



NOTICE OF APPLICATION AND HEARING **Board of Commissioners Meeting**

Dear Property Owner:

An application for the below-referenced project is on file at the Douglas County Community Development offices, Planning Division, at 1594 Esmeralda Avenue, Room 202, in Minden, Nevada. This file may be reviewed during regular office hours Monday through Thursday (8:00 a.m. to 3:00 p.m.) and Friday (8:00 a.m. - noon), except legal holidays. The staff summary for this project will be available for review at the Douglas County Community Development offices five (5) calendar days prior to the meeting or online

<http://douglascountynv.com>

For possible action. Discussion on **Ordinance Number 2019-1560**, amending Douglas County Code Title 18: Appendix A, The Genoa Town Boundary by annexing approximately 78.46 acres within the Genoa Community Plan pursuant to Section 18.01.010. On May 1, 2019 the Genoa Town Board approved Resolution 19-02 to modify town boundaries by the annexation of certain parcels into the boundary of the Town of Genoa. The resolution asked for an ordinance to be considered by the Board of County Commissioners of Douglas County to formally annex the described parcels into the town. This includes a portion of APNs 1319-09-501-005, 1319-09-501-006, 1319-09-701-006, 1319-09-601-001, 1319-09-601-002, 1319-09-601-003, 1319-09-601-004, 1319-09-601-005, 1319-09-701-001, 1319-09-701-002, 1319-09-701-004, 1319-09-701-005.

Second Reading Case Planner: Sam Booth 775-782-6210 sbooth@douglasnv.us
Town of Genoa - Town Manager: JT Chevallier 775-782-8696 jchevallier@douglasnv.us

Board of Commissioners Meeting:

Date: **Thursday, March 5, 2020**

Time: The meeting commences at **1:00 pm**. *This matter may be continued to another meeting without additional notice.

Location: **Douglas County Commissioner Meeting Room of the Douglas County Administration Building, 1616 Eighth Street, Minden, Nevada.** *Meeting time and location are subject to change; Please check <http://www.douglascountynv.gov/> for time and location updates

Interested persons may appear at the meetings to present oral comments to the Town of Genoa, Planning Commission and Board of Commissioners, or may submit comments by mail to Douglas County Community Development Department P.O. Box 218, Minden, NV 89423. If written comments are not received prior to the date of the meetings, the Planning Commission or Board of Commissioners will not consider them. For further information please contact the case planner or fax comments to (775) 782-9007.

Annexation Legal, Financial & Taxation Impact Information

To learn more about how the ordinance and annexation will affect your property taxes please refer to the Nevada Revised Statute included below. **Please direct additional taxation questions to the Douglas County Clerk-Treasurers Office at 775-782-9017 or email Kathy Lewis - KLewis@douglasnv.us.**

NRS 361.4732 Effect of annexation of real property to taxing entity. Except as otherwise required to carry out the provisions of [NRS 361.4729](#) and any regulations adopted pursuant to [NRS 361.4733](#), and notwithstanding any other provision of [NRS 361.471](#) to [361.4735](#), inclusive, to the contrary, after a parcel or other taxable unit of real property is annexed to a taxing entity:

1. The amount otherwise required to be determined pursuant to paragraph (a) of subsection 1 of [NRS 361.4722](#), paragraph (a) of subsection 2 of [NRS 361.4722](#), paragraph (a) of subsection 1 of [NRS 361.4723](#) or paragraph (a) of subsection 1 of [NRS 361.4724](#) with respect to that property for the first fiscal year in which that taxing entity is entitled to levy or require the levy on its behalf of any ad valorem taxes on the property as a result of that annexation of the property, shall be deemed to be the amount of ad valorem taxes which would have been levied on the property for the immediately preceding fiscal year if the annexation had occurred 1 year earlier, based upon the tax rates that would have applied to the property for the immediately preceding fiscal year if the annexation had occurred 1 year earlier and without regard to any exemptions from taxation that applied to the property for the immediately preceding fiscal year but do not apply to the property for the current fiscal year; and

2. For the purposes of any other calculations required pursuant to the provisions of [NRS 361.471](#) to [361.4735](#), inclusive, the combined overlapping tax rate applicable to that property for the fiscal year immediately preceding the first fiscal year in which that taxing entity is entitled to levy or require the levy on its behalf of any ad valorem taxes on the property as a result of that annexation of the property, shall be deemed to be the combined overlapping tax rate that would have applied to the property for that year if the annexation had occurred 1 year earlier.

(Added to NRS by [2005, 1743](#); A [2007, 1896](#); [2009, 1225](#))

NRS 269.654 Annexation by town whose population is less than 25,000 in county whose population is less than 700,000: Notice. If a town board or board of county commissioners proposes to adopt an ordinance that provides for the annexation of an area by an unincorporated town pursuant to NRS 269.650, the town board or board of county commissioners shall, at the time the title and summary of the proposed ordinance are published in a newspaper pursuant to NRS 269.155:

1. Send a copy of the proposed ordinance by certified mail, return receipt requested, to each owner of real property in the area proposed to be annexed; and

2. Post a notice of the proposed annexation on the Internet website, if any, established and maintained by the town board or board of county commissioners.

(Added to NRS by 2011, 586)

Douglas County Code

18.01 Annexation Procedures for Unincorporated Towns

18.01.010 Annexation procedures for unincorporated towns

18.01.010 Annexation procedures for unincorporated towns

A. Those areas, including subdivisions, which are adjacent or contiguous of the existing boundaries of an unincorporated town, and which are in need of being provided with the services of the town enumerated in this code may be annexed to the unincorporated town.

B. Any person owning real property located outside the boundary the unincorporated town and which is adjacent to or contiguous to the town boundaries who wishes to improve, develop, subdivide or use the real property which will require the provision of substantially all the town services or have an impact on such services, including but not limited to drainage, fire hydrants, fire protection, street lighting, street maintenance, and garbage or trash collection, must first apply to have the contiguous area annexed to the town.

C. Proceedings to initiate annexation may be commenced in accordance with the provisions of section 269.652 of NRS by:

1. Petition of the majority of the taxpayers residing in the area to be annexed;
2. Recommendation of the county planning commission;
3. Resolution of the board of commissioners;
4. Resolution of the town board recommending that the board of county commissioners adopt a resolution for annexation; or
5. Any combination of the methods set forth above.

D. Any application to the town board to initiate proceedings for the annexation of real property into the town must be made upon a form to be provided by the town board and shall be made 30 days prior to the town board meeting at which the application is to be heard. The application must contain the following information:

1. A notarized statement by the applicant that he wishes his property to be annexed into the unincorporated town.
2. A legal description, prepared by a professional land surveyor, which shall include:
 - a. A metes and bounds description;
 - b. The acreage of the land to the nearest hundredth of an acre if the site is two acres or greater; or, to the nearest square foot if the site is less than two acres; and
 - c. A graphic depiction of the area proposed for annexation.
3. A boundary map of the town enlarged to include the area to be annexed. The map shall be prepared under the direction of the town engineer, or in the event there is no town engineer under the direction of the county engineer.
4. The applicant must also submit a fee in the amount of 300 dollars to pay for the process of reviewing the proposed annexation. The applicant must also agree to pay upon demand any reasonable sum exceeding the 300 dollar deposit (any amount of the additional fee not required to process the application shall be refunded to the applicant). The fee will be used to defray the costs of the following:
 - a. All costs for plan review incurred by the town for engineering, legal and other services involved in conducting a review of or preparing the annexation map and the legal description, and in performing any other services necessary for a proper review of the application to be conducted by the

town board; and

b. All costs for ordinance preparation incurred by the town for engineering, legal and other services involved in preparing, proposing, and pursuing an enactment of each annexation ordinance.

5. The applicant must supply a preliminary title report with his application.

6. For all proposed annexations which will have an immediate fiscal impact upon the town as a result of the town having to provide the services set forth in this code, the town board may recommend the imposition of additional conditions precedent to approval of the proposed annexation reasonably necessary to place the proposed annexation area upon equal footing with existing geographical areas within the town boundaries. Equal footing shall be defined to include but not necessarily be limited to the town's prevailing standard of street paving, curbs and gutters, sidewalks, street light, and their maintenance, garbage or trash collection, drainage, weed abatement, fire protection services, including hydrants, and water service.

7. Each applicant shall supply any additional information reasonably required by the town board to determine the financial liability, the aesthetic quality, and the engineering adequacy of the proposed development, and supply any letters of intent to serve upon annexation from utilities required by the town for annexation.

E. Action on the proposed annexation by the town board shall not be taken until the applicable noticing provisions of chapter 241 of NRS have been complied with.

F. After action by the town board, the proposed annexation must be submitted to the board of county commissioners for Douglas County for approval in the form of an ordinance. The board of county commissioners must hear applications for annexation every three months, at its third meeting in January, April, July, and October. Failure to apply to the board of commissioners within six months from the date of final action by the town board shall result in the application being deemed denied. Thereafter, the applicant or his successor must renew his annexation application to the town board before any further action can be taken on the proposal for annexation to the town. In such event, the applicant, or his successor, must again pay all filing fees and resubmit the application to the town and the county. The applicant must be filed with the county 30 days prior to hearing and must contain the following:

1. A copy of the complete town application;

2. An ordinance to enlarge the boundaries of the town to include the area to be annexed with the appropriate index; and

3. An application fee of 200 dollars; the fee will be used to defray costs incurred for engineering, legal and other services provided by the county. If the board of county commissioners makes a substantial change to the conditions imposed by the town they shall ask that the changes be reheard by the town board prior to approval of the annexation ordinance.

G. If any provision of this section or its application to any person, thing or circumstance is held invalid, such invalidity shall not affect the provisions or application of this section which can be given effect without the invalid provision or application, and to this end the provisions of this section are declared to be severable.

H. Annexation to the town does not in any way suspend the operation or effectiveness of any other applicable state or local statutes or ordinances. (Ord. 553 §1, 1992)

ORDINANCE NUMBER 2019-1560

SUMMARY

An ordinance, amending Douglas County Code Title 18: Appendix A, The Genoa Town Boundary by annexing approximately 78.46 acres within the Genoa Community Plan pursuant to Section 18.01.010. On May 1, 2019 the Genoa Town Board approved Resolution 19-02 to modify town boundaries by the annexation of certain parcels into the boundary of the Town of Genoa. The resolution asked for an ordinance to be considered by the Board of County Commissioners of Douglas County to formally annex the described parcels into the town. This includes a portion of APNs 1319-09-501-005, 1319-09-501-006, 1319-09-701-006, and all of APNs 1319-09-601-001 through -005, 1319-09-701-001, 1319-09-701-002, 1319-09-701-004, 1319-09-701-005.

TITLE

Ordinance Number 2019-1560, amending Douglas County Code Title 18: Appendix A, The Genoa Town Boundary by annexing approximately 78.46 acres within the Genoa Community Plan into the Genoa Town Boundary, pursuant to Section 18.01.010. This includes a portion of APNs 1319-09-501-005, 1319-09-501-006, 1319-09-701-006, and all of APNs 1319-09-601-001 through -005, 1319-09-701-001, 1319-09-701-002, 1319-09-701-004, 1319-09-701-005.

PREAMBLE: Areas that are adjacent or contiguous to an incorporated Town having a population of less than 25,000 that require substantially all the services of the Town may be annexed by the unincorporated town by an ordinance adopted by the Board of County Commissioners pursuant to NRS 269.650 and Douglas County Code, Chapter 18 *Town Annexation and Service Districts*.

The Board of County Commissioners of the County of Douglas, State of Nevada, does ordain as follows:

SECTION I: The boundary of the Town of Genoa is amended pursuant to NRS 269.650 and Douglas County Code, Chapter 18 *Town Annexation and Service Districts* as set forth in the attached Exhibit A.

SECTION II: This ordinance shall be in full force and effect upon the filing of the boundary map with the Office of the County Recorder, as set forth in the legal description in Title 18, Appendix A *Genoa Town Boundary*, as shown and described in Exhibit A of this ordinance.

PROPOSED on _____, 2019

PROPOSED by Commissioner _____

PASSED on _____, 2019

VOTE: AYES: Commissioners _____

 NAYS: Commissioners _____

 Absent: _____

William B. Penzel, Chairman
Douglas County Board of Commissioners

ATTEST:

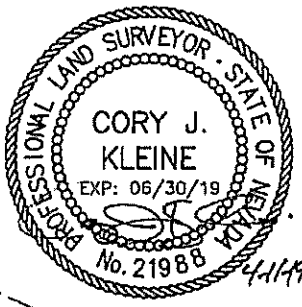
Kathy Lewis, Clerk-Treasurer

This ordinance shall be effective on _____.

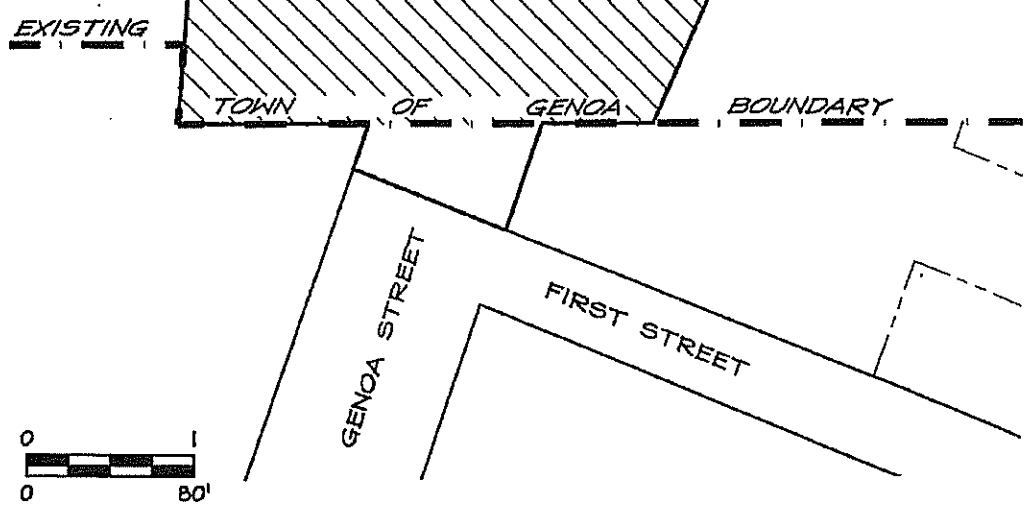
Exhibit A

T:\Client Files\0230-003\CAD\Survey\Exhibits\0230-003EXH-ANNEX-1319-09-501-005.dwg 4/19/2019 8:51:06 AM Dina Schnurbusch

SCALE: 1" = 80'



AREA OF ANNEXATION
A PORTION OF
A.P.N.
1319-09-501-005
VASEY FAMILY
TRUST 2001
(1.93 AC.)



R | O | Anderson
WWW.ROANDERSON.COM

MINDEN 9060 Double
1403 Emeralds Ave P.O. Box 2224 Diamond Plazr, Unit 1B
Minden, NV 89423 Reno, NV 89521
p 775.782.2322 p 775.782.2322
f 775.782.7064 f 775.782.7064

ANNEXATION
TO THE TOWN OF GENOA
(A PORTION OF A.P.N. 1319-09-501-005)
DOUGLAS COUNTY, NV

0230-003

**ANNEXATION
TO THE TOWN OF GENOA
(A PORTION OF A.P.N. 1319-09-501-005)**

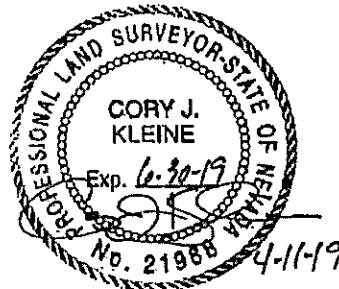
All the real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land for annexation purposes being a portion of Parcel A as shown on the Merger & Resubdivision map for Schaffer Living Trust filed for record December 22, 2014 in the office of Recorder, Douglas County, Nevada as Document No. 854786, lying outside the existing Town of Genoa boundary, more particularly described as follows:

BEGINNING at the most northerly corner of said Parcel A;
thence South $66^{\circ}15'25''$ East, 256.31 feet;
thence South $23^{\circ}44'35''$ West, 274.86 feet to a point on said existing Town of Genoa boundary;
thence along said existing Town of Genoa boundary, South $89^{\circ}36'20''$ West, 229.96 feet;
thence continuing along said existing Town of Genoa boundary, North $04^{\circ}11'55''$ East, 38.83 feet;
thence North $04^{\circ}22'45''$ East, 165.69 feet;
thence North $30^{\circ}41'59''$ East, 177.28 feet to the **POINT OF BEGINNING**, containing 1.93 acres, more or less.

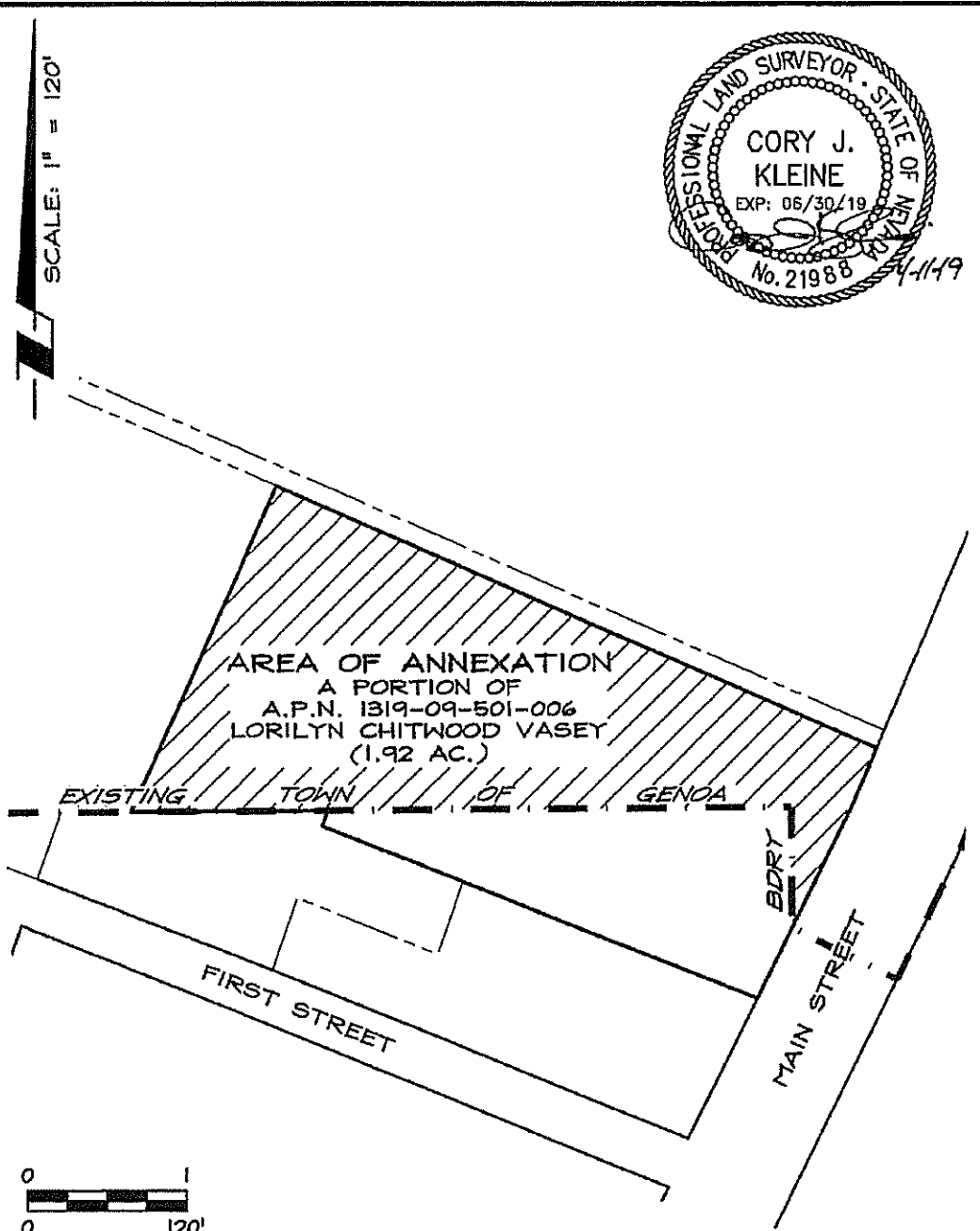
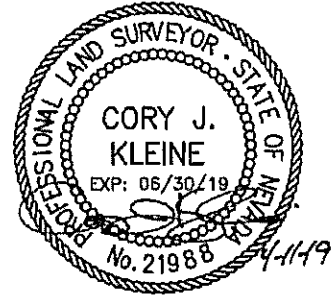
The basis of bearings of this description is identical to the Merger & Resubdivision map for Schaffer Living Trust filed for record December 22, 2014 in the office of Recorder, Douglas County, Nevada as Document No. 854786.

Prepared by: R. O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



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SCALE: 1" = 120'



R|O|Anderson
WWW.ROANDERSON.COM

RENO
1603 Esmeralda Ave
P.O. Box 2224
Reno, NV 89425
p 775.782.2522
f 775.782.7064

RENO
9060 Double
Diamond Pkwy, Unit 1B
Reno, NV 89521
p 775.783.2522
f 775.782.7064

ANNEXATION
TO THE TOWN OF GENOA
(A PORTION OF A.P.N. 1319-09-501-006)
DOUGLAS COUNTY, NV

0230-003

**ANNEXATION
TO THE TOWN OF GENOA
(A PORTION OF A.P.N. 1319-09-501-006)**

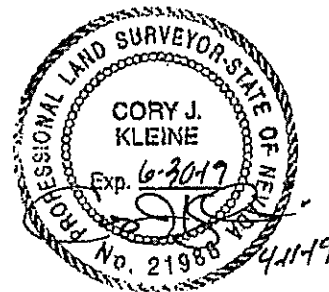
All the real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land for annexation purposes being a portion of Parcel B as shown on the Merger & Resubdivision map for Schaffer Living Trust filed for record December 22, 2014 in the office of Recorder, Douglas County, Nevada as Document No. 854786, lying outside the existing Town of Genoa boundary, more particularly described as follows:

BEGINNING at the most northerly corner of said Parcel B;
thence South 66°15'25" East, 503.69 feet to a point on the westerly right-of-way line of Main Street;
thence along said westerly right-of-way line of Main Street, South 23°11'34" West, 51.56 feet;
thence continuing along said westerly right-of-way line of Main Street, South 26°29'37" West, 101.00 feet to a point on said existing Town of Genoa boundary;
thence along said existing boundary of the Town of Genoa, North 00°23'40" West 92.49 feet;
thence continuing along said existing Town of Genoa boundary, South 89°36'20" West, 505.74 feet to the southwest corner of said Parcel B;
thence North 23°44'35" East, 274.86 feet to the **POINT OF BEGINNING**, containing 1.92 acres, more or less.

The basis of bearings of this description is identical to the Merger & Resubdivision map for Schaffer Living Trust filed for record December 22, 2014 in the office of Recorder, Douglas County, Nevada as Document No. 854786.

Prepared by: R. O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



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SCALE: 1" = 400'

C1/4

SEC. 9



4147

AREA OF ANNEXATION
A.P.N. 1319-09-601-001
LAURENCE V. &
LILLIAN E. FRIESE
(54.57 AC.)

BOUNDARY

GENOA

FIFTH ST.

NIXON ST.

TOWN

GENOA STREET

EXISTING

CARSON ST.



R/O Anderson
WWW.ROANDERSON.COM

MINDEN 1603 Emerald Ave
P.O. Box 2229
Minden, NV 89423
p 775.782.2322
f 775.782.7004

RENO 9060 Double
Diamond Pkwy, Unit 1B
Reno, NV 89521
p 775.782.2322
f 775.782.7004

**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-601-001)
DOUGLAS COUNTY, NV**

0230-003

**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-601-001)**

All the real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land for annexation purposes per the Grant, Bargain & Sale Deed to Laurence V. & Lillian E. Friese filed for record April 30, 2004 in the office of Recorder, Douglas County, Nevada in Book 404, at Page 15178 as Document No. 611823, more particularly described as follows:

The southwest one-quarter of the northeast one-quarter (SW1/4NE1/4) and the northwest one-quarter of the southeast one-quarter (NW1/4SE1/4) of Section 9, Township 13 North, Range 20 East, Mount Diablo Meridian.

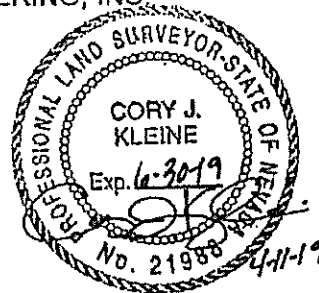
Excepting therefrom all that portion of land lying East of the following described line:

COMMENCING at a point on the north line of the southwest one-quarter of the northeast one-quarter (SW1/4NE1/4) of Section 9;
thence North 89°41'14" West, 400.00 feet to the **POINT OF BEGINNING**;
thence South 00°05'37" East, 883.96 feet, a portion of which falls on the existing Town of Genoa boundary;
thence WEST, 150.00 feet;
thence South 00°05'37" East, 408.99 feet;
thence EAST, 150.00 feet;
thence South 00°05'37" East, 275.00 feet;
thence SOUTH, 1077.94 feet to the **POINT OF TERMINUS**.

The total area of annexation contains 54.57 acres, more or less.

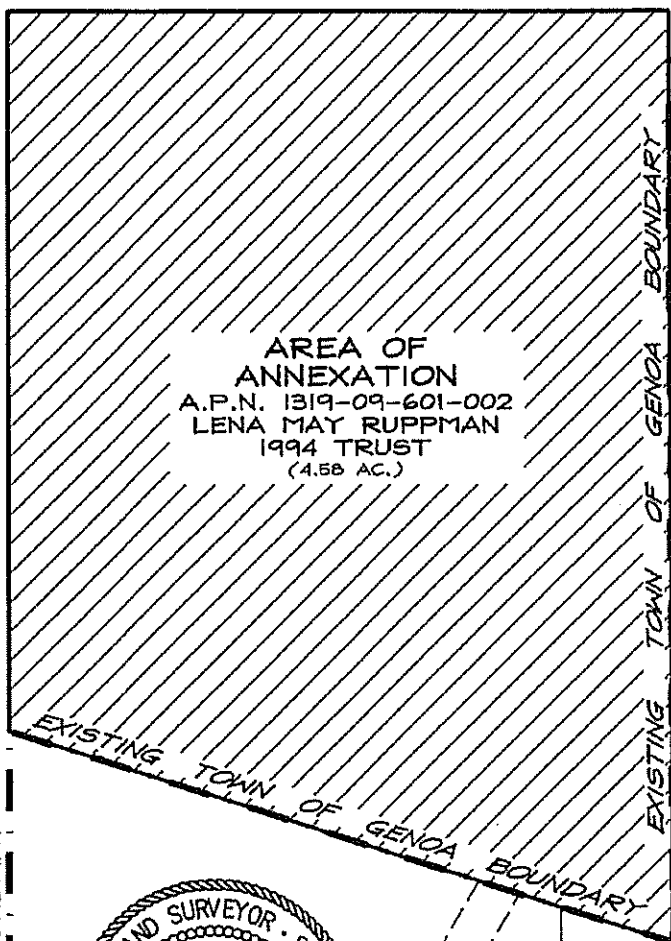
The basis of bearings of this description is identical to the Grant, Bargain & Sale Deed to Laurence V. & Lillian E. Friese filed for record April 30, 2004 in the office of Recorder, Douglas County, Nevada in Book 404, Page 15178 as Document No. 611823.

Prepared by: R. O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



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SCALE: 1" = 100'



EXISTING TOWN OF GENOA BOUNDARY

AREA OF ANNEXATION
A.P.N. 1319-09-601-002
LENA MAY RUPPMAN
1994 TRUST
(4.58 AC.)

EXISTING TOWN OF GENOA BOUNDARY



TOBOGGAN HILL ROAD

R/O Anderson
WWW.ROANDERSON.COM

**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-601-002)
DOUGLAS COUNTY, NV**

MINDEN 1603 Emerald Ave P.O. Box 2229 Minden, NV 89423
Reno 4060 Double Diamond Pkwy, Unit JB Reno, NV 89621
P 775.782.2322 F 775.782.7064
P 775.782.7064 F 775.782.7064

0230-003

**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-601-002)**

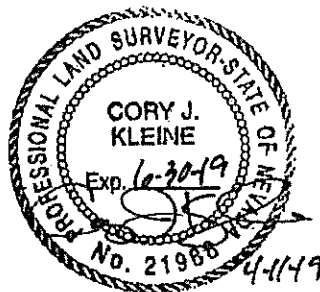
All the real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel No. 1 as shown on the Record of Survey for Robert P. Brush & Juliet Dix Brush filed for record August 7, 1984 in the office of Recorder, Douglas County, Nevada as Document No. 104602, more particularly described as follows:

BEGINNING at the northwest corner of said Parcel No. 1;
thence EAST, 400.00 feet;
thence along the existing Town of Genoa boundary, South 00°05'37" East, 562.37 feet;
thence continuing along said existing Town of Genoa boundary, North 72°14'45" West, 420.22 feet;
thence North 00°05'37" West, 434.23 feet to the **POINT OF BEGINNING**, containing 4.58 acres, more or less.

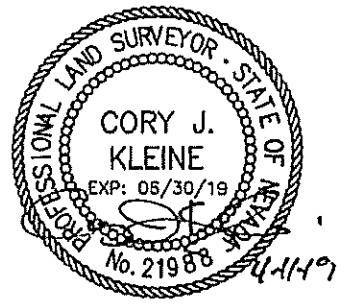
The basis of bearings of this description is identical to the Record of Survey for Robert P. Brush & Juliet Dix Brush filed for record August 7, 1984 in the office of Recorder, Douglas County, Nevada as Document No. 104602.

Prepared by: R. O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



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SCALE: 1" = 100'

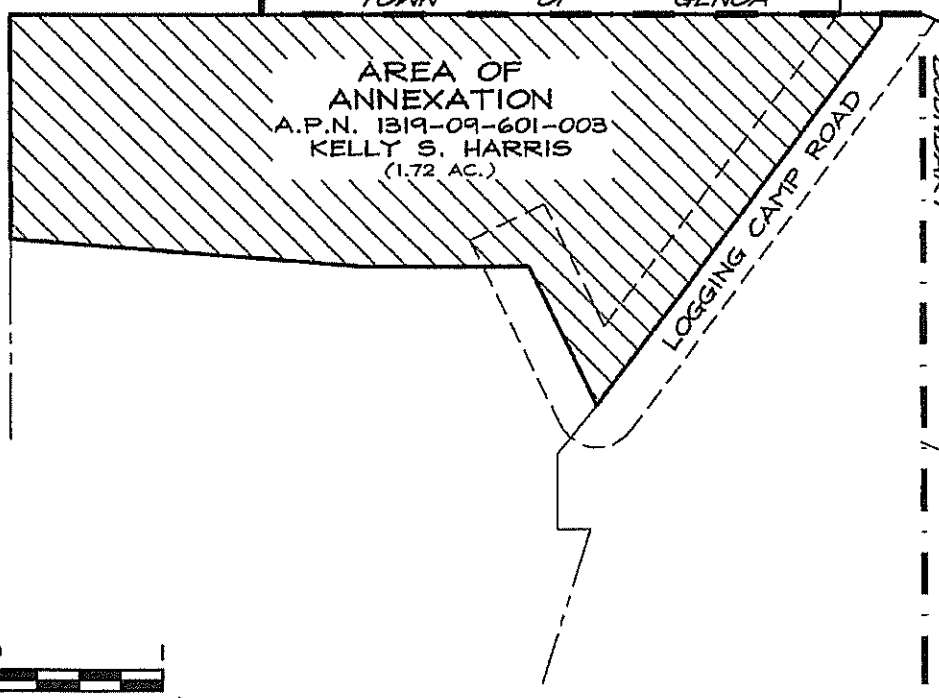


EXISTING

TOBOGGAN HILL ROAD

FIFTH STREET

TOWN OF GENOA



R/O Anderson
WWW.ROANDERSON.COM

MINDEN 1603 Emeralds Ave P.O. Box 2223 Minden, NV 89423 p 775.782.2322 f 775.782.7064
RENO 9040 Double Diamond Plaz, Unit 1B Reno, NV 89521 p 775.782.2322 f 775.782.7064

**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-601-003)
DOUGLAS COUNTY, NV**

0230-003

**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-601-003)**

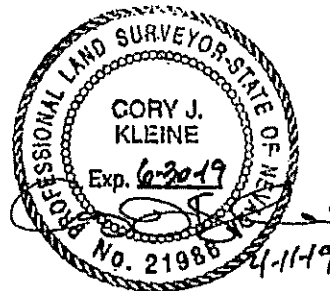
All the real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel No. 2 as shown on the Parcel Map for Michael T. Miluck & Nancy C. Miluck filed for record July 2, 1980 in the office of Recorder, Douglas County, Nevada as Document No. 45898, more particularly described as follows:

BEGINNING at the northwest corner of said Parcel No. 2;
thence EAST, 150.00 feet to a point on the existing Town of Genoa boundary;
thence continuing along said existing Town of Genoa boundary, EAST, 375.00 feet;
thence SOUTH, 6.72 feet;
thence South 36°39'06" West, 287.07 feet;
thence North 26°01'37" West, 93.52 feet;
thence WEST, 100.00 feet;
thence North 85°25'26" West, 213.05 feet;
thence North 00°05'37" West, 136.00 feet to the **POINT OF BEGINNING**,
containing 1.72 acres, more or less.

The basis of bearings of this description is identical to the Parcel Map for Michael T. Miluck & Nancy C. Miluck filed for record July 2, 1980 in the office of Recorder, Douglas County, Nevada as Document No. 45898..

Prepared by: R. O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



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SCALE: 1" = 100'

EXISTING



TOBOGGAN HILL ROAD

FIFTH STREET

TOWN OF GENOA BOUNDARY

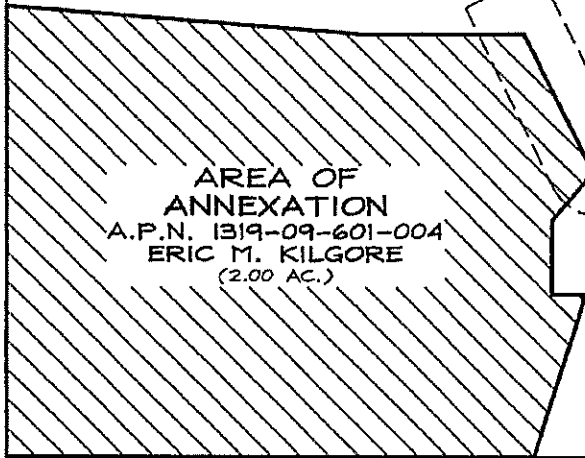
LOGGING CAMP ROAD

BOUNDARY

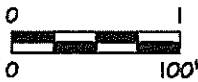
GENOA

OF

TOWN



AREA OF ANNEXATION
A.P.N. 1319-09-601-004
ERIC M. KILGORE
(2.00 AC.)



R|O|Anderson
WWW.ROANDERSON.COM

MINDEN
1603 Emerald Ave
P.O. Box 2229
Minden, NV 89423
P 775.782.2322
F 775.782.7084

RENO
4060 Double
Diamond Plaz, Unit 1B
Reno, NV 89523
P 775.782.2322
F 775.782.7084

**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-601-004)
DOUGLAS COUNTY, NV**

0230-003

**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-601-004)**

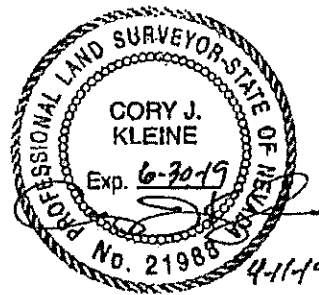
All the real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel No. 3 as shown on the Parcel Map for Michael T. Miluck & Nancy C. Miluck filed for record July 2, 1980 in the office of Recorder, Douglas County, Nevada as Document No. 45898, more particularly described as follows:

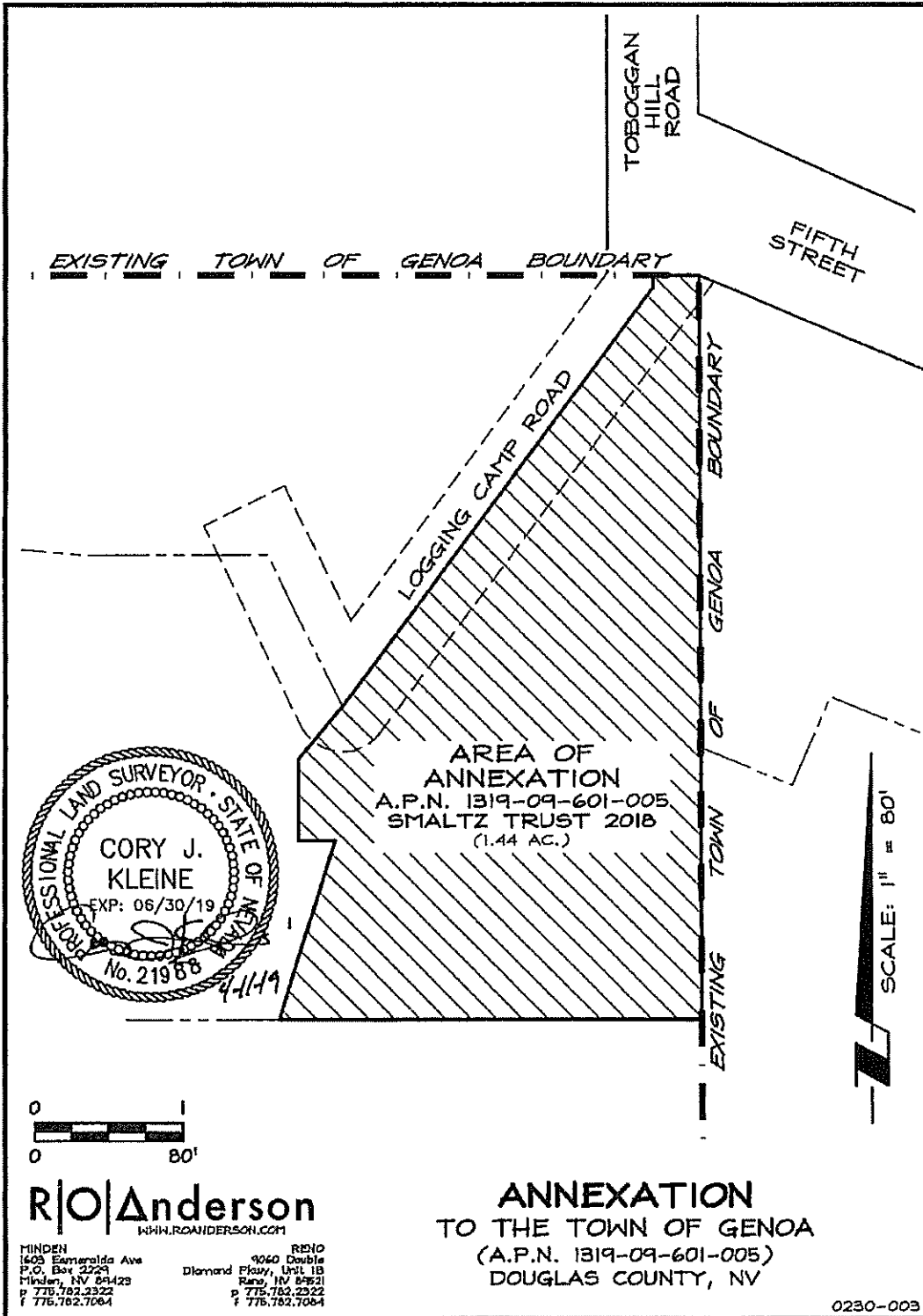
BEGINNING at the southwest corner of said Parcel No. 3;
thence North $00^{\circ}05'37''$ West, 272.99 feet;
thence South $85^{\circ}25'26''$ East, 213.05 feet;
thence EAST, 100.00 feet;
thence South $26^{\circ}01'37''$ East, 93.52 feet;
thence South $39^{\circ}38'22''$ West, 37.80 feet;
thence SOUTH, 45.00 feet;
thence EAST, 20.00 feet;
thence South $17^{\circ}29'57''$ West, 102.59 feet
thence WEST, 318.00 feet to the **POINT OF BEGINNING**, containing 2.00 acres, more or less.

The basis of bearings of this description is identical to the Parcel Map for Michael T. Miluck & Nancy C. Miluck filed for record July 2, 1980 in the office of Recorder, Douglas County, Nevada as Document No. 45898.

Prepared by: R. O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



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MINDEN
1603 Emerald Ave
P.O. Box 2224
Minden, NV 89429
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RD10
9060 Double
Diamond Pkwy, Unit 1B
Reno, NV 89521
P 775.783.2322
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**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-601-005)**

All the real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel No. 1 as shown on the Parcel Map for Michael T. Miluck & Nancy C. Miluck filed for record July 2, 1980 in the office of Recorder, Douglas County, Nevada as Document No. 45898, more particularly described as follows:

BEGINNING at the northeast corner of said Parcel No. 1, a point on the existing Town of Genoa boundary;
thence continuing along said existing Town of Genoa boundary, South 00°05'37" East, 408.99 feet;
thence WEST, 232.00 feet;
thence North 17°29'57" East, 102.59 feet;
thence WEST, 20.00 feet;
thence NORTH, 45.00 feet;
thence North 39°38'22" East, 37.80 feet;
thence North 36°39'06" East 287.07 feet;
thence NORTH, 6.72 feet;
thence EAST, 25.00 feet to the **POINT OF BEGINNING**, containing 1.44 acres, more or less.

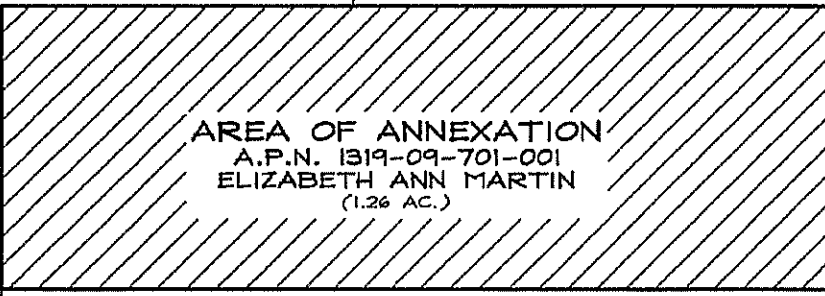
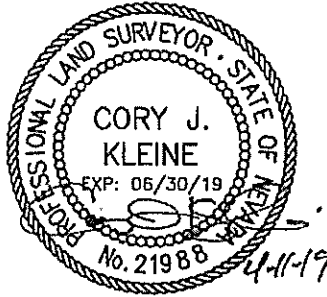
The basis of bearings of this description is identical to the Parcel Map for Michael T. Miluck & Nancy C. Miluck filed for record July 2, 1980 in the office of Recorder, Douglas County, Nevada as Document No. 45898.

Prepared by: R. O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



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SCALE: 1" = 80'



BOUNDARY
GENOA
TOWN OF
EXISTING
NIXON STREET



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MINDEN 1605 Emersida Ave
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RENO 9060 Double
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**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-701-001)
DOUGLAS COUNTY, NV**

0230-003

**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-701-001)**

All the real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land for annexation purposes per the Grant, Bargain and Sale Deed for Elizabeth Ann Martin filed for record October 16, 2009 in the office of Recorder, Douglas County, Nevada in Book 1009, at Page 3386 as Document No. 752353, more particularly described as follows:

BEGINNING at the northeast corner of said parcel, said point falling on the existing Town of Genoa boundary;

thence along said existing Town of Genoa boundary, South 00°05'37" East, 137.50 feet to a point on the existing Town of Genoa boundary;

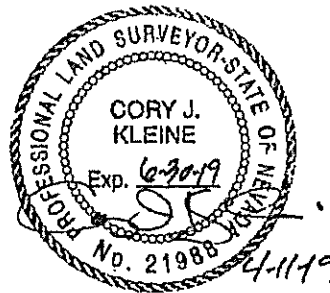
thence WEST, 400.00 feet;

thence North 00°05'37" West, 137.50 feet

thence EAST, 400.00 to the **POINT OF BEGINNING**, containing 1.26 acres, more or less.

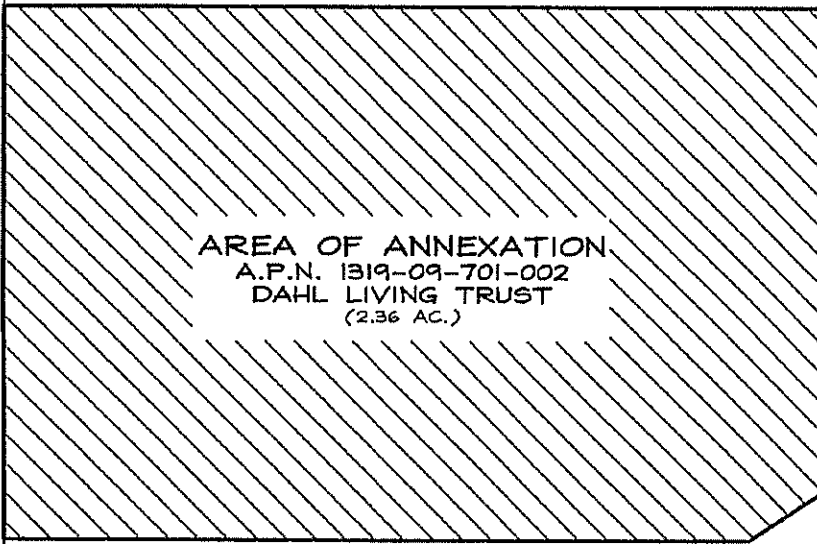
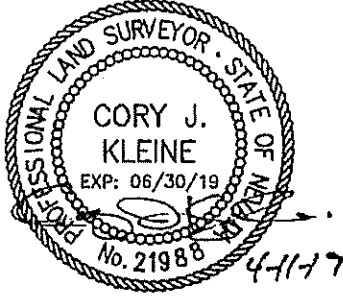
The basis of bearings of this description is identical to the Grant, Bargain and Sale Deed for Elizabeth Ann Martin filed for record October 16, 2009 in the office of Recorder, Douglas County, Nevada in Book 1009, at Page 3386 as Document No. 752353.

Prepared by: R. O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



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SCALE: 1" = 80'



AREA OF ANNEXATION
A.P.N. 1319-09-701-002
DAHL LIVING TRUST
(2.36 AC.)



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RENO
9060 Double
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Reno, NV 89521
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**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-701-002)
DOUGLAS COUNTY, NV**

0230-003

**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-701-002)**

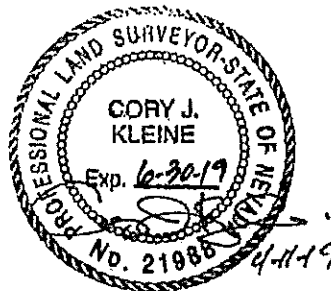
All the real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1 as shown on the Boundary Line Adjustment for Steven N. Yochum filed for record November 27, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 503919, more particularly described as follows:

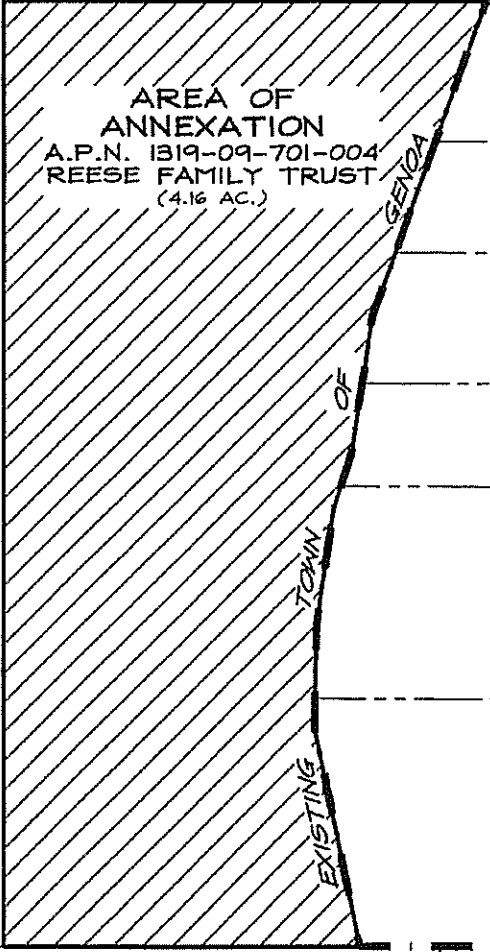
BEGINNING at the northwest corner of said Parcel 1;
thence EAST, 400.00 feet to a point on the existing Town of Genoa boundary;
thence along said existing Town of Genoa boundary, South 00°05'37" East,
137.50 feet;
thence continuing along said existing Town of Genoa boundary, South 00°31'07"
East, 93.80 feet;
thence South 57°09'00" West, 49.57 feet;
thence WEST, 358.11 feet;
thence North 00°31'06" West, 120.69 feet;
thence North 00°05'37" West, 137.50 feet to the **POINT OF BEGINNING**,
containing 2.36 acres, more or less.

The basis of bearings of this description identical to the Boundary Line Adjustment for Steven N. Yochum filed for record November 27, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 503919.

Prepared by: R. O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



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MINDEN 1603 Emerald Ave P.O. Box 2229 Minden, NV 89429 P 775.782.2322 F 775.782.7084
RENO 9060 Double Diamond Pkwy, Unit 10 Reno, NV 89521 P 775.782.2322 F 775.782.7084

**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-701-004)
DOUGLAS COUNTY, NV**

0230-003

**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-701-004)**

All the real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land for annexation purposes per the Grant, Bargain & Sale Deed for the Oscar N. Reese Family Trust filed for record September 3, 2009 in the office of Recorder, Douglas County, Nevada in Book 909, at Page 698 as Document No. 750134, more particularly described as follows:

BEGINNING at a point on the existing Town of Genoa boundary;

thence continuing along said existing Town of Genoa boundary the following courses:

South 20°05'24" West, 241.95 feet;

South 08°49'38" West, 101.71 feet;

South 18°08'23" West, 40.86 feet;

South 08°34'22" West, 84.87 feet;

South 01°23'05" West, 75.16 feet;

South 11°49'07" East, 162.43 feet to a point on said existing Town of

Genoa boundary;

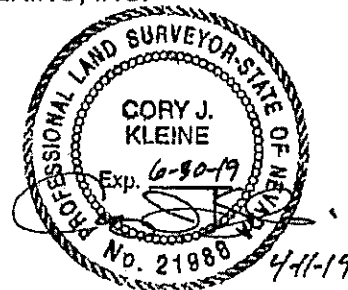
thence WEST, 258.49 feet;

thence NORTH, 684.68 feet;

thence EAST, 350.87 feet to the **POINT OF BEGINNING**, containing 4.16 acres, more or less.

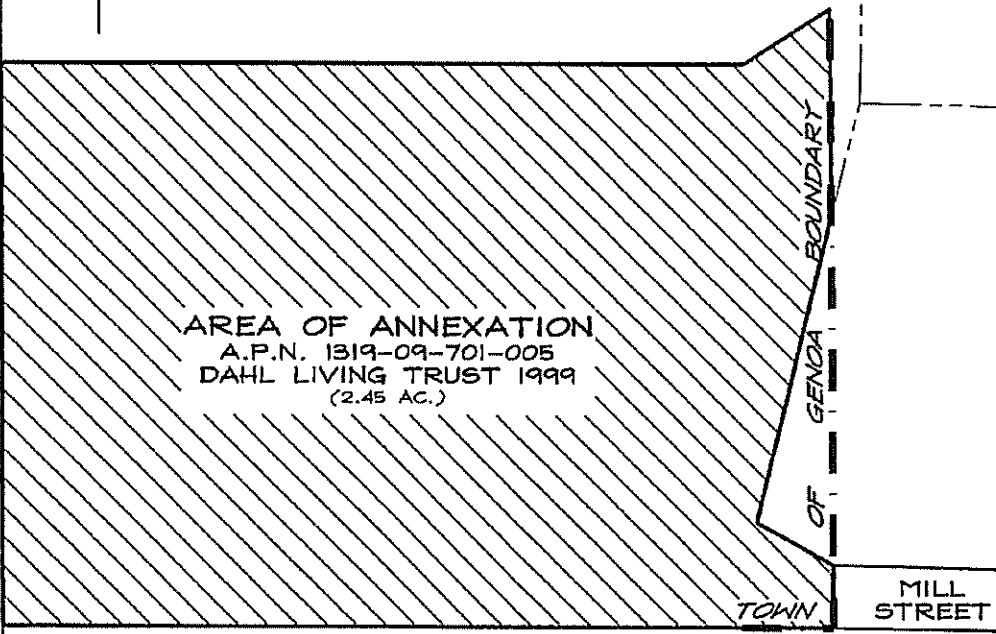
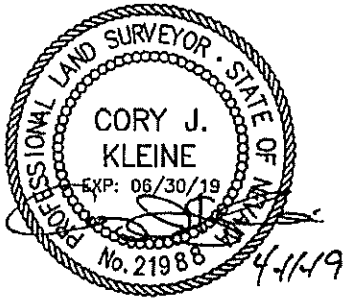
The basis of bearings of this description is identical to the Grant, Bargain & Sale Deed for the Reese Family Trust filed for record September 3, 2009 in the office of Recorder, Douglas County, Nevada in Book 909, at Page 698 as Document No. 750134.

Prepared by: R. O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
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Minden, Nevada 89423



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SCALE: 1" = 80'



R/O Anderson
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HENDER
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RENO
9060 Double
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Reno, NV 89621
P 775.782.2322
F 775.782.7084

**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-701-005)
DOUGLAS COUNTY, NV**

0230-003

**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-701-005)**

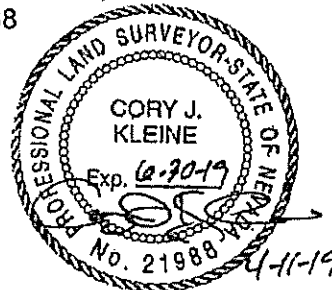
All the real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1 as shown on the Record of Survey to Support a Boundary Line Adjustment between Steven N. Yochum & Melvin E. & Beverly P. Smith filed for record February 28, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 568456, more particularly described as follows:

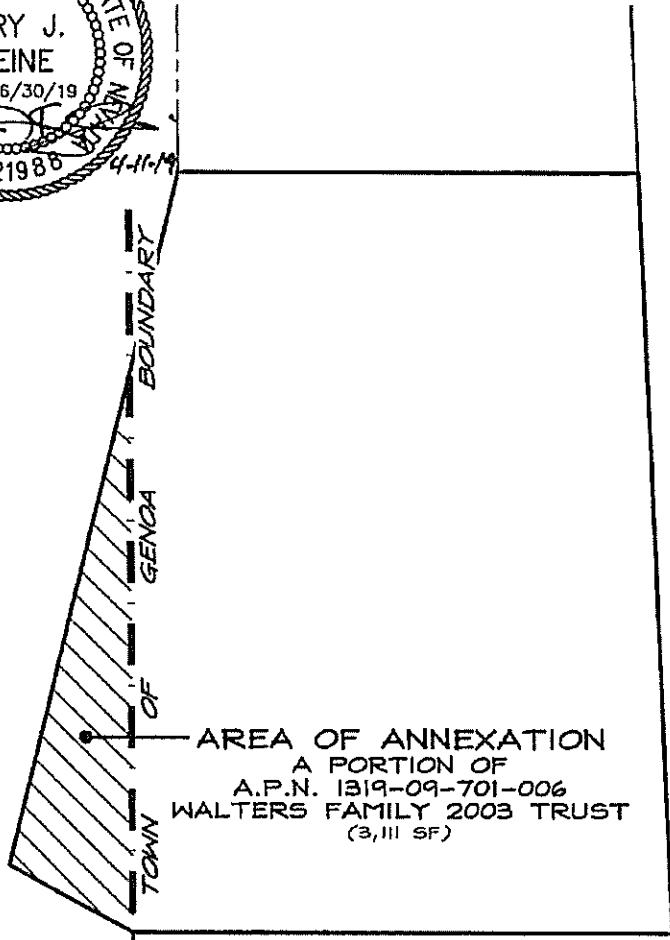
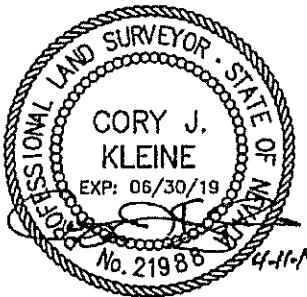
BEGINNING at the northeast corner of said Parcel 1, a point on the existing Town of Genoa boundary;
thence continuing along said existing Town of Genoa boundary, South 00°31'07" East, 100.07 feet
thence South 13°25'27" West, 152.84 feet;
thence South 61°16'40" East, 42.20 feet to a point on said existing Town of Genoa boundary;
thence along said existing Town of Genoa boundary, South 00°31'07" East, 30.52 feet;
thence WEST, 400.00 feet;
thence North 00°31'06" West, 272.64 feet;
thence EAST, 358.11 feet;
thence North 57°09'00" East, 49.57 feet to the **POINT OF BEGINNING**, containing 2.45 acres, more or less.

The basis of bearings of this description is identical to the Record of Survey to Support a Boundary Line Adjustment between Steven N. Yochum & Melvin E. & Beverly P. Smith filed for record February 28, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 568456.

Prepared by: R. O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



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MINDEN 1603 Emerald Ave P.O. Box 2229 Minden, NV 89423 P 775.782.2522 F 775.782.7064
RENO 4060 Double Diamond Pkwy, Unit 1B Reno, NV 89521 P 775.782.2522 F 775.782.7064

**ANNEXATION
TO THE TOWN OF GENOA
(A PORTION OF A.P.N. 1319-09-701-006)
DOUGLAS COUNTY, NV**

0230-003

**ANNEXATION
TO THE TOWN OF GENOA
(A.P.N. 1319-09-701-006)**

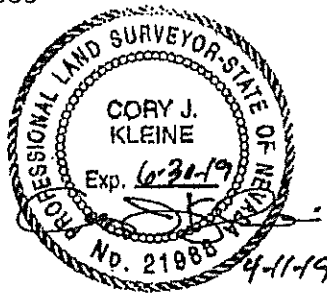
All the real property situate in the County of Douglas, State of Nevada, described as follows:

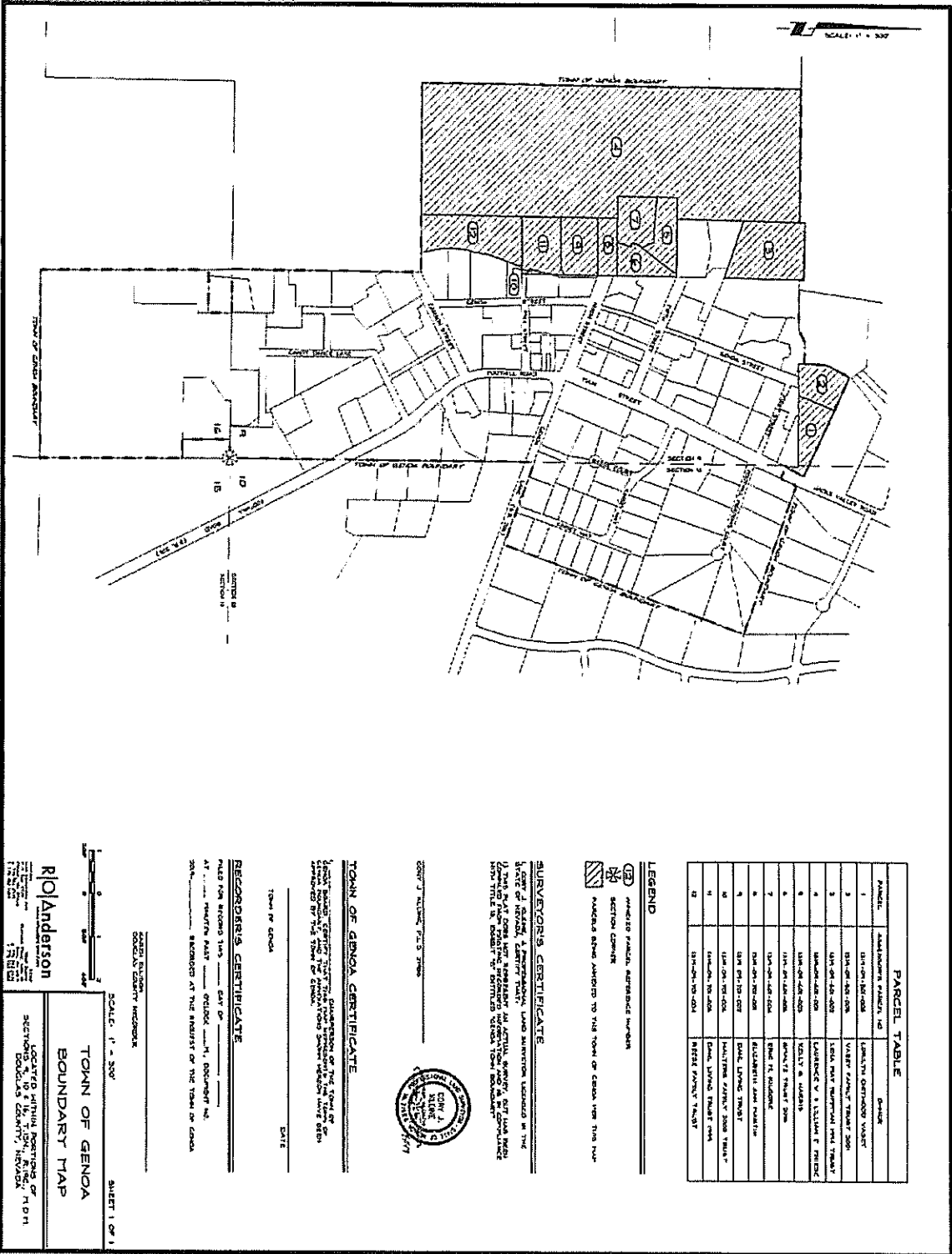
A parcel of land for annexation purposes being a portion of Parcel 2 as shown on the Record of Survey to Support a Boundary Line Adjustment between Steven N. Yochum & Melvin E. & Beverly P. Smith filed for record February 28, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 568456, lying outside the existing Town of Genoa boundary, more particularly described as follows:

BEGINNING at a point on the existing Town of Genoa boundary, said point also falling on the northerly right-of-way line of Mill Street;
thence North 61°16'40" West, 42.20 feet;
thence North 13°25'27" East, 152.84 feet to a point on said existing Town of Genoa boundary;
thence continuing along said existing Town of Genoa boundary, South 00°31'07" East, 168.95 feet to the **POINT OF BEGINNING**, containing 3,111 square feet, more or less.

The basis of bearings of this description is identical to the Record of Survey to Support a Boundary Line Adjustment between Steven N. Yochum & Melvin E. & Beverly P. Smith filed for record February 28, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 568456.

Prepared by: R. O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423





PARCEL TABLE

Parcel	Assessor's Parcel ID	Grade
1	01-00-00-001	UNIMPROVED
2	01-00-00-002	UNIMPROVED
3	01-00-00-003	UNIMPROVED
4	01-00-00-004	UNIMPROVED
5	01-00-00-005	UNIMPROVED
6	01-00-00-006	UNIMPROVED
7	01-00-00-007	UNIMPROVED
8	01-00-00-008	UNIMPROVED
9	01-00-00-009	UNIMPROVED
10	01-00-00-010	UNIMPROVED
11	01-00-00-011	UNIMPROVED
12	01-00-00-012	UNIMPROVED

LEGEND

- (1) UNIMPROVED PARCEL, REFERENCE NUMBER
- (2) SECTION CORNER
- (3) PARCELS ALSO REFERRED TO THE TOWN OF GENA FROM THIS MAP

SUPERVISOR'S CERTIFICATE

I, _____, SUPERVISOR OF THE TOWN OF GENA, NEVADA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCELS ARE THE SAME AS SHOWN ON THE MAP OF THE TOWN OF GENA, NEVADA, AS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWN OF GENA, NEVADA, ON _____, 20__.

DATE _____



TOWN OF GENA CERTIFICATE

I, _____, TOWN CLERK OF THE TOWN OF GENA, NEVADA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCELS ARE THE SAME AS SHOWN ON THE MAP OF THE TOWN OF GENA, NEVADA, AS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWN OF GENA, NEVADA, ON _____, 20__.

DATE _____

RECORDER'S CERTIFICATE

I, _____, COUNTY CLERK OF DOUGLAS COUNTY, NEVADA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCELS ARE THE SAME AS SHOWN ON THE MAP OF THE TOWN OF GENA, NEVADA, AS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWN OF GENA, NEVADA, ON _____, 20__.

DATE _____

SCALE: 1" = 200'

BOUNDARY MAP

SECTION 1 OF 1

DOUGLAS COUNTY, NEVADA

R/O Anderson

11/1/2023

PRELIMINARY

