

Community Services Department  
Planning and Building  
**ABANDONMENT APPLICATION**



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## Abandonment

Washoe County Code (WCC) Chapter 110, Article 806, Abandonment, provides for the vacation or abandonment of easements or streets. Applications for the vacation or abandonment of a street or easement owned by the County, or a government patent easement, may be initiated by the Board of County Commissioners, Planning Commission, the Director of Planning and Building or an owner of real property abutting an easement or public street right-of-way. See WCC 110.806, for further information.

### Development Application Submittal Requirements

Applications are accepted on the 15<sup>th</sup> of each month (if the 15<sup>th</sup> is a non-work day, the first working day after the 15<sup>th</sup>)

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering and Capital Projects for Technical Plan Check
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Abandonment Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.

**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**
7. **Site Plan Specifications:**
  - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
  - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
  - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
  - d. Show locations of parking, landscaping, signage and lighting.
8. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.

9. **Packets:** Three (3) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
  - (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
  - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
  - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
  - (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

## 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.

<b>Project Information</b>		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 <b>AND</b> 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).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# 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.

# Property Owner Affidavit

**Applicant Name:** Rigoberto Uribe

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

STATE OF NEVADA     )  
  )  
COUNTY OF WASHOE    )

Rigoberto Uribe  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

Assessor Parcel Number(s): 080-191-14, 080-191-13, 080-191-26

Printed Name Rigoberto Uribe

Signed Rigoberto Uribe

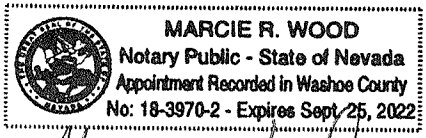
Address \_\_\_\_\_

State of Nevada  
County of Washoe

Subscribed and sworn to before me this 12<sup>th</sup> day of July, 2019.

(Notary Stamp)

Marcie Wood Marcie Wood  
Notary Public in and for said county and state



My commission expires: 9/25/22

Marcie Wood

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

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

# Property Owner Affidavit

**Applicant Name:** Maria Herrera

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

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, MARIA HERRERA  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

Assessor Parcel Number(s): 080-191-14, 080-191-13, 080-191-26

Printed Name Maria HERRERA

Signed Maria Herrera

Address \_\_\_\_\_

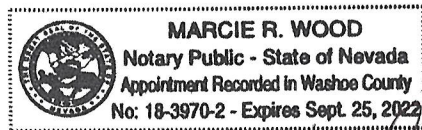
State of Nevada  
County of Washoe

Subscribed and sworn to before me this  
12<sup>th</sup> day of July, 2019.

Marcie Wood Marcie Wood  
Notary Public in and for said county and state

My commission expires: 9/25/22

(Notary Stamp)



Marcie Wood

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

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

Closure Calculations

Uribe & Herrera  
Roadway and Utility Easement  
APN:080-191-14  
Portion of Parcel 2  
Doc.#4805371 W.C.R.

Northing Easting Bearing Distance

14908204.59 2278239.15

S 17°25'31" W 93.53

14908115.35 2278211.15

Radius: 40.00 Chord: 79.39 Degree: 143°14'22" Dir: Right

Length: 135.59 Delta: 194°12'59" Tangent: 320.76

Chord BRG: N 05°29'33" W Rad-In: N 12°36'02" W Rad-Out: S 01°36'57" W

Radius Point: 14908154.39,2278202.42

14908194.37 2278203.55

Radius: 15.00 Chord: 18.10 Degree: 0°58'19" Dir: Left

Length: 19.43 Delta: 74°13'02" Tangent: 11.35

Chord BRG: N 54°30'26" E Rad-In: N 01°36'57" E Rad-Out: N 72°36'05" W

Radius Point: 14908209.37,2278203.97

14908204.88 2278218.28

14908204.88 2278218.28

S 89°11'20" E 20.87

Closure Error Distance > 0.0000

Total Distance > 269.42

Polyline Area: 4428 sq ft, 0.1017 acres



**OWNERS CERTIFICATE:**

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED HEREON, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

MARIA DE LA CRUZ HERRERA DATE: \_\_\_\_\_

RIGOBERTO S. URIBE DATE: \_\_\_\_\_

NOTARY PUBLIC ACKNOWLEDGMENT  
STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

**WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE:**

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY DEVELOPMENT CODE (CHAPTER 110).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE: \_\_\_\_\_

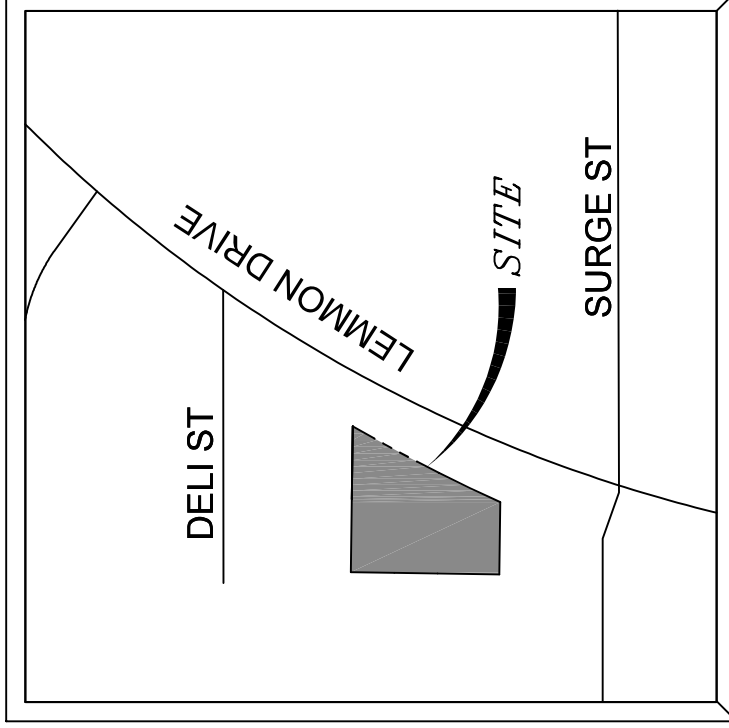
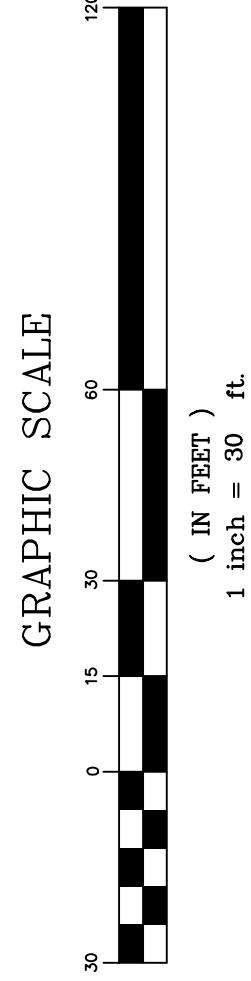
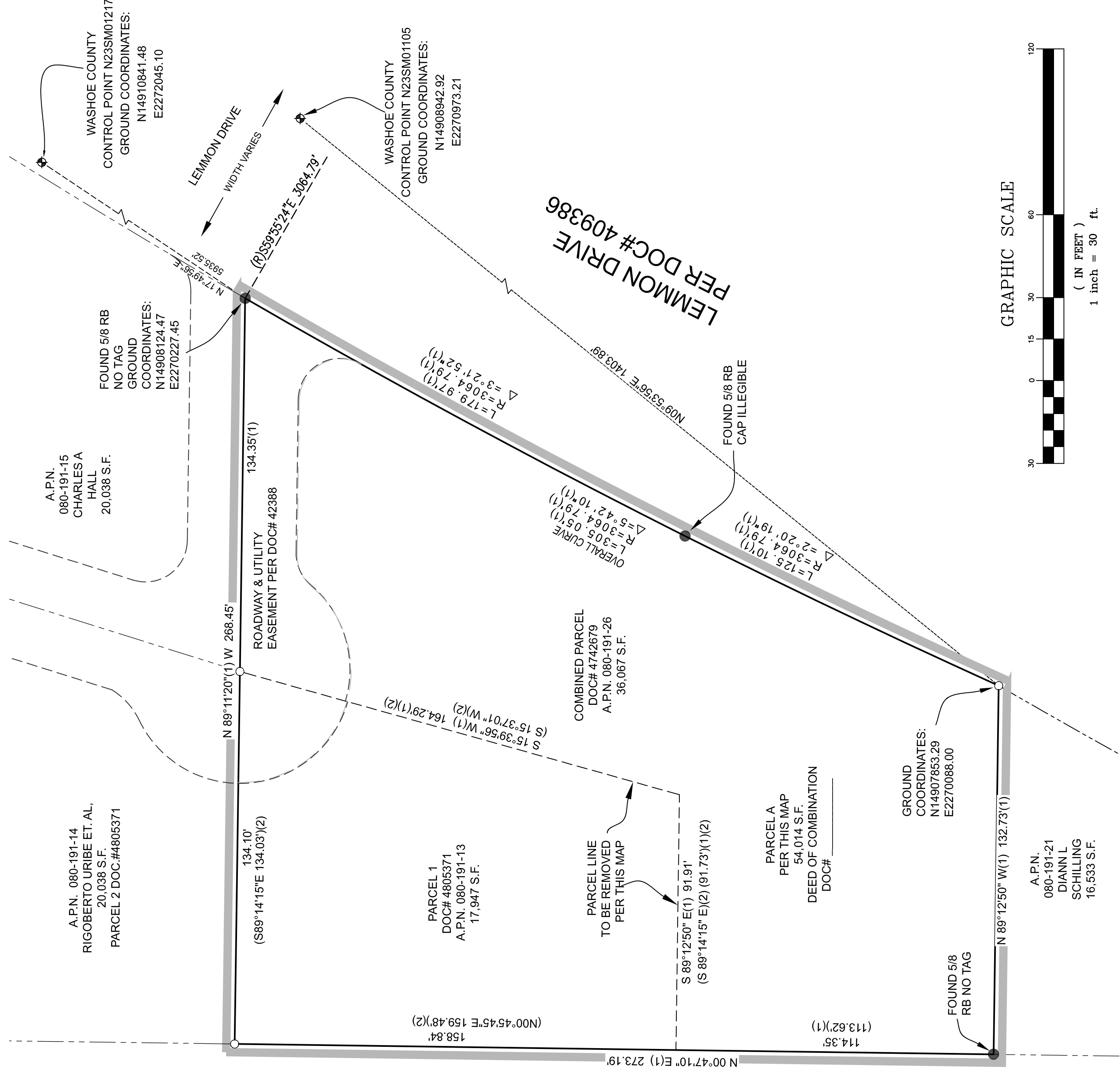
**DISTRICT BOARD OF HEALTH CERTIFICATE:**

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE 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.

FOR THE DISTRICT BOARD OF HEALTH DATE: \_\_\_\_\_

A.P.N. 080-191-14  
RIGOBERTO URIBE ET AL.  
20,038 S.F.  
PARCEL 2 DOC #4805371

A.P.N. 080-191-22  
GREAT BASIN  
MOBILE HOME PARK LLC  
522,284 S.F.



VICINITY MAP  
N.T.S.

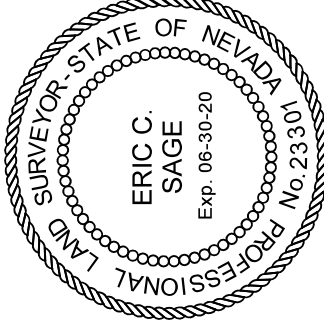
**SURVEYOR'S CERTIFICATE:**

1. ERIC SAGE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:  
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF AMERCO REAL ESTATE COMPANY.

2. THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST ONE QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON APRIL 13TH, 2019.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.

4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



ERIC C. SAGE, P.L.S.  
LAND SURVEYOR LICENSE No. 23301  
EXPIRES 6/30/2020

**TREASURER'S CERTIFICATE:**

I, THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCELS NUMBERS 080-191-13, 080-191-26 FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A265.

WASHOE COUNTY TREASURER

DEPUTY DATE: \_\_\_\_\_

**AREA:**

PARCEL 1 PER ROS 5867 = 36,067 S.F.  
PARCEL 2 PER DOC #4805371 = 17,947 S.F.  
TOTAL WHEN COMBINED (PARCEL A) = 54,014 S.F.

**LEGEND:**

- FOUND WASHOE COUNTY CONTROL MONUMENT
- FOUND MONUMENT AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET

**REFERENCES:**

- DOCUMENT NO 4742679, OFFICIAL RECORDS OF WASHOE COUNTY.
- DOCUMENT NO 4805371, OFFICIAL RECORDS OF WASHOE COUNTY.
- DOCUMENT NO 42386, OFFICIAL RECORDS OF WASHOE COUNTY.
- ROS 5867, OFFICIAL RECORDS OF WASHOE COUNTY.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83 NEVADA STATE PLANE COORDINATE SYSTEM. THE BEARINGS AND DISTANCES FOR THE WASHOE COUNTY CONTROL POINTS SHOWN HEREON A COMBINED GRID TO GROUND FACTORS OF 1.0001879389 WAS USED. ALL DISTANCES SHOWN HEREON ARE GROUND.

**UTILITY COMPANIES CERTIFICATE:**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED, RELINQUISHED, OR TO BE REMOVED, REFERENCED BY THE UNDERSIGNED TO PUBLIC UTILITY AND CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

SIERRA PACIFIC POWER COMPANY, dba NV ENERGY DATE: \_\_\_\_\_

BY: \_\_\_\_\_

NOTARY PUBLIC ACKNOWLEDGMENT  
STATE OF NEVADA } S.S.  
COUNTY OF \_\_\_\_\_ } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

NEVADA BELL TELEPHONE COMPANY, dba AT&T NEVADA DATE: \_\_\_\_\_

BY: \_\_\_\_\_

NOTARY PUBLIC ACKNOWLEDGMENT  
STATE OF NEVADA } S.S.  
COUNTY OF \_\_\_\_\_ } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

CHARTER COMMUNICATIONS DATE: \_\_\_\_\_

BY: \_\_\_\_\_

NOTARY PUBLIC ACKNOWLEDGMENT  
STATE OF NEVADA } S.S.  
COUNTY OF \_\_\_\_\_ } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE: \_\_\_\_\_

-TIMOTHY SIMPSON, LICENSED ENGINEER

NOTARY PUBLIC ACKNOWLEDGMENT  
STATE OF NEVADA } S.S.  
COUNTY OF \_\_\_\_\_ } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

TRUCKEE MEADOWS WATER AUTHORITY DATE: \_\_\_\_\_

-JOHN R. ZIMMERMAN, WATER RESOURCES MANAGER

NOTARY PUBLIC ACKNOWLEDGMENT  
STATE OF NEVADA } S.S.  
COUNTY OF \_\_\_\_\_ } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

**GOVERNING AGENCY CERTIFICATE:**

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.

WAYNE HANDROCK, WASHOE COUNTY SURVEYOR DATE: \_\_\_\_\_

**TITLE COMPANY'S CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON AND THE LANDS ARE FREE FROM RECORDED LIENS AND ENCUMBRANCES.

WESTERN TITLE COMPANY, LLC.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE OFFICER

WASHOE COUNTY RECORD OF SURVEY IN SUPPORT OF A DEED OF COMBINATION FOR RIGOBERTO S. URIBE AND MARIA DE LA CRUZ HERRERA. BEING "COMBINED PARCEL" PER RECORD OF SURVEY MAP NO. 5867 & "PARCEL 1" OF DOCUMENT NUMBER #4805371, WASHOE COUNTY RECORDS SITUATE WITHIN A PORTION OF SW 1/4 OF SECTION 34, T. 21 N., R. 19 E., M.D.M. 16.03. DATE: 6/7/2019. PROJ. CODE: URIBE.BLA. SHEET 1 OF 1. Robison Engineering 846 VICTORIAN AVENUE SPARKS, NV 89431 www.robisoneng.com 775-852-2251

Robison Engineering Co.  
846 Victorian Ave, Suite 20  
Sparks, NV 89431

Rigoberto Uribe and Maria Herrera  
APN: 080-191-14  
Doc.# 4805371 W.C.R.  
Date: September 17th, 2019

**“EXHIBIT A”  
ROADWAY AND UTILITY EASEMENT**

Being a portion of Parcel 2 as described in Grant Deed in favor of Rigoberto Uribe and Maria Herrera, recorded April 18<sup>th</sup>, 2018 in document No. 4805371 of Washoe County Official Records, State of Nevada, situate within the Southwest One Quarter (1/4) of Section 34, Township 21 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at the Northeast Corner of Parcel 2 as described by Grant Deed in favor of Rigoberto Uribe and Maria Herrera, recorded April 18<sup>th</sup>, 2018 in document No. 4805371 of Washoe County Official Records, State of Nevada; thence on the Easterly Line of said Parcel 2 South 17°25'31" West a distance of 93.53 feet to the beginning of a non-tangent curve from which the radius bears North 12°36'02" West 40.00 feet; thence leaving said Easterly Line on said curve in an Easterly direction through a central angle 194°12'59" an arc distance of 135.59 feet to the beginning of a reverse curve having a radius of 15.00 feet; thence on said reverse curve through central angle of 74°13'02" an arc distance of 19.43 feet to the Northerly Line of said Parcel 2; thence on said Northerly Line South 89°11'20" East a distance of 20.87 feet to the Point of Beginning, containing 4,428 square feet more or less.

End of Description.

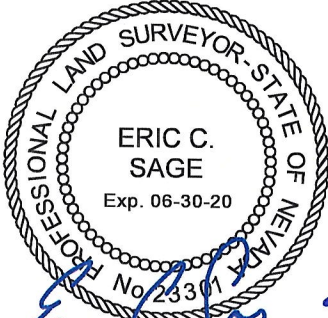
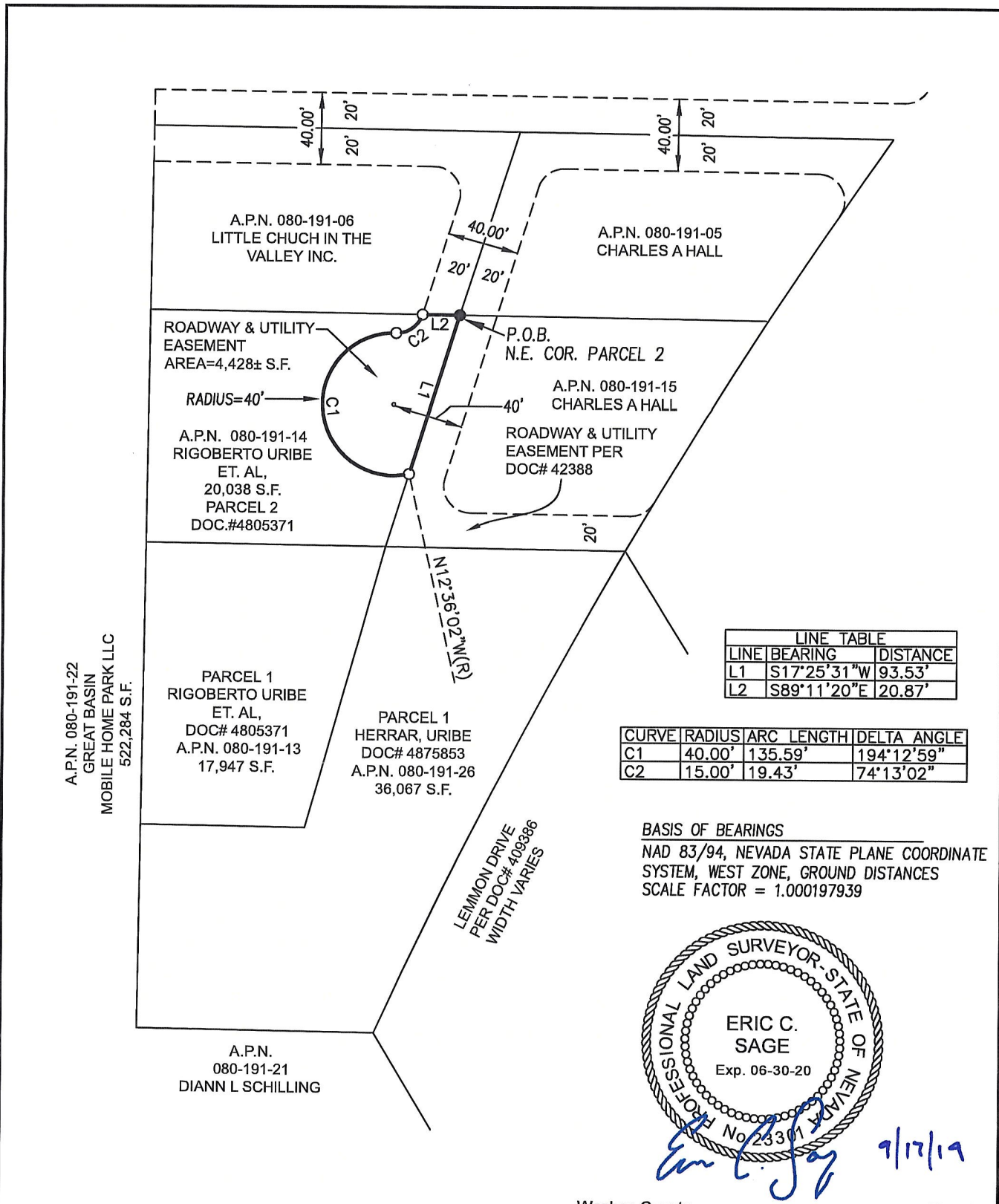
The Basis of Bearings for the above description is NAD83/94, Nevada State Plane Coordinate System, West Zone. Distances are ground, combined scale factor 1.000197939.

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

Prepared by: Eric C. Sage  
Eric C. Sage  
P.L.S. 23301  
Exp. 6/30/20

9/17/19





*Eric C. Sage* 9/17/19

Washoe County Nevada

**Robison Engineering**  
COMPANY, INC.

846 VICTORIAN AVENUE  
SPARKS, NV 89431  
www.robisoneng.com

DRAWN: ECS  
DATE: 2019-09-17

PREPARED FOR:  
**Herrera & Uribe**

P.O. BOX 96  
TRUCKEE, CA  
1(775)691-3299

0 40 80  
1 INCH=80 FEET

**EXHIBIT "B"**  
Roadway and Utility Easement

PORTION OF PARCELS 2 OF DOCUMENT NUMBER 4805371, W.C.R. .  
SITUATE WITHIN A PORTION OF SW 1/4 OF SECTION 34, T. 21 N., R. 19 E., M.D.M.

PROJECT NO. 1-1010-01.001

All Paid in full on 7/12/19

Washoe County Treasurer  
Tammi Davis

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

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
	0	\$0.00		

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$561.24
- Oldest Due \$140.31
- Partial

[ADD TO CART](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
08019114	Active	7/12/2019 2:07:45 AM

**Current Owner:**  
URIBE, RIGOBERTO

9105 LEMMON DR  
RENO, NV 89506

**SITUS:**  
0 LEMMON DR  
WCTY NV

**Taxing District**  
4000

**Geo CD:**

Legal Description

Range 19 SubdivisionName \_UNSPECIFIED Section 34 Township 21

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$561.24	\$0.00	\$0.00	\$0.00	\$561.24
<a href="#">2018</a>	\$535.53	\$554.27	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$513.94	\$514.94	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$500.92	\$505.93	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$499.92	\$499.92	\$0.00	\$0.00	\$0.00
Total					\$561.24

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:  
WASHOE COUNTY TREASURER

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

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

[Payment Information](#)

[Special Assessment District](#)

[Installment Date Information](#)

[Assessment Information](#)

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart			
	Items	Total	
Collection Cart	0	\$0.00	<a href="#">Checkout</a> <a href="#">View</a>

**Pay Online**

Payments will be applied to the oldest charge first.

Select a payment option:

Total Due \$594.07

Oldest Due \$148.52

Partial

[ADD TO CART](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
08019113	Active	7/12/2019 2:07:45 AM

**Current Owner:**  
 URIBE, RIGOBERTO  
 9105 LEMMON DR  
 RENO, NV 89506

**SITUS:**  
 0 LEMMON DR  
 WCTY NV

**Taxing District:**  
 4000

**Geo CD:**

Legal Description  
 SubdivisionName \_UNSPECIFIED Section 34 Range 19 Township 21

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$594.07	\$0.00	\$0.00	\$0.00	\$594.07
<a href="#">2018</a>	\$566.86	\$641.72	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$544.01	\$545.01	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$530.22	\$535.52	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$529.16	\$529.16	\$0.00	\$0.00	\$0.00
Total					\$594.07

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 Reno, NV 89520-3039

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

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

Washoe County Treasurer  
 Tammi Davis

Account Detail

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**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
	0	\$0.00		

**Pay Online**

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$2,423.56
- Oldest Due \$623.02
- Partial

[ADD TO CART](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
08019126	Active	7/12/2019 2:07:45 AM

**Current Owner:**  
 URIBE, RIGOBERTO S  
 PO BOX 96  
 TRUCKEE, CA 96160

**SITUS:**  
 9105 LEMMON DR  
 WASHOE COUNTY NV

**Taxing District**  
 4000

**Geo CD:**

Legal Description

Township 21 Section 34 Lot Block Range 19 SubdivisionName \_UNSPECIFIED

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$2,423.56	\$0.00	\$0.00	\$0.00	\$2,423.56
<a href="#">2018</a>	\$5,632.31	\$6,013.22	\$0.00	\$0.00	\$0.00
Total					\$2,423.56

**Disclaimer**

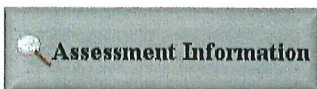
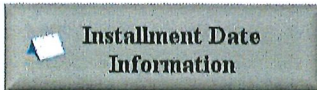
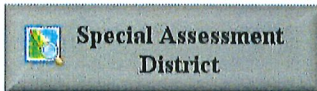
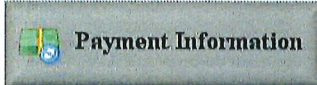
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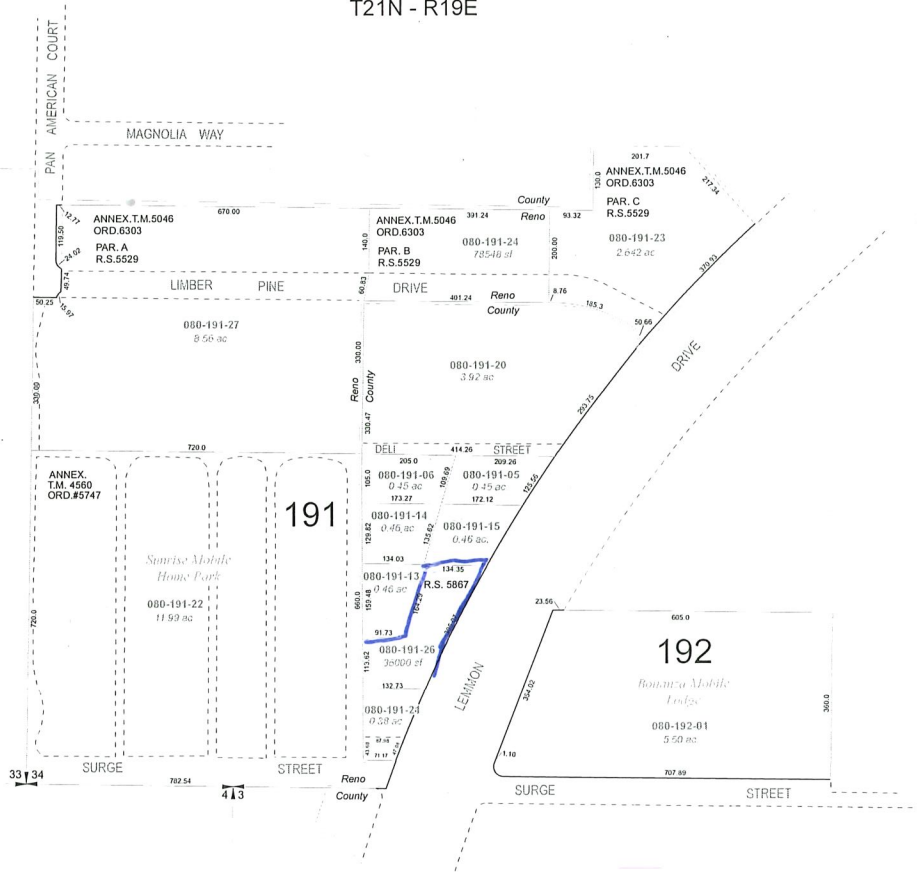
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PORTION SW 1/4 SECTION 34  
T21N - R19E

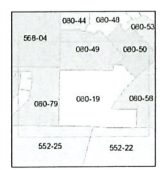


Assessor's Map Number  
**080-19**

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



0 50 100 150 200  
Feet  
1 inch = 200 feet



created by CFB 09/26/2013  
updated CFB 1/27/14 JKF 9/25/17  
KSB 5/28/19  
area previously shown on map(s)

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.