

A red Kubota tractor is parked in a field of tall grass. In the background, there is a highway with a green sign, a body of water, and mountains under a blue sky with scattered clouds. The tractor has "Kubota", "A340", and "4WD" visible on its side.

MY LAST HOME

RECOVERING CORRECT  
ZONING



# Non-conforming parcel





# Town of Ophir



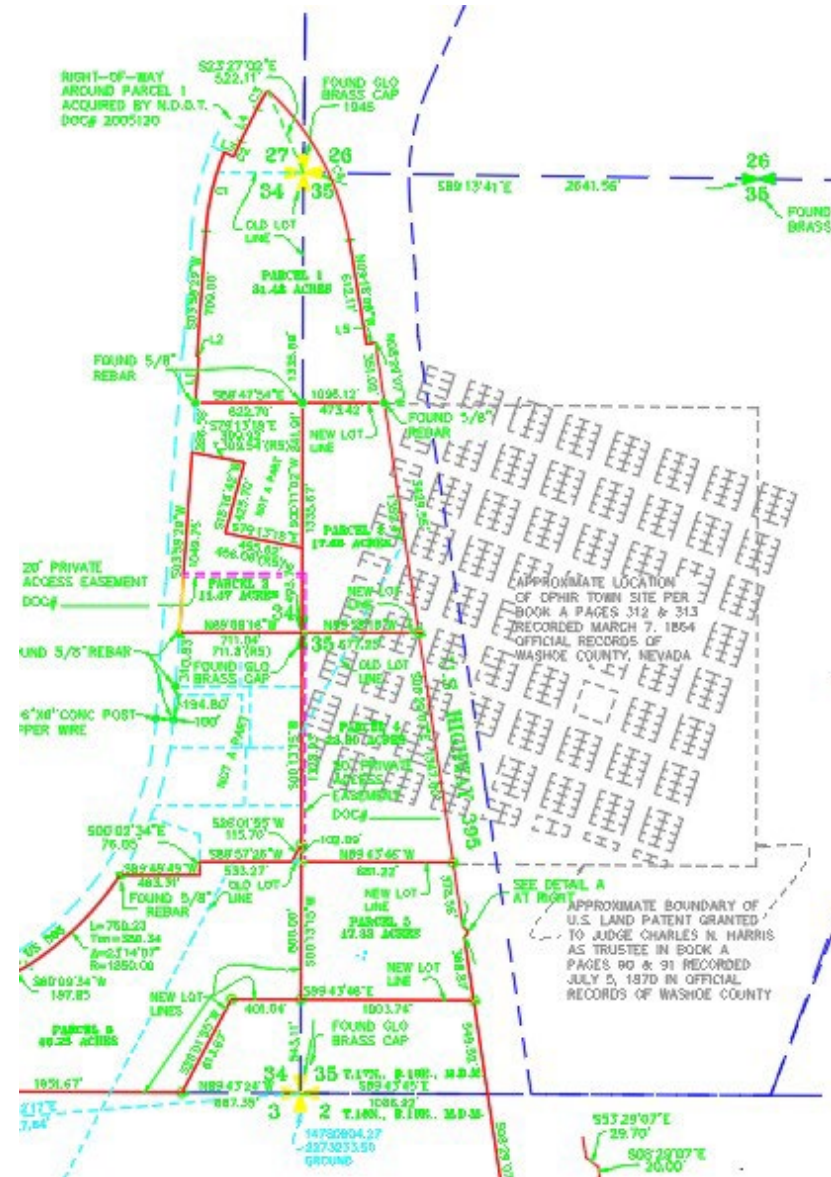


# History of Ophir

EVENT	DATE	DESCRIPTION	COMMENT
1	10/6/1862	GLO survey by Dyer, Note A	Call for Ophir
2	3/4/1864	Map of Ophir	Var 15E
3	2/5/1869	Grant to Judge Harris in trust	N1/2 of SW1/4 & S1/2 of NW1/4 Sec. 35
4	6/3/1872	Deed to Douglas, Note B	West boundary is Section Line. Excepting Lots 5 & 6 Block 2 Range 4. Split by undescribed ROW for V & T
5	6/3/1872	Deed to Northrup, Note C	West boundary is Section Line. Split by undescribed ROW for V & T
6			
7			

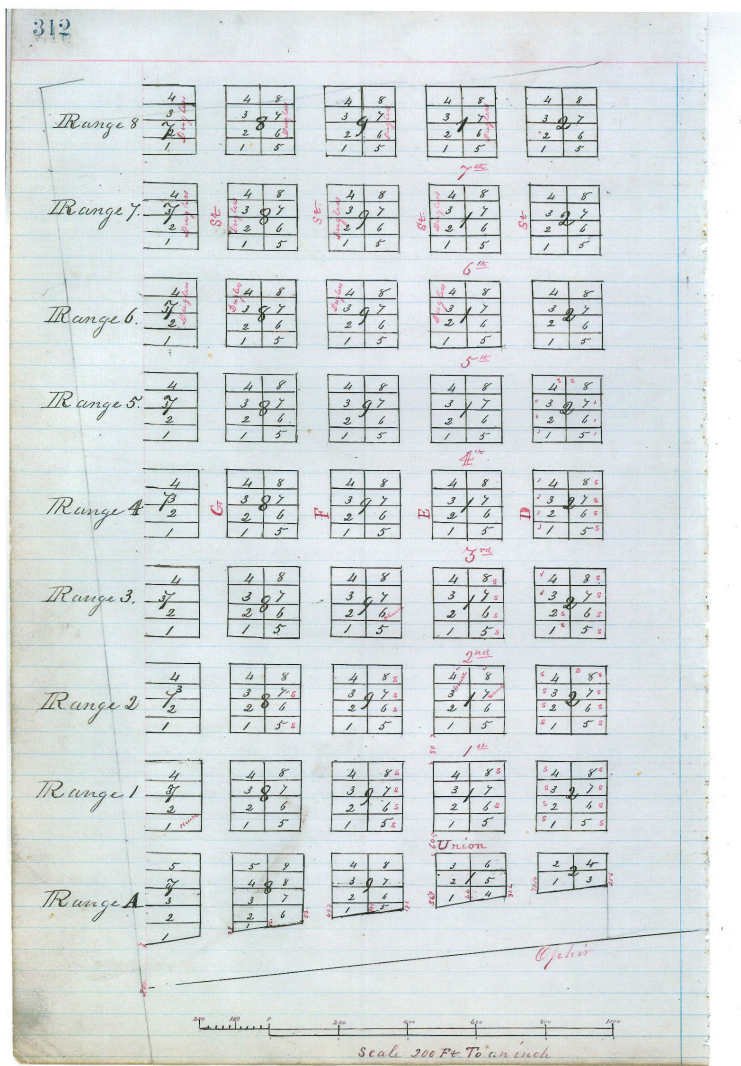


# OPHIR





# OPHIR WEST





[illegible]



# Mr. Douglas' House





1717



RECORD OF SURVEY MAP 4141



# SERPA BLA SIZES MY LOT

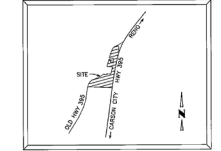
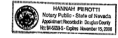
OWNERS' CERTIFICATE  
WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS  
PLAN DO HEREBY STATE:  
1. WE HAVE EXAMINED THIS PLAN AND APPROVE AND AUTHORIZE ITS RECORDING.  
2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENTS  
WHICH ARE SHOWN HEREON.  
3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING  
EASEMENTS PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.030.  
4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.  
5. ANY LIENOR WITH AN MORTGAGE ACCOUNT FOR THE PAYMENT OF TAXES HAS  
BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE  
TRANSFER OF THE LAND.  
6. THE PROPERTY OWNERS HEREBY AGREE TO ACCEPT ANY DRAINAGE ONTO  
THEIR PROPERTY RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT.

FALCON CAPITAL, LLC.  
A WYOMING LIMITED LIABILITY COMPANY

*[Signature]* 3.19.03  
D. RANDY LANE, MANAGING MEMBER DATE

STATE OF NEVADA S.S.  
COUNTY OF WASHOE  
ON THIS 19th DAY OF March, 2003, G. RANDY LANE, MANAGING MEMBER  
DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID SPOUSE AND  
SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY  
SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE  
WRITTEN.

*[Signature]* MY COMMISSION EXPIRES: Nov. 15, 2004  
NOTARY'S SIGNATURE



VICINITY MAP  
N.T.S.

- REFERENCES
- 1) AMENDED RECORD OF SURVEY #180 DOC# 2790348
  - 2) N.D.O.T. RIGHT OF WAY MAP WA-004
  - 3) N.D.O.T. RIGHT OF WAY MAP F-003-2113
  - 4) N.D.O.T. RIGHT OF WAY MAP SP08-430(7)
  - 5) RECORD OF SURVEY 131 DOC# 175865

BASIS OF BEARING  
THE BASIS OF BEARINGS AND COORDINATES FOR THIS  
SURVEY WERE ESTABLISHED USING THE PUBLISHED  
COORDINATES (NAD 83/NA) NEVADA WEST ZONE FOR  
WASHOE COUNTY GPS POINTS WAMP AND #217A,  
MODIFIED BY A SCALE FACTOR OF 1.000197939.

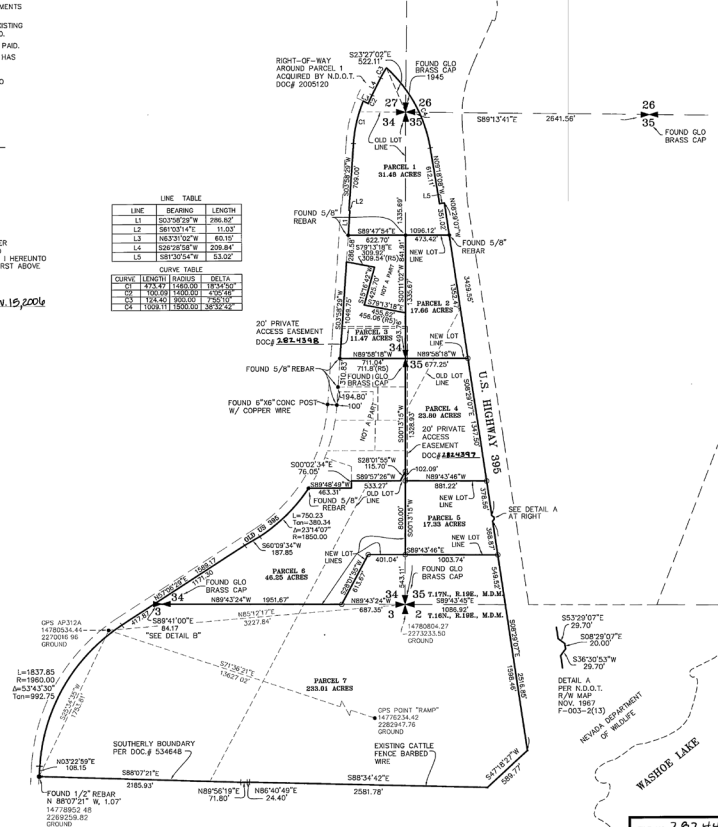
- NOTES
1. THE TOTAL AREA OF THIS SURVEY IS 380.98 ACRES
  2. ——— INDICATES FOUND MONUMENT AS NOTED
  3. ——— INDICATES SET 5/8" REBAR WITH CAP  
PLS 10348 UNLESS OTHERWISE INDICATED.
  4. (RS) INDICATES SEE WATCHING REFERENCE
  5. ENGINEERED SEPTIC SYSTEMS MAY BE REQUIRED  
UNLESS AN ALTERNATE SYSTEM IS APPROVED BY  
WASHOE COUNTY HEALTH DEPARTMENT.
  6. THE INTENT OF THIS MAP IS TO INDICATE A BOUNDARY LINE  
ADJUSTMENT AS DECIDED BY DOCUMENT NO. 2824399

2824400

LINE TABLE		
LINE	BEARING	LENGTH
L1	S81°07'20"W	206.80'
L2	S81°03'14"E	11.00'
L3	N83°32'02"W	60.10'
L4	S89°28'58"W	208.84'
L5	S81°30'54"W	53.02'

CURVE TABLE		
CURVE	LENGTH	RADIUS
CR	100.00'	1000.00'
CL	100.00'	1000.00'
CC	100.00'	1000.00'



SURVEYOR'S CERTIFICATE:  
1. RICHARD D. KNOWLES, A PROFESSIONAL LAND SURVEYOR, LICENSED  
IN THE STATE OF NEVADA, HEREBY STATE: THIS  
2. THIS PLAN REPRESENTS THE RESULTS OF A SURVEY CONDUCTED  
UNDER MY SUPERVISION AT THE INSTANCE OF FALCON CAPITAL, LLC.  
3. THE LANDS SURVEYED LIE WITHIN SECTIONS 26, 27, 34, & 35 TOWNSHIP 17  
NORTH, RANGE 19 EAST M.D.M., AND SECTIONS 2 & 3 TOWNSHIP 18 NORTH,  
RANGE 19 EAST M.D.M., WASHOE COUNTY, AND THE SURVEY WAS  
COMPLETED ON OCTOBER 14, 2002.  
4. THIS PLAN COMPLETES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL  
ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND  
THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE  
NEVADA ADMINISTRATIVE CODE.  
5. I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY  
PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT.  
6. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN  
DEFINED BY MONUMENTS AND ARE OF SUFFICIENT NUMBER AND DURABILITY  
OR WILL OTHERWISE BE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY  
NRS 625.540.  
7. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO  
278.030 INCLUSIVE, AND NO NEW PARCELS HAVE BEEN CREATED.

*[Signature]*  
RICHARD D. KNOWLES  
PLS 10348  
EXP 6/30/2003

GOVERNING AGENCY CERTIFICATE  
WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.  
*[Signature]* 3/21/03  
JACK HOLMES, PLS COUNTY SURVEYOR DATE

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 NRS 36A.255.  
WASHOE COUNTY TREASURER  
*[Signature]* 3/21/03  
NAME: Lisa A. de la Cruz DATE

FILE NO. 2824400  
FILED FOR RECORD AT THE  
REQUEST OF THE ENGINEERING  
FIRM, THIS 21st DAY OF March,  
2003, AT 10:48 AM, OFFICE OF THE  
CLERK OF THE COUNTY OF WASHOE,  
NEVADA.  
*[Signature]*  
COUNTY RECORDER  
BY: C. Bayless  
DEPUTY  
FEE: \$21.00

RECORD OF SURVEY  
BOUNDARY LINE ADJUSTMENT  
FOR  
FALCON CAPITAL, LLC.  
BEING A PORTION OF SECTIONS 26, 27, 34, & 35  
TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.M.  
AND BEING A PORTION OF SECTIONS 2, & 3  
TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M.,  
WASHOE COUNTY, NEVADA.  
SHEET 1 OF 1

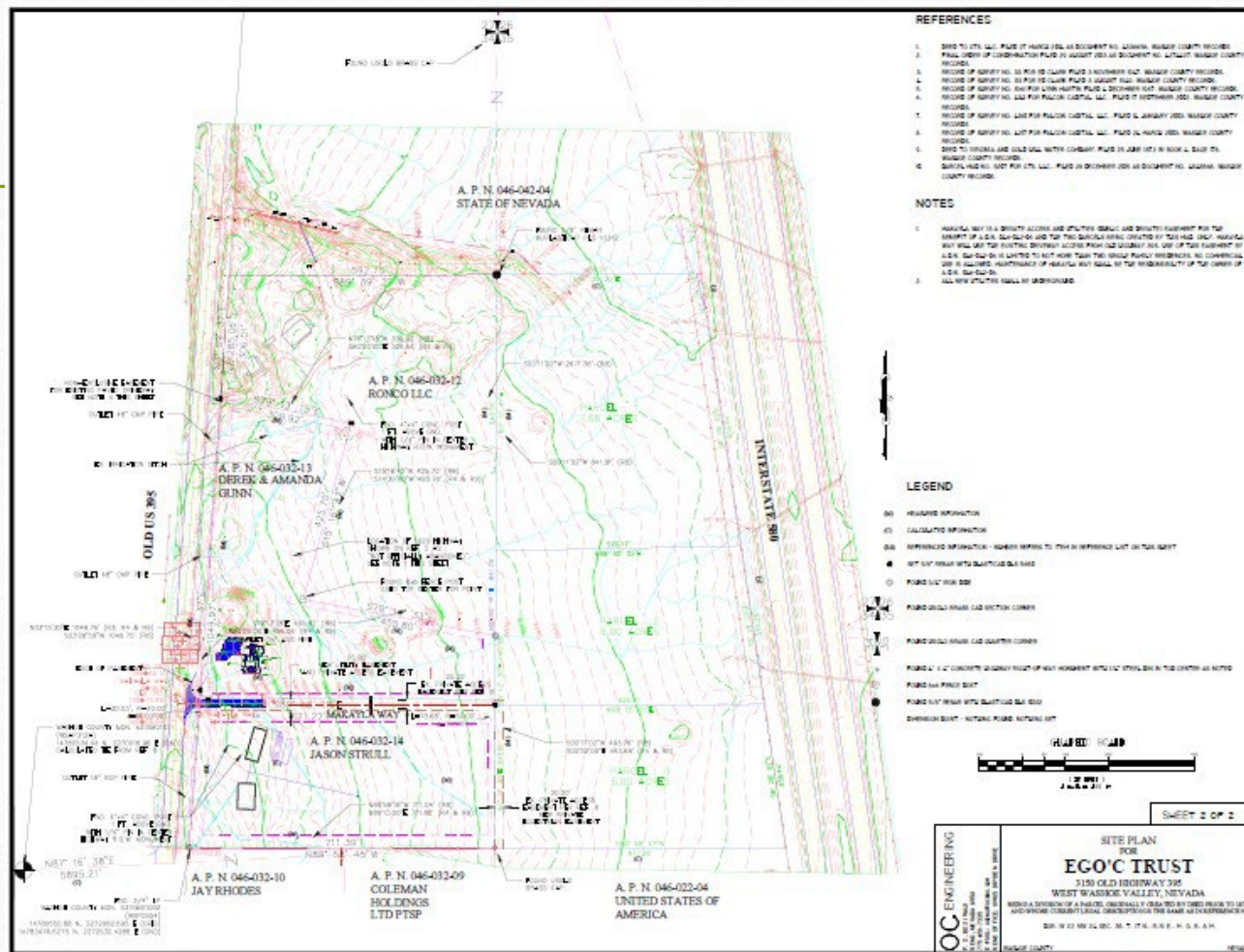
Record of Survey Map 4217

CUMULATIVE CHANGES  
TO THIS MAP  
FOR ANY SUBSEQUENT  
CHANGES TO THIS MAP

4217



# Proposed Site Plan

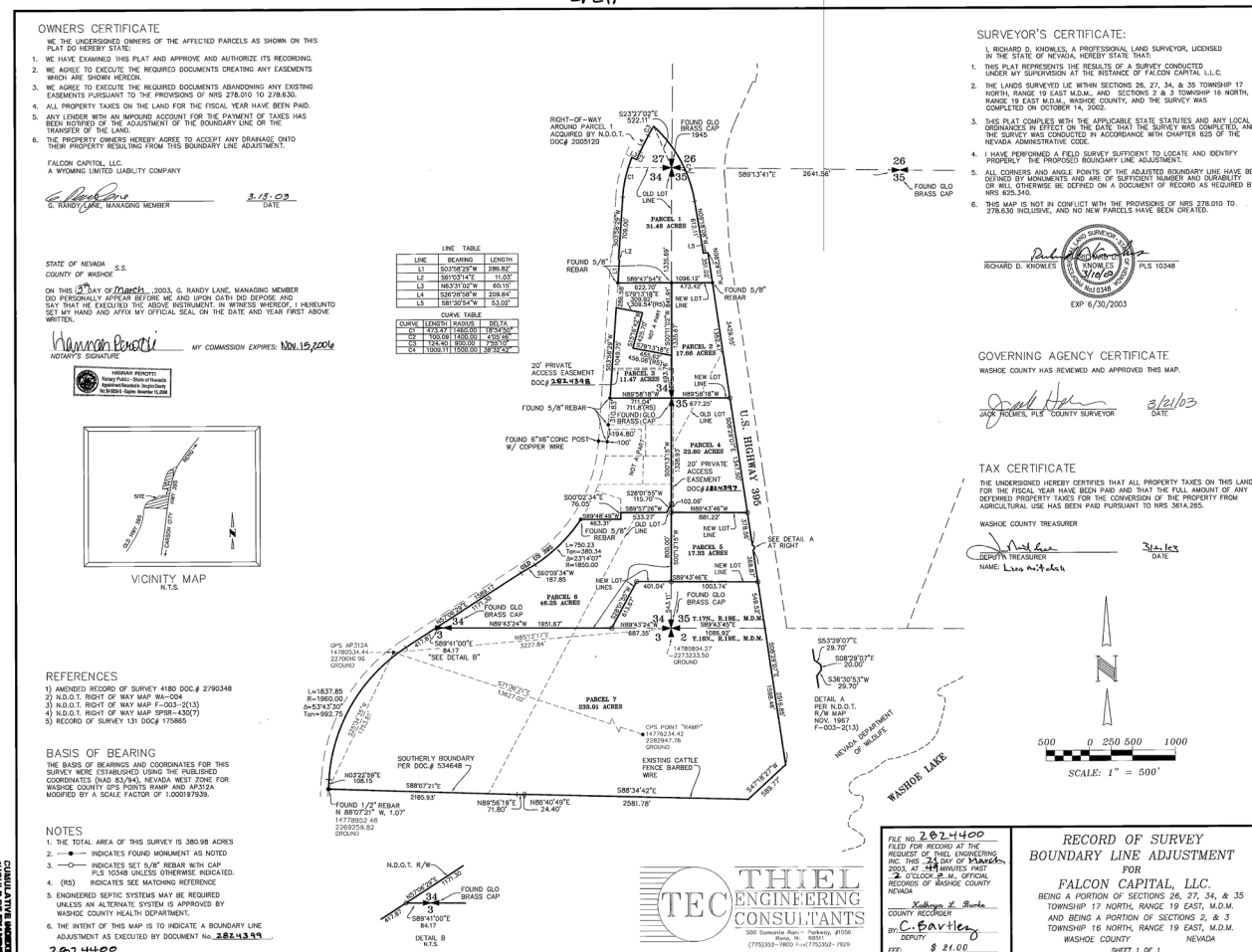




Amended Record of Survey Map 4180



# RCS 4217 – Easement created



COPIES OF THIS MAP  
SHOULD BE EXAMINED  
FOR ANY CHANGES TO THIS MAP

COPIES OF THIS MAP  
SHOULD BE EXAMINED  
FOR ANY CHANGES TO THIS MAP



# Last Map

5005

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, GTS, LLC, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S., CHAPTER 278, AND THE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

GTS, LLC  
BY: George Thiel  
GEORGE THIEL, MANAGER

STATE OF NEVADA }  
COUNTY OF WASHOE }

ON THIS 22<sup>ND</sup> DAY OF NOVEMBER 2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, GEORGE THIEL, AS MANAGER OF GTS, LLC, PERSONALLY KNOWN TO ME AND KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES THEREIN STATED.

Rena Ogden  
NOTARY PUBLIC



## TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBDIVISION OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON AND THAT THE LANDS ARE FREE FROM RECORDED LIENS OR ENCUMBRANCES, WITH THE EXCEPTION OF:

NAME  
AS OF November 20, 2015, AND THAT A GUARANTEE DATED Nov. 20, 2015 FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

TICOR TITLE COMPANY OF NEVADA

BY: R. Ogden DATE: 11-22-15  
TITLE OF OFFICER: TITLE MANAGER, V.P.

## SURVEYOR'S CERTIFICATE

I, ARTHUR C. O'CONNOR JR., A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF GTS, LLC.
- THE LANDS SURVEYED LIE WITHIN THE NEVADA SECTION 36 AND THE N/4S OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND THE SURVEY WAS COMPLETED ON 9 SEPTEMBER 2015.
- THIS PLAT COMPLETS THE UTILITY PLATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OR THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARTER SHOWAL OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

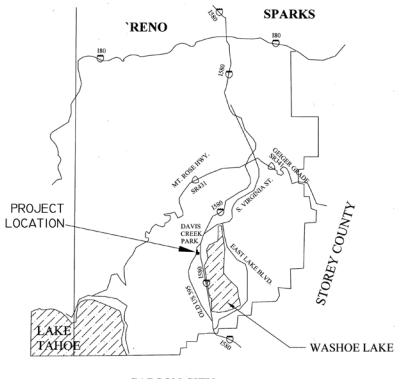
Arthur C. O'Connor Jr.  
ARTHUR C. O'CONNOR JR.  
PROFESSIONAL LAND SURVEYOR NO. 5505



11-20-15  
DATE

CUMULATIVE INCREASES  
FOR ANY SUBSEQUENT  
CHANGES TO THIS MAP

DOCUMENT NO.:  
4545568



## VICINITY MAP

N.T.S.

## NOTES:

- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION PROVIDERS.
- WITH RESPECT TO ALL EXISTING UNDERGROUND UTILITY FACILITIES, THE EASEMENTS AND RIGHTS OF WAY AS HEREIN GRANTED WILL BE DEEMED TO BE OVER A STRIP OF LAND TEN FEET IN WIDTH BEING FIVE FEET ON EITHER SIDE OF THE CENTERLINE OF SAID UNDERGROUND UTILITY FACILITIES, AS INSTALLED ON THE SUBJECT PARCELS.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG THE INTERIOR OF ALL PROPERTY LINES, BEING FIVE FEET IN WIDTH EXCEPT ALONG THE HIGHWAY RIGHT-OF-WAY, WHICH IS TEN FEET IN WIDTH.
- SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM UNLESS INDIVIDUAL ON-SITE DISPOSAL SYSTEMS ARE OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT.
- THE PARCELS ON THIS PLAT HAVE NOT BEEN REVIEWED FOR WATER AVAILABILITY OR ADEQUACY, NOR HAS SANITARY WASTE SATURABILITY BEEN DETERMINED FOR ANY OF THE PARCELS SHOWN.
- ANY PROPOSED DEVELOPMENT IN THESE AREAS, ESPECIALLY ON PARCELS IDENTIFIED AS HAVING POTENTIAL WETLANDS, WILL REQUIRE FURTHER ANALYSIS AS REQUIRED BY THE WASHOE COUNTY DEVELOPMENT CODE.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 4.16.
- NO INDESTRUCTIBLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS. A BLANKET DRAINAGE EASEMENT IS HEREBY ESTABLISHED OVER ALL PARCELS FOR EXISTING SURFACE DRAINAGE.

## BASIS OF BEARINGS

NAD83 (94 HARN), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON WASHOE COUNTY COUNTY G.P.S. CONTROL POINTS SHOWN HEREON.  
COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES.  
GRID TO GROUND SCALE FACTOR IS 1.000197559

TOTAL AREA BEING PARCELED IS 11.48 ACRES.  
TOTAL NUMBER OF PARCELS IS 2.

## UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES. ACCEPTANCE BY ANY UTILITY COMPANY OF THE PUBLIC UTILITY EASEMENTS DELINEATED HEREON DOES NOT PROVIDE ANY OBLIGATION BY THE RESPECTIVE UTILITY COMPANIES TO PROVIDE THEIR RESPECTIVE SERVICE NOR DOES IT GUARANTEE THAT UTILITY SERVICE IS OR WILL BE AVAILABLE.

DIANA PAVIC POWER COMPANY/DIANA NV ENERGY DATE: 11-20-15  
NEVADA TELEPHONE COMPANY D.B.A. AT&T NEVADA DATE: 11-20-2015  
CHARTER COMMUNICATIONS DATE: 11/25/2015

## TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND REPRESENTED HEREON, FOR THE CURRENT FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES DUE FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID, PURSUANT TO N.R.S. 36A.200.

WASHOE COUNTY TREASURER DATE: 11/25/2015  
BY: Deputy Treasurer  
TITLE: Deputy Treasurer

## WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER REQUIREMENTS SET FORTH IN ARTICLE 442 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

Valid Belmaran DATE: 12/3/15  
WASHOE COUNTY WATER RESOURCES CSD

## WASHOE COUNTY DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM 15-008 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE PARCEL MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THESE CONDITIONS HAVE BEEN SATISFIED FOR THE RECORDATION OF THIS MAP. THE OFFERS OF DEDICATION IS LINES REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS 22 DAY OF December, 2015 BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.475.

William H. Whitney  
WILLIAM H. WHITNEY  
DIRECTOR OF WASHOE PLANNING AND DEVELOPMENT DIVISION

## RECORDER'S CERTIFICATE

FILE NO. 4545568  
FEE: 3400  
FILED FOR RECORD AT THE REQUEST OF GTS, LLC ON THIS 28TH DAY OF December, 2015 AT 14 MINUTES PAST 3 O'CLOCK, P. M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.  
LAWRENCE R. LARRY BURTNESS  
COUNTY RECORDER  
BY: L. Kaskas  
DEPUTY

SHEET 1 OF 2



PARCEL MAP  
FOR  
**GTS, LLC.**  
3150 OLD HIGHWAY 395  
WEST WASHOE VALLEY, NEVADA  
BEING A DIVISION OF A PARCEL ORIGINALLY CREATED BY DEED PROX TO 1873  
AND WHOSE CURRENT LEGAL DESCRIPTION IS THE SAME AS IN REFERENCE R.  
NAD 83 U.S. SEC. 24 & 100 U.S. SEC. 20, T. 14 N., R. 19 E., N. 15 S. & N.  
WASHOE COUNTY NEVADA

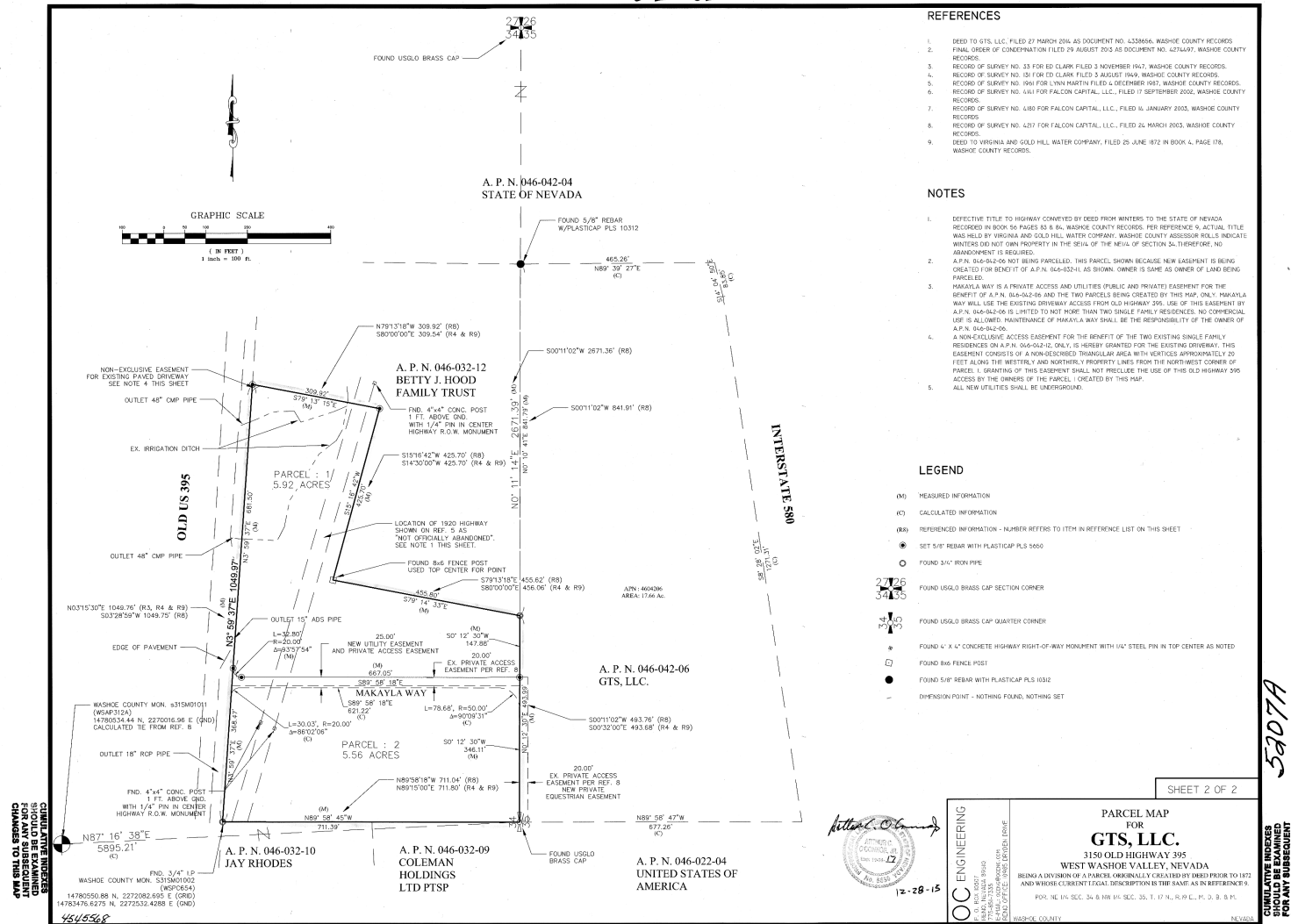
5007

Parcel Map 5007



# Easement Modification

5207A



OC ENGINEERING

12-28-15

PARCEL MAP FOR GTS, LLC.

3150 OLD HIGHWAY 395

WEST WASHOE VALLEY, NEVADA

BEING A DIVISION OF A PARCEL ORIGINALLY CREATED BY DEED PRIOR TO 1872

AND WHOSE CURRENT LITIGAL DESCRIPTION IS THE SAME AS IN REFERENCE 9.

FOR: NE 1/4 SEC. 34 & NE 1/4 SEC. 35, T. 17 N., R. 9 E., P. 3, S. 8 P.

WASHOE COUNTY, NEVADA

Parcel Map 5207A



# Notes on Easement

## NOTES

1. DEFECTIVE TITLE TO HIGHWAY CONVEYED BY DEED FROM WINTERS TO THE STATE OF NEVADA RECORDED IN BOOK 56 PAGES 83 & 84, WASHOE COUNTY RECORDS. PER REFERENCE 9, ACTUAL TITLE WAS HELD BY VIRGINIA AND GOLD HILL WATER COMPANY. WASHOE COUNTY ASSESSOR ROLLS INDICATE WINTERS DID NOT OWN PROPERTY IN THE SE1/4 OF THE NE1/4 OF SECTION 34.THEREFORE, NO ABANDONMENT IS REQUIRED.
2. A.P.N. 046-042-06 NOT BEING PARCELED. THIS PARCEL SHOWN BECAUSE NEW EASEMENT IS BEING CREATED FOR BENEFIT OF A.P.N. 046-032-II, AS SHOWN. OWNER IS SAME AS OWNER OF LAND BEING PARCELED.
3. MAKAYLA WAY IS A PRIVATE ACCESS AND UTILITIES (PUBLIC AND PRIVATE) EASEMENT FOR THE BENEFIT OF A.P.N. 046-042-06 AND THE TWO PARCELS BEING CREATED BY THIS MAP, ONLY. MAKAYLA WAY WILL USE THE EXISTING DRIVEWAY ACCESS FROM OLD HIGHWAY 395. USE OF THIS EASEMENT BY A.P.N. 046-042-06 IS LIMITED TO NOT MORE THAN TWO SINGLE FAMILY RESIDENCES. NO COMMERCIAL USE IS ALLOWED. MAINTENANCE OF MAKAYLA WAY SHALL BE THE RESPONSIBILITY OF THE OWNER OF A.P.N. 046-042-06.
4. A NON-EXCLUSIVE ACCESS EASEMENT FOR THE BENEFIT OF THE TWO EXISTING SINGLE FAMILY RESIDENCES ON A.P.N. 046-042-12, ONLY, IS HEREBY GRANTED FOR THE EXISTING DRIVEWAY. THIS EASEMENT CONSISTS OF A NON-DESCRIBED TRIANGULAR AREA WITH VERTICES APPROXIMATELY 20 FEET ALONG THE WESTERLY AND NORTHERLY PROPERTY LINES FROM THE NORTHWEST CORNER OF PARCEL I. GRANTING OF THIS EASEMENT SHALL NOT PRECLUDE THE USE OF THIS OLD HIGHWAY 395 ACCESS BY THE OWNERS OF THE PARCEL I CREATED BY THIS MAP.
5. ALL NEW UTILITIES SHALL BE UNDERGROUND.



# Easement Deed Page 1



APN # 046-042-03, 046-022-02

WHEN RECORDED MAIL TO:

TEC, Inc.  
500 Damonte Ranch Parkway #1056  
Reno, NV 89511

Grantee Address:  
Falcon Capital, LLC  
Po Box 456  
Zephyr Cove, NV 89448

## GRANT OF EASEMENT

FOR A VALUABLE CONSIDERATION, a receipt of which is hereby acknowledged,

FALCON CAPITAL, LLC. a Wyoming Limited Liability Company

GRANTS TO

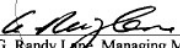
FALCON CAPITAL, LLC. a Wyoming Limited Liability Company

A 20' Private Access Easement over the real property situate in the County of Washoe, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION:

Dated March 18, 2003

FALCON CAPITAL, LLC.

By:   
G. Randy Lane, Managing Member

State of  
County of

This instrument was acknowledged before me on March 21, 2003,  
By G. Randy Lane, as Managing Member of Falcon Capital, LLC.

  
NOTARY OFFICER





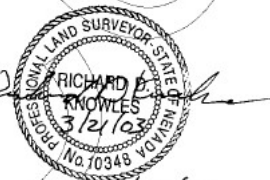
# Easement Deed Page 2



## 20' PRIVATE ACCESS EASEMENT

Being a portion of that certain real property situate in the Northeast ¼ of Section 34, Township 17 North, Range 19 East, M.D.M., located in the county of Washoe, State of Nevada and more particularly described as follows:

Commencing at the ¼ section corner common to sections 34 and 35, T.17 N., R.19 E., M.D.M., thence along the Easterly section line of section 34, N 00°11'02"E, 336.02 feet to the **Point of Beginning**, Thence along the center line of a 20' private access easement, N 89°58'18" W a distance of 688.77 feet to a point on the Easterly Right of Way of Old Highway 395, also being the point of terminus for this description. The sidelines of this easement are to be lengthened or shortened to terminate at the Easterly Right of Way of Old Highway 395 and the Easterly section line of section 34.



Exp 6/30/03

Per N.R.S. 111.312, THE LEGAL DESCRIPTION WAS PREPARED BY:  
RICHARD D. KNOWLES, P.L.S.  
500 DaMONTE RANCH PKWY. #1056  
RENO, Nv. 89512





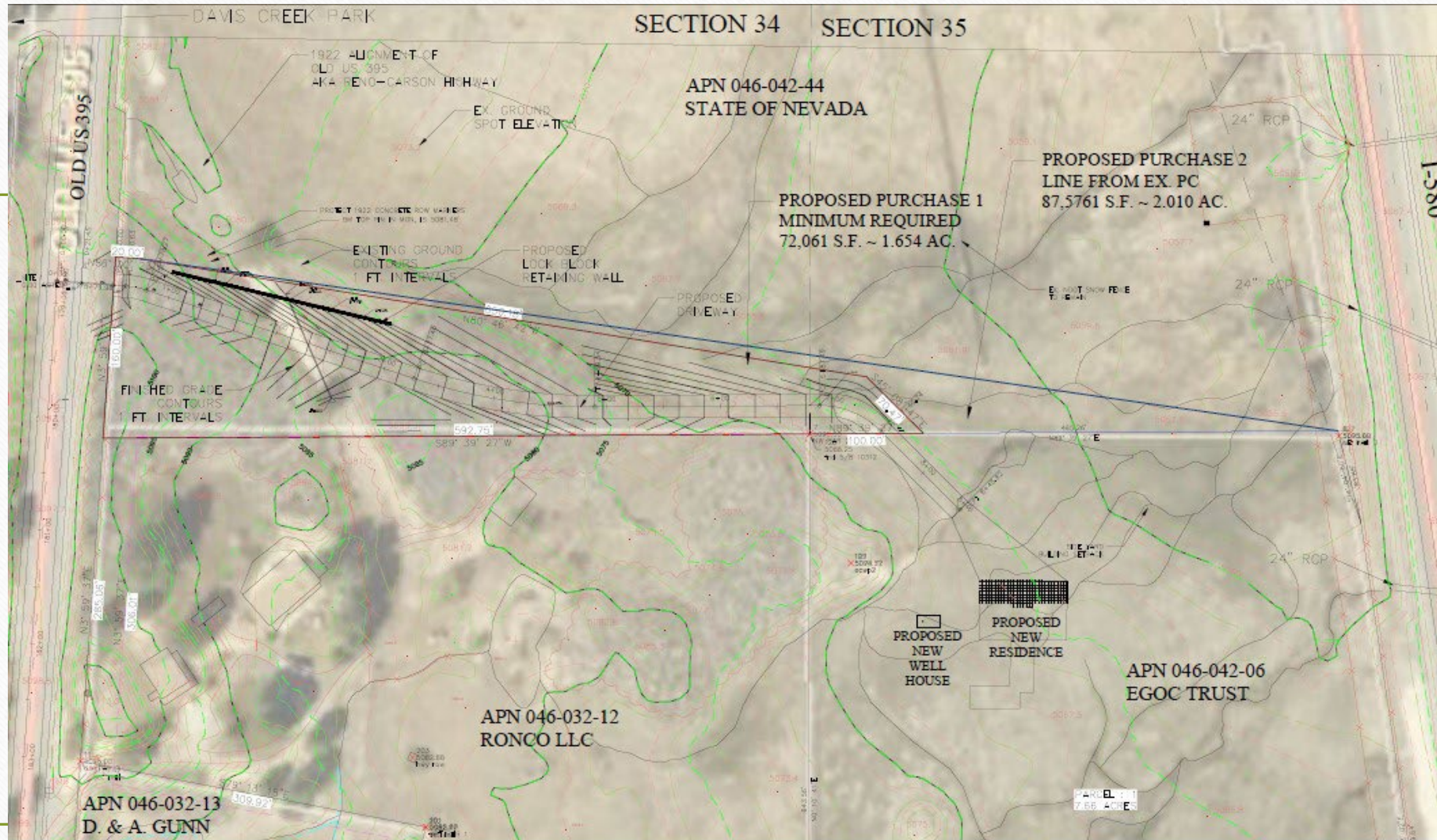


# Proposed Solution

- I want to help you guys and do not want to force my rights. At this point, I think the best solution is to move the easement to Jason's south boundary. From comments Derek made at our meeting last week, it appears there may be a misunderstanding about who would pay for this. I want to be clear that I will pay all costs: fencing, relocating any buildings as necessary, etc. The work will be done by a licensed contractor. Furthermore, I will pave the new easement with Turfstone to minimize dust. Although you guys will not be using it, Turfstone is horse-friendly with superior traction over most other surfaces, including grass. It is not a new product and has been used in the Tahoe Basin for over 30 years because it is environmentally friendly. Washoe County installed it along Incline Way and Lakeshore Blvd. 5 years ago. There is a sample in the walkway in front of Basalite that may be even older than 20 years. Turfstone costs the same to install as asphalt, but never needs seal coating. For both of you guys, the main advantage would be the access would be moved away from your homes. I would think having the traffic from two homes that close to your houses would not be welcomed. For Jason, the reduction in dust from a gravel driveway would be a plus. I would even be willing to remove the gravel I have already placed in the existing driveway. Note that Jason's buildings will shield his house from most of the new driveway, unlike existing where there is no shielding.



# Parcel 1 Access





[illegible]



# WELL LOG

# STATE OF NEVADA DIVISION OF WATER RESOURCES WELL DRILLER'S REPORT

Log No. **132-963**  
Permit No. \_\_\_\_\_  
Basin No. **0394**

PRINT OR TYPE IN BLACK INK ONLY  
DO NOT WRITE ON BACK

Please complete this form in its entirety in  
accordance with NRS 534.170 and NAC 534.340

NOTICE OF INTENT NO. N2019-330

1. OWNER/CLIENT NAME **GEORGE THIEL**  
MAILING ADDRESS **3130 OLD US 395**  
**WEST WASHOE VALLEY, NV 89704**

DETAILED ADDRESS AT WELL LOCATION  
**WEST WASHOE VALLEY, NV 89704**

2. PLS LOCATION **88° W** **NE 1/4** **34 Sec 17 T15S 19 E**  
PERMIT/WAIVER NO. **046-032-13**  
Issued by Water Resources Current Permit No. \_\_\_\_\_

Substation Name \_\_\_\_\_ County **Washoe**  
Latitude **39.29781°N** UTM E \_\_\_\_\_ NAD 27  
Longitude **119.82885°W** UTM N \_\_\_\_\_ ☒ NAD 83 WGS 84

3. WORKED PERFORMED  
☒ New Well ☐ Deepen ☐ Crg. Wde  
☐ Replacement: Original well log # \_\_\_\_\_  
☐ Reclamation: Original well log # \_\_\_\_\_

4. ☒ Domestic  
☐ Mining / Generator  
☐ Test / Other \_\_\_\_\_

## PROPOSED USE

☐ Irrigation  
☐ Com / Ind  
☐ Mear / OM  
☐ Rec \_\_\_\_\_

## S.

WELL TYPE  
☐ Monitor ☐ Auger ☒ Rotary ☐ Svc  
☐ Stack ☐ Air ☐ Malt ☐ RVC  
☐ Rec ☐ Other \_\_\_\_\_

LITHOLOGIC LOG				
Material	Level	Water	From	To
Encountered				
<b>BOULDERS AND GRAVELS</b>			<b>0</b>	<b>20</b>
<b>HARD MIXED ROCK</b>			<b>20</b>	<b>40</b>
<b>HARD ROCK BROWN SANDS</b>			<b>40</b>	<b>80</b>
<b>HARD DG GRANITE/FRACTURE</b>	<b>XXX</b>		<b>80</b>	<b>160</b>

9. WELL CONSTRUCTION			
Depth Orbits	Feet	Depth Cased	Feet
<b>160</b>		<b>160</b>	
HOLE DIAMETER (BIT SIZE)			
	Feet	In	Feet
<b>13 1/2</b>	<b>0</b>	<b>160</b>	
	Inches	Feet	Feet
	Inches	Feet	Feet
	Inches	Feet	Feet

CASING SCHEDULE				
Size O.D. (Inches)	Weight/Ft (Pounds)	Wall Thickness (Inches)	From (Feet)	To (Feet)
<b>9 5/8</b>	<b>15.96</b>	<b>1.88</b>	<b>+2</b>	<b>160</b>

Material	Level	Water	From	To
Encountered				
<b>BOULDERS AND GRAVELS</b>			<b>0</b>	<b>20</b>
<b>HARD MIXED ROCK</b>			<b>20</b>	<b>40</b>
<b>HARD ROCK BROWN SANDS</b>			<b>40</b>	<b>80</b>
<b>HARD DG GRANITE/FRACTURE</b>	<b>XXX</b>		<b>80</b>	<b>160</b>

ANNUAL MATERIALS			
Servary Seal	x	Yes	No
<input checked="" type="checkbox"/> Next Current		<b>0</b>	<b>105</b>
<input type="checkbox"/> Current Orbit		<b>0</b>	<b>105</b>
<input type="checkbox"/> Concrete Grout		<b>0</b>	<b>105</b>
<input type="checkbox"/> Bentonite Grout		<b>0</b>	<b>105</b>
<input checked="" type="checkbox"/> Gravel Pack (+ 0.2 in.)	<b>105</b>	<b>0</b>	<b>160</b>
<input type="checkbox"/> Sand Pack (+ 0.2 in.)	<b>105</b>	<b>0</b>	<b>160</b>
<input type="checkbox"/> Other, explain:		<b>0</b>	<b>160</b>

Date started **13-Aug** **26** **30** **19**  
Date completed **16-Aug** **26** **19**  
Static water level: **26'** Feet below land surface  
Atmos. Flow: **G.P.M.** **p.s.i.**  
Water Temperature: **cold** \* Fahrenheit  
Water Quality: **GOOD**

PERFORATIONS			
Type of perforation:	FACTORY MILL SLOT		
Size of perforation:	DOUBLE PERF. 3 X 3/32		
From <b>120</b>	Feet	To <b>160</b>	Feet
From _____	Feet	To _____	Feet
From _____	Feet	To _____	Feet
From _____	Feet	To _____	Feet

WELL TEST DATA			
Test Method:	<input type="checkbox"/> Boile	<input type="checkbox"/> Pump	<input checked="" type="checkbox"/> Air Lift
G.P.M.	Draw Down (Feet Below Static)	Recorded Time (Hours)	
<b>25</b>	<b>65</b>	<b>3 HOURS</b>	

10. DRILLER'S CERTIFICATION  
This well was drilled under my supervision. This report is true to the best of my knowledge.  
Name **CAPITAL CITY WELL DRILLING AND PUMP SERVICE INC.**  
Address **20 KIT KAT DRIVE CARSON CITY, NV 89705**  
Phone \_\_\_\_\_  
Nevada contractor's license number as issued by the State Contractors Board: **55548**  
Nevada well driller's license number as issued by the Nevada Division of Water Resources (on-site gaffed): **2010**  
Signed **Norman Duncan**  
Date \_\_\_\_\_

USE ADDITIONAL SHEETS IF NECESSARY pg. 1 of pg. 1



# My Last Home

