

AGENDA CITY COUNCIL MEETING

55 West Williams Avenue Fallon, NV

November 07, 2023 at 9:00 AM

The Honorable City Council will meet in a regularly scheduled meeting on November 7, 2023 at 9:00 a.m. in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Items on the agenda may be taken out of order. The Council may combine two or more agenda items for consideration. The Council may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Unless otherwise allowed by the City Council, public comments by an individual will be limited to three minutes.

- 1. Pledge of Allegiance to the Flag
- 2. Certification of Compliance with Posting Requirements
- 3. Public Comments

General in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken. (For discussion only)

- 4. Approval of Warrants (For possible action)
 - A) Accounts Payable
 - B) Payroll
 - C) Customer Deposit
- 5. Consideration and possible approval of a Parcel Map for HSKS LLC to split Churchill County Assessor's Parcel Number 001-451-93, commonly known as 575 Babb Place, Fallon, NV, into two parcels. (For possible action)
- 6. Consideration and possible approval of a Reversion to Acreage Parcel Map for Kents Supply Center Inc. to combine Churchill County Assessor's Parcel Number 001-451-34 & 001-451-35, commonly known as 785 &765 Babb Place, Fallon, NV, into one parcel. (For possible action)

- Consideration and possible approval of a Merger and Resubdivision Parcel Map for Nevada State Bank to adjust the boundary lines of Churchill County Assessor's Parcel Number 001-174-02 & 001-174-03, commonly known as 446 and 498 West Williams Avenue, Fallon, NV. (For possible action)
- 8. Public Comments (For discussion only)
- 9. Council and Staff Reports (For discussion only)
- 10. Executive Session (Closed)

Discuss Litigation Matters (**For discussion only**) (NRS 241 et.seq.) Negotiations with Operating Engineers Local Union No. 3 (**For discussion only**) Negotiations with Fallon Peace Officers Association (**For discussion only**)

This agenda has been posted on or before 9:00 a.m. on November 2, 2023 at City Hall, District Court Building, Churchill County Office Complex, Churchill County Public Library and posted to the City's website (<u>https://fallonnevada.gov</u>) and the State of Nevada public notice website (<u>https://notice.nv.gov/)</u>. Members of the public may request the supporting material for this meeting by contacting Elsie M. Lee, Deputy City Clerk, City Clerk's Office, City Hall, 55 West Williams Avenue, Fallon, Nevada, 775-423-5104. The supporting material for this meeting is also available to the public on the City's website (<u>https://fallonnevada.gov</u>) and the State of Nevada public notice website (<u>https://notice.nv.gov/</u>).

/s/ Elsie M. Lee

NOTICE TO PERSONS WITH DISABILITIES: Reasonable effort will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the City Clerk's Office at 775-423-5104 in advance so that arrangements may be conveniently made.





CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED:	October 30, 2023
AGENDA DATE:	November 7, 2023
TO:	The Honorable City Council
FROM:	Derek Zimney, City Engineer
	Consideration and possible approval of a Parcel Map for HSKS LLC to split Churchill County Assessor's Parcel Number 001-451-93, commonly known as 575 Babb Place, Fallon, NV, into two parcels. (For possible action)

TYPE OF ACTION REQUESTED:

- □ Resolution
- Formal Action/Motion

Other – Discussion Only

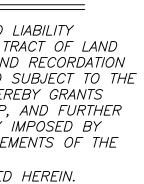
Ordinance

POSSIBLE COUNCIL ACTION: Motion to approve a Parcel Map for HSKS LLC to split Churchill County Assessor's Parcel Number (APN) 001-451-93, commonly known as 757 Babb Place, Fallon, NV, into two parcels.

DISCUSSION: HSKS LLC, owners of Churchill County Assessor's Parcel Number (APN) 001-451-93 have made application and submitted a map to split their property at 575 Babb Place. This Parcel Map will create two 10,725 square foot parcels. These parcels are located within R-1 zoning and approval will meet City of Fallon Municipal Code requirements for R-1 zoning. Access to the new parcel will be off Babb Place. Any development or improvements to these parcels shall be required to meet all applicable City of Fallon standards and requirements.

FISCAL IMPACT: N/A FUNDING SOURCE: N/A. PREPARED BY: Derek Zimney, City Engineer

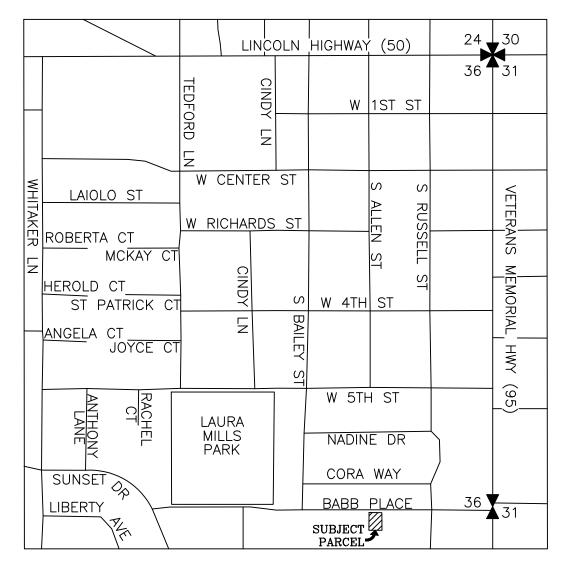
	OWNERS CERTIFICATE:
CUT OFF	THIS IS TO CERTIFY THAT THE UNDERSIGNED, HSKS, LLC, A NEVADA LIMITED LIABILITY COMPANY, SERIES 212, THE BABB PLACE SERIES, IS THE OWNER OF THAT TRACT OF REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORD OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT PROVISIONS OF NRS CHAPTER 278 AND CHURCHILL COUNTY CODE, AND HEREBY GRAN PERMANENT EASEMENTS FOR PUBLIC UTILITIES AS DESIGNATED ON THIS MAP, AND FUF COMMITS, UPON TRANSFER, TO MAKE PROVISION FOR THE PAYMENT OF TAX IMPOSED NRS 375, AND TO COMPLY WITH THE DISCLOSURE AND RECORDING REQUIREMENTS OF NRS 598.0923(1)(F). WE DECLARE THAT WE EXECUTE THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN. IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED THEIR NAMES.
	HSKS, LLC, A NEVADA LIMITED LIABILITY COMPANY, SERIES 212, THE BABB PLACE SERIES
	BY: DATE: STEVE O'BRIEN, TRUSTEE OF THE O'BRIAN FAMILY TRUST, MANAGING MEMBER OF HSKS, LLC.
	NOTARY PUBLIC ACKNOWLEDGMENT <pre></pre>
	ON THIS DAY OF, 20
	PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED. STATE OFCOUNTY OF
	NOTARY PUBLIC
	TITLE COMPANY'S CERTIFICATE:
	THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE SHOWN HEREON, IS THE OWNER OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECU IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNER FOR DELINQUE COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESS
	FIRST AMERICAN TITLE INSURANCE COMPANY
CUT OFF	BY: PRINT NAME AND TITLE
	ENGINEER'S CERTIFICATE:
	I, DEREK ZIMNEY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP CON (2) SHEETS, AND THAT THE PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN CO AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.
	BY: DATE:
	NAME/TITLE PRINTED
	CITY OF FALLON
	APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF FALLON, COUNTY O CHURCHILL, STATE OF NEVADA, THIS DAY OF ,2023
	DATE:
	DATE:
	ATTEST: FALLON CITY CLERK
CUT OFF	



AND PERSON

_____ THAT THE OWNER ORD A SECURITY INTEREST DELINQUENT STATE, CIAL ASSESSMENTS.

_____ MAP CONSISTING OF TWO BEEN COMPLIED WITH



S. 36, T. 19 N., R. 28 E., M.D.M.

FALLON, CHURCHILL COUNTY, NEVADA VICINITY MAP



COUNTY CLERK'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON THE PROPERTY, THE SUBJECT OF THIS MAP.

APN's: 008–911–07

CHURCHILL COUNTY CLERK/TREASURER

DATE: _____

FIRE MARSHALL CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND I AM SATISFIED THAT IT COMPLIES WITH THE CITY OF FALLON FIRE CODE REQUIREMENTS.

COUNTY OF

FIRE MARSHALL

DATE: _____

SURVEYOR'S CERTIFICATE:

I, MICHAEL SMITH, 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 HSKS, LLC., A NEVADA LIMITED LIABILITY COMPANY, SERIES 212, THE BABB PLACE SERIES.

2. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M., CITY OF FALLON, COUNTY OF CHURCHILL, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 7TH, 2023.

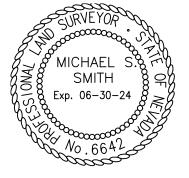
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

5. THERE ARE NO EXISTING WETLANDS OR FARMING OPERATIONS ON, OR ADJACENT TO THE SUBJECT PARCEL.

6. PER ANNEXATION AGREEMENT, DOC 501361, ONE UNIT OF WATER WAS PURCHASED IN LIEU OF DEDICATION OF UNDERGROUND WATER RIGHTS.

MICHAEL SMITH, PLS 6642 FOR AND ON BEHALF OF ROBISON ENGINEERING Co., Inc.



DATE: _

DATE: _____

DATE: _____

DATE: ____

UTILITY COMPANIES CERTIFICATE:

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

BY: CC COMMUNICATIONS

CHARTER COMMUNICATIONS

BY: CITY OF FALLON

SOUTHWEST GAS COMPANY

SOUTHWEST GAS CORPORATION STATEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THE PARCEL WITH SAID UTILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

COPIES NOTE:

IN ACCORDANCE WITH NEVADA REVISED STATUTES 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

TILE NO:	A NEVADA A PARCEL C SALE DEE	CEL MAP FOR HSK A LIMITED LIABI OF LAND A DESCRIBED IN A GRANT, ED, DOCUMENT #487410 C.C.O.R. 201	LÍTY CO. BARGAIN & 21/04/16
OF CHUCHILL COUNTY, NEVADA.	SITUATE WITHIN THE N	NORTHEAST 1/4 OF THE SOUTHEAST T. 19 N., R. 28 E., M.D.M. CHURCHILL COUNTY	1/4 OF SECTION 36, NEVA
COUNTY RECORDER	Robisol Engineerin C O M PANY, INC	846 VICTORIAN AVENUE SPARKS, NV 89431 www.robisoneng.com 775-852-2251	DRAWN BY: RLP DATE: 2023-10-23 PROJ. CODE:HSKS-PI PROJ. #:1-1137-02. SHEET OF

CUT OFF

CUT OFF

CUT OFF

REFERENCES:

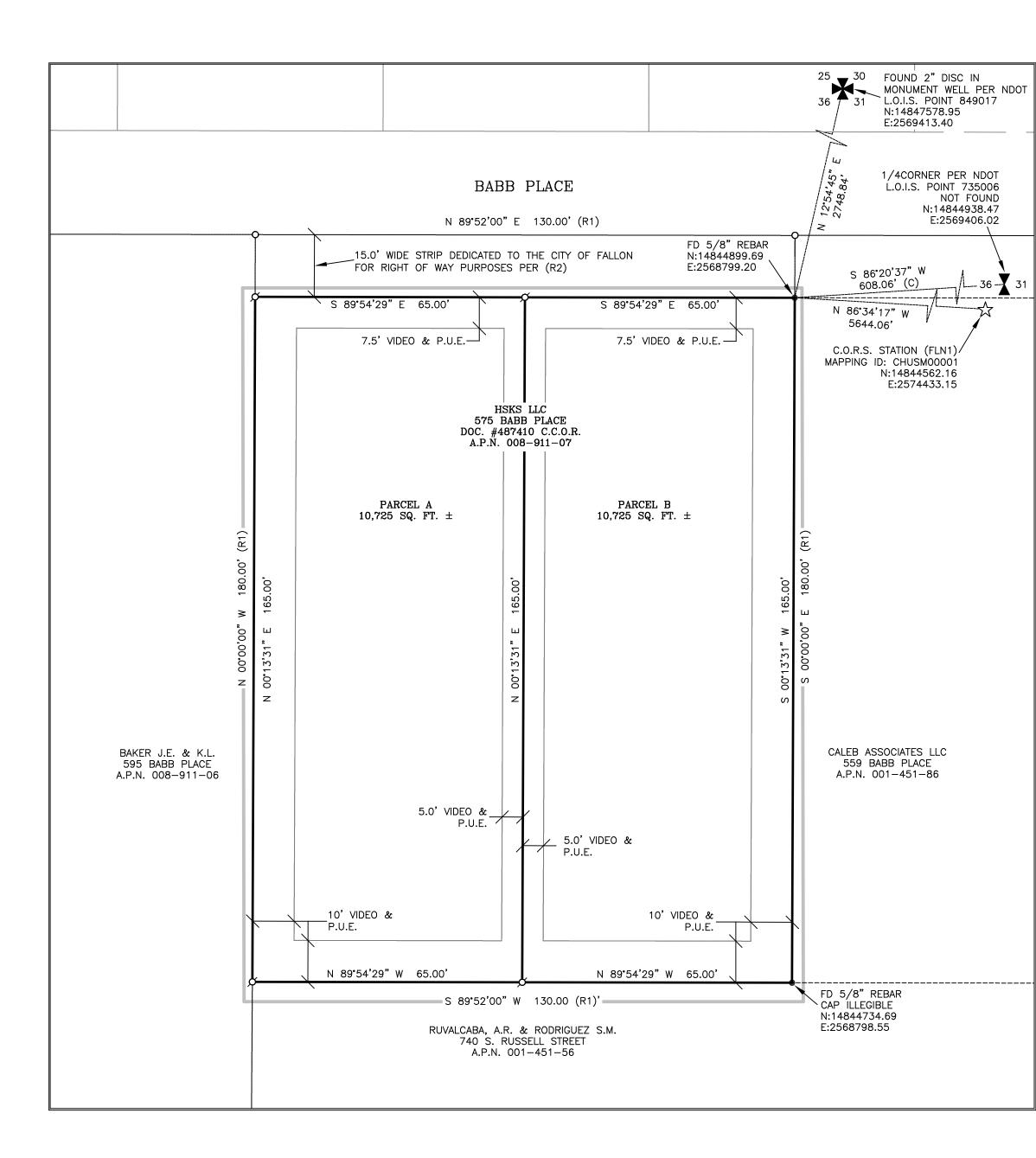
- CHURCHILL COUNTY RECORDS, UNLESS OTHERWISE NOTED
- GRANT, BARGAIN & SALE DEED NO. 487410 ANNEXATION TO THE CITY OF FALLON, NEVADA MAP NO. 501360
- PARCEL MAP FOR ELIZABETH F. M. WELLS NO. 306505 4. PARCEL MAP FOR ELOISE E. SABATONI NO. 249816

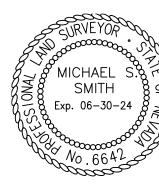
LEGEND: 0

DIMENSION POINT (NOTHING FOUND OR SET) FOUND MONUMENT AS NOTED FOUND CONTROL MONUMNETS AS INDICATED TO BE SET – 5/8" REBAR & PLASTIC CAP, OR NAIL & TAG MÁRKED PLS 6642 SECTION CORNER (AS DESCRIBED) QUARTER SECTION CORNER (AS DESCRIBED) C.O.RS. STATION (AS DESCRIBED)

SUBJECT PARCEL BOUNDARIES — — — ADJOINERS PARCEL BOUNDARIES ---- PUBLIC UTILITY & RIGHT OF WAY EASEMENT -----O EXITING FENCES

ABBREVIATIONS:





BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON TIES TO THE STATE OF NEVADA CONTROL POINTS & FALLON GPS BASE STATION (FLN1) SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000269453 WAS USED. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND.

AREAS:

PARCEL 1: 10,725. SQ. FT. ± <u>PARCEL 2: 10,725 SQ. FT. ±</u> TOTAL AREA: 21,450 SQ. FT ±.

PUBLIC UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY LINES 5' ON EACH SIDE OF INTERIOR LOT LINES 7.5' ALONG ROAD RIGHT OF WAYS

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENTS OVERLAY AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATED UTILITY EASEMENT SHALL LIE PARALLEL AND CONTIGUOUS TO THE EXISTING EASEMENT.

ZONING DISTRICT R-1-5000

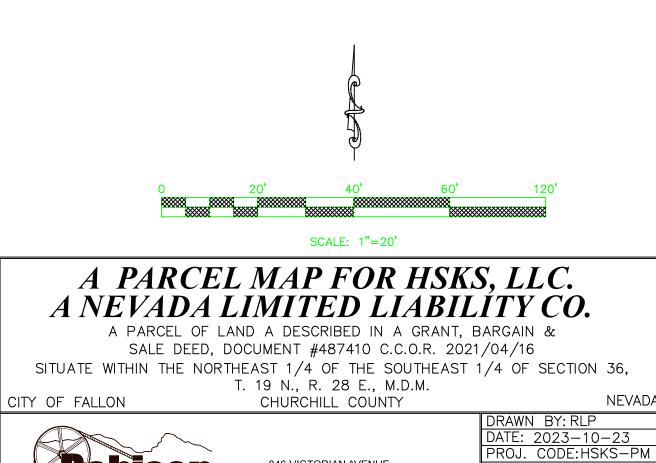
MINIMUM PARCEL AREA 5,000 SF MINIMUM LOT WIDTH 50 FEET MINIMUM LOT LENGTH 100 FEET

<u>BUILDING SETBACKS</u> FRONT AND REAR SIDES

20 FEET 5 AND 10 FEET

F.E.M.A. NOTE

THE SUBJECT PARCEL LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, PANEL 1733 OF 2800, MAP NUMBER 32001C1733F, EFFECTIVE DATE 9/26/2008





846 VICTORIAN AVENUE SPARKS, NV 89431 www.robisoneng.com 775-852-2251

PROJ. #:1-1137-02.1

2

SHEET

OF

5

5







CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED:	October 30, 2023
AGENDA DATE:	November 7, 2023
TO:	The Honorable City Council
FROM:	Derek Zimney, City Engineer
AGENDA ITEM TITLE:	Consideration and possible approval of a Reversion to Acreage Parcel Map for Kents Supply Center Inc. to combine Churchill County Assessor's Parcel Number 001-451-34 & 001-451-35, commonly known as 785 & 765 Babb Place, Fallon, NV, into one parcel. (For possible action)

TYPE OF ACTION REQUESTED:

□ Resolution

Formal Action/Motion

Other – Dis	cussion	Only
Other Dis	cubbion	omy

Ordinance

POSSIBLE COUNCIL ACTION: Motion to approve a Reversion to Acreage Parcel Map for Kents Supply Center Inc. to combine Churchill County Assessor's Parcel Number 001-451-34 & 001-451-35, commonly known as 785 &765 Babb Place, Fallon, NV, into one parcel.

DISCUSSION: Kents Supply Center Inc., owners of Churchill County Assessor's Parcel Numbers (APN) 001-451-34 & 001-451-35 have made application and have submitted a map prepared to combine their adjoining properties at 785 and 765 Babb Place. This Revision to Acreage Parcel Map will combine the two .115-acre parcels into a single .23-acre parcel. This parcel is located within R-1 zoning and approval will meet City of Fallon Municipal Code requirements for R-1 zoning. Access to the new parcel will be on Babb Place and Stains Road. Any development or improvements on this parcel shall be required to meet all applicable City of Fallon standards and requirements.

FISCAL IMPACT: N/A FUNDING SOURCE: N/A. PREPARED BY: Derek Zimney, City Engineer

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL PROPERTY DEPICTED HEREIN WARRANT THAT, PRIOR TO THE CONSUMATION OF ANY SALE OF SAID PROPERTY, THE PURCHASERS HAVE BEEN INFORMED THAT PURSUANT TO N.R.S. 569.440 AND N.R.S. 569.450, NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO FENCE OUT LIVESTOCK. FURTHERMORE, ALL PURCHASERS SHALL BE INFORMED PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROVISIONS OF N.R.S. 40.140 AND CHURCHILL COUNTY CODE, REGARDING THE RIGHT TO FARM, AND THEY ALSO HEREBY DEDICATE AND SET APART ALL EASEMENTS FOR UTILTY INSALLATIONS AND ACCESS SHOWN HEREON TO SET ASIDE FOREVER, AND THEY ALSO HEREBY ABANDON THE ALLEY WAYS AND RIGHT OF WAYS SHOWN HEREON,

AND THEY ALSO HEREBY DEDICATE THE RIGHT OF WAY SHOWN HEREON, AND DO HEREBY CONSENT TO PREPARATION AND RECORDATION OF THIS MAP.

KENT SUPPLY CENTER, INC

KARLA KENT, PRESIDENT

STATE OF NEVADA)) S.S.

COUNTY OF CHURCHILL)

ON _____ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, KARLA KENT, PRESIDENT OF THE KENT SUPPLY CENTER, INC WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC

CITY OF FALLON

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF FALLON, COUNTY OF CHURCHILL, STATE OF NEVADA, THIS_____DAY OF_____, 2023.

<i>I</i> AYOR	DATE

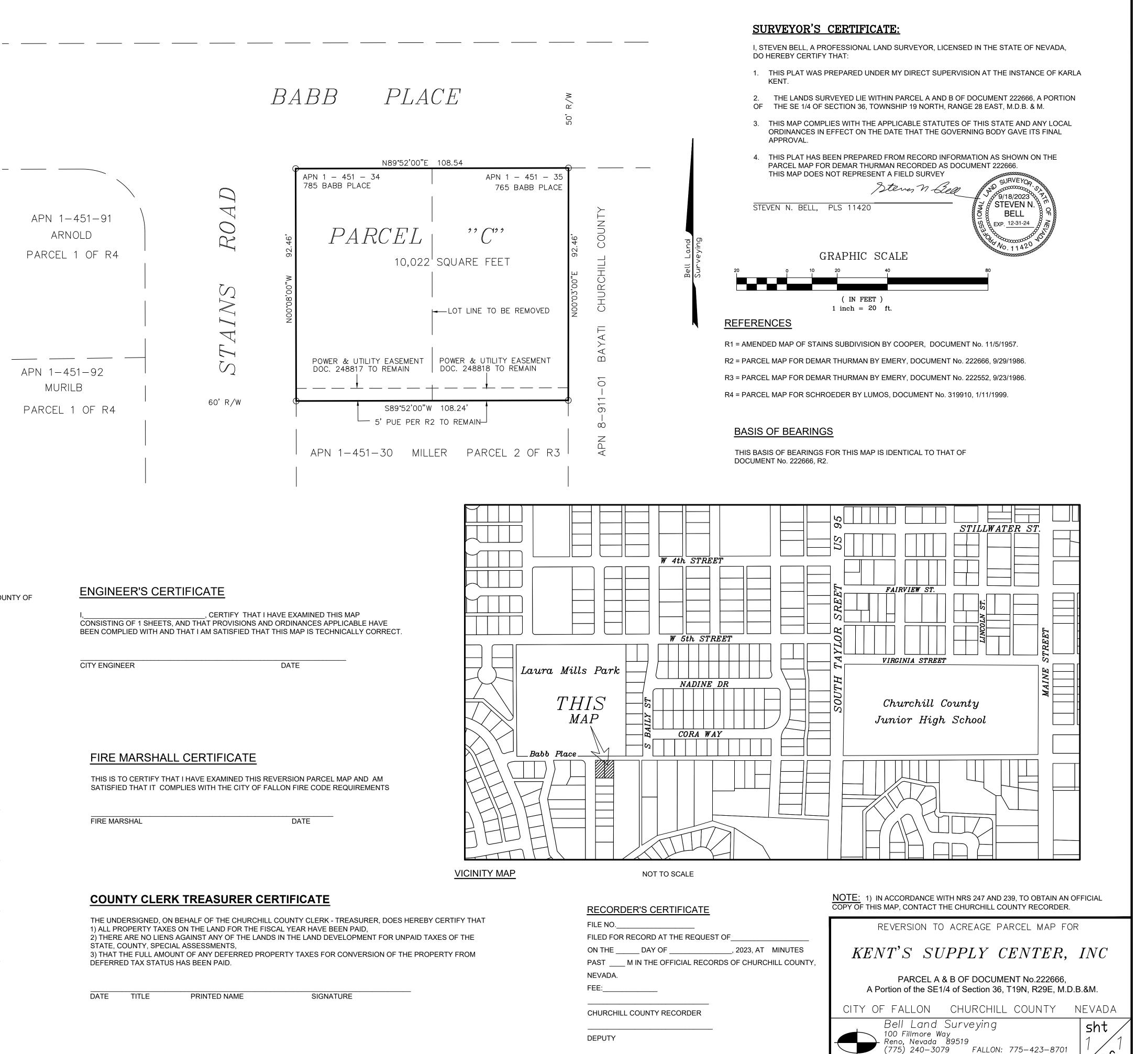
ATTEST: FALLON CITY CLERK

DATE

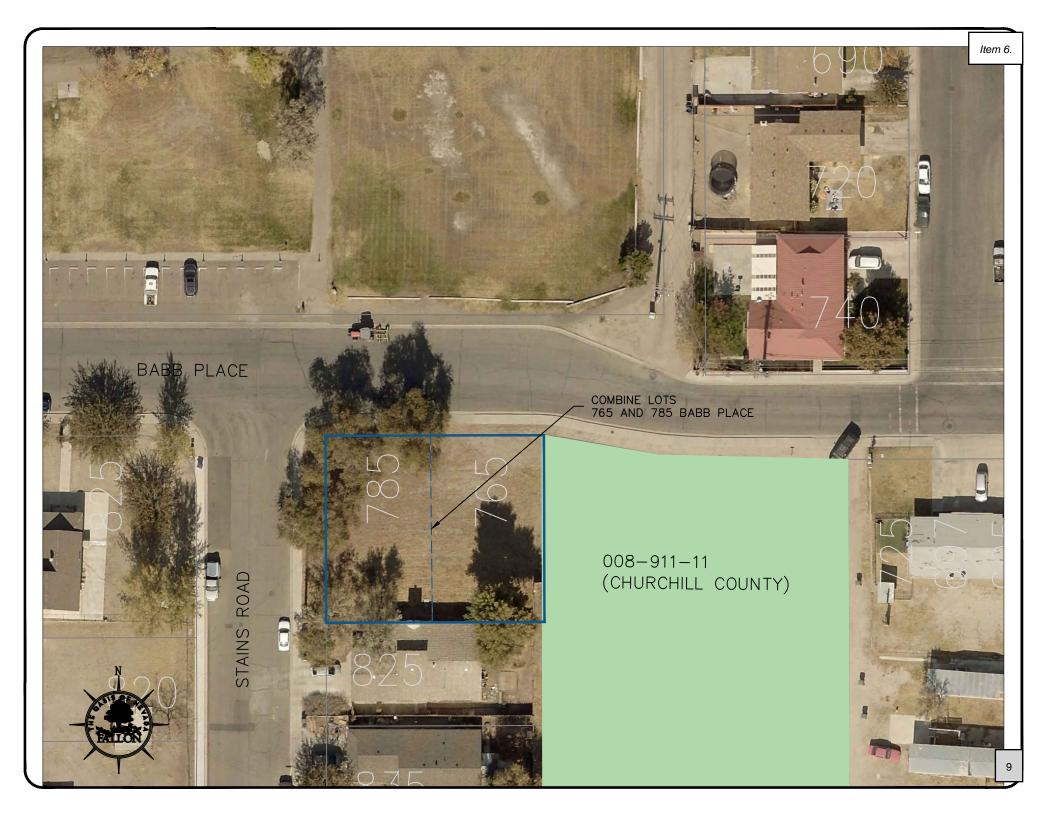
UTILITY COMPANY'S CERTIFICATE

THE EASEMENTS FOR UTILITY AND VIDEO SERVICE PURPOSES THAT ARE ESTABLISHED BY THIS MAP HAVE BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED ORGANIZATIONS.

DATE TIT C.C. COMMUN		INTED NAME	SIGNATURE
DATE TIT CITY OF FALLO		INTED NAME	SIGNATURE
	TLE PRI /MUNICATIONS	INTED NAME	SIGNATURE
	TLE PRI GAS CORPORATIO	INTED NAME N	SIGNATURE



Email: STEVENNBELL@YAHOO.COM







CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED:	October 30, 2023	
AGENDA DATE:	November 7, 2023	
TO:	The Honorable City Council	
FROM:	Derek Zimney, City Engineer	
AGENDA ITEM TITLE:	Consideration and possible approval of a Merger and Resubdivision Parcel Map for Nevada State Bank to adjust the boundary lines of Churchill County Assessor's Parcel Number 001-174-02 & 001-174-03, commonly known as 446 and 498 West Williams Avenue, Fallon, NV. (For possible action)	
TYPE OF ACTION RE	QUESTED:	
Resolut	tion 🗖 Ordinance	

Resolution

Formal Action/Motion \boxtimes

Other – Discussion Only \square

POSSIBLE COUNCIL ACTION: Motion to approve a Merger and Resubdivision Parcel Map for Nevada State Bank to adjust the boundary lines of Churchill County Assessor's Parcel Number 001-174-02 & 001-174-03, commonly known as 446 and 498 West Williams Avenue, Fallon, NV

DISCUSSION: Nevada State Bank, owner of Churchill County Assessor's Parcel Number (APN) 001-174-02 & 001-174-03 have made application and submitted a map to adjust their boundary line at 446 and 498 West Williams. Currently the boundary line between 446 and 498 West Williams sits in the middle of the bank building. This Merger and Resubdivision Parcel Map will correct that. In addition, a reciprocal cross access and parking agreement has been created as these parcels share a common access and common parking lot. Nevada State Bank also owns the parking lot to the North at 55 North Taylor Street, this parking lot enables both buildings to meet the Fallon Municipal Code parking requirements and the afore mentioned agreements allows both building to access the parking. These parcels are located within C-1 zoning and approval will meet City of Fallon Municipal Code requirements for C-1 zoning. Access to the new parcel will be off Williams Avenue, and the parking lot access will be off North Taylor Street. Any development or improvements to these parcels shall be required to meet all applicable City of Fallon standards and requirements.

FISCAL IMPACT: N/A FUNDING SOURCE: N/A. PREPARED BY: Derek Zimney, City Engineer

OWNER'S CERTIFICATE

THE UNDERSIGNED, NEVADA STATE BANK, AS OWNER OF THE REAL PROPERTY DEPICTED HEREON, THAT THEY APPROVED AND ACCEPTED THIS PLAT OF SAID LAND AS SHOWN IN ACCORDANCE WITH AND FOR THE USES APPROVED AND ACCEPTED THIS PLAT OF SAID LAND AS SHOWN IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES CHAPTERS 278 AND SUBSEQUENT AMENDMENTS THERETO, AND THEY ALSO HEREBY GRANT AND SET APART FOREVER ALL EASEMENTS FOR UTILITY INSTALLATION, GRANT AND DEDICATE ACCESS SHOWN HEREON TO SET ASIDE FOREVER AND DO HEREBY CONSENT TO PREPARATION AND RECORDATION OF THIS MAP.

PER NRS 278.461 AND NRS 278.464, PROVISIONS HAVE BEEN MADE, OR WILL BE MADE, FOR THE PAYMENT OF THE TAX IMPOSED BY CHAPTER 375 OF NRS AND FOR COMPLIANCE WITH THE DISCLOSURE AND RECORDING REQUIREMENTS OF PARAGRAPH (F) OF SUBSECTION 1 OR NRS 598.0923, IF APPLICABLE. NEVADA STATE BANK

DATE ITS:

NOTARY PUBLIC CERTIFICATE

STATE OF _____)SS COUNTY OF _____

ON THIS ______ DAY OF ______, 2023 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, ______ AS ______ OF NEVADA STATE BANK PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT NEVADA STATE BANK, OWNS OF RECORD AN INTEREST IN THE LANDS 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; THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

TITLE COMPANY: WESTERN NEVADA TITLE COMPANY

ORDER NO.: 05-45500-23

DATE

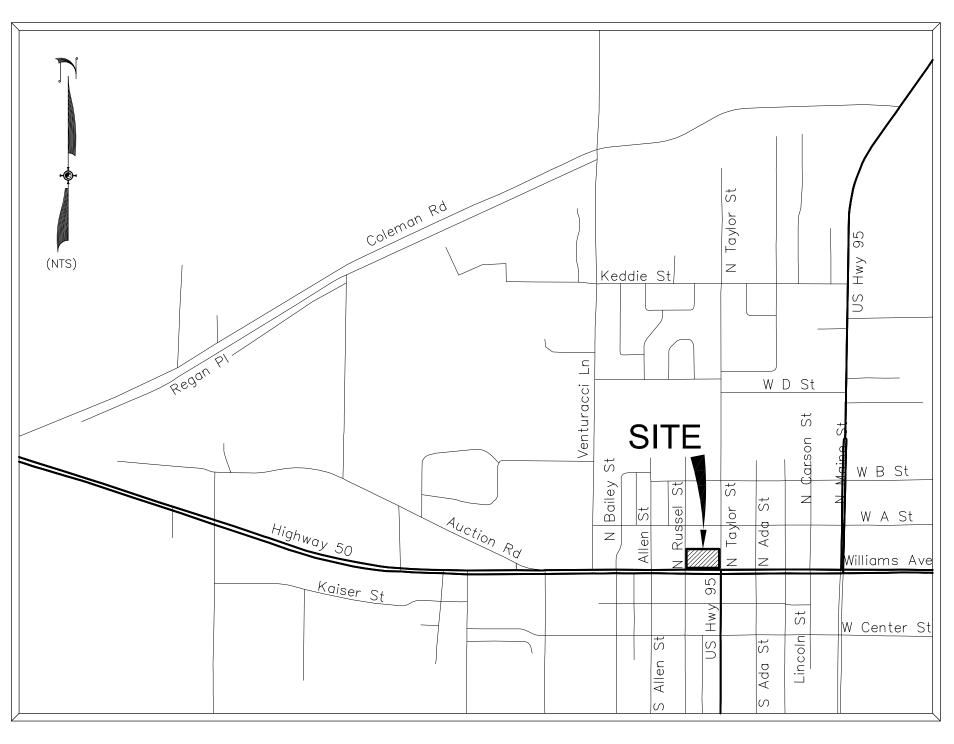
PRINTED NAME AND TITLE

UTILITY COMPANIES CERTIFICATE:

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

C.C. COMMUNICATIONS BY: ITS:	DATE
CITY OF FALLON BY: ITS:	DATE
CHARTER COMMUNICATIONS BY: ITS:	DATE
SOUTHWEST GAS CORPORATION BY: ITS:	DATE





VICINITY MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATION

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF THE T.G. SHEPPARD 1995 FAMILY LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP DATED DECEMBER 4, 1995.

2) THE LAND SURVEYED LIES WITHIN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 28 EAST, MDM, CHURCHILL COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 19, 2023.

- 3) THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.





COUNTY CLERK TREASURER CERTIFICATE

-17-<u>2023</u>

COOK

EXPIRES /31/24.

THE UNDERSIGNED, CHURCHILL COUNTY CLERK, TREASURER, DOES HEREBY CERTIFY THAT THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE OR COUNTY OR SPECIAL ASSESSMENTS, AND ALL TAXES FOR THE CURRENT TAX YEAR ARE PAID IN FULL. APNs: 001-174-02, 001-174-03

CHURCHILL COUNTY CLERK TREASURER

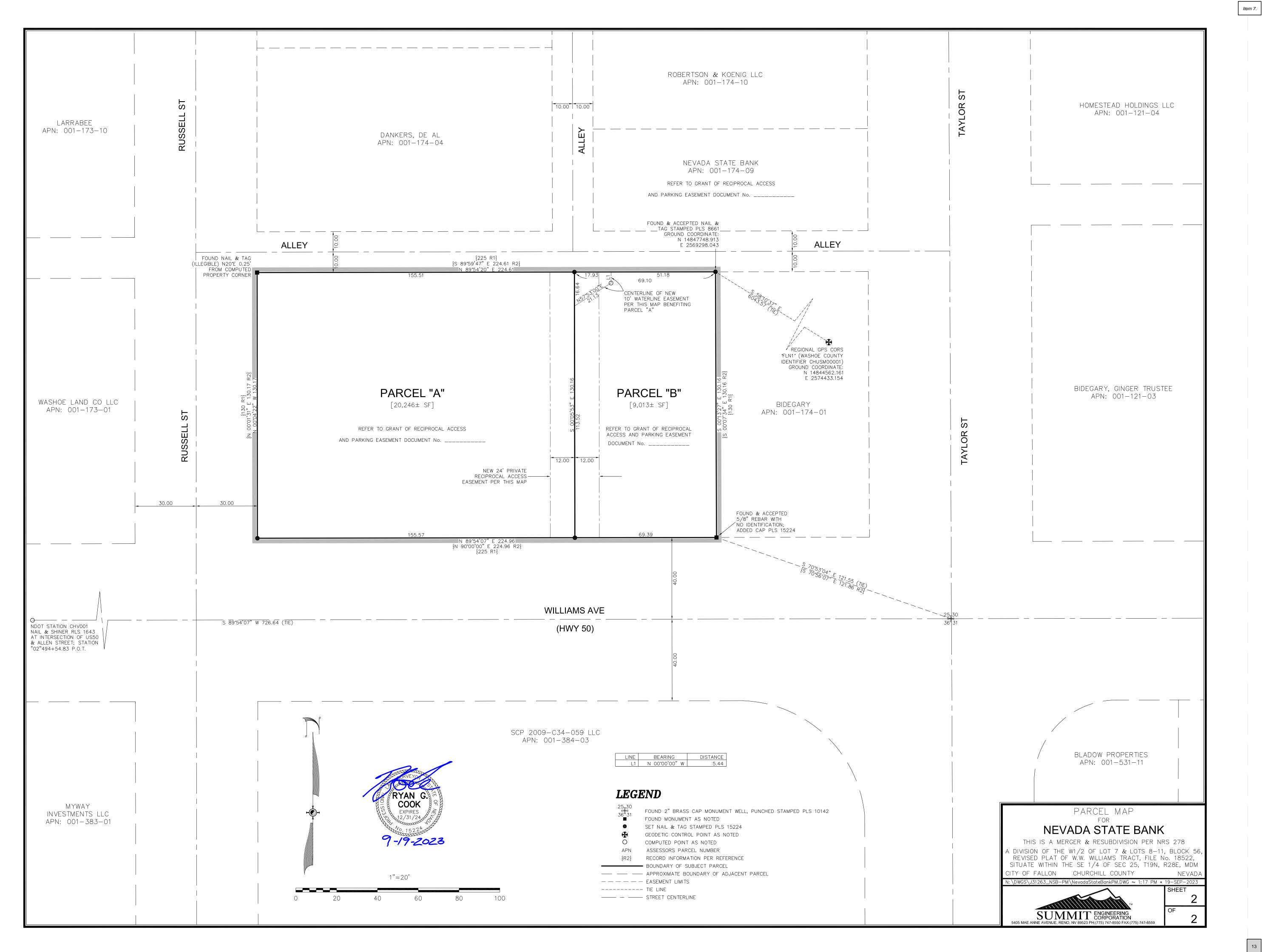
_						
[DAT	E				

REFERENCES

- 1) REVISED PLAT OF W.W. WILLIAMS TRACT, FILE NO. 18522 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- 2) RECORD OF SURVEY FOR AMERICAN FEDERAL SAVINGS, FILE NO. 295446, RECORDED ON JANUARY 29, 1996, IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- 3) GRANT, BARGAIN, SALE DEED DOCUMENT NOS. 422093, 420094, & 420095 RECORDED JULY 12, 2011, IN THE OFFICIAL RECORDS OF CHURCH COUNTY, NEVADA.
- 4) GRANT OF RECIPROCAL ACCESS AND PARKING EASEMENT DOCUMENT NO. ______ RECORDED _____, 2023, IN THE OFFICIAL RECORDS OF CHURCH COUNTY, NEVADA.

CERTIFY	THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS, APPLICABLE HAVE BEEN COMPILED WITH AND THAT I AM
AND THAT THE PROVISIONS AND ORDINANCES SATISFIED THAT THIS MAP IS TECHNICALLY CO	RRECT.
CITY ENGINEER	DATE
CITY CLERK CERTIF	TICATE
APPROVED AND ACCEPTED THIS COUNCIL OF FALLON.	DAY OF 2023 BY THE CITY
CLERK, CITY OF FALLON	DATE
	HIS PARCEL MAP AND I AM SATISFIED THAT IT COMPILES WITH
THE CITY OF FALLON FIRE CODE REQUIREMEN	ITS
FIRE MARSHALL	DATE
CITY OF FALLON	
PPROVED AND ACCEPTED BY THE CITY COUN EVADA THIS DAY OF	ICIL OF THE CITY OF FALLON, COUNTY OF CHURCHILL, STATE OF
IAYOR	DATE
TTEST: FALLON CITY CLERK	DATE
GENERAL NOTES:	
). TOTAL AREA = $29,259\pm$ SQUARE FEET.). TOTAL NUMBER OF PARCELS = 2.	
HEREFROM THAT PORTION WITHIN THE FOOTF ISTALLING AND MAINTAINING UTILITY SERVICE ARCELS WITH SAID FACILITIES FOR THE PURI	S HEREBY GRANTED WITHIN EACH PARCEL, EXCEPTING PRINT OF BUILDINGS, FOR THE EXCLUSIVE PURPOSE OF E FACILITIES TO SAID PARCELS AND THE RIGHT TO EXIT SAID POSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY T THE TIME, AND THE UTILITY COMPANY. TOGETHER WITH THE
ŃSTALLATION AND MAINTENANCE OF CABLE 1	
ND PARCEL "B".	ESS EASEMENT IS FOR THE MUTUAL BENEFIT OF PARCEL "A" ORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL
BASE NETWORK/COOPERATIVE BASE NETWORK PLANE COORDINATE SYSTEM, WEST ZONE AND LONGITUDE OF 39°27'59.82567" NORTH AND	COBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND 118° 45' 49.43531" WEST FOR REGIONAL GPS USM00001). A COMBINED GRID-TO-GROUND SCALE FACTOR
PÁRCEL AS SHOWN FOR THE EXCLUSIVE PURF	GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH POSE OF INSTALLING AND MAINTAINING UTILITY SERVICE TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR _S.
8). IN ACCORDANCE WITH NRS 247 AND 239 CHURCHILL COUNTY RECORDER.	9, TO OBTAIN A COPY OF THIS MAP, CONTACT THE
FILE No	PARCEL MAP for
FEE. \$45.00 FILED FOR RECORD AT THE REQUEST	NEVADA STATE BANK
OF BY ON THIS DAY OF	THIS IS A MERGER & RESUBDIVISION PER NRS 278 A DIVISION OF THE W1/2 OF LOT 7 & LOTS 8-11, BLOCK 56, REVISED PLAT OF W.W. WILLIAMS TRACT, FILE No. 18522,
2023 , AT MINUTES PAST O'CLOCK OFFICIAL RECORDS	SITUATE WITHIN THE SE 1/4 OF SEC 25, T19N, R28E, MDM CITY OF FALLON CHURCHILL COUNTY NEVADA N: \DWGS\J31263_NSB-PM\NevadaStateBankPM.DWG ~ 1:18 PM * 19-SEP-2023
OF CHURCHILL COUNTY, NEVADA TASHA HESSEY	N: \DWGS\J31263_NSB-PM\NevadaStateBankPM.DWG ~ 1:18 PM * 19-SEP-2023 SHEET
COUNTY RECORDER BY: DEPUTY	SUMMIT ENGINEERING CORPORATION 5405 MAE ANNE AVENUE, RENO, NV 89523 PH:(775) 747-8550 FAX:(775) 747-8559 2

Item 7.







55 North Taylor Street - Parking lot resurfaced and restriped October 2023