



Planning Commission Staff Report

Meeting Date: August 2, 2022

Agenda Item: 8A

ABANDONMENT CASE NUMBER: WAB22-0010 (Martinson/Metzger)

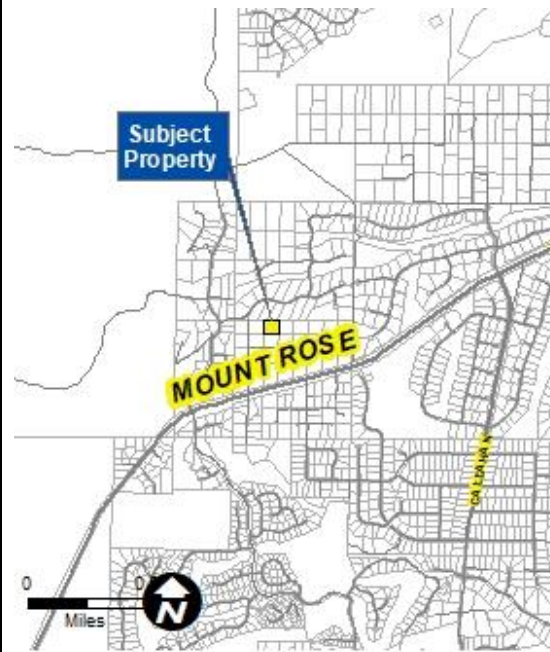
BRIEF SUMMARY OF REQUEST: To abandon 40-foot-wide roadway and public utility easements along the eastern, western, and northern property lines

STAFF PLANNER: Julee Olander, Planner
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in 40-foot-wide government patent easements for access and public utilities along the eastern, western, and northern sides of the parcel at 6740 Legend Vista (APN 049-070-50).

Applicant:	Chad Martinson
Property Owner:	Metzger Trust
Location:	6740 Legend Vista
APN:	049-070-50
Parcel Size:	2.5 acres
Master Plan:	Rural Residential (RR)
Regulatory Zone:	High Density Rural (HDR)
Area Plan:	Southwest Truckee Meadows
Development Code:	Authorized in Article 806, Vacations and Abandonments of Easements or Streets
Commission District:	2 – Commissioner Lucey



Vicinity Map

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 WAB22-0010 for Chad Martinson, 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 6)

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Abandonment Definition

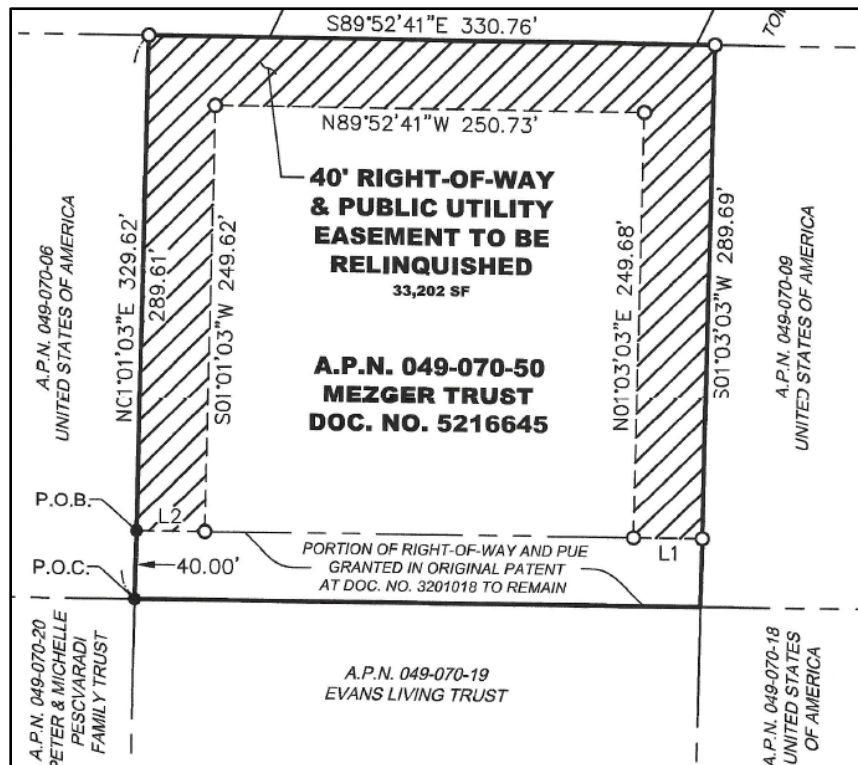
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation 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 WAB22-0010 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).



Site Plan



Access Map

Background

A Record of Survey was applied for the parcel (RS 5830), which proposed to remove a lot line dividing the parcel in half. The request also included notes that the easements along the east and south were to be removed. However according to the applicant's representative only the lot line was removed and recorded and the east and south easements were not removed. The applicant is now requesting to remove the easements located along the western, eastern and northern property lines.

Project Evaluation

The applicant Chad Martinson, representing Metzger Trust is seeking to abandon 40-foot-wide right-of-way and public utility easements located along the western, eastern and northern property lines of the subject parcel. The area proposed to be abandoned is depicted by the hatched area in the site plan, on the page above, and is wholly within the applicant's property. These easements were created by government patent. The easement along the southern property line will remain as a right-of-way and public utility easement.

The southern easement that will remain will provide access to the parcel and the surrounding parcels. The southern easement will connect to Casewell Lane to the west, Cedar Springs Way to the south and an un-named road way to the east (see map on page, 4)

Southwest Truckee Meadows Area Plan

The subject parcel is located within the Southwest Truckee Meadows Area Plan in the Timberline Wildland Transition Suburban Character Management Area. Staff was unable to find any relevant policies related to the 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
BLM - US Fish & Wildlife	X			
FS - Carson Ranger District	X			
NDOW (Wildlife)	X			
Washoe County Engineering & Capital Projects	X	X	X	Robert Weimer, rweimer@washoecounty.gov
Washoe County Parks & Open Space	X	X		Sophia Kirschenman, skirschenman@washoecounty.gov
Washoe County Water Resource Planning	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X			
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		
AT&T	X	X		Clifford Cooper, cc2132@att.com
NV Energy	X			
Truckee Meadows Water Authority	X			

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 Southwest Truckee Meadows Area Plan.

Staff Comment: The proposed abandonment does not affect any standards of either the Master Plan or the Southwest Truckee Meadows Area Plan. Staff has not found any applicable policies, action programs, standards or maps in either the Master Plan or Southwest Truckee Meadows Area Plan related to this abandonment request.

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

Staff Comment: The request was submitted to all relevant agencies and departments for review and conditions of approval are included with the staff report as Exhibit A. The access easements proposed to be abandoned are undeveloped. The request is to remove the easements located along the western, eastern and northern property lines of the subject parcel, while maintaining the southern easement. The southern easement will continue to provide access to the subject parcel and the surrounding parcels. No property owners are anticipated to be affected by the proposed abandonment.

- (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 Comment: AT&T, NV Energy and Truckee Meadows Water Authority (TMWA) were sent the project description and application for evaluation. Staff only received a response from AT&T, and AT&T indicated no conflict with the proposed abandonment. Washoe County Engineering also reviewed the project and provided a condition addressing public utility easements. These conditions are included in Exhibit A.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB22-0010 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 WAB22-0010 for Chad Martinson, 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 Southwest Truckee Meadows 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).



Conditions of Approval

Abandonment Case Number WAB22-0010

The project approved under Abandonment Case Number WAB22-0010 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on August 2, 2022. 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.

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 – Julee Olander, 775.328.3627, jolander@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. 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.
- c. 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., Licensed Engineer, 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 public right-of-way only. An easement for roadway, drainage, and public utility is hereby expressly reserved along the southern border of the parcel.
- d. The applicant shall comply with conditions necessary to effect 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.

*** End of Conditions ***

From: [COOPER, CLIFFORD E](#)
To: [Olander, Julee](#)
Cc: [GORDON, BRYSON](#)
Subject: WAB22-0010 Abandonment
Date: Tuesday, June 14, 2022 9:30:18 AM

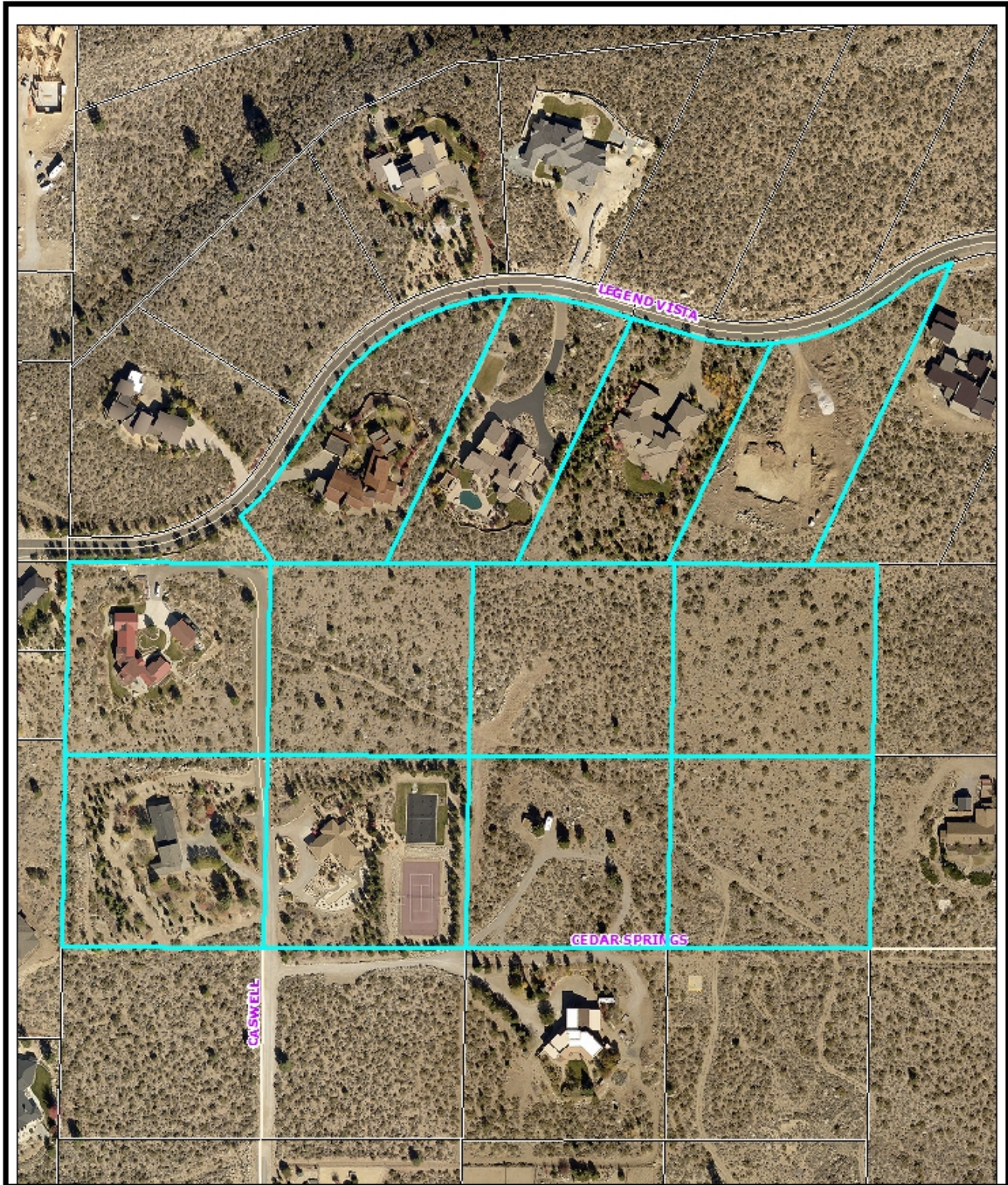
[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Julee,

AT&T does not have any objection to the proposed abandonment of the west-north-east 40' easements on the property APN 049-070-50.

Thanks!

Cliff Cooper
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA
ROW Office: 775-683-5282
Cell: 775-233-0434
E-mail: cc2132@att.com
TEXTING and DRIVING... It Can Wait.



WAB22-0010 Martinson/Metzger

Noticing Map- abutting properties



0 250
Feet

Community Services
Department



1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

Source: Planning and Building Division

Date: 6/10/2022

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):	

December 2018

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 X

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

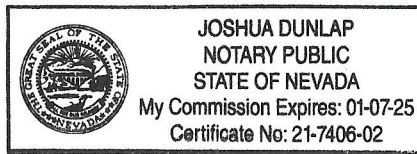
State of Nevada, County of Washoe
Subscribed and sworn to before me this
6th day of June, 22

[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;

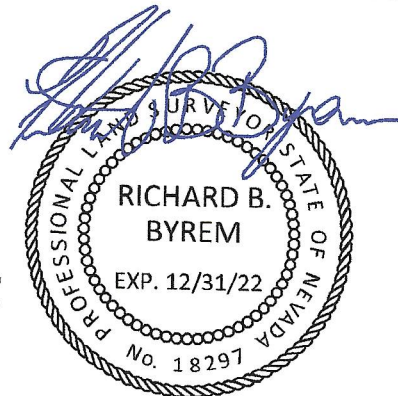
THENCE North 89°51'52" West, 40.00 feet to the POINT OF BEGINNING.

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 EIGHTY-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 RPT 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

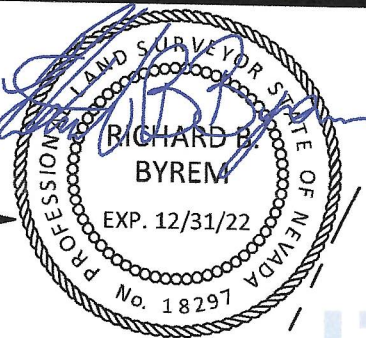
City/State/Zip _____

(for Recorder's use only)

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

A.P.N. 049-070-09
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'

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