



Planning Commission Staff Report

Meeting Date: September 5, 2023

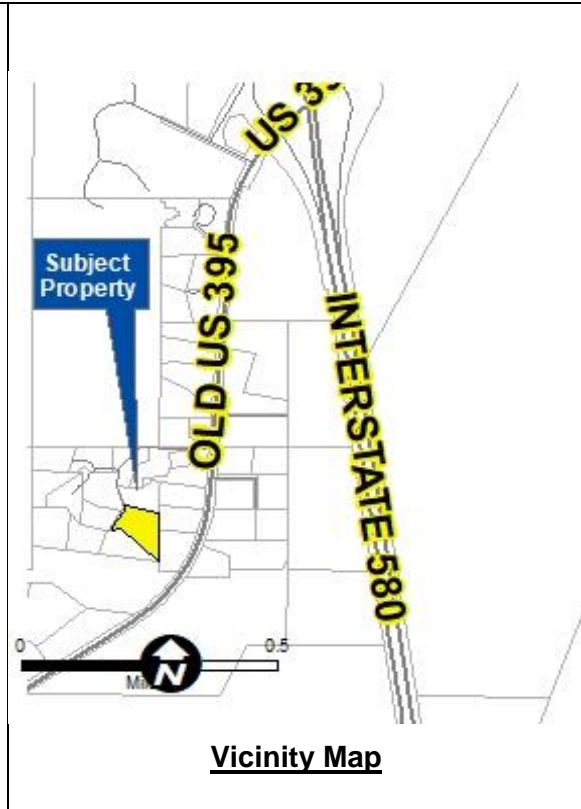
Agenda Item: 9C

ABANDONMENT CASE NUMBER:	WAB23-0004 (Maranatha Abandonment)
BRIEF SUMMARY OF REQUEST:	To abandon a portion of a turnaround area
STAFF PLANNER:	Tim Evans, Planner Phone Number: 775.328.2314 E-mail: TEvans@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an Abandonment of Washoe County's interest in a portion (±2,769 SF) of a turnaround at the northwest corner of a parcel at 47 Maranatha Road.

Applicant/Owner	Eric J. Lutz
Location:	47 Maranatha Road
APN:	046-031-58
Parcel Size:	3.69 acres
Master Plan:	Rural Residential (RR)
Regulatory Zone:	High Density Rural (HDR)
Area Plan:	South Valleys
Development Code:	Authorized in Article 806, Vacations and Abandonments of Easements or Streets
Commission District:	2 – Commissioner Clark



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB23-0004 for Eric Lutz, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.
(Motion with Findings on Page 9)

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Abandonment Definition

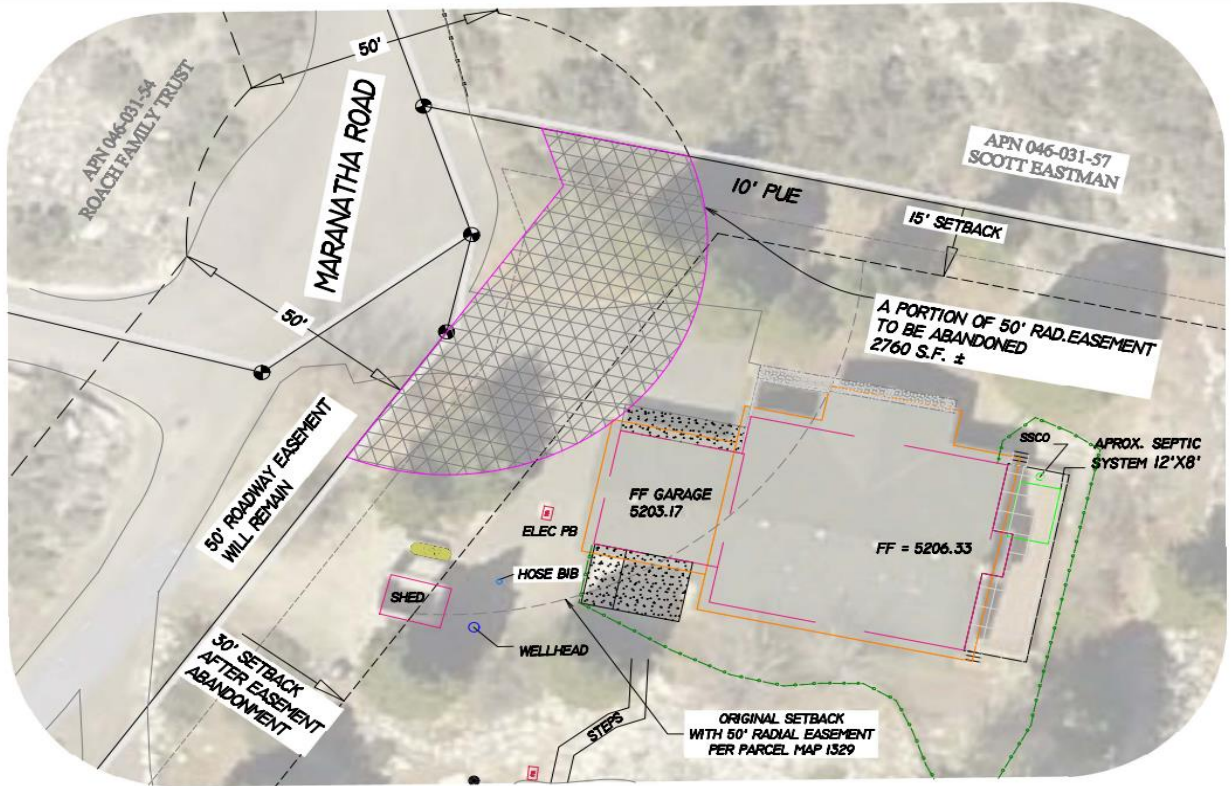
The purpose of an Abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the Abandonment, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed prior to the recordation of the Resolution and Order of Abandonment.

The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division which is recorded to complete the Abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicant's surveyor, that are required by the Conditions of Approval. When the Engineering and Capital Projects Division is satisfied that all Conditions of Approval have been met, then the Engineering and Capital Projects Division will record the Resolution and Order of Abandonment with the County Recorder. The Abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.

The Conditions of Approval for Abandonment Case Number WAB23-0004 are attached to this staff report and will be included with the Action Order if granted approval.

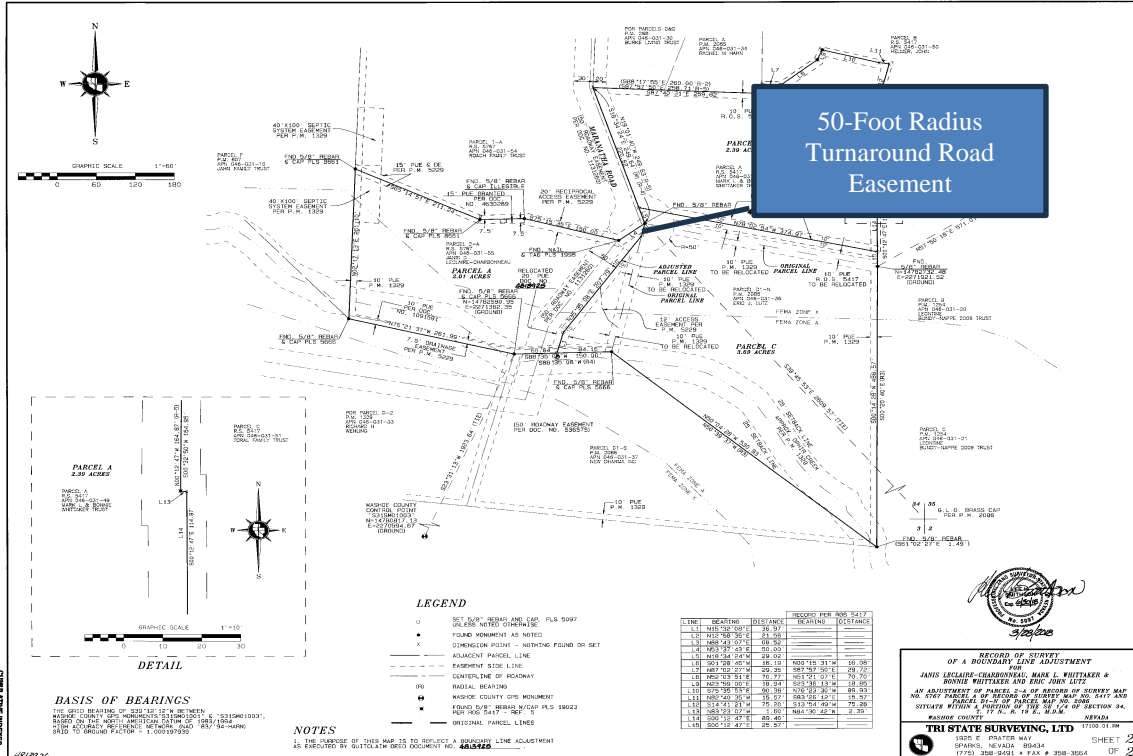
- All Conditions of Approval are required to be completed before the Abandonment can be recorded and finalized.
- The Abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects Division and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

The subject property has a regulatory zone of High Density Rural (HDR). The front and rear yard setbacks are 30 feet, and the side yard setbacks are 15 feet from their respective property lines.



Site Plan

48965



Record of Survey Map

Record of Survey Map 5958A

Project Evaluation

The subject property located at 47 Maranatha Road, Washoe Valley, is 3.69 acres and, per Record of Survey Map 5958A on page 4, is shown as Parcel C. Parcel C contains multiple easements, including a 50-foot radius roadway turnaround easement (Easement). The applicant is requesting the Abandonment of a 2,760 square foot (sq. ft.) portion of the Easement.

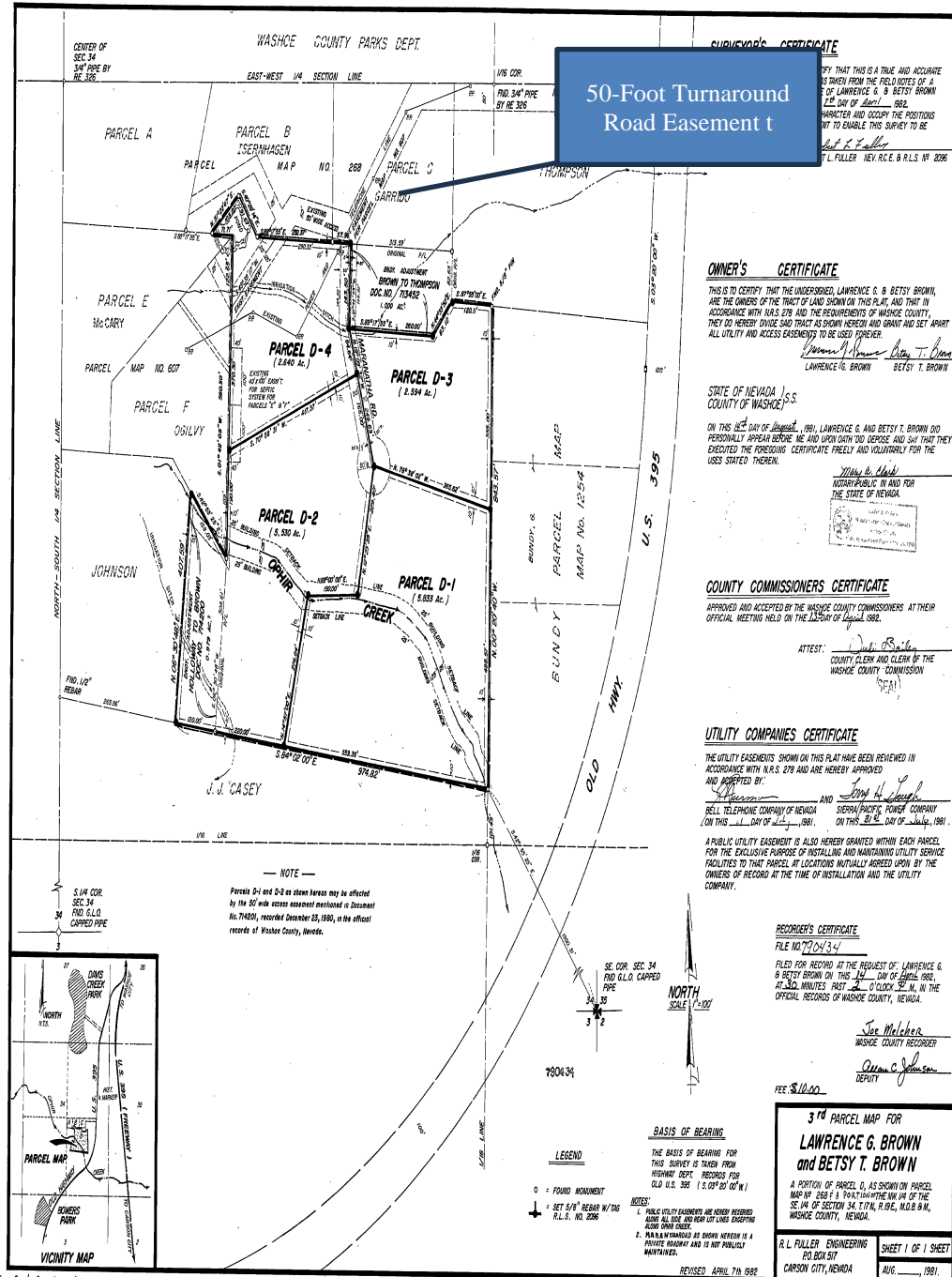
The parcel is developed with a single-family dwelling built in 1987, a detached 50' x 60' metal garage built in 2011, and an accessory structure. The applicant's intention in the future is to construct an addition on the dwelling unit.

The property is zoned High Density Rural (HDR), and pursuant to Washoe County Code (WCC) Sec. 110.406.05 and Table 110.406.05.1, Part Three, the dwelling and an addition must meet front and rear yard setbacks of thirty (30) feet and side yard setbacks of fifteen (15) feet. As a result of the Abandonment of the 2,760 sq. ft. portion of the Easement, the applicant will, as evidenced by the site plan on page 4, bring the existing dwelling into conformance with the required setbacks as well as any future addition will meet the required setbacks.

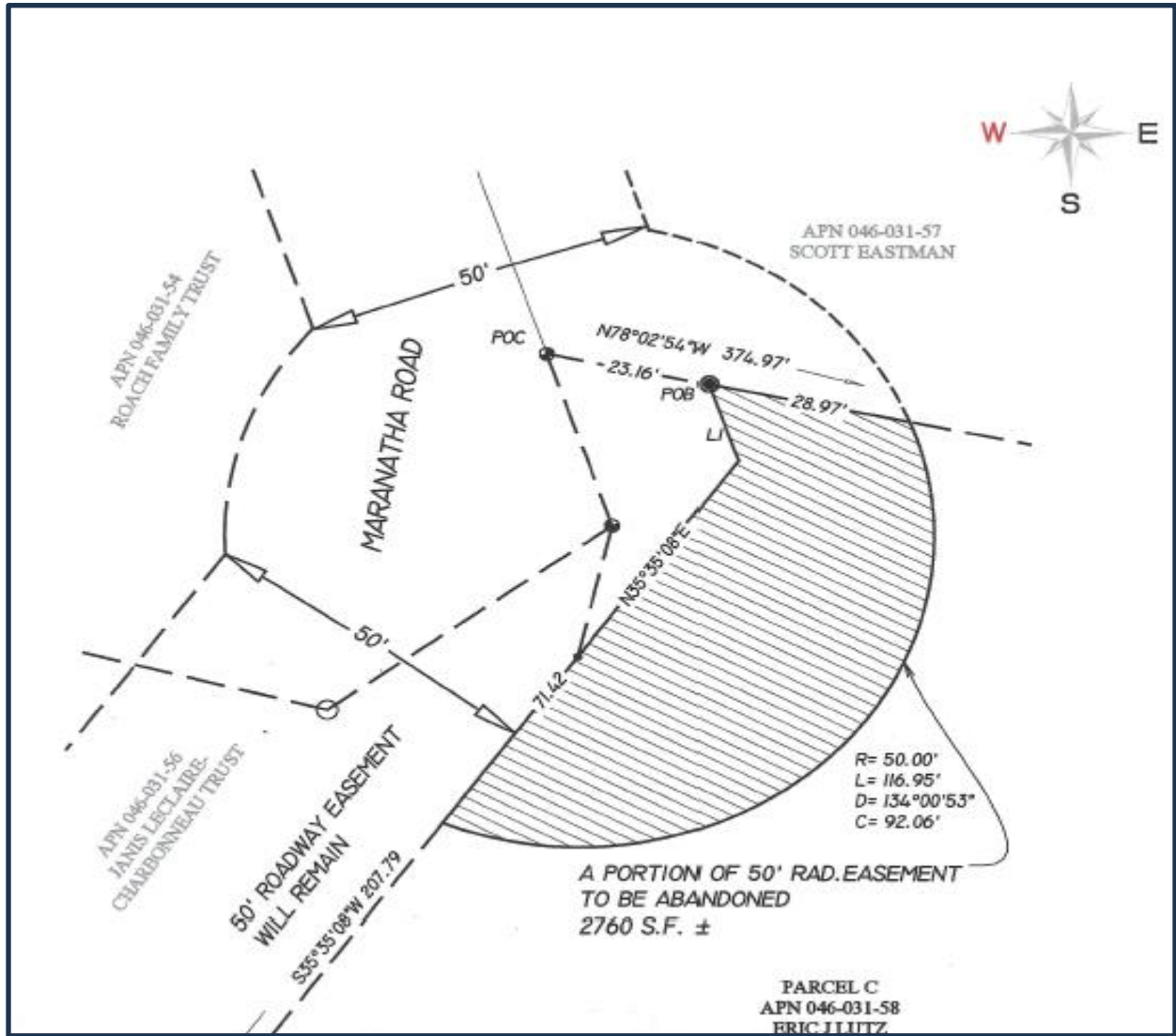
Turnaround Easement

The western property line of this parcel is considered a "front" as a front line is defined by WCC Sec. 110.902.15 as "the narrowest lot dimension fronting on a street" and a street is defined by WCC Sec. 110.902.15 as "a public right-of-way or easement which affords a primary means of access to abutting property." As the parcel currently exists with the Easement, it has a 30' setback from the edge of the Easement.

Abandonment of a portion of the Easement would result in the existing dwelling conforming to the required thirty (30) foot front yard setback as it would no longer encroach into the front yard setback.



Recorded Parcel Map



Area of Proposed Abandonment

The Easement was created under Document No. 1131260 on January 8, 1987, to serve the parcels on Parcel Map 1329 (see page 5). As further divisions of the parcels shown as “D-1” and “D-2” on Parcel Map 1329 occurred after the recording of Parcel Map 1329, the Maranatha Road easement was extended to serve the parcels further south, rendering the turnaround unnecessary as the road became a through road and did not terminate in the location of the 50-foot turnaround easement.

All parcels south of the Abandonment would not be impacted by the removal of a portion of the Easement as they would still be served by their existing access easement.

Located on the property is one (1) unpermitted 120 sq.ft. accessory structure (shed). As structures under 200 sq.ft. do not require a building permit, no condition of approval is proposed to require the submittal of a building permit for the accessory structure.

The shed is within the required setback as it is located at the front of the parcel where the setback is not changing due to that portion of the Easement not being abandoned. Pursuant to WCC Sec.

110.306.10(b)(1), “accessory structures are prohibited within the required front yard setback.” A condition of approval is proposed to address the removal or relocation of the accessory structure. Therefore, staff has no objection to Abandonment of the easement.

South Valleys Area Plan

The subject parcel is located within the South Valleys Area Plan. Staff was unable to find any relevant policies for the proposed Abandonment of easements.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDF - Endangered Species	X			
NDOW (Wildlife)	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
WCHD Environmental Health	X			
TMFPD	X	X		
AT&T	X	X	X	Clifford Cooper, cc2132@att.com; Bryson Gordon, bg1853@att.com
NV Energy	X	X	X	Mark Sullivan, marksullivan@nvenergy.com

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.806.20 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the Abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the South Valleys Area Plan.

Staff Comments: The Abandonment is consistent with the policies, action programs, standards, and maps of the Master Plan and the South Valleys Area Plan, as staff has not found any applicable policies, action programs, standards, or maps related to this Abandonment request.

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

Staff Comments: The proposed Abandonment does not result in a material injury to the public. The Abandonment is only for a portion of the existing road easement and access is already established and will remain in addition to utility access preservation being preserved by the conditions in Exhibit A.

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

Staff Comments: AT&T and NV Energy were sent the project description and application for evaluation. Staff received responses from AT&T and NV Energy, and both require preservation of the 10-foot public utility easement. The preservation of the 10-foot public utility easement are conditions included in Exhibit A.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB23-0004 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB23-0004 for Eric J. Lutz, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20:

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the South Valleys Area Plan; and
- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).

Applicant/Property Owner: Eric Lutz, Email: thinkeric@outlook.com



Conditions of Approval

Abandonment Case Number WAB23-0004

The project approved under Abandonment Case Number WAB23-0004 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on September 5, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this 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. Nothing in this abandonment should 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, this abandonment 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.

Unless otherwise specified, all conditions related to the approval of this Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Community Services Department – Planning and Building Division.

Compliance with the conditions of approval related to this abandonment is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. All conditions of approval must be met prior to the Engineering and Capital Projects Division recording the required Resolution and Order of Abandonment.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

- All conditions of approval are required to be completed before the Abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of CSD – Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Tim Evans, Planner, 775.328.2314, TEvans@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.**
- b. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall relocate or remove the shed partially located within the 30-foot front yard setback of APN 046-031-58. No structure shall be located within the 30-foot front yard setback and all structures shall meet the applicable setbacks of Washoe County Code.
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- d. The applicant shall comply with all conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Washoe County Planning Commission or this conditional abandonment will be null and void.
- e. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E., 775.328.2059 , RWimer@washoecounty.gov

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
- b. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- c. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to drainage and utility easements. Public Utility Easements remain unless relinquished by the Public Utility Company holding the easement right.
- d. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

AT&T

3. The following conditions are requirements of AT&T, which shall be responsible for determining compliance with these conditions.

Contact Name – Bryson Gordon, MGR OSP PLNG & ENGRG DESIGN, AT&T NEVADA ROW Office, 775.343.6655, bg1853@att.com

- a. The ten (10) foot wide public utility easement (PUE) traversing parallel to the northern property line of the parcel, which crosses through a portion of the fifty (50) foot turnaround road easement, will not be relinquished by AT&T and shall remain in place.

NV Energy

4. The following conditions are requirements of NV Energy, which shall be responsible for determining compliance with these conditions.

Contact Name – Mark Sullivan, Land Use Advisor, NV Energy, 775.420.7722, mark.sullivan@nvenergy.com

- a. The public utility easement traversing along the property lines will not be relinquished by NV Energy and shall remain in place.

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WAB23-0004 (Maranatha Abandonment) Conditions of Approval
Date: Wednesday, July 19, 2023 8:28:24 AM
Attachments: [image001.png](#)

Good Morning Julee,

TMFPD has no comments on this request.

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

From: [Roman, Brandon](#)
To: [Olander, Julee](#)
Subject: FW: July Agency Review Memo I
Date: Thursday, July 20, 2023 12:43:01 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Here are comments from NV Energy.

From: Sullivan, Mark (NV Energy) <Mark.Sullivan@nvenergy.com>
Sent: Thursday, July 20, 2023 11:35 AM
To: Roman, Brandon <BRoman@washoecounty.gov>
Subject: July Agency Review Memo I

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi Brandon,

On WAB23-0004 We would want to retain a PUE along the property lines.

No other comments

Mark Sullivan
Land Use Advisor
NV Energy
(775) 420-7722
mark.sullivan@nvenergy.com

From: Roman, Brandon <BRoman@washoecounty.gov>
Sent: Tuesday, July 18, 2023 9:12 AM
To: Sullivan, Mark (NV Energy) <marksullivan@nvenergy.com>
Subject: [INTERNET] July Agency Review Memo I

THIS MESSAGE IS FROM AN EXTERNAL SENDER.

Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. [Learn to spot a phishing message](#)

Good morning,

Please remember to send agency review responses/comments directly to the Planner for the case, rather than replying to me.

Please find the attached **Agency Review Memo I** with cases received in **July** by Washoe County Community Services Department, Planning and Building Division. You've been

asked to review the application for **Items #2, #4 and #5** The item description and link to the application are provided in the memo. **Comments are due by July 27, 2023.**

Sincerely,



Brandon Roman
Office Support Specialist, Planning & Building Division | Community Services Department

broman@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

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From: [GORDON, BRYSON](#)
To: [Olander, Julee](#)
Cc: [COOPER, CLIFFORD E](#)
Subject: July Agency Review Memo I - WAB23-0004
Date: Friday, July 21, 2023 9:28:08 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Julee,

AT&T has no adverse comments or concerns with the 50' Roadway Easement to be abandoned. However to confirm, there is a 10' PUE on the North side of said parcel which runs through a portion of the 50' Roadway Easement, that AT&T is not willing to relinquish.

[Abandonment Case Number WAB23-0004 \(Maranatha Abandonment\)](#)

Thank you,

Bryson Gordon
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA ROW
1375 Capital Blvd. rm115. Reno, NV 89502
Cell: 775-343-6655
E-mail: bg1853@att.com

Date: July 27, 2023

To: Julee Olander, Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Abandonment Case WAB23-0004 Maranatha Abandonment
APN: 046-031-58

GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of access easements along the Offer of Dedication to Washoe County, per Document #3608388, on the subject parcels and is located on approximately 3.7 acres at 47 Maranatha Road in the northwestern portion of Washoe Valley and east of old US 395. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement the applicable County Code and are based upon our review of the application prepared by the owner. The County Engineer shall determine compliance with all the following conditions of approval.

Staff recommends concurrence of acceptance of the abandonment of access easements from the Fire Department staff to ensure that proper access is available for emergency services.

For questions related to sections below, please contact the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
2. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
3. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to drainage and utility easements. Public Utility Easements remain unless relinquished by the Public Utility Company holding the easement right.
4. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th St.
Reno, NV 89503
Phone: (775) 328-3600
Fax: (775) 328-3699

July 27, 2023

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Abandonment Case Number WAB23-0004 (Maranatha Abandonment)

Project description:

The applicant is proposing to approve an abandonment of Washoe County's interest in a portion ($\pm 2,769$ SF) of a turnaround at the northwest corner of a parcel at 47 Maranatha Road.

Location: 47 Maranatha Road
APN: 046-031-58

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights comments for this.

Public Notice

Washoe County Code requires that public notification for an abandonment must be mailed to abutting property owners of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent to a total of 9 separate property owners who were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

Abandonment Case Number WAB23-0004

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
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:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Abandonment Application
Supplemental Information**
(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

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

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

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

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?

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
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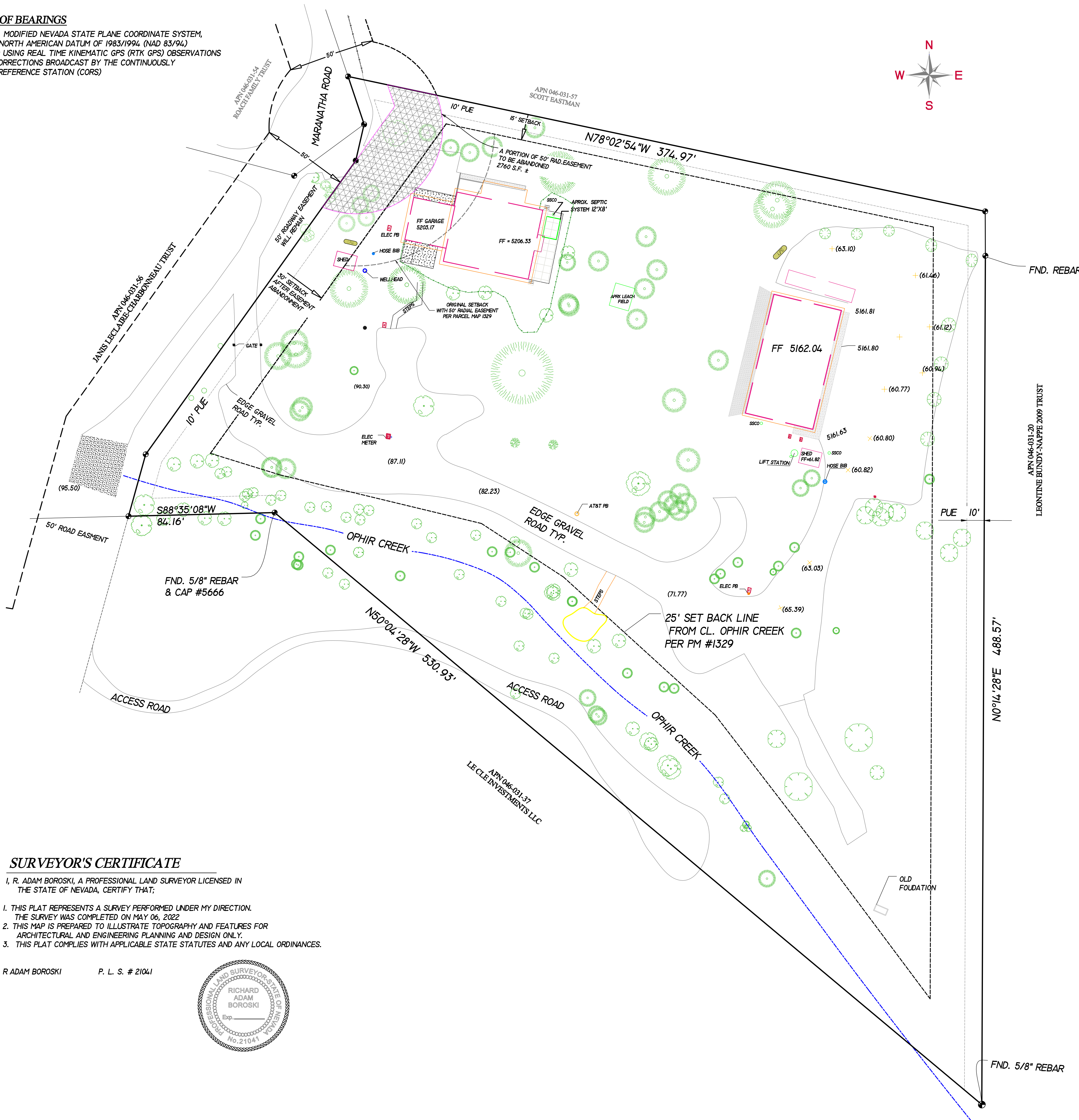
IMPORTANT

NOTICE REGARDING ABANDONMENTS:

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

BASIS OF BEARINGS

GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM,
WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94)
DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS
UTILIZING CORRECTIONS BROADCAST BY THE CONTINUOUSLY
OPERATING REFERENCE STATION (CORS)



NOTE:

THE SOURCE FOR THE BACKGROUND IMAGE IS WASHOE COUNTY REGIONAL MAPPING SYSTEM: SRI, MAXAR, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AERO GRID, IGN AND THE GIS USER COMMUNITY WASHOE COUNTY GIS, CREATED WEDNESDAY APRIL 6 OF 2022. THIS INFORMATION IS FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR BOUNDARY RESOLUTION OR LOCATION AND NOT INTENDED TO BE USED FOR MEASUREMENTS, CALCULATIONS OR DELINEATION.

THE LIGHT BLUE LINE THAT IS EMBEDDED IN THE IMAGE IS NOT AN ACCURATE LOCATION FOR OPHIR CREEK. THE TRUE CENTERLINE IS INDICATED BY A DARK BLUE FLOWLINE. DUE TO SEASONAL FLOODING CENTERLINE CAN AND WILL CHANGE.

THE 25' BUILDING SETBACK LINE ALONG OPHIR CREEK IS REFERENCED FROM PARCEL MAP #1329 RECORDED APRIL 14, 1982, DOC.#790434.

MARANATHA ROAD AS SHOWN HEREON IS A PRIVATE ROADWAY AND IS NOT PUBLICLY MAINTAINED.

MAPPING OUTSIDE OF CONTROL PERIMETER MAY NOT MEET MAP ACCURACY STANDARDS.

BUILDING OUTLINES INDICATE DRIP LINE OF ROOF, WHICH MAY NOT DEPICT STAIRS AND/OR ATTACHMENTS.

FEATURES IN SHADOWS AND VEGETATED AREAS OR NEAR TALL OBJECTS MAY BE OBSCURED DUE TO PHOTOGRAPHIC ANGLE. NO RELIANCE IS TO BE MADE ON THE ACCURACY OF THESE OBJECTS.

SURVYOR STATEMENT:
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEVADA REVISED STATUTES CHAPTER 625 AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

ACCURACY STATEMENT:
THIS DATA SET WAS PRODUCED TO MEET POSITIONAL ACCURACY STANDARDS OF 0.16 (FT) RMSE(2) VERTICAL ACCURACY CLASS. ACTUAL NVA ACCURACY WAS FOUND TO BE RMSE(2) = 0.14 FT, EQUATING TO +/- 0.28 FT AT 95% CONFIDENCE LEVEL.

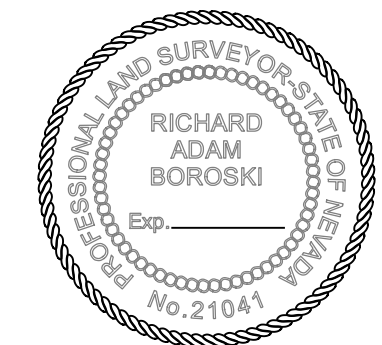
ERIC J LUTZ
LOT "C"
3.69 ACRES
APN 046-031-58

SURVEYOR'S CERTIFICATE

I, R. ADAM BOROSKI, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION. THE SURVEY WAS COMPLETED ON MAY 06, 2022.
2. THIS MAP IS PREPARED TO ILLUSTRATE TOPOGRAPHY AND FEATURES FOR ARCHITECTURAL AND ENGINEERING PLANNING AND DESIGN ONLY.
3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.

R ADAM BOROSKI P. L. S. # 21041



LEGEND

- 5/8" REBAR AND CAP OR CURB SCRIBE
- POINT NOT FOUND
- PUE PUBLIC UTILITY EASEMENT
- (R) RECORD INFORMATION PER REFERENCE DOCUMENT
- SSCO SANITARY SEWER CLEAN OUT
- PROPERTY LINE
- INDICATES EASEMENT
- BUILDING SET BACK LINE

M.D.B. & M. NEVADA	T. LUTZ, R. J. E. WASHOE COUNTY REGISTERED	DATE	DATE	DATE
SEC. 34	DATE	DATE	DATE	DATE

POINTS WEST SURVEY

3365 SAN MATEO AVE BEND, NV 89509
(702) 378-4124 RADAMBOROSKI@PWCS.COM

TOPOGRAPHIC & SITE PLAN SURVEY

47 MARANATHA ROAD

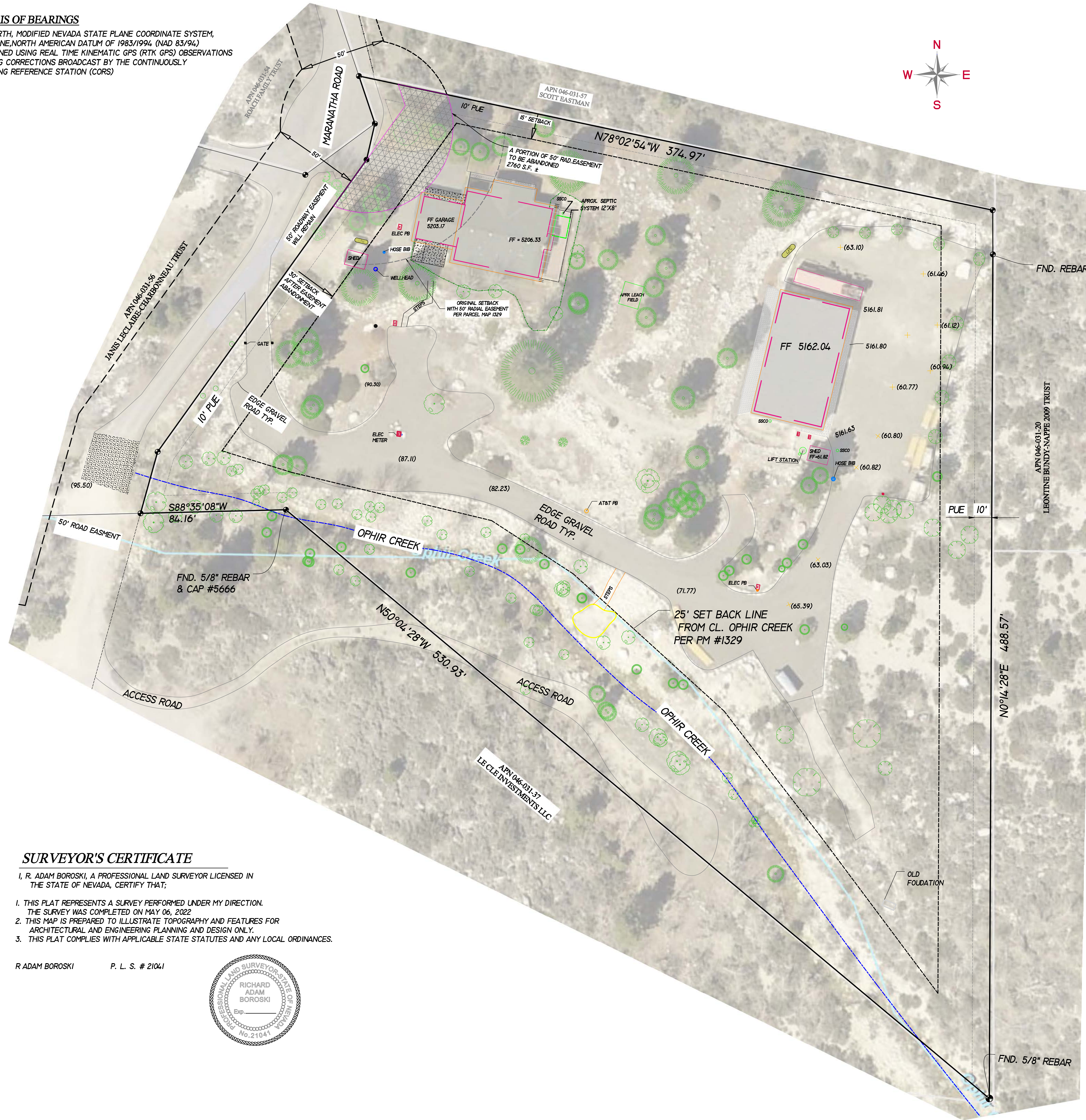
APN 046-031-58

PROJ. MGR.	PROJ. ASSOC.	DRAWN BY:	DATE:	SCALE:
		R A B	04/13/2022	1" = 30'
SHEET				
1 OF 2				

2018 ALL RIGHTS RESERVED

BASIS OF BEARINGS

GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS UTILIZING CORRECTIONS BROADCAST BY THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS)



NOTE:

THE SOURCE FOR THE BACKGROUND IMAGE IS WASHOE COUNTY REGIONAL MAPPING SYSTEM: SRI, MAXAR, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AERO GRID, IGN AND THE GIS USER COMMUNITY WASHOE COUNTY GIS, CREATED WEDNESDAY APRIL 6 OF 2022. THIS INFORMATION IS FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR BOUNDARY RESOLUTION OR LOCATION AND NOT INTENDED TO BE USED FOR MEASUREMENTS, CALCULATIONS OR DELINEATION.

THE LIGHT BLUE LINE THAT IS EMBEDDED IN THE IMAGE IS NOT AN ACCURATE LOCATION FOR OPHIR CREEK. THE TRUE CENTERLINE IS INDICATED BY A DARK BLUE FLOWLINE. DUE TO SEASONAL FLOODING CENTERLINE CAN AND WILL CHANGE.

THE 25' BUILDING SETBACK LINE ALONG OPHIR CREEK IS REFERENCED FROM PARCEL MAP #1329 RECORDED APRIL 14, 1982, DOC.#790434

MARANATHA ROAD AS SHOWN HEREON IS A PRIVATE ROADWAY AND IS NOT PUBLICLY MAINTAINED.

MAPPING OUTSIDE OF CONTROL PERIMETER MAY NOT MEET MAP ACCURACY STANDARDS.

BUILDING OUTLINES INDICATE DRIP LINE OF ROOF, WHICH MAY NOT DEPICT STAIRS AND/OR ATTACHMENTS.

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SURVYOR STATEMENT:

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEVADA REVISED STATUTES CHAPTER 625 AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

ACCURACY STATEMENT:

THIS DATA SET WAS PRODUCED TO MEET POSITIONAL ACCURACY STANDARDS OF 0.16 (FT) RMSE(2) VERTICAL ACCURACY CLASS. ACTUAL NVA ACCURACY WAS FOUND TO BE RMSE(2) = 0.14 FT, EQUATING TO +/- 0.28 FT AT 95% CONFIDENCE LEVEL.

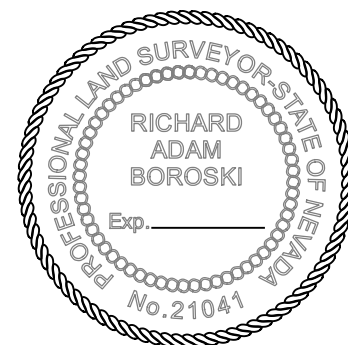
ERIC J LUTZ
LOT "C"
3.69 ACRES
APN 046-031-58

SURVEYOR'S CERTIFICATE

I, R. ADAM BOROSKI, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION. THE SURVEY WAS COMPLETED ON MAY 06, 2022
2. THIS MAP IS PREPARED TO ILLUSTRATE TOPOGRAPHY AND FEATURES FOR ARCHITECTURAL AND ENGINEERING PLANNING AND DESIGN ONLY.
3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.

R ADAM BOROSKI P. L. S. # 21041



LEGEND

- 5/8" REBAR AND CAP OR CURB SCRIBE
- POINT NOT FOUND
- PUE PUBLIC UTILITY EASEMENT
- (R) RECORD INFORMATION PER REFERENCE DOCUMENT
- SSCO SANITARY SEWER CLEAN OUT
- PROPERTY LINE
- INDICATES EASEMENT
- BUILDING SET BACK LINE

POINTS WEST SURVEY
 T. LUTZ, R. J. E. WASHOE COUNTY REGISTERED SURVEYOR
 SEC. 34 DATE
 M.D.B. & M. NEVADA
 3365 SAN MATEO AVE BEND, NV 89509
 (702) 378-4124 RADAMBOROSKI@PWCSURV.COM

TOPOGRAPHIC & SITE PLAN SURVEY
 47 MARANATHA ROAD
 APN 046-031-58

PROJ. MGR.
 PROJ. ASSOC.
 DRAWN BY: **RAB**
 DATE: **04/13/2022**
 SCALE: **1" = 30'**
 SHEET **1** OF **2**
 2018 ALL RIGHTS RESERVED

EXHIBIT "A"
ACCESS EASEMENT ABANDONMENT

Eric J Lutz

APN 046-031-58

A portion of the Access & Utility Easement as shown on Parcel D-1, Parcel Map No. 1329, recorded April 14, 1982 as document No. 790434 and on Record of Survey of a Boundary line Adjustment, Map No. 5958, recorded May 11, 2018 as document No. 4813926 of Washoe County Official Records, State of Nevada, situated in the County of Washoe, being a portion of the Southeast Quarter (1/4) of Section 34, Township 17 North, Range 19 East, M.D.B. & M. more particularly described as follows:

COMMENCING Northwest corner of Parcel "C" as shown on Record of Survey Map No. 5958, recorded May 11, 2018 as document No. 4813926 of Washoe County Official Records, State of Nevada;

THENCE South 78°02'55" East, 23.16 feet to a **POINT OF BEGINNING**;

THENCE South 78°02'54" East, a distance of 28.97 feet to the beginning of a curve concave to the northwest having a radius of 50.00 feet and a central angle of 134°00'53" and being subtended by a chord which bears South 45°34'24" West 92.06 feet;

THENCE southerly along said curve, a distance of 116.95 feet to a point of cusp;

THENCE North 35°35'08" East, a distance of 71.42 feet;

THENCE North 18°35'08" West, a distance of 13.04 feet to the true **POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION**

CONTAINING 2758 sq. ft. or 0.06 acres more or less.

The basis of bearing for this legal description is the grid bearing of S39° 12' 12" W between Washoe County GPS Monuments "S31SMO1001" and "S31SMO1003". Based on the North American Datum of 1983/1994 High Accuracy Reference Network (NAD '83/'94-Harn).

Note: Refer this description to your title company before incorporating into any legal document.

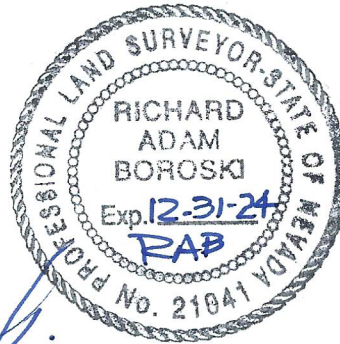
This Legal Description Written by:

R. Adam Boroski, PLS 21041

Points West Survey

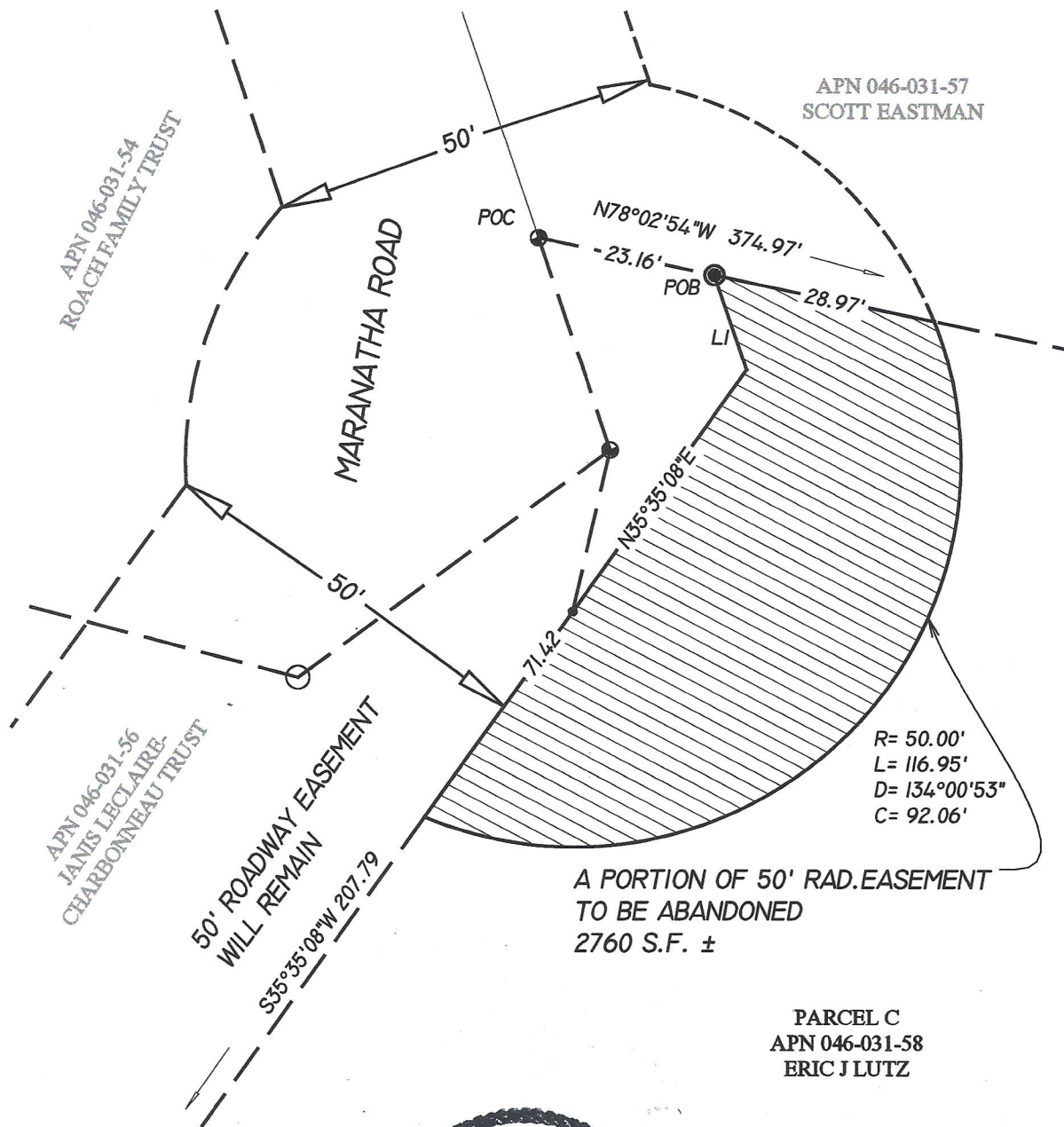
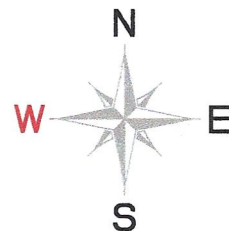
3365 San Mateo Ave.

Reno, Nevada 89509

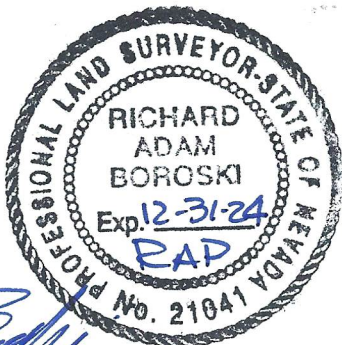


R. Adam Boroski 07-05-2023

EXHIBIT A-1

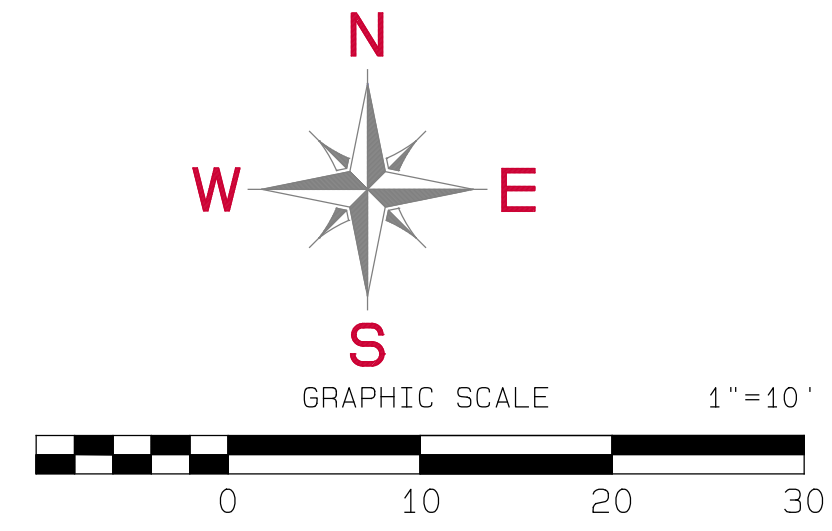
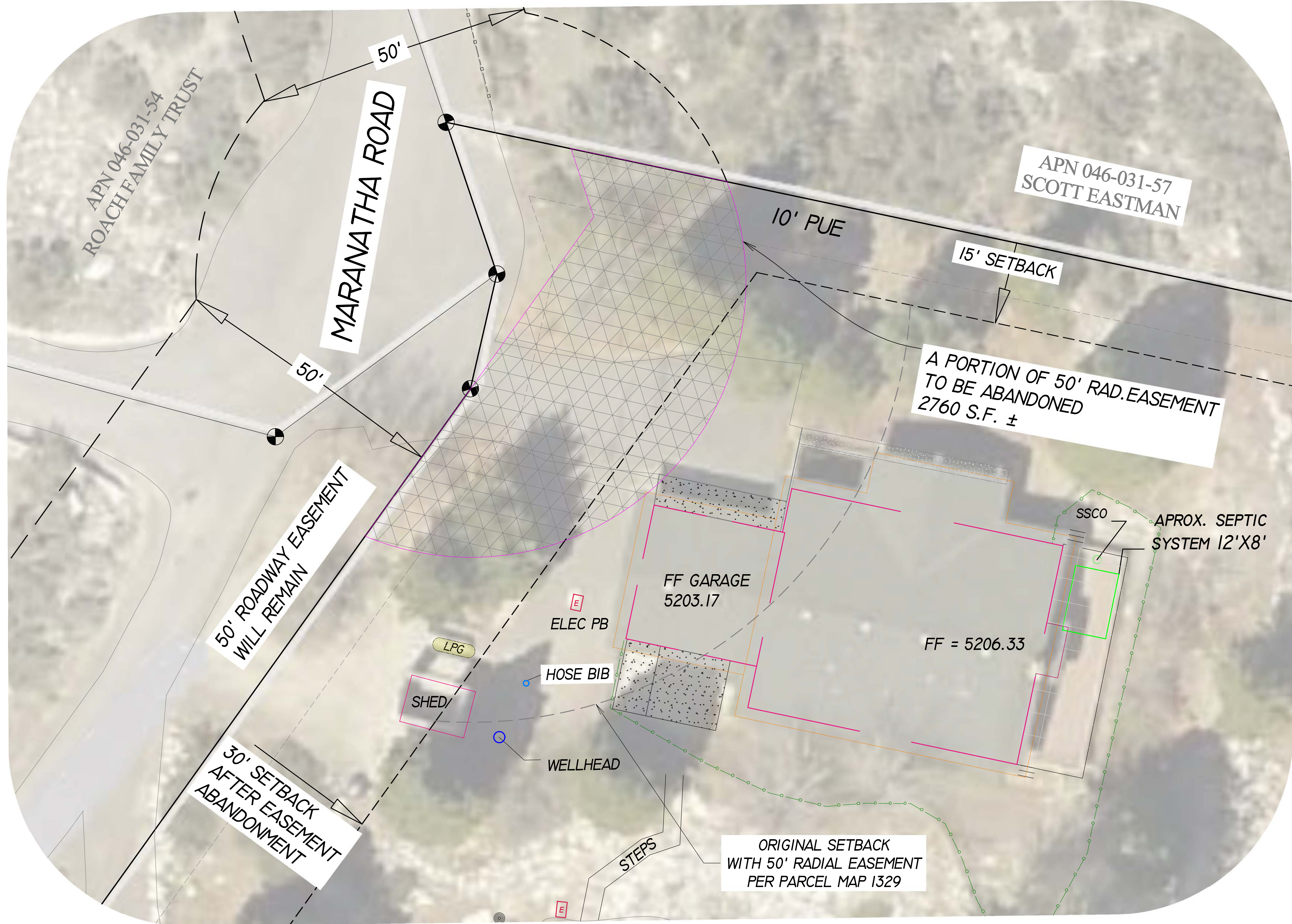


PARCEL C
APN 046-031-58
ERIC J LUTZ



R. Adam Boroski
07-06-23

POINTS WEST SURVEY 3365 SAN MATEO AVE RENO, NEVADA 89509
EXHIBIT ABONDONE EASEMENT MAP ERIC J LUTZ APN 046-031-58
T.17N R.19E SEC 34, M.D. B. & M. WASHOE COUNTY NEVADA
07/06/2023 1 OF 1



- LEGEND**
- 5/8" REBAR AND CAP OR CURB SCRIBE
 - POINT NOT FOUND
 - PUE PUBLIC UTILITY EASEMENT
 - (R) RECORD INFORMATION PER REFERENCE DOCUMENT
 - SSCO SANITARY SEWER CLEAN OUT
 - PROPERTY LINE
 - - - INDICATES EASEMENT
 - BUILDING SET BACK LINE PER CONDITIONS 1987

M.D.B. & V. NEWAD	DATE
T.179N., R.19 E. WASHOE COUNTY	DATE
SECTION 34	DATE

POINTS WEST SURVEY
 3365 SAN MATEO AVE BEND, NV 89509
 (702) 378-4124 RAB@PWSURV.COM

ENLARGED SITE PLAN
 EASEMENT TO BE ABANDONED
 47 MARANATHA ROAD APN 046-031-58

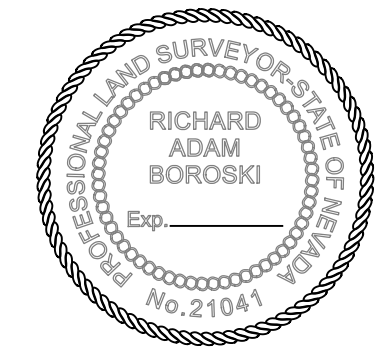
PROJ. MBR.	
PROJ. ASSOC.	
DRAWN BY:	RAB
DATE:	04/13/2022
SCALE:	1" = 10'
SHEET	1
OF	1

SURVEYOR'S CERTIFICATE

I, R. ADAM BOROSKI, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

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R ADAM BOROSKI P. L. S. # 21041

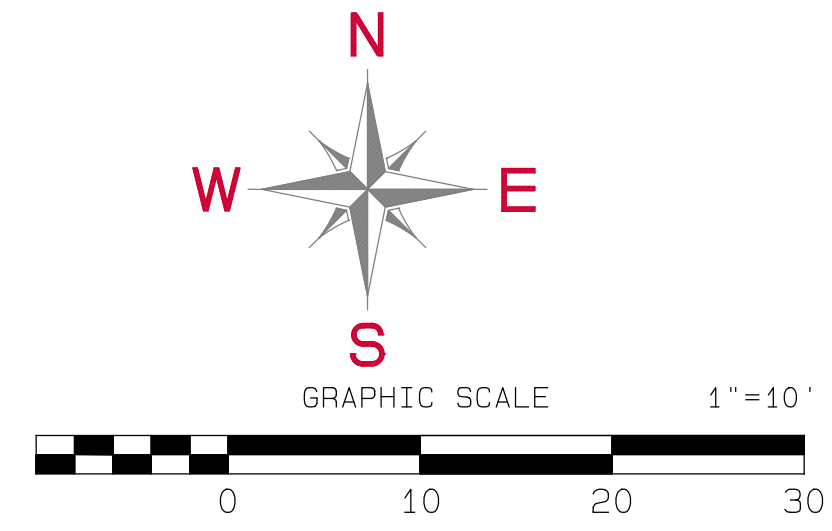
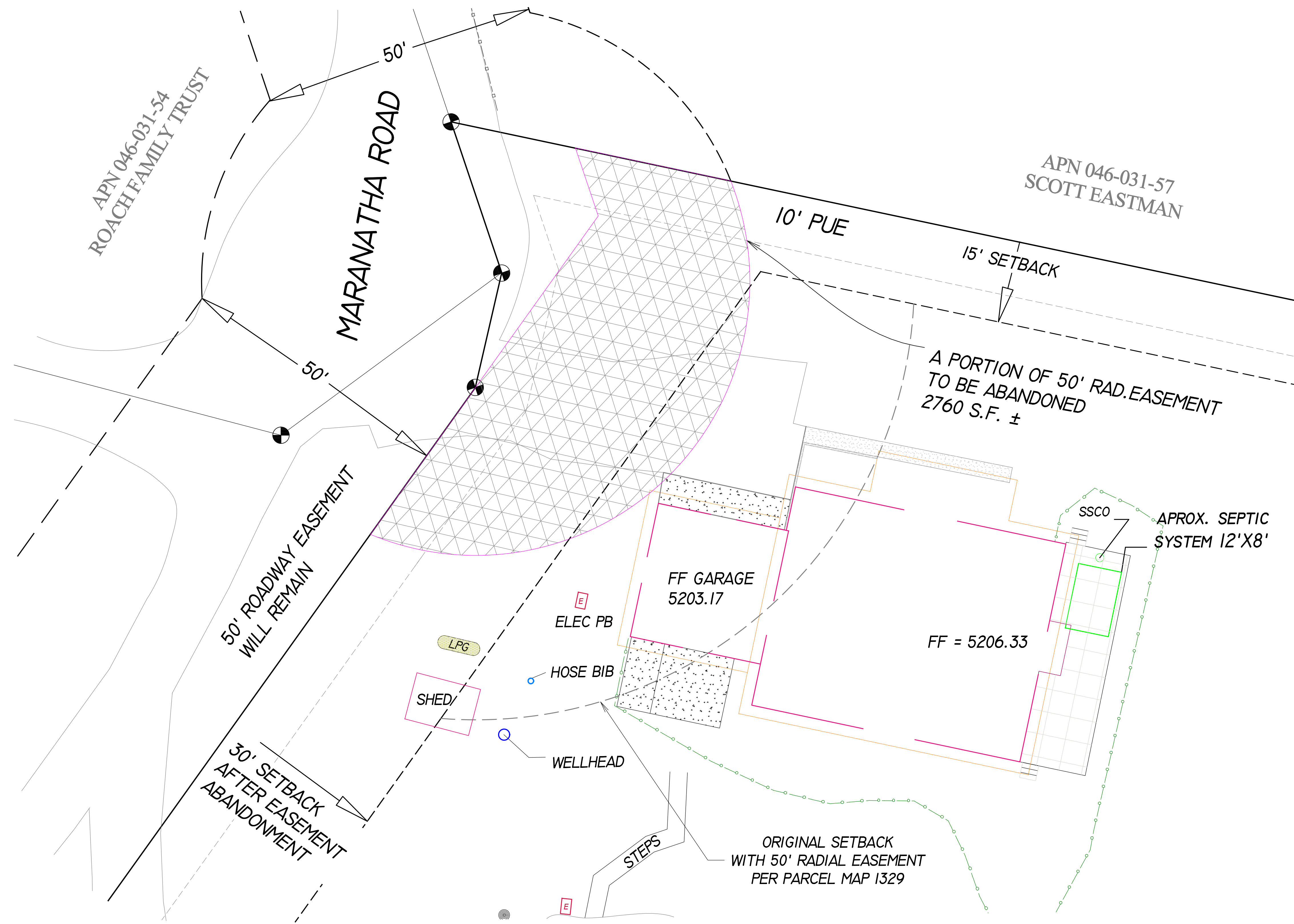


BUILDING OUTLINES INDICATE DRIP LINE OF ROOF, WHICH MAY NOT DEPICT STAIRS AND/OR ATTACHMENTS.

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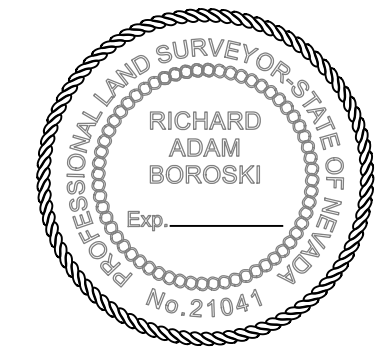
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- 5/8" REBAR AND CAP OR CURB SCRIBE
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 - PROPERTY LINE
 - INDICATES EASEMENT
 - BUILDING SET BACK LINE PER CONDITIONS 1987

SURVEYOR'S CERTIFICATE

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MARANATHA ROAD AS SHOWN HEREON IS A PRIVATE ROADWAY AND IS NOT PUBLICLY MAINTAINED.

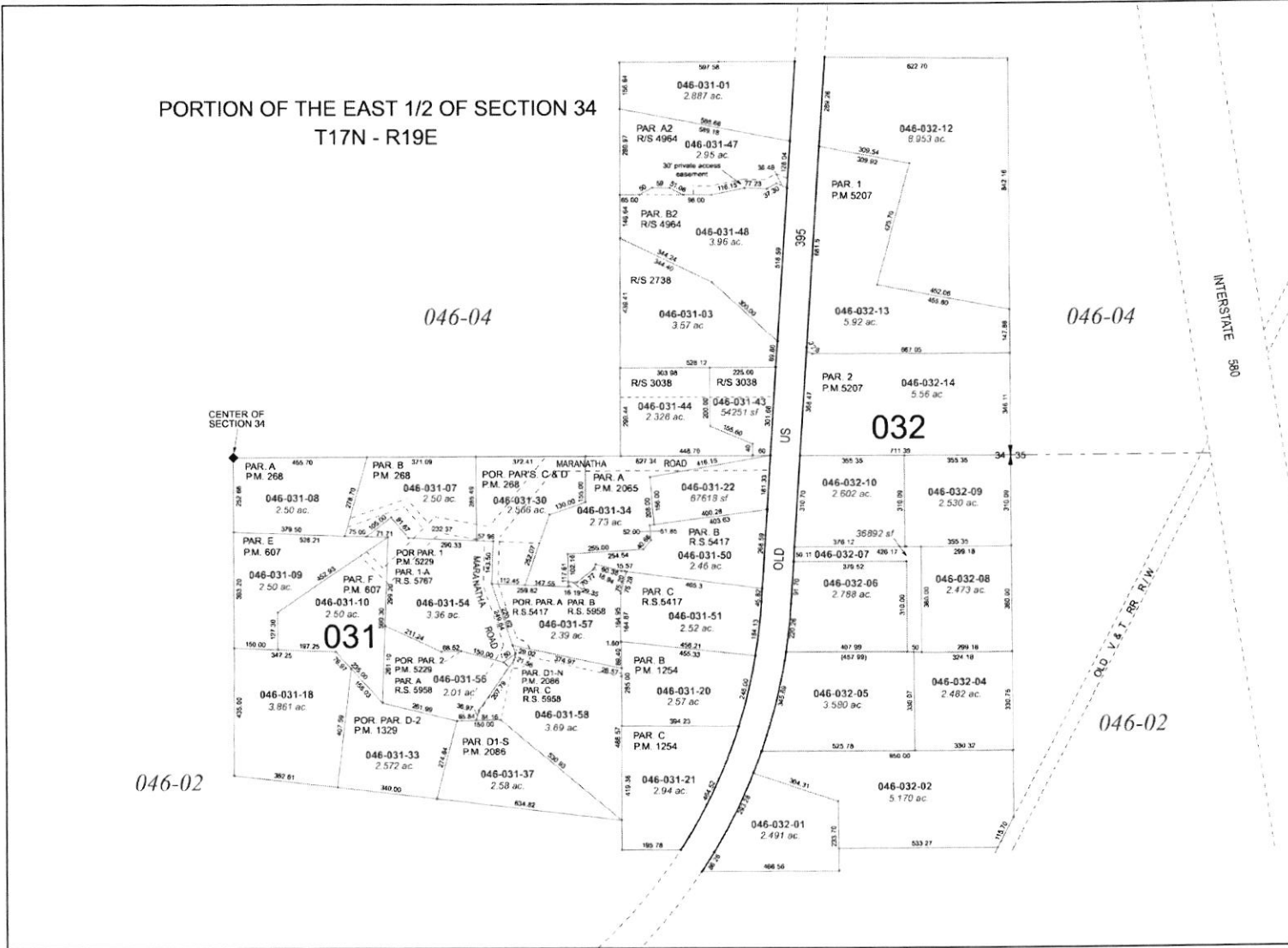
M.D.B. & V. NEVADA	DATE
T. LITTON, R. J. E. WASHOE COUNTY	DATE
REVISIONS	DATE
SEC. 34	DATE

POINTS WEST SURVEY
3365 SAN MATEO AVE BEND, NV 89509
(702) 378-4124 RADAM@BOROSKI.COM

ENLARGED SITE PLAN
EASEMENT TO BE ABANDONED
47 MARANATHA ROAD APN 046-031-58

PROJ. MBR.	
PROJ. ASSOC.	
DRAWN BY:	RAB
DATE:	04/13/2022
SCALE:	1" = 10'
SHEET	1
OF	1

2019 ALL RIGHTS RESERVED



Assessor **0.**

STATI
WASHC
 ASSES
 Michael E.

1001 E
 Reno, NV

0 60
 1 inch

created by
 last updated: SR
 area provided

NOTE: This map is Washoe County Air Illustrative purposes a survey of the prior as to the sufficiency delineated herein.

72G28 CLTA Guarantee Form No. 28 (06-05-14)

Condition of Title Guarantee

© California Land Title Association. All rights reserved. The use of this Form is restricted to CLTA subscribers in good standing as of the date of use. All other uses are prohibited. Reprinted under license or express permission from the California Land Title Association.

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

OWNERS' CERTIFICATE:

- WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE:
1. WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
 2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON.
 3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF N.R.S. 278.010 TO 278.630, INCLUSIVE.
 4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
 5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE ON THE TRANSFER OF THE LAND.
 6. THE PROPERTY OWNERS HEREBY AGREE TO ACCEPT ANY DRAINAGE ONTO THEIR PROPERTY RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT.

FIRST PARTY: JAN LECLATRE-CHARBONNEAU, AS OWNER OF PARCEL 2-A AS SHOWN ON RECORD OF SURVEY MAP NO. 5417, FILE NO. 4630290 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Jean Leclatre-Charbonneau 07/20/2018
DATE
BY: JANS LECLATRE-CHARBONNEAU

SECOND PARTY: MARK L. WHITTAKER AND BONNIE WHITTAKER, TRUSTEES OF THE MARK L. AND BONNIE WHITTAKER REVOCABLE TRUST DATED NOVEMBER 2006, AS OWNER PARCEL A AS SHOWN ON RECORD OF SURVEY MAP NO. 5417, FILE NO. 4102636 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Mark L. Whittaker 3/29/18
DATE
BY: MARK L. WHITTAKER, TRUSTEE

Bonnie Whittaker 3/29/18
DATE
BY: BONNIE WHITTAKER, TRUSTEE

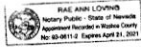
THIRD PARTY: ERIC JOHN LUTZ, AS OWNER OF PARCEL D-IN AS SHOWN ON PARCEL MAP NO. 2086, FILE NO. 1135643 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Eric John Lutz 23 MAR. 2018
DATE
BY: ERIC JOHN LUTZ

STATE OF NEVADA COUNTY OF WASHOE S.S.

ON THIS 20th DAY OF February, 2018, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, JANS LECLATRE-CHARBONNEAU, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

Rae Ann Lovvink
NOTARY PUBLIC



STATE OF NEVADA COUNTY OF WASHOE S.S.

ON THIS 29th DAY OF March, 2018, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, MARK L. WHITTAKER AND BONNIE WHITTAKER, TRUSTEES OF THE MARK L. AND BONNIE WHITTAKER REVOCABLE TRUST DATED NOVEMBER 2006, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

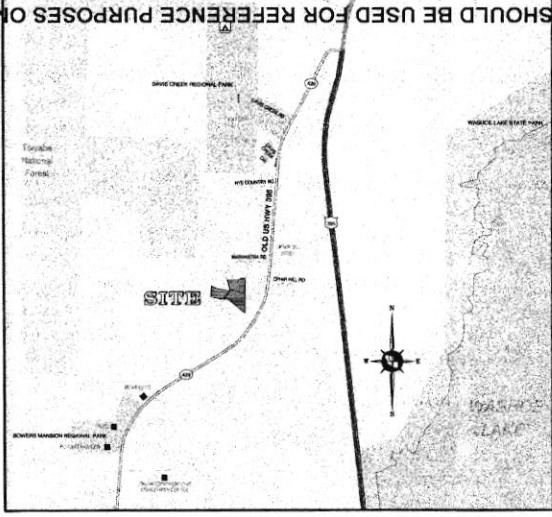
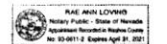
Rae Ann Lovvink
NOTARY PUBLIC



STATE OF NEVADA COUNTY OF WASHOE S.S.

ON THIS 23rd DAY OF March, 2018, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ERIC JOHN LUTZ, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

Rae Ann Lovvink
NOTARY PUBLIC



VICINITY MAP

N.T.S.

REFERENCES

1. PARCEL MAP NO. 607, FILE NO. 541416 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. PARCEL MAP NO. 1329, FILE NO. 790434 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
3. PARCEL MAP NO. 2086, FILE NO. 1135643 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
4. PARCEL MAP NO. 5229, FILE NO. 4581247 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
5. RECORD OF SURVEY MAP NO. 5417, FILE NO. 4102636 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
6. RECORD OF SURVEY MAP NO. 5767, FILE NO. 4630290 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
7. BOUNDARY LINE ADJUSTMENT DEED, DOCUMENT NO. 4630289 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
8. GRANT, BARGAIN, SALE DEED, DOCUMENT NO. 4653459 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

GOVERNING AGENCY CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY WASHOE COUNTY.

BY: Michael E. Gump, PLS 13627 5-11-18
DATE
WASHOE COUNTY SURVEYOR

DISTRICT BOARD OF HEALTH CERTIFICATE:

"THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWER DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT."

Wesley Rubio 5-11-18
DATE
FOR THE DISTRICT BOARD OF HEALTH
PRINT NAME: Wesley Rubio
TITLE: Senior EMS

SURVEYOR'S CERTIFICATE:

- I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:
1. I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT SITUATE WITHIN A PORTION OF SE 1/4 OF SECTION 34, T.17N., R.19E., M.D.M., WASHOE COUNTY, NEVADA.
 2. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINES HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY N.R.S. 625.340.
 3. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF N.R.S. 278.010 TO 278.630, INCLUSIVE, AND NO NEW PARCELS HAVE BEEN CREATED.
 4. I HAVE PREPARED THIS MAP AT THE INSTANCE OF ERIC JOHN LUTZ, AND THE SURVEY WAS COMPLETED ON MARCH 20, 2018.
 5. THIS PLAT COMPLETES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND WAS PERFORMED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.



DATE: 3/23/2018
LEE H. SMITHSON, P.L.S.
NEVADA CERTIFICATE NO. 5097

TAX CERTIFICATE:

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 N.R.S. 361A.265.

APN'S 046-031-36, 045-031-49 & 046-031-55
WASHOE COUNTY TREASURER

BY: Danielle Gaulton 5/8/2018
DEPUTY DATE

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JAN LECLATRE-CHARBONNEAU AND ERIC JOHN LUTZ OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND, THAT ALL THE OWNERS OF RECORD OF THE LAND 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 LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A PRELIMINARY TITLE REPORT DATED 4-27-18 FOR THE BENEFIT OF WASHOE COUNTY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: Prada Quilici 5-7-18
DATE
PRINT NAME: Lisa Quilici
TITLE: Secretary

TOTAL AREA: 8.05 +/- ACRES

FILE NO: <u>4813926</u> FILED FOR RECORD AT THE REQUEST OF <u>Eric J. Lutz</u> ON THIS <u>11th</u> DAY OF <u>May</u> , 2018 AT <u>3:11</u> P.M. PAST <u>1:00</u> O'CLOCK, P.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.	RECORD OF SURVEY OF A BOUNDARY LINE ADJUSTMENT FOR <u>JANS LECLATRE-CHARBONNEAU, MARK L. WHITTAKER & BONNIE WHITTAKER AND ERIC JOHN LUTZ</u> AN ADJUSTMENT OF PARCEL 2-A OF RECORD OF SURVEY MAP NO. 5767, PARCEL A OF RECORD OF SURVEY MAP NO. 5417 AND PARCEL D1-N OF PARCEL MAP NO. 2086 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34, T. 17 N., R. 19 E., M.D.M.
WASHOE COUNTY COUNTY RECORDER BY: <u>A. Passlee</u> 17100 01 RM DEPUTY FEE: <u>43.00</u>	NEVADA TRI STATE SURVEYING, LTD 1925 E. PRATER WAY SPARKS, NEVADA 89434 SHEET 1 (775) 358-9491 * FAX # 358-3664 OF 2

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

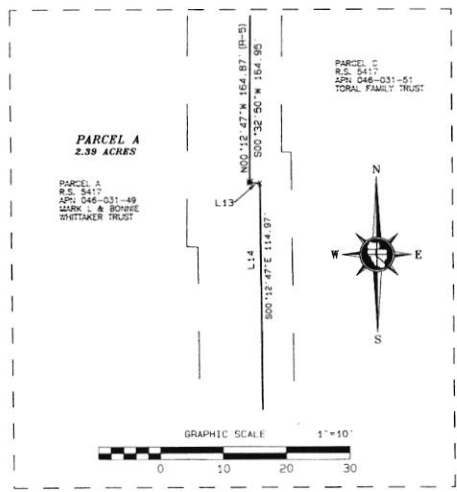
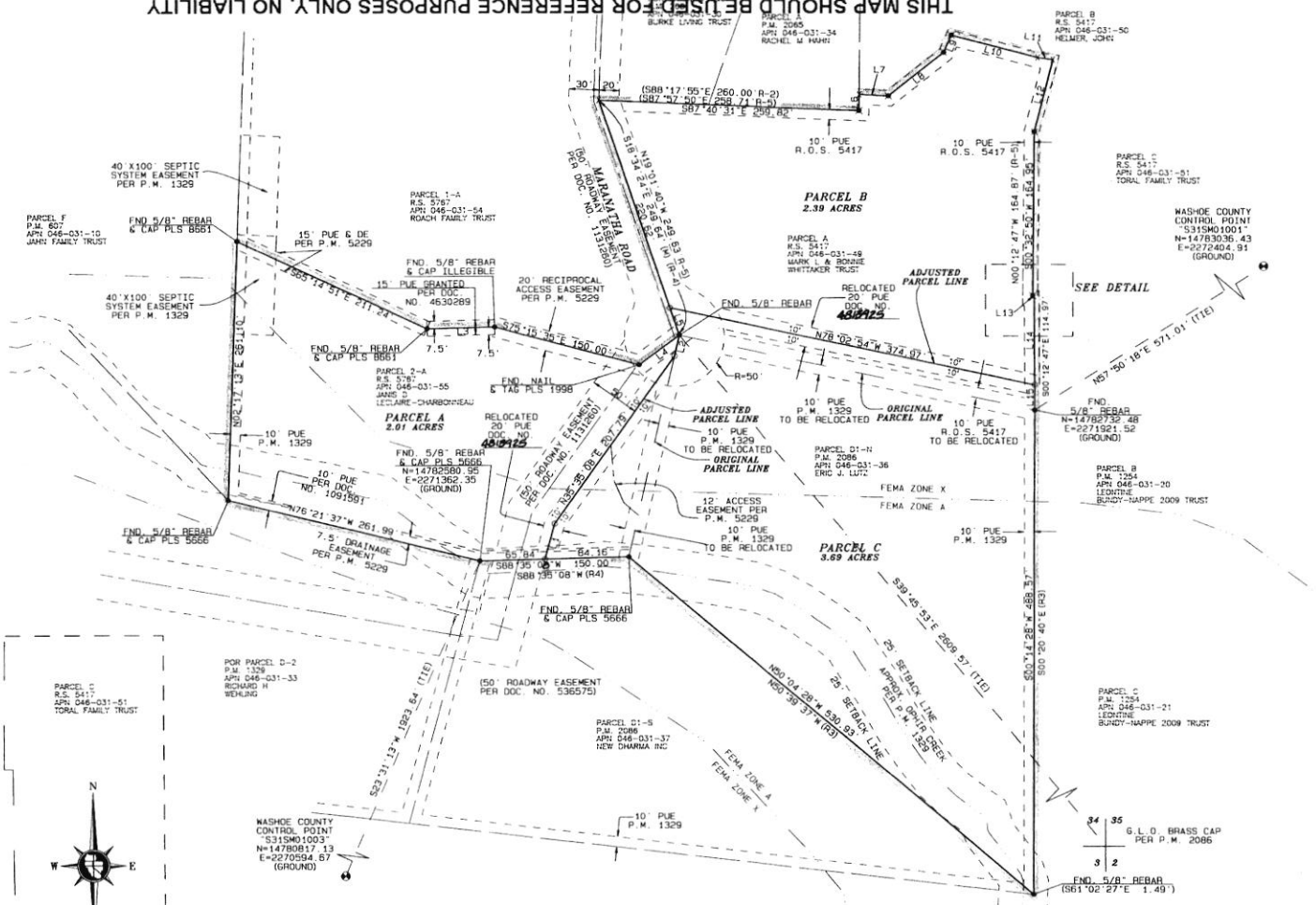
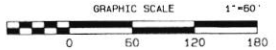
5958

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

Record of Survey map 5958

48965

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



LEGEND

- SET 5/8" REBAR AND CAP. PLS 5097 UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED
- DIMENSION POINT - NOTHING FOUND OR SET
- ADJACENT PARCEL LINE
- EASEMENT SIDE LINE
- CENTERLINE OF ROADWAY
- (R) RADIAL BEARING
- ⊙ WASHOE COUNTY GPS MONUMENT
- ✱ FOUND 5/8" REBAR W/CAP PLS 19023 PER ROS 5417 - REF. 5
- ORIGINAL PARCEL LINES

BASIS OF BEARINGS

THE GRID BEARING OF S39°12'12"W BETWEEN WASHOE COUNTY GPS MONUMENTS 'S315M01001' & 'S315M01003', BASED ON THE NORTH AMERICAN DATUM OF 1983/1984 HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN) GRID TO GROUND FACTOR = 1.000197939

NOTES

1. THE PURPOSE OF THIS MAP IS TO REFLECT A BOUNDARY LINE ADJUSTMENT AS EXECUTED BY QUILCLAIM DEED DOCUMENT NO. 483925

RECORD PER ROS 5417		RECORD PER ROS 5417		
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N15°32'08"E	36.97'		
L2	N12°56'36"E	21.56'		
L3	N88°43'07"E	68.52'		
L4	N83°37'43"E	50.00'		
L5	N18°54'24"W	29.02'		
L6	S01°28'46"W	15.19'	N00°15'31"W	16.08'
L7	N87°02'27"W	29.35'	S87°57'50"E	29.72'
L8	N52°03'51"E	70.77'	N51°21'07"E	70.70'
L9	N23°49'00"E	18.94'	S23°36'13"W	18.85'
L10	S75°35'53"E	90.38'	N76°23'30"W	89.93'
L11	N82°40'35"W	15.57'	S83°26'12"E	15.57'
L12	S14°41'21"W	75.20'	S13°54'49"W	75.28'
L13	N83°23'07"W	1.50'	N84°30'42"W	2.39'
L14	S00°12'47"E	89.40'		
L15	S00°12'47"E	25.57'		



**RECORD OF SURVEY
OF A BOUNDARY LINE ADJUSTMENT**

FOR
**JANIS LECLAIRE-CHARBONNEAU, MARK L. WHITTAKER &
BONNIE WHITTAKER AND ERIC JOHN LUTZ**

AN ADJUSTMENT OF PARCEL 2-A OF RECORD OF SURVEY MAP NO. 5417 AND
PARCEL D-1-N OF RECORD OF SURVEY MAP NO. 2086
SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34,
T. 17 N., R. 19 E., M.D.M.

WASHOE COUNTY, NEVADA

TRI STATE SURVEYING, LTD 17100 01 DR
1925 E PRATER WAY SHEET 2
SPARKS, NEVADA 89434 OF 2
(775) 358-9491 * FAX * 358-3664

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

5958A

Record of Survey Map 5958A



PRELIMINARY REPORT

Proposed Buyer: Eric J. Lutz
Proposed Lender:
Proposed Loan Amount: \$0.00
Property Address: 47 Maranatha Road, Carson City, NV 89704

Eric Lutz
 Attn:
 P.O. Box 1783
 Carson City, NV 89702
Phone: Fax:
Escrow Officer: Title Only
Customer No.: /

Title Office:
Ticor Title of Nevada, Inc.
5441 Kietzke Lane, Suite 100
Reno, NV 89511
Phone: (775) 324-7400 Fax: (775) 324-7402
Order No.: 02301739-TO

**The information contained in this report is through the date of
 May 26, 2023 at 7:30 a.m.**

*In response to the application for a policy of title insurance referenced herein, **Ticor Title of Nevada, Inc.** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

*The policy(s) of title insurance to be issued hereunder will be policy(s) of **Chicago Title Insurance Company.***

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Timothy S. Palko, Title Officer

**WAB23-0004
 EXHIBIT D**

**THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO CLOSE
OF ESCROW:**

NONE AT THIS TIME

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

FEE, as to Parcel 1 AN EASEMENT, as to Parcel 2, 3 and 4

Title to said estate or interest at the date hereof is vested in:

Eric John Lutz

The land referred to in this Report is situate in the State of Nevada, County of Washoe and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SCHEDULE B – Section A

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to lien for services, labor or material not shown in the Public Records.

SCHEDULE B – Section B

At the date hereof Exceptions to coverage in addition to the printed exceptions to said policy form would be as follows:

7. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2023-2024. Tax Identification No.: 046-031-58
8. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.
9. Any liens which may be levied by reason of the Land being within the Washoe County Public Works Department, Utility Division. Specific amounts may be obtained from Washoe County Public Works Department, Phone Number (775) 954-4601.
10. Any unpaid charges for Waste Management, plus any interest and/or penalties, which would create a lien and attach to said Land, pursuant to Nevada Revised Statutes.
11. Rights of way for any existing roads and alleys, trails, canals, ditches, flumes, conduits, pipes, poles or transmission lines on, under, over, through or across the Land.
12. Water rights, claims or title to water, whether or not disclosed by the public records.
13. Rights of way for Ophir Creek, and any easements pertaining thereto, including but not limited to any prescriptive or implied rights and/or easements.
14. Any adverse claim based upon the assertion that:

Some portion of said Land is tide or submerged land, or has been created by artificial means or has accreted to such portion so created.

Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Ophir Creek or has been formed by accretion to any such portion.
15. Any adverse claim based upon the assertion that:

Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of Ophir Creek in the event the boundary of said Ophir Creek has been artificially raised or is now or at any time has been below the high watermark, if said Ophir Creek is in its natural state.

Some portion of said Land has been created by artificial means or has accreted to such portion so created.

Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Ophir Creek, or has been formed by accretion to any such portion.
16. Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of Ophir Creek.
17. Notes, easements and recitals as set forth on Parcel Map Nos. 268, 1329 and 2086. Said notes, easement and recitals will affect the use of the herein described property and a review of said map is advised.

18. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 30, 1978
Recording No: Book 1286, Page 86, Document No. 542021, Official Records

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Emil P. Tolotti and Helen M. Tolotti, husband and wife as joint tenants
Purpose: a non-exclusive easement 50 feet in width for roadway, drainage and utilities

Recording Date: May 20, 1982
Recording No: Book 1747, Page 170, Document No. 796337, Official Records

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: ingress, egress and utilities
Recording Date: July 2, 1982
Recording No: Book 1762, Page 668, Document No. 803720, Official Records

21. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Emil P. Tolotti and Helen M. Tolotti, as Co-Trustees of the Ophir Trust, Larry J. Johnson, Richard Smithson and Cheri Smithson
Purpose: roadway
Recording Date: January 9, 1987
Recording No: Book 2477, Page 62, Document No. 1131260, Official Records

22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: common use of Ophir Creek
Recording Date: May 1, 2000
Recording No: 2443558, Official Records

23. Terms, provisions and conditions as contained in an instrument

Entitled: Final Decree for Ophir Creek
Recording Date: January 7, 2010
Recording No.: 3837354, Official Records

24. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map No. 5417

Recording Date: April 13, 2012
Recording No: 4102638, Official Records

25. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map No. 5767

Recording Date: September 9, 2016
Recording No: 4630290, Official Records

WAB23-0004
EXHIBIT D

26. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$580,000.00
Dated: November 15, 2016
Trustor/Grantor: Eric John Lutz, a single man
Trustee: United Title of Nevada
Beneficiary: Wells Fargo Bank, N.A.
Recording Date: November 15, 2016
Recording No: 4653460, Official Records
Affects: a portion of property in question

An assignment of the beneficial interest under said deed of trust which names:

Assignee: Wells Fargo National Bank West
Recording Date: October 13, 2021
Recording No: 5236717, Official Records

27. Terms, provisions and easements as contained in an instrument

Entitled: Boundary Line Adjustment Quitclaim Deed
Recording Date: May 11, 2018
Recording No.: 4813925, Official Records

28. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map No. 5958

Recording Date: May 11, 2018
Recording No: 4813926, Official Records

29. Terms, provisions and conditions as contained in an instrument

Entitled: Deed restriction and covenant against use of detached accessory structure as a detached accessory dwelling where structure is connected to water or wastewater facilities
Recording Date: July 5, 2018
Recording No.: 4829089, Official Records

INFORMATIONAL NOTES

1. Note: Due to the Nevada Supreme Court's interpretation of N.R.S. §116.3116 (2)(c) in SFR Investments Pool 1, LLC v. U.S. Bank, N.A. 334 P. 3d 408 (2014), the Company is unwilling to issue the ALTA 9-06 Endorsement, but instead will issue the ALTA 9.10-06 Endorsement. This does not apply to common interest communities that are not subject to N.R.S. §116.3116 (i.e. apartment complexes, commercial condominiums that are exempt or other commercial properties).
2. Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

3. Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Assessor's Parcel No.: 046-031-58
Fiscal Year: 2022-2023
Total Taxes: \$4,256.37

4. Note: The following information is provided strictly as an accommodation. According to the Assessor, the address of the Land is as follows:

Type of Dwelling: Single Family Residence
Address: 47 Maranatha Road, Carson City, Nevada

Order No.: 02301739-TO

EXHIBIT A

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

PARCEL 1:

All that certain parcel situate within a portion of the Southeast One-Quarter (SE 1/4) of Section Thirty-Four (34), Township Seventeen (17) North, Range Nineteen (19) East, Mount Diablo Meridian, Washoe County, Nevada, being all of Parcel D1-N, as shown and so designated on Parcel Map No. 2086, File No. 1135643 in the Official Records of Washoe County, Nevada, and being a portion of Parcel 2-A as described in Boundary Line Adjustment Deed, Document No. 4630289 in the Official Records of Washoe County and as shown on Record of Survey Map No. 5767, File No. 4630290 in the Official Records of Washoe County, Nevada, and also being a Parcel A as described in Boundary Line Adjustment Quitclaim Deed, Document No. 4102637 in the Official Records of Washoe County and as shown on Record of Survey Map No. 5417, File No. 4102638 in the Official Records of Washoe County, Nevada, said parcel being more particularly described as follows:

BEGINNING at the northwest corner of said Parcel D1-N, also being the southwest corner of said Parcel A, from which the southeast corner of said Section 34 bears, South 39°45'53" East, 2609.57 feet;

THENCE from the POINT OF BEGINNING, along the westerly line of said Parcel A, North 18°34'24" West, 29.02 feet;

THENCE leaving said westerly line, South 78°02'54" East, 374.97 feet to the easterly line of said Parcel A;

THENCE along said westerly line, South 00°12'47" East, 25.57 feet to the southeast corner of said parcel A, also being the northeast corner of said Parcel D1-N;

THENCE along the easterly line of said Parcel D1-N, South 00°14'28" West, 488.57 feet to the southeast corner of said Parcel D1-N;

THENCE along the southerly line of said Parcel D1-N, North 50°04'28" West, 530.93 feet to the southwest corner of said Parcel D1-N;

THENCE along the southerly line of said Parcel 2-A, South 88°35'01" West, 84.16 feet;

THENCE leaving said southerly line, North 15°32'08" East, 36.97 feet;

THENCE North 35°35'08" East, 207.79 feet to the line common to said Parcel D1-N and said Parcel 2-A;

THENCE along said common line, North 12°58'36" East, a distance of 21.56 feet to the POINT OF BEGINNING.

Note: Document No. 4813925 is provided pursuant to the requirements of Section 6.NRS 111.312.

PARCEL 2:

**WAB23-0004
EXHIBIT D**

A non-exclusive easement 50 feet in width for roadway (Maranatha Road), drainage and utility purposes which lies 25 feet each side of and parallel to the following described centerline”

Commencing at the quarter corner of Sections 34 and 35 Township and Range marked by a G.L.O. capped pipe; thence south 89°25'50” West, along the East-West center quarter line of Section 34, a distance of 811.89 feet to an intersection with the Westerly right-of-way line of Old Highway U.S. 395; thence South 03°20'00” West, along said right-of-way line, a distance of 25.06 feet; thence leaving said right-of-way line, South 89°25'50” West, along a line 25 feet Southerly of and parallel to the East-West center quarter line of said Section 34, a distance of 742.51 feet; thence South 39°20'49” West, a distance of 305.53 feet to the true point of beginning; thence South to a point on the North line of Parcel Map No. 268, filed June 8, 1976, File No. 422544.

PARCEL NO. 3:

A non-exclusive easement for roadway (Maranatha Road) through Parcels D-2, D-3 and D-4, of Parcel Map 1329, as shown on said parcel map.

PARCEL NO. 4:

An Easement for Access, 12 feet in width, across a portion of the Southeast corner of the property to the West, as set forth on Parcel Map No. 5229 for The Roach Family Trust, according to the map, thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 20, 2016, as File No. 4581247, Official Records.

APN: 046-031-58

EXHIBIT A

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

PARCEL 1:

All that certain parcel situate within a portion of the Southeast One-Quarter (SE 1/4) of Section Thirty-Four (34), Township Seventeen (17) North, Range Nineteen (19) East, Mount Diablo Meridian, Washoe County, Nevada, being all of Parcel D1-N, as shown and so designated on Parcel Map No. 2086, File No. 1135643 in the Official Records of Washoe County, Nevada, and being a portion of Parcel 2-A as described in Boundary Line Adjustment Deed, Document No. 4630289 in the Official Records of Washoe County and as shown on Record of Survey Map No. 5767, File No. 4630290 in the Official Records of Washoe County, Nevada, and also being a Parcel A as described in Boundary Line Adjustment Quitclaim Deed, Document No. 4102637 in the Official Records of Washoe County and as shown on Record of Survey Map No. 5417, File No. 4102638 in the Official Records of Washoe County, Nevada, said parcel being more particularly described as follows:

BEGINNING at the northwest corner of said Parcel D1-N, also being the southwest corner of said Parcel A, from which the southeast corner of said Section 34 bears, South 39°45'53" East, 2609.57 feet;

THENCE from the POINT OF BEGINNING, along the westerly line of said Parcel A, North 18°34'24" West, 29.02 feet;

THENCE leaving said westerly line, South 78°02'54" East, 374.97 feet to the easterly line of said Parcel A;

THENCE along said westerly line, South 00°12'47" East, 25.57 feet to the southeast corner of said parcel A, also being the northeast corner of said Parcel D1-N;

THENCE along the easterly line of said Parcel D1-N, South 00°14'28" West, 488.57 feet to the southeast corner of said Parcel D1-N;

THENCE along the southerly line of said Parcel D1-N, North 50°04'28" West, 530.93 feet to the southwest corner of said Parcel D1-N;

THENCE along the southerly line of said Parcel 2-A, South 88°35'01" West, 84.16 feet;

THENCE leaving said southerly line, North 15°32'08" East, 36.97 feet;

THENCE North 35°35'08" East, 207.79 feet to the line common to said Parcel D1-N and said Parcel 2-A;

THENCE along said common line, North 12°58'36" East, a distance of 21.56 feet to the POINT OF BEGINNING.

Note: Document No. 4813925 is provided pursuant to the requirements of Section 6.NRS 111.312.

PARCEL 2:

A non-exclusive easement 50 feet in width for roadway (Maranatha Road), drainage and utility purposes which lies 25 feet each side of and parallel to the following described centerline"

Commencing at the quarter corner of Sections 34 and 35 Township and Range marked by a G.L.O. capped pipe; thence south 89°25'50" West, along the East-West center quarter line of Section 34, a distance of 811.89 feet to an intersection with the Westerly right-of-way line of Old Highway U.S. 395; thence South 03°20'00" West, along said right-of-way line, a distance of 25.06 feet; thence leaving said right-of-way line, South 89°25'50" West, along a line 25 feet Southerly of and parallel to the East-West center quarter line of said Section 34, a distance of 742.51 feet; thence South 39°20'49" West, a distance

of 305.53 feet to the true point of beginning; thence South to a point on the North line of Parcel Map No. 268, filed June 8, 1976, File No. 422544.

PARCEL NO. 3:

A non-exclusive easement for roadway (Maranatha Road) through Parcels D-2, D-3 and D-4, of Parcel Map 1329, as shown on said parcel map.

PARCEL NO. 4:

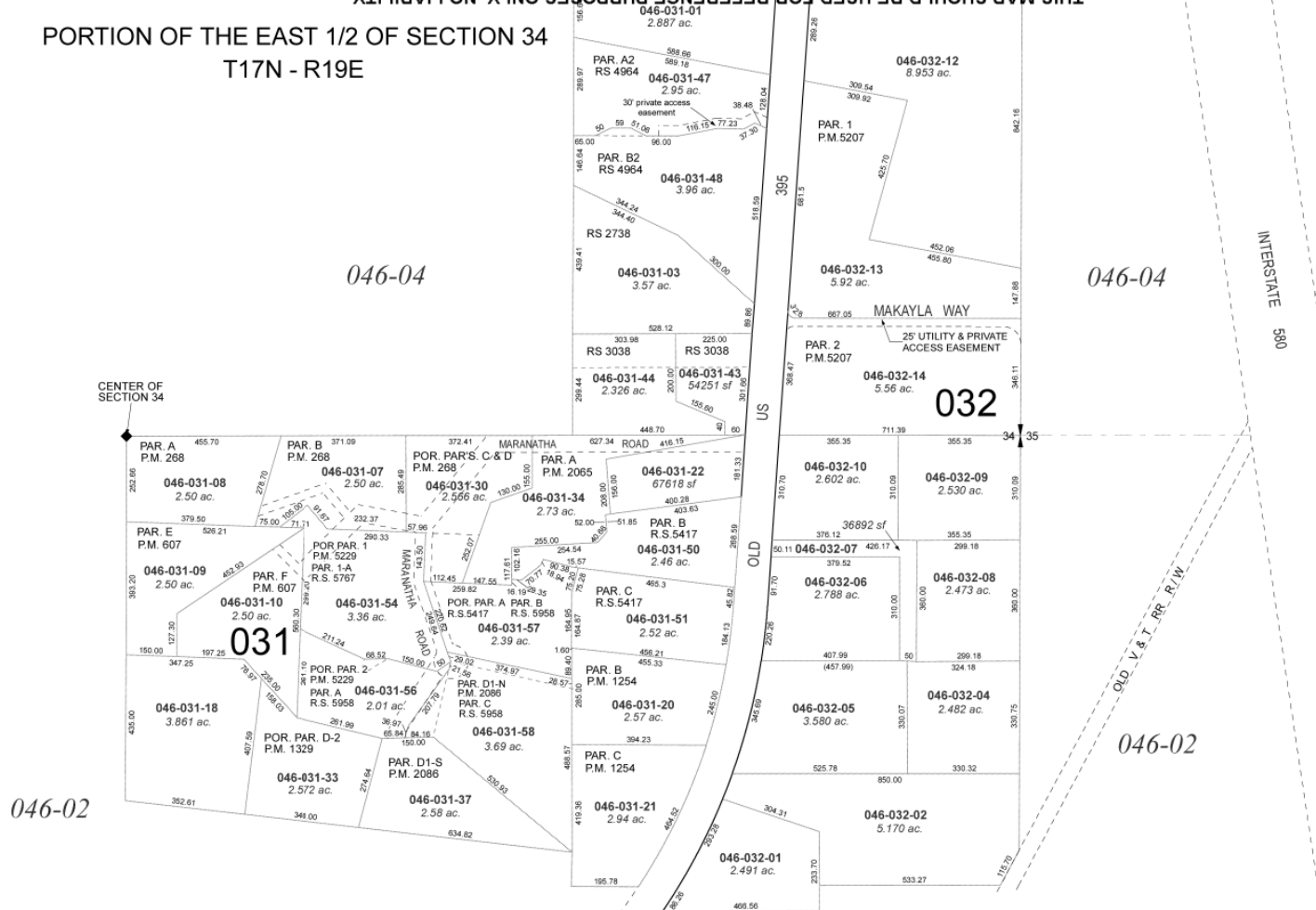
An Easement for Access, 12 feet in width, across a portion of the Southeast corner of the property to the West, as set forth on Parcel Map No. 5229 for The Roach Family Trust, according to the map, thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 20, 2016, as File No. 4581247, Official Records.

APN: 046-031-58

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

PORTION OF THE EAST 1/2 OF SECTION 34
T17N - R19E

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

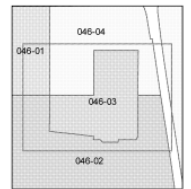
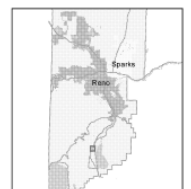


Assessor's Map Number
046-03

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 75 150 225 300
1 inch = 300 feet



created by: CFB 3/19/2012
updated: SR 9/26/16 JKF 5/29/18
JRA 4/28/22
area previously shown on maps:

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.

ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;

- e. land division; and
 - f. environmental protection.
- This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
 4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
 5. Failure to pay value for Your Title.
 6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is

- (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II, {t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Note: Notice of Available Title Insurance and Escrow Discounts

Your transaction may qualify for one of the discounts shown below. In order to receive these discounts, you will need to contact your escrow officer or a company representative to determine if you qualify and to request the discount. Your escrow officer or company representative will provide a full description of the terms, conditions and requirements associated with each discount.

Available Title Insurance Discounts (These discounts will apply to all transactions where the company is issuing a policy of title insurance, including such transactions where the company is not providing escrow closing services.)

CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENT CANCELLATION CHARGES ON SUBSEQUENT POLICIES

Where an order was cancelled and no major change in the title has occurred since the issuance of the original report or commitment, and the order is reopened within 24 - 36 months, all or a portion of the charge previously paid upon the cancellation of the report or commitment may be credited on a subsequent policy charge.

SHORT TERM RATE

The Short Term Rate is a reduction of the applicable insurance rate which is allowable only when the current order is placed within 60 months from the date of issuance of a prior policy of title insurance to the vested owner or an assignee of the interest insured. The short term rate is 80% of the Basic Rate. Unless otherwise stated, the reduction only applies to policies priced at 80% or greater of the basic rate. This reduction does not apply to Short Sale transactions or to any surcharge calculated on the basic rate.

PRIOR POLICY DISCOUNT (APPLICABLE TO ZONE 2, DIRECT OPERATIONS ONLY)

The Prior Policy Discount will apply when a seller or borrower provides a copy of their owner's policy upon opening escrow. The prior policy rate is 70% of the applicable owner's title premium. This discount may not be used in combination with any other discount and can only be used in transactions involving property located in Zone 2 (Zone 2 includes all Nevada counties except Clark, Lincoln and Nye) that are handled by a direct operation of the FNF Family of Companies.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities the charge for a policy shall be 50% of the appropriate title insurance rate, depending on the type of coverage selected. This discount shall not apply to charges for loan policies issued concurrently with an owner's policy.

INVESTOR RATE

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate investments. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties in the State of Nevada within the past twelve (12) months to qualify for this rate. On a sale transaction, the investor rate is 70% of the basic rate. This reduction does not apply to any surcharge calculated on the basic rate. On a refinance transaction or where the investor is obtaining a loan subsequent to a purchase, the rate shall be 85% of the applicable rate with a minimum charge of \$385.00. The loan discount shall only apply to transactions priced under Section 5.1 B (1b) of the title insurance rate manual. This rate is available upon request only.

Available Escrow Discounts These discounts will apply only to the escrow fee portion of your settlement charges, and the discounts will apply only if the company is issuing a policy of title insurance in conjunction with providing escrow services.

SENIOR CITIZEN RATE

If a valid identification is provided, principals to a given transaction who qualify as Senior Citizens (55 year of age and over) shall be charged 75% of their portion of the escrow fee wherein a valid identification is provided. This discount shall only apply on residential resale transactions wherein the principal resides in the subject property. This discount may not be used in combination with any other escrow rate discount. This rate is available upon request only.

MILITARY DISCOUNT

Any person on active military duty or a Veteran of the U.S. Armed Forces shall be charged 75% of their portion of the escrow fee. A copy of a current military identification card or a copy of the DD-214 (Certificate of Release or Discharge from Active Duty) must be provided. This discount may not be used in combination with any other discount. This rate is for sale transaction and it is available upon request only.

FIRST TIME HOMEBUYER RATE (APPLICABLE TO ZONE 2 ONLY)

A first time homebuyer of an owner-occupied residential property shall be charged 75% of their portion of the escrow fee, provided reasonable evidence is presented that this is their first home. Applies to all counties **except** Clark, Lincoln and Nye. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request only.

INVESTOR RATE

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate transactions. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties within the State of Nevada within the past twelve (12) months to qualify for this rate. The charge is 70% of their portion of the escrow fee. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request, only.

FIRST RESPONDER RATE

Any person in a given transaction who is a First Responder shall be charged 75% of their portion of the escrow fee, wherein the principle provides a signed statement that indicates he or she is currently employed as one of the following emergency professionals:

- Firefighter
- Law enforcement officer who is sworn to uphold and make arrests for violations of federal, state, county or municipal laws
- EMT
- Paramedic
- Search & Rescue team member

This discount shall only be applicable on residential resale transactions wherein the principal resides in, or plans to reside in, the subject property. This discount may not be used with any other discount and is available upon request only.

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Effective January 1, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary’s website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to “Do Not Track” features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates’, and others’ products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;

- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We do share Personal Information among affiliates (other companies owned by FNF) to directly market to you. Please see “Choices with Your Information” to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an “opt out” request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the “California Privacy” link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF’s headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the “Service Websites”). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender’s privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender’s privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

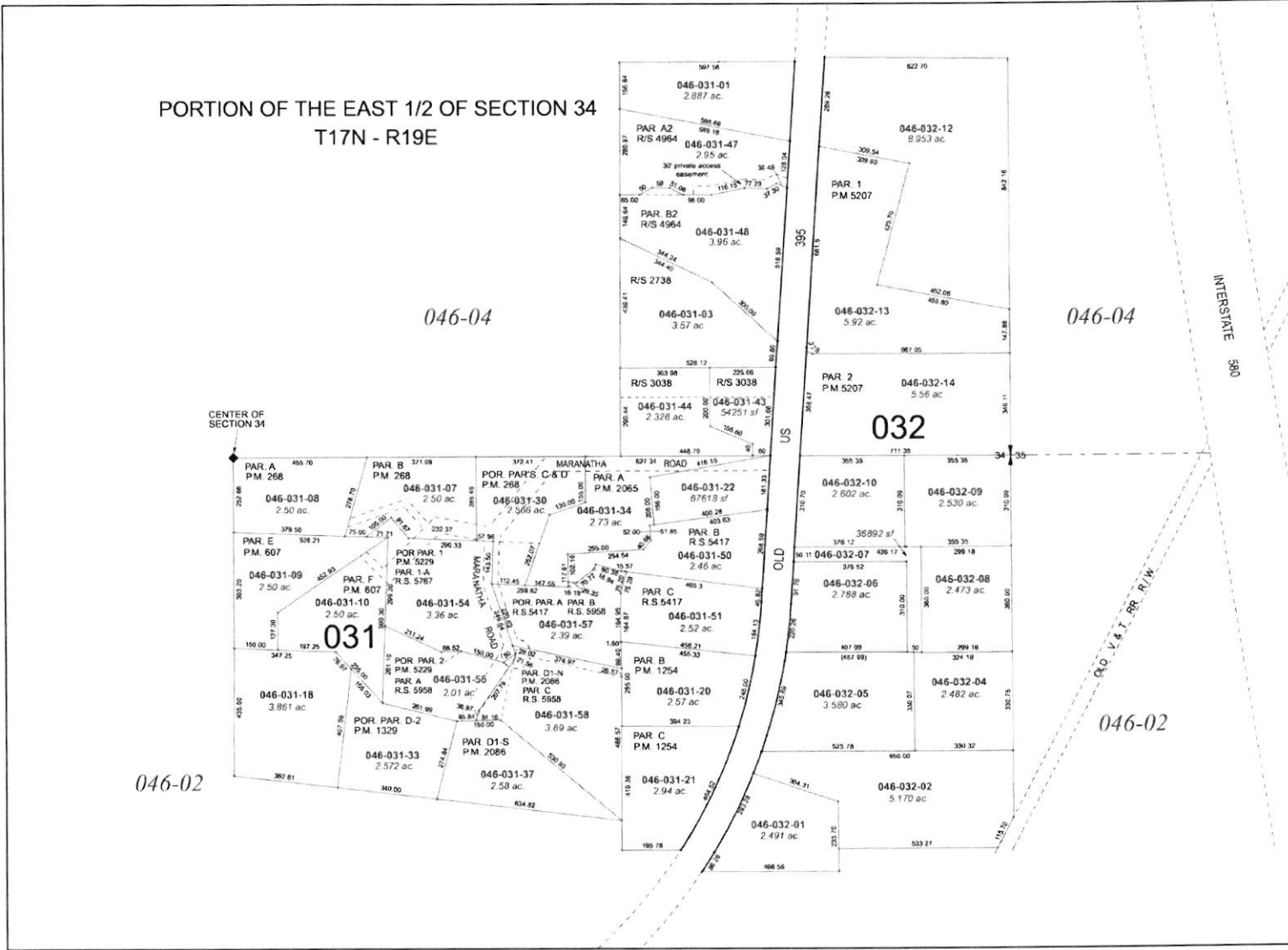
Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice’s effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer



Assessor **0.**

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 Michael E.

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NOTE: This map is Washoe County Air Illustrative purposes a survey of the prior as to the sufficiency delineated herein.

72G28 CLTA Guarantee Form No. 28 (06-05-14)

Condition of Title Guarantee

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THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

OWNERS' CERTIFICATE:

- WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE:
1. WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
 2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON.
 3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF N.R.S. 278.010 TO 278.630, INCLUSIVE.
 4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
 5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE ON THE TRANSFER OF THE LAND.
 6. THE PROPERTY OWNERS HEREBY AGREE TO ACCEPT ANY DRAINAGE ONTO THEIR PROPERTY RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT.

FIRST PARTY: JAN LECLAIRE-CHARBONNEAU, AS OWNER OF PARCEL 2-A AS SHOWN ON RECORD OF SURVEY MAP NO. 5417, FILE NO. 4630290 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Jean Leclaire-Charbonneau 07/20/2018
BY: JANS LECLAIRE-CHARBONNEAU DATE

SECOND PARTY: MARK L. WHITTAKER AND BONNIE WHITTAKER, TRUSTEES OF THE MARK L. AND BONNIE WHITTAKER REVOCABLE TRUST DATED NOVEMBER 2008, AS OWNER PARCEL A AS SHOWN ON RECORD OF SURVEY MAP NO. 5417, FILE NO. 4102636 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Mark L. Whittaker 3/29/18
BY: MARK L. WHITTAKER, TRUSTEE DATE

Bonnie Whittaker 3/29/18
BY: BONNIE WHITTAKER, TRUSTEE DATE

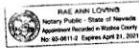
THIRD PARTY: ERIC JOHN LUTZ, AS OWNER OF PARCEL D-IN AS SHOWN ON PARCEL MAP NO. 2086, FILE NO. 1135643 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Eric John Lutz 23 MAR. 2018
BY: ERIC JOHN LUTZ DATE

STATE OF NEVADA COUNTY OF WASHOE S.S.

ON THIS 20th DAY OF February, 2018, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, JANS LECLAIRE-CHARBONNEAU, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

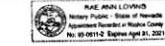
Rae Ann Lovvorn
NOTARY PUBLIC



STATE OF NEVADA COUNTY OF WASHOE S.S.

ON THIS 29th DAY OF March, 2018, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, MARK L. WHITTAKER AND BONNIE WHITTAKER, TRUSTEES OF THE MARK L. AND BONNIE WHITTAKER REVOCABLE TRUST DATED NOVEMBER 2008, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

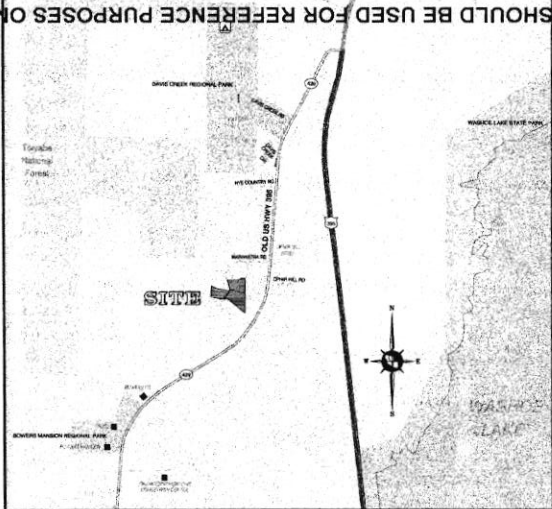
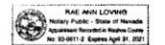
Rae Ann Lovvorn
NOTARY PUBLIC



STATE OF NEVADA COUNTY OF WASHOE S.S.

ON THIS 23rd DAY OF March, 2018, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ERIC JOHN LUTZ, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

Rae Ann Lovvorn
NOTARY PUBLIC



VICINITY MAP

N.T.S.

REFERENCES

1. PARCEL MAP NO. 607, FILE NO. 541416 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. PARCEL MAP NO. 1329, FILE NO. 790434 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
3. PARCEL MAP NO. 2086, FILE NO. 1135643 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
4. PARCEL MAP NO. 5229, FILE NO. 4581247 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
5. RECORD OF SURVEY MAP NO. 5417, FILE NO. 4102636 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
6. RECORD OF SURVEY MAP NO. 5767, FILE NO. 4630290 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
7. BOUNDARY LINE ADJUSTMENT DEED, DOCUMENT NO. 4630289 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
8. GRANT, BARGAIN, SALE DEED, DOCUMENT NO. 4653459 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

GOVERNING AGENCY CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY WASHOE COUNTY.

BY: Michael E. Gump 5-11-18
MICHAEL E. GUMP, PLS 13627 WASHOE COUNTY SURVEYOR DATE

DISTRICT BOARD OF HEALTH CERTIFICATE:

"THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWER DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT."

Wesley Rubio 5-11-18
FOR THE DISTRICT BOARD OF HEALTH DATE
PRINT NAME: Wesley Rubio
TITLE: Senior EHS

SURVEYOR'S CERTIFICATE:

- I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:
1. I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT SITUATE WITHIN A PORTION OF SE 1/4 OF SECTION 34, T.17N., R.19E., M.D.M., WASHOE COUNTY, NEVADA.
 2. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINES HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY N.R.S. 625.340.
 3. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF N.R.S. 278.010 TO 278.630, INCLUSIVE, AND NO NEW PARCELS HAVE BEEN CREATED.
 4. I HAVE PREPARED THIS MAP AT THE INSTANCE OF ERIC JOHN LUTZ, AND THE SURVEY WAS COMPLETED ON MARCH 20, 2018.
 5. THIS PLAT COMPLEES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND WAS PERFORMED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.



DATE: 3/20/2018
LEE H. SMITHSON, P.L.S. NEVADA CERTIFICATE NO. 5097

TAX CERTIFICATE:

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 N.R.S. 361A.265.

APN'S 046-031-36, 045-031-49 & 046-031-55
WASHOE COUNTY TREASURER

BY: Denille Gorton 5/8/2018
DEPUTY DATE

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JANS LECLAIRE-CHARBONNEAU AND ERIC JOHN LUTZ OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND, THAT ALL THE OWNERS OF RECORD OF THE LAND 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 LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A PRELIMINARY TITLE REPORT DATED 4-27-18 FOR THE BENEFIT OF WASHOE COUNTY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: Prada Quilici DATE: 5-7-18
PRINT NAME: Lisa Quilici
TITLE: Secretary

TOTAL AREA: 8.05 +/- ACRES

FILE NO. <u>4813926</u> FILED FOR RECORD AT THE REQUEST OF <u>Eric J. Lutz</u> ON THIS <u>11th</u> DAY OF <u>July</u> , 2018 AT <u>31</u> MIN PAST <u>10</u> O'CLOCK, <u>AM</u> . OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.	RECORD OF SURVEY OF A BOUNDARY LINE ADJUSTMENT FOR <u>JANS LECLAIRE-CHARBONNEAU, MARK L. WHITTAKER & BONNIE WHITTAKER AND ERIC JOHN LUTZ</u> AN ADJUSTMENT OF PARCEL 2-A OF RECORD OF SURVEY MAP NO. 5767 PARCEL A OF RECORD OF SURVEY MAP NO. 5417 AND PARCEL D1-N OF PARCEL MAP NO. 2086 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34, T. 17 N., R. 19 E., M.D.M.
WASHOE COUNTY COUNTY RECORDER BY: <u>A. Peaslee</u> DEPUTY FEE: <u>4300</u>	WASHOE COUNTY NEVADA TRI STATE SURVEYING, LTD 17100 01 RM 1925 E. PRATER WAY SPARKS, NEVADA 89434 SHEET 1 OF 2 (775) 358-9491 * FAX # 358-3664

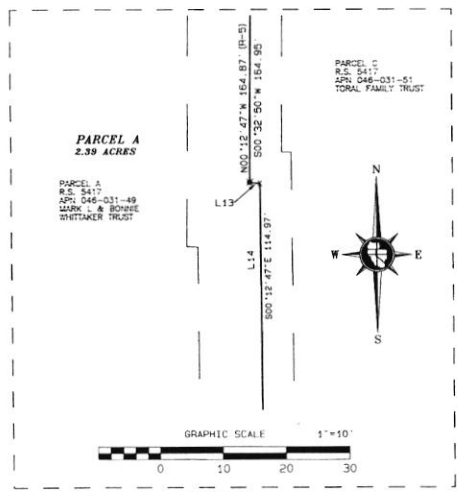
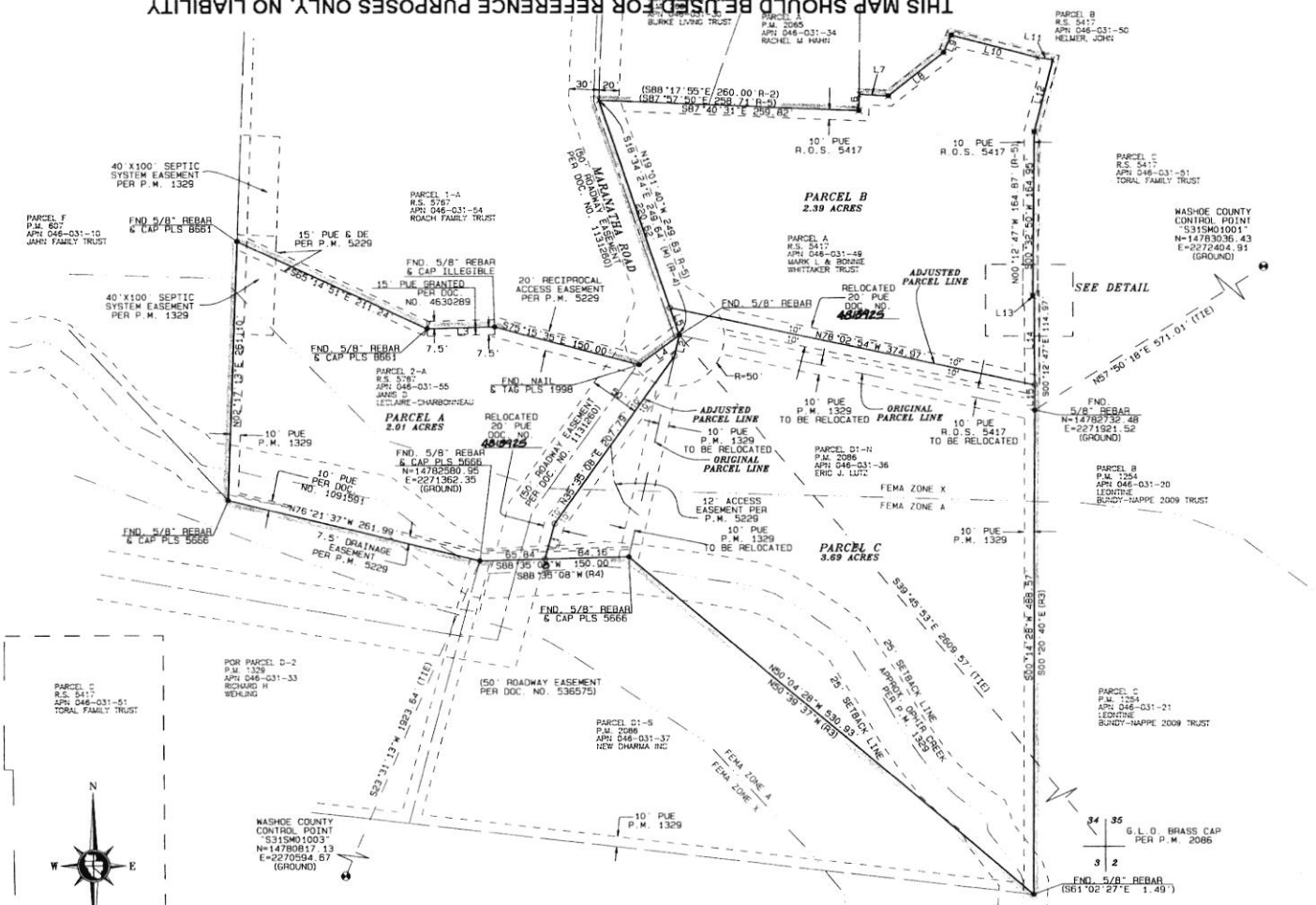
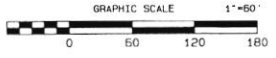
Record of Survey map 5958

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

5958

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

5958A
 THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



LEGEND

- SET 5/8" REBAR AND CAP. PLS 5097 UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED
- DIMENSION POINT - NOTHING FOUND OR SET
- ADJACENT PARCEL LINE
- EASEMENT SIDE LINE
- CENTERLINE OF ROADWAY
- (R) RADIAL BEARING
- ⊙ WASHOE COUNTY GPS MONUMENT
- ✱ FOUND 5/8" REBAR W/CAP PLS 19023 PER ROS 5417 - REF. 5
- ORIGINAL PARCEL LINES

BASIS OF BEARINGS

THE GRID BEARING OF S39°12'12"W BETWEEN WASHOE COUNTY GPS MONUMENTS 'S315M01001' & 'S315M01003', BASED ON THE NORTH AMERICAN DATUM OF 1983/1984 HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN) GRID TO GROUND FACTOR = 1.000197939

NOTES

1. THE PURPOSE OF THIS MAP IS TO REFLECT A BOUNDARY LINE ADJUSTMENT AS EXECUTED BY QUILCLAIM DEED DOCUMENT NO. **483925**

RECORD PER ROS 5417		RECORD PER ROS 5417		
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N15°32'08"E	36.97'		
L2	N12°56'36"E	21.56'		
L3	N88°43'07"E	68.52'		
L4	N83°37'43"E	50.00'		
L5	N18°54'24"W	29.02'		
L6	S01°28'46"W	15.19'	N00°15'31"W	16.08'
L7	N87°02'27"W	29.35'	S87°57'50"E	29.72'
L8	N52°03'51"E	70.77'	N51°21'07"E	70.70'
L9	N23°49'00"E	18.94'	S23°36'13"W	18.85'
L10	S75°35'53"E	90.38'	N76°23'30"W	89.93'
L11	N82°40'35"W	15.57'	S83°26'12"E	15.57'
L12	S14°41'21"W	75.20'	S13°54'49"W	75.28'
L13	N83°23'07"W	1.50'	N84°30'42"W	2.39'
L14	S00°12'47"E	89.40'		
L15	S00°12'47"E	25.57'		



**RECORD OF SURVEY
 OF A BOUNDARY LINE ADJUSTMENT**
 FOR
**JANIS LECLAIRE-CHARBONNEAU, MARK L. WHITTAKER &
 BONNIE WHITTAKER AND ERIC JOHN LUTZ**
 AN ADJUSTMENT OF PARCEL 2-A OF RECORD OF SURVEY MAP NO. 5417 AND
 PARCEL D1-N OF RECORD OF SURVEY MAP NO. 2086
 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34,
 T. 17 N., R. 19 E., M.D.M.
 WASHOE COUNTY, NEVADA

TRI STATE SURVEYING, LTD 17100 01 DR
 1925 E PRATER WAY SHEET **2**
 SPARKS, NEVADA 89434 OF **2**
 (775) 358-9491 * FAX * 358-3664

CUMULATIVE INDEXES
 SHOULD BE EXAMINED
 FOR ANY SUBSEQUENT
 CHANGES TO THIS MAP

5958A

Record of Survey Map 5958A