OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HOUSING AUTHORITY OF THE CITY OF RENO, A MUNICIPAL CORPORATION, IS THE OWNER OF THE TRACTS 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, THE PUBLIC UTILITY EASEMENTS DESCRIBED BY NOTE AND/OR SHOWN HEREIN ARE HEREBY GRANTED; TOGETHER WITH THE RIGHTS OF INGRESS THERE TO AND EGRESS THERE FROM FOREVER. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

HOUSING AUTHORITY OF THE CITY OF RENO, A MUNICIPAL CORPORATION

BY: _____ DATE: _____
NAME (PRINT):

TITLE:

ACKNOWLEDGEMENT:

STATE OF _____

S.S.

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2026

BY _____ AS THE _____ OF HOUSING AUTHORITY OF THE CITY OF RENO, A MUNICIPAL CORPORATION, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

_____
NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT HOUSING AUTHORITY CITY OF RENO, A MUNICIPAL CORPORATION, IS THE OWNER OF RECORD IN AN INTEREST IN THE LAND DELINEATED HEREON, AND THAT THEY ARE THE ONLY OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON, OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF

_____, 2026.

CORE TITLE GROUP

BY: _____ DATE: _____
NAME (PRINT):

TITLE:

NOTES:

1. A 10 FOOT PUBLIC UTILITY EASEMENT SHALL BE LOCATED ALONG ALL STREET RIGHTS-OF-WAY, IN ADDITION, A 5 FOOT PUBLIC UTILITY EASEMENT SHALL BE LOCATED ALONG ALL SIDE, REAR, AND ALLEY ABUTTING LOT LINES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES AND CATV TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
3. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY FACILITIES.
4. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH RMC CHAPTER 18.09 AS PARCELS ARE DEVELOPED.
5. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
6. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10.00' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
7. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSORS PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
8. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.



VICINITY MAP:

NOT TO SCALE

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED, BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES, CABLE TV, AND TRUCKEE MEADOWS WATER AUTHORITY.

_____ _____
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY — DATE

_____ _____
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA — DATE

_____ _____
CHARTER COMMUNICATIONS — DATE

_____ _____
TRUCKEE MEADOWS WATER AUTHORITY — DATE

NRS 278.4955(6) COMPLIANCE LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN NORTHEAST ONE-QUARTER (NE1/4) OF SECTION FOURTEEN (14), TOWNSHIP NINETEEN (19) NORTH, RANGE NINETEEN (19) EAST, MOUNT DIABLO MERIDIAN, CITY OF RENO, COUNTY OF WASHOE, STATE OF NEVADA, BEING PARCELS 1 AND 2 AS DESCRIBED WITHIN DEED DOCUMENT NO. 5479672, RECORDED AUGUST 26, 2024, AND ALL THAT CERTAIN AREA OF ABANDONMENT AS DESCRIBED WITHIN ORDER OF ABANDONMENT DOCUMENT NO. 5567260, RECORDED SEPTEMBER 9, 2025, BOTH DOCUMENTS BEING OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 3, 4 AND 5 WITHIN BLOCK 1 AS SHOWN ON PARK LAWN ADDITION TO RENO TRACT MAP NO. 86, RECORDED DECEMBER 17, 1907, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA;

TOGETHER WITH THE WEST 63 FEET OF LOTS 1, 2, 3 AND 4 WITHIN BLOCK 14 OF MARSH'S ADDITION TO RENO TRACT MAP NO. 76, RECORDED APRIL 24, 1877, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA;

TOGETHER WITH LOTS 8, 9, 10, 11 AND 12 WITHIN BLOCK 14 OF MARSH'S ADDITION TO RENO TRACT MAP NO. 76, RECORDED APRIL 24, 1877, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA;

EXCEPTING THEREFROM THE WEST 116 FEET OF SAID LOTS 8, 9, 10, 11 AND 12;

TOGETHER WITH ALL THAT CERTAIN REAL PROPERTY DESCRIBED IN ORDER OF ABANDONMENT DOCUMENT NO. 5567260, RECORDED SEPTEMBER 9, 2025, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CONTAINING 53,109 SQUARE FEET OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF HOUSING AUTHORITY CITY OF RENO, A MUNICIPAL CORPORATION.
2) THE LANDS SURVEYED LIE WITHIN THE NORTHEAST 1/4 OF SECTION 14, T.19 N., R.19 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 8, 2025.
3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN COMPLIANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4) THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278-630 INCLUSIVE.
5) NO MONUMENTS ARE REQUIRED FOR A REVERSION TO ACREAGE PER BRS 278.4955.
6) THIS PLAT HAS BEEN PREPARED FROM RECORD INFORMATION AS SHOWN ON TRACT MAP NO. 76, RECORDED APRIL 24, 1877, AND TRACT MAP NO. 86, RECORDED DECEMBER 17, 1907, BOTH DOCUMENTS FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. NO NEW PARCELS ARE BEING CREATED FROM THIS SURVEY.

JUSTIN M. MOORE, P.L.S.
NEVADA CERTIFICATE NO. 22362

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
JUSTIN M. MOORE
Exp:12-31-25
No.22362

CITY OF RENO CERTIFICATE:

APPROVED AND ACCEPTED BY THE DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF RENO, WASHOE COUNTY, NEVADA, THIS _____ DAY OF _____, 2026.

BY: _____ DATE: _____
DEVELOPMENT SERVICES DIRECTOR

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

BY: _____ DATE: _____
FOR THE DISTRICT BOARD OF HEALTH

TAX CERTIFICATE:

A.P.N.'s: 011-262-02, 011-262-03, 011-262-04, 011-262-14 & 011-262-15

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON 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 N.R.S. 361A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE: _____
NAME (PRINT):

TITLE:

REVERSION TO ACREAGE TRACT MAP
FOR
HOUSING AUTHORITY OF THE CITY OF RENO, A MUNICIPAL CORPORATION

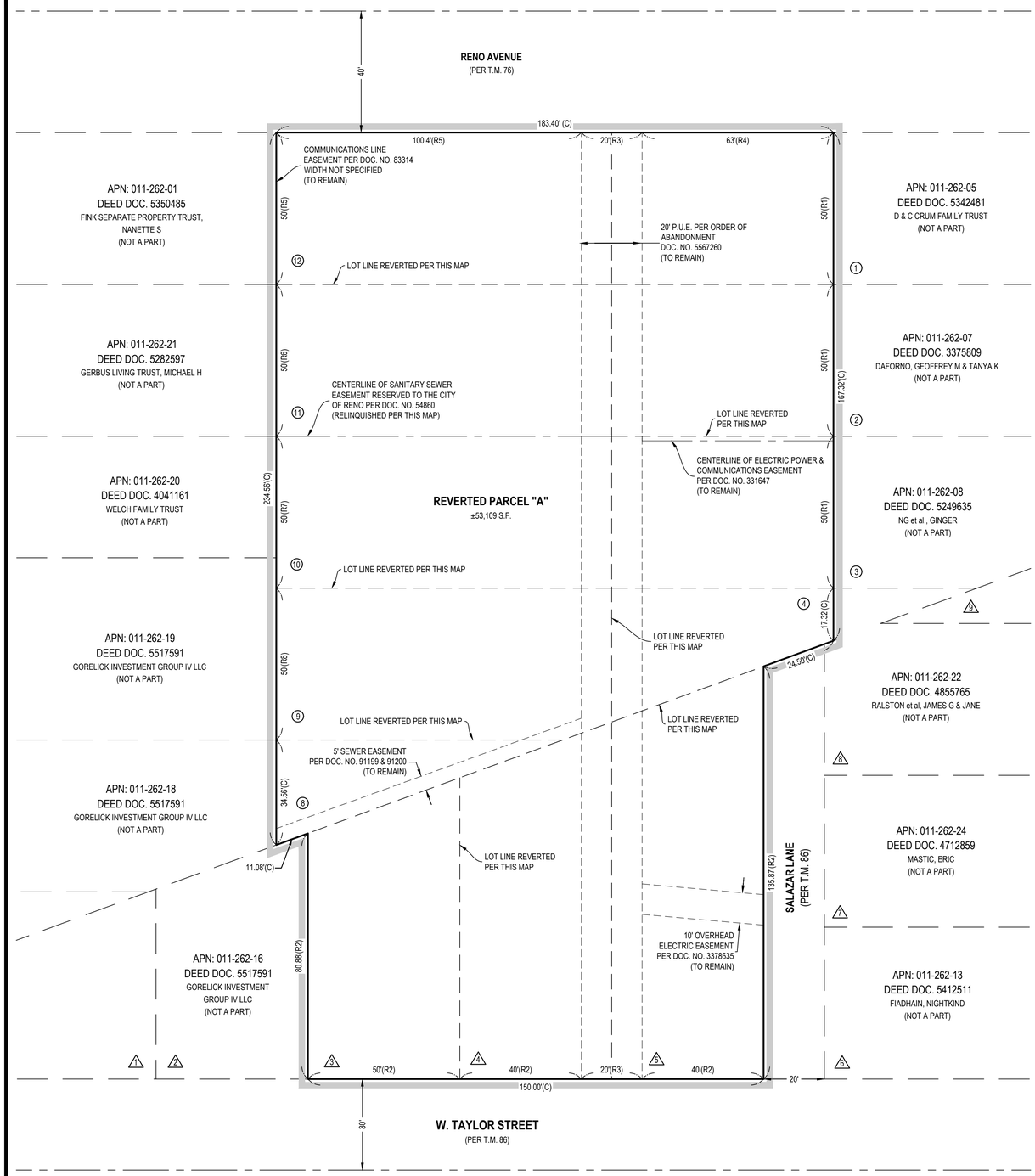
BEING A REVERSION TO ACREAGE OF ALL THAT CERTAIN PROPERTY DESCRIBED AS PARCEL 1 AND PARCEL 2 WITHIN DEED DOCUMENT NO. 5479672 AND ORDER OF ABANDONMENT DOC. NO. 556720.

SITUATE WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 19 EAST, M.D.M.

CITY OF RENO | WASHOE COUNTY | STATE OF NEVADA

JKAE
architecture + interiors + engineering
777 S. CENTER STREET
SUITE 104
RENO, NV 89501
(775) 507-7009
WWW.jkaedesign.com

SHEET 1 OF 2



REFERENCES:

R1) TRACT MAP NO. 76, RECORDED APRIL 24, 1877, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA .

R2) TRACT MAP NO. 86, RECORDED DECEMBER 17, 1907, AS FILE NO. 4006, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

R3) ORDER OF ABANDONMENT, RECORDED SEPTEMBER 9, 2025, FILE NO. 5567260, OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.

R4) DEED DOCUMENT NO. 5479672, RECORDED AUGUST 26, 2024, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

R5) DEED DOCUMENT NO. 5350485, RECORDED DECEMBER 6, 2022, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

R6) DEED DOCUMENT NO. 5282597, RECORDED MARCH 4, 2022, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

R7) DEED DOCUMENT NO. 4041161, RECORDED SEPTEMBER 15, 2011, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

R8) DEED DOCUMENT NO. 5517591, RECORDED FEBRUARY 7, 2025, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS IDENTICAL TO THAT OF TRACT MAP NO. 86, RECORDED DECEMBER 17, 1907, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

AREA:

TOTAL AREA = ±53,109 S.F.

LEGEND:

	SUBJECT BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	REVERTED LOT LINE PER THIS MAP
	EASEMENT SIDELINE
	CENTERLINE
	GRAPHIC BORDER
A.P.N.	ASSESSOR'S PARCEL NUMBER
T.M.	TRACT MAP
S.F.	SQUARE FEET
P.U.E.	PUBLIC UTILITY EASEMENT
(C)	CALCULATED DISTANCE
(R#)	RECORD DISTANCE PER REFERENCED DOCUMENT
#	LOT NO. PER T.M. 76
△ #	LOT NO. PER T.M. 86

N

SCALE: 1" = 20'

0' 10' 20' 40'

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
JUSTIN M. MOORE
Exp:12-31-25
No.22362

REVERSION TO ACREAGE TRACT MAP

FOR

HOUSING AUTHORITY OF THE CITY OF RENO, A MUNICIPAL CORPORATION

BEING A REVERSION TO ACREAGE OF ALL THAT CERTAIN PROPERTY DESCRIBED AS PARCEL 1 AND PARCEL 2 WITHIN DEED DOCUMENT NO. 5479672 AND ORDER OF ABANDONMENT DOC. NO. 556720.

SITUATE WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 19 EAST, M.D.M.

CITY OF RENO | WASHOE COUNTY | STATE OF NEVADA

JKAE
architecture + interiors + engineering
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WWW.jkaedesign.com

SHEET 2 OF 2

C:\Cloud\Box\00 JKAE Home\Projects\RHA\25-655 Reno Ave\01 Drawings\05 Survey\RHA Reno Ave - RTA.dwg