

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Moe & Mercier Family Trust Land Map			
Project Description: Map of Division Into Large Parcels for Harley J. Moe and Diane G. Mercier			
Project Address: 0 Wangler Road, Washoe County, Nevada			
Project Area (acres or square feet): 658.17+/- Acres (658.10+/- Acres - Assessor)			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
076-600-15	134.62+/- Acres	077-400-21	351.96+/- Acres
077-400-04	171.52+/- Acres		
Section(s)/Township/Range: Sections 20, 21, 22 & , T. 22 N., R. 22 E., M.D.M.			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant: Land Surveyor	
Name: Moe/Mercier Living Trust		Name: Tri State Surveying, Ltd., Lee. H. Smithson	
Address: 3400 Right Hand Canyon Rd. Reno, Nv.		Address: 1925 E. Prater Way, Sparks, Nevada	
Zip: 89510		Zip: 89434	
Phone: 775-750-8849	Fax:	Phone: 775-358-9491	Fax:
Email: dianegmercier@aol.com		Email: lsmithson@tristateltd.com	
Cell: 775-750-8849	Other:	Cell: 775-772-9493	Other: 352-7002
Contact Person: Diane G. Mercier		Contact Person: Lee H. Smithson, P.L.S.	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same		Name: N/A	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Same		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Division of Land into Large Parcels 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 tentative maps of division into large parcels may be found in Article 612, Division of Land into Large Parcels.

1. What are the number and sizes of each lot?

16 Parcels:

Par. 1 - 40.05 Ac., Par. 2 - 40.10 Ac., Par. 3 - 40.43 Ac., Par. 4 - 40.16 Ac.,
Par. 5 - 40.04 Ac., Par. 6 - 40.18 Ac., Par. 7 - 40.96 Ac., Par. 8 - 40.60 Ac.,
Par. 9 - 40.55 Ac., Par. 10 - 40.48 Ac., Par. 11 - 40.77 Ac., Par. 12 - 40.50 Ac.,
Par. 13 - 42.73 Ac., Par. 14 - 44.53 Ac., Par. 15 - 40.02 Ac., Par. 16 - 40.09 Ac.

2. What is the average lot size?

40.5 Acres

3. What is the proposed use of each parcel?

All of the Parcels are to be single family residential.

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Moe/Mercier Living Trust

Address: 3400 Right Hand Canyon Rd. Reno, Nv.

Phone : 775-358-9491

Fax: 775-352-7011

Private Citizen

Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "I" in the name. Attach extra sheet if necessary.)

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: Moe & Mercier Land Map

Reno

Sparks

Washoe County

Parcel Numbers: 16 Parcels

Subdivision

Parcelization

Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____

Regional Street Naming Coordinator

Except where noted

Denied: _____ Date: _____

Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

4. Utilities:

a. Sewer Service	individual septic system
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	Individual LPG Tanks
e. Solid Waste Disposal Service	
f. Cable Television Service	N/A
g. Water Service	Individual Domestic Wells

5. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #	77316	acre-feet per year	40.00
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Moe/Mercier Living Trust

6. When water service is by domestic wells, the Washoe County Comprehensive Plan allows the County to grant an exemption from the water dedication requirements for the existing parcel. Check the box below to indicate if you wish to request the exemption:

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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7. Surveyor:

Name	Lee H. Smithson, P.L.S.
Address	Tri State Surveying, Ltd. 1925 E. Prater Way Sparks, Nevada 89434
Phone	775-358-9491
Fax	775-352-7011
Nevada PLS #	5097

Property Owner Affidavit

Applicant Name: MOE/MERCIER 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, Diane G. Mercier, 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): 076-600-15, 077-400-03 & 077-400-21

Printed Name Diane G. Mercier

Signed Diane G. Mercier

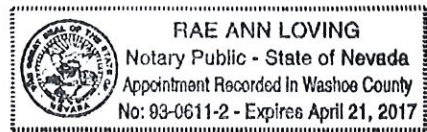
Address 3400 Right Hand Canyon Rd.
Reno, NV 89510

Subscribed and sworn to before me this 17th day of February, 2017.

Rae Ann Loving
Notary Public in and for said county and state

My commission expires: 4-21-2017

(Notary Stamp)



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

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

Property Owner Affidavit

Applicant Name: MOE/MERCIER 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, Harley J. Moe, 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): 076-600-15, 077-400-03 & 077-400-21

Printed Name Harley J. Moe

Signed Harley J. Moe

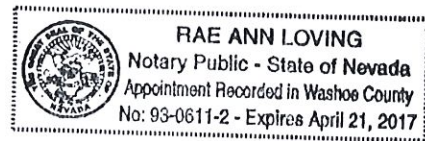
Address 3400 Right Hand Canyon Rd.
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Notary Public in and for said county and state

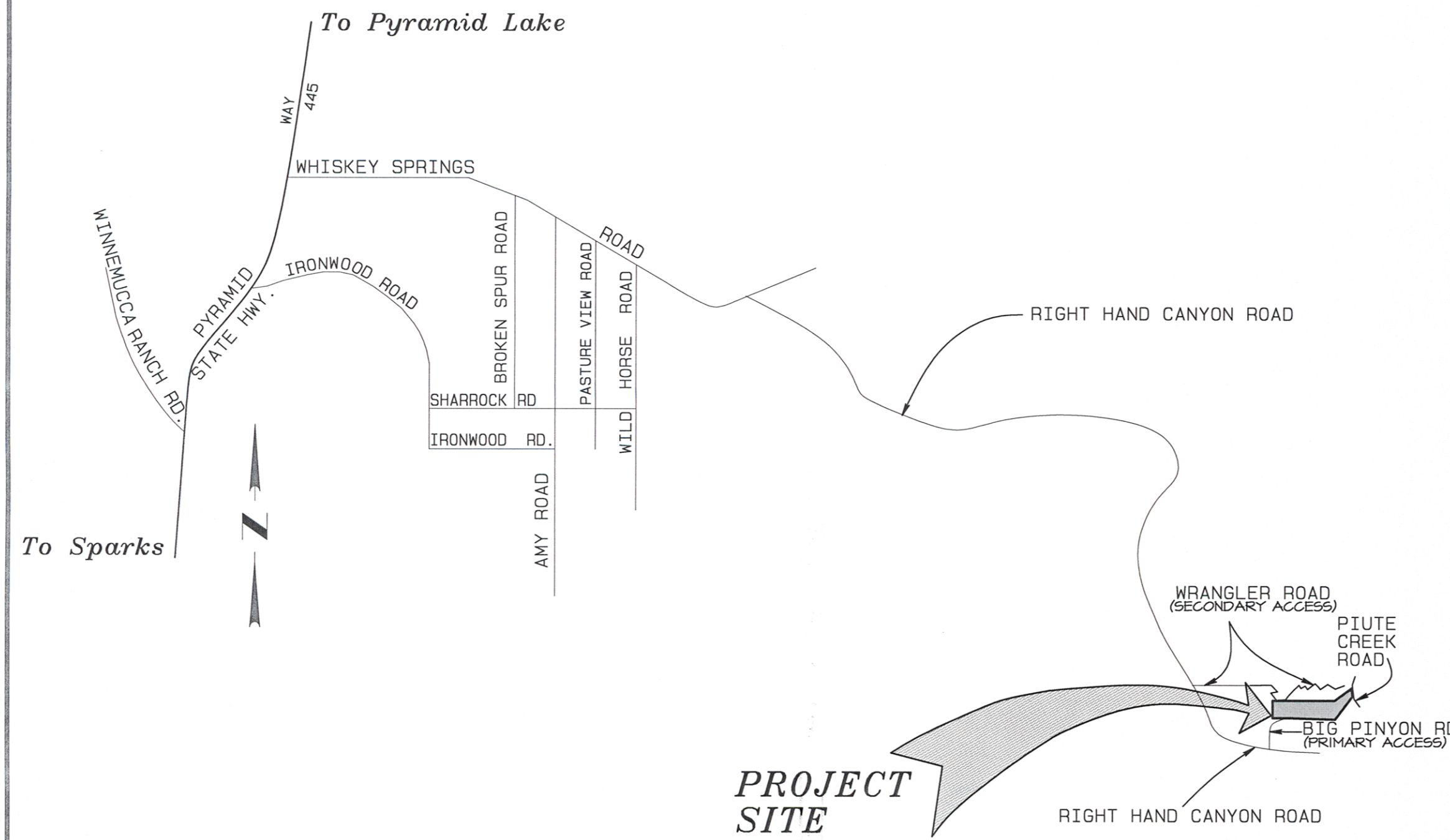
My commission expires: 4-21-2017

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
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- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship



VICINITY MAP

(NOT TO SCALE)

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT HARLEY J. MOE & DIANE G. MERCIER ARE THE OWNERS OF RECORD AND INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

Signed: _____
By: _____ Date _____

Title: _____

TAX CERTIFICATE

APN: 076-600-15, 077-400-03 and 077-400-21

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

Deputy _____ Date _____

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

WASHOE COUNTY DEPARTMENT OF WATER RESOURCES _____ DATE _____

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MOE/MERCIER TRUST IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278.

THE PRIVATE DRAINAGE, PRIVATE ACCESS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED.

THE PRIVATE ACCESS EASEMENTS ARE HEREBY OFFERED FOR DEDICATION IN ACCORDANCE WITH NRS CHAPTER 278, BUT SHALL REMAIN PRIVATE UNTIL ACCEPTED BY THE GOVERNING BODY.

MOE/MERCIER LIVING TRUST, dated June 16, 1997

BY: _____
HARLEY J. MOE, Trustee Date _____

BY: _____
DIANE G. MERCIER, Trustee Date _____

STATE OF NEVADA } ss
COUNTY OF _____

ON THIS _____ DAY OF _____, 201____ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF _____, HARLEY J. MOE WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____

STATE OF NEVADA } ss
COUNTY OF _____

ON THIS _____ DAY OF _____, 201____ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF _____, DIANE G. MERCIER WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

NVENERGY _____ DATE _____

NEVADA BELL TELEPHONE COMPANY _____ DATE _____
D.B.A. A T & T NEVADA

NOTES:

- A PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED 20 FEET IN WIDTH, CENTERED ON ALL INTERIOR PARCEL LINES.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS. NO BUILDINGS WILL BE PERMITTED WITHIN 30 FEET OF A PERENNIAL DRAINAGE CHANNEL.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THE PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AND THE UTILITY COMPANY AT THE TIME OF INSTALLATION.
- THE PARCELS ON THIS PLAT HAVE NOT BEEN REVIEWED FOR WATER AVAILABILITY OR ADEQUACY, NOR HAS SANITARY WASTE SUITABILITY BEEN DETERMINED FOR ANY OF THE PARCELS SHOWN.
- ALL PRIVATE ROADWAY EASEMENTS; BIG PINYON ROAD, BITTERROOT PASS ROAD, CHIMNEY SPRINGS ROAD, OLD CORRAL ROAD, SHADOW CANYON ROAD AND VENADERO ROAD, INCLUDE PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENTS AND ARE 60 FEET IN WIDTH UNLESS OTHERWISE NOTED.

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

THE FINAL MAP OF DIVISION INTO LARGE PARCELS CASE NO. DLO9-0001 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS, WHICH ARE INCORPORATED HEREIN BY ITS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION ARE REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 201____ BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

WILLIAM H. WHITNEY, PLANNING AND DEVELOPMENT DIRECTOR

SURVEYOR'S NOTE

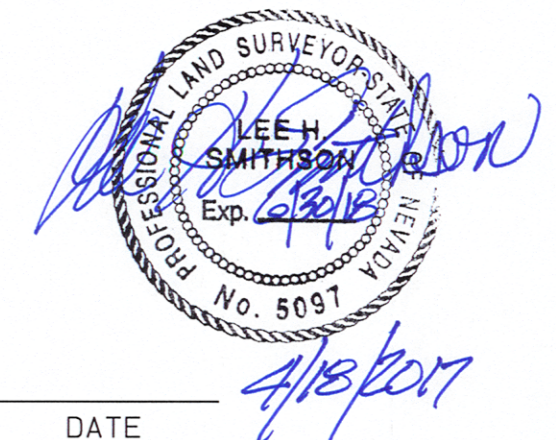
THE PARCEL CORNERS AS SHOWN SET (5/8" REBAR & CAP, PLS 6306) IN THE LEGEND OF THE MAP WERE SET IN SEPTEMBER OF 2006. THIS WAS DURING THE PREPARATION AND SURVEY FOR THE INITIAL APPLICATION AND PROCESSING OF THIS LAND MAP UNDER WASHOE COUNTY APPLICATION NO. DLO9-0001 SUBMITTED FEBRUARY 2, 2009. THIS MAP WAS RE-SUBMITTED UNDER WASHOE COUNTY APPLICATION NO. DL11-0001 AN SUBMITTED DECEMBER 2010. AT THE TIME OF THE FEBRUARY 2009 SUBMITTAL GEORGE G. LINDESMITH (PLS 6306) WAS AN AGENT AND EMPLOYEE FOR TRI STATE SURVEYING AND THE SURVEY WAS CONDUCTED UNDER HIS DIRECT SUPERVISION AND USING EMPLOYEES OF TRI STATE SURVEYING. THE CORNERS AS SHOWN SET ARE TO REMAIN SET. I, GEORGE G. LINDESMITH, PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AM AWARE OF THE PRESENT APPLICATION, PREPARATION AND RECORDATION OF THIS MAP.

GEORGE G. LINDESMITH, P.L.S. _____ DATE _____
NEVADA CERTIFICATE NO. 6306

SURVEYOR'S CERTIFICATE

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

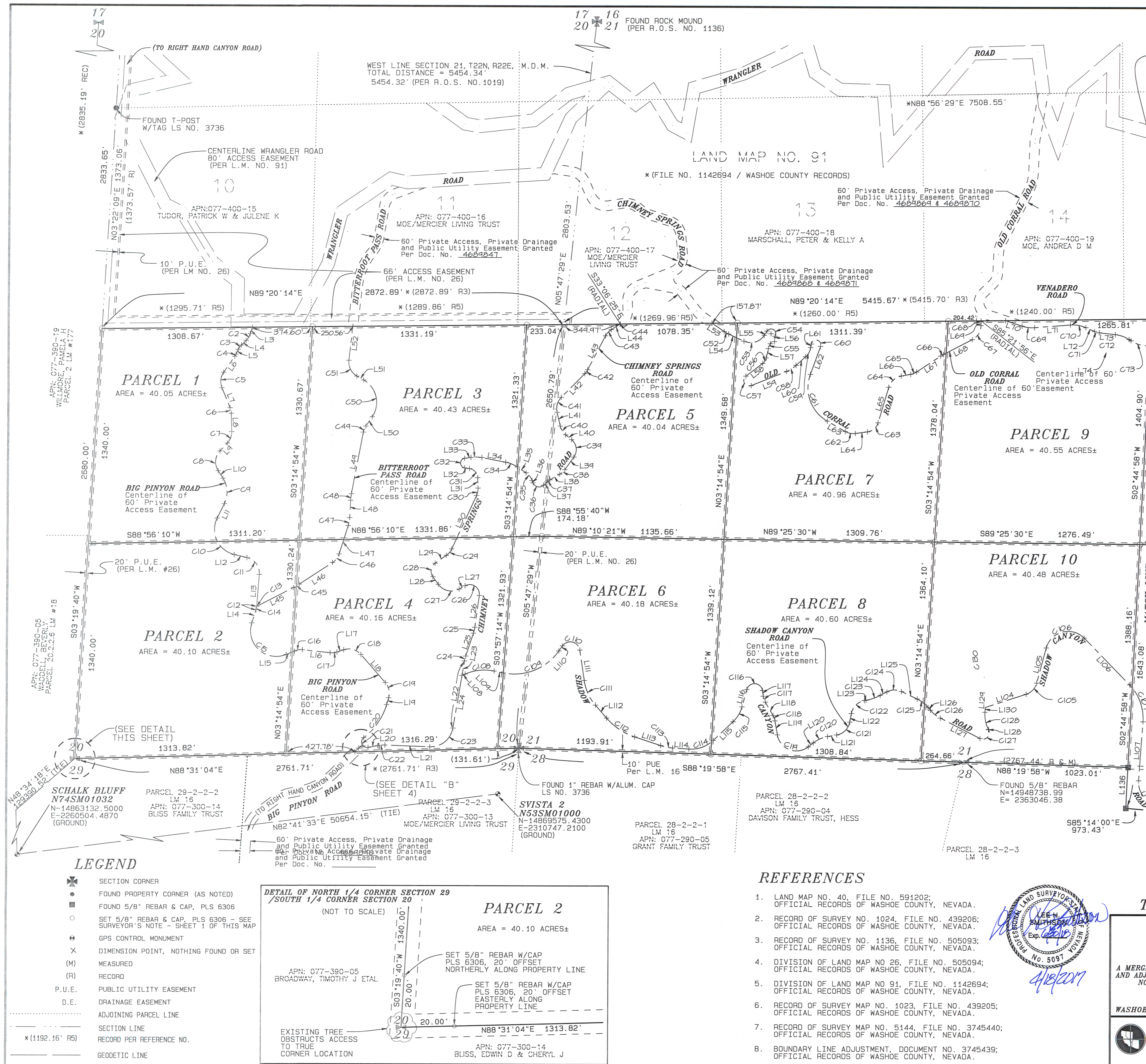
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF HARLEY J. MOE & DIANE G. MERCIER.
- THE LANDS SURVEYED LIE WITHIN SECTIONS 20, 21 & 22, T.22N., R.22E., M.D.M., AND THE SURVEY WAS COMPLETED ON _____.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



LEE H. SMITHSON, P.L.S. _____ DATE _____
NEVADA CERTIFICATE NO. 5097

TOTAL AREA: 658.17± ACRES

FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 20 _____ AT _____ MIN PAST _____ O'CLOCK, _____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.	<p>MAP OF DIVISION INTO LARGE PARCELS FOR MOE/MERCIER FAMILY TRUST, DATED JUNE 16, 1997</p> <p>A MERCER AND REPARCEL OF PARCELS 20-2-2-9 OF LAND MAP NO. 26 AND ADJUSTED LOT 21-2-2-1-A AS SHOWN ON RECORD OF SURVEY MAP NO. 6144 AND LOT 16 MONTE CRISTO UNIT 2 OF L.M. NO. 40 BEING PORTIONS OF SECTIONS 20, 21, 22 & 28 OF TOWNSHIP 22 NORTH, RANGE 22 EAST, M.D.M.</p> <p>WASHOE COUNTY NEVADA</p> <p>TRI STATE SURVEYING, LTD REF #05194.01.RM 1925 E. PRATER WAY SHEET 1 SPARKS, NEVADA 89434 (775) 358-9491 * FAX # 358-3664 OF 4</p>
COUNTY RECORDER BY: _____ DEPUTY FEE: _____	



- NOTES:**
- A PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED 20 FEET IN WIDTH, CENTERED ON ALL INTERIOR PARCEL LINES.
 - THE UTILITY EASEMENTS SHOWN ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
 - THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
 - A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THE PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AND THE UTILITY COMPANY AT THE TIME OF INSTALLATION.
 - THE PARCELS ON THIS PLAT HAVE NOT BEEN REVIEWED FOR WATER AVAILABILITY OR ADEQUACY, NOR HAS SANITARY WASTE SUITABILITY BEEN DETERMINED FOR ANY OF THE PARCELS SHOWN.
 - PRIVATE ACCESS EASEMENTS GRANTED PER THIS MAP ARE 60 FEET WIDE EXCEPT WHERE SHOWN DIFFERENT HEREON.

BASIS OF BEARINGS

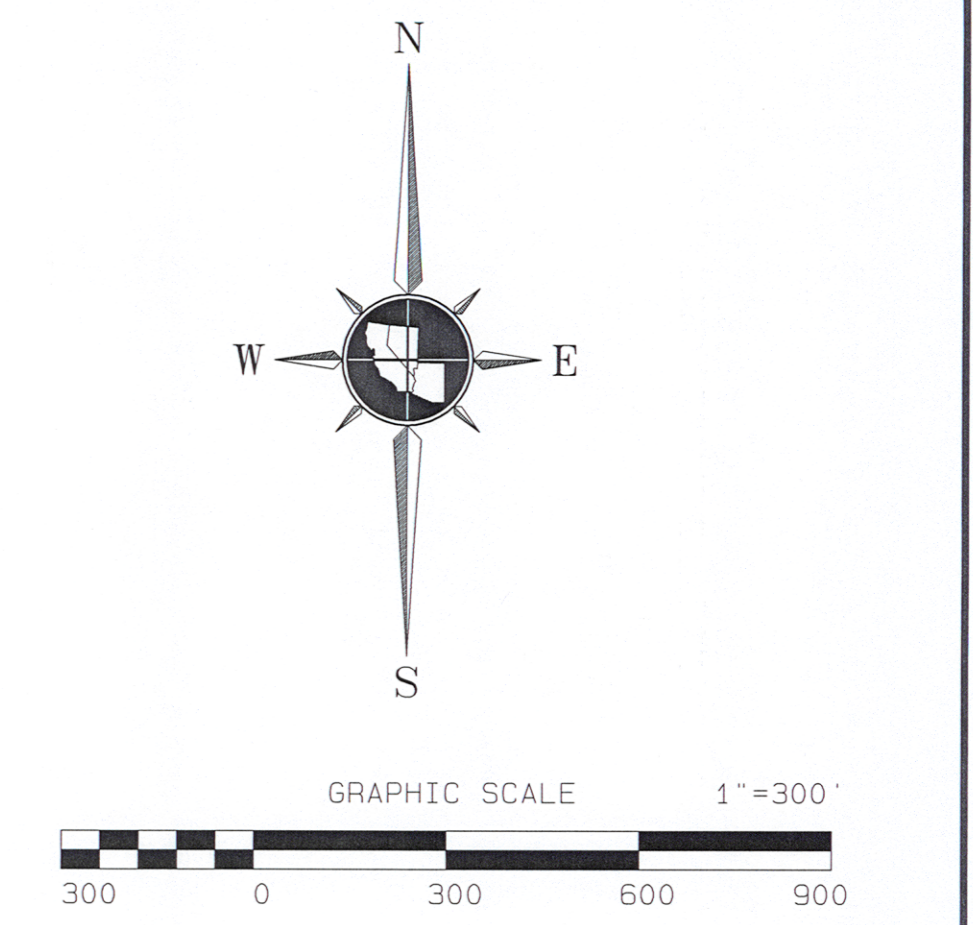
THE BASIS OF BEARINGS FOR THIS PLAT IS NB2°41'33"E, BEING THE GROUND BEARING BETWEEN NATIONAL GEODETIC SURVEY STATION SCHALK BLUFF (N74SM01032) AND STATION SVISTA 2 (N53SM01000) WITH THE FOLLOWING NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NORTH AMERICAN DATUM OF 1983/1994 HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN):

SCHALK BLUFF
 NORTHING 4529395.304 METERS
 (14860191.093 U.S. SURVEY FOOT - GRID)
 (14863132.500 U.S. SURVEY FOOT - GROUND)
 EASTING 688868.793 METERS
 (2260057.133 U.S. SURVEY FOOT - GRID)
 (2260504.487 U.S. SURVEY FOOT - GROUND)

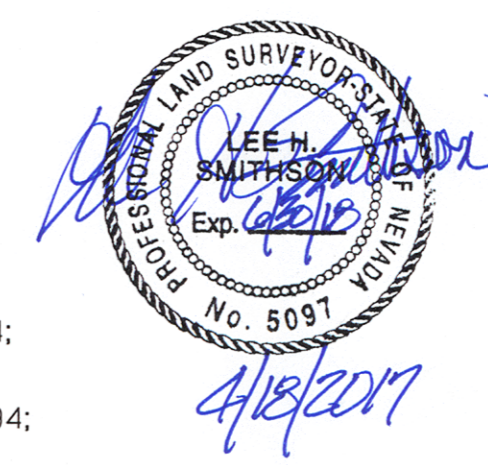
SVISTA 2
 NORTHING 4531358.722 METERS
 (14866632.740 U.S. SURVEY FOOT - GRID)
 (14869575.430 U.S. SURVEY FOOT - GROUND)
 EASTING 704177.774 METERS
 (2310289.914 U.S. SURVEY FOOT - GRID)
 (2310747.210 U.S. SURVEY FOOT - GROUND)

COORDINATES SHOWN ON THIS PLAT ARE GROUND EQUIVALENT VALUES BASED ON THE LOCAL PROJECTION EXCEPT FOR THE VALUES ABOVE.

COMBINED FACTOR OF 1.000197939, GRID TO GROUND.



- REFERENCES**
- LAND MAP NO. 40, FILE NO. 591202; OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - RECORD OF SURVEY NO. 1024, FILE NO. 439206; OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - RECORD OF SURVEY NO. 1136, FILE NO. 505093; OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - DIVISION OF LAND MAP NO. 26, FILE NO. 505094; OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - DIVISION OF LAND MAP NO. 91, FILE NO. 1142694; OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - RECORD OF SURVEY MAP NO. 1023, FILE NO. 439205; OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - RECORD OF SURVEY MAP NO. 5144, FILE NO. 3745440; OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - BOUNDARY LINE ADJUSTMENT, DOCUMENT NO. 3745439; OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.



SEE SHEET 4 FOR LINE AND CURVE TABLES

TOTAL AREA: 658.17± ACRES

MAP OF DIVISION INTO LARGE PARCELS FOR MOE/MERCIER FAMILY TRUST, DATED JUNE 16, 1997

A MERCER AND REPARCEL OF PARCELS 20-2-2-9 OF LAND MAP NO. 26 AND ADJUSTED LOT 21-2-2-1-A AS SHOWN ON RECORD OF SURVEY MAP NO. 5144 AND LOT 16 MONTE CRISTO UNIT 2 OF L.M. NO. 40 BEING PORTIONS OF SECTIONS 20, 21, 22 & 28 OF TOWNSHIP 22 NORTH, RANGE 22 EAST, M.D.M.

WASHOE COUNTY NEVADA

TRI STATE SURVEYING, LTD REF #05194.01.RM
 1925 E. PRATER WAY SPARKS, NEVADA 89434 SHEET 2
 (775) 358-9491 * FAX # 358-3664 OF 4

LEGEND

- ✖ SECTION CORNER
- FOUND PROPERTY CORNER (AS NOTED)
- FOUND 5/8" REBAR & CAP, PLS 6306
- SET 5/8" REBAR & CAP, PLS 6306
- ⊕ GPS CONTROL MONUMENT
- × DIMENSION POINT, NOTHING FOUND OR SET
- (M) MEASURED
- (R) RECORD
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ADJOINING PARCEL LINE
- SECTION LINE
- RECORD PER REFERENCE NO.
- GEODETIC LINE

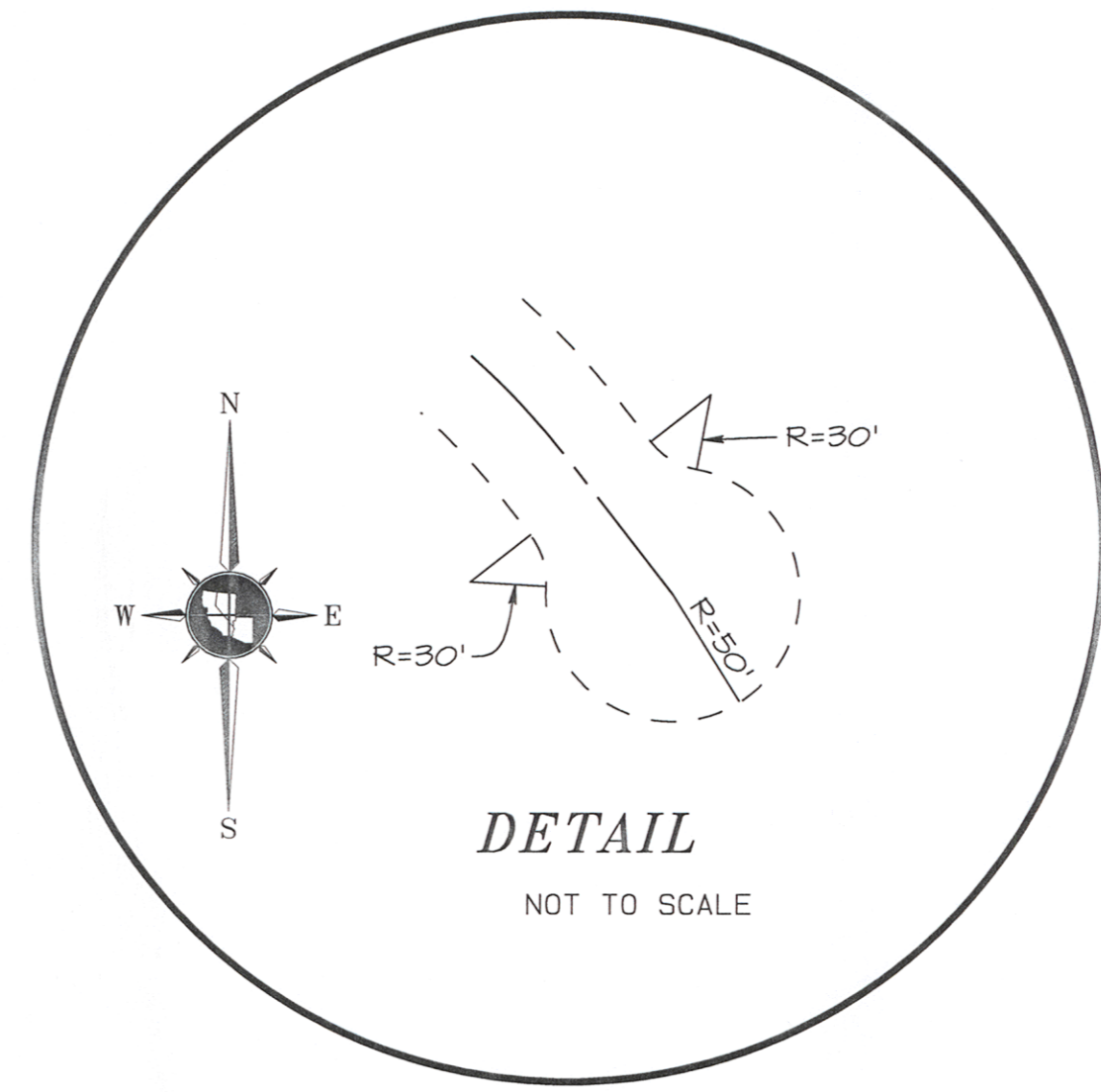
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS N82°41'33"E, BEING THE GROUND BEARING BETWEEN NATIONAL GEODETIC SURVEY STATION SCHALK BLUFF (N745M01032) AND STATION SVISTA 2 (N535M01000) WITH THE FOLLOWING NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NORTH AMERICAN DATUM OF 1983/1994 HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN):

SCHALK BLUFF
 NORTHING 4529395.304 METERS
 (14860191.093 U.S. SURVEY FOOT - GRID)
 (14863132.500 U.S. SURVEY FOOT - GROUND)
 EASTING 688866.792 METERS
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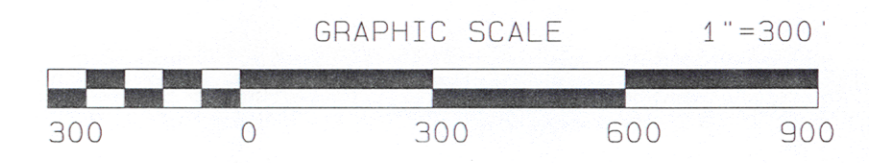
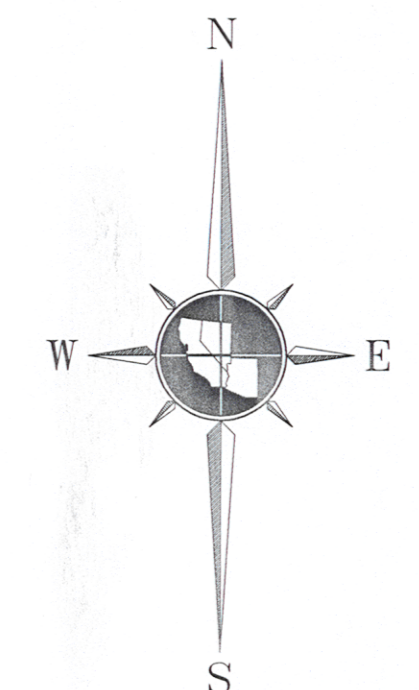
COORDINATES SHOWN ON THIS PLAT ARE GROUND EQUIVALENT VALUES BASED ON THE LOCAL PROJECTION EXCEPT FOR THE VALUES ABOVE.

COMBINED FACTOR OF 1.000197939, GRID TO GROUND.



DETAIL

NOT TO SCALE



SEE SHEET 4 FOR LINE AND CURVE TABLES

TOTAL AREA: 658.17± ACRES

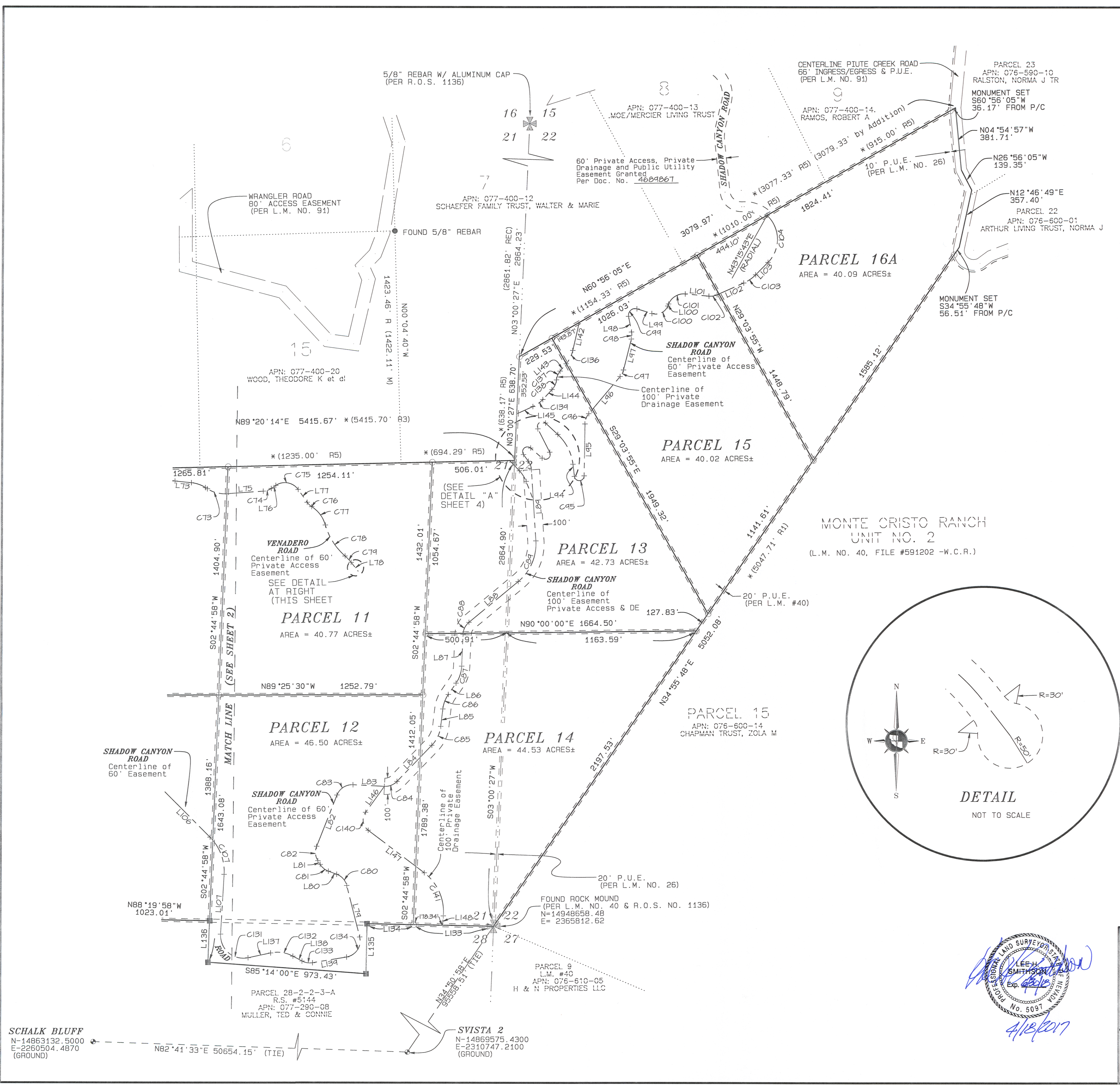
MAP OF DIVISION INTO LARGE PARCELS FOR

MOE/MERCIER FAMILY TRUST, DATED JUNE 16, 1997

A MERCER AND REPARCEL OF PARCELS 20-2-2-9 OF LAND MAP NO. 26 AND ADJUSTED LOT 21-2-2-1-A AS SHOWN ON RECORD OF SURVEY MAP NO. 5144 AND LOT 16 MONTE CRISTO UNIT 2 OF L.M. NO. 40 BEING PORTIONS OF SECTIONS 20, 21, 22 & 28 OF TOWNSHIP 22 NORTH, RANGE 22 EAST, M.D.M.

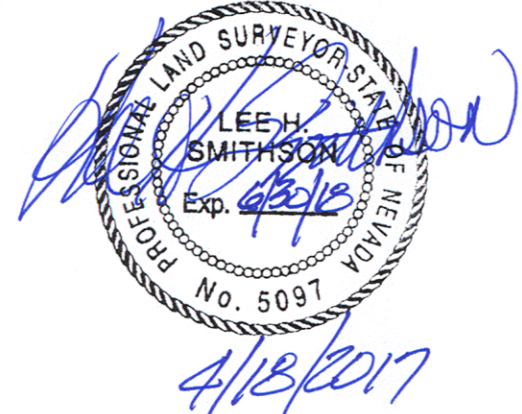
WASHOE COUNTY NEVADA

TRI STATE SURVEYING, LTD REF #05194.01.RM
 1925 E. PRATER WAY SPARKS, NEVADA 89434 SHEET 3
 (775) 358-9491 * FAX # 358-3664 OF 4



SCHALK BLUFF
 N-14863132.5000
 E-2260504.4870
 (GROUND)

SVISTA 2
 N-14869575.4300
 E-2310747.2100
 (GROUND)



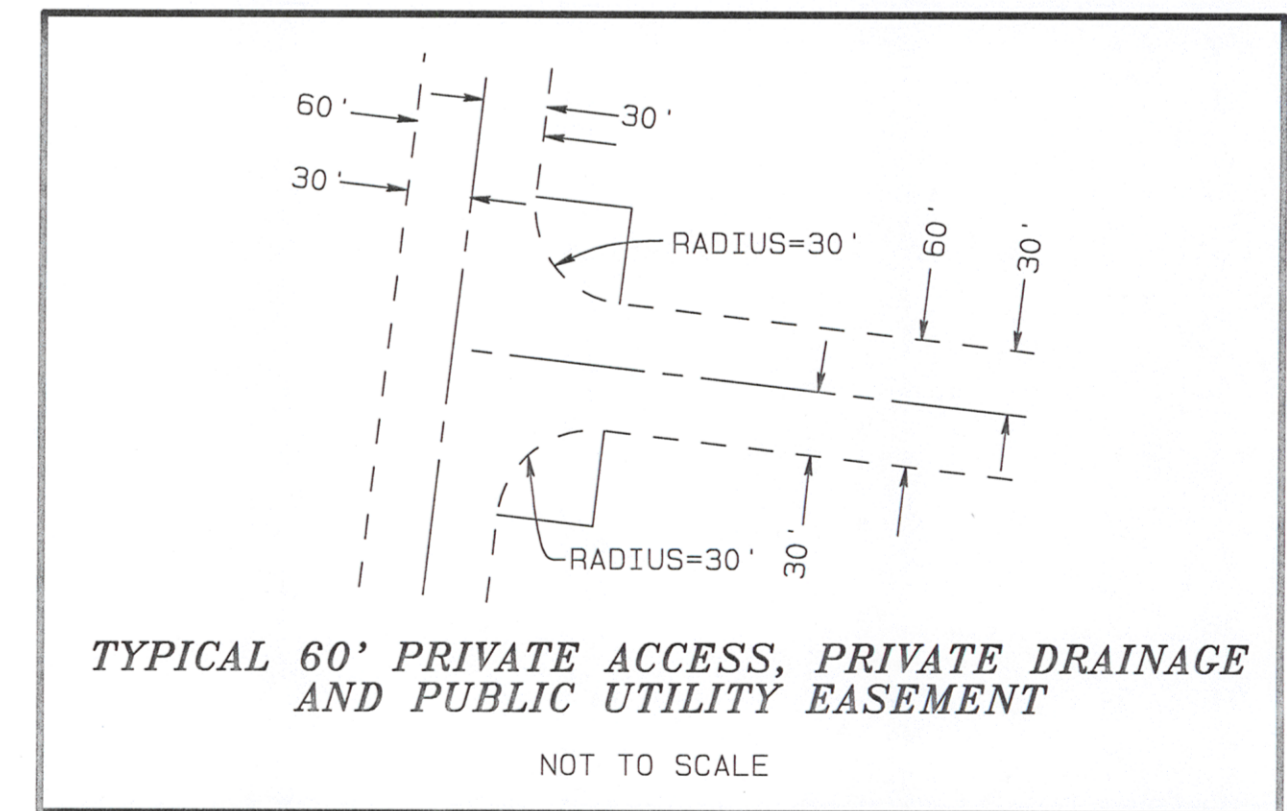
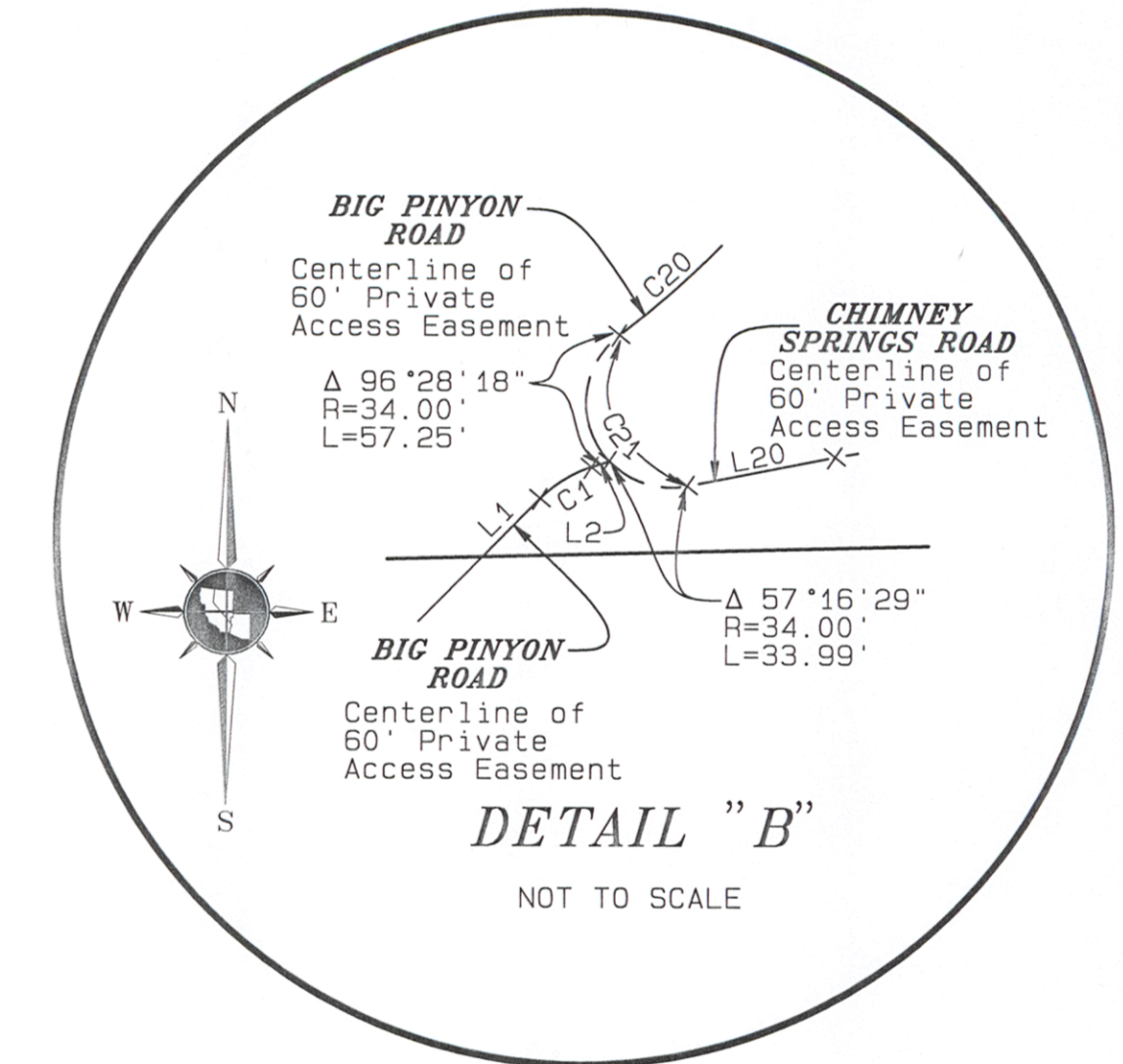
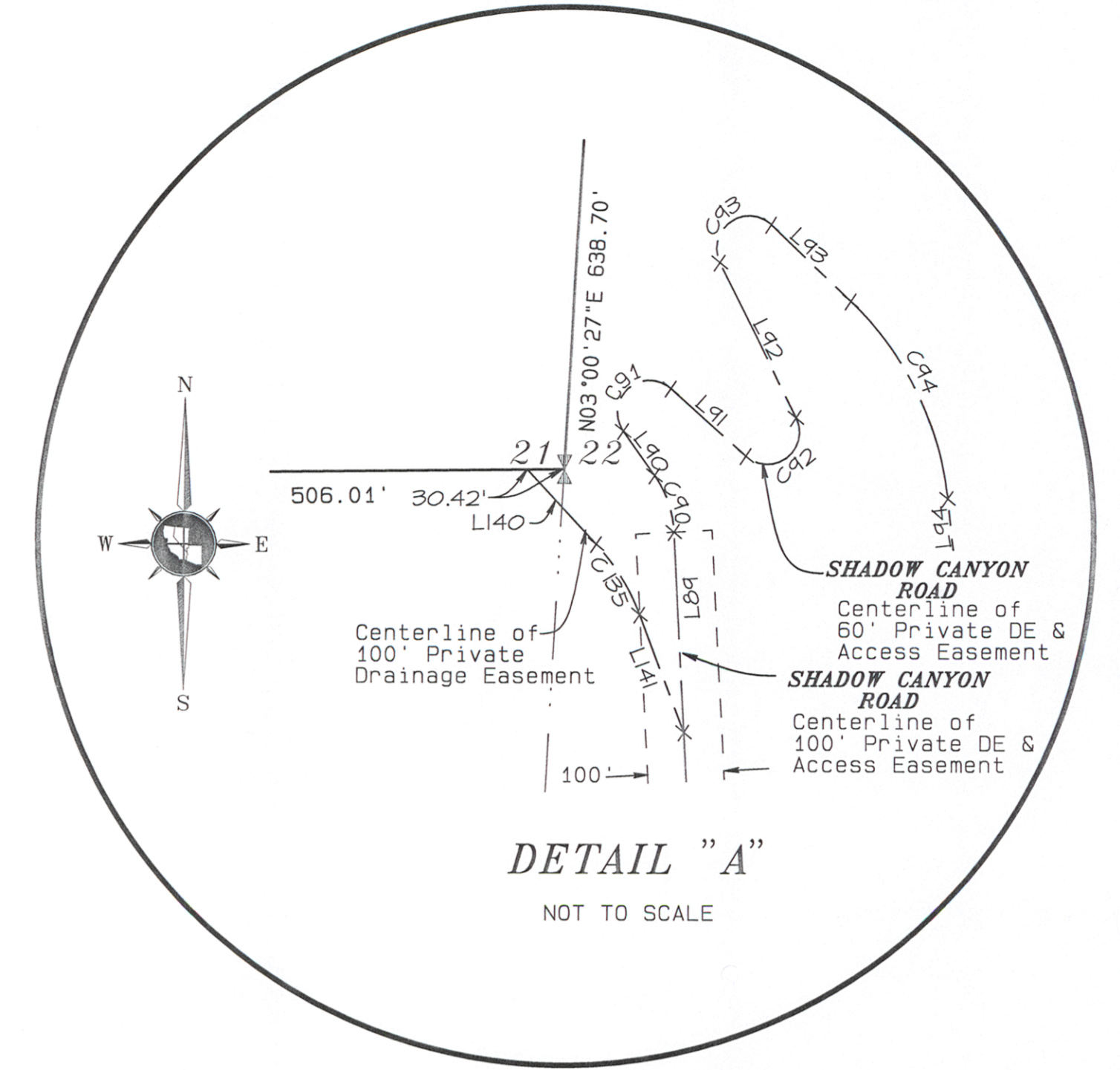
ROAD TABLES

LINE	BEARING	DISTANCE
L1	N44°30'07"E	32.81'
L2	N72°13'56"E	7.43'
L3	N17°11'39"E	42.16'
L4	N45°06'45"E	40.95'
L5	N25°34'27"E	32.60'
L6	N34°57'35"E	120.22'
L7	S22°38'37"E	134.32'
L8	S01°50'14"E	114.19'
L9	N42°58'03"E	67.50'
L10	N33°02'13"W	56.54'
L11	N26°11'16"E	100.26'
L12	N76°54'23"W	81.58'
L13	S04°29'15"W	199.06'
L14	N17°29'48"E	85.14'
L15	S67°09'32"W	55.89'
L16	S84°00'29"E	173.58'
L17	N71°24'20"E	44.03'
L18	N41°20'39"W	231.78'
L19	N16°02'13"E	44.34'
L20	S78°52'13"W	60.13'
L21	S87°54'29"E	278.88'
L22	S09°28'15"W	423.03'
L23	N09°28'15"E	90.84'
L24	N09°28'15"E	332.19'
L25	N18°30'01"E	150.09'
L26	N07°42'52"E	199.76'
L27	N60°43'14"E	41.92'
L28	S35°39'21"E	58.17'
L29	S54°30'48"W	85.56'
L30	S24°37'39"W	366.87'
L31	N02°28'05"W	64.60'
L32	S81°42'57"E	30.76'
L33	N81°17'32"E	40.41'
L34	N79°11'49"W	150.29'
L35	N56°35'08"W	65.30'
L36	N20°56'27"W	15.86'
L37	S46°27'38"W	29.16'
L38	N60°06'00"E	69.82'
L39	N35°29'38"E	96.24'
L40	S50°35'15"E	48.61'
L41	S13°26'07"E	88.11'
L42	N44°40'35"E	207.19'
L43	S27°31'44"W	237.97'
L44	S57°51'40"W	64.74'
L45	N62°45'21"E	256.46'
L46	S56°49'46"W	247.17'
L47	S17°24'12"W	185.09'
L48	S02°46'25"W	107.37'
L49	S10°34'09"W	391.37'
L50	N34°03'16"E	69.94'
L51	S60°29'42"E	48.99'
L52	N06°20'19"E	212.50'
L53	N55°57'48"W	91.89'
L54	N65°14'22"W	104.82'
L55	S32°27'13"W	30.96'
L56	N31°58'26"E	54.47'
L57	S12°38'19"W	59.18'
L58	N52°38'01"E	130.78'
L59	N67°50'57"E	236.31'
L60	S47°29'50"W	80.08'
L61	S09°40'54"W	22.57'
L62	N19°49'58"E	185.21'
L63	S60°20'22"E	129.30'
L64	S82°20'06"W	75.82'
L65	S16°27'24"W	230.68'
L66	S79°24'21"W	59.32'
L67	N56°32'10"E	178.30'
L68	N62°31'44"E	200.53'
L69	S00°24'51"W	26.14'
L70	S71°45'30"E	107.96'
L71	N85°38'17"E	223.77'
L72	N66°08'53"W	58.85'
L73	N83°34'26"W	101.18'
L74	N57°10'19"W	14.08'
L75	S86°34'48"W	223.49'
L76	N56°40'19"E	33.54'
L77	N34°26'14"W	96.58'
L78	S37°59'29"E	69.09'

LINE	BEARING	DISTANCE
L79	N13°37'53"W	325.87'
L80	S69°07'42"E	54.20'
L81	N31°01'56"W	27.10'
L82	N22°01'12"E	339.10'
L83	N86°29'53"W	193.11'
L84	S44°30'32"W	307.16'
L85	N07°13'37"E	107.74'
L86	N34°47'35"E	84.14'
L87	S02°49'47"W	196.78'
L88	S50°55'21"W	391.99'
L89	N03°06'38"W	438.06'
L90	S35°36'01"E	50.86'
L91	N48°11'11"W	94.20'
L92	N26°31'02"W	161.13'
L93	S46°32'21"E	103.01'
L94	S06°30'32"E	75.50'
L95	N01°18'07"E	318.92'
L96	N40°39'13"E	298.34'
L97	N14°39'27"E	195.92'
L98	N10°18'59"W	97.66'
L99	S72°08'07"E	96.32'
L100	S22°52'31"W	13.41'
L101	N84°05'45"W	146.43'
L102	N66°40'38"E	179.10'
L103	N45°21'35"E	107.53'
L104	S71°52'23"W	266.96'
L105	S15°00'30"W	225.84'
L106	S44°23'43"E	404.85'
L107	S03°48'51"W	367.84'
L108	S66°19'00"W	21.67'
L109	S78°30'25"E	57.59'
L110	S35°10'11"W	38.14'
L111	N08°26'44"W	190.94'
L112	N41°00'09"W	106.56'
L113	N71°33'54"W	170.35'
L114	N86°13'10"W	101.42'
L115	N46°27'23"E	169.32'
L116	S15°09'31"W	112.36'
L117	S08°02'50"E	35.87'
L118	N30°24'19"W	96.02'
L119	S09°46'55"E	88.53'
L120	N51°47'03"E	39.84'
L121	S79°54'11"W	57.68'
L122	S10°13'33"W	53.87'
L123	S79°51'33"W	9.82'
L124	S61°50'18"W	46.68'
L125	S64°43'32"E	109.65'
L126	S40°23'01"E	24.21'
L127	S62°57'48"E	277.06'
L128	S27°33'44"E	2.56'
L129	S03°59'14"W	144.00'
L130	S03°59'14"W	30.22'
L131	N03°59'14"E	113.78'
L132	S15°54'29"W	56.90'
L133	N88°19'58"W	492.29'
L134	N88°19'58"W	284.91'
L135	S01°40'02"W	307.51'
L136	S02°44'58"W	254.92'
L137	N78°36'41"E	141.86'
L138	S60°56'43"E	63.51'
L139	N80°55'08"E	211.92'

LINE	DELTA	RADIUS	ARC
C1	27°43'49"	50.00'	24.20'
C2	27°55'06"	100.00'	48.73'
C3	19°32'18"	100.00'	34.10'
C4	9°23'08"	100.00'	16.38'
C5	57°36'11"	100.00'	100.54'
C6	20°48'22"	100.00'	36.31'
C7	44°48'17"	100.00'	78.20'
C8	76°00'16"	100.00'	132.65'
C9	59°13'30"	160.00'	165.39'
C10	103°05'39"	160.00'	287.89'
C11	81°23'37"	100.00'	142.06'
C12	13°00'34"	100.00'	22.71'
C13	0°15'44"	100.00'	0.46'
C14	12°44'49"	100.00'	22.25'
C15	130°20'17"	160.00'	363.97'
C16	28°49'59"	100.00'	50.32'
C17	24°35'12"	100.00'	42.91'
C18	67°15'01"	100.00'	117.37'
C19	57°22'52"	100.00'	100.15'
C20	36°34'47"	400.00'	255.37'
C21	153°44'47"	34.00'	91.23'
C22	13°13'18"	200.00'	46.15'
C23	82°37'15"	140.00'	201.88'
C24	9°01'46"	200.00'	31.52'
C25	10°47'09"	200.00'	37.65'
C26	126°59'38"	60.00'	132.99'
C27	83°37'25"	100.00'	145.95'
C28	90°10'10"	60.00'	94.43'
C29	29°53'09"	100.00'	52.16'
C30	27°05'45"	100.00'	47.29'
C31	79°14'52"	60.00'	82.99'
C32	163°00'29"	30.00'	85.35'
C33	19°30'39"	200.00'	68.11'
C34	22°36'41"	200.00'	78.93'
C35	35°38'41"	100.00'	62.21'
C36	112°35'55"	40.00'	78.61'
C37	13°38'22"	100.00'	23.81'
C38	24°36'23"	100.00'	42.95'
C39	86°04'52"	80.00'	120.19'
C40	37°09'08"	100.00'	64.84'
C41	58°06'41"	100.00'	101.42'
C42	17°08'50"	100.00'	29.93'
C43	30°19'56"	100.00'	52.94'
C44	0°58'05"	100.00'	1.69'
C45	5°55'35"	400.00'	41.37'
C46	39°25'34"	100.00'	68.81'
C47	14°37'48"	200.00'	51.07'
C48	7°47'44"	300.00'	40.82'
C49	23°29'07"	100.00'	40.99'
C50	94°32'58"	160.00'	264.03'
C51	66°50'01"	100.00'	116.65'
C52	9°16'34"	200.00'	32.38'
C53	82°18'25"	100.00'	143.65'
C54	179°31'13"	30.00'	94.00'
C55	19°20'07"	100.00'	33.75'
C56	39°59'43"	60.00'	41.88'
C57	164°47'05"	34.00'	97.79'
C58	20°21'07"	200.00'	71.04'
C59	37°48'56"	100.00'	66.00'
C60	190°09'04"	30.00'	99.56'
C61	80°10'20"	240.00'	335.82'
C62	37°19'32"	100.00'	65.15'
C63	65°52'42"	80.00'	91.98'
C64	62°56'57"	100.00'	109.87'
C65	22°52'10"	100.00'	39.91'
C66	5°59'34"	200.00'	20.92'
C67	62°06'53"	100.00'	108.41'
C68	4°13'12"	40.00'	2.95'
C69	22°36'13"	200.00'	78.90'
C70	28°12'50"	200.00'	98.49'
C71	17°25'34"	100.00'	30.41'
C72	26°24'07"	200.00'	92.16'
C73	36°14'53"	200.00'	126.53'
C74	29°54'29"	100.00'	52.20'
C75	88°53'27"	100.00'	155.14'
C76	22°14'41"	100.00'	38.82'
C77	41°12'41"	200.00'	143.86'
C78	32°49'57"	400.00'	229.21'
C79	10°18'43"	300.00'	53.99'

LINE	DELTA	RADIUS	ARC
C80	55°29'49"	100.00'	96.86'
C81	38°05'46"	100.00'	66.49'
C82	53°03'08"	100.00'	92.59'
C83	71°28'55"	100.00'	124.76'
C84	48°59'35"	100.00'	85.51'
C85	37°16'55"	200.00'	130.14'
C86	27°33'59"	200.00'	96.22'
C87	31°57'48"	200.00'	111.57'
C88	48°05'34"	100.00'	83.94'
C89	54°01'59"	300.00'	282.92'
C90	32°29'23"	100.00'	56.71'
C91	167°24'50"	30.00'	87.66'
C92	158°19'51"	30.00'	82.90'
C93	159°58'41"	30.00'	83.76'
C94	40°01'49"	300.00'	209.60'
C95	172°11'21"	30.00'	90.16'
C96	39°21'06"	100.00'	68.68'
C97	25°59'46"	100.00'	45.37'
C98	24°58'27"	100.00'	43.59'
C99	118°10'52"	40.00'	82.51'
C100	84°59'22"	80.00'	118.67'
C101	73°01'44"	100.00'	127.46'
C102	29°13'37"	100.00'	51.01'
C103	21°19'03"	240.00'	89.29'
C104	92°05'52"	200.00'	321.48'
C105	56°51'54"	100.00'	99.25'
C106	120°35'47"	140.00'	294.67'
C107	48°12'34"	300.00'	252.42'
C108	35°10'35"	300.00'	184.18'
C109	66°19'24"	340.00'	393.57'
C110	136°23'05"	60.00'	142.82'
C111	32°33'25"	300.00'	170.47'
C112	30°33'45"	400.00'	213.37'
C113	14°39'16"	300.00'	76.73'
C114	47°19'27"	200.00'	165.19'
C115	31°17'52"	200.00'	109.25'
C116	156°47'40"	50.00'	136.83'
C117	22°21'30"	100.00'	39.02'
C118	20°37'24"	100.00'	35.99'
C119	118°26'02"	120.00'	248.05'
C120	28°07'08"	200.00'	98.15'
C121	69°40'38"	100.00'	121.61'
C122	69°38'00"	100.00'	121.53'
C123	18°01'15"	300.00'	94.36'
C124	53°26'10"	100.00'	93.26'
C125	24°20'31"	200.00'	84.97'
C126	22°34'47"	200.00'	78.82'
C127	144°35'57"	40.00'	100.95'
C128	31°32'58"	200.00'	110.13'
C129	31°26'43"	140.00'	76.84'
C130	43°21'58"	300.00'	227.06'
C131	105°12'09"	140.00'	257.06'
C132	40°26'35"	200.00'	141.17'
C133	38°08'09"	100.00'	66.56'
C134	94°33'01"	100.00'	165.02'



DRAINAGE EASEMENT TABLES

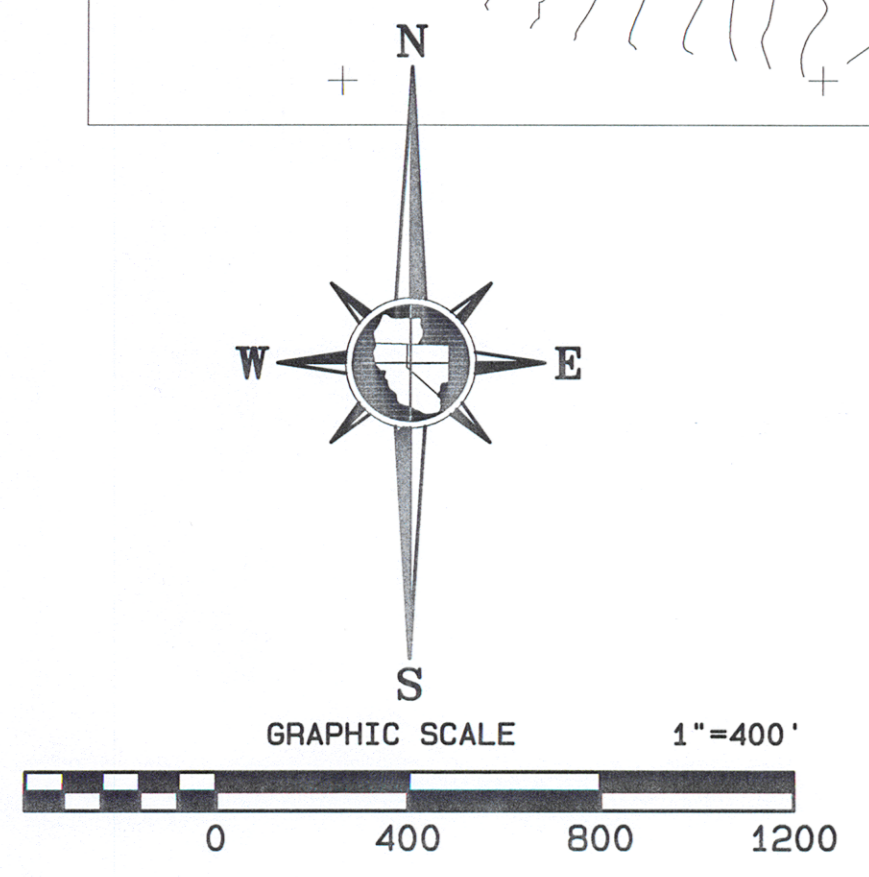
LINE	BEARING	DISTANCE
L140	N43°05'27"W	86.79'
L141	N20°47'11"W	121.79'
L142	N13°32'01"E	175.89'
L143	S39°56'41"W	58.61'
L144	N43°12'01"E	80.78'
L145	S65°59'34"W	109.11'
L146	S36°22'53	



SURVEYOR'S CERTIFICATE

I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THE SURVEY WAS COMPLETED ON _____

LEE H. SMITHSON P.L.S.
NEVADA CERTIFICATE NO. 5097



BENCH-MARK		DATE	
DESIGNED BY LHS	DRAWN BY LHS		
CHECKED BY LHS	DATE SURVEYED		
APPROVED BY LHS	P.L.S. NO. 5097		
TRI STATE SURVEYING, LTD 1925 E. PRATER WAY SPARKS, NEVADA 89434 (775) 358-9491 x FAX # 358-3664 email: tristate@tristate1td.com		PROJECT NO: 05194.01.RM DATE: APRIL 2017 SHEET 1 OF 1	
TOPOGRAPHIC SURVEY FOR MOE/MERCIER FAMILY TRUST A.P.N. 007-600-15, 077-400-04 & 077-400-21, BEING PORTIONS OF SECTION 20, 21, 22, & 28, T.22 N., R.22 E., N.M.D.M. WASHOE COUNTY NEVADA		FOR REVIEW ONLY	

Washoe County Treasurer
 Tammi Davis

Bill Detail

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[Change of Address](#)
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Washoe County Parcel Information		
Parcel ID	Status	Last Update
07660015	Active	4/18/2017 2:10:52 AM
Current Owner: MOE/MERCIER LIVING TRUST 3400 RIGHT HAND CANYON RD RENO, NV 89510		SITUS: 2855 PIUTE CREEK RD WCTY NV
Taxing District 4400		Geo CD:
Legal Description		
Township 22 Lot 16 Range 22 SubdivisionName MONTE CRISTO RANCH UNIT 2		

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
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
Palomino Valley	\$47.02	(\$0.68)	\$46.34
State of Nevada	\$19.04	(\$0.14)	\$18.90
Truckee Meadows Fire Dist	\$60.48	(\$8.08)	\$52.40
Washoe County	\$155.88	(\$1.16)	\$154.72
Washoe County Sc	\$127.51	(\$0.95)	\$126.56
Total Tax	\$409.93	(\$11.01)	\$398.92

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016080188	B16.18797	\$398.92	7/29/2016

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 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

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

Washoe County Treasurer
 Tammi Davis

Bill Detail

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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
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 (775) 328-2500

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 P O Box 30039
 Reno, NV 89520-3039

Washoe County Parcel Information		
Parcel ID	Status	Last Update
07740004	Active	4/18/2017 2:10:52 AM
Current Owner: MOE/MERCIER LIVING TRUST 3400 RIGHT HAND CANYON RD RENO, NV 89510		SITUS: 0 WRANGLER RD WCTY NV
Taxing District 4400		Geo CD:
Legal Description		
Section 20 Township 22 Range 22 SubdivisionName _UNSPECIFIED		

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
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
Palomino Valley	\$69.06	\$0.00	\$69.06
State of Nevada	\$27.97	\$0.00	\$27.97
Truckee Meadows Fire Dist	\$88.83	\$0.00	\$88.83
Washoe County	\$228.95	\$0.00	\$228.95
Washoe County Sc	\$187.29	\$0.00	\$187.29
Total Tax	\$602.10	\$0.00	\$602.10

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016081290	B16.16737	\$602.10	7/29/2016

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

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

Washoe County Treasurer
 Tammi Davis

Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
07740021	Active	4/18/2017 2:10:52 AM
Current Owner: MOE/MERCIER LIVING TRUST 3400 RIGHT HAND CANYON RD RENO, NV 89510		SITUS: 0 WRANGLER RD WCTY NV
Taxing District 4400		Geo CD:
Legal Description		
Section 21 Township 22 Lot Block Range 22 SubdivisionName _UNSPECIFIED		

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
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
Palomino Valley	\$47.02	\$0.00	\$47.02
State of Nevada	\$19.04	\$0.00	\$19.04
Truckee Meadows Fire Dist	\$60.48	\$0.00	\$60.48
Washoe County	\$155.88	\$0.00	\$155.88
Washoe County Sc	\$127.51	\$0.00	\$127.51
Total Tax	\$409.93	\$0.00	\$409.93

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016172639	B16.18798	\$409.93	7/29/2016

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 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

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

Burdened Property: APN: 077-300-13;
Benefitted Property: APN: 077-400-04,
077-400-21 and 076-600-15
RPTT: \$0.00

Recording Requested By:
KERN & ASSOCIATES, LTD

When Recorded Mail to:
Harley J. Moe & Diane G. Mercier,
Trustees of the Moe/Mercier Living Trust
3400 Right Hand Canyon Rd.
Reno, NV 89510

DOC # 4689846

03/24/2017 12:30:13 PM
Requested By
GAYLE A KERN LTD
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: \$25.00 RPTT: \$0.00
Page 1 of 9



(space above for Recorder's use only)

I, the undersigned hereby affirm that the attached document, including any exhibits,
hereby submitted for recording does not contain the social security number
of any person or persons per NRS 239B.030

Signature:

**GRANT OF PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
(BIG PINYON ROAD)**

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

WHEN RECORDED, RETURN TO:

Harley J. Moe & Diane G. Mercier,
Trustees of the Moe/Mercier Living Trust
3400 Right Hand Canyon Rd.
Reno, NV 89510

Burdened Property: APN: 077-300-13
Benefitted Property: APN: 077-400-04, 077-400-21 and 076-600-15

**GRANT OF PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
(BIG PINYON ROAD)**

(Affects A.P.N. 077-300-13 for the benefit of APNs: 077-400-04, 077-400-21
and 076-600-15, as the same may be further divided per recorded tract or land map.)

THIS INDENTURE, is made and entered into this ^{23rd} day of March, 2017, by and
between Harley J. Moe and Diane G. Mercier as Trustees of the Moe/Mercier Living Trust,
U.D.T. dated June 16, 1997, as amended ("Grantor"), and Harley J. Moe and Diane G. Mercier
as Trustees of the Moe/Mercier Living Trust, U.D.T. dated June 16, 1997, as amended
("Grantee").

WITNESSETH

Grantor is the owner of Parcel 29-2-2-3 as shown on the Record of Survey Map filed in
the Office of the Washoe County Recorder, Washoe County, Nevada on December 13, 1976, as
File No. 439205 and Division of Land Map 16, filed in the office of the Washoe County
Recorder, Washoe County, Nevada on December 13, 1976 as File No. 439214, (A.P.N. 077-300-
13) (the "Burdened Property"). A metes and bounds legal description of the Burdened Property
appears in that certain Grant, Bargain, and Sale Deed recorded September 9, 2012 in the office of
the Washoe County Recorder, Washoe County, Nevada, as File No. 4149243.

Grantee is the owner of the following Parcels, collectively referred to as the "Benefitted
Property":

Parcel 20-2-2-9 as shown upon Division of Land Map 26 for Palomino
Valley Unit 13, recorded in the Official Records of Washoe County Nevada on
December 23, 1977 as File No. 505094, (A.P.N. 077-400-04). A metes and bounds
legal description of Parcel 20-2-2-9 appears in that certain Deed recorded June 19,
1997 in the office of the Washoe County Recorder, Washoe County, Nevada, as
File No. 2109832;

Adjusted Lot 21-2-2-1-A per Record of Survey Map 5144, recorded in the Official Records of Washoe County Nevada on April 1, 2009 as File No. 3745440 (A.P.N. 077-400-21), being more fully described in that certain Boundary Line Adjustment and Quitclaim Deed, recorded in the Official Records of Washoe County Nevada on April 1, 2009 as File No. 3745439; and

Parcel 16 as shown upon Division of Land Map 40 for Monte Cristo Ranch Unit No.2, recorded in the Official Records of Washoe County Nevada on February 28, 1979 as File 591202 (A.P.N. 076-600-15), being more fully described in that certain Deed recorded June 19, 1997 in the office of the Washoe County Recorder, Washoe County, Nevada, as File No. 2109831.

Grantee intends to further subdivide the Benefitted Property into sixteen (16) residential Large Parcels through recording of a Division of Land into Large Parcels map in accord with the conditions of approval granted for Tentative Map, Case No. DL11-0001, approved by the Director of Community Development for Washoe County, State of Nevada on April 5, 2011. In connection with the further division of the Benefitted Property into Large Parcels, Grantee intends to record a declaration of easements, covenants, conditions and restrictions ("Declaration") affecting and encumbering the Benefitted Property and the Large Parcels to be created therefrom. Grantee also intends to form a homeowners' association ("Association") in accord with Chapters 82 and 116 of the Nevada Revised Statutes, the members of which shall be the owners of the sixteen (16) Large Parcels into which the Benefitted Property may be divided.

The conditions of approval for Tentative Map, Case No. DL11-0001, require easements be granted across neighboring lands to provide access, drainage and public utilities to the Benefitted Property and the Large Parcels to be created therefrom.

Upon recording of the Declaration and formation of the Association, all easements, rights, and obligations granted hereunder shall be deemed transferred and assigned to the Association for the benefit and burden of the members thereof, their assigns and successors in interest, and all those claiming any right in and to the Benefitted Property and the Large Parcels to be created therefrom.

The easements and rights granted herein shall run in perpetuity. The location of any access easement and the rights and obligations of the parties thereto, may only be amended by the consent of a majority (51%) of the owners of the Burdened Property, together with the consent of a majority (51%) of the owners of the Benefitted Property.

GRANT OF EASEMENT

Grantor hereby grants to Grantee, its successors and assigns including the Association, in its AS IS condition, a perpetual private access, drainage, and public utility easement across that portion of the Burdened Property described as Big Pinyon Road, County of Washoe, State of Nevada, as described on Exhibit "A" and depicted on Exhibit "B" attached hereto (the "Right of Way"), for the purposes of: (i) providing private vehicular and pedestrian access, ingress and egress to the Benefitted Property and all additional property which may in the future be made subject to the Declaration; (ii) constructing street improvements within the course of the Right of Way, provided construction or improvement is approved by a majority of the owners of the Large Parcels within the Benefitted Property¹; (iii) constructing and maintaining underground utility facilities within the Right of Way to provide utility service to the Benefitted Property; (iv) constructing and maintaining water conduits, drainage ditches, culverts, and associated fixtures and uses within the Right of Way for the protection and benefit of the Benefitted Property; and (v) all uses incidental to the foregoing paragraphs (i) through (iv), including the right, but not the obligation, to repair, maintain and/or replace any improvements thereon or within the Right of Way.

This Grant of Easement and the terms contained herein shall run with both the Burdened Property and the Benefitted Property, shall be binding upon the Grantor, its successors and assigns, and shall inure to the benefit of Grantee and its successors and assigns, including the Association and its members.

Grantee and its successors and assigns, including the Association and its members, shall have at all times ingress and egress to that portion of the Burdened Property described as the Right of Way for the purposes stated in this easement. Grantee shall not erect or construct any building or other structure over the course of the Right of Way. Grantee, its successors and assigns, shall have the right, but not the obligation, to remove or clear any and all buildings, structures, combustible materials, trees, brush, debris, or any other obstruction from the Right of Way, which in the judgment of Grantee may interfere with access to or along the Right of Way or endanger the construction, operation or maintenance of any improvement to or on the Right of Way.

Grantee shall reimburse Grantor for any additional ad valorem tax which is levied by the Washoe County taxing authorities on any improvements made to the Right of Way. Grantee shall make such reimbursement upon Grantor's furnishing to Grantee evidence of the cost of the tax assessment, or levy which has been levied by the appropriate taxing authority for any improvements to the Right of Way.

¹ Each Large Parcel within the Benefitted Property shall be entitled to one (1) vote. The Large Parcel's vote may be cast as determined by a majority of the owners of that Parcel.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments, and appurtenances thereunto belonging to or appertaining to the revisions and reversions, remainder and remainders, rents, issues and profits thereto.

TO HAVE AND TO HOLD all and singular the premises, granted together with the appurtenances, unto Grantee, its successors, agents, and assigns forever.

IN WITENSS WHEREOF, Grantor and Grantee have caused these presents to be duly executed the day and year last written below.

GRANTOR

GRANTEE

MOE/MERCIER LIVING TRUST, U.D.T.
DATED JUNE 16, 1997, as amended

MOE/MERCIER LIVING TRUST, U.D.T.
DATED JUNE 16, 1997, as amended

By: Harley J. Moe
Harley J. Moe, Trustee

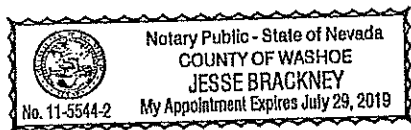
By: Harley J. Moe
Harley J. Moe, Trustee

By: Diane G. Mercier
Diane G. Mercier, Trustee

By: Diane G. Mercier
Diane G. Mercier, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

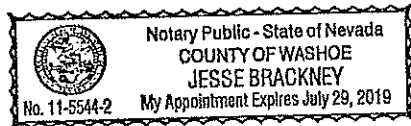
On this 23rd day of March, 2017, personally appeared before me, Notary Public, HARLEY J. MOE, whose name is subscribed to the foregoing document, and who acknowledged to me that he executed the foregoing document as Trustee of The Moe/Mercier Family Trust, U.D.T. JUNE 16, 1997, as amended.



Jesse Brackney
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 23rd day of March, 2017, personally appeared before me, Notary Public, DIANE G. MERCIER whose name is subscribed to the foregoing document, and who acknowledged to me that she executed the foregoing document as Trustee of The Moe/Mercier Family Trust, U.D.T. JUNE 16, 1997, as amended.





NOTARY PUBLIC



Land Information Solutions

TRI STATE SURVEYING, LTD.

1925 E. Prater Way
Sparks, Nevada 89434
Telephone (775) 358-9491 ♦ FAX (775) 358-3664
Toll Free: 1-800-411-3752

March 17, 2017
Job No. 05194.01.RM

Exhibit "A" **60' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT** **BIG PINYON ROAD**

All that certain Easement situate within a portion of the northeast 1/4 of Section Twenty-Nine (29) of Township Twenty-Two (22) North, Range Twenty-Two (22) East, Mount Diablo Meridian, Washoe County, Nevada, and being a portion of Parcel 29-2-2-3 as shown on Land Map 16 in the Official Records of Washoe County, Nevada, said Easement being 60 feet in width, lying 30 feet on each side of the following described center line:

COMMENCING at the northeast corner of said Section 29;

THENCE along the northerly line of said Section 29, South 88°31'04" West, 1020.12 feet to the POINT OF BEGINNING;

THENCE leaving said northerly line, South 44°30'07" West, 184.53 feet to the beginning of a tangent curve to the right;

THENCE 245.98 feet along the arc of a 400.00 foot radius curve through a central angle of 35°14'00";

THENCE South 79°44'08" West, 55.90 feet to the beginning of a tangent curve to the left;

THENCE 92.06 feet along the arc of a 200.00 foot radius curve, through a central angle of 26°22'27";

THENCE South 53°21'40" West, 138.04 feet to the beginning of a tangent curve to the left;

THENCE 172.38 feet along the arc of a 200.00 foot radius curve, through a central angle of 49°22'56"

THENCE South 03°58'45" West, 632.24 feet to the northerly right-of-way line of Right Hand Canyon Road and the POINT OF TERMINUS for this description.

The sidelines of the above described easement shall be extended or shortened to begin on the northerly line of said Section 29 and to end on the northerly right-of-way line of Right Hand Canyon Road.

BASIS OF BEARINGS:

The Basis of Bearings for this plat is N82°41'33"E, being the Ground Bearing between National Geodetic Survey Station CHALK BLUFF and Station VISTA 2 with the following Nevada Coordinate System, West Zone, values based on the North American Datum of 1983/1994 High Accuracy Reference Network (NAD 83/94-HARN)

CHALK BLUFF

NORTHING 4529395.304 meters (14860191.093 U.S. Survey Foot)

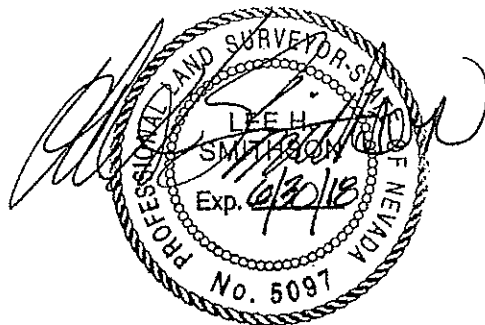
EASTING 688866.792 meters (2260057.133 U.S. Survey Foot)

VISTA 2

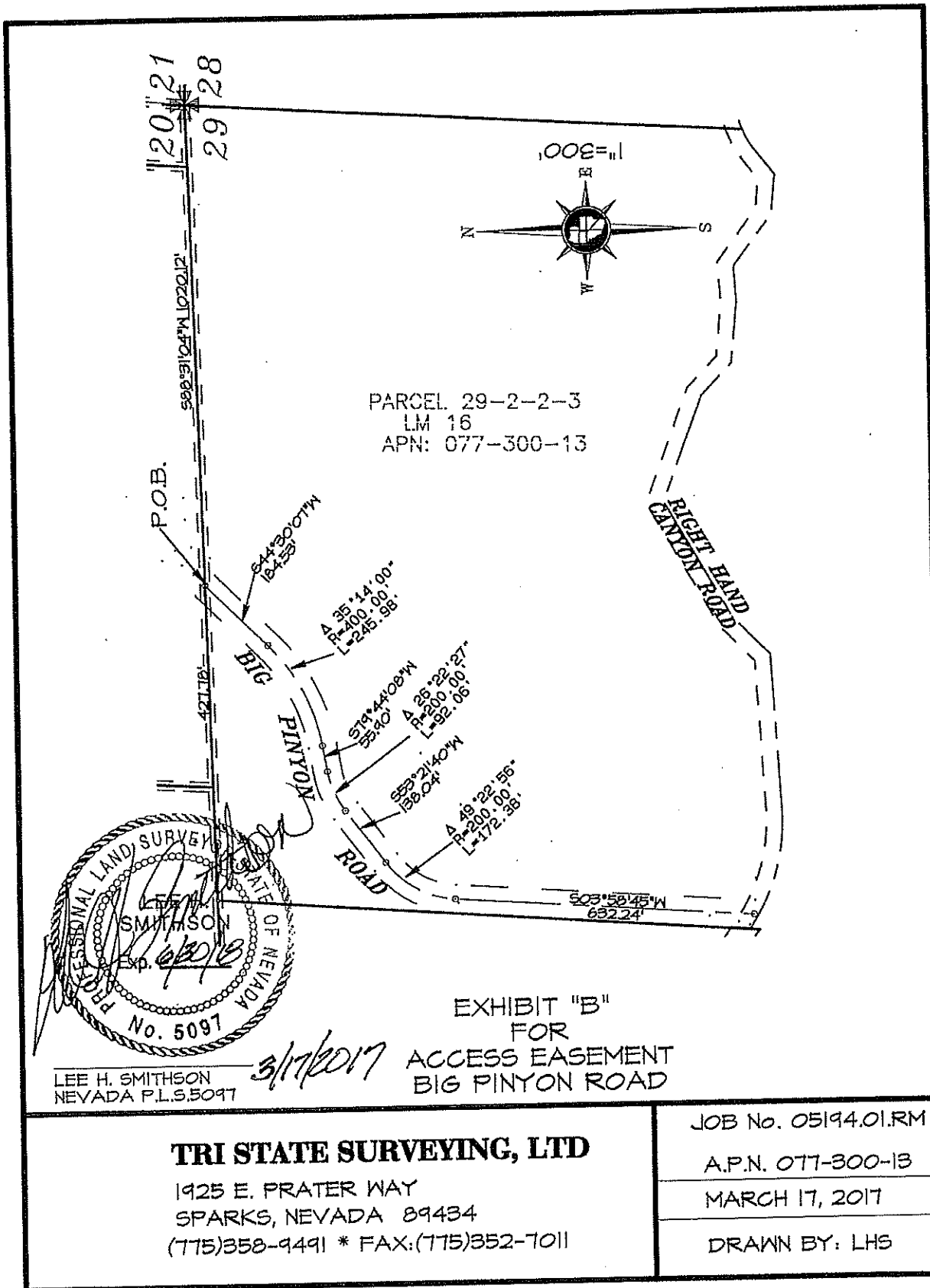
NORTHING 4531358.722 meters (14866632.740 U.S. Survey Foot)

EASTING 704177.774 meters (2310289.914 U.S. Survey Foot)

Combined Factor of .999802100.



Date 3/17/2017
Lee H. Smithson, P.L.S.
Nevada Certificate No. 5097



Burdened Property: APN: 077-400-16;
Benefitted Property: APN: 077-400-04,
077-400-21 and 076-600-15
RPTT: \$0.00

Recording Requested By:
KERN & ASSOCIATES, LTD

When Recorded Mail to:
Harley J. Moe & Diane G. Mercier,
Trustees of the Moe/Mercier Living Trust
3400 Right Hand Canyon Rd.
Reno, NV 89510

DOC # 4689847

03/24/2017 12:33:31 PM

Requested By

GAYLE A KERN LTD

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$25.00 RPTT: \$0.00

Page 1 of 9



(space above for Recorder's use only)

I, the undersigned hereby affirm that the attached document, including any exhibits,
hereby submitted for recording does not contain the social security number
of any person or persons per NRS 239B.030

Signature:

**GRANT OF PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
(BITTERROOT PASS ROAD)**

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

WHEN RECORDED, RETURN TO:

Harley J. Moe & Diane G. Mercier,
Trustees of the Moe/Mercier Living Trust
3400 Right Hand Canyon Rd.
Reno, NV 89510

Burdened Property: APN: 077-400-16
Benefitted Property: APN: 077-400-04, 077-400-21 and 076-600-15

**GRANT OF PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
(BITTERROOT PASS ROAD)**

(Affects A.P.N. 077-400-16 for the benefit of APNs: 077-400-04, 077-400-21
and 076-600-15, as the same may be further divided per recorded tract or land map.)

THIS INDENTURE, is made and entered into this 23rd day of March, 2017, by and
between Harley J. Moe and Diane G. Mercier as Trustees of the Moe/Mercier Living Trust,
U.D.T. dated June 16, 1997, as amended ("Grantor"), and Harley J. Moe and Diane G. Mercier
as Trustees of the Moe/Mercier Living Trust, U.D.T. dated June 16, 1997, as amended
("Grantee").

WITNESSETH

Grantor is the owner of Washoe County Assessor's Parcel No. 077-400-16, also known
as Parcel 11 of Land Map 91 for Division of Land into Large Parcels, recorded on February 25,
1987 in the office of the Recorder of Washoe County, Nevada, as File No. 1142694, (the
"Burdened Property").

Grantee is the owner of the following Parcels, collectively referred to as the "Benefitted
Property":

Parcel 20-2-2-9 as shown upon Division of Land Map 26 for Palomino
Valley Unit 13, recorded in the Official Records of Washoe County Nevada on
December 23, 1977 as File No. 505094, (A.P.N. 077-400-04). A metes and bounds
legal description of Parcel 20-2-2-9 appears in that certain Deed recorded June 19,
1997 in the office of the Washoe County Recorder, Washoe County, Nevada, as
File No. 2109832;

Adjusted Lot 21-2-2-1-A per Record of Survey Map 5144, recorded in the
Official Records of Washoe County Nevada on April 1, 2009 as File No. 3745440
(A.P.N. 077-400-21), being more fully described in that certain Boundary Line
Adjustment and Quitclaim Deed, recorded in the Official Records of Washoe
County Nevada on April 1, 2009 as File No. 3745439; and

Parcel 16 as shown upon Division of Land Map 40 for Monte Cristo Ranch Unit No.2, recorded in the Official Records of Washoe County Nevada on February 28, 1979 as File 591202 (A.P.N. 076-600-15), being more fully described in that certain Deed recorded June 19, 1997 in the office of the Washoe County Recorder, Washoe County, Nevada, as File No. 2109831.

Grantee intends to further subdivide the Benefitted Property into sixteen (16) residential Large Parcels through recording of a Division of Land into Large Parcels map in accord with the conditions of approval granted for Tentative Map, Case No. DL11-0001, approved by the Director of Community Development for Washoe County, State of Nevada on April 5, 2011. In connection with the further division of the Benefitted Property into Large Parcels, Grantee intends to record a declaration of easements, covenants, conditions, and restrictions ("Declaration") affecting and encumbering the Benefitted Property and the Large Parcels to be created therefrom. Grantee also intends to form a homeowners' association ("Association") in accord with Chapters 82 and 116 of the Nevada Revised Statutes, the members of which shall be the owners of the sixteen (16) Large Parcels into which the Benefitted Property may be divided.

The conditions of approval for Tentative Map, Case No. DL11-0001, require easements be granted across neighboring lands to provide access, drainage and public utilities to the Benefitted Property and the Large Parcels to be created therefrom.

Upon recording of the Declaration and formation of the Association, all easements, rights, and obligations granted hereunder shall be deemed transferred and assigned to the Association for the benefit and burden of the members thereof, their assigns and successors in interest, and all those claiming any right in and to the Benefitted Property and the Large Parcels to be created therefrom.

The easements and rights granted herein shall run in perpetuity. The location of any access easement and the rights and obligations of the parties thereto, may only be amended by the consent of a majority (51%) of the owners of the Burdened Property, together with the consent of a majority (51%) of the owners of the Benefitted Property.

GRANT OF EASEMENT

Grantor hereby grants to Grantee, its successors and assigns including the Association, in its AS IS condition, a perpetual private access, drainage, and public utility easement across that portion of the Burdened Property described as Bitterroot Pass Road, County of Washoe, State of Nevada, as described on Exhibit "A" and depicted on Exhibit "B" attached hereto (the "Right of Way"), for the purposes of: (i) providing private vehicular and pedestrian access, ingress and egress to the Benefitted Property and all additional property which may in the future be made subject to the Declaration; (ii) constructing street improvements within the course of the Right of Way, provided construction or improvement is approved by a majority of the owners of the Large Parcels within the Benefitted Property¹; (iii) constructing and maintaining underground utility facilities within the Right of Way to provide utility service to the Benefitted Property; (iv) constructing and maintaining water conduits, drainage ditches, culverts, and associated fixtures and uses within the Right of Way for the protection and benefit of the Benefitted Property; and (v) all uses incidental to the foregoing paragraphs (i) through (iv), including the right, but not the obligation, to repair, maintain and/or replace any improvements thereon or within the Right of Way.

This Grant of Easement and the terms contained herein shall run with both the Burdened Property and the Benefitted Property, shall be binding upon the Grantor, its successors and assigns, and shall inure to the benefit of Grantee and its successors and assigns, including the Association and its members.

Grantee and its successors and assigns, including the Association and its members, shall have at all times ingress and egress to that portion of the Burdened Property described as the Right of Way for the purposes stated in this easement. Grantee shall not erect or construct any building or other structure over the course of the Right of Way. Grantee, its successors and assigns, shall have the right, but not the obligation, to remove or clear any and all buildings, structures, combustible materials, trees, brush, debris, or any other obstruction from the Right of Way, which in the judgment of Grantee may interfere with access to or along the Right of Way or endanger the construction, operation or maintenance of any improvement to or on the Right of Way.

Grantee shall reimburse Grantor for any additional ad valorem tax which is levied by the Washoe County taxing authorities on any improvements made to the Right of Way. Grantee shall make such reimbursement upon Grantor's furnishing to Grantee evidence of the cost of the tax assessment, or levy which has been levied by the appropriate taxing authority for any improvements to the Right of Way.

¹ Each Large Parcel within the Benefitted Property shall be entitled to one (1) vote. The Large Parcel's vote may be cast as determined by a majority of the owners of that Parcel.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments, and appurtenances thereunto belonging to or appertaining to the revisions and reversions, remainder and remainders, rents, issues and profits thereto.

TO HAVE AND TO HOLD all and singular the premises, granted together with the appurtenances, unto Grantee, its successors, agents, and assigns forever.

IN WITNESS WHEREOF, Grantor and Grantee have caused these presents to be duly executed the day and year last written below.

GRANTOR

GRANTEE

MOE/MERCIER LIVING TRUST, U.D.T.
DATED JUNE 16, 1997, as amended

MOE/MERCIER LIVING TRUST, U.D.T.
DATED JUNE 16, 1997, as amended

By: Harley J. Moe
Harley J. Moe, Trustee

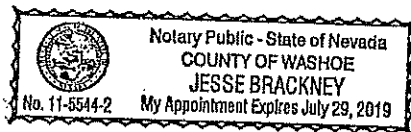
By: Harley J. Moe
Harley J. Moe, Trustee

By: Diane G. Mercier
Diane G. Mercier, Trustee

By: Diane G. Mercier
Diane G. Mercier, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

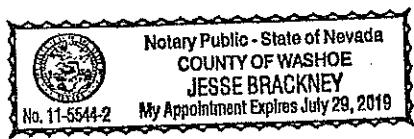
On this 23rd day of March, 2017, personally appeared before me, Notary Public, HARLEY J. MOE, whose name is subscribed to the foregoing document, and who acknowledged to me that he executed the foregoing document as Trustee of The Moe/Mercier Family Trust, U.D.T. JUNE 16, 1997, as amended.



Jesse Brackney
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 25th day of March, 2017, personally appeared before me, Notary Public, DIANE G. MERCIER whose name is subscribed to the foregoing document, and who acknowledged to me that she executed the foregoing document as Trustee of The Moe/Mercier Family Trust, U.D.T. JUNE 16, 1997, as amended.



Jesse Brackney

NOTARY PUBLIC



Land Information Solutions

TRI STATE SURVEYING, LTD.

1925 E. Prater Way
Sparks, Nevada 89434
Telephone (775) 358-9491 ♦ FAX (775) 358-3664
Toll Free: 1-800-411-3752

March 17, 2017
Job No. 05194.01.RM

Exhibit "A" **60' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT** **BITTERROOT PASS ROAD**

All that certain Easement situate within a portion of the northeast 1/4 of Section Twenty (20) of Township Twenty-Two (22) North, Range Twenty-Two (22) East, Mount Diablo Meridian, Washoe County, Nevada, and being a portion of Parcel 11 as shown on Land Map 91 in the Official Records of Washoe County, Nevada, said Easement being 60 feet in width, lying 30 feet on each side of the following described center line:

COMMENCING at the northeast corner of said Section 20;

THENCE South 29°16'41" West, 3275.34 feet to the POINT OF BEGINNING, said point being on the southerly line of said Parcel 11;

THENCE leaving said southerly line, North 06°20'19" East, 254.23 feet to the beginning of a tangent curve to the right;

THENCE 223.82 feet along the arc of a 400.00 foot radius curve, through a central angle of 32°03'35";

THENCE North 38°23'55" East, 12.77 feet to the beginning of a tangent curve to the left;

THENCE 101.35 feet along the arc of a 200.00 foot radius curve, through a central angle of 29°02'02";

THENCE North 09°21'53" East, 192.60 feet to the beginning of a tangent curve to the right;

THENCE 104.83 feet along the arc of a 100.00 foot radius curve, through a central angle of 60°03'47";

THENCE North 69°25'40" East, 88.07 feet to the southerly line of Wrangler Road and the POINT OF TERMINUS for this description.

The sidelines of the above described easement shall be extended or shortened to begin on the southerly line of said Parcel 11 and to end on the southerly right-of-way line of Wrangler Road.

BASIS OF BEARINGS:

The Basis of Bearings for this plat is N82°41'33"E, being the Ground Bearing between National Geodetic Survey Station CHALK BLUFF and Station VISTA 2 with the following Nevada Coordinate System, West Zone, values based on the North American Datum of 1983/1994 High Accuracy Reference Network (NAD 83/94-HARN)

CHALK BLUFF

NORTHING 4529395.304 meters (14860191.093 U.S. Survey Foot)

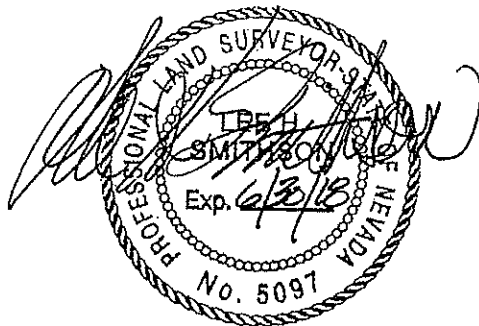
EASTING 688866.792 meters (2260057.133 U.S. Survey Foot)

VISTA 2

NORTHING 4531358.722 meters (14866632.740 U.S. Survey Foot)

EASTING 704177.774 meters (2310289.914 U.S. Survey Foot)

Combined Factor of .999802100.

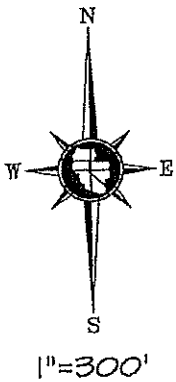


Date

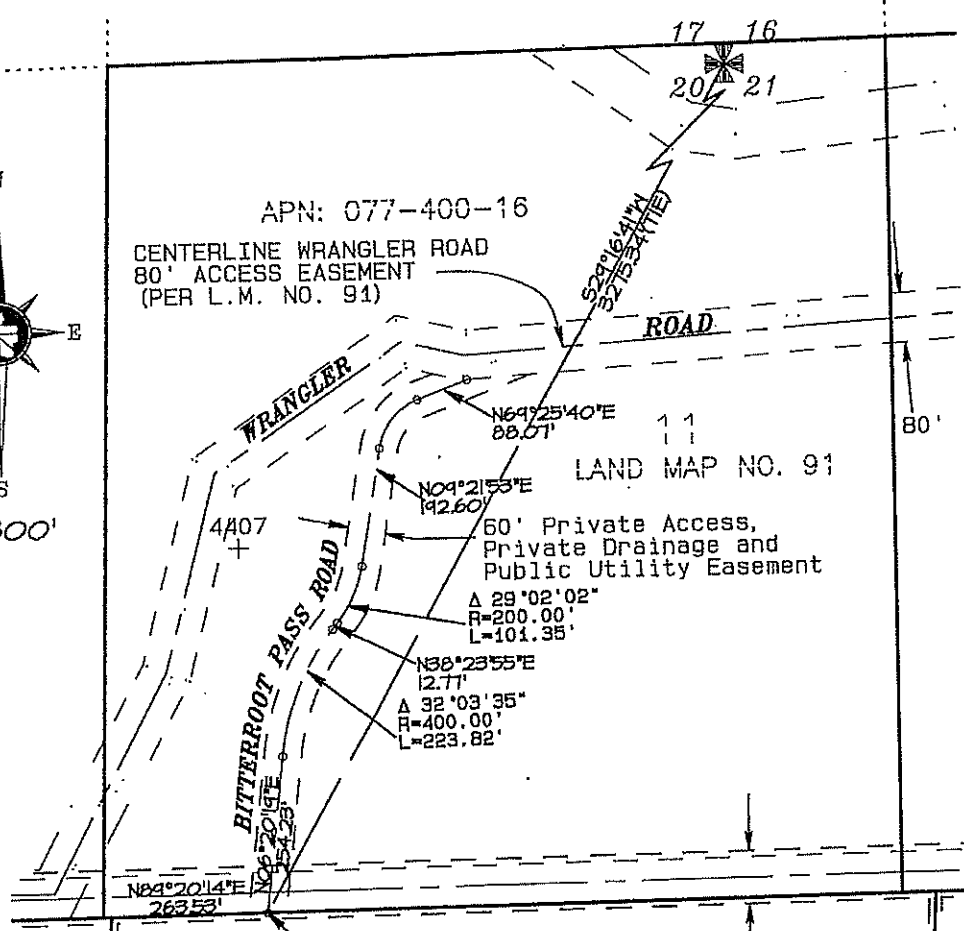
3/17/2017

Lee H. Smithson, P.L.S.

Nevada Certificate No. 5097



APN: 077-400-16
 CENTERLINE WRANGLER ROAD
 80' ACCESS EASEMENT
 (PER L.M. NO. 91)



66' ACCESS EASEMENT
 (PER L.M. NO. 25)

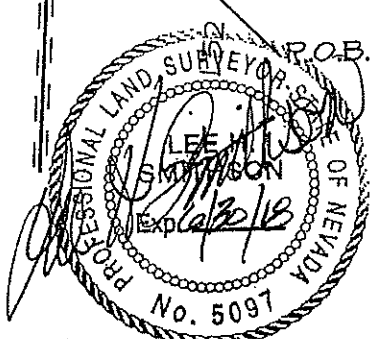


EXHIBIT "B"
 FOR
 ACCESS EASEMENT
 BITTER ROOT PASS ROAD

3/17/2017
 LEE H. SMITHSON
 NEVADA P.L.S. 5097

TRI STATE SURVEYING, LTD 1925 E. PRATER WAY SPARKS, NEVADA 89434 (775)358-9491 * FAX:(775)352-7011	JOB No. 05194.01.RM
	A.P.N. 077-400-16
	MARCH 17, 2017
	DRAWN BY: LHS

Burdened Property: APN: 077-400-17;
Benefitted Property: APN: 077-400-04,
077-400-21 and 076-600-15
RPTT: \$0.00

DOC # 4689871
03/24/2017 01:32:32 PM
Requested By
GAYLE A KERN LTD
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: \$26.00 RPTT: \$0.00
Page 1 of 10



Recording Requested By:
KERN & ASSOCIATES, LTD

When Recorded Mail to:
Harley J. Moe & Diane G. Mercier,
Trustees of the Moe/Mercier Living Trust
3400 Right Hand Canyon Rd.
Reno, NV 89510

(space above for Recorder's use only)

I, the undersigned hereby affirm that the attached document, including any exhibits,
hereby submitted for recording does not contain the social security number
of any person or persons per NRS 239B.030

Signature:

**GRANT OF PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
(CHIMNEY SPRINGS ROAD)**

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

WHEN RECORDED, RETURN TO:

Harley J. Moe & Diane G. Mercier,
Trustees of the Moe/Mercier Living Trust
3400 Right Hand Canyon Rd.
Reno, NV 89510

Burdened Property: APN: 077-400-17

Benefitted Property: APN: 077-400-04, 077-400-21 and 076-600-15

**GRANT OF PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
(CHIMNEY SPRINGS ROAD)**

(Affects A.P.N. 077-400-17 for the benefit of APNs: 077-400-04, 077-400-21
and 076-600-15, as the same may be further divided per recorded tract or land map.)

THIS INDENTURE, is made and entered into this 23rd day of March, 2017, by and
between Harley J. Moe and Diane G. Mercier as Trustees of the Moe/Mercier Living Trust,
U.D.T. dated June 16, 1997, as amended ("Grantor"), and Harley J. Moe and Diane G. Mercier
as Trustees of the Moe/Mercier Living Trust, U.D.T. dated June 16, 1997, as amended
("Grantee").

WITNESSETH

Grantor is the owner of Washoe County Assessor's Parcel No. 077-400-17, also known
as Parcel 12 of Land Map 91 for Division of Land into Large Parcels, recorded on February 25,
1987 in the office of the Recorder of Washoe County, Nevada, as File No. 1142694, (the
"Burdened Property").

Grantee is the owner of the following Parcels, collectively referred to as the "Benefitted
Property":

Parcel 20-2-2-9 as shown upon Division of Land Map 26 for Palomino
Valley Unit 13, recorded in the Official Records of Washoe County Nevada on
December 23, 1977 as File No. 505094, (A.P.N. 077-400-04). A metes and bounds
legal description of Parcel 20-2-2-9 appears in that certain Deed recorded June 19,
1997 in the office of the Washoe County Recorder, Washoe County, Nevada, as
File No. 2109832;

Adjusted Lot 21-2-2-1-A per Record of Survey Map 5144, recorded in the
Official Records of Washoe County Nevada on April 1, 2009 as File No. 3745440
(A.P.N. 077-400-21), being more fully described in that certain Boundary Line
Adjustment and Quitclaim Deed, recorded in the Official Records of Washoe
County Nevada on April 1, 2009 as File No. 3745439; and

Parcel 16 as shown upon Division of Land Map 40 for Monte Cristo Ranch Unit No.2, recorded in the Official Records of Washoe County Nevada on February 28, 1979 as File 591202 (A.P.N. 076-600-15), being more fully described in that certain Deed recorded June 19, 1997 in the office of the Washoe County Recorder, Washoe County, Nevada, as File No. 2109831.

Grantee intends to further subdivide the Benefitted Property into sixteen (16) residential Large Parcels through recording of a Division of Land into Large Parcels map in accord with the conditions of approval granted for Tentative Map, Case No. DL11-0001, approved by the Director of Community Development for Washoe County, State of Nevada on April 5, 2011. In connection with the further division of the Benefitted Property into Large Parcels, Grantee intends to record a declaration of easements, covenants, conditions, and restrictions ("Declaration") affecting and encumbering the Benefitted Property and the Large Parcels to be created therefrom. Grantee also intends to form a homeowners' association ("Association") in accord with Chapters 82 and 116 of the Nevada Revised Statutes, the members of which shall be the owners of the sixteen (16) Large Parcels into which the Benefitted Property may be divided.

The conditions of approval for Tentative Map, Case No. DL11-0001, require easements be granted across neighboring lands to provide access, drainage and public utilities to the Benefitted Property and the Large Parcels to be created therefrom.

Upon recording of the Declaration and formation of the Association, all easements, rights, and obligations granted hereunder shall be deemed transferred and assigned to the Association for the benefit and burden of the members thereof, their assigns and successors in interest, and all those claiming any right in and to the Benefitted Property and the Large Parcels to be created therefrom.

The easements and rights granted herein shall run in perpetuity. The location of any access easement and the rights and obligations of the parties thereto, may only be amended by the consent of a majority (51%) of the owners of the Burdened Property, together with the consent of a majority (51%) of the owners of the Benefitted Property.

GRANT OF EASEMENT

Grantor hereby grants to Grantee, its successors and assigns including the Association, in its AS IS condition, a perpetual private access, drainage, and public utility easement across that portion of the Burdened Property described as Chimney Springs Road, County of Washoe, State of Nevada, as described on Exhibit "A" and depicted on Exhibits "B" and "C" attached hereto (the "Right of Way"), for the purposes of: (i) providing private vehicular and pedestrian access, ingress and egress to the Benefitted Property and all additional property which may in the future be made subject to the Declaration; (ii) constructing street improvements within the course of the Right of Way, provided construction or improvement is approved by a majority of the owners of the Large Parcels within the Benefitted Property¹; (iii) constructing and maintaining underground utility facilities within the Right of Way to provide utility service to the Benefitted Property; (iv) constructing and maintaining water conduits, drainage ditches, culverts, and associated fixtures and uses within the Right of Way for the protection and benefit of the Benefitted Property; and (v) all uses incidental to the foregoing paragraphs (i) through (iv), including the right, but not the obligation, to repair, maintain and/or replace any improvements thereon or within the Right of Way.

This Grant of Easement and the terms contained herein shall run with both the Burdened Property and the Benefitted Property, shall be binding upon the Grantor, its successors and assigns, and shall inure to the benefit of Grantee and its successors and assigns, including the Association and its members.

Grantee and its successors and assigns, including the Association and its members, shall have at all times ingress and egress to that portion of the Burdened Property described as the Right of Way for the purposes stated in this easement. Grantee shall not erect or construct any building or other structure over the course of the Right of Way. Grantee, its successors and assigns, shall have the right, but not the obligation, to remove or clear any and all buildings, structures, combustible materials, trees, brush, debris, or any other obstruction from the Right of Way, which in the judgment of Grantee may interfere with access to or along the Right of Way or endanger the construction, operation or maintenance of any improvement to or on the Right of Way.

Grantee shall reimburse Grantor for any additional ad valorem tax which is levied by the Washoe County taxing authorities on any improvements made to the Right of Way. Grantee shall make such reimbursement upon Grantor's furnishing to Grantee evidence of the cost of the tax assessment, or levy which has been levied by the appropriate taxing authority for any improvements to the Right of Way.

¹ Each Large Parcel within the Benefitted Property shall be entitled to one (1) vote. The Large Parcel's vote may be cast as determined by a majority of the owners of that Parcel.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments, and appurtenances thereunto belonging to or appertaining to the revisions and reversions, remainder and remainders, rents, issues and profits thereto.

TO HAVE AND TO HOLD all and singular the premises, granted together with the appurtenances, unto Grantee, its successors, agents, and assigns forever.

IN WITENSS WHEREOF, Grantor and Grantee have caused these presents to be duly executed the day and year last written below.

GRANTOR

GRANTEE

MOE/MERCIER LIVING TRUST, U.D.T.
DATED JUNE 16, 1997, as amended

MOE/MERCIER LIVING TRUST, U.D.T.
DATED JUNE 16, 1997, as amended

By: Harley J. Moe
Harley J. Moe, Trustee

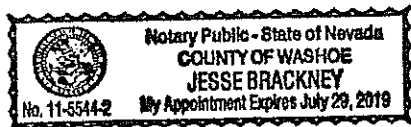
By: Harley J. Moe
Harley J. Moe, Trustee

By: Diane G. Mercier
Diane G. Mercier, Trustee

By: Diane G. Mercier
Diane G. Mercier, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

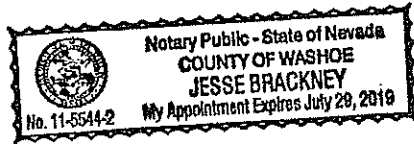
On this 23rd day of March, 2017, personally appeared before me, Notary Public, HARLEY J. MOE, whose name is subscribed to the foregoing document, and who acknowledged to me that he executed the foregoing document as Trustee of The Moe/Mercier Family Trust, U.D.T. JUNE 16, 1997, as amended.

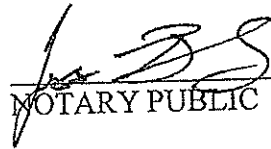


Jesse Brackney
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 23rd day of March, 2017, personally appeared before me, Notary Public, DIANE G. MERCIER whose name is subscribed to the foregoing document, and who acknowledged to me that she executed the foregoing document as Trustee of The Moe/Mercier Family Trust, U.D.T. JUNE 16, 1997, as amended.





NOTARY PUBLIC



Land Information Solutions

TRI STATE SURVEYING, LTD.

1925 E. Prater Way
Sparks, Nevada 89434
Telephone (775) 358-9491 ♦ FAX (775) 358-3664
Toll Free: 1-800-411-3752

March 17, 2017
Job No. 05194.01.RM

Exhibit "A" **60' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT** **CHIMNEY SPRINGS ROAD**

All that certain Easement situate within a portion of the northwest 1/4 of Section Twenty-One (21) of Township Twenty-Two (22) North, Range Twenty-Two (22) East, Mount Diablo Meridian, Washoe County, Nevada, and being a portion of Parcel 12 as shown on Land Map 91 in the Official Records of Washoe County, Nevada, said Easement being 60 feet in width, lying 30 feet on each side of the following described center line:

COMMENCING at the northwest corner of said Section 21;

THENCE South $01^{\circ}14'46''$ East, 2838.36 feet to the POINT OF BEGINNING, said point being on the southerly line of said Parcel 12, said point also being the beginning of a curve to the left;

THENCE leaving said southerly line, from which the radius point bears North $33^{\circ}06'25''$ West, 102.08 feet along the arc of a 100.00 foot radius curve, through a central angle of $58^{\circ}29'16''$;

THENCE North $01^{\circ}35'41''$ West, 56.62 feet to the beginning of a tangent curve to the right;

THENCE 120.77 feet along the arc of a 100.00 foot radius curve, through a central angle of $69^{\circ}11'37''$;

THENCE North $67^{\circ}35'56''$ East, 236.61 feet to the beginning of a tangent curve to the left;

THENCE 127.89 feet along the arc of a 100.00 foot radius curve, through a central angle of $73^{\circ}16'22''$;

THENCE North $05^{\circ}40'26''$ West, 126.29 feet to the beginning of a tangent curve to the left;

THENCE 117.06 feet along the arc of a 100.00 foot radius curve, through a central angle of $67^{\circ}04'14''$;

THENCE North $72^{\circ}44'40''$ West, 124.33 feet to the beginning of a tangent curve to the right;

THENCE 80.86 feet along the arc of a 200.00 foot radius curve, through a central angle of 23°09'54";

THENCE North 49°34'46" West, 10.20 feet to the beginning of a tangent curve to the left;

THENCE 104.20 feet along the arc of a 120.00 foot radius curve, through a central angle of 49°45'07";

THENCE South 80°40'08" West, 88.47 feet to the beginning of a tangent curve, to the right;

THENCE 130.80 feet along the arc of a 100.00 foot radius curve, through a central angle of 74°56'31";

THENCE North 24°23'21" West, 105.65 feet to the beginning of a tangent curve to the left;

THENCE 99.63 feet along the arc of a 100.00 foot radius curve, through a central angle of 57°05'08";

THENCE North 81°28'29" West, 111.66 feet to the southerly right-of-way line of Wrangler Road and the POINT OF TERMINUS for this description.

The sidelines of the above described easement shall be extended or shortened to begin on the southerly line of said Parcel 12 and to end on the southerly right-of-way line of Wrangler Road.

BASIS OF BEARINGS:

The Basis of Bearings for this plat is N82°41'33"E, being the Ground Bearing between National Geodetic Survey Station CHALK BLUFF and Station VISTA 2 with the following Nevada Coordinate System, West Zone, values based on the North American Datum of 1983/1994 High Accuracy Reference Network (NAD 83/94-HARN)

CHALK BLUFF

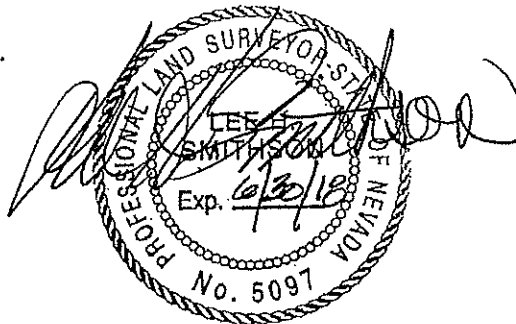
NORTHING 4529395.304 meters (14860191.093 U.S. Survey Foot)
EASTING 688866.792 meters (2260057.133 U.S. Survey Foot)

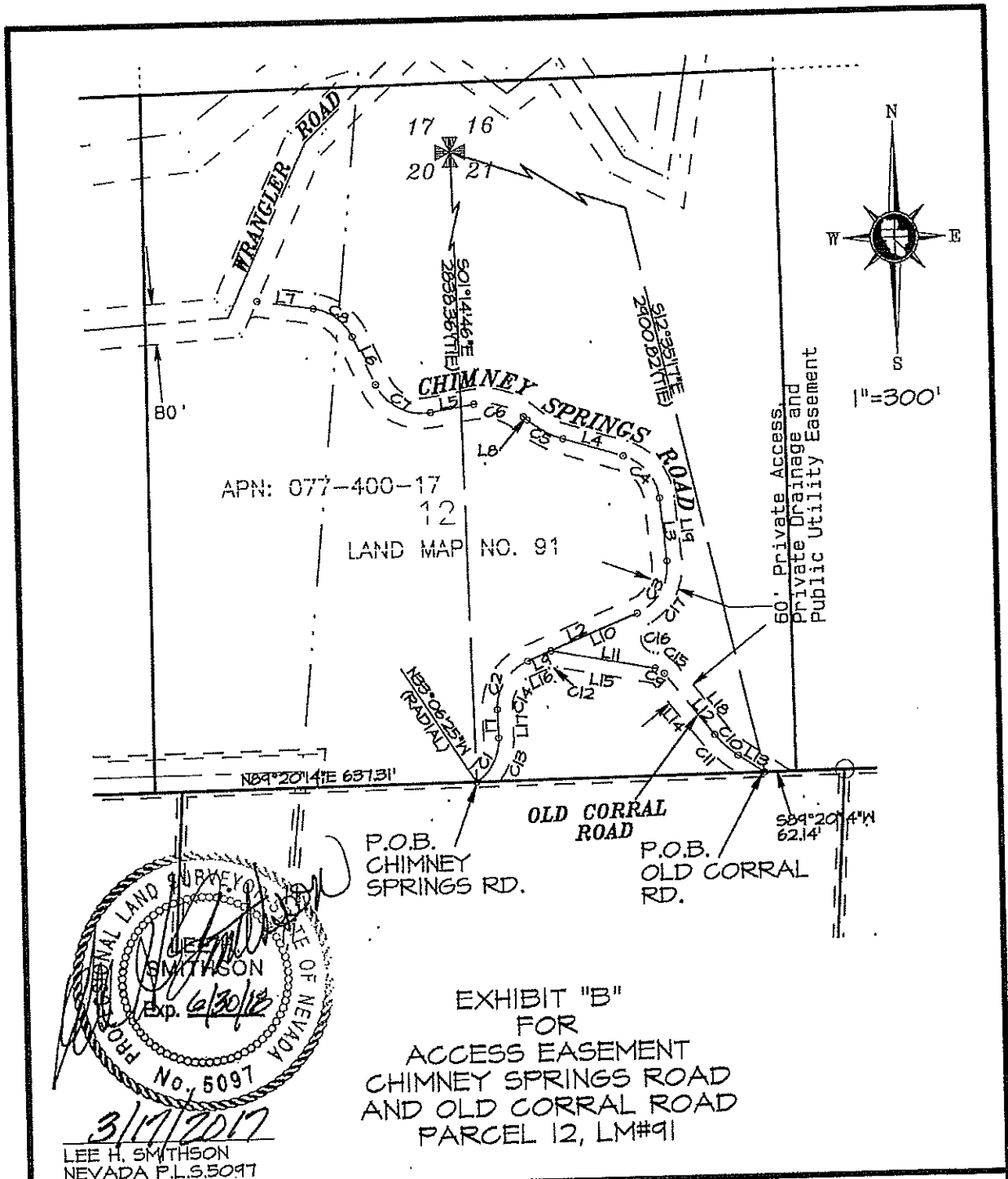
VISTA 2

NORTHING 4531358.722 meters (14866632.740 U.S. Survey Foot)
EASTING 704177.774 meters (2310289.914 U.S. Survey Foot)

Combined Factor of .999802100.

Date 3/17/2017
Lee H. Smithson, P.L.S.
Nevada Certificate No. 5097





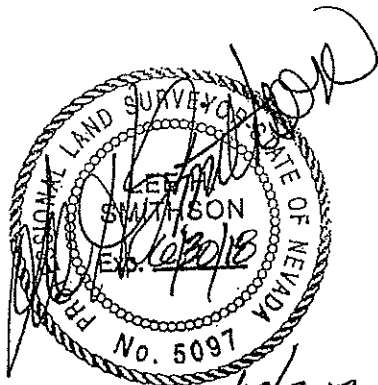
PROFESSIONAL LAND SURVEYOR
 LEE H. SMITHSON
 Exp. 6/30/18
 No. 5097
 STATE OF NEVADA
 3/17/2017
 LEE H. SMITHSON
 NEVADA P.L.S. 5097

EXHIBIT "B"
 FOR
 ACCESS EASEMENT
 CHIMNEY SPRINGS ROAD
 AND OLD CORRAL ROAD
 PARCEL 12, LM#91

TRI STATE SURVEYING, LTD
 1925 E. FRATER WAY
 SPARKS, NEVADA 89434
 (775)358-9491 * FAX: (775)352-7011

JOB No. 05194.01.RM
 A.P.N. 077-400-17
 MARCH 17, 2017
 DRAWN BY: LHS

LINE	BEARING	DISTANCE	LINE	DELTA	RADIUS	ARC
L1	N01°35'41"W	56.62'	C1	58°29'16"	100.00'	102.08'
L2	N67°35'56"E	236.61'	C2	69°11'37"	100.00'	120.77'
L3	N05°40'26"W	126.29'	C3	73°16'22"	100.00'	127.89'
L4	N72°44'40"W	124.33'	C4	67°04'14"	100.00'	117.06'
L5	S80°40'08"W	88.47'	C5	23°09'54"	200.00'	80.86'
L6	N24°23'21"W	105.65'	C6	49°45'07"	120.00'	104.20'
L7	N81°28'29"W	111.66'	C7	74°56'31"	100.00'	130.80'
L8	N49°34'46"W	10.20'	C8	57°05'08"	100.00'	99.63'
L9	S67°35'56"W	50.75'	C9	41°02'17"	30.00'	21.49'
L10	N67°35'56"E	185.86'	C10	17°45'59"	200.00'	62.02'
L11	N79°14'06"W	209.16'	C11	17°45'59"	230.00'	71.32'
L12	N38°11'49"W	158.22'	C12	33°09'57"	30.00'	17.37'
L13	N55°57'48"W	62.04'	C13	41°24'38"	130.00'	93.96'
L14	S38°11'49"E	158.22'	C14	54°26'42"	70.00'	66.52'
L15	S79°14'06"E	191.29'	C15	41°02'17"	60.00'	42.97'
L16	S67°35'56"W	32.88'	C16	141°35'50"	30.00'	74.14'
L17	N01°35'41"W	56.62'	C17	68°02'10"	130.00'	154.37'
L18	N38°11'49"W	158.22'				
L19	N05°40'26"W	126.29'				



LEE H. SMITHSON
NEVADA P.L.S.5097

EXHIBIT "C"
FOR
ACCESS EASEMENT
CHIMNEY SPRINGS ROAD
AND OLD CORRAL ROAD
COURSE TABLES

TRI STATE SURVEYING, LTD

1925 E. FRATER WAY
SPARKS, NEVADA 89434
(775)358-9491 * FAX:(775)352-7011

JOB No. 05194.01.RM

A.P.N. 077-400-17

MARCH 17, 2017

DRAWN BY: LHS

Burdened Property: APN: 077-400-17;
Benefitted Property: APN: 077-400-04,
077-400-21 and 076-600-15
RPTT: \$0.00

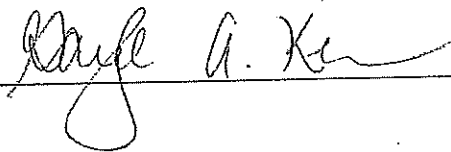
Recording Requested By:
KERN & ASSOCIATES, LTD

When Recorded Mail to:
Harley J. Moe & Diane G. Mercier,
Trustees of the Moe/Mercier Living Trust
3400 Right Hand Canyon Rd.
Reno, NV 89510

(space above for Recorder's use only)

I, the undersigned hereby affirm that the attached document, including any exhibits,
hereby submitted for recording does not contain the social security number
of any person or persons per NRS 239B.030

Signature: _____



**GRANT OF PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
(OLD CORRAL ROAD IN PARCEL 12 LAND MAP #91)**

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

DOC # 4689868

03/24/2017 01:05:00 PM

Requested By
GAYLE A KERN LTD
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: \$26.00 RPTT: \$0.00
Page 1 of 10



WHEN RECORDED, RETURN TO:

Harley J. Moe & Diane G. Mercier,
Trustees of the Moe/Mercier Living Trust
3400 Right Hand Canyon Rd.
Reno, NV 89510

Burdened Property: APN: 077-400-17
Benefitted Property: APN: 077-400-04, 077-400-21 and 076-600-15

**GRANT OF PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
(OLD CORRAL ROAD IN PARCEL 12 LAND MAP #91)**

(Affects A.P.N. 077-400-17 for the benefit of APNs: 077-400-04, 077-400-21
and 076-600-15, as the same may be further divided per recorded tract or land map.)

THIS INDENTURE, is made and entered into this 23rd day of March, 2017, by and between Harley J. Moe and Diane G. Mercier as Trustees of the Moe/Mercier Living Trust, U.D.T. dated June 16, 1997, as amended ("Grantor"), and Harley J. Moe and Diane G. Mercier as Trustees of the Moe/Mercier Living Trust, U.D.T. dated June 16, 1997, as amended ("Grantee").

WITNESSETH

Grantor is the owner of Washoe County Assessor's Parcel No. 077-400-17, also known as Parcel 12 of Land Map 91 for Division of Land into Large Parcels, recorded on February 25, 1987 in the office of the Recorder of Washoe County, Nevada, as File No. 1142694, (the "Burdened Property").

Grantee is the owner of the following Parcels, collectively referred to as the "Benefitted Property":

Parcel 20-2-2-9 as shown upon Division of Land Map 26 for Palomino Valley Unit 13, recorded in the Official Records of Washoe County Nevada on December 23, 1977 as File No. 505094, (A.P.N. 077-400-04). A metes and bounds legal description of Parcel 20-2-2-9 appears in that certain Deed recorded June 19, 1997 in the office of the Washoe County Recorder, Washoe County, Nevada, as File No. 2109832;

Adjusted Lot 21-2-2-1-A per Record of Survey Map 5144, recorded in the Official Records of Washoe County Nevada on April 1, 2009 as File No. 3745440 (A.P.N. 077-400-21), being more fully described in that certain Boundary Line Adjustment and Quitclaim Deed, recorded in the Official Records of Washoe County Nevada on April 1, 2009 as File No. 3745439; and

Parcel 16 as shown upon Division of Land Map 40 for Monte Cristo Ranch Unit No.2, recorded in the Official Records of Washoe County Nevada on February 28, 1979 as File 591202 (A.P.N. 076-600-15), being more fully described in that certain Deed recorded June 19, 1997 in the office of the Washoe County Recorder, Washoe County, Nevada, as File No. 2109831.

Grantee intends to further subdivide the Benefitted Property into sixteen (16) residential Large Parcels through recording of a Division of Land into Large Parcels map in accord with the conditions of approval granted for Tentative Map, Case No. DL11-0001, approved by the Director of Community Development for Washoe County, State of Nevada on April 5, 2011. In connection with the further division of the Benefitted Property into Large Parcels, Grantee intends to record a declaration of easements, covenants, conditions, and restrictions ("Declaration") affecting and encumbering the Benefitted Property and the Large Parcels to be created therefrom. Grantee also intends to form a homeowners' association ("Association") in accord with Chapters 82 and 116 of the Nevada Revised Statutes, the members of which shall be the owners of the sixteen (16) Large Parcels into which the Benefitted Property may be divided.

The conditions of approval for Tentative Map, Case No. DL11-0001, require easements be granted across neighboring lands to provide access, drainage and public utilities to the Benefitted Property and the Large Parcels to be created therefrom.

Upon recording of the Declaration and formation of the Association, all easements, rights, and obligations granted hereunder shall be deemed transferred and assigned to the Association for the benefit and burden of the members thereof, their assigns and successors in interest, and all those claiming any right in and to the Benefitted Property and the Large Parcels to be created therefrom.

The easements and rights granted herein shall run in perpetuity. The location of any access easement and the rights and obligations of the parties thereto, may only be amended by the consent of a majority (51%) of the owners of the Burdened Property, together with the consent of a majority (51%) of the owners of the Benefitted Property.

GRANT OF EASEMENT

Grantor hereby grants to Grantee, its successors and assigns including the Association, in its AS IS condition, a perpetual private access, drainage, and public utility easement across that portion of the Burdened Property described as a portion of Old Corral Road in Parcel 12 Land Map #91, County of Washoe, State of Nevada, as described on Exhibit "A" and depicted on Exhibits "B" and "C" attached hereto (the "Right of Way"), for the purposes of: (i) providing private vehicular and pedestrian access, ingress and egress to the Benefitted Property and all additional property which may in the future be made subject to the Declaration; (ii) constructing street improvements within the course of the Right of Way, provided construction or improvement is approved by a majority of the owners of the Large Parcels within the Benefitted Property¹; (iii) constructing and maintaining underground utility facilities within the Right of Way to provide utility service to the Benefitted Property; (iv) constructing and maintaining water conduits, drainage ditches, culverts, and associated fixtures and uses within the Right of Way for the protection and benefit of the Benefitted Property; and (v) all uses incidental to the foregoing paragraphs (i) through (iv), including the right, but not the obligation, to repair, maintain and/or replace any improvements thereon or within the Right of Way.

This Grant of Easement and the terms contained herein shall run with both the Burdened Property and the Benefitted Property, shall be binding upon the Grantor, its successors and assigns, and shall inure to the benefit of Grantee and its successors and assigns, including the Association and its members.

Grantee and its successors and assigns, including the Association and its members, shall have at all times ingress and egress to that portion of the Burdened Property described as the Right of Way for the purposes stated in this easement. Grantee shall not erect or construct any building or other structure over the course of the Right of Way. Grantee, its successors and assigns, shall have the right, but not the obligation, to remove or clear any and all buildings, structures, combustible materials, trees, brush, debris, or any other obstruction from the Right of Way, which in the judgment of Grantee may interfere with access to or along the Right of Way or endanger the construction, operation or maintenance of any improvement to or on the Right of Way.

Grantee shall reimburse Grantor for any additional ad valorem tax which is levied by the Washoe County taxing authorities on any improvements made to the Right of Way. Grantee shall make such reimbursement upon Grantor's furnishing to Grantee evidence of the cost of the tax assessment, or levy which has been levied by the appropriate taxing authority for any improvements to the Right of Way.

¹ Each Large Parcel within the Benefitted Property shall be entitled to one (1) vote. The Large Parcel's vote may be cast as determined by a majority of the owners of that Parcel.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments, and appurtenances thereunto belonging to or appertaining to the revisions and reversions, remainder and remainders, rents, issues and profits thereto.

TO HAVE AND TO HOLD all and singular the premises, granted together with the appurtenances, unto Grantee, its successors, agents, and assigns forever.

IN WITENSS WHEREOF, Grantor and Grantee have caused these presents to be duly executed the day and year last written below.

GRANTOR

GRANTEE

MOE/MERCIER LIVING TRUST, U.D.T.
DATED JUNE 16, 1997, as amended.

MOE/MERCIER LIVING TRUST, U.D.T.
DATED JUNE 16, 1997, as amended

By: Harley J. Moe
Harley J. Moe, Trustee

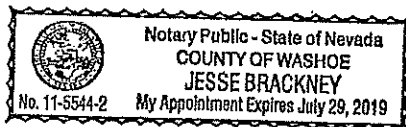
By: Harley J. Moe
Harley J. Moe, Trustee

By: Diane G. Mercier
Diane G. Mercier, Trustee

By: Diane G. Mercier
Diane G. Mercier, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

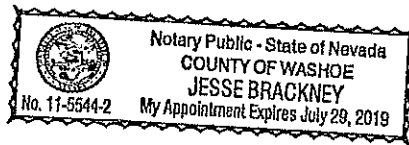
On this 25th day of March, 2017, personally appeared before me, Notary Public, HARLEY J. MOE, whose name is subscribed to the foregoing document, and who acknowledged to me that he executed the foregoing document as Trustee of The Moe/Mercier Family Trust, U.D.T. JUNE 16, 1997, as amended.




Jesse Brackney
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 23rd day of March, 2017, personally appeared before me, Notary Public, DIANE G. MERCIER whose name is subscribed to the foregoing document, and who acknowledged to me that she executed the foregoing document as Trustee of The Moe/Mercier Family Trust, U.D.T. JUNE 16, 1997, as amended.





NOTARY PUBLIC



Land Information Solutions

TRI STATE SURVEYING, LTD.

1925 E. Prater Way
Sparks, Nevada 89434
Telephone (775) 358-9491 ♦ FAX (775) 358-3664
Toll Free: 1-800-411-3752

March 17, 2017
Job No. 05194.01.RM

Exhibit "A"
**60' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT
OLD CORRAL ROAD IN PARCEL 12 LAND MAP #91**

All that certain Easement situate within a portion of the northwest 1/4 of Section Twenty-One (21) of Township Twenty-Two (22) North, Range Twenty-Two (22) East, Mount Diablo Meridian, Washoe County, Nevada, and being a portion of Parcel 12 as shown on Land Map 91 in the Official Records of Washoe County, Nevada, said Easement being 60 feet in width, lying 30 feet on each side of the following described center line:

COMMENCING at the northwest corner of said Section 21;

THENCE South $12^{\circ}35'17''$ East, 2900.82 feet to the POINT OF BEGINNING, said point being on the southerly line of said Parcel 12;

THENCE leaving said southerly line, North $55^{\circ}57'48''$ West, 62.04 feet to the beginning of a tangent curve to the right;

THENCE 62.02 feet along the arc of a 200.00 foot radius curve, through a central angle of $17^{\circ}45'59''$;

THENCE North $38^{\circ}11'49''$ West, 158.22 feet to the beginning of a tangent curve to the left;

THENCE 21.49 feet along the arc of a 30.00 foot radius curve, through a central angle of $41^{\circ}02'17''$;

THENCE North $79^{\circ}14'06''$ West, 209.16 feet to the POINT OF TERMINUS.

The sidelines of the above described easement shall be extended or shortened to begin on the southerly line of said Parcel 12 and to end on a line perpendicular to the last course of this description.

BASIS OF BEARINGS:

The Basis of Bearings for this plat is N82°41'33"E, being the Ground Bearing between National Geodetic Survey Station CHALK BLUFF and Station VISTA 2 with the following Nevada Coordinate System, West Zone, values based on the North American Datum of 1983/1994 High Accuracy Reference Network (NAD 83/94-HARN)

CHALK BLUFF

NORTHING 4529395.304 meters (14860191.093 U.S. Survey Foot)

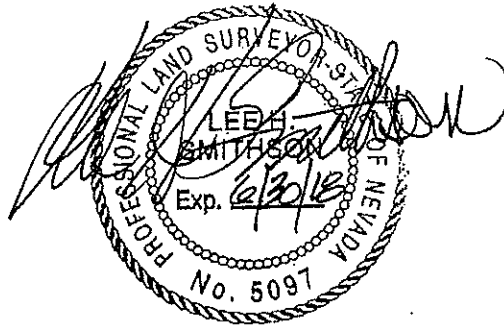
EASTING 688866.792 meters (2260057.133 U.S. Survey Foot)

VISTA 2

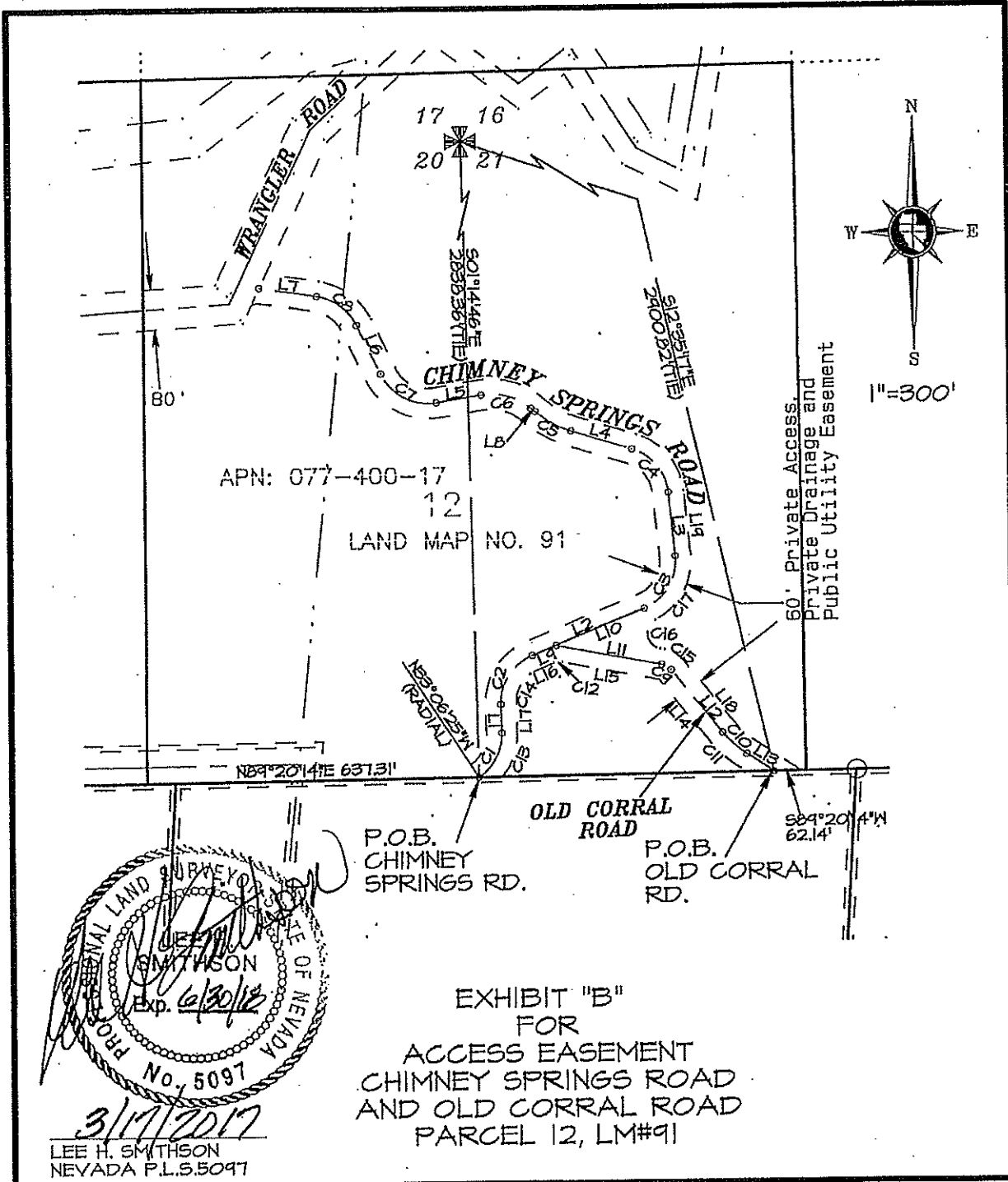
NORTHING 4531358.722 meters (14866632.740 U.S. Survey Foot)

EASTING 704177.774 meters (2310289.914 U.S. Survey Foot)

Combined Factor of .999802100.



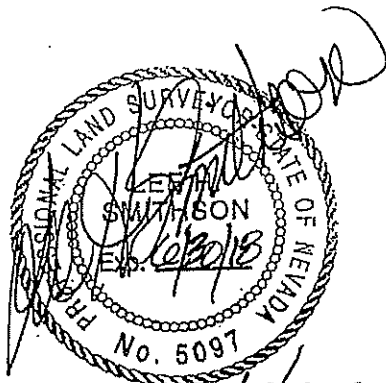
Date 3/17/2017
Lee H. Smithson, P.L.S.
Nevada Certificate No. 5097



TRI STATE SURVEYING, LTD
 1925 E. PRATER WAY
 SPARKS, NEVADA 89434
 (775)358-9491 * FAX:(775)352-7011

JOB No. 05194.01.RM
 A.P.N. 077-400-17
 MARCH 17, 2017
 DRAWN BY: LHS

LINE	BEARING	DISTANCE	LINE	DELTA	RADIUS	ARC
L1	N01°35'41"W	56.62'	C1	58°29'16"	100.00'	102.08'
L2	N67°35'56"E	236.61'	C2	69°11'37"	100.00'	120.77'
L3	N05°40'26"W	126.29'	C3	73°16'22"	100.00'	127.89'
L4	N72°44'40"W	124.33'	C4	67°04'14"	100.00'	117.06'
L5	S80°40'08"W	88.47'	C5	23°09'54"	200.00'	80.86'
L6	N24°23'21"W	105.65'	C6	49°45'07"	120.00'	104.20'
L7	N81°28'29"W	111.66'	C7	74°56'31"	100.00'	130.80'
L8	N49°34'46"W	10.20'	C8	57°05'08"	100.00'	99.63'
L9	S67°35'56"W	50.75'	C9	41°02'17"	30.00'	21.49'
L10	N67°35'56"E	185.86'	C10	17°45'59"	200.00'	62.02'
L11	N79°14'06"W	209.16'	C11	17°45'59"	230.00'	71.32'
L12	N38°11'49"W	158.22'	C12	33°09'57"	30.00'	17.37'
L13	N55°57'48"W	62.04'	C13	41°24'38"	130.00'	93.96'
L14	S38°11'49"E	158.22'	C14	54°26'42"	70.00'	66.52'
L15	S79°14'06"E	191.29'	C15	41°02'17"	60.00'	42.97'
L16	S67°35'56"W	32.88'	C16	141°35'50"	30.00'	74.14'
L17	N01°35'41"W	56.62'	C17	68°02'10"	130.00'	154.37'
L18	N38°11'49"W	158.22'				
L19	N05°40'26"W	126.29'				



LEE H. SMITHSON
NEVADA P.L.S.5097

EXHIBIT "C"
FOR
ACCESS EASEMENT
CHIMNEY SPRINGS ROAD
AND OLD CORRAL ROAD
COURSE TABLES

TRI STATE SURVEYING, LTD

1925 E. PRATER WAY
SPARKS, NEVADA 89434.
(775)358-9491 * FAX:(775)352-7011

JOB No. 05194.01.RM

A.P.N. 077-400-17

MARCH 17, 2017

DRAWN BY: LHS

DOC # 4689869

03/24/2017 01:24:20 PM

Requested By

GAYLE A KERN LTD

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$26.00 RPTT: \$0.00

Page 1 of 10

Burdened Property: APN: 077-400-19;
Benefitted Property: APN: 077-400-04,
077-400-21 and 076-600-15
RPTT: \$0.00



Recording Requested By:
KERN & ASSOCIATES, LTD

When Recorded Mail to:
Harley J. Moe & Diane G. Mercier,
Trustees of the Moe/Mercier Living Trust
3400 Right Hand Canyon Rd.
Reno, NV 89510

(space above for Recorder's use only)

I, the undersigned hereby affirm that the attached document, including any exhibits,
hereby submitted for recording does not contain the social security number
of any person or persons per NRS 239B.030

Signature:

**GRANT OF PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
(OLD CORRAL ROAD AND VENADERO ROAD - PARCEL 14 LM#91)**

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

WHEN RECORDED, RETURN TO:

Harley J. Moe & Diane G. Mercier,
Trustees of the Moe/Mercier Living Trust
3400 Right Hand Canyon Rd.
Reno, NV 89510

Burdened Property: APN: 077-400-19

Benefitted Property: APN: 077-400-04, 077-400-21 and 076-600-15

**GRANT OF PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
(OLD CORRAL ROAD AND VENADERO ROAD – PARCEL 14 LM#91)**

(Affects A.P.N. 077-400-19 for the benefit of APNs : 077-400-04, 077-400-21
and 076-600-15, as the same may be further divided per recorded tract or land map.

THIS INDENTURE, is made and entered into this 23rd day of March, 2017, by and
between Andrea Devany Mercier Moe, an unmarried woman (“Grantor”), and Harley J. Moe and
Diane G. Mercier as Trustees of the Moe/Mercier Living Trust, U.D.T. dated June 16, 1997, as
amended (“Grantee”).

WITNESSETH

Grantor is the owner of Washoe County Assessor’s Parcel No. 077-400-19, also known
as Parcel 14 of Division of Land Map No. 91, recorded in the office of the County Recorder of
Washoe County, State of Nevada, on February 25, 1987, as File No. 1142694 (the “Burdened
Property”).

Grantee is the owner of the following Parcels, collectively referred to as the “Benefitted
Property”:

Parcel 20-2-2-9 as shown upon Division of Land Map 26 for Palomino
Valley Unit 13, recorded in the Official Records of Washoe County Nevada on
December 23, 1977 as File No.505094, (A.P.N. 077-400-04). A metes and bounds
legal description of Parcel 20-2-2-9 appears in that certain Deed recorded June 19,
1997 in the office of the Washoe County Recorder, Washoe County, Nevada, as
File No. 2109832;

Adjusted Lot 21-2-2-1-A per Record of Survey Map 5144, recorded in the
Official Records of Washoe County Nevada on April 1, 2009 as File No. 3745440
(A.P.N. 077-400-21), being more fully described in that certain Boundary Line
Adjustment and Quitclaim Deed, recorded in the Official Records of Washoe
County Nevada on April 1, 2009 as File No. 3745439; and

Parcel 16 as shown upon Division of Land Map 40 for Monte Cristo Ranch Unit No.2, recorded in the Official Records of Washoe County Nevada on February 28, 1979 as File 591202 (A.P.N. 076-600-15), being more fully described in that certain Deed recorded June 19, 1997 in the office of the Washoe County Recorder, Washoe County, Nevada, as File No. 2109831.

Grantee intends to further subdivide the Benefitted Property into sixteen (16) residential Large Parcels through recording of a Division of Land into Large Parcels map in accord with the conditions of approval granted for Tentative Map, Case No. DL11-0001, approved by the Director of Community Development for Washoe County, State of Nevada on April 5, 2011. In connection with the further division of the Benefitted Property into Large Parcels, Grantee intends to record a declaration of easements, covenants, conditions, and restrictions ("Declaration") affecting and encumbering the Benefitted Property and the Large Parcels to be created therefrom. Grantee also intends to form a homeowners' association ("Association") in accord with Chapters 82 and 116 of the Nevada Revised Statutes, the members of which shall be the owners of the sixteen (16) Large Parcels into which the Benefitted Property may be divided.

The conditions of approval for Tentative Map, Case No. DL11-0001, require easements be granted across neighboring lands to provide access, drainage and public utilities to the Benefitted Property and the Large Parcels to be created therefrom.

Upon recording of the Declaration and formation of the Association, all easements, rights, and obligations granted hereunder shall be deemed transferred and assigned to the Association for the benefit and burden of the members thereof, their assigns and successors in interest, and all those claiming any right in and to the Benefitted Property and the Large Parcels to be created therefrom.

The easements and rights granted herein shall run in perpetuity. The location of any access easement and the rights and obligations of the parties thereto, may only be amended by the consent of a majority (51%) of the owners of the Burdened Property, together with the consent of a majority (51%) of the owners of the Benefitted Property.

GRANT OF EASEMENT

Grantor hereby grants to Grantee, its successors and assigns including the Association, in its AS IS condition, a perpetual private access, drainage, and public utility easement across that portion of the Burdened Property described as Old Corral Road and Venadero Road – Parcel 14 LM#91, County of Washoe, State of Nevada, as described on Exhibit “A” and depicted on Exhibits “B” and “C” attached hereto (the “Right of Way”), for the purposes of: (i) providing private vehicular and pedestrian access, ingress and egress to the Benefitted Property and all additional property which may in the future be made subject to the Declaration; (ii) constructing street improvements within the course of the Right of Way, provided construction or improvement is approved by a majority of the owners of the Large Parcels within the Benefitted Property¹; (iii) constructing and maintaining underground utility facilities within the Right of Way to provide utility service to the Benefitted Property; (iv) constructing and maintaining water conduits, drainage ditches, culverts, and associated fixtures and uses within the Right of Way for the protection and benefit of the Benefitted Property; and (v) all uses incidental to the foregoing paragraphs (i) through (iv), including the right, but not the obligation, to repair, maintain and/or replace any improvements thereon or within the Right of Way.

This Grant of Easement and the terms contained herein shall run with both the Burdened Property and the Benefitted Property, shall be binding upon the Grantor, its successors and assigns, and shall inure to the benefit of Grantee and its successors and assigns, including the Association and its members.

Grantee and its successors and assigns, including the Association and its members, shall have at all times ingress and egress to that portion of the Burdened Property described as the Right of Way for the purposes stated in this easement. Grantee shall not erect or construct any building or other structure over the course of the Right of Way. Grantee, its successors and assigns, shall have the right, but not the obligation, to remove or clear any and all buildings, structures, combustible materials, trees, brush, debris, or any other obstruction from the Right of Way, which in the judgment of Grantee may interfere with access to or along the Right of Way or endanger the construction, operation or maintenance of any improvement to or on the Right of Way.

Grantee shall reimburse Grantor for any additional ad valorem tax which is levied by the Washoe County taxing authorities on any improvements made to the Right of Way. Grantee shall make such reimbursement upon Grantor’s furnishing to Grantee evidence of the cost of the tax assessment, or levy which has been levied by the appropriate taxing authority for any improvements to the Right of Way.

¹ Each Large Parcel within the Benefitted Property shall be entitled to one (1) vote. The Large Parcel’s vote may be cast as determined by a majority of the owners of that Parcel.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments, and appurtenances thereunto belonging to or appertaining to the revisions and reversions, remainder and remainders, rents, issues and profits thereto.

TO HAVE AND TO HOLD all and singular the premises, granted together with the appurtenances, unto Grantee, its successors, agents, and assigns forever.

IN WITENSS WHEREOF, Grantor and Grantee have caused these presents to be duly executed the day and year last written below.

GRANTOR

GRANTEE

ANDREA DEVANY MERCIER MOE,
who took title as an unmarried woman,

MOE/MERCIER LIVING TRUST, U.D.T.
DATED JUNE 16, 1997, as amended

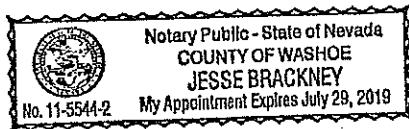
Andrea Devany Mercier Moe

By: *Harley J. Moe*
Harley J. Moe, Trustee

By: *Diane G. Mercier*
Diane G. Mercier, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

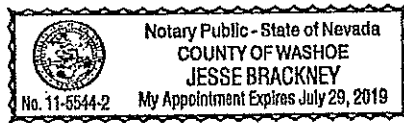
On this 23rd day of March, 2017, personally appeared before me, Notary Public, ANDREA DEVANY MERCIER MOE whose name is subscribed to the foregoing document, and who acknowledged to me that she executed the same.



Jesse Brackney
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 23rd day of March, 2017, personally appeared before me, Notary Public, DIANE G. MERCIER whose name is subscribed to the foregoing document, and who acknowledged to me that she executed the foregoing document as Trustee of The Moe/Mercier Family Trust, U.D.T. JUNE 16, 1997, as amended.

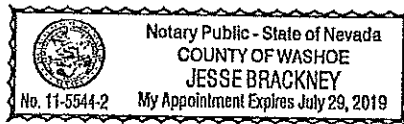


[Handwritten Signature]

NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 23rd day of March, 2017, personally appeared before me, Notary Public, HARLEY J. MOE whose name is subscribed to the foregoing document, and who acknowledged to me that he executed the foregoing document as Trustee of The Moe/Mercier Family Trust, U.D.T. JUNE 16, 1997, as amended.



[Handwritten Signature]

NOTARY PUBLIC



Land Information Solutions

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1925 E. Prater Way
Sparks, Nevada 89434
Telephone (775) 358-9491 ♦ FAX (775) 358-3664
Toll Free: 1-800-411-3752

March 17, 2017
Job No. 05194.01.RM

Exhibit "A"

60' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT OLD CORRAL ROAD AND VENADERO ROAD – PARCEL 14 LM#91

All that certain Easement situate within a portion of the north 1/2 of Section Twenty-One (21) of Township Twenty-Two (22) North, Range Twenty-Two (22) East, Mount Diablo Meridian, Washoe County, Nevada, and being a portion of Parcel 14 as shown on Land Map 91 in the Official Records of Washoe County, Nevada, said Easement being 60 feet in width, lying 30 feet on each side of the following described center line:

COMMENCING at the northwest corner of said Section 21;

THENCE South $41^{\circ}10'50''$ East, 3733.49 feet to the POINT OF BEGINNING, said point being on the southerly line of said Parcel 14;

THENCE leaving said southerly line, North $71^{\circ}45'30''$ West, 117.72 feet to the beginning of a tangent curve to the right;

THENCE 164.39 feet along the arc of a 80.00 foot radius curve, through a central angle of $117^{\circ}44'15''$;

THENCE North $45^{\circ}58'46''$ East, 84.19 feet to the beginning of a tangent curve to the left;

THENCE 76.15 feet along the arc of a 100.00 foot radius curve, through a central angle of $43^{\circ}37'53''$;

THENCE North $02^{\circ}20'53''$ East, 117.45 feet to the beginning of a tangent curve to the right;

THENCE 89.06 feet along the arc of a 200.00 foot radius curve, through a central angle of $25^{\circ}30'50''$;

THENCE North $27^{\circ}51'43''$ East, 336.78 feet to the beginning of a tangent curve to the left;

THENCE 134.47 feet along the arc of a 300.00 foot radius curve, through a central angle of $25^{\circ}40'57''$;

THENCE North 02°10'46" East, 180.35 feet to the beginning of a tangent curve to the right;

THENCE 25.82 feet along the arc of a 200.00 foot radius curve, through a central angle of 07°23'51";

THENCE North 09°34'37" East, 174.27 feet to the southerly right-of-way line of Wrangler Road and the POINT OF TERMINUS for this description.

The sidelines of the above described easement shall be extended or shortened to begin on the southerly line of said Parcel 14 and to end on the southerly right-of-way line of Wrangler Road.

BASIS OF BEARINGS:

The Basis of Bearings for this plat is N82°41'33"E, being the Ground Bearing between National Geodetic Survey Station CHALK BLUFF and Station VISTA 2 with the following Nevada Coordinate System, West Zone, values based on the North American Datum of 1983/1994 High Accuracy Reference Network (NAD 83/94-HARN)

CHALK BLUFF

NORTHING 4529395.304 meters (14860191.093 U.S. Survey Foot)

EASTING 688866.792 meters (2260057.133 U.S. Survey Foot)

VISTA 2

NORTHING 4531358.722 meters (14866632.740 U.S. Survey Foot)

EASTING 704177.774 meters (2310289.914 U.S. Survey Foot)

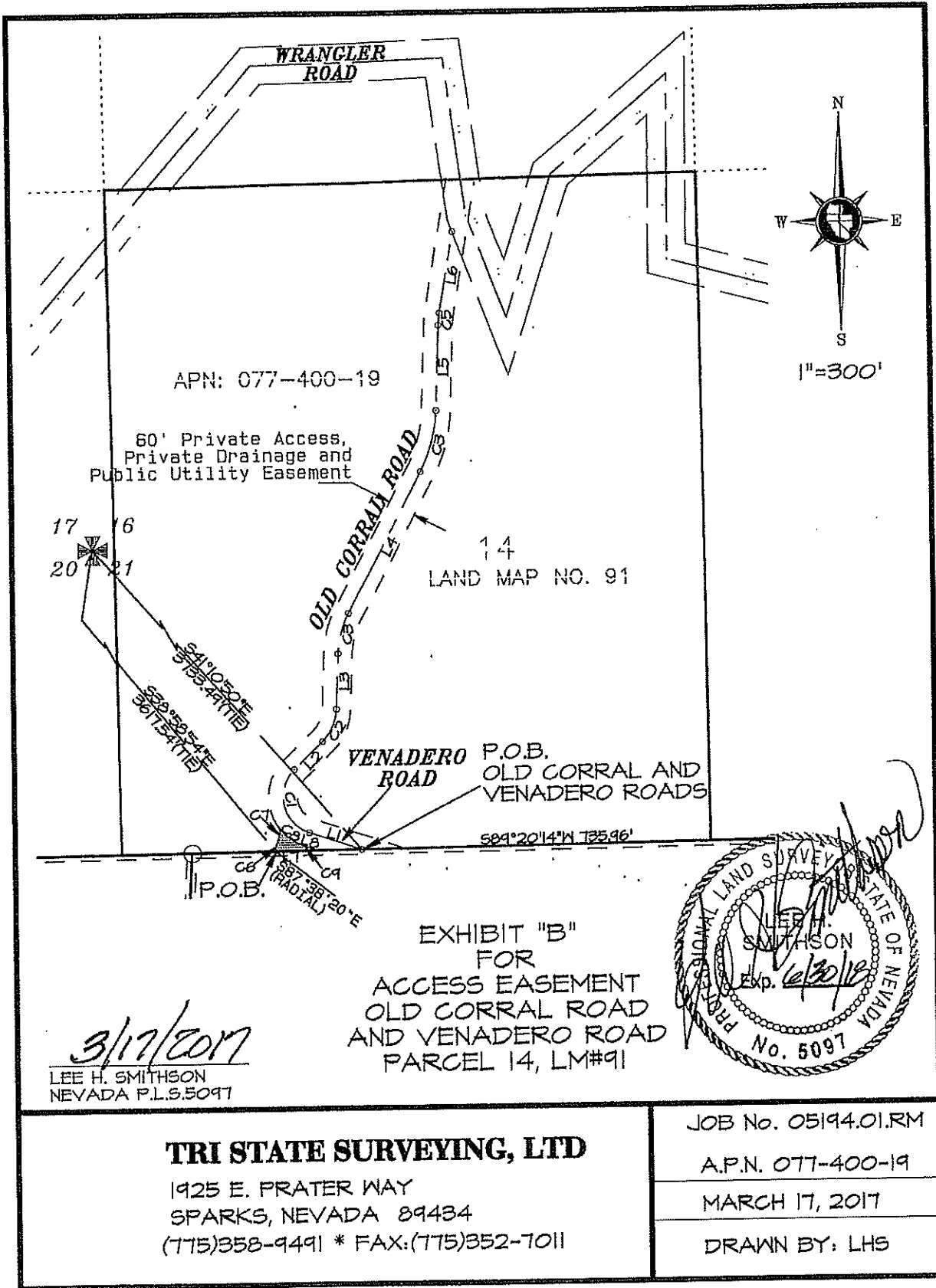
Combined Factor of .999802100.

Date

3/17/2017
Lee H. Smithson, P.L.S.

Nevada Certificate No. 5097

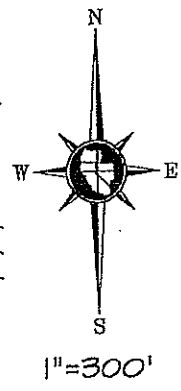




APN: 077-400-19

60' Private Access,
Private Drainage and
Public Utility Easement

LAND MAP NO. 91

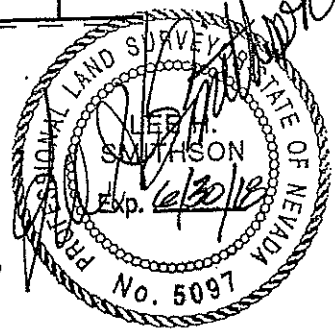


P.O.B.
OLD CORRAL AND
VENADERO ROADS

589°20'14\"/>

P.O.B.
587°39'20\"/>

EXHIBIT "B"
FOR
ACCESS EASEMENT
OLD CORRAL ROAD
AND VENADERO ROAD
PARCEL 14, LM#91



3/17/2017
LEE H. SMITHSON
NEVADA P.L.S. 5097

TRI STATE SURVEYING, LTD
1925 E. FRATER WAY
SPARKS, NEVADA 89434
(775)358-9491 * FAX: (775)352-7011

JOB No. 05194.01.RM
A.P.N. 077-400-19
MARCH 17, 2017
DRAWN BY: LHS

LINE	BEARING	DISTANCE
L1	N71°45'30"W	117.12'
L2	N45°58'46"E	84.19'
L3	N02°20'53"E	117.45'
L4	N27°51'43"E	336.78'
L5	N02°10'46"E	180.35'
L6	N09°34'37"E	174.27'
L7	S89°20'14"W	60.61'
L8	S71°45'30"E	11.72'

LINE	DELTA	RADIUS	ARC
C1	117°44'15"	80.00'	164.39'
C2	43°37'53"	100.00'	76.15'
C3	25°30'50"	200.00'	89.06'
C4	25°40'57"	300.00'	134.47'
C5	7°23'51"	200.00'	25.82'
C6	22°07'01"	70.00'	27.02'
C7	57°27'21"	30.00'	30.08'
C8	38°46'51"	110.00'	74.45'
C9	87°13'59"	10.00'	15.23'

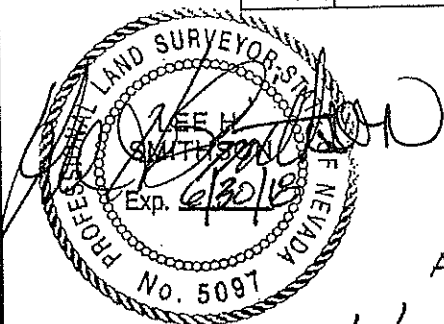


EXHIBIT "C"
 FOR
 ACCESS EASEMENT
 OLD CORRAL ROAD
 AND VENADERO ROAD
 PARCEL 14, LM#91
 COURSE TABLES

LEE H. SMITHSON
 NEVADA P.L.S. 5097

3/17/2017

TRI STATE SURVEYING, LTD

1925 E. PRATER WAY
 SPARKS, NEVADA 89434
 (775)358-9491 * FAX: (775)352-7011

JOB No. 05194.01.RM

A.P.N. 077-400-19

MARCH 17, 2017

DRAWN BY: LHS

DOC # 4689870

03/24/2017 01:28:41 PM

Requested By

GAYLE A KERN LTD

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$26.00 RPTT: \$0.00

Page 1 of 10



Burdened Property: APN: 077-400-17;
Benefitted Property: APN: 077-400-04,
077-400-21 and 076-600-15
RPTT: \$0.00

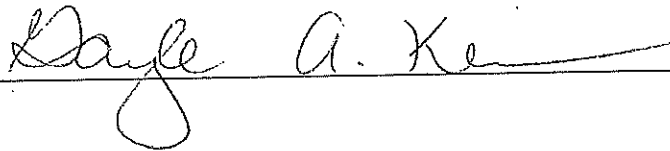
Recording Requested By:
KERN & ASSOCIATES, LTD

When Recorded Mail to:
Harley J. Moe & Diane G. Mercier,
Trustees of the Moe/Mercier Living Trust
3400 Right Hand Canyon Rd.
Reno, NV 89510

(space above for Recorder's use only)

I, the undersigned hereby affirm that the attached document, including any exhibits,
hereby submitted for recording does not contain the social security number
of any person or persons per NRS 239B.030

Signature:



**GRANT OF PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
(OLD CORRAL ROAD - SW PORTION PARCEL 14)**

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

WHEN RECORDED, RETURN TO:

Harley J. Moe & Diane G. Mercier,
Trustees of the Moe/Mercier Living Trust
3400 Right Hand Canyon Rd.
Reno, NV 89510

Burdened Property: APN: 077-400-17
Benefitted Property: APN: 077-400-04, 077-400-21 and 076-600-15

**GRANT OF PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
(OLD CORRAL ROAD – SW PORTION PARCEL 14)**

(Affects A.P.N. 077-400-17 for the benefit of APNs: 077-400-04, 077-400-21
and 076-600-15, as the same may be further divided per recorded tract or land map.)

THIS INDENTURE, is made and entered into this 23rd day of March, 2017, by and between Harley J. Moe and Diane G. Mercier as Trustees of the Moe/Mercier Living Trust, U.D.T. dated June 16, 1997, as amended (“Grantor”), and Harley J. Moe and Diane G. Mercier as Trustees of the Moe/Mercier Living Trust, U.D.T. dated June 16, 1997, as amended (“Grantee”).

WITNESSETH

Grantor is the owner of Washoe County Assessor’s Parcel No. 077-400-17, also known as Parcel 12 of Land Map 91 for Division of Land into Large Parcels, recorded on February 25, 1987 in the office of the Recorder of Washoe County, Nevada, as File No. 1142694, (the “Burdened Property”).

Grantee is the owner of the following Parcels, collectively referred to as the “Benefitted Property”:

Parcel 20-2-2-9 as shown upon Division of Land Map 26 for Palomino Valley Unit 13, recorded in the Official Records of Washoe County Nevada on December 23, 1977 as File No. 505094, (A.P.N. 077-400-04). A metes and bounds legal description of Parcel 20-2-2-9 appears in that certain Deed recorded June 19, 1997 in the office of the Washoe County Recorder, Washoe County, Nevada, as File No. 2109832;

Adjusted Lot 21-2-2-1-A per Record of Survey Map 5144, recorded in the Official Records of Washoe County Nevada on April 1, 2009 as File No. 3745440 (A.P.N. 077-400-21), being more fully described in that certain Boundary Line Adjustment and Quitclaim Deed, recorded in the Official Records of Washoe County Nevada on April 1, 2009 as File No. 3745439; and

Parcel 16 as shown upon Division of Land Map 40 for Monte Cristo Ranch Unit No.2, recorded in the Official Records of Washoe County Nevada on February 28, 1979 as File 591202 (A.P.N. 076-600-15), being more fully described in that certain Deed recorded June 19, 1997 in the office of the Washoe County Recorder, Washoe County, Nevada, as File No. 2109831.

Grantee intends to further subdivide the Benefitted Property into sixteen (16) residential Large Parcels through recording of a Division of Land into Large Parcels map in accord with the conditions of approval granted for Tentative Map, Case No. DL11-0001, approved by the Director of Community Development for Washoe County, State of Nevada on April 5, 2011. In connection with the further division of the Benefitted Property into Large Parcels, Grantee intends to record a declaration of easements, covenants, conditions, and restrictions ("Declaration") affecting and encumbering the Benefitted Property and the Large Parcels to be created therefrom. Grantee also intends to form a homeowners' association ("Association") in accord with Chapters 82 and 116 of the Nevada Revised Statutes, the members of which shall be the owners of the sixteen (16) Large Parcels into which the Benefitted Property may be divided.

The conditions of approval for Tentative Map, Case No. DL11-0001, require easements be granted across neighboring lands to provide access, drainage and public utilities to the Benefitted Property and the Large Parcels to be created therefrom.

Upon recording of the Declaration and formation of the Association, all easements, rights, and obligations granted hereunder shall be deemed transferred and assigned to the Association for the benefit and burden of the members thereof, their assigns and successors in interest, and all those claiming any right in and to the Benefitted Property and the Large Parcels to be created therefrom.

The easements and rights granted herein shall run in perpetuity. The location of any access easement and the rights and obligations of the parties thereto, may only be amended by the consent of a majority (51%) of the owners of the Burdened Property, together with the consent of a majority (51%) of the owners of the Benefitted Property.

GRANT OF EASEMENT

Grantor hereby grants to Grantee, its successors and assigns including the Association, in its AS IS condition, a perpetual private access, drainage, and public utility easement across that portion of the Burdened Property described as a small portion of Old Corral Road – SW Portion Parcel 14, County of Washoe, State of Nevada, as described on Exhibit "A" and depicted on Exhibits "B" and "C" attached hereto (the "Right of Way"), for the purposes of: (i) providing private vehicular and pedestrian access, ingress and egress to the Benefitted Property and all additional property which may in the future be made subject to the Declaration; (ii) constructing street improvements within the course of the Right of Way, provided construction or improvement is approved by a majority of the owners of the Large Parcels within the Benefitted Property¹; (iii) constructing and maintaining underground utility facilities within the Right of Way to provide utility service to the Benefitted Property; (iv) constructing and maintaining water conduits, drainage ditches, culverts, and associated fixtures and uses within the Right of Way for the protection and benefit of the Benefitted Property; and (v) all uses incidental to the foregoing paragraphs (i) through (iv), including the right, but not the obligation, to repair, maintain and/or replace any improvements thereon or within the Right of Way.

This Grant of Easement and the terms contained herein shall run with both the Burdened Property and the Benefitted Property, shall be binding upon the Grantor, its successors and assigns, and shall inure to the benefit of Grantee and its successors and assigns, including the Association and its members.

Grantee and its successors and assigns, including the Association and its members, shall have at all times ingress and egress to that portion of the Burdened Property described as the Right of Way for the purposes stated in this easement. Grantee shall not erect or construct any building or other structure over the course of the Right of Way. Grantee, its successors and assigns, shall have the right, but not the obligation, to remove or clear any and all buildings, structures, combustible materials, trees, brush, debris, or any other obstruction from the Right of Way, which in the judgment of Grantee may interfere with access to or along the Right of Way or endanger the construction, operation or maintenance of any improvement to or on the Right of Way.

Grantee shall reimburse Grantor for any additional ad valorem tax which is levied by the Washoe County taxing authorities on any improvements made to the Right of Way. Grantee shall make such reimbursement upon Grantor's furnishing to Grantee evidence of the cost of the tax assessment, or levy which has been levied by the appropriate taxing authority for any improvements to the Right of Way.

¹ Each Large Parcel within the Benefitted Property shall be entitled to one (1) vote. The Large Parcel's vote may be cast as determined by a majority of the owners of that Parcel.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments, and appurtenances thereunto belonging to or appertaining to the revisions and reversions, remainder and remainders, rents, issues and profits thereto.

TO HAVE AND TO HOLD all and singular the premises, granted together with the appurtenances, unto Grantee, its successors, agents, and assigns forever.

IN WITNESS WHEREOF, Grantor and Grantee have caused these presents to be duly executed the day and year last written below.

GRANTOR

GRANTEE

MOE/MERCIER LIVING TRUST, U.D.T.
DATED JUNE 16, 1997, as amended

MOE/MERCIER LIVING TRUST, U.D.T.
DATED JUNE 16, 1997, as amended

By: Harley J. Moe
Harley J. Moe, Trustee

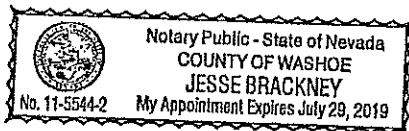
By: Harley J. Moe
Harley J. Moe, Trustee

By: Diane G. Mercier
Diane G. Mercier, Trustee

By: Diane G. Mercier
Diane G. Mercier, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

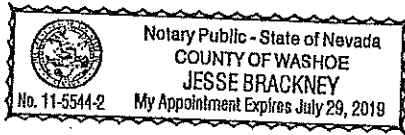
On this 23rd day of March, 2017, personally appeared before me, Notary Public, HARLEY J. MOE, whose name is subscribed to the foregoing document, and who acknowledged to me that he executed the foregoing document as Trustee of The Moe/Mercier Family Trust, U.D.T. JUNE 16, 1997, as amended.

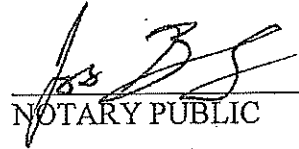


Jesse Brackney
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 23rd day of March, 2017, personally appeared before me, Notary Public, DIANE G. MERCIER whose name is subscribed to the foregoing document, and who acknowledged to me that she executed the foregoing document as Trustee of The Moe/Mercier Family Trust, U.D.T. JUNE 16, 1997, as amended.





NOTARY PUBLIC



Land Information Solutions

TRI STATE SURVEYING, LTD.

1925 E. Prater Way
Sparks, Nevada 89434
Telephone (775) 358-9491 ♦ FAX (775) 358-3664
Toll Free: 1-800-411-3752

March 17, 2017
Job No. 05194.01.RM

Exhibit "A"

PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT OLD CORRAL ROAD – SW PORTION PARCEL 14

All that certain Easement situate within a portion of the north 1/2 of Section Twenty-One (21) of Township Twenty-Two (22) North, Range Twenty-Two (22) East, Mount Diablo Meridian, Washoe County, Nevada, and being a portion of Parcel 14 as shown on Land Map 91 in the Official Records of Washoe County, Nevada, said Easement being more particularly described as follows:

COMMENCING at the northwest corner of said Section 21;

THENCE South $38^{\circ}58'54''$ East, 3617.54 feet to the POINT OF BEGINNING, said point being on the southerly line of said Parcel 14, said point also being the beginning of a tangent curve to the right;

THENCE leaving said southerly line, from which the radius point bears South $87^{\circ}38'20''$ East, 27.02 feet along the arc of a 70.00 foot radius curve, through a central angle of $22^{\circ}07'01''$ to the point of reverse curvature;

THENCE 30.08 feet along the arc of a 30.00 foot radius curve to the left, through a central angle of $57^{\circ}27'23''$ to the point of cusp, said point also being the beginning of a tangent curve to the left;

THENCE from a tangent which bears South $32^{\circ}58'38''$ East, 74.45 feet along the arc of a 110.00 foot radius curve with a radial bearing of North $57^{\circ}01'22''$ East, through a central angle of $38^{\circ}46'51''$;

THENCE South $71^{\circ}45'30''$ East, 11.72 feet to the point of cusp, said point also being the beginning of a tangent curve to the left;

THENCE from a tangent which bears North $71^{\circ}45'30''$ West, 15.23 feet along the arc of a 10.00 foot radius curve with a radial bearing of South $18^{\circ}14'30''$ West, through a central angle of $87^{\circ}13'59''$ to the southerly line of said Parcel 14;

THENCE along said southerly line, South 89°20'14" West, 60.61 feet to the POINT OF BEGINNING.

Said Easement contains 1,526 Square Feet, more or less.

BASIS OF BEARINGS:

The Basis of Bearings for this plat is N82°41'33"E, being the Ground Bearing between National Geodetic Survey Station CHALK BLUFF and Station VISTA 2 with the following Nevada Coordinate System, West Zone, values based on the North American Datum of 1983/1994 High Accuracy Reference Network (NAD 83/94-HARN)

CHALK BLUFF

NORTHING 4529395.304 meters (14860191.093 U.S. Survey Foot)

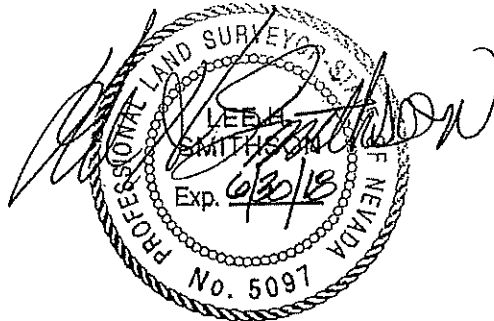
EASTING 688866.792 meters (2260057.133 U.S. Survey Foot)

VISTA 2

NORTHING 4531358.722 meters (14866632.740 U.S. Survey Foot)

EASTING 704177.774 meters (2310289.914 U.S. Survey Foot)

Combined Factor of .999802100.



Date 3/17/2017
Lee H. Smithson, P.L.S.
Nevada Certificate No. 5097

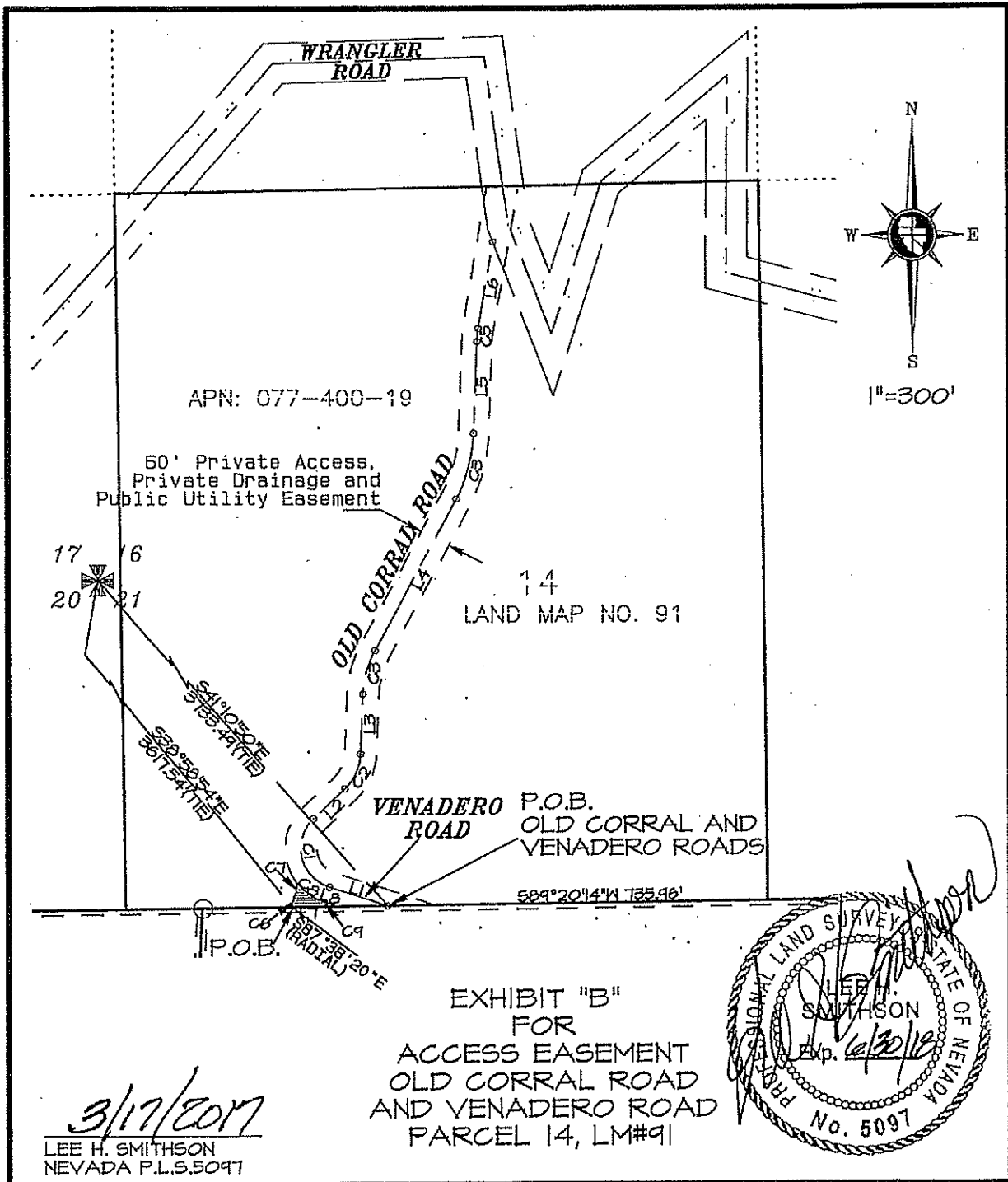
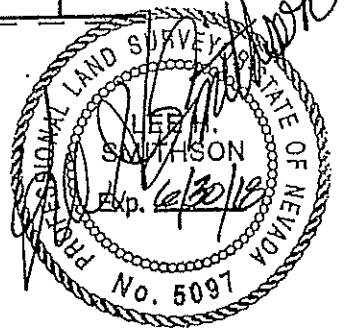


EXHIBIT "B"
 FOR
 ACCESS EASEMENT
 OLD CORRAL ROAD
 AND VENADERO ROAD
 PARCEL 14, LM#91

3/17/2017
 LEE H. SMITHSON
 NEVADA P.L.S. 5097



TRI STATE SURVEYING, LTD
 1925 E. PRATER WAY
 SPARKS, NEVADA 89434
 (775)358-9491 * FAX:(775)352-7011

JOB No. 05194.01.RM
 A.P.N. 077-400-19
 MARCH 17, 2017
 DRAWN BY: LHS

LINE	BEARING	DISTANCE
L1	N71°45'30"W	117.12'
L2	N45°58'46"E	84.19'
L3	N02°20'53"E	117.45'
L4	N27°51'43"E	336.78'
L5	N02°10'46"E	180.35'
L6	N09°34'37"E	174.27'
L7	S89°20'14"W	60.61'
L8	S71°45'30"E	11.72'

LINE	DELTA	RADIUS	ARC
C1	117°44'15"	80.00'	164.39'
C2	43°37'53"	100.00'	76.15'
C3	25°30'50"	200.00'	89.06'
C4	25°40'57"	300.00'	134.47'
C5	7°23'51"	200.00'	25.82'
C6	22°01'01"	70.00'	27.02'
C7	57°27'21"	30.00'	30.08'
C8	38°46'51"	110.00'	74.45'
C9	87°13'59"	10.00'	15.23'

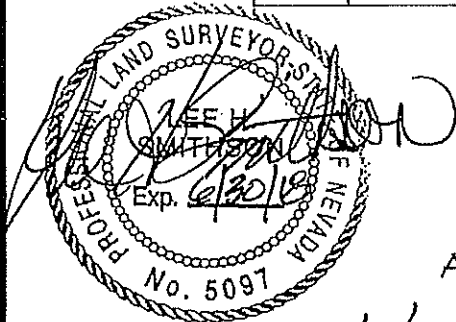


EXHIBIT "C"
 FOR
 ACCESS EASEMENT
 OLD CORRAL ROAD
 AND VENADERO ROAD
 PARCEL 14, LM#91
 COURSE TABLES

LEE H. SMITHSON
 NEVADA P.L.S. 5097

3/17/2017

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 SPARKS, NEVADA 89434
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JOB No. 05194.01.RM

A.P.N. 077-400-19

MARCH 17, 2017

DRAWN BY: LHS

Burdened Property: APN: 077-400-13;
Benefitted Property: APN: 077-400-04,
077-400-21 and 076-600-15
RPTT: \$0.00

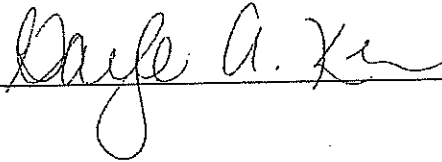
Recording Requested By:
KERN & ASSOCIATES, LTD

When Recorded Mail to:
Harley J. Moe & Diane G. Mercier,
Trustees of the Moe/Mercier Living Trust
3400 Right Hand Canyon Rd.
Reno, NV 89510

(space above for Recorder's use only)

I, the undersigned hereby affirm that the attached document, including any exhibits,
hereby submitted for recording does not contain the social security number
of any person or persons per NRS 239B.030

Signature: _____



**GRANT OF PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
(SHADOW CANYON ROAD)**

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

DOC # 4689867

03/24/2017 01:02:03 PM

Requested By

GAYLE A KERN LTD

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$25.00 RPTT: \$0.00

Page 1 of 9



WHEN RECORDED, RETURN TO:

Harley J. Moe & Diane G. Mercier,
Trustees of the Moe/Mercier Living Trust
3400 Right Hand Canyon Rd.
Reno, NV 89510

Burdened Property: APN: 077-400-13

Benefitted Property: APN: 077-400-04, 077-400-21 and 076-600-15

**GRANT OF PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
(SHADOW CANYON ROAD)**

(Affects A.P.N. 077-400-13 for the benefit of APNs: 077-400-04, 077-400-21
and 076-600-15, as the same may be further divided per recorded tract or land map.)

THIS INDENTURE, is made and entered into this 23rd day of March, 2017, by and
between Harley J. Moe and Diane G. Mercier as Trustees of the Moe/Mercier Living Trust,
U.D.T. dated June 16, 1997, as amended ("Grantor"), and Harley J. Moe and Diane G. Mercier
as Trustees of the Moe/Mercier Living Trust, U.D.T. dated June 16, 1997, as amended
("Grantee").

WITNESSETH

Grantor is the owner of Washoe County Assessor's Parcel No. 077-400-13, also known
as Parcel 8 of Division of Land Map No. 91, recorded in the office of the County Recorder of
Washoe County, State of Nevada, on February 25, 1987, as File No. 1142694 (the "Burdened
Property").

Grantee is the owner of the following Parcels, collectively referred to as the "Benefitted
Property":

Parcel 20-2-2-9 as shown upon Division of Land Map 26 for Palomino
Valley Unit 13, recorded in the Official Records of Washoe County Nevada on
December 23, 1977 as File No. 505094, (A.P.N. 077-400-04). A metes and bounds
legal description of Parcel 20-2-2-9 appears in that certain Deed recorded June 19,
1997 in the office of the Washoe County Recorder, Washoe County, Nevada, as
File No. 2109832;

Adjusted Lot 21-2-2-1-A per Record of Survey Map 5144, recorded in the
Official Records of Washoe County Nevada on April 1, 2009 as File No. 3745440
(A.P.N. 077-400-21), being more fully described in that certain Boundary Line
Adjustment and Quitclaim Deed, recorded in the Official Records of Washoe
County Nevada on April 1, 2009 as File No. 3745439; and

Parcel 16 as shown upon Division of Land Map 40 for Monte Cristo Ranch Unit No.2, recorded in the Official Records of Washoe County Nevada on February 28, 1979 as File 591202 (A.P.N. 076-600-15), being more fully described in that certain Deed recorded June 19, 1997 in the office of the Washoe County Recorder, Washoe County, Nevada, as File No. 2109831.

Grantee intends to further subdivide the Benefitted Property into sixteen (16) residential Large Parcels through recording of a Division of Land into Large Parcels map in accord with the conditions of approval granted for Tentative Map, Case No. DL11-0001, approved by the Director of Community Development for Washoe County, State of Nevada on April 5, 2011. In connection with the further division of the Benefitted Property into Large Parcels, Grantee intends to record a declaration of easements, covenants, conditions, and restrictions ("Declaration") affecting and encumbering the Benefitted Property and the Large Parcels to be created therefrom. Grantee also intends to form a homeowners' association ("Association") in accord with Chapters 82 and 116 of the Nevada Revised Statutes, the members of which shall be the owners of the sixteen (16) Large Parcels into which the Benefitted Property may be divided.

The conditions of approval for Tentative Map, Case No. DL11-0001, require easements be granted across neighboring lands to provide access, drainage and public utilities to the Benefitted Property and the Large Parcels to be created therefrom.

Upon recording of the Declaration and formation of the Association, all easements, rights, and obligations granted hereunder shall be deemed transferred and assigned to the Association for the benefit and burden of the members thereof, their assigns and successors in interest, and all those claiming any right in and to the Benefitted Property and the Large Parcels to be created therefrom.

The easements and rights granted herein shall run in perpetuity. The location of any access easement and the rights and obligations of the parties thereto, may only be amended by the consent of a majority (51%) of the owners of the Burdened Property, together with the consent of a majority (51%) of the owners of the Benefitted Property.

GRANT OF EASEMENT

Grantor hereby grants to Grantee, its successors and assigns including the Association, in its AS IS condition, a perpetual private access, drainage, and public utility easement across that portion of the Burdened Property described as Shadow Canyon Road, County of Washoe, State of Nevada, as described on Exhibit "A" and depicted on Exhibit "B" attached hereto (the "Right of Way"), for the purposes of: (i) providing private vehicular and pedestrian access, ingress and egress to the Benefitted Property and all additional property which may in the future be made subject to the Declaration; (ii) constructing street improvements within the course of the Right of Way, provided construction or improvement is approved by a majority of the owners of the Large Parcels within the Benefitted Property¹; (iii) constructing and maintaining underground utility facilities within the Right of Way to provide utility service to the Benefitted Property; (iv) constructing and maintaining water conduits, drainage ditches, culverts, and associated fixtures and uses within the Right of Way for the protection and benefit of the Benefitted Property; and (v) all uses incidental to the foregoing paragraphs (i) through (iv), including the right, but not the obligation, to repair, maintain and/or replace any improvements thereon or within the Right of Way.

This Grant of Easement and the terms contained herein shall run with both the Burdened Property and the Benefitted Property, shall be binding upon the Grantor, its successors and assigns, and shall inure to the benefit of Grantee and its successors and assigns, including the Association and its members.

Grantee and its successors and assigns, including the Association and its members, shall have at all times ingress and egress to that portion of the Burdened Property described as the Right of Way for the purposes stated in this easement. Grantee shall not erect or construct any building or other structure over the course of the Right of Way. Grantee, its successors and assigns, shall have the right, but not the obligation, to remove or clear any and all buildings, structures, combustible materials, trees, brush, debris, or any other obstruction from the Right of Way, which in the judgment of Grantee may interfere with access to or along the Right of Way or endanger the construction, operation or maintenance of any improvement to or on the Right of Way.

Grantee shall reimburse Grantor for any additional ad valorem tax which is levied by the Washoe County taxing authorities on any improvements made to the Right of Way. Grantee shall make such reimbursement upon Grantor's furnishing to Grantee evidence of the cost of the tax assessment, or levy which has been levied by the appropriate taxing authority for any improvements to the Right of Way.

¹ Each Large Parcel within the Benefitted Property shall be entitled to one (1) vote. The Large Parcel's vote may be cast as determined by a majority of the owners of that Parcel.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments, and appurtenances thereunto belonging to or appertaining to the revisions and reversions, remainder and remainders, rents, issues and profits thereto.

TO HAVE AND TO HOLD all and singular the premises, granted together with the appurtenances, unto Grantee, its successors, agents, and assigns forever.

IN WITENSS WHEREOF, Grantor and Grantee have caused these presents to be duly executed the day and year last written below.

GRANTOR

GRANTEE

MOE/MERCIER LIVING TRUST, U.D.T.
DATED JUNE 16, 1997, as amended

MOE/MERCIER LIVING TRUST, U.D.T.
DATED JUNE 16, 1997, as amended

By: Harley J. Moe
Harley J. Moe, Trustee

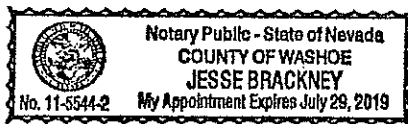
By: Harley J. Moe
Harley J. Moe, Trustee

By: Diane G. Mercier
Diane G. Mercier, Trustee

By: Diane G. Mercier
Diane G. Mercier, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

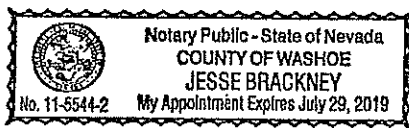
On this 23rd day of March, 2017, personally appeared before me, Notary Public, HARLEY J. MOE, whose name is subscribed to the foregoing document, and who acknowledged to me that he executed the foregoing document as Trustee of The Moe/Mercier Family Trust, U.D.T. JUNE 16, 1997, as amended.



Jesse Brackney
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 23rd day of March, 2017, personally appeared before me, Notary Public, DIANE G. MERCIER whose name is subscribed to the foregoing document, and who acknowledged to me that she executed the foregoing document as Trustee of The Moe/Mercier Family Trust, U.D.T. JUNE 16, 1997, as amended.





NOTARY PUBLIC



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1925 E. Prater Way
Sparks, Nevada 89434
Telephone (775) 358-9491 ♦ FAX (775) 358-3664
Toll Free: 1-800-411-3752

March 17, 2017
Job No. 05194.01.RM

Exhibit "A" **60' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT** **SHADOW CANYON ROAD**

All that certain Easement situate within a portion of the northwest 1/4 of Section Twenty-Two (22) of Township Twenty-Two (22) North, Range Twenty-Two (22) East, Mount Diablo Meridian, Washoe County, Nevada, and being a portion of Parcel 8 as shown on Land Map 91 in the Official Records of Washoe County, Nevada, said Easement being 60 feet in width, lying 30 feet on each side of the following described center line:

COMMENCING at the northwest corner of said Section 22;

THENCE South $45^{\circ}49'29''$ East, 1969.50 feet to the POINT OF BEGINNING, said point being on the southerly line of said Parcel 8, said point also being the beginning of a tangent curve to the left;

THENCE leaving said southerly line, from a tangent which bears North $46^{\circ}44'17''$ West, 154.66 feet along the arc of a 200.00 foot radius curve, through a central angle of $44^{\circ}18'24''$;

THENCE South $88^{\circ}57'18''$ West, 15.07 feet to the beginning of a tangent curve to the right;

THENCE 149.10 feet along the arc of a 100.00 foot radius curve, through a central angle of $85^{\circ}25'33''$;

THENCE North $05^{\circ}37'09''$ West, 308.23 feet to the beginning of a tangent curve to the right;

THENCE 102.19 feet along the arc of a 300.00 foot radius curve, through a central angle of $19^{\circ}31'01''$;

THENCE North $13^{\circ}53'52''$ East, 149.68 feet to the beginning of a tangent curve to the left;

THENCE 264.35 feet along the arc of a 180.00 foot radius curve, through a central angle of $84^{\circ}08'43''$;

THENCE North $70^{\circ}14'52''$ West, 13.89 feet to the beginning of a tangent curve to the right;

THENCE 102.39 feet along the arc of a 60.00 foot radius curve, through a central angle of 97°46'27";

THENCE North 27°31'35" East, 181.98 feet to the beginning of a tangent curve to the left;

THENCE 52.81 feet along the arc of a 200.00 foot radius curve, through a central angle of 15°07'47";

THENCE North 12°23'48" East, 133.29 feet to the beginning of a tangent curve to the left;

THENCE 61.42 feet along the arc of a 40.00 foot radius curve, through a central angle of 87°58'50" to the southerly right-of-way line of Wrangler Road and the POINT OF TERMINUS for this description.

The sidelines of the above described easement shall be extended or shortened to begin on the southerly line of said Parcel 8 and to end on the southerly right-of-way line of Wrangler Road.

BASIS OF BEARINGS:

The Basis of Bearings for this plat is N82°41'33"E, being the Ground Bearing between National Geodetic Survey Station CHALK BLUFF and Station VISTA 2 with the following Nevada Coordinate System, West Zone, values based on the North American Datum of 1983/1994 High Accuracy Reference Network (NAD 83/94-HARN)

CHALK BLUFF

NORTHING 4529395.304 meters (14860191.093 U.S. Survey Foot)
EASTING 688866.792 meters (2260057.133 U.S. Survey Foot)

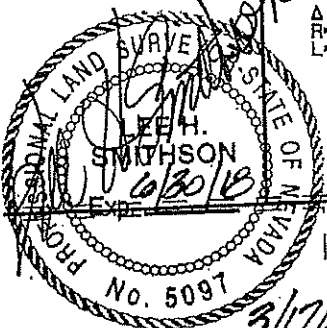
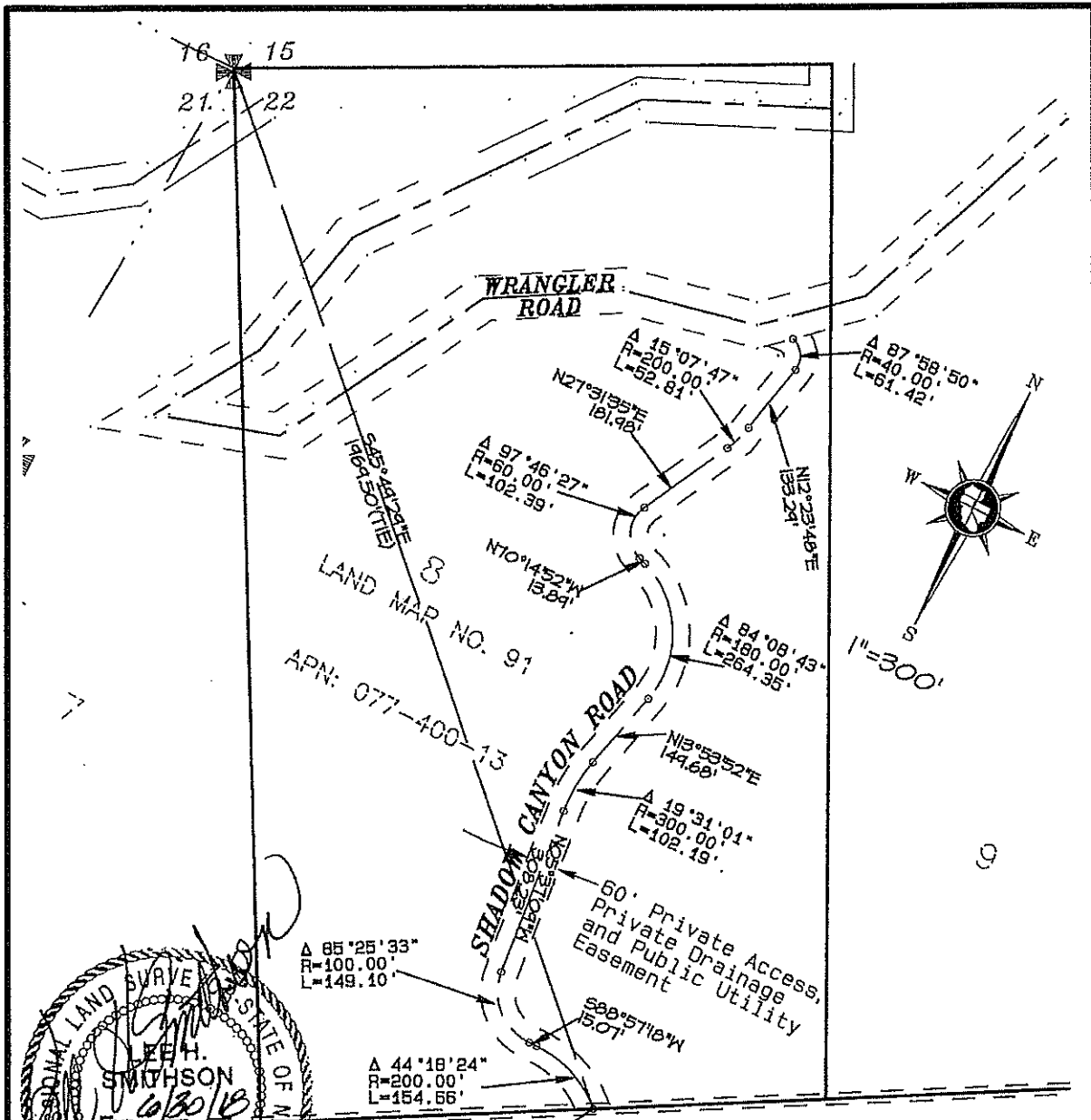
VISTA 2

NORTHING 4531358.722 meters (14866632.740 U.S. Survey Foot)
EASTING 704177.774 meters (2310289.914 U.S. Survey Foot)

Combined Factor of .999802100.

Date 3/17/2017
Lee H. Smithson, P.L.S.
Nevada Certificate No. 5097





3/17/2017

EXHIBIT "B"
FOR
ACCESS EASEMENT
SHADOW CANYON ROAD

LEE H. SMITHSON
 NEVADA P.L.S.5097

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JOB No. 05194.01.RM
 A.P.N. 077-400-13
 MARCH 17, 2017
 DRAWN BY: LHS