

A G E N D A
LANDER COUNTY PLANNING COMMISSION

Wednesday, March 15, 2023 at 6:00 P.M.

LANDER COUNTY COURTHOUSE
COMMUNITY MEETING ROOM
50 STATE ROUTE 305
BATTLE MOUNTAIN, NEVADA

Call to Order

The Agenda for this meeting of the Lander County Planning Commission has been properly posted for this date and time in accordance with NRS requirements.

Pledge of Allegiance

Roll Call

Public Comment - For non-agenized items only. Persons are invited to submit comments in writing and/or attend and make comments on any non-agenda item at the Board meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the Board. Reasonable restrictions may be placed on public comment based upon time, place and manner, but public comment based upon viewpoint may not be restricted.

Agenda Notices:

*March 15, 2023 – Agenda Notice – FOR POSSIBLE ACTION

Minutes:

*January 12, 2023 – Regular Meeting Minutes – FOR POSSIBLE ACTION

New Business:

- 1.) * Review, consideration, and possible action to approve/disapprove a Parcel Map Application, filed by Jacqueline & Ronald Naveran, to divide APN: 011-300-01 into two parcels within an A-2 – Five-Acre Agricultural Zoning District, and matters related thereto. FOR POSSIBLE ACTION

Located generally at the intersection of James Monroe Avenue and Hilltop Road, 1920 James Monroe Avenue and 1400 Hilltop Road, Battle Mountain NV, 89820.

Public Comment - For non-agenized items only. Persons are invited to submit comments in writing and/or attend and make comments on any non-agenda item at the Board meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the Board. Reasonable restriction may be placed on public comments based upon time, place and manner, but public comment based upon viewpoint may not be restricted.

ADJOURNMENT

*Discussion and action items will have information provided at the meeting. Action may be taken according to the Nevada open Meeting Law manual via a teleconference call in which a quorum of the Board members are simultaneously linked to one another telephonically.

NOTE: TIMES ARE APPROXIMATE

"This is the tentative schedule for the meeting. The Board reserves the right to take items out of order to accomplish business in the most efficient manner. The Board may combine two or more agenda items for consideration. The Board may remove an item from the agenda or delay discussion relating to an

“Lander County is an Equal Opportunity Provider”

item on the agenda at any time.”

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Planning Coordinator in writing at the Courthouse, 50 State Route 305, Battle Mountain, Nevada 89820, or call (775) 635-2885 at least one day in advance of the meeting.

Notice: Any member of the public that would like to request any supporting material from the meeting, please contact Shelby Knopp, Planning Coordinator, 50 State Route 305, Battle Mountain, NV 89820. (775) 635-2885.

AFFIDAVIT OF POSTING

State of Nevada)
SS.
County of Lander)

Shelby Knopp, Lander County Planning Coordinator of said Lander County, Nevada, being duly sworn, says, that by the 10th day of March, 2023 at 9:00 a.m., she posted a notice, of which the attached is a copy, on the Lander County Website: <http://www.landercountynv.org/> , the State of Nevada's Public Notice Website at <https://notice.nv.gov>, and at the following places:


- 1) Battle Mountain Civic Center, 625 S Broad St., Battle Mountain, NV 89820
- 2) Battle Mountain Post Office, 810 Sunset Dr., Battle Mountain, NV 89820
- 3) Lander County Courthouse, 50 State Route 305, Battle Mountain, NV 89820
- 4) Swackhamer's Plaza Bulletin Board, 404 E Front St., Battle Mountain, NV 89820

in said Lander County, where proceedings are pending.



Shelby Knopp, Planning Coordinator

Subscribed and sworn to me before this 10th day of March 2023.



WITNESS

“Lander County is an Equal Opportunity Provider”

1 The Lander County Planning Commission met in session in the Community Meeting
2 Room of the Lander County Courthouse and Administration Building in Battle
Mountain, Nevada, 50 State Route 305, on January 18, 2023.

3 *PLEDGE OF ALLEGIANCE*

4
5 **PRESENT: JOHN WILLIAMS, CHAIR**
6 **MONTE PRICE, BOARD MEMBER**
7 **DEE HELMING, BOARD MEMBER**
8 **LOUIS LANI, BOARD MEMBER**

9 **Chairman Williams:** We would have a motion to approve the agenda posting.

10 **Motion to approve:** Monte Price.

11 **Seconded by:** Dee Helming.

12 **Motion voted and approved.**

13 **Chair Williams:** Discussion and possible action regarding
14 approval/disapproval of the meeting minutes for November 16th.

15 **Motion to approve:** Louis Lani.

16 **Seconded by:** Dee Helming.

17 **Motion voted and carried.**

18 **Public Comment**

19 No public comment

20 **1) Discussion and possible action to approve/disapprove home**
21 **occupation permit application for Bronwyn Schroeder, dba Cookies on**
22 **the Side, to operate an in-home baking business, cookies and more,**
23 **located at 285 North Broad Street, Battle Mountain, 89820, APN: 002-**
24 **065-03, Zoned MRC.**

25 Bronwyn Schroeder, Cookies on the Side: I am delivery only. I have no foot
26 traffic coming in and out. There will be no cars coming in and out, and this is temporary
27 until I roll it over into my commercial building; hopefully, by June or July. We will see
28 how all that goes.

Dee Helming: Where are you delivering them to?

Bronwyn Schroeder, Cookies on the Side: Anywhere in the county. Anyone that
orders them. They get ahold of me on Facebook. I do have a website with numbers. I
have all the state backing. I have the Cottage License, I have got certified through the
state, I have got my bank accounts, I am dealing with the tax department and the IRS.
Right now, I am a sole proprietorship. Here pretty soon it will actually be set up more
as a business.

Dee Helming: What commercial building are you moving to?

Bronwyn Schroeder, Cookies on the Side: We are looking at the Smith Plaza at this
moment, but we are not sure. There is a lot, because I am building a commercial kitchen
from the ground up in a place that has not been established. So, there is a lot more
hoops to jump through.

Chairman Williams: You are all square with the state?

Bronwyn Schroeder, Cookies on the Side: Yes, the state licensing was the first licensing that I retained because you have to get a Cottage Baking License before you can do anything else. I have got everything with the state that I need to. So, I am pretty much 100 percent good to go.

Chairman Williams: That is the main concern. That is the main thing with these home deals is if the state is - -

Bronwyn Schroeder, Cookies on the Side: Yeah.

Monte Price: I am good with it.

Louis Lani: Sounds like she has got her homework all taken care of. I am good for it.

Motion to approve Agenda Item number, 1: Monte Price.

Seconded by: Louis Lani.

Motion voted and carried.

Public Comment

Monte Price: I would like to introduce Matt Baker who came in tonight to check this out and see if he wants to be part of the operation in Lander County.

Chairman Williams: Thank you, for coming in. Hope we gave you a favorable enough impression. We really need people that are interested and have the drive to do it. It is not pretty sometimes. Thank you.

No other public comment

Chairman Williams: Before adjournment, I would like to make one announcement. Because of some of the circumstances in my life right now, I am going to have to - - I would like to tender my resignation from the board. I do a deep regret. I have something that is a lot more important in my life right now. Thank you, guys - - everybody for all your help over the years. Louis, and Monte, it has been a great run and I appreciate it. I am not really here to say that I am done. Right now, I need to get out of it, and tend to some business.

Motion to adjourn: Monte Price.

Seconded by: Louis Lani.

Motion voted and carried.

Meeting adjourned.

CHAIRMAN OR VICE CHAIRMAN OF THE LANDER
COUNTY PLANNING COMMISSION

ATTEST: _____

LANDER COUNTY PLANNING COORDINATOR

LANDER COUNTY PLANNING COMMISSION

March 15, 2023

AGENDA ITEM NUMBER 1

- 1.) * Review, consideration, and possible action to approve/disapprove a Parcel Map Application, filed by Jacqueline & Ronald Naveran, to divide APN: 011-300-01 into two five acre parcels within an A-2 – Five-Acre Agricultural Zoning District, and matters related thereto. **FOR POSSIBLE ACTION**

Located generally at the intersection of James Monroe Avenue and Hilltop Road, 1920 James Monroe Avenue and 1400 Hilltop Road, Battle Mountain NV, 89820

Staff report attached separately.

Recommended Motion: Forward a recommendation to the Lander County Board of Commissioners to approve the Parcel Map for Jacqueline & Ronald Naveran to divide APN 011-300-01 into two five acre parcels, based on the facts and findings included in the Lander County Staff Report dated March 8, 2023.

LANDER COUNTY STAFF REPORT **PARCEL MAP APPLICATION**

Applicant: Jacqueline & Ronald Naveran_775-385-7497
Report Date: 03/08/2023 **Report Due from Staff:** 03/13/2023
Agenda Item Number: 1 **Application Number:** PD22_68
Planning Commission Date: 03/15/2023
Project Description: Parcel Map Application

PROJECT INFORMATION

PARCEL NUMBER: 011-300-01
PARCEL SIZE: 10.38 acres +/-
EXISTING ZONING: A2 – Five-Acre Agricultural District
MASTER PLAN DESIGNATION: Rural
EXISTING LAND USE: Code 310 – Two Single Family Units

NEIGHBORHOOD CHARACTERISTICS:

The property is surrounded by:

North: A2 – Five-Acre Agricultural District Parcel: 011-230-41, 011-230-34, 011-230-35, & 011-230-36

South: A2 – Five-Acre Agricultural District Parcel: 011-300-02 & 011-300-03

West: A2 – Five-Acre Agricultural District Parcel: 011-280-25

East: A2 – Five-Acre Agricultural District Parcel: 011-300-09

PROPERTY CHARACTERISTICS:

The property is generally flat. The property is accessed from James Monroe Avenue, Hilltop Road, and 1900 East Street.

EXISTING FLOOD ZONE: Zone X
Moderate-to-Low-Risk Flood Zones Designations B, C and X fall inside the moderate-to-low-risk flood zones and account for more than 20 percent of the flood insurance claims filed with FEMA's National Flood Insurance Program each year
This parcel is not designated in a Special Flood Hazard Area (SFHA).

MASTER PLAN AND COUNTY CODES:

- Lander County Master Plan – Land Use Component

- Lander County Master Plan – Transportation Component
- Lander County Code – Title 16, Section 16.16.010 Lot Size Requirements
- Lander County Code – Title 16, Section 16.16.035 Requirement of Improvements
- Lander County Zoning Ordinance (Ord. 94-4 § 12.01.01, 1994) - Establishment of Zoning Districts
- Lander County Zoning – Section 17.36 – Five-Acre Agricultural District –A2
- Lander County current code 16.12.030 - Requirements imposed by the planning commission—Review.

BACKGROUND:

- The parcel is located within a portion of Section 3, Township 31N and Range 45E. This parcel is designated as A2 – Five-acre Agricultural District Zoning. The surrounding zoning includes A2 zoning. The entire parcel is 10.38 acres
- The proposed properties front Blue Ridge Rd.
- The property has been developed therefore Lander County utilities have been utilized. Other non-city utilities are located in the immediate area.

MASTER PLAN

Land use:

- Lander County Master Plan – Land Use Component
 - The Master Plan Land Use Atlas shows the area as Rural.
 - Lander County Assessor Data shows the area as Land Use Code 310 – Two Single Family Units

Transportation:

- Lander County Master Plan – Transportation Component
 - The area will be accessed from Sheep Creek Road
 - Dedicated access is being extended from Blue Ridge Rd.
 - The proposed zone district is compatible with the Transportation Component of the Master Plan and is consistent with the existing transportation infrastructure.

ZONING DISTRICTS:

- A-2 – Five-Acre Agricultural Zoning District (Ordinance. 94-4 § 12.05.06 (part), 1994)
 - The required area and width in the A-2 district are as follows:
 - Five acre minimum area
 - Three hundred feet minimum width
 - There may be one or more single-family dwellings on a lot or parcel having an area in excess of ten acres, provided there is not less than five acres for each unit and that such structures are no less than sixty feet apart.
- Lander County Code – Title 16, Section 16.16.101 Lot Size Requirements
 - 5 Acre Requirement
 - Meets Requirement
- Lander County Code – Title 16, Section 16.16.035 Requirement of Improvements

- The requirement of the following listed improvements for subdivision and **subsequent parcel maps** shall depend upon the underlying zone. The requirements shall be as follows:
 - Gravel Road
 - Meets Requirement
- 16.12.030 - Requirements imposed by the planning commission—Review.
 - The county planning commission shall require road grading, drainage provisions, adequate lot design and road width requirements as reasonably necessary. If the county planning commission or board of commissioners anticipate that the proposed parcels will be used for residential, commercial, or industrial purposes, then off-site access, street alignment, surfacing and width, water quality, water supply and sewerage provisions as are reasonably necessary and consistent with the existing use of any land zoned for similar use which is within six hundred sixty feet of the proposed parcel may be required. If the proposed parcels are less than one acre, then the planning commission or board of commissioners may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed. A sixty-foot wide road easement or right-of-way shall be provided up to and through the subject parcel from the nearest approved county road, easement or right-of-way. All street access to lots shall be required to be not less than sixty feet and shall, at a minimum, be improved as set forth in the Lander County Rural Road Standards. To facilitate review by the commission, it is incumbent upon the developer to supply the commission with adequate evidence that site analysis has been reasonably performed and that the above requirements have been met. (Ord. 2007-13 § 2 (part), 2007)
- 16.12.035 - Possible criteria for parcel maps relating to land divided by parcel map within preceding five years.
 - If the parcel map proposed relates to a second or subsequent parcel map for land that has been divided by a parcel map which was recorded within the five years immediately preceding that acceptance of a second or subsequent parcel map as a complete application, the planning commission may consider the following criteria in determining whether to approve, conditionally approve or disapprove such parcel map:
 - Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs;
 - The availability and accessibility of utilities;
 - The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks;
 - Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;

- General conformity with the governing body's master plan of streets and highways;
 - The effect of the parcel map on existing public streets and the need for new streets or highways;
 - Physical characteristics of the land such as flood plain, slope and soil; and
 - The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.
(Ord. 2001-3 § 1)
- Lander County Zoning Ordinance (Ord. 94-4 § 12.01.01, 1994) - Establishment of Zoning Districts
- Lander County Zoning – Section 17.36 Five-Acre Agricultural Zoning District
 - 17.36.030 Setback requirements. Setback regulations in the A-2 district are as follows:
 - Front. Structures shall be located no less than fifty feet from the front property line.
 - Side. The minimum side yard for any structure shall be twenty-five feet for each side.
 - Rear. The minimum rear yard for any structure shall be fifty feet. (Ord. 94-4 § 12.05.06 (part), 1994)
- NRS 278.462 Requirements which may be imposed by governing body. The governing body or, if authorized by the governing body, the planning commission or other authorized person:
 - May require street grading, drainage provisions and lot designs as are reasonably necessary
 - If it anticipates, based upon duly adopted ordinances and plans, that the parcels will be used for residential, commercial or industrial purposes, may require off-site access, street alignment, surfacing and width, water quality, water supply and sewerage provisions only as necessary and consistent with the existing use of any land zoned for similar use which is within 660 feet of the proposed parcel. If the proposed parcels are less than 1 acre, the governing body or, if authorized by the governing body, the planning commission or other authorized person may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.
 - For a second or subsequent parcel map with respect to:
 - A single parcel; or
 - A contiguous tract of land under the same ownership, may require any reasonable improvement, but not more than would be required if the parcel were a subdivision.

FINDINGS / ADDITIONAL CONDITIONS:

The proposed parcel map is in conformance with:

- Lander County Master Plan – Land Use Component
- Lander County Master Plan – Transportation Component
- Lander County Code – Title 16, Section 16.16.101 Lot Size Requirements

- Lander County Code – Title 16, Section 16.16.035 Requirement of Improvements
- Lander County Zoning Ordinance (Ord. 94-4 § 12.01.01, 1994) - Establishment of Zoning Districts
- Lander County Zoning – Section 17.36 Five-Acre Agricultural Zoning District

This parcel map has taken into consideration all of the below (describe):

- a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - a. The two proposed parcels have existing residential homes on them, therefore improvements are already in place.**
- b) The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision;
 - a. No Will Serve letter was issued or required**
- c) The availability and accessibility of utilities;
 - a. No Will Serve letter was issued or required**
- d) The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks;
 - a. Lander County public services are in place to the best of Lander County's ability and has no bearing on this application**
- e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
 - a. Addressed herein**
- f) General conformity with the governing body's master plan of streets and highways;
 - a. Addressed herein**
- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
 - a. Existing roadway networks leading to location are suitable for the proposed the Parcel Map and density.**
- h) Physical characteristics of the land such as floodplain, slope and soil;
 - a. The property is generally flat and not located in a floodplain.**
- i) The recommendations and comments of those entities and persons reviewing the parcel map pursuant to NRS.;
 - a. Review and approved by Lander County Surveyor**
- j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands;

a. Lander County does have fire protection nearby.

- k) The submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

a. Not Applicable.

STAFF RECOMMENDATION:

Staff recommends this parcel map be **Approved** based on the facts and findings included in this staff report.



Lander County Community Development

PARCEL MAP APPLICATION

APPLICANT/OWNER INFORMATION

Jacqueline & Ronald J.

Applicant(s): Naveran Phone/Email: 775-385-7497

Address: Box 46, Battle Mountain, NV 89820

Legal Owner(s): Same as Applicant Phone/Email: Same as Applicant

Address: Same as Applicant

Desert Mountain

Applicant's Representative: Surveying Phone/Email: john@desertmountain.land

PROJECT INFORMATION

Property Location: 1400 Hilltop Road

Assessor's Parcel Numbers(s): 011-300-01

Current Master Plan: Medium Density Rural Current Zoning: A-2

Are there any deed restrictions affecting the use of the property? None

Subdivision total area: 10.38 acres Streets, roads, right-of-ways: 1.50 acres

Total Number of Parcels: 2 Acreage: 2 @ 5.19 acres (gross)

Utilities will be furnished as follows:

Electricity: NV Energy Water: Individual Sewage: Individual

SIGNATURE(S)

I hereby certify that the information stated above and materials submitted along with this application form are true and correct to the best of my knowledge. It is my responsibility to inform Lander County of any changes to information represented in this submittal.

Ronald J. Naveran
Owner's Signature

11/1/22
Date

Applicant's Signature (if the person applying is not the owner) _____ Date _____

Please contact the Lander County Planning Department with any questions you may have regarding this application.
Phone: (775) 635-2860

PARCEL MAP APPLICATION
APPLICATION CHECKLIST
Lander County, NV

The following must accompany this application:

- ☐ 1. **\$400 application fee for certification review PLUS \$105.00 fee, ~~should a waiver from the County Survey be requested (non-refundable).~~** Check or money orders payable to Lander County
- ☒ 2. **Proof of ownership.** If the person signing the owner's affidavit is not listed as the property owner in the most recent records of the Lander County Assessor, proof of ownership acceptable to the administrator must be submitted with the application
- ☐ 3. **Review Materials including:**
 - ☒ A. Complete application form
 - ☒ B. Written description of request, including:
 - Details on the proposed development, improvements (including street and fire protection improvements) and how it meets all applicable development standards
 - Proposed use on each parcel (if applicable)
 - Existing and proposed street dedications
 - Description of utilities, including water supply and wastewater disposal
 - Any potential effects to adjoining property owners with regard to noise, dust, traffic
 - Response to all required findings (see page 3)
 - ☐ C. Title report dated within 90 days
 - ☐ D. Water right per parcels (if applicable)
 - ☐ E. Any bonding of roads or improvements (if applicable)
 - ☐ F. Any necessary engineering or other technical reports, as determined by staff
- ☐ 4. **Site Plan** prepared in accordance with Chapter 16.12 of Lander County Municipal Code, including existing buildings, setbacks, legal access, and other pertinent information
- ☐ 5. **One hardcopy of proposed Parcel Map and one electronic copy (CD or USB) of all application materials. Plan sets** Will Print
- ☐ 6. **Required one week prior to scheduled Planning Commission Meeting** – Mylar of the proposed map with all appropriate signatures & changes required by review

NOTE

It is strongly recommended that all applicants or their representative physically attend (or be available by phone) the Planning Commission hearing as their application may be deferred or denied for lack of evidence.

REQUIRED FINDINGS

Please provide a written response to the below required findings with the other materials in Checklist Item 3 (see above).

This tentative map has taken into consideration all of the below (describe):

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil;
- (i) The recommendations and comments of those entities and persons reviewing the tentative map pursuant to NRS 278.330 to 278.3485, inclusive;
- (j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands; and
- (k) The submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
) SS.
COUNTY OF LANDER)

I, Ronald J Naveran BEING DULY SWORN, DEPOSE AND SAY THAT I AM AN OWNER OF PROPERTY INVOLVED IN THIS PETITION AND THAT THE FOREGOING STATEMENTS AND ANSWERS HEREIN CONTAINED AND THE INFORMATION HERewith SUBMITTED ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

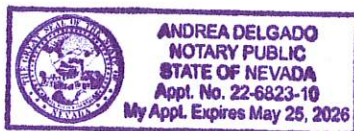
PROPERTY ADDRESS OR PARCEL NUMBER: 1400 Hill top Road

SIGNED Ronald J Naveran

MAILING ADDRESS P.O. Box 46
Battle mt, Nevada
89820

PHONE 1-775-385-7497

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF November, 2022.



Andrea Delgado
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: May 25, 2026

January 4, 2023

To whom it may concern:

Parcel ~~01-300-01~~ 011-300-01
1400 Hilltop Road
Battle Mountain, NV 89820

It is our desire to divide this 10 acre parcel into (2) 5 acre parcels. We reside on one 5 acre parcel and our nephew, Pat Murphy resides on the other acreage. We would like to grant him ownership of said 5 acres after sub-dividing.

There will be no physical changes to either acreage as they have been established for 45 years.

Sincerely,

Ronald and Jacqueline Naveran
tel. 775 385-7497
775 539-6408

GENERAL REMITTANCE

LANDER COUNTY TREASURER / JUSTI JOHNSON
50 State Route 305
BATTLE MOUNTAIN, NV 89820

DATE: 1/6/23

FROM: PLANNING DEPARTMENT

BL or PD Number: PD23_01

TOTAL CHECK AMOUNT: Check # 3675 \$400.00

ONLINE PAYMENT AMOUNT:

TOTAL CASH AMOUNT:

TOTAL M.O. AMOUNT:

TOTAL AMOUNT REMITTED: **\$400.00**

BATTLE MOUNTAIN 025-000-32010

AUSTIN 020-000-32010

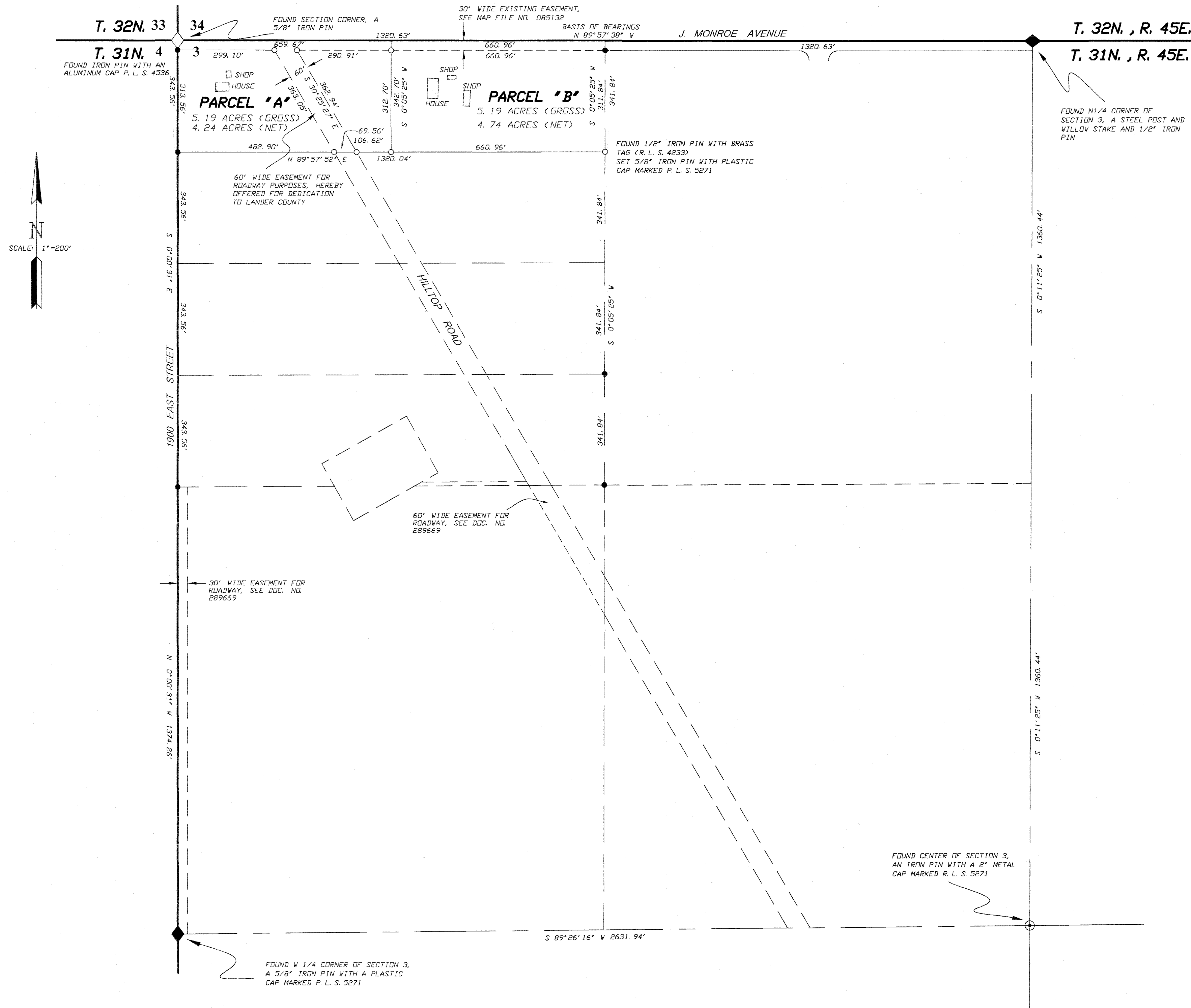
KINGSTON 035-000-32010

PLANNING DEPARTMENT 001-000-32103 \$400.00

TOTAL DISBURSEMENT: **\$400.00**

Linsey West
Planning Department

PORTION OF SECTION 3, T.31N.,R.45E., M.D.B.&M.
LANDER COUNTY, NEVADA



LEGEND

- Indicates a found 5/8" iron pin with a 2" metal cap marked R.L.S. 4233, unless otherwise noted.
- ◇ Indicates a found section corner, as noted.
- ◆ Indicates a found 1/4 section corner, as noted.
- Indicates a 5/8" iron pin with a plastic cap marked P.L.S. 5271, found or set this survey, unless otherwise noted.

BASIS OF BEARINGS

The Basis of Bearings for this plat was taken from Parcel Map & Record Of Survey, prepared for Jessie E. Tyler, Map File Number 085132 in Book 143 Page 84, which was recorded on October 25th, 1976 in the Official Records of Lander County, State of Nevada.

NOTES

1. Total Area Surveyed: 10.38 Acres, including roadways and easements.
2. A public utility easement is hereby granted specifically to NV Energy within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that parcel, with the right to exit that parcel with said utility facilities for the purpose of serving other parcels, at locations mutually agreed upon by the owner of record at the time of installation and the utility company.
3. A public utility easement is hereby granted specifically to A.T. & T. NEVADA within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that parcel, with the right to exit that parcel with said utility facilities for the purpose of serving other parcels, at locations mutually agreed upon by the owner of record at the time of installation and the utility company.
4. Public utility easements are hereby granted 10 feet in width coincident with all dedicated street rights-of-ways, 5 feet in width coincident with all other exterior boundaries, and 10 feet in width centered on all interior lot lines.

COUNTY ASSESSOR'S CERTIFICATE

I, LURA DUVALL, Lander County Assessor, certify that the Assessor's Parcel Number shown on the plat is correct. (Assessor's Parcel Number 011-300-01).

Dated: _____
LURA DUVALL
LANDER COUNTY ASSESSOR

LANDER COUNTY SURVEYOR'S CERTIFICATE

I, ROBERT E. MORLEY, LANDER COUNTY SURVEYOR, have reviewed this map and have found it to be technically correct.

Robert E. Morley 8/31/2022
ROBERT E. MORLEY
LANDER COUNTY SURVEYOR

SURVEYORS CERTIFICATE

I, JOHN H. MILTON III, a PROFESSIONAL LAND SURVEYOR, licensed in the State of Nevada, do hereby certify that:

1. This plat represents the results of a survey conducted under my direct supervision at the instance of JACQUELINE AND RONALD J. NAVERAN.
2. The lands surveyed lie within Section 3, T.31N., R.45E., M.D.B.&M. in Lander County, Nevada, and the survey was during on June, 2022.
3. This plat complies with the applicable statutes of this state and any local ordinances in effect on the date that the survey was completed, 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.

John H. Milton III
JOHN H. MILTON III
Exp. 12-31-23
No. 5271
8-11-22

JOHN H. MILTON III
Professional Land Surveyor
Nevada 5271

OWNER'S CERTIFICATE

This is to certify that the undersigned, JACQUELINE NAVERAN and RONALD J. NAVERAN, are the record owners of the tract of land represented on this plat and that the same is executed in compliance with and subject to N.R.S. CHAPTER 278 and the LANDER COUNTY PARCEL MAP ORDINANCE, and do hereby offer without reservation all rights of way and easements as are designated and shown on this plat for the purpose of construction and maintenance of public utilities, drainage and access easements.

JACQUELINE NAVERAN RONALD J. NAVERAN

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA } S.S.
COUNTY OF _____ }
This instrument was acknowledged before me on this ____ day of _____, 2022 by JACQUELINE NAVERAN and RONALD J. NAVERAN.

NOTARY PUBLIC
My commission expires: _____

COUNTY TREASURER'S CERTIFICATE

I, JUSTIVIA JOHNSON, Lander County Treasurer, certify that all property taxes on the land for the fiscal year have been paid pursuant to N.R.S. 361A.265. (Assessor's Parcel Number 011-300-01).

Dated: _____
JUSTIVIA JOHNSON
LANDER COUNTY TREASURER

UTILITY COMPANY CERTIFICATE

The undersigned utility companies have reviewed this map and find that the utility easements designated and shown are adequate.

Sierra Pacific Power Company 8/31/22
SIERRA PACIFIC POWER COMPANY dba NV ENERGY DATED
Nevada Bell Telephone Company 8/31/22
NEVADA BELL TELEPHONE COMPANY dba AT&T OF NEVADA DATED

PLANNING COMMISSION CERTIFICATE

This PARCEL MAP has been reviewed and accepted by the PLANNING COMMISSION of LANDER COUNTY, NEVADA, for the purpose of land division.

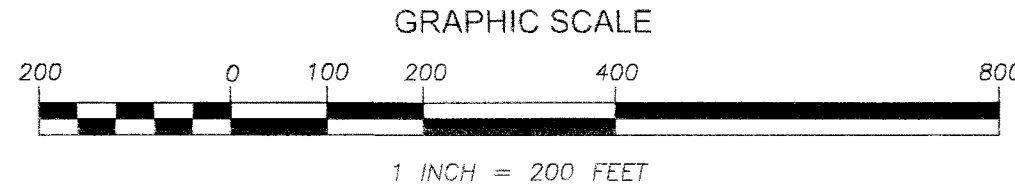
CHAIRMAN _____ DATED _____

LANDER COUNTY COMMISSIONERS CERTIFICATE

At a regular meeting of the LANDER COUNTY COMMISSIONER of LANDER COUNTY, NEVADA, held on the ____ day of _____, 2022, this map was approved as a PARCEL MAP pursuant to N.R.S. 278 and the LANDER COUNTY MAP ORDINANCE.

CHAIRMAN LANDER COUNTY COMMISSIONERS _____

Attest: LANDER COUNTY CLERK _____



PARCEL MAP
PREPARED FOR
JACQUELINE & RONALD J. NAVERAN

WITHIN SECTION 3, T.31N.,R.45E., M.D.B.&M.
LANDER COUNTY NEVADA

DESERT MOUNTAIN SURVEYING
GPS • Land • Water Rights • Boundary
146 West Second Street, Winnemucca, NV 89445
Telephone 775-623-4414 • E-MAIL: JOHN@DESERTMOUNTAIN.LAND

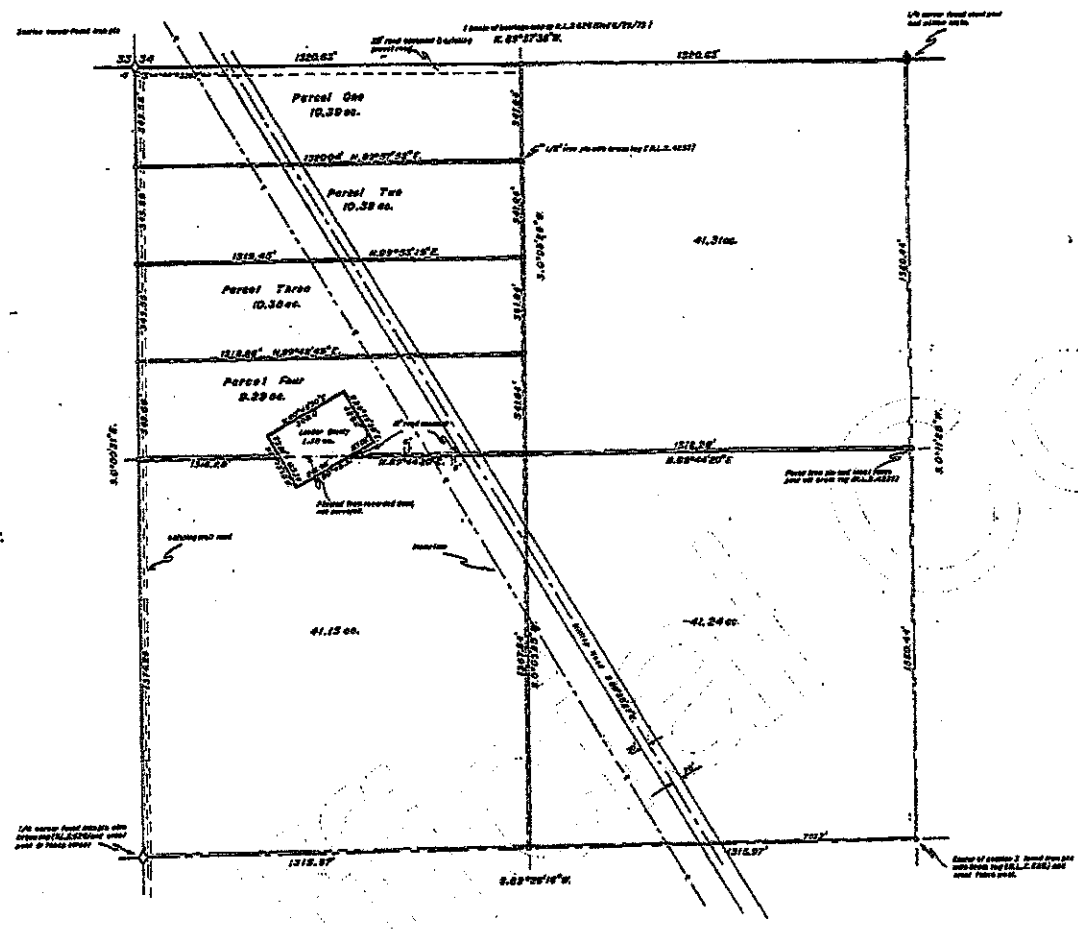
10-25-76
DRAWING NUMBER

85133
DRAWING NUMBER

143
DRAWING NUMBER

84
DRAWING NUMBER

230 BK 143 P 84



File Number _____
 Filed in the office of the Lander County Recorder this ____ day of _____
 1976 at _____ minutes past _____ o'clock _____ M. recorded at the request of _____
 Lander County Recorder

I, Robert H. Caldwell do hereby certify that this map is an accurate plot of lands surveyed by me on the 31st day of July 1976 at the request of Bruce Barrows and George Holden, that the monuments are of the character shown and occupy the positions indicated and enable the survey to be retraced.



This is to certify that the undersigned is the only party having any record title to the tract of land hereby subdivided and shown on this plat and to hereby grant permanent easements for streets and utility installations as shown herein.

Jessie E. Tyler
Robert H. Caldwell

Recommended for approval by the Lander County Planning Commission
 Chairman _____ 085134 REC 143 REC 84

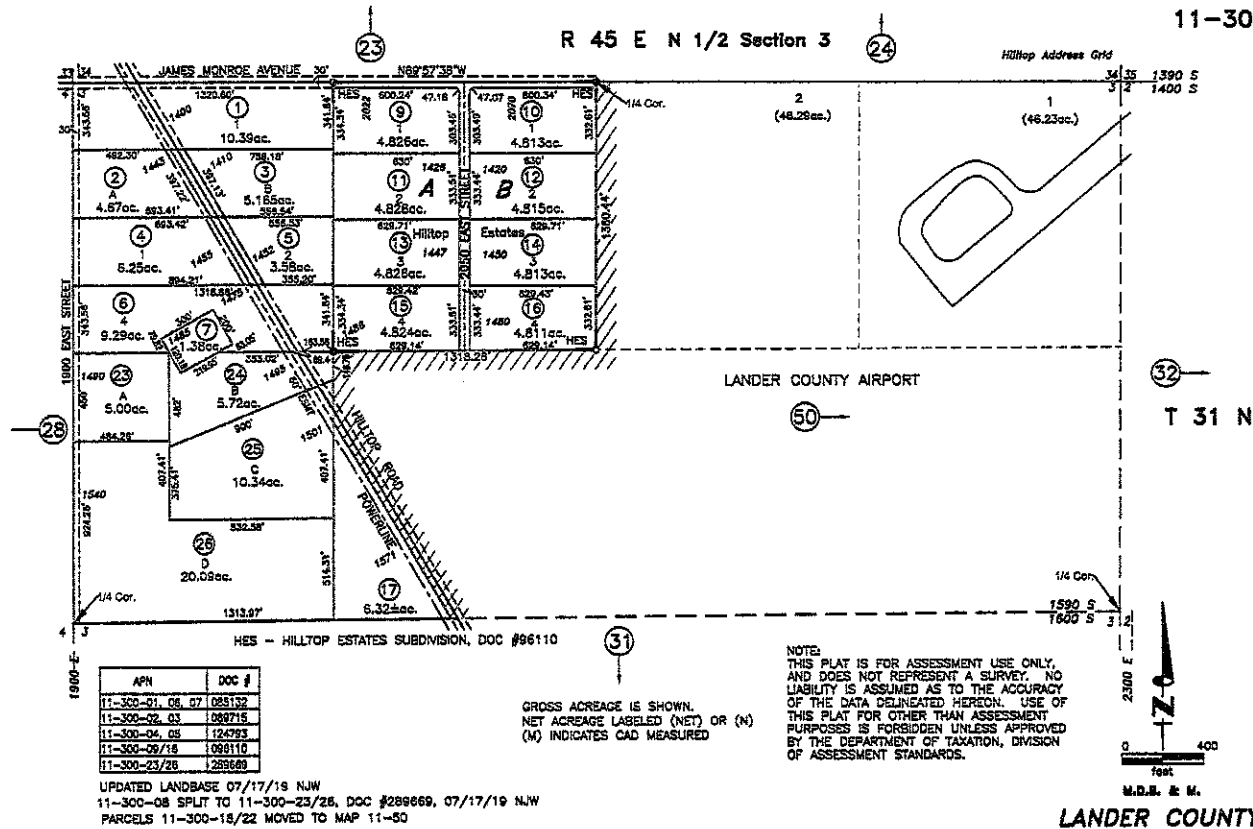
Approved by the Lander County Commissioners
 Chairman _____
 OFFICIAL RECORDS
 LANDER CO. NV
 RECORD ACQUIRED BY
 George B. Holden
 76 OCT 25 P 2: 39
 085134
 ESTEY, CALLEON
 76 OCT 25 P 2: 39

Scale 1" = 200'

Parcel Map & Record of Survey
 For
 Jessie E. Tyler
 1000 Windy Pass, Barstow, Calif.
 Section 3, T.31N., R.45E. M.D.B.M.
 Lander County Nevada

Book 143 Pg. 84

11-30





Stewart Title Company
810 Idaho St
Elko, NV 89801

Original
PRELIMINARY REPORT

Our Order No.: 1940468
Proposed Buyer/Borrower: Jacqueline Naveran
Seller:

Sales Price:
Loan Amount:

Property Address: 1400 Hilltop Road, Battle Mountain, NV 89820

Proposed Lender:

Today's Date: February 14, 2023

In response to the above referenced application for a policy of title insurance, Stewart Title Guaranty Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

A handwritten signature in cursive script that reads "Annette Scates".

Authorized Countersignature
Annette Scates, Title Officer

Dated as of February 3, 2023 at 8:00AM

When replying, please contact:

, Escrow Officer
Fax:
Email:

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

- ☐ 2006 ALTA Owner's Policy - Standard
- ☐ 2006 ALTA Owner's Policy - Extended
- ☐ 2021 ALTA Owner's Policy - Standard
- ☐ 2021 ALTA Owner's Policy - Extended
- ☐ 2013 ALTA Homeowners Policy
- ☐ 2021 ALTA Homeowners Policy
- ☐ ALTA Short Form Residential Loan Policy 12-3-12
- ☐ ALTA Short Form Residential Loan Policy - Current Assessments 7-1-21
- ☐ ALTA Short Form Residential Loan Policy - Assessments Priority 7-1-21
- ☐ ALTA Short Form Expanded Coverage Residential Loan Policy - Current Assessments 7-1-21
- ☐ ALTA Short Form Expanded Coverage Residential Loan Policy - Assessments Priority 7-1-21
- ☐ 2006 ALTA Loan Policy - Standard
- ☐ 2006 ALTA Loan Policy - Extended
- ☐ 2021 ALTA Loan Policy - Standard
- ☐ 2021 ALTA Loan Policy - Extended
- ☐ ALTA Expanded Coverage Residential Loan Policy - Current Assessments 7-1-21
- ☐ ALTA Expanded Coverage Residential Loan Policy - Assessments Priority 7-1-21
- ☒ Preliminary Report Only
- ☐

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

FEE

Title to said estate or interest at the date hereof is vested in:

Jacqueline Naveran and Ronald Joseph Naveran, husband and wife as joint tenants

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Lander, described as follows:

TOWNSHIP 31 NORTH, RANGE 45 EAST, M.D.B.&M.

Section 3: N1/2N1/2NW1/4NW1/4;

Also shown as Parcel One on that certain Parcel Map and Record of Survey for Jessie E. Tyler recorded October 25, 1976, as Document No. 85132.

EXCEPTING THEREFROM an undivided 2500/8528th interest in and to all oil, gas, casinghead gas, casinghead gasoline and other minerals conveyed to J. D. Blalack by deed recorded July 7, 1955, in Book 65, Page 468, Deed Records of Lander County, Nevada.

FURTHER EXCEPTING THEREFROM all oil, gas and other minerals and mineral rights reserved in deed from Nevada Land and Lease Co., a Nevada corporation, recorded February 21, 1958, in Book 67, Page 9, Deed Records of Lander County, Nevada.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

1. Taxes or assessments which are not now payable or 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; 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.
2. (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the matters excepted under (a), (b) or (c) are shown by the public records, (d) Indian tribal codes or regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Taxes for the fiscal year 2022 - 2023 have been paid in full in the amount of \$918.24
Assessors Parcel No.: 011-300-01
5. The Lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 361.260 of the NEVADA REVISED STATUTES.
6. Any taxes or assessments levied by reason of the fact that said land lies within the service area of the Lander County Hilltop Fire Department as disclosed by Ordinance recorded July 6, 1992 in Book 375, Page 548 Official records, Lander County, Nevada.
7. Rights incidental to the ownership and developments of the mineral interests excepted from the land described herein.
8. Reservations and Exceptions contained in a Deed from Central Pacific Railway Company
Recorded : January 15, 1931, in Book 58, Page 256,
Deed Records of Lander County, Nevada.
9. EASEMENT: An easement affecting the portion of said land, and for the purposes stated herein, and incidental purposes
Granted to : Sierra Pacific Power Company
Purpose : power line
Recorded : October 28, 1942, in Book 61, Page 424,
Deed Records of Lander County, Nevada.
10. Easements, rights and conditions contained in deed to J. D. Blalack, recorded July 7, 1955, in Book 65, Page 468, Deed Records of Lander County, Nevada.
11. EASEMENT: An easement affecting the portion of said land, and for the purposes stated herein, and incidental purposes
Granted to : Sierra Pacific Power Company and Nevada Bell
Purpose : communication and electric power line
Recorded : May 28, 1974, in Book 124, Page 151,
Official Records of Lander County, Nevada.

12. EASEMENT: An easement affecting the portion of said land, and for the purposes stated herein, and incidental purposes
Granted to : Bell Telephone Company of Nevada
Purpose : communication facilities
Recorded : June 17, 1977, in Book 148, Page 130,
Official Records of Lander County, Nevada.
13. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the parcel map referenced in the legal description contained herein.
14. EASEMENT: An easement affecting the portion of said land, and for the purposes stated herein, and incidental purposes
Granted to : Sierra Pacific Power Company
Purpose : electric power line
Recorded : March 29, 1984, in Book 235, Page 340,
Official Records of Lander County, Nevada.
15. EASEMENT: An easement affecting the portion of said land, and for the purposes stated herein, and incidental purposes
Granted to : Sierra Pacific Power Company
Purpose : electric transmission and communication facilities
Recorded : August 29, 1995, in Book 419, Page 472,
Official Records of Lander County, Nevada.
16. EASEMENT: An easement affecting the portion of said land, and for the purposes stated herein, and incidental purposes
Granted to : Nevada Bell
Purpose : communication facilities
Recorded : October 14, 1999, in Book 469, Page 388,
Official Records of Lander County, Nevada.

NOTE: This report is being issued at the request of the client and is not in response to a request for title insurance. Therefore, all references to title insurance in the printed matter of this report or attached hereto are hereby cancelled. All liability assumed hereby is strictly limited to the amount of the fee paid by the client named herein. Any other parties using the information contained herein do so at their own risk.

END OF EXCEPTIONS

REQUIREMENTS AND NOTES

1. Show that restrictions or restrictive covenants have not been violated.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be issued.
3. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.
4. Pay the premiums, fees and charges for the policy.
5. Pay all taxes, charges, and assessments affecting the land that are due and payable.
6. Documents satisfactory to us creating the interest in the land and the mortgage to be insured must be signed delivered and recorded.
7. Tell us in writing the name of any one not referred to in this Prelim who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
8. Record instrument(s) conveying or encumbering the estate or interest to be insured, briefly described:

Documents necessary to close the within transaction

9. After the review of all the required documents, the Company reserves the right to add additional items and/or make additional requirements prior to the issuances of any policy of title insurance.
10. NOTE: This report is being issued at the request of the client and is not in response to a request for title insurance. Therefore, all references to title insurance in the printed matter of this report or attached hereto are hereby cancelled. All liability assumed hereby is strictly limited to the amount of the fee paid by the client named herein. Any other parties using the information contained herein do so at their own risk.

END OF REQUIREMENTS AND NOTES