="#">Washoe County Sc</a>	\$1,740.21	(\$300.71)	\$1,439.50
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$0.44	\$0.00	\$0.44
<b>Total Tax</b>	<b>\$4,953.15</b>	<b>(\$855.81)</b>	<b>\$4,097.34</b>

**Payment History**

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016073810	B16.25924	\$1,024.34	8/4/2016

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TREASURER**

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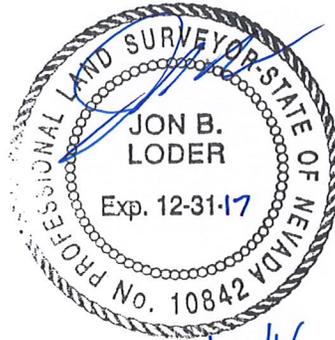
This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

AREA OF ROADWAY ABANDONMENT

THE 33' WIDE RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITY PURPOSES ALONG THE BOUNDARIES OF LOT 107, NORTHEAST ¼ OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M. AS RESERVED WITHIN UNITED STATES PATENT NUMBER 1221293, NEVADA 057725 DATED JULY 20, 1961.

EXCEPTING THEREFROM THE NORTHERLY 15' OF SAID LOT 107

PREPARED BY:  
JON B. LODER, PLS 10842  
CORNERSTONE LAND SURVEYING  
1570 LINDA WAY  
SPARKS, NV 89431  
775-786-1441

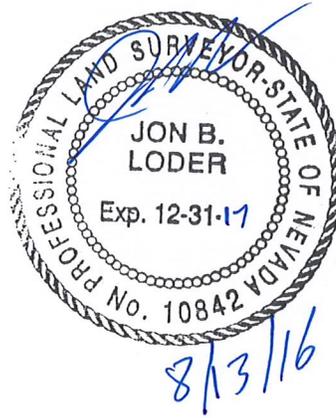


8/13/16

AREA OF ROADWAY ABANDONMENT

THE 33' WIDE RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITY PURPOSES ALONG THE BOUNDARIES OF LOT 108, NORTHEAST ¼ OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M. AS RESERVED WITHIN UNITED STATES PATENT NUMBER 1221275, NEVADA 057707 DATED JULY 20, 1961

PREPARED BY:  
JON B. LODER, PLS 10842  
CORNERSTONE LAND SURVEYING  
1570 LINDA WAY  
SPARKS, NV 89431  
775-786-1441

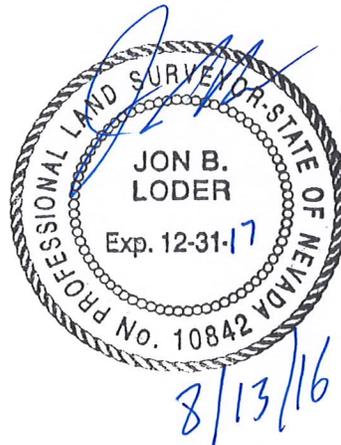


AREA OF ROADWAY ABANDONMENT

THE 33' WIDE RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITY PURPOSES ALONG THE BOUNDARIES OF LOT 125, NORTHEAST ¼ OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M. AS RESERVED WITHIN UNITED STATES PATENT NUMBER 1220051, NEVADA 024097 DATED MAY 26, 1961

EXCEPTING THEREFROM THE NORTHERLY 15' AND THE EASTERLY 33' OF SAID LOT 125

PREPARED BY:  
JON B. LODER, PLS 10842  
CORNERSTONE LAND SURVEYING  
1570 LINDA WAY  
SPARKS, NV 89431  
775-786-1441

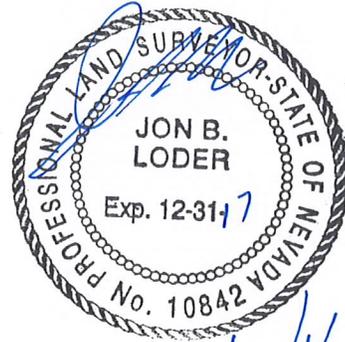


AREA OF ROADWAY ABANDONMENT

THE 33' WIDE RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITY PURPOSES ALONG THE BOUNDARIES OF LOT 126, NORTHEAST ¼ OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M. AS RESERVED WITHIN UNITED STATES PATENT NUMBER 1220049, NEVADA 024027 DATED MAY 26, 1961

EXCEPTING THEREFROM THE NORTHERLY AND WESTERLY 15' OF SAID LOT 126

PREPARED BY:  
JON B. LODER, PLS 10842  
CORNERSTONE LAND SURVEYING  
1570 LINDA WAY  
SPARKS, NV 89431  
775-786-1441

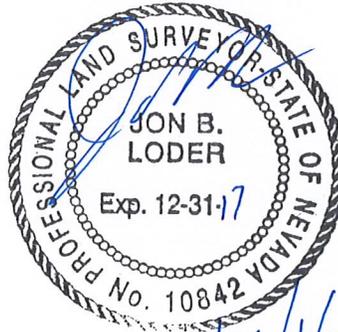


8/13/16

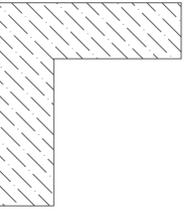
AREA OF ROADWAY ABANDONMENT

THE 33' WIDE RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITY PURPOSES ALONG THE BOUNDARIES OF LOT 127, NORTHEAST ¼ OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M. AS RESERVED WITHIN UNITED STATES PATENT NUMBER 1221286, NEVADA 057718 DATED JULY 20, 1961

PREPARED BY:  
JON B. LODER, PLS 10842  
CORNERSTONE LAND SURVEYING  
1570 LINDA WAY  
SPARKS, NV 89431  
775-786-1441



8/13/16



HATCHED AREAS - PROPOSED ABANDONMENT

REV.	DATE	DESCRIPTION	BY	APP'D

PROPOSED ROADWAY ABANDONMENTS FOR  
 OF  
 LOTS 107, 108, 125, 126 & 127  
 NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.  
 WASHOE COUNTY  
 NEVADA

SCALE 1"=50'
DATE AUGUST 13, 2016
DRAWING FILE 2021_001_ABAND01.DWG



1570 LINDA WAY  
 SPARKS, NV 89431  
 (775)786-1441

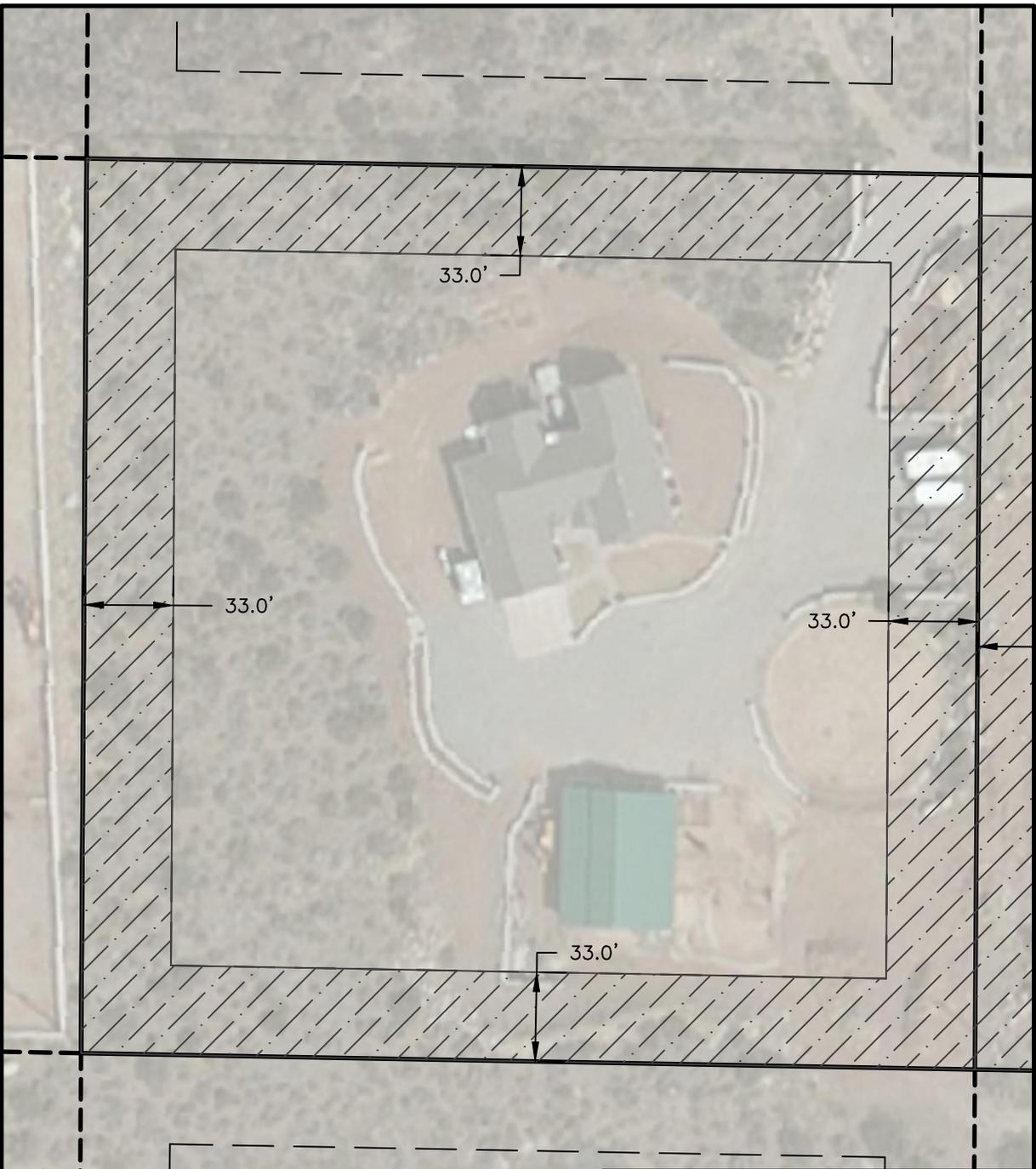


ROADWAY ABANDONMENT FOR  
 ALAN R. DAY AND MARSHA L. DAY  
 GOVERNMENT LOT: 107  
 ASSESSOR PARCEL NO: 142-241-53  
 33' ROADWAY, DOC. NO: 343390  
 U.S. PATENT NO. 1221293



SITUATE IN THE NORTHEAST 1/4  
 OF SECTION 7, T.20 N., R.25 E., M.D.M.  
 CITY OF RENO, WASHOE COUNTY, NEVADA

1570 LINDA WAY SHEET  
 SPARKS, NV 89431 1  
 (775)786-1441 OF 1

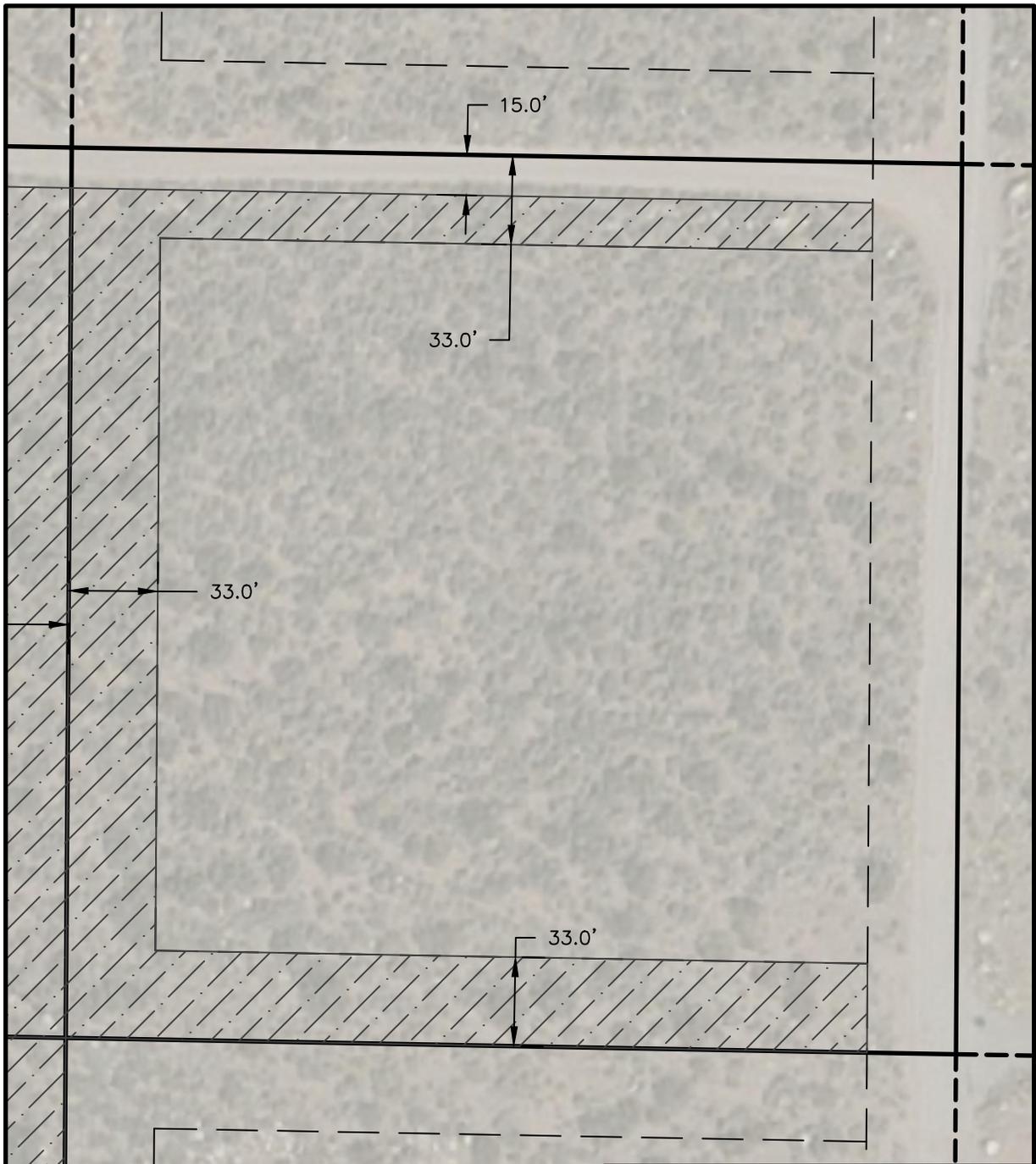


ROADWAY ABANDONMENT FOR  
 BRUCE A. BYE AND JEAN L. BYE  
 GOVERNMENT LOT: 108  
 ASSESSOR PARCEL NO: 142-241-54  
 33' ROADWAY, DOC. NO: 2060846  
 U.S. PATENT NO: 1221275

SITUATE IN THE NORTHEAST 1/4  
 OF SECTION 7, T.20 N., R.25 E., M.D.M.  
 CITY OF RENO, WASHOE COUNTY, NEVADA



1570 LINDA WAY SHEET  
 SPARKS, NV 89431 1  
 (775)786-1441 OF 1



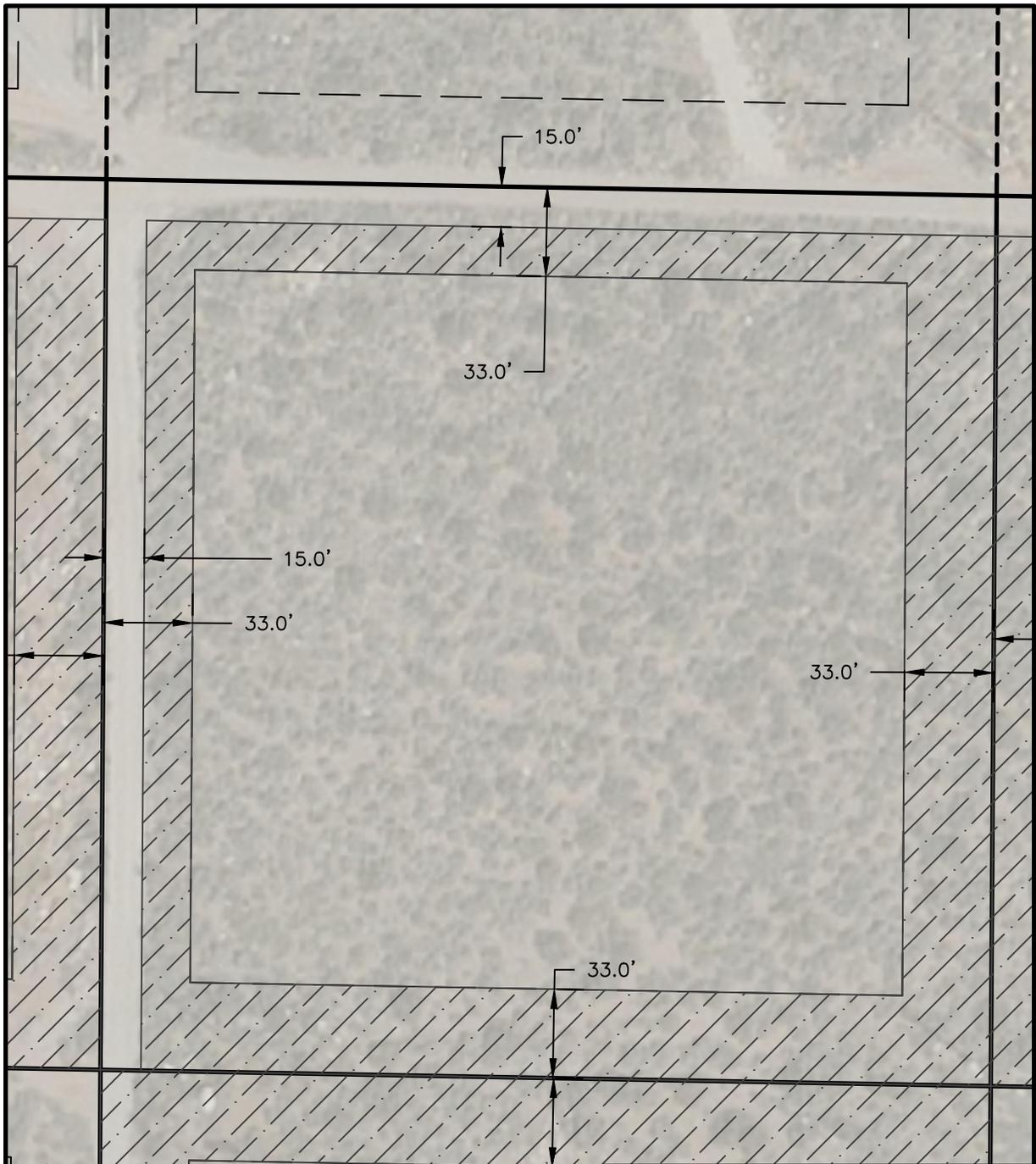
ROADWAY ABANDONMENT FOR  
 THE JOHNSON LIVING TRUST & THE  
 MCCORQUODALE LIVING TRUST  
 GOVERNMENT LOT: 125  
 ASSESSOR PARCEL NO: 142-241-51  
 33' ROADWAY, PAT. NO: 467040 & 467041  
 U.S. PATENT NO: 1220051



SITUATE IN THE NORTHEAST 1/4  
 OF SECTION 7, T.20 N., R.25 E., M.D.M.  
 CITY OF RENO, WASHOE COUNTY, NEVADA



1570 LINDA WAY SHEET  
 SPARKS, NV 89431 1  
 (775)786-1441 OF 1

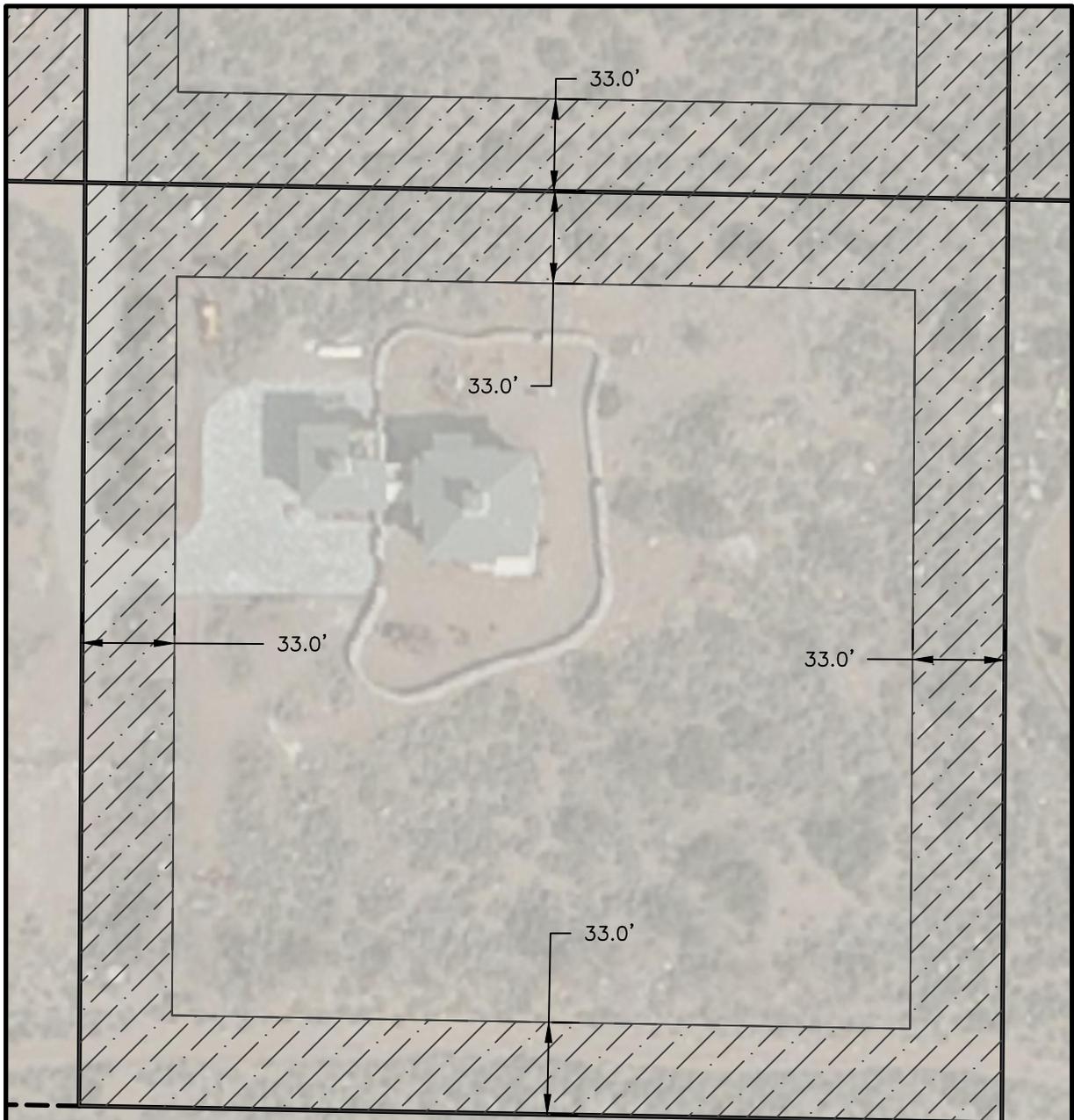


ROADWAY ABANDONMENT FOR  
 REICHLIN FAMILY TRUST  
 GOVERNMENT LOT: 126  
 ASSESSOR PARCEL NO: 142-241-52  
 33' ROADWAY, PAT. NO: 467040 & 467041  
 U.S. PATENT NO: 1220049

SITUATE IN THE NORTHEAST 1/4  
 OF SECTION 7, T.20 N., R.25 E., M.D.M.  
 CITY OF RENO, WASHOE COUNTY, NEVADA



1570 LINDA WAY SHEET  
 SPARKS, NV 89431 1  
 (775)786-1441 OF 1



ROADWAY ABANDONMENT FOR  
 HALSTEAD FAMILY TRUST  
 GOVERNMENT LOT: 127  
 ASSESSOR PARCEL NO: 142-241-61  
 33' ROADWAY, PAT. NO: BOOK 756, PAGE 250  
 U.S. PATENT NO: 1221286

SITUATE IN THE NORTHEAST 1/4  
 OF SECTION 7, T.20 N., R.25 E., M.D.M.  
 CITY OF RENO, WASHOE COUNTY, NEVADA



1570 LINDA WAY SHEET  
 SPARKS, NV 89431 1  
 (775)786-1441 OF 1