APN: 538-222-14

When recorded return to:
Washoe County Community Services Dept.,
Engineering & Capital Projects Division
PO Box 11130
Reno, NV 89520

R18-064

## RESOLUTION ACCEPTING REAL PROPERTY FOR USE AS A PUBLIC STREET (A portion of Official Plat of PEBBLE CREEK SUBDIVISION UNIT 7 Subdivision Tract Map No. 5192)

The Official Plat of Pebble Creek - Unit 7, Tract Map No. 5192, Section 14, Township 21 North, Range 20 East, MDM, Document No. 4669884, recorded on January 11, 2017, as described and shown on Exhibit "1" (a copy is attached and is incorporated by reference).

WHEREAS, it is a function of the County of Washoe to operate and maintain public streets; and

WHEREAS, the right of way for a portion of Eagle Peak Drive and Anthem Drive as shown on attached Exhibit "1", was offered for dedication by Official Plat of Pebble Creek - Unit 7, Subdivision Tract Map No. 5192, Document No. 4669884, recorded on January 11, 2017; and WHEREAS, said offer of dedication was rejected by the Director of Planning and Development because said road was not constructed to Washoe County standards; and WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved any streets are rejected the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the property owner, rescind its action and accept the street for public use; and

WHEREAS, said streets have been inspected and constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Washoe County Board of Commissioners finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Washoe County Board of Commissioners, pursuant to NRS 278.390, that Eagle Peak Drive and Anthem Drive as shown on attached Exhibit "1", as portion of the Official Plat of Pebble Creek - Unit 7, Subdivision Tract Map No. 5192, (as shown on Exhibit "1", a copy is attached and is incorporated by reference) is hereby accepted.

## WASHOE COUNTY BOARD OF COMMISSIONERS

Marsha Berkbigler, Chair Washoe County Commission			
Dated:ATTEST:			
Nancy Parent, Washoe County Clerk			

EXHIBIT 1 **Subdivision Tract Map PEBBLE** # 5192 **CREEK** DRIVE Filed 1/11/2017 Doc. # 4669884 538-221-01 538-222-13 538-222-01 40478 sf Date Accepted: 9/25/2018 36193 sf 35939 sf 538-221-21 34 22 49756 sf Exhibit 1 21 538-221-02 APN: 538-222-14 37048 sf 538-222-12 2 538-222-02 538-221-20 36126 sf 2.75 acres of R/W total 36163 sf 42167 sf 33 23 0.47 mile of Roads total 20 297.14 538-221-03 37051 sf 538-222-11 538-221-19 3 538-222-03 35051 sf 35759 sf 38319 sf 32 24 19 445) 538-221-04 538-222-10 37055 sf 35577 sf 538-222 ANTHEM DRIVE 221-18 35575 48 sf EAGLE PEAK DRIVE 18 37058 sf 538-222-09 538-222-05 35577 538-221-17 5 35577 sf 37235 sf 30 9.95 17 277.87 189.00 538-221-06 189.00 28 37588 sf 6 538-221-16 (#5192) 538-222-08 538-222-06 538-222-07 37582 sf 35036 sf 35614 sf 16 **PEBBLE CREEK - UNIT 7** 41.39~ 291.43 538-221-07 41487 sf 538-221-15 PORTION OF E 1/2 SECTION 14 37996 sf 15 T21N - R20E 94.49 41.97 538-221-08 538-221-14 538-221-12 47996 sf 36173 sf 538-221-09 538-221-10 538-221-11 41670 sf 35060 sf 35004 sf 8 538-221-13 10 41452 sf 11 12 13 136.23 PUBLIC UTILITY & TRAIL, **COMMON AREA A** WATER LINE, BUFFER, AND 538-221-22 PIPELINE EASEMENTS 2.48 ac.

Assessor's Map Number

538-22

STATE OF NEVADA

## WASHOE COUNTY ASSESSOR'S OFFICE

Michael E. Clark, Assessor

1001 East Ninth Street Building D Reno, Nevada 89512 (775) 328-2231



Feet 0 50 100 150 200

1 inch = 200 feet







created by: <u>JMO 1/23/2017</u>

last update

area previously shown on map(s)

538-17

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 before.