

# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NE 1/4 SEC. 24, T.19N., R.19E., M.D.M.  
CITY OF RENO, COUNTY OF WASHOE, STATE OF NEVADA

**TITLE COMMITMENT:**

FIRST CENTENNIAL TITLE CO. OF NEVADA  
COMMITMENT No.: 23036664-KH-1  
Effective Date: July 28, 2023 at 12:00 A.M.

**VESTING:**

Robert Pechnik and Linda Pechnik, husband and wife as joint tenants.

**LEGAL DESCRIPTION:**

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

Lots 11 and 12, in Block E, of SIERRA MEADOWS SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 10, 1946.

APN: 015-191-25

**EXCEPTIONS TO TITLE:**

The following items were found in SCHEDULE B - PART II of said Preliminary Title Report and are referenced on this map. Plottable items are indicated hereon.

- 1.) Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. Exception 1.) is not addressed by this survey.
- 2.) (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.  
(b) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Exception 2.) is not addressed by this survey.
- 3.) Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or which may be asserted by persons in possession of the Land. None observed or shown on this survey.
- 4.) Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. None observed or shown on this survey.
- 5.) Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. None observed or shown on this survey.
- 6.) (a) Unpatented mining claims; (b) reservations or exceptions in Patents or in Acts authorizing the issuance thereof; (c) water rights, or claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records. This survey did not make any attempt to research any of the rights or claims per (a), (b) or (c). Not addressed by this survey.

The following Exceptions: 7.) 8.), 9.), 10.), 11.), and 12.) pertain to taxes, liens, fees, claims and charges, they are not addressed by this survey.

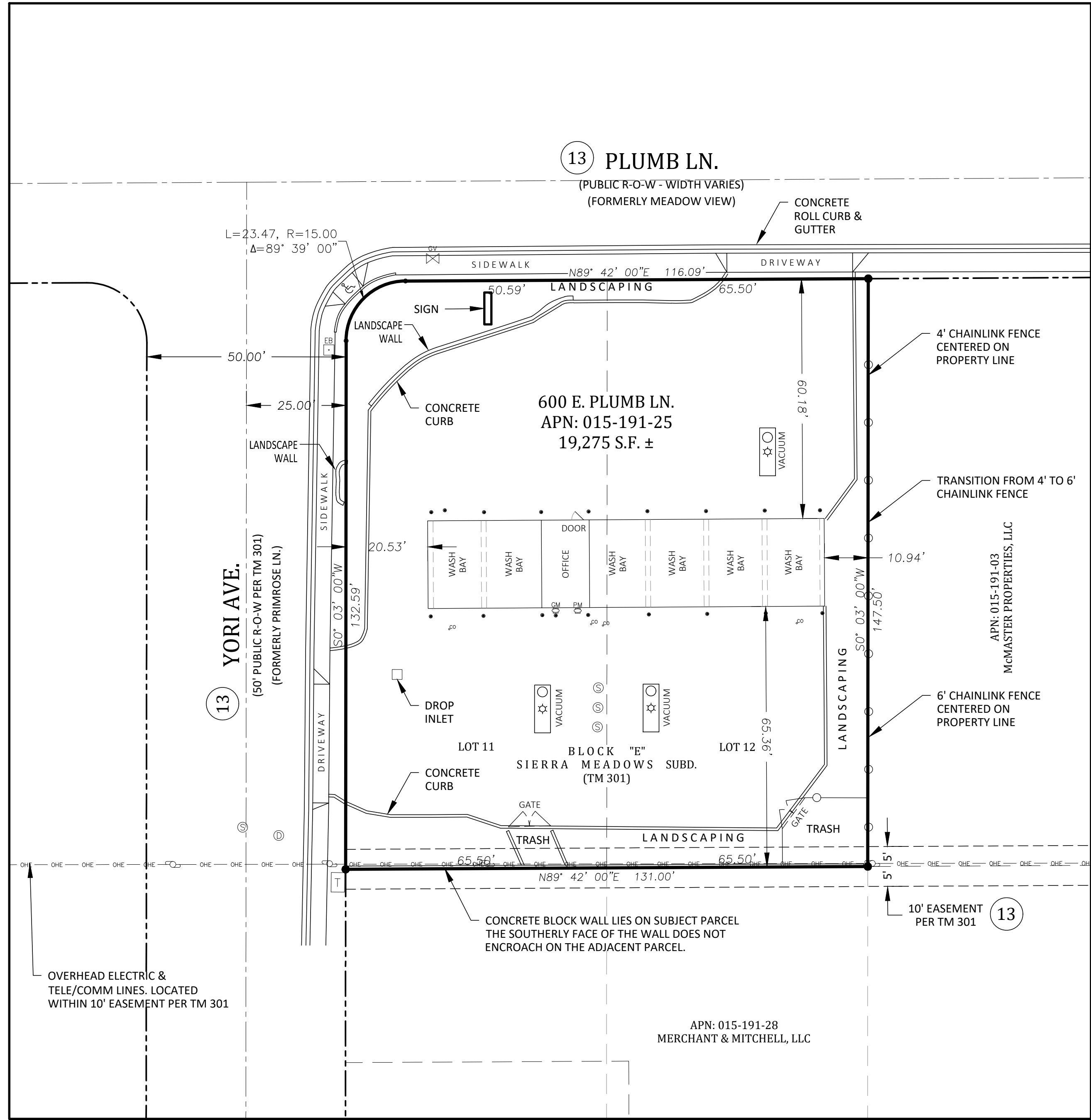
- 13.) Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Tract Map No. 301, referenced in the legal description contained herein, recorded June 10, 1946, as File No. 142316, Official Records. A 10' wide easement per TM 301 is shown hereon; the Right-of-Way lines shown hereon were dedicated to the public per TM 301.

14.) The fact that the land lies within the boundaries of the City of Reno "Downtown Redevelopment Project Area No. 2", known as Ordinance No. 5726, recorded September 23, 2005, as Document No. 3281548, and re-recorded November 18, 2005, as Document No. 3309643, Official Records.

An Amendment to the above Redevelopment Area No. 2, as set forth in Ordinance No. 5842, recorded June 28, 2006, as Document No. 3407019, Official Records. The subject parcel is within the boundaries described in the amendment per Ordinance 5842, Doc. No. 3407019, the boundaries of said document are not plottable or shown on this survey.

The following Exceptions: 15.), 16.) pertain to Deeds of Trust they are not addressed by this survey.

- 18.) Any rights, interest or claims of parties in possession by reason of unrecorded leases, if any, that would be disclosed by an inquiry of the parties or by an inspection of said land, not disclosed by the public records. None observed or shown on this survey.

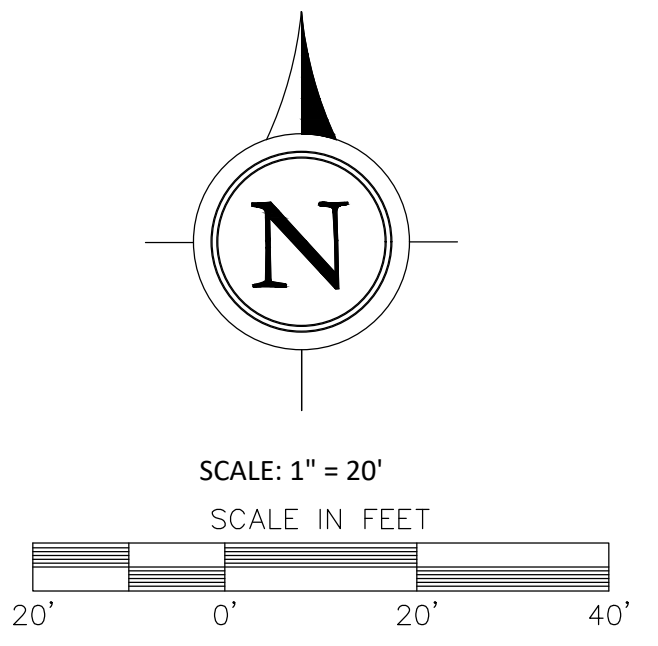


**LEGEND**

- FOUND SURVEY MONUMENT AS DESCRIBED
- DIMENSION POINT NOTHING FOUND OR SET
- ⊙ SEWER MANHOLE
- ⊕ SEWER CLEANOUT
- ⊗ STORM DRAIN MANHOLE
- ⊠ ELECTRIC PULL BOX
- ⊡ POWER METER
- ⊛ LIGHT POLE
- ⊜ TELEPHONE VAULT
- ⊝ GAS METER
- ⊞ GAS VALVE
- ⊟ WATER METER
- BOLLARD
- PROPERTY LINE
- - - RIGHT OF WAY
- - - EASEMENT
- - - ADJACENT PROPERTY LINE
- FENCE (CHAINLINK)
- OVERHEAD ELECTRIC

**BASIS OF BEARINGS:**

SIERRA MEADOWS SUBDIVISION (TRACT MAP 301) FILED NO. 142136  
RECORDED ON JUNE 10, 1946 IN THE OFFICIAL RECORDS OF WASHOE  
COUNTY, NEVADA.



**FLOOD NOTE:**

The subject property is located within: FEMA Zone "X" (unshaded)  
"AREA OF MINIMAL FLOOD HAZARD", determined to be outside the 0.2% annual chance floodplain.

per NFIP/FEMA Flood Insurance Rate Map No. 32031C3043G, effective date: March 16, 2009.

The above statement is for information only and this surveyor assumes no liability for the accuracy of the cited map. The above statement does not represent this surveyor's opinion of the probability of flooding.

**ZONING & SETBACKS:**

CURRENT CITY OF RENO ZONING:  
BASE ZONE:  
PLANNING AREA:  
PLANNED DEVELOPMENT:

SETBACKS:  
FRONT = TBD  
REAR = TBD  
SIDE = TBD

Setback information PENDING INFORMATION PROVIDED BY THE CLIENT

**ACCESS:**

the property has legal access to the following  
dedicated public right of ways: E. Plumb Ln. and  
Yori Way, dedicated to the City of Reno per  
Tract Map

**PARKING:**

REGULAR: 0 (REQUIRED = tbd)  
ACCESSIBLE: 0 (REQUIRED tbd)  
TOTAL: 0  
  
Parking information PENDING  
INFORMATION PROVIDED BY THE CLIENT

**GENERAL NOTES:**

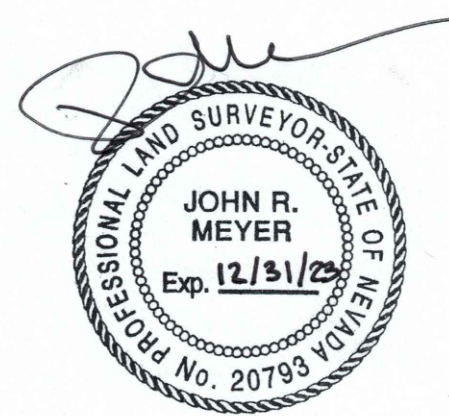
1. THE POSTED ADDRESS OF THE SUBJECT PARCEL IS: 600 E. PLUMB LANE RENO, NV 89502 (APN: 015-191-25)
2. NO VISIBLE ENCROACHMENTS WERE OBSERVED WHILE CONDUCTING THIS SURVEY.
3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE OBSERVED SURFACE APPARENT FEATURES & FIELD MARKINGS, NO AS-BUILT DRAWINGS WERE REFERENCED BY THIS SURVEY. CALL BEFORE YOU DIG: 811.
4. NO EVIDENCE OF LANDFILL WAS OBSERVED WHILE CONDUCTING THIS SURVEY.
5. NO CURRENT CONSTRUCTION OR DRILLING WAS OBSERVED WHILE CONDUCTING THIS SURVEY.
6. NO EVIDENCE OF WETLANDS WAS OBSERVED WHILE CONDUCTING THIS SURVEY.
7. NO EVIDENCE OF UNDERGROUND FUEL TANKS WERE OBSERVED WHILE CONDUCTING THIS SURVEY.
8. NO RAILROAD TRACKS WERE OBSERVED WHILE CONDUCTING THIS SURVEY.
9. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF THOSE ENTITIES IDENTIFIED IN THE SURVEYOR'S CERTIFICATE SHOWN HEREON AND DOES NOT EXTEND TO ANY OTHER UNNAMED PERSONS WITHOUT THE EXPRESSED RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSONS.
10. UNAUTHORIZED USE OF THIS ALTA/NSPS SURVEY OR THE INFORMATION CONTAINED HEREON IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM MEYER SURVEYING.

**SURVEYOR'S CERTIFICATE:**

To: DAKE DEVELOPMENT, LLC (buyer); FIRST CENTENNIAL TITLE COMPANY OF NEVADA (title co.); XXXX (underwriter) That:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the ALTA and NSPS, and includes items 2, 3, 4, 7, 8, 9, 13 of table a thereof. the field work was completed on 08/10/2023.

JOHN RANDOLPH MEYER



PLS 20793

TENTATIVE FOR REVIEW

DATE: 08/10/2023	REVISIONS FOR COMMENT	CLIENT:  XXX	MEYER SURVEYING PO BOX 19193 RENO, NEVADA 89511 (775) 786-1166 www.meyersurveying.com
ALTA/NSPS LAND TITLE SURVEY 600 E. PLUMB LANE APN: 015-191-25 CITY OF RENO, COUNTY OF WASHOE, STATE OF NEVADA			
SCALE: N.T.S.	DATE: 08/10/2023	DRAWN: J.R.M.	CHECKED: J.R.M.
SHEET 1 OF 1			