

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: Martinson/Metzger Trust Right-of-Way Abandonment			
Project Description: Abandon the right-of-way & public utility easement granted in the original patent described in doc. no. 3201018 O.R. along the West, North, & East property lines. Retain r-o-w & P.U.E. along South boundary. See additional note attached.			
Project Address: 6740 Legend Vista, Reno 89511			
Project Area (acres or square feet): 33,202 sf			
Project Location (with point of reference to major cross streets AND area locator): Government small tract parcels north of Mount Rose Highway, east of North Timberline Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-070-50	2.5 AC		
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: Chad Martinson, TTE Metzger Trust		Name: Lumos & Associates, Inc.	
Address: 6740 Legend Vista Reno, NV Zip: 89511		Address: 9222 Prototype Drive Reno, NV Zip: 89521	
Phone:	Fax:	Phone: 775-827-6111	Fax:
Email: cjmartinson3@gmail.com		Email: rbyrem@lumosinc.com	
Cell: 763-267-8323	Other:	Cell: 775-997-3663	Other:
Contact Person: Chad		Contact Person: Rick Byrem, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same		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):	

Washoe County Development Application

Attachment 1:

Per the stated notes on the Record of Survey filed on May 19, 2017 at file no. 4705785, and indexed as Record of Survey Map 5830, the previous owner had intended to vacate the right-of-way and public utility easements along the East and South sides of the property. However, per the current title report, this action never formally occurred. This application is intended to correct and override said notes.

Abandonment Application Supplemental Information

(All required information may be separately attached)

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

Vacant land adjoining the applicant's residence

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

Original land patent entered on October 11, 1960, and filed for record in Washoe County at Document No. 3201018 O.R.

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

To be used for open area and enjoyment with perimeter fencing unencumbered by any right-of-ways or other non-existent uses.

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

None. The southerly 40 feet of the property will remain as a right-of-way and public utility easement to provide access to the adjoining properties to the east & west, should the need ever arise. Both parcels are now held by the USFS.

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?

See # 4 above

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

* Yes

* No

IMPORTANT

NOTICE REGARDING ABANDONMENTS:

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

Property Owner Affidavit

Applicant Name: Chad Martinson

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, Chad John Martinson, Trustee of the Metzger Trust, dated January 22, 2019
(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): 049-070-50

Printed Name Chad Martinson

Signed Chad Martinson

Address 6470 Legend Vis

Reno, NV 89511

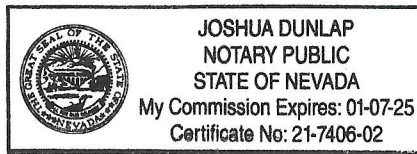
State of Nevada, County of Washoe
Subscribed and sworn to before me this
6th day of June, 22

[Signature] By: Chad Martinson

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: 01/07/2025



*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

EXHIBIT "A"

A portion of that certain real property described as Parcel 1 of Record of Survey No. 5830, recorded May 19, 2017, as File No. 4705785 in the Official Records of Washoe County, lying entirely within Section 34, Township 18 North, Range 19 East of the Mount Diablo Meridian, in the County of Washoe, State of Nevada, being more particularly described as follows:

COMMENCING at the southwest corner of said Parcel 1;

THENCE along the west line of said Parcel 1, North 01°01'03" East, 40.00 feet to the POINT OF BEGINNING;

THENCE continuing along said west line of Parcel 1, North 01°01'03" East, 289.61 feet to the northwest corner of said Parcel 1;

THENCE along the north line of said Parcel 1, South 89°52'41" East, 330.76 feet to the northeast corner of said Parcel 1;

THENCE along the east line of said Parcel 1, South 01°03'03" West, 289.69 feet;

THENCE leaving said east line of Parcel 1, North 89°51'52" West, 40.01 feet;

THENCE North 01°03'03" East, 249.68 feet;

THENCE North 89°52'41" West, 250.73 feet;

THENCE South 01°01'03" West, 249.62 feet;

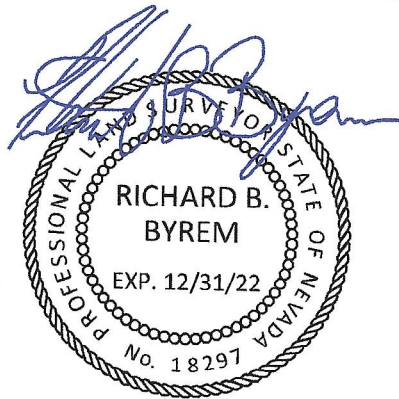
THENCE North 89°51'52" West, 40.00 feet to the POINT OF BEGINNING.

Containing 33,202 square feet, more or less.

The Basis of Bearings for this description is Nevada State Plane Coordinate System, West Zone NAD83.

See exhibit "B" to accompany description, attached hereto and made a part hereof.

Prepared By:
Lumos & Associates
Rick Byrem, P.L.S. 18297
9222 Prototype Drive
Reno, NV 89521





4-1000
(Aug. 1967)

Nevada 042711

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada,
has been issued showing that full payment has been made by the claimant

Mark E. Howley

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 18 N., R. 19 E.,

Sec. 34, NE1/4, SW1/4.

The area described contains 2.50 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights; as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 40 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

(SEAL)

GIVEN under my hand, in the District of Columbia, the ELUWETH day of OCTOBER in the year of our Lord one thousand nine hundred and SIXTY and of the Independence of the United States the one hundred and EGHTY-FIFTH.

For the Director, Bureau of Land Management.

By

Ruth W. Talley

Chief, Patents Section.

Patent Number 1213561

I CERTIFY THIS PAGE BEARING THE BUREAU OF LAND MANAGEMENT SEAL IS A TRUE COPY OF A DOCUMENT ON FILE IN THE STATE OFFICE, RENO, NEVADA.
DATE April 19 2005 Patricia L. Brown
CERTIFYING OFFICER

DOC # 3201018
04/20/2005 02:27P Fee:40.00
BK1
Requested By
FIRST AMERICAN TITLE
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 2 RPTT 4.10



APN # 049-070-07
049-070-08

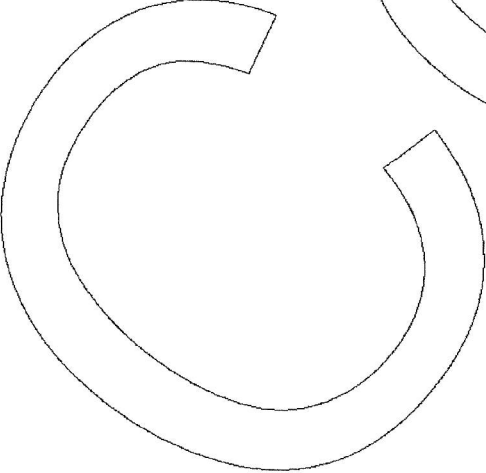
Recording Requested by:

Name First American Title Company

Address 5310 Kletzke Ln. #100
Reno, NV 89511

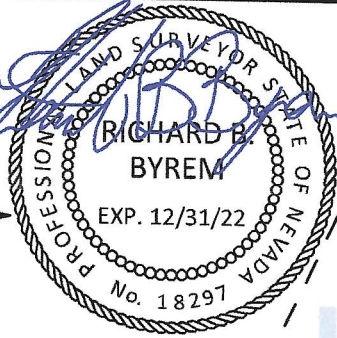
City/State/Zip _____

Patent
(Title of Document)



**This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)**

This cover page must be typed or printed.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°51'52"W	40.01'
L2	N89°51'52"W	40.00'

A.P.N. 049-751-02
McCOY FAMILY TRUST



A.P.N. 049-751-03
MEZGER TRUST

A.P.N. 049-751-04
TOM & MARILYN TINSTMAN
LIVING TRUST

S89°52'41"E 330.76'

N89°52'41"W 250.73'

**40' RIGHT-OF-WAY
& PUBLIC UTILITY
EASEMENT TO BE
RELINQUISHED**

33,202 SF

**A.P.N. 049-070-50
MEZGER TRUST
DOC. NO. 5216645**

A.P.N. 049-070-06
UNITED STATES OF AMERICA

N01°01'03"E 329.62'

289.61'

S01°01'03"W 249.62'

N01°03'03"E 249.68'

S01°03'03"W 289.69'

A.P.N. 049-070-09
UNITED STATES OF AMERICA

P.O.B.

P.O.C.

40.00'

PORTION OF RIGHT-OF-WAY AND PUE
GRANTED IN ORIGINAL PATENT
AT DOC. NO. 3201018 TO REMAIN

A.P.N. 049-070-20
PETER & MICHELLE
PESCVARADI
FAMILY TRUST

A.P.N. 049-070-19
EVANS LIVING TRUST

A.P.N. 049-070-18
UNITED STATES
OF AMERICA



9222 PROTOTYPE DRIVE
RENO, NV 89521
TEL (775) 827-6111

EXHIBIT "B"
40' R/W & P.U.E. RELINQUISHMENT
MEZGER TRUST
PORTION OF SEC. 34, T18N, R19E, MDM
WASHOE COUNTY NEVADA

Date: 05/2022
Scale: 1" = 80'
Job No: 10712.000
Drawn By: DMS

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 04907050
 AIN:

Balance Good Through:	06/07/2022
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO



MEZGER TRUST
 6470 LEGEND VISTA
 RENO NV 89511

Description:

Situs: MOUNT ROSE HWY
 WASHOE COUNTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.gov/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
04907050	2021	2021368021	1	08/16/2021	316.58	0.00	0.00	316.58	0.00
04907050	2021		2	10/04/2021	314.54	0.00	0.00	314.54	0.00
04907050	2021		3	01/03/2022	314.54	0.00	0.00	314.54	0.00
04907050	2021		4	03/07/2022	314.53	0.00	0.00	314.53	0.00
Current Year Totals					1,260.19	0.00	0.00	1,260.19	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
		Totals						
Prior Years Total								

Overall Totals 1,260.19 0.00 0.00 1,260.19 0.00