



# WASHOE COUNTY

---

## COMMUNITY SERVICES DEPARTMENT

1001 E. 9TH STREET  
RENO, NEVADA 89512  
PHONE: (775) 328-3600  
FAX: (775) 328-3699

May 14, 2021

TO: Regional Street Naming Committee  
FROM: Julie Orvald, Technology Services/GIS  
SUBJECT: Easement Naming Request

**BACKGROUND:**

Melissa & John Fritz submitted an application to name an unnamed 330' easement, leading to their Washoe County property (APN 142-241-17), located at 14070 Bihler Road in the Government Homesite area. They are experiencing challenges with deliveries and waste collection because the property is not directly adjacent to Bihler Road. The parcel to the west abuts Bihler Road and maintains a 33'-wide access easement that the Fritzs' utilize for access to their property. The easement is most recently referenced by Record of Survey 4825. In addition, the Fritz lot is granted a 33'-wide access easement around all property boundaries, granted by US patent, recorded document #1221265. The Fritzs' propose naming the easement Bihler Court, transitioning the easement to a private street. Once their address is changed, deliveries and services may more easily locate the property.

PRESENT NAME	PROPOSED	ALTERNATE	RESERVED	NOTES
UNNAMED	BIHLER CT		BIHLER CT	STREET NAME RESERVED

Washoe County GIS has performed due diligence by checking the proposed street name against the Master Street Directory for any existing, duplicate, or similar-sounding street names for the purpose of emergency management. The proposed street name meets county street naming criteria, and is accepted into the street reservation list until 6/13/2022. The 33'-wide access easement meets configuration criteria, as it exceeds 100' and serves 4 or more parcels.



# Request to Name an Existing Unnamed Street/Easement

Application Fee (non-refundable): \$100.00 Make checks payable to Washoe County. (The Applicant is responsible for all sign costs.)

## Applicant Information

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
 Private Citizen       Agency/Organization

## Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

Location (APN)	First Choice	Second Choice

## Location

General Location: \_\_\_\_\_  
 Reno       Sparks       Washoe County

## General Information

Approximate number of structures addressed on street: \_\_\_\_\_  
Reason for request: \_\_\_\_\_  
\_\_\_\_\_

**Please attach check, maps, petitions and supplementary information.**

Approved: Julie Orwald Date: \_\_\_\_\_  
Regional Street Naming Coordinator  
 Except where noted  
Denied: \_\_\_\_\_ Date: \_\_\_\_\_  
Regional Street Naming Coordinator

## Washoe County Community Services Department

1001 E. 9th Street  
Reno, NV 89521

Phone: (775) 328-2344 – Email: [streetnames@washoecounty.us](mailto:streetnames@washoecounty.us)

ARROWCREEK PKWY

WHITES CREEK LN

142-241-14  
BATES

142-241-15  
UNITED STATES  
OF AMERICA

142-241-16  
SLITER  
FAMILY TRUST

(BIHLER CT)

142-241-19  
SMITH

142-241-18  
YENICK  
FAMILY TRUST

142-241-17  
FRITZ

BIHLER RD

RIVER OAKS DR

RAIDER RUN RD

### Bihler Court/ Easement

F



33' Easement

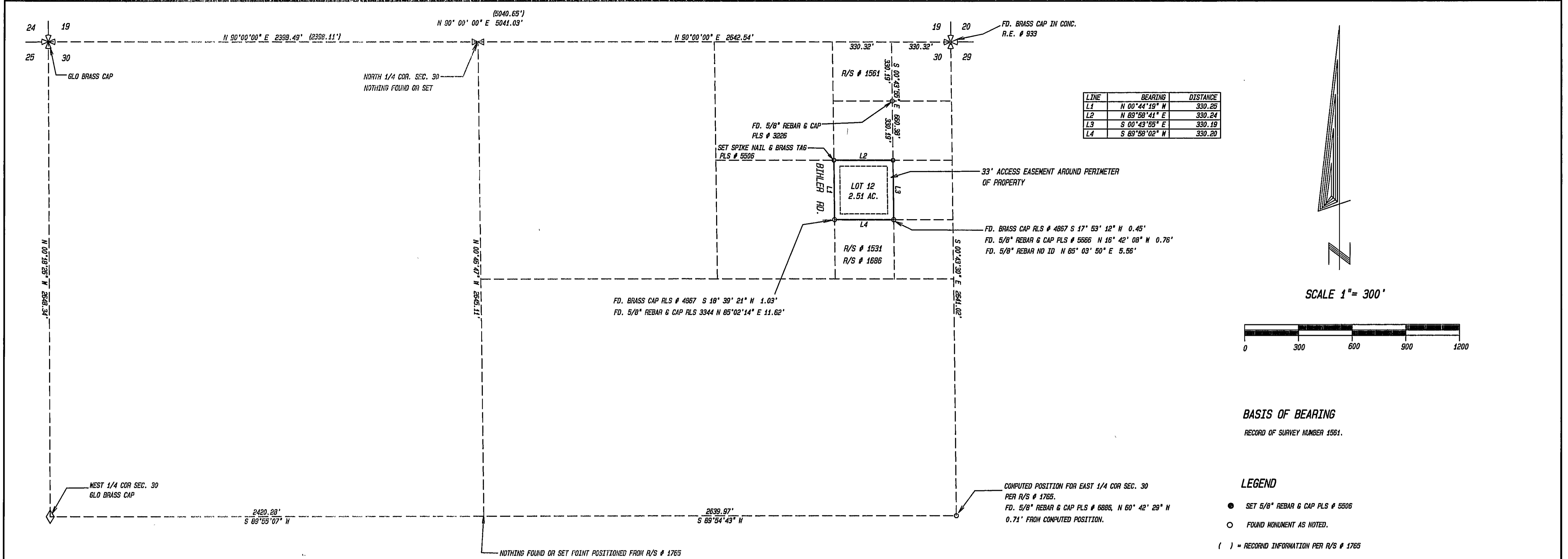
(PROPOSED NAME)

1 inch = 150 feet

Jurisdiction: Washoe County



4825



**BASIS OF BEARING**  
RECORD OF SURVEY NUMBER 1551.

**LEGEND**

- SET 5/8" REBAR & CAP PLS # 5505
- FOUND MONUMENT AS NOTED.
- ( ) = RECORD INFORMATION PER R/S # 1765

**NOTES:**

1) THIS RECORD OF SURVEY IS NOT IN CONFLICT WITH NRS CHAPTERS 278.010 TO 278.630 AND NO NEW PARCELS HAVE BEEN CREATED.

**SURVEYOR'S CERTIFICATE**

I, DENNIS P. CHAPMAN A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF EDWARD YENICK JR. COMPLETED ON OCTOBER 10, 2006.
- THE LANDS DEPICTED LIE WITHIN A PORTION OF THE NE 1/4 OF SECTION 30, 18N., R. 20E., N.D.M.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND WAS PERFORMED IN ACCORDANCE WITH THE NEVADA ADMINISTRATIVE CODE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

Dennis P. Chapman  
DENNIS P. CHAPMAN  
P.L.S. # 5506  
PROFESSIONAL LAND SURVEYOR, STATE OF NEVADA  
Exp: 12-31-06  
11/29/06

<b>RECORD OF SURVEY</b> FOR <b>EDWARD JR. AND CINDY YENICK</b> A PORTION OF THE NE 1/4 OF SEC. 30, T. 18N. R. 20E. MDM WASHOE COUNTY, NEVADA		FILE NO. 3472520 FILED FOR RECORD AT THE REQUEST OF <i>Landmark Surveying</i> ON THIS DAY OF <i>December</i> 2006 AT <i>11</i> MINUTES PAST <i>10</i> O'CLOCK AN OFFICIAL RECORDS OF WASHOE COUNTY NEVADA <i>Kathleen L. Bardo</i> COUNTY RECORDER BY: <i>C. Bartles</i> DEPUTY
PREPARED BY <b>LANDMARK SURVEYING</b> (775) 324-0904 RENO, NEVADA	SHEET: 1 OF 3	FEE: 21.00

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

3472520

Record of Survey Map 4825

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

Nevada 057696

# 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

**Robert Shields**

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. 20 E.,**

**Sec. 30, Lot 11.**

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 **33** 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.

GIVEN under my hand, in the District of Columbia, the **TWENTIETH** day of **JULY** in the year of our Lord one thousand nine hundred and **SIXTY-ONE** and of the Independence of the United States the one hundred and **EIGHTY-SIXTH.**

[SEAL]

For the Director, Bureau of Land Management.

By *Ruth W. Talley*  
Chief, Patents Section.

Patent Number 1221265