

20 Lurie Lane

Application to Washoe County for a:

Abandonment

Prepared by:



John F. Krmpotic, AICP
KLS Planning & Design Group
9480 Double Diamond Parkway, Suite 299
Reno, Nevada 89521

Prepared for:

Lurie Trust, Et al
Jason Lurie
4 Patrick Lane
Orinda, CA 94563

May 15, 2017

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Application Materials

- WC Development Application
- Abandonment Application
- Property Owner Affidavits
- WC Application Fee Sheet
- WC Treasurer (Payment Records – 3 sheets)
- Preliminary Title Report
- Legal Description
- Assessor’s Parcel Map (subject parcels highlighted)
- Additional Map Exhibits

Project Request - This application includes the following request:

- A request for **Abandonment** of an unused Emergency Access Easement that spans over three parcels.

Property Location

The site is located on Lurie Lane near the intersection of Faretto Lane in Southwest Washoe County. The site area includes 3 parcels (see Figure 2) which consists of 7.5 acres on three parcels equally split at 2.5 acres.

Reason for the Request

The request to remove the easement is for two reasons. It does not serve any purpose as an Emergency Access Easement and it has created an legal encumbrance on the three parcels. All of the properties owners are in agreement and support removal of the easement in the Abandonment request, knowing that it serves no functional purpose.

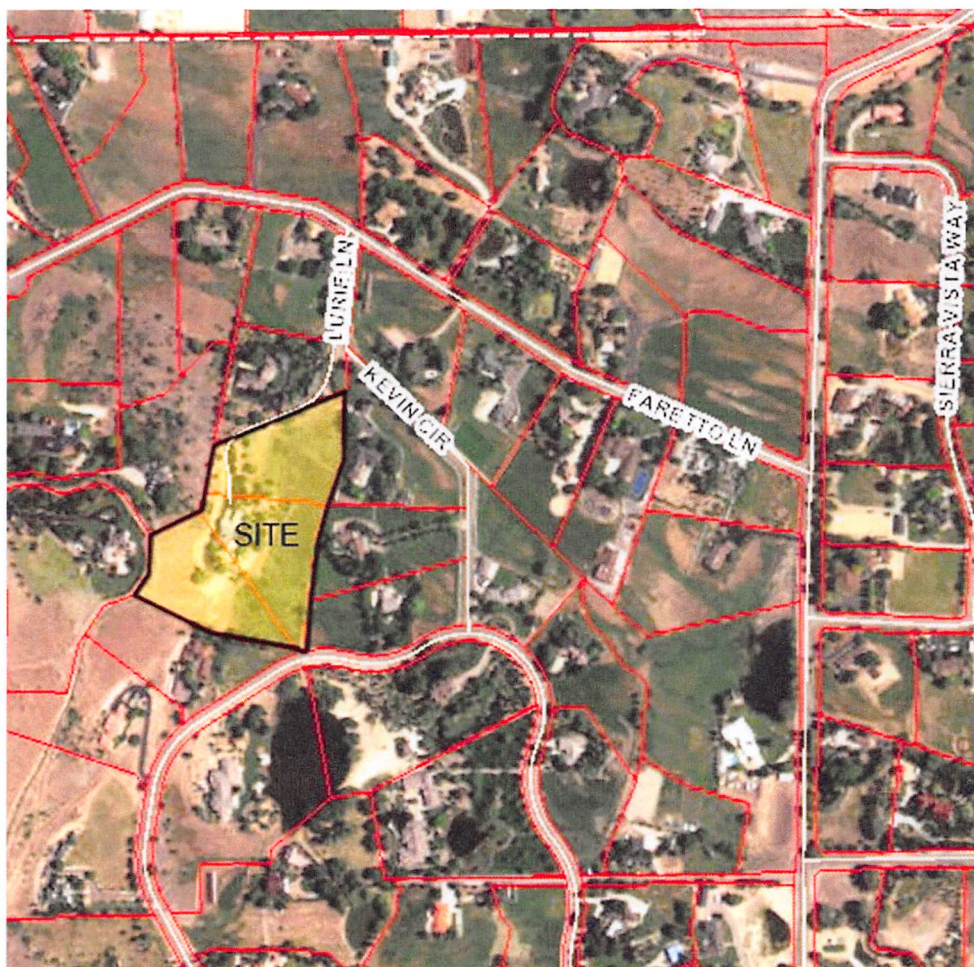


Figure 2- Parcel Map & Easement (highlighted)

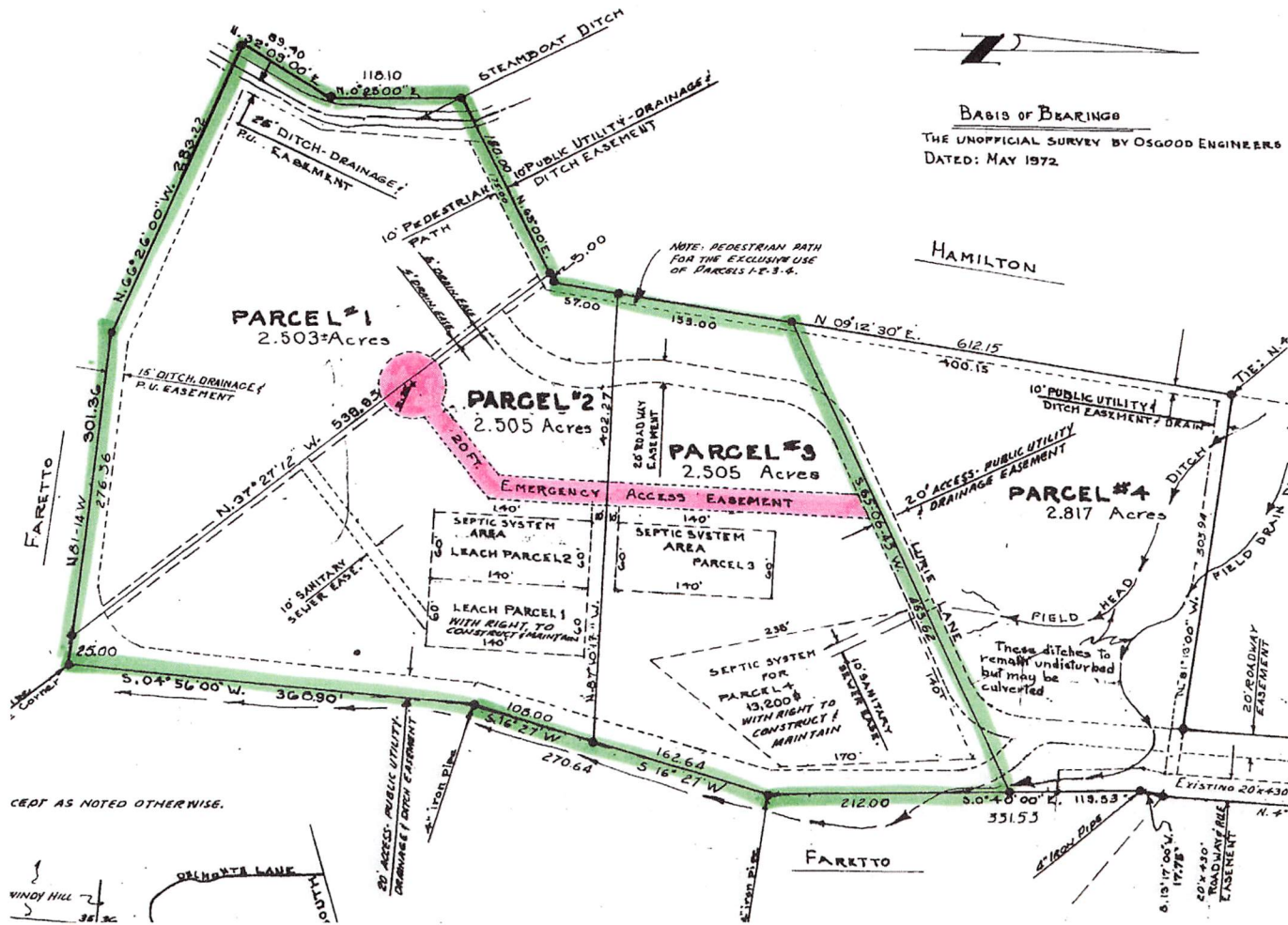


Figure 3 – Easement Overlay

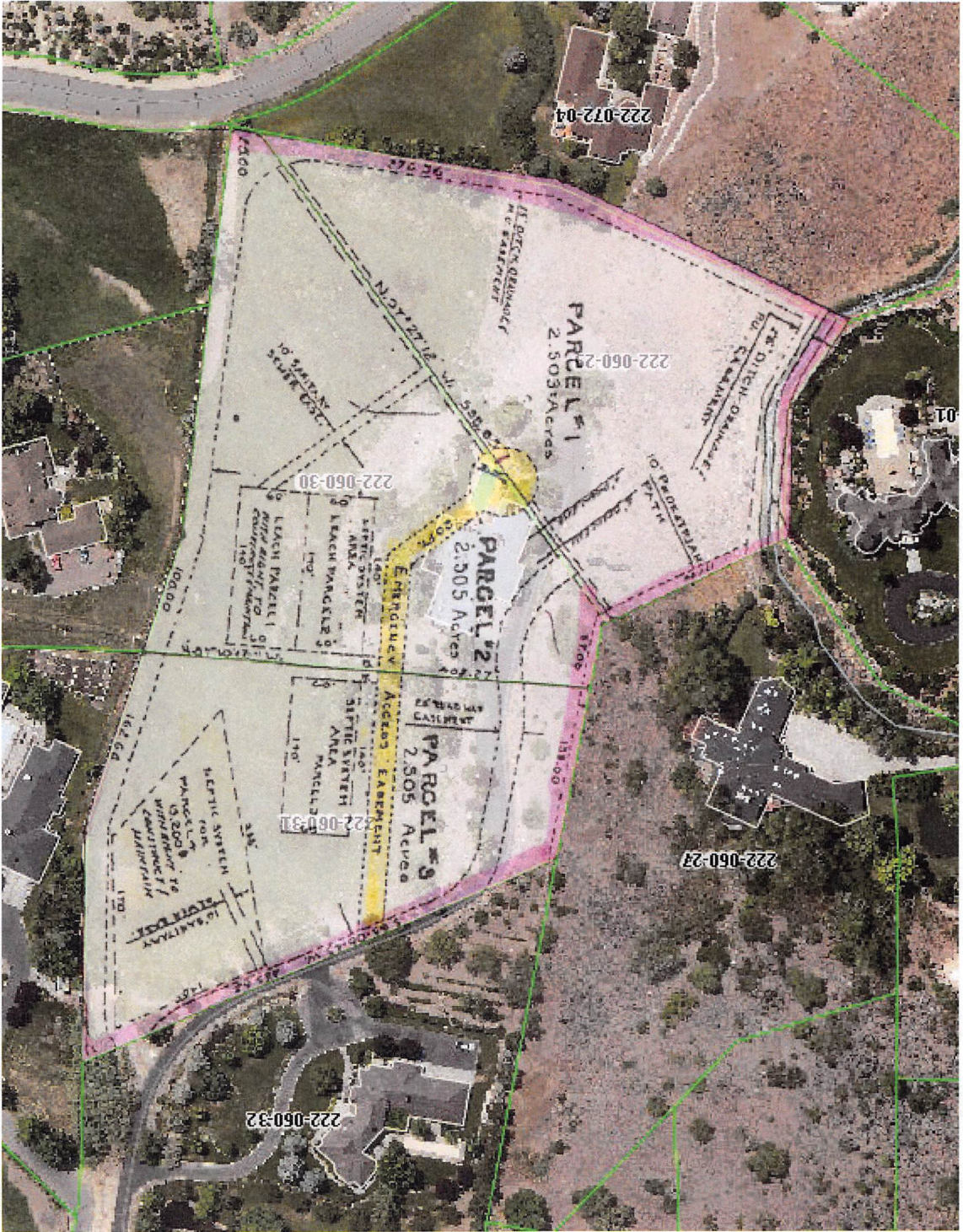
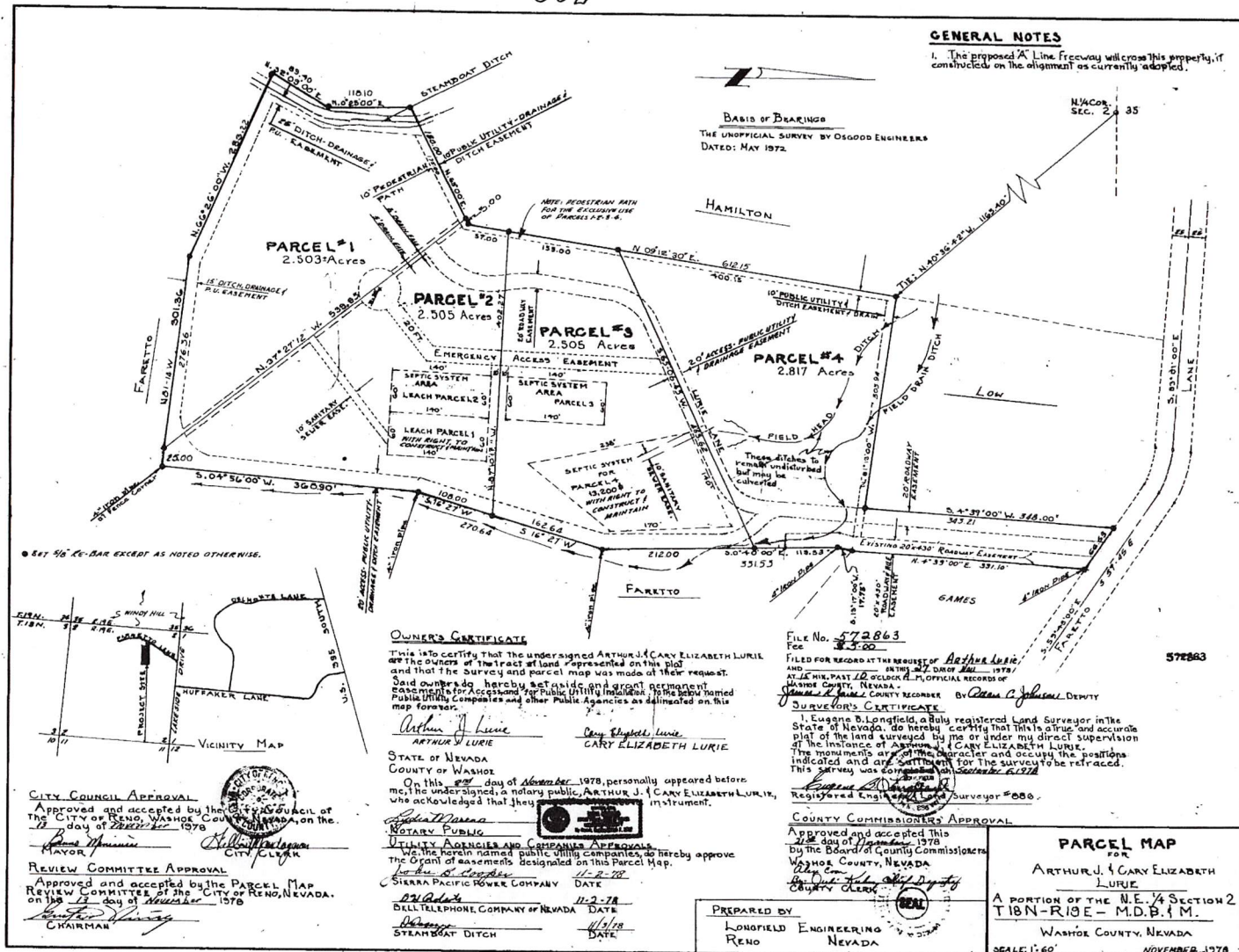


Figure 4 - Copy of Recorded Parcel Map 729



Parcel map # 729

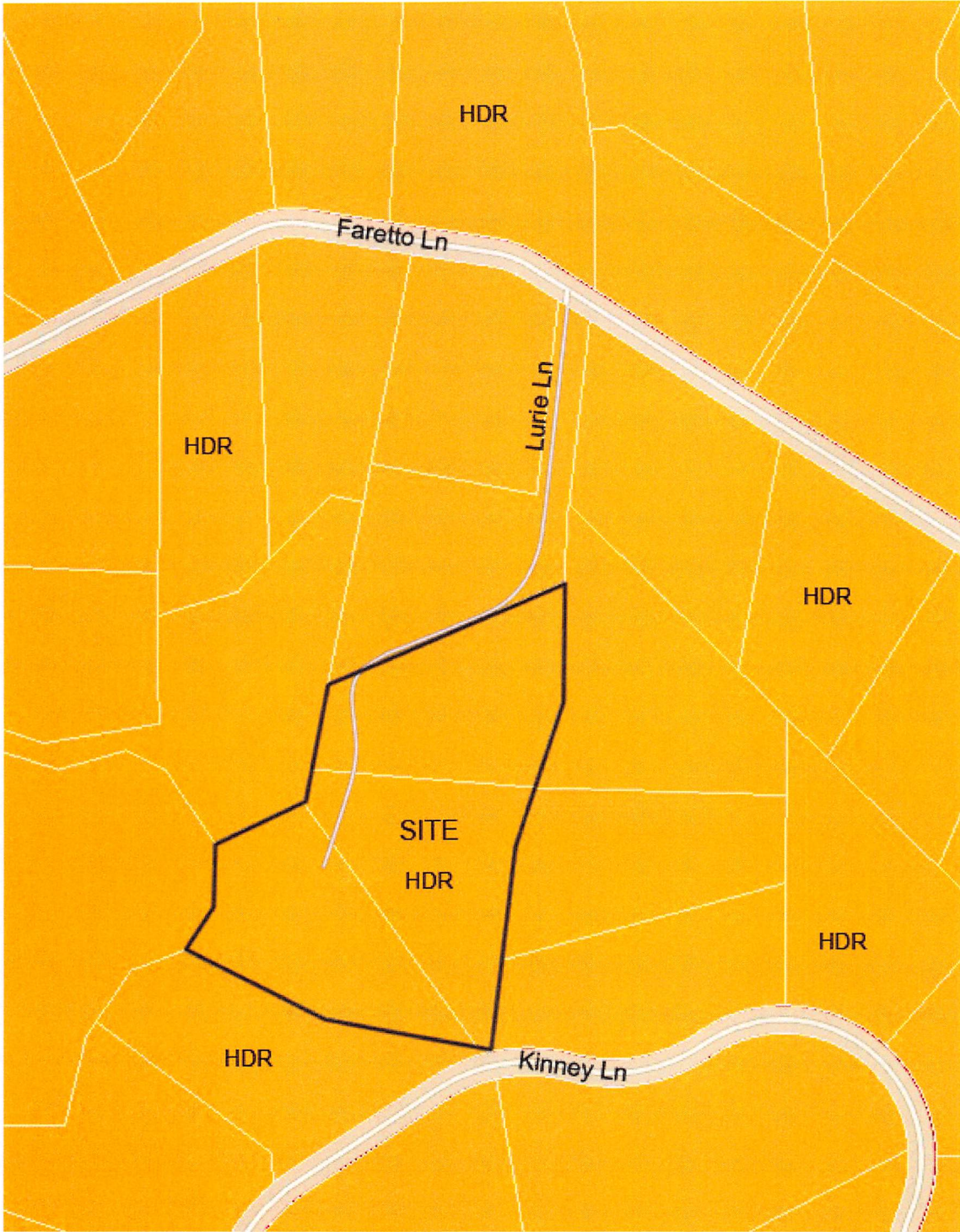


Figure 5 – Existing County Zoning

Appendix

Application Materials

WC Development Application

Abandonment Application

Property Owner Affidavits

WC Application Fee Sheet

WC Treasurer (Payment Records – 3 sheets)

Preliminary Title Report

Legal Description

Assessor's Parcel Map (subject parcels highlighted)

Additional Map Exhibits

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: 20 Lurie Lane			
Project Description: Abandonment of a 20' emergency access easement that spans over three parcels included in this request.			
Project Address: 20 Lurie Lane, Reno NV 89511			
Project Area (acres or square feet): 3 parcels totaling 7.5 acres with a 20' wide easement as a portion of that			
Project Location (with point of reference to major cross streets AND area locator): Lurie Lane which intersects Faretto Lane to the east			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
222-060-29	2.50 ac	222-060-31	2.50 ac
222-060-30	2.50 ac		
Section(s)/Township/Range: Not Known			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Lurie Trust		Professional Consultant:	
Name: Jason Lurie		Name: KLS Planning & Design Group, Inc	
Address: 4 Patrick Lane, Orinda, CA		Address: 9480 Double Diamond Pkwy, Reno NV	
Zip: 94563		Zip: 89521	
Phone: 925-323-6508	Fax: N/A	Phone: 775-852-7606	Fax: 852-7609
Email: Jasonlurie2012@yahoo.com		Email: Johnk@klsdesigngroup.com	
Cell: None	Other: N/A	Cell: 775-857-7710	Other: N/A
Contact Person: Jason Lurie		Contact Person: John F. Krmptic, AICP	
Applicant/Developer: Lurie trust		Other Persons to be Contacted:	
Name: Jason Lurie		Name: Oliver Real Estate	
Address: 4 Patrick Lane, Orinda, CA		Address: 65 Foothill Road #2, Reno, NV	
Zip: 94563		Zip: 89511	
Phone: 925-323-6508	Fax: N/A	Phone: 775-741-5675	Fax:
Email: Jasonlurie2012@yahoo.com		Email: kathie@kathiebartlett.com	
Cell: None	Other: N/A	Cell: 775-741-5675	Other: N/A
Contact Person: Jason Lurie		Contact Person: Kathie Bartlett	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Abandonment Application Supplemental Information

(All required information may be separately attached)

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

1. What is the abandonment being requested?

This is a request for Abandonment of a 20' Emergency Access Easement that was created with the original parcel map (#792). That easement spans across the 3 parcels of this application. The easement is no longer needed based on discussions with Washoe County staff including Engineering and the TMFPD. There is no function or purpose to the easement at this time and it has created an encumbrance on the 3 parcels.

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

It is shown on Parcel Map #729 (see attached) that was approved in November of 1976.

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

The proposed use is the same as the current use which is the undeveloped part of the lot used for landscaping and pasture area in a rural setting.

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

There is an access road near (above) the emergency access easement that serves primary access to the 3 lots and serves the same purpose of the easement if it were improved. The easement is obsolete and serves no purpose for emergency access.

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

There are no factors that exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other properties in the vicinity. In vetting this request with staff, it is clear that the easement is not being used for its original purpose and will not result in any damage to any properties in the area.

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

Yes No

IMPORTANT

NOTICE REGARDING ABANDONMENTS:

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

Property Owner Affidavit

Applicant Name: Arthur J (deceased) & Cary Lurie

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)

Cary CL
~~Cary Lurie~~

I, _____
(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): 222-060-29, and 31

Cary CL
~~Cary Lurie~~
Printed Name _____

Signed *Cary Lurie*

Address 20 Lurie Lane, Reno, NV 89511

Subscribed and sworn to before me this
15th day of May, 2017.

Tora Ramos

Notary Public in and for said county and state

My commission expires: 4-27-18



*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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

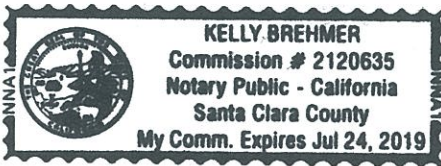
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Mateo)
On May 10, 2017 before me, Kelly Brehmer,
Date Here Insert Name and Title of the Officer
personally appeared Alexander J. Lurie
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Kelly Brehmer
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Property Owner Affidavit

Applicant Name: Jason & Jennifer Lurie 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)

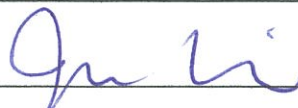
I, Jason Lurie
(please print name)

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): 222-060-30

Printed Name Jason Lurie

Signed 

Address 20 Lurie Lane, Reno, NV 89511

Subscribed and sworn to before me this
_____ day of _____,

(Notary Stamp)

**PLEASE SEE ATTACHED
FOR NOTARIZATION**

Notary Public in and for said county and state

My commission expires: _____

*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

California Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 16th day of MAY, 2017,

by Jason Lurie

Name of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



M. Marcucci

Signature of Notary Public

Place Notary Seal Above

Description of Attached Document

Title or Type of Document: PROPERTY OWNER

Document Date: 5-16-17

No. of Pages: _____

Signers(s) Other Than Named Above: _____

Property Owner Affidavit

Applicant Name: Lurie-Vogelsong 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, Alexander Lurie
 (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): 222-060-30

Printed Name Alexander Lurie

Signed Alexander Lurie

Address 20 LURIE LANE
Reno NV 89511

Subscribed and sworn to before me this _____ day of _____, _____.

(Notary Stamp)

Notary Public in and for said county and state
My commission expires: _____

*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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of San Mateo

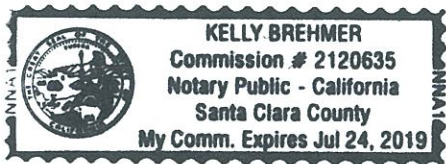
Subscribed and sworn to (or affirmed) before me
 on this 16 day of May, 2017,
 by Date Month Year

(1) Alexander Lurie

(and (2) _____),
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature Kelley Brehmer
 Signature of Notary Public



Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property Owner Affidavit Document Date: _____

Number of Pages: 1 Signer(s) Other Than Named Above: _____

Property Owner Affidavit

Applicant Name: 2012 Becker Family Trust

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Elizabeth Lurie Becker
(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): 222-060-30

Printed Name Elizabeth Lurie Becker

Signed Elizabeth Lurie Becker

Address 20 Lurie Lane Reno, NV 89511

Subscribed and sworn to before me this _____ day of _____, _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

**PLEASE SEE ATTACHED
FOR NOTARIZATION**

*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

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State of California

County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 16TH day of MAY, 2017,

by Elizabeth Lurie Becker
Name of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



M. Marcucci

Signature of Notary Public

Place Notary Seal Above

Description of Attached Document

Title or Type of Document: Property Owner Affidavit

Document Date: 5.16.17 No. of Pages: _____

Signers(s) Other Than Named Above: _____

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

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

Washoe County Parcel Information

Parcel ID	Status	Last Update
22206029	Active	5/9/2017 2:10:51 AM
Current Owner: LURIE, ARTHUR J & CARY 20 LURIE LN RENO, NV 89511		SITUS: 0 UNSPECIFIED WCTY NV
Taxing District: 4000		Geo CD:
Legal Description		
Lot 1 SubdivisionName _UNSPECIFIED Township 18 Range 19		

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
State of Nevada	\$152.32	(\$19.42)	\$132.90
Truckee Meadows Fire Dist	\$483.84	(\$61.69)	\$422.15
Washoe County	\$1,246.96	(\$158.99)	\$1,087.97
Washoe County Sc	\$1,020.10	(\$130.07)	\$890.03
Water District	\$10.00	\$0.00	\$10.00
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.44	\$0.00	\$0.44
Total Tax	\$2,913.66	(\$370.17)	\$2,543.49

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016113402	B16.105932	\$633.37	9/29/2016
2016	2016113402	B16.161451	\$633.37	12/19/2016
2016	2016113402	B16.216372	\$633.37	2/22/2017
2016	2016113402	B16.78966	\$643.38	8/25/2016

Bill Detail

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Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

Washoe County Parcel Information

Parcel ID	Status	Last Update
22206030	Active	5/9/2017 2:10:51 AM
Current Owner: LURIE TRUST, JASON & JENNIFER 20 LURIE LN RENO, NV 89511		SITUS: 20 LURIE LN WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
Lot 2 SubdivisionName _UNSPECIFIED Township 18 Range 19		

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
State of Nevada	\$564.00	(\$26.00)	\$538.00
Truckee Meadows Fire Dist	\$1,791.51	(\$82.57)	\$1,708.94
Washoe County	\$4,617.12	(\$212.83)	\$4,404.29
Washoe County Sc	\$3,777.12	(\$174.08)	\$3,603.04
Water District	\$10.00	\$0.00	\$10.00
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.44	\$0.00	\$0.44
Total Tax	\$10,760.19	(\$495.48)	\$10,264.71

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016113477	B16.105933	\$2,563.68	9/29/2016
2016	2016113477	B16.161452	\$2,563.68	12/19/2016
2016	2016113477	B16.216373	\$2,563.67	2/22/2017
2016	2016113477	B16.78967	\$2,573.68	8/25/2016

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

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Pay By Check

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TREASURER**

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Reno, NV 89512-2845

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

Washoe County Parcel Information

Parcel ID	Status	Last Update
22206031	Active	5/9/2017 2:10:51 AM
Current Owner: LURIE, ARTHUR J & CARY 20 LURIE LN RENO, NV 89511		SITUS: 20 LURIE LN WCTY NV
Taxing District: 4000		Geo CD:
Legal Description		
Township 18 SubdivisionName _UNSPECIFIED Range 19 Lot 3		

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
State of Nevada	\$171.36	(\$21.85)	\$149.51
Truckee Meadows Fire Dist	\$544.32	(\$69.39)	\$474.93
Washoe County	\$1,402.83	(\$178.87)	\$1,223.96
Washoe County Sc	\$1,147.61	(\$146.30)	\$1,001.31
Water District	\$10.00	\$0.00	\$10.00
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.44	\$0.00	\$0.44
Total Tax	\$3,276.56	(\$416.41)	\$2,860.15

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016113871	B16.105934	\$712.54	9/29/2016
2016	2016113871	B16.161453	\$712.54	12/19/2016
2016	2016113871	B16.216374	\$712.53	2/22/2017
2016	2016113871	B16.78968	\$722.54	8/25/2016

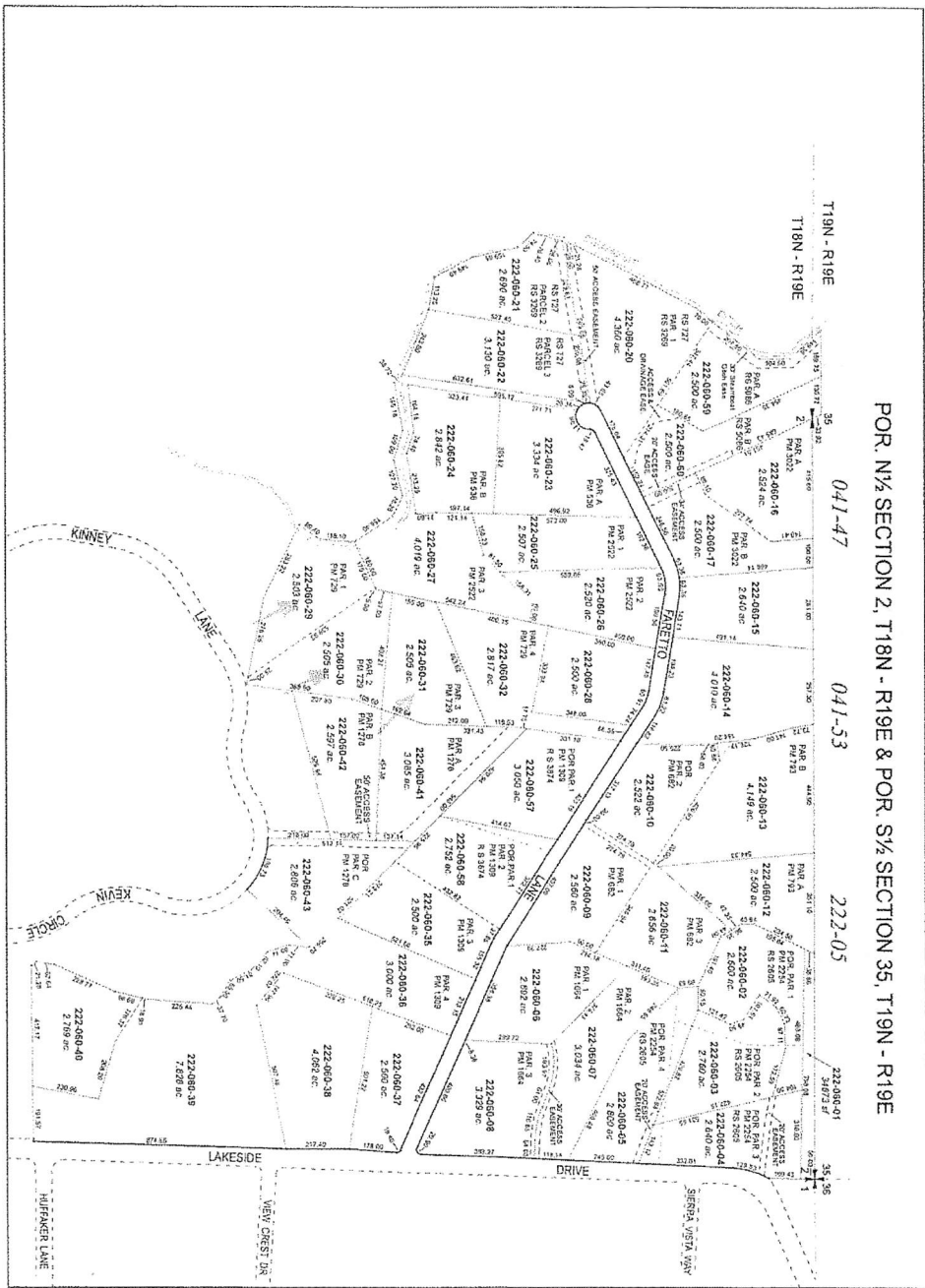
FOR. N½ SECTION 2, T18N - R19E & FOR. S½ SECTION 35, T19N - R19E

T19N - R19E

041-47

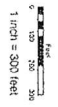
041-53

222-05



Assessor's Map Number
222-06

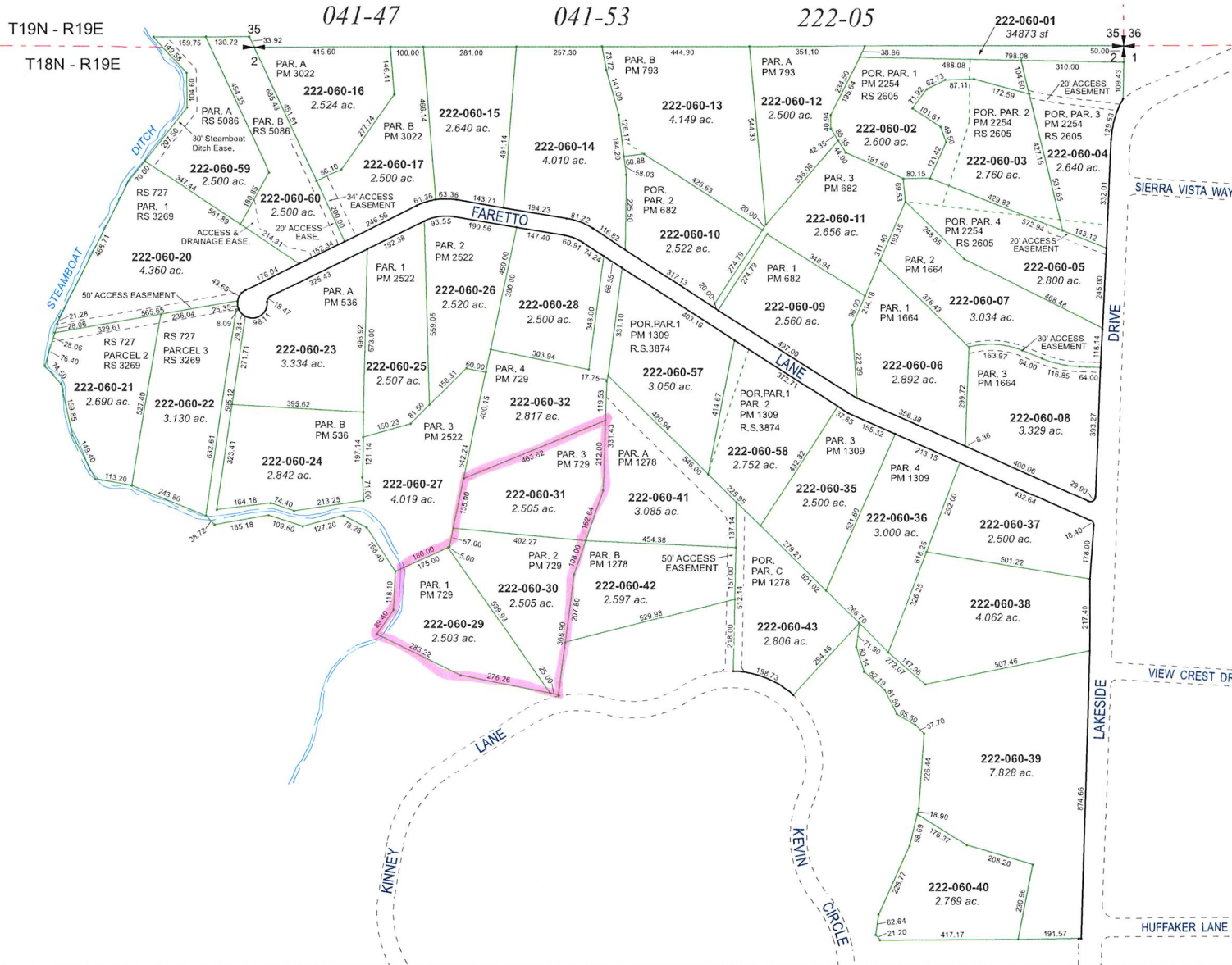
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Justina G. Wilson, Assessor
1001 East Main Street
Reno, Nevada 89501
(775) 335-2531



created by **CSB 8/16/07**
Updated **8/25/2014**
#12 removed (see map)

NOTE: This map was prepared for the use of the Assessor's Office. It is not intended for any other purpose. It is not a warranty of title or a guarantee of accuracy. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

POR. N½ SECTION 2, T18N - R19E & POR. S½ SECTION 35, T19N - R19E



Assessor's Map Number

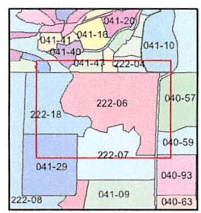
222-06

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 328-2231



1 inch = 300 feet



created by: KSB 8/14/2012

last updated: EMG 9/26/14

area previously shown on map(s)
041-11

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



160-24

222-060-27

222-060-31

Subject
Parcels

222-060-30

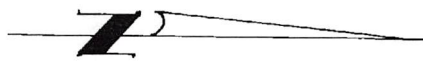
222-180-01

222-060-29

222-072-04

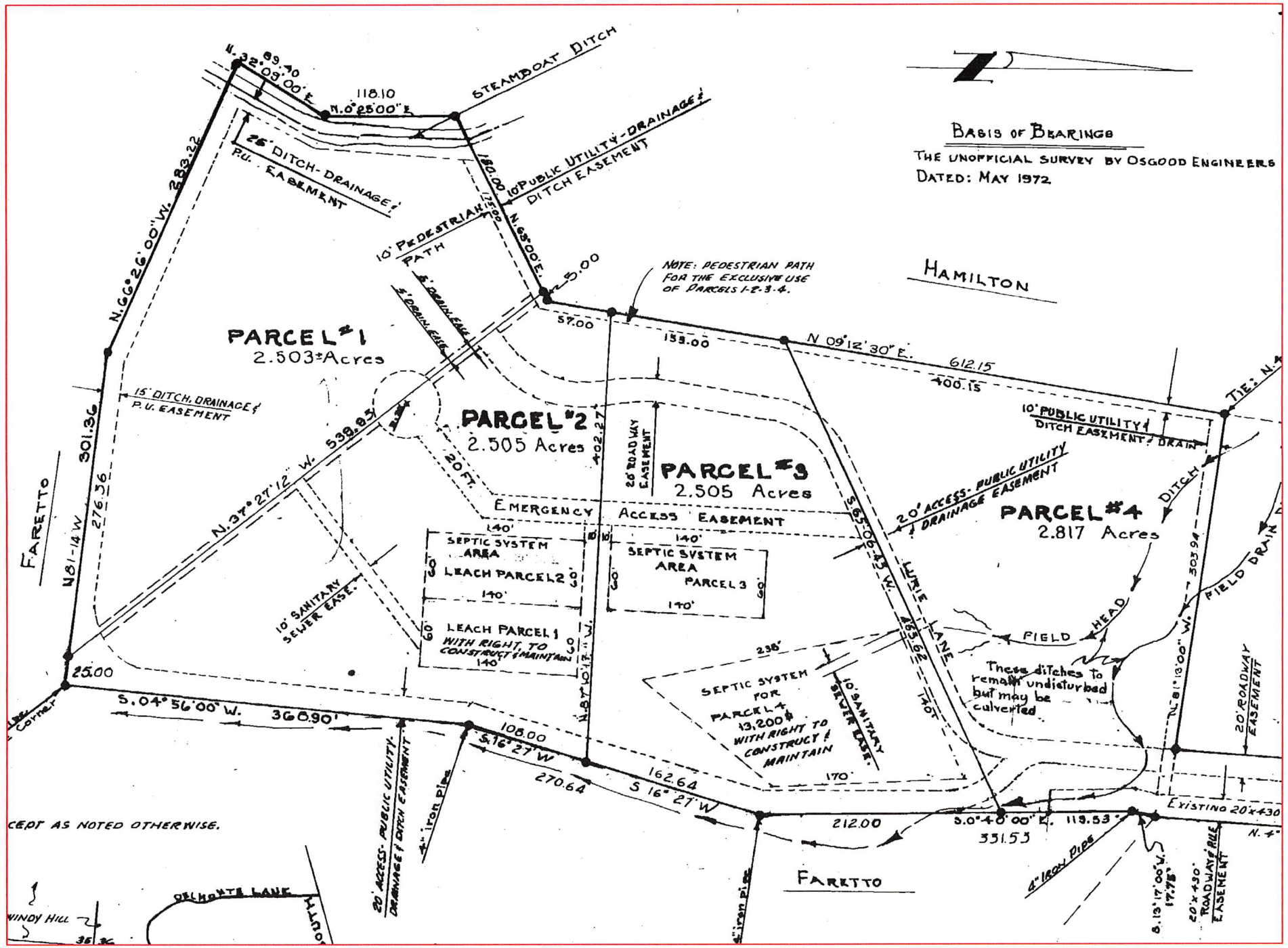
SUNSET BLVD

560
SUNSET BLVD



BASIS OF BEARINGS
 THE UNOFFICIAL SURVEY BY OSGOOD ENGINEERS
 DATED: MAY 1972

HAMILTON

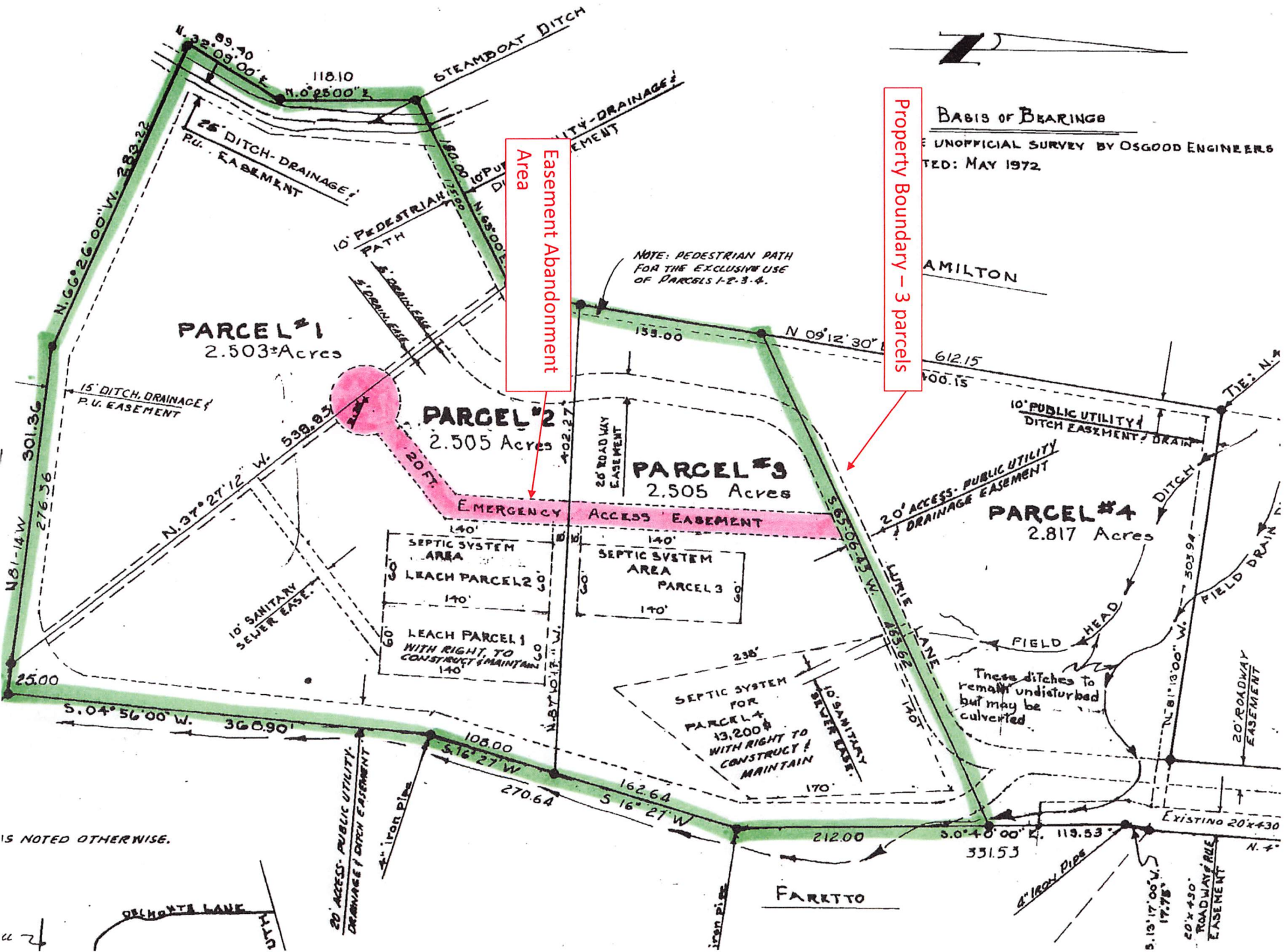


CERT AS NOTED OTHERWISE.

WINDY HILL
 35.35

BASIS OF BEARINGS

UNOFFICIAL SURVEY BY OSGOOD ENGINEERS
DATED: MAY 1972



PARCEL #1
2.503± Acres

PARCEL #2
2.505 Acres

PARCEL #3
2.505 Acres

PARCEL #4
2.817 Acres

Easement Abandonment Area

Property Boundary - 3 parcels

NOTE: PEDESTRIAN PATH FOR THE EXCLUSIVE USE OF PARCELS 1-2-3-4.

These ditches to remain undisturbed but may be culverted.

AS NOTED OTHERWISE.

2