



# MY LAST HOME

**RECOVERING CORRECT  
ZONING**



# Non-conforming parcel

3180 MAKAYLA WAY

APN: 046-042-06

Documents Tax Information

Permit/Accela Information Found (2)

Owner: O'CONNOR TRUST, ELIZABETH G

Corporate Area: WASHOE

Zip Code: 89704 Zip City: WASHOE VALLEY

Tax District: 4000

Voter Precinct: 8219

Land use: 120

Land Zoning: GR

Utility: Water: None, Sewer: None

Square Ft.: 0

Acreage: 17.650

Total Assessment: 149625

Bedrooms: 0

Baths: 0

Year Built: 0

Subdivision: Not Available

Neighborhood: (GJ)

[Check Parcel to Fire Station Distance \(5 miles\)](#)

Related Parcel Information

District and Zone Information

Education District Information

FEMA Information

Fire Related Information

# Town of Ophir



# History of Ophir

EVENT	DATE	DESCRIPTION	COMMENT
1	10/6/1862	GLO survey by Dyer, Note A	Call for Ophir
2	3/4/1864	Map of Ophir	Var 15E
3	2/5/1869	Grant to Judge Harris in trust	N1/2 of SW1/4 & S1/2 of NW1/4 Sec. 35
4	6/3/1872	Deed to Douglas, Note B	West boundary is Section Line. Excepting Lots 5 & 6 Block 2 Range 4. Split by undescribed ROW for V & T
5	6/3/1872	Deed to Northrup, Note C	West boundary is Section Line. Split by undescribed ROW for V & T
6			
7			

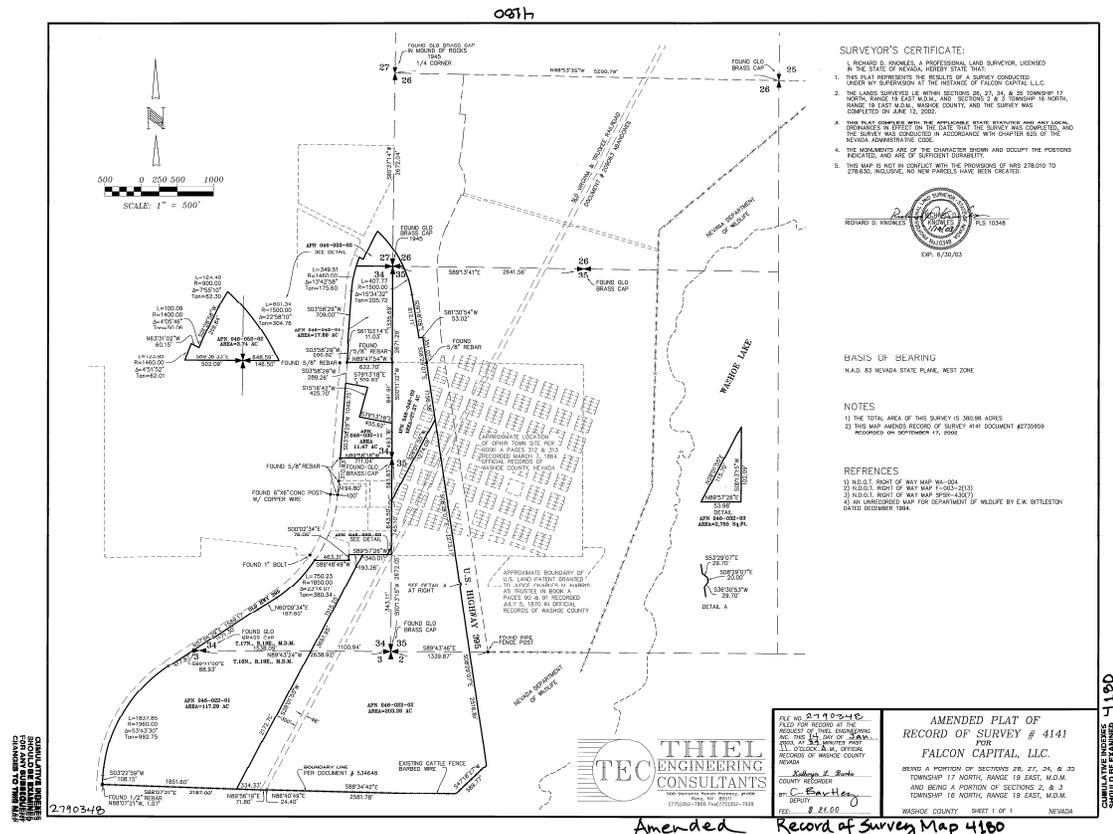


# Mr. Douglas's House



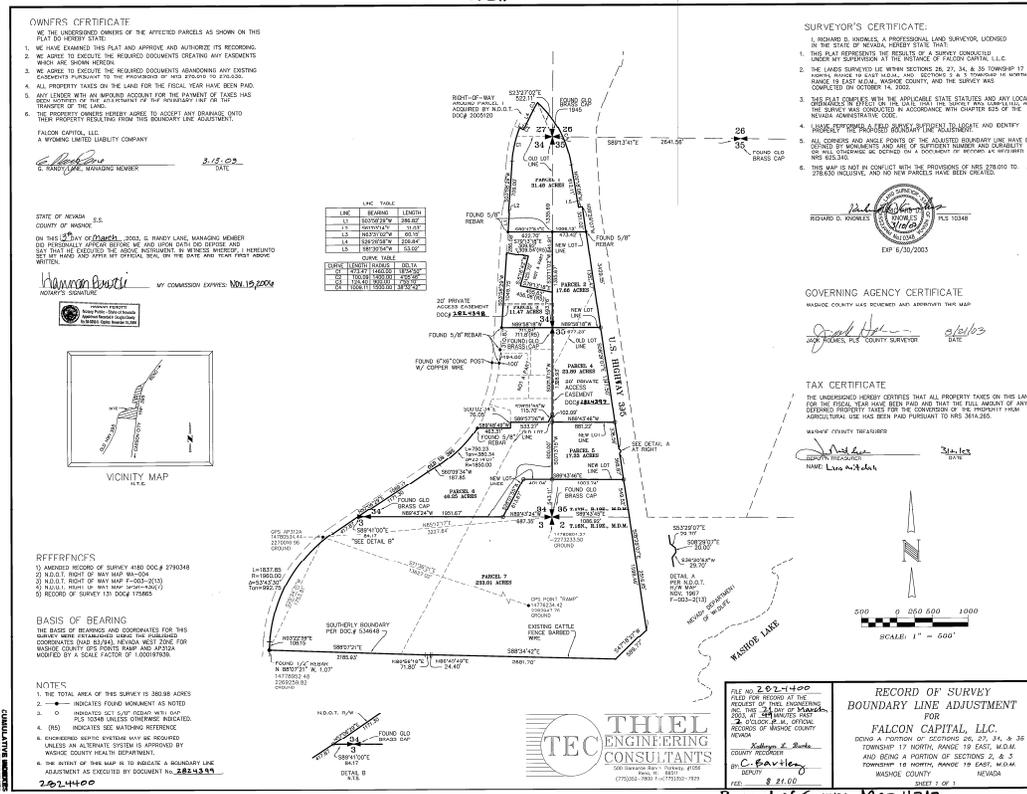


# ROS 4180 – No Easement



THIS PLAT AND THE RECORD OF SURVEY # 4141 SHOULD BE RECORDED AND AMENDED TO REFLECT CHANGES TO THIS MAP.

# ROS 4217 – Easement created



# Last Map

LOB-5

<p><b>OWNER'S CERTIFICATE</b></p> <p>I, the undersigned, hereby certify that the undersigned, GTS, LLC, is the owner of the tract of land hereinafter described and has consented to the preparation and recording of this map as an act that shall be binding upon me and my heirs and assigns to the extent of my interest in the land, and the public utility, access and drainage easements shown hereby are hereby granted.</p> <p>BY: <u>George Hill</u>  <small>George Hill          President</small></p> <p>STATE OF NEVADA )          COUNTY OF WASHOE ) SS</p> <p>ON THIS 20<sup>th</sup> DAY OF NOVEMBER 2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, GEORGE HILL, AS MANAGER OF GTS, LLC, PERSONALLY KNOWN TO ME AND KNOWN TO ME ON THE BASIS OF INFORMATION BELIEVED TO BE THE PERSON WHO EXECUTED THE PUBLIC INSTRUMENT OF THE FOREGOING HEREBY SIGNED.</p> <p><u>David Bergano</u>  <small>David Bergano          Notary Public</small></p> <p><b>TITLE COMPANY CERTIFICATE</b></p> <p>THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LOTS BELONGING HEREON AND THAT THE LOTS ARE FREE FROM RECORDS, EASES OR ENCUMBRANCES, IN ACCORDANCE WITH THE EXCEPTIONS OF:</p> <p>None</p> <p>AS OF <u>November 20, 2015</u> AND THAT A GUARANTEE DATED <u>March 20, 2014</u> FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA HAS BEEN FILED WITH REGARD TO ALL OF THE ABOVE.</p> <p>TITLE COMPANY OF NEVADA</p> <p>BY: <u>R. Lopez</u> DATE: <u>11-22-15</u></p> <p>TITLE OF OFFICER: <u>Steve Marmorek, Jr.</u></p>	<p>UTILITY MAP</p> <p>N. T. S.</p>	<p><b>UTILITY COMPANIES' CERTIFICATE</b></p> <p>THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES' ACCEPTANCE BY ANY UTILITY COMPANY IS THE PUBLIC UTILITY EASEMENTS DESCRIBED HEREON UNLESS THEY PROVIDE ANY OBLIGATION BY THE RESPECTIVE UTILITY COMPANIES TO PROVIDE THEIR RESPECTIVE SERVICE NOR DOES IT GUARANTEE THAT UTILITY SERVICE IS OR WILL BE AVAILABLE.</p> <p><u>Shirley</u> DATE: <u>11-20-15</u>  <small>Shirley          General Manager</small>          SERVICED BY ENERGY COMPANY (SBE) NV ENERGY</p> <p><u>Heidi</u> DATE: <u>11-20-2015</u>  <small>Heidi          General Manager</small>          NEVADA TELEPHONE COMPANY (NTEC), AT&amp;T NETWORK</p> <p><u>Mya Salinas</u> DATE: <u>11/25/2015</u>  <small>Mya Salinas          Chief of Operations</small></p> <p><b>TAX CERTIFICATE</b></p> <p>THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND REPRESENTED HEREON, FOR THE CURRENT FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES DUE FOR THE CONSERVATION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID PURSUANT TO NRS. 504A.260.</p> <p>WASHOE COUNTY TREASURER  <u>David</u> DATE: <u>11/26/2015</u>  <small>David          Deputy Treasurer</small></p> <p><b>WATER RIGHT DEDICATION CERTIFICATE</b></p> <p>THE WATER AND SEWER REQUIREMENTS SET FORTH IN ARTICLE 4.62 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.</p> <p><u>Valerie Beharman</u> DATE: <u>12/3/15</u>  <small>Valerie Beharman          CSD</small>          WASHOE COUNTY WATER RESOURCES CSD</p> <p><b>WASHOE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFICATE</b></p> <p>THE FINAL PARCEL MAP DATE NO. 111 (2-2015) MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE PARCEL MAP AND ITS LAYOUT, MAPS AND PROVISIONS PREPARED BY THE PROFESSIONAL AND THESE CONDITIONS HAVE BEEN SATISFIED FOR THE RECORDED OF THIS MAP. THE OFFICE OF DEVELOPMENT IS NOT REFLECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS 215.015 THROUGH 215.020. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS DATE OF <u>DECEMBER 15, 2015</u> BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA STATUTES 215.110 THROUGH 215.125.</p> <p><u>William H. Whitney</u>  <small>William H. Whitney          Director of Planning and Development Division</small></p>
<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>I, ARTHUR C. O'CONNOR, JR., A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:</p> <p>1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AT THE HERETOFORE DESCRIBED LOCATION.</p> <p>2. THE LANDS SURVEYED LIE WITHIN THE NEW SECTION 34 AND THE REMAINDER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 18 WEST, MOUNT QUILBO (BASE AND MERIDIAN), AND THE SURVEY WAS COMPLETED IN ITS ENTIRETY ON <u>11/20/15</u>.</p> <p>3. THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT IN THE COUNTY THAT THE SURVEY HAS COMPLETED AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 630 OF THE NEVADA ADMINISTRATIVE CODE.</p> <p>4. THE INSTRUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITION INDICATED AND ARE OF SUPERIOR QUALITY AND MATERIAL.</p> <p><u>Arthur O'Connor, Jr.</u> DATE: <u>11-20-15</u>  <small>Arthur O'Connor, Jr.          Professional Land Surveyor No. 1543</small></p>	<p><b>NOTES:</b></p> <p>1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITH EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITIES REQUIRED TO SERVE THE TRACT WITH THE EXCEPT OF THE FOLLOWING:</p> <p>2. WITH RESPECT TO ALL EXISTING UNDERGROUND UTILITY FACILITIES, THE EASEMENTS AND RIGHTS-OF-WAY AS HEREIN GRANTED WILL BE DEEMED TO BE LOCATED AS SHOWN ON THE PLAT UNLESS THE PUBLIC UTILITY COMPANY PROVIDES TO THE SURVEYOR A DIFFERENT LOCATION OF SAID UNDERGROUND UTILITY FACILITIES, AS SET FORTH IN THE SUBJECT PARCELS.</p> <p>3. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG THE INTERIOR OF ALL PROPERTY LINES BEING FIVE FEET IN WIDTH EXCEPT ALONG THE HIGHWAY RIGHT-OF-WAY, WHICH IS TEN FEET IN WIDTH.</p> <p>4. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM UNLESS INDIVIDUAL ON-SITE DISPOSAL SYSTEMS ARE OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT.</p> <p>5. THE PARCELS ON THIS PLAT HAVE NOT BEEN REVIEWED FOR WATER AVAILABILITY OR ADEQUACY, NOR HAS DOMESTIC WASTE SUFFICIENCY BEEN DETERMINED FOR ANY OF THE PARCELS SHOWN.</p> <p>6. ANY PROPOSED DEVELOPMENT IN THESE AREAS, ESPECIALLY ON PARCELS DESIGNATED AS HAVING POTENTIAL WETLANDS, WILL REQUIRE FURTHER ANALYSIS AS REQUIRED BY THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 4.62.</p> <p>7. ANY STRUCTURES WITHIN A FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 4.62.</p> <p>8. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS ACTIVE DURING THE OCCURRENCE OF A SEISMIC EVENT.</p> <p>9. THE NATURAL DRAINAGE WILL NOT BE IMPROVED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS, A BLANKET DRAINAGE EASEMENT IS HEREBY ESTABLISHED OVER ALL PARCELS FOR EXISTING SURFACE DRAINAGE.</p>	<p><b>RECORDOR'S CERTIFICATE</b></p> <p>FILE NO. <u>4445568</u></p> <p>FEES: <u>3400</u></p> <p>FILED FOR RECORD AT THE REQUEST OF <u>George Hill</u> ON THIS <u>20th</u> DAY OF <u>November</u>, 2015 AT <u>11:20</u> MINUTES P.M. IN THE OFFICE OF THE CLERK OF DISTRICT COURT, WASHOE COUNTY, NEVADA.</p> <p>LAURENCE R. "LARRY" BURNESS          COUNTY RECORDER</p> <p>BY: <u>J. Randlee</u></p> <p>SHEET 1 OF 2</p> <p><b>PARCEL MAP FOR GTS, LLC.</b></p> <p>3150 OLD HIGHWAY 395          WEST WASHOE VALLEY, NEVADA          BEING A DIVISION OF A PARCEL ORIGINALLY CREATED BY DEED PRIOR TO 1870 AND MADE SUBJECT TO LOCAL IMPROVEMENTS TO THE SAME ON 11/20/2015.          FOR THE 1/4-SEC. 34-N-18-SEC. 35-T. 37-N. R. 18-E. N. D. 8 &amp; 8 H          WASHOE COUNTY, NEVADA</p> <p><b>ENGINEERING</b></p> <p>DATE: 11/20/2015          TIME: 11:20 AM          PROJECT: 4445568          SHEET: 1 OF 2</p> <p><b>PARCEL MAP FOR GTS, LLC.</b></p> <p>3150 OLD HIGHWAY 395          WEST WASHOE VALLEY, NEVADA          BEING A DIVISION OF A PARCEL ORIGINALLY CREATED BY DEED PRIOR TO 1870 AND MADE SUBJECT TO LOCAL IMPROVEMENTS TO THE SAME ON 11/20/2015.          FOR THE 1/4-SEC. 34-N-18-SEC. 35-T. 37-N. R. 18-E. N. D. 8 &amp; 8 H          WASHOE COUNTY, NEVADA</p>

THE SEAL OF SURVEYOR O'CONNOR, JR. IS VALID FOR THE COUNTY OF WASHOE, NEVADA UNTIL 11/20/16

DOCUMENT NO.: 4445568

**BASIS OF BEARINGS**

NEEDS TO DEFINE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON WASHOE COUNTY COUNTY G.P.S. CONTROL POINTS SHOWN HEREON.

COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES.

GRID TO GROUND SCALE FACTOR IS 1.00019759

TOTAL AREA BEING PARCELED IS 114.8 ACRES.

TOTAL NUMBER OF PARCELS IS 2.

**PARCEL MAP FOR GTS, LLC.**

3150 OLD HIGHWAY 395  
 WEST WASHOE VALLEY, NEVADA  
 BEING A DIVISION OF A PARCEL ORIGINALLY CREATED BY DEED PRIOR TO 1870 AND MADE SUBJECT TO LOCAL IMPROVEMENTS TO THE SAME ON 11/20/2015.  
 FOR THE 1/4-SEC. 34-N-18-SEC. 35-T. 37-N. R. 18-E. N. D. 8 & 8 H  
 WASHOE COUNTY, NEVADA

Parcel Map 5207

5207

THIS MAP IS VALID FOR THE COUNTY OF WASHOE, NEVADA UNTIL 11/20/16



# Notes on Easement

## NOTES

1. DEFECTIVE TITLE TO HIGHWAY CONVEYED BY DEED FROM WINTERS TO THE STATE OF NEVADA RECORDED IN BOOK 56 PAGES 83 & 84, WASHOE COUNTY RECORDS. PER REFERENCE 9, ACTUAL TITLE WAS HELD BY VIRGINIA AND GOLD HILL WATER COMPANY. WASHOE COUNTY ASSESSOR ROLLS INDICATE WINTERS DID NOT OWN PROPERTY IN THE SE1/4 OF THE NE1/4 OF SECTION 34. THEREFORE, NO ABANDONMENT IS REQUIRED.
2. A.P.N. 046-042-06 NOT BEING PARCELED. THIS PARCEL SHOWN BECAUSE NEW EASEMENT IS BEING CREATED FOR BENEFIT OF A.P.N. 046-032-II, AS SHOWN. OWNER IS SAME AS OWNER OF LAND BEING PARCELED.
3. MAKAYLA WAY IS A PRIVATE ACCESS AND UTILITIES (PUBLIC AND PRIVATE) EASEMENT FOR THE BENEFIT OF A.P.N. 046-042-06 AND THE TWO PARCELS BEING CREATED BY THIS MAP, ONLY. MAKAYLA WAY WILL USE THE EXISTING DRIVEWAY ACCESS FROM OLD HIGHWAY 395. USE OF THIS EASEMENT BY A.P.N. 046-042-06 IS LIMITED TO NOT MORE THAN TWO SINGLE FAMILY RESIDENCES. NO COMMERCIAL USE IS ALLOWED. MAINTENANCE OF MAKAYLA WAY SHALL BE THE RESPONSIBILITY OF THE OWNER OF A.P.N. 046-042-06.
4. A NON-EXCLUSIVE ACCESS EASEMENT FOR THE BENEFIT OF THE TWO EXISTING SINGLE FAMILY RESIDENCES ON A.P.N. 046-042-12, ONLY, IS HEREBY GRANTED FOR THE EXISTING DRIVEWAY. THIS EASEMENT CONSISTS OF A NON-DESCRIBED TRIANGULAR AREA WITH VERTICES APPROXIMATELY 20 FEET ALONG THE WESTERLY AND NORTHERLY PROPERTY LINES FROM THE NORTHWEST CORNER OF PARCEL I. GRANTING OF THIS EASEMENT SHALL NOT PRECLUDE THE USE OF THIS OLD HIGHWAY 395 ACCESS BY THE OWNERS OF THE PARCEL I CREATED BY THIS MAP.
5. ALL NEW UTILITIES SHALL BE UNDERGROUND.

# Easement Deed Page 1



APN # 046-042-03, 046-022-02

WHEN RECORDED MAIL TO:

TEC, Inc.  
500 Damonte Ranch Parkway #1056  
Reno, NV 89511

Grantee Address:  
Falcon Capital, LLC  
Po Box 456  
Zepher Cove, NV 89448

## GRANT OF EASEMENT

FOR A VALUABLE CONSIDERATION, a receipt of which is hereby acknowledged,

FALCON CAPITAL, LLC, a Wyoming Limited Liability Company

GRANTS TO

FALCON CAPITAL, LLC, a Wyoming Limited Liability Company

A 20' Private Access Easement over the real property situate in the County of Washoe, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION:

Dated March 18, 2003

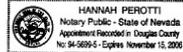
FALCON CAPITAL, LLC.

By: G. Randy Lopez  
G. Randy Lopez, Managing Member

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on March 21, 2003,  
By G. Randy Lopez, as Managing Member of Falcon Capital, LLC.

Hannah Perotti  
NOTARY OFFICER



# Easement Deed Page 2



## 20' PRIVATE ACCESS EASEMENT

Being a portion of that certain real property situate in the Northeast  $\frac{1}{4}$  of Section 34, Township 17 North, Range 19 East, M.D.M., located in the county of Washoe, State of Nevada and more particularly described as follows:

Commencing at the  $\frac{1}{4}$  section corner common to sections 34 and 35, T.17N., R. 19 E., M.D.M., thence along the Easterly section line of section 34, N  $00^{\circ}11'02''$ E, 336.02 feet to the **Point of Beginning**. Thence along the center line of a 20' private access easement, N  $89^{\circ}58'18''$  W a distance of 688.77 feet to a point on the Easterly Right of Way of Old Highway 395, also being the point of terminus for this description. The sidelines of this easement are to be lengthened or shortened to terminate at the Easterly Right of Way of Old Highway 395 and the Easterly section line of section 34.

*Richard D. Knowles*  
RICHARD D. KNOWLES  
3/21/03  
No. 10348 VOLUNTARY  
E4p 6/30/03

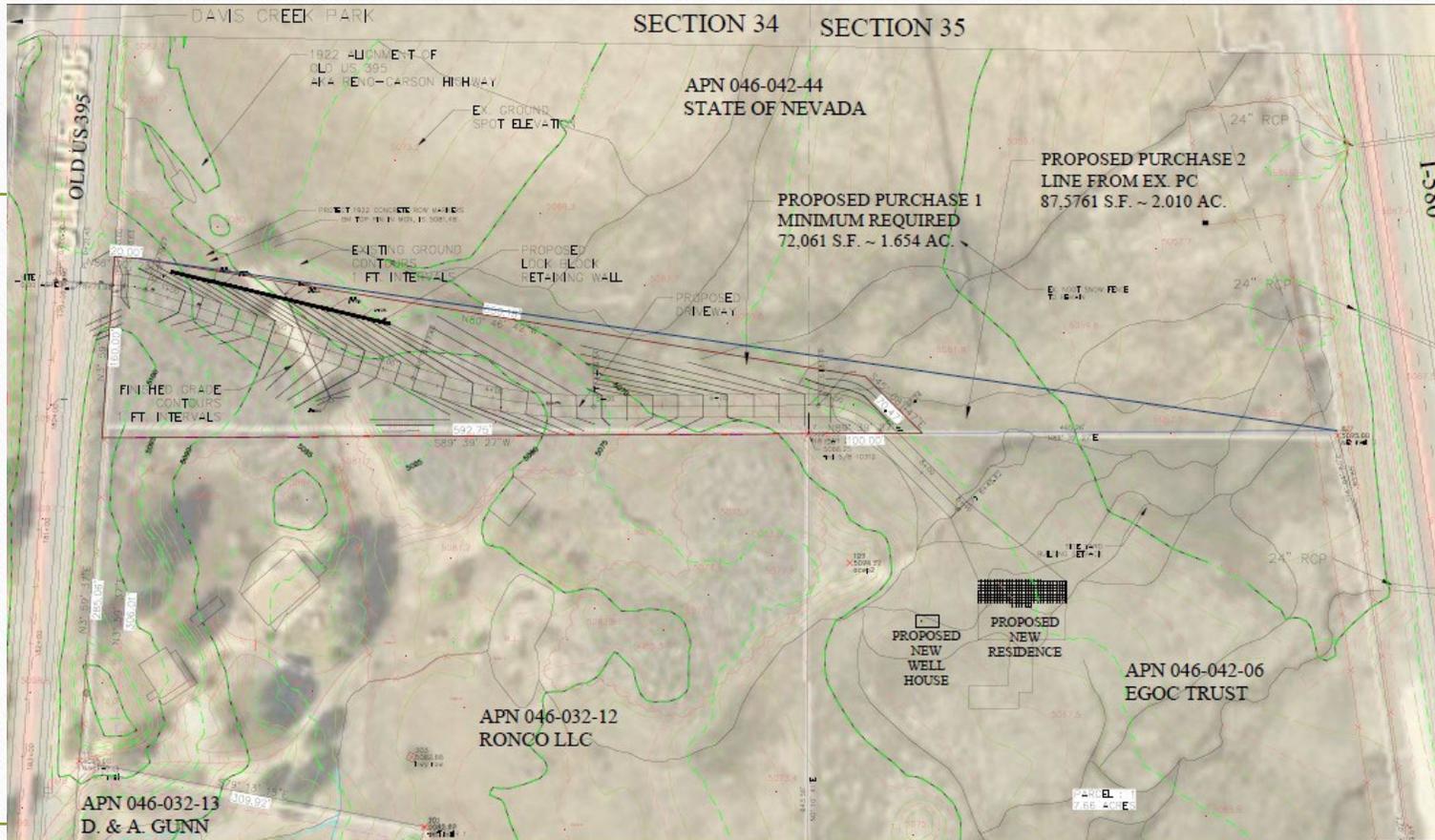
Per N.R.S. 111.312, THE LEGAL DESCRIPTION WAS PREPARED BY:  
RICHARD D. KNOWLES, P.L.S.  
500 DaMONTE RANCH PKWY. #1056  
RENO, Nv. 89512



# Proposed Solution

- I want to help you guys and do not want to force my rights. At this point, I think the best solution is to move the easement to Jason's south boundary. From comments Derek made at our meeting last week, it appears there may be a misunderstanding about who would pay for this. I want to be clear that I will pay all costs: fencing, relocating any buildings as necessary, etc. The work will be done by a licensed contractor. Furthermore, I will pave the new easement with Turfstone to minimize dust. Although you guys will not be using it, Turfstone is horse-friendly with superior traction over most other surfaces, including grass. It is not a new product and has been used in the Tahoe Basin for over 30 years because it is environmentally friendly. Washoe County installed it along Incline Way and Lakeshore Blvd. 5 years ago. There is a sample in the walkway in front of Basalite that may be even older than 20 years. Turfstone costs the same to install as asphalt, but never needs seal coating. For both of you guys, the main advantage would be the access would be moved away from your homes. I would think having the traffic from two homes that close to your houses would not be welcomed. For Jason, the reduction in dust from a gravel driveway would be a plus. I would even be willing to remove the gravel I have already placed in the existing driveway. Note that Jason's buildings will shield his house from most of the new driveway, unlike existing where there is no shielding.

# Parcel 1 Access



# My Last Home

