



AGENDA

CITY COUNCIL MEETING

55 West Williams Avenue Fallon, NV

August 22, 2023 at 9:00 AM

The Honorable City Council will meet in a special meeting on August 22, 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. Public hearing for Bill No. 794 : An ordinance providing for the annexation three parcels of real property totaling 5.0 acres, more or less, located at 1700 Harrigan Road, 875 Wood Drive, and 865 Wood Drive and contiguous to the corporate limits of the City of Fallon, Nevada, and for other matters properly related thereto. **(For discussion only)**

5. Consideration and possible adoption of Bill 794 as Ordinance 776: An ordinance providing for the annexation three parcels of real property totaling 5.0 acres, more or less, located at 1700 Harrigan Road, 875 Wood Drive, and 865 Wood Drive and contiguous to the corporate limits of the City of Fallon, Nevada, and related annexation agreements. **(For possible action)**

6. Public Comments **(For discussion only)**

7. Council and Staff Reports (**For discussion only**)

8. 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 August 17, 2023 at City Hall, District Court Building, Churchill County Office Complex, Churchill County Public Library and posted to the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>). 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 (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>).

/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: August 10, 2023
 AGENDA DATE: August 22, 2023
 TO: The Honorable City Council
 FROM: Sean Rowe, Deputy City Attorney
 AGENDA ITEM TITLE: Public hearing for Bill No. 794 : An ordinance providing for the annexation three parcels of real property totaling 5.0 acres, more or less, located at 1700 Harrigan Road, 875 Wood Drive, and 865 Wood Drive and contiguous to the corporate limits of the City of Fallon, Nevada, and for other matters properly related thereto. **(For discussion only)**

TYPE OF ACTION REQUESTED:

- Resolution
- Ordinance
- Formal Action/Motion
- Other – Discussion Only

RECOMMENDED COUNCIL ACTION: None in this agenda item, it is for the public hearing for Bill No. 794 only.

DISCUSSION: Bill No. 794 was introduced at the City Council’s properly noticed regular meeting on August 1, 2023. Notice of the deposit of copies of the proposed ordinance and the public hearing date was duly published in The Fallon Post on August 4, 2023. The proposed ordinance, as introduced, and Proof and Statement of Publication of the Notice of Deposit of Copies and Public Hearing to Adopt Bill No. 794 are attached to this coversheet. This agenda item represents the public’s opportunity to comment on the proposed ordinance and to present relevant information and materials to the Council.

PREPARED BY: Sean Rowe, Deputy City Attorney

BILL NO. 794

ORDINANCE NO. 776

AN ORDINANCE PROVIDING FOR THE ANNEXATION THREE PARCELS OF REAL PROPERTY TOTALING 5.0 ACRES, MORE OR LESS, LOCATED AT 1700 HARRIGAN ROAD, 875 WOOD DRIVE, AND 865 WOOD DRIVE AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF FALLON, NEVADA, AND FOR OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, NRS 268.670 provides authority for the City Council, subject to the provisions of NRS 268.663, and after notifying the Board of County Commissioners of its intention, to annex contiguous territory if 100 percent of the owners of record of individual parcels of land sign a petition requesting the City Council to annex such area to the City; and

WHEREAS, the respective owners of record of 1700 Harrigan Road, a parcel of land consisting of 2.7 acres, 875 Wood Drive, a parcel of land consisting of 1.17 acres, AND 865 Wood Drive, a parcel of land consisting of 1.13 acres, more or less (collectively referred to as the "Parcels"), have presented signed Petitions requesting the City Council to annex the Parcels to the City; and

WHEREAS the respective owners of the Parcels have further authorized Westex Consulting Engineers, LLC, to request annexation on their behalf;

WHEREAS, Westex Consulting Engineers, LLC, has caused an accurate map of said 5.0 acres, more or less, to be made under the supervision of a licensed surveyor and has filed a copy of said map with the City of Fallon; and

WHEREAS, the City of Fallon has provided notice to the Board of Churchill County Commissioners of its intention to annex such parcel; and

WHEREAS, the Parcels are contiguous to the existing corporate limits of the City of Fallon as the Parcels are conterminous with the boundary of the City of Fallon; and

WHEREAS, the property owners and Westex Consulting Engineers, LLC, has requested that, upon annexation, zoning of the annexed parcels be set as R-C Transition Use Residential District as set forth in the Fallon Municipal Code; and

WHEREAS, each parcel owner has entered into an Annexation Agreement with the City of Fallon; and

WHEREAS, the proposed annexation and the terms and conditions of the Annexation Agreements are in the best interests of the citizens of the City of Fallon.

NOW, THEREFORE, the City Council of the City of Fallon do ordain as follows:

Parcel 1: 1700 Harrigan Road, Fallon, NV

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

Commencing at the intersection of the center lines of the Truckee-Carson Irrigation District "L" Line Canal and the Lincoln Highway (now known as Harrigan Road); the said intersection conforming to the Southeast Corner of Section 31, Township 19 North, Range 29 East, MDB&M; thence North a distance of 75 feet on the center line of said highway; thence West a distance of 50 feet on the North boundary line of said "L" Line Canal to the point of beginning and the Southeast corner of the parcel; thence Northerly along the West boundary line of said highway a distance of 412 feet to the Northeast corner of the parcel; thence Westerly deflecting to the left $96^{\circ}17'$ a distance of 346.2 feet to the Northwest corner of the parcel; thence Southerly along the East line of the Heath parcel a distance of 378 feet more or less to the North boundary line of said canal and the Southwest corner of the parcel; thence Easterly along said canal a distance of 318 feet to the true point of beginning.

Note: The above Metes and Bounds description appeared previously in that certain document recorded July 5, 2022, under Document No. 497237.

Said Annexation Parcel contains 2.7 acres of land, more or less

Parcel 2: 875 Wood Drive, Fallon, NV

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

A parcel of land in the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 19 North, Range 29 East, M.D.B.&M., more particularly bounded and described as follows:

Commencing at the intersection of the centerline of the Truckee-Carson Irrigation District "L" Line Canal and U.S. Highway No. 50, said intersection conforming to the Southeast corner of Section Thirty-One (31), Township Nineteen (19) North, Range Twenty-Nine (29) East, M.D.B.&M.; running thence North 75 feet on said centerline of U.S. Highway No. 50; thence West 50 feet along the North boundary line of said "L" Line Canal to the Western line of said U.S. Highway No. 50; thence Northerly at right angles along the Western line of said U.S. Highway No. 50 a distance of 412 feet; thence Westerly, deflecting to the left through an angle of $96^{\circ}17'$ a distance of 346.2 feet to the true point of beginning, said true point of beginning being the Northeast corner of the parcel of land described in the Deed to Otis L. Heath and wife, recorded in Book 24, Page 334 of Deeds; thence Westerly along the Northern line of said Heath parcel 140.5 feet; thence Southerly, deflecting to the left through an angle of $92^{\circ}02'$ a distance of 362.2 feet, more or less, to said North boundary line of said canal; thence Easterly along the last mentioned line to the Eastern line of said Heath Parcel; thence Northerly 378 feet, more or less along the last mentioned line to the true point of beginning.

Note: The above Metes and Bounds description appeared previously in that certain document recorded March 1, 2006, under Document No. 379449.

Said Annexation Parcel contains 1.17 acres of land, more or less

Parcel 3: 865 Wood Drive, Fallon, NV

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

Commencing at the intersection of the center line of the TCID "L" Line Canal and the Lincoln Highway (U.S. Route 50) the said intersection conforming to the SE corner of Section 31, Township 19 North, Range 29 East, MDB&M; running thence N 75 feet on the center line of the said highway; thence W 50 feet on the N boundary line of the said "L" Line Canal; thence right 90°, 412 feet along the W boundary line of the said highway; thence left 96°17', 346.2 feet to the place of beginning; thence Westerly as the same degree and minute aforesaid, 281 feet to the NW corner of the parcel; thence left 91°02', 346.5 feet to the North boundary line of the said canal right of way, the SW corner of the parcel; thence left 82°41', 261 feet along the North boundary line of said canal to the SE corner of said parcel; thence Northerly 378 feet, more or less, to the point of beginning.

Excepting therefrom a parcel of land in the SE 1/4 of the SE 1/4 of Section 31, Township 19 North, Range 29 East, MDB&M, more particularly bounded and described as follows:

Commencing at the intersection of the centerline of the Truckee-Carson Irrigation District "L" Line Canal and U.S. Highway No. 50, said intersection conforming to the SE corner of Section 31, Township 19 North, Range 29 East, MDB&M; running thence North 75 feet on said centerline of U.S. Highway No. 50; thence West 50 feet along the North boundary line of said "L" Line Canal to the Western line of said U.S. Highway No. 50; thence Northerly at right angles along the Western line of said U.S. Highway No. 50 a distance of 412 feet; thence Westerly, deflecting to the left through an angle of 96°17' a distance of 346.2 feet to the true point of beginning, said true point of beginning being the NE corner of the parcel of land described in Deed to Otis L. Heath and wife, recorded in Book 24, Page 334, of Deeds; thence Westerly along the Northern line of said Heath parcel 140.5 feet; thence Southerly, deflecting to the left through an angle of 92°02' a distance of 362.2 feet, more or less, to the said North boundary line of said canal; thence Easterly along the last mentioned line to the Eastern line of said Heath parcel; thence Northerly 378 feet, more or less, along the last mentioned line to the true point of beginning.

Note: The above Metes and Bounds description appeared previously in that certain document recorded January 2, 1986, under Document No. 217357.

Said Annexation Parcel contains 1.13 acres of land, more or less

The afore-described parcels are hereby annexed to the City of Fallon, and the said territory hereinbefore described shall be deemed and held to be a part of said City of Fallon and the inhabitants thereof shall hereafter enjoy the privileges and benefits of such annexation and be subject to the ordinances and regulations of the City of Fallon.

SECTION II

That zoning for the annexed parcel is hereby set as R-C Transition Use Residential District as set forth in the Fallon Municipal Code.

SECTION III

That this ordinance shall be in full force and effect from and after passage, approval and publication as required by law.

Proposed by:

Passed and adopted this _____ day of _____, 2023.

Ayes: _____

Nays: _____

Absent: _____

KEN TEDFORD
Mayor

ATTEST: _____
SEAN RICHARDSON
City Clerk/Treasurer

THE FALLON POST



Legal Notice Account
Nicole Dooley
City of Fallon
55 W. Williams Ave.
Fallon, Nevada 89406

Rachel Dahl says:
That she is the legal clerk of
The Fallon Post, a newspaper published
Friday in Fallon, in the State of Nevada

Copy Line:
Public Notice - Bill #794

Ad #: 6104
of which a copy is hereto attached, was
published in said newspaper for the full
required period, of Aug 4, 2023 all days
inclusive.

A handwritten signature in red ink, appearing to be "Ra", is written above the signature line.

Signed: _____
Date: Aug 4, 2023 State of Nevada,
Fallon

This is an original electronic affidavit.
Price: \$60.73

**City of Fallon
Notice of Deposit of Copies and
Public Hearing to adopt Bill No.
794**

Notice is hereby given that the Honorable City Council of the City of Fallon will hold a Public Hearing on Tuesday, August 22, 2023, at 9:00 a.m. in the City Council Chambers, City Hall, 55 West Williams Avenue, Fallon, Nevada 89406, to consider possible adoption of Bill No. 794.

Bill No. 788, if adopted as an Ordinance, provides for the annexation of three parcels of real property totaling 5.0 acres, more or less, located at 1700 Harrigan Road, 875 Wood Drive, and 865 Wood Drive which are contiguous to the corporate limits of the City of Fallon, Nevada.

Notice is hereby further given that copies of Bill No. 794 have been deposited with the City Clerk, City Hall, 55 West Williams Avenue, Fallon, Nevada 89406, for public examination and distribution upon request. Members of the public may request a copy of the Bill by contacting Elsie Lee, Deputy City Clerk, at (775) 423-5104 or elee@fallonnevada.gov.

Published in *The Fallon Post* on Aug 4, 2023. Ad #6104





CITY OF FALLON REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: August 10, 2023
 AGENDA DATE: August 22, 2023
 TO: The Honorable City Council
 FROM: Sean Rowe, Deputy City Attorney
 AGENDA ITEM TITLE: Consideration and possible adoption of Bill 794 as Ordinance 776: An ordinance providing for the annexation three parcels of real property totaling 5.0 acres, more or less, located at 1700 Harrigan Road, 875 Wood Drive, and 865 Wood Drive and contiguous to the corporate limits of the City of Fallon, Nevada, and related annexation agreements. **(For possible action)**

TYPE OF ACTION REQUESTED:

- | | |
|---|--|
| <input type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Ordinance |
| <input type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other – Discussion Only |

RECOMMENDED COUNCIL ACTION: Motion to adopt Bill No. 794 as Ordinance No. 776: An ordinance providing for the annexation three parcels of real property totaling 5.0 acres, more or less, located at 1700 Harrigan Road, 875 Wood Drive, and 865 Wood Drive and contiguous to the corporate limits of the City of Fallon, Nevada, and related annexation agreements.

DISCUSSION: This agenda item represents the Council’s opportunity to consider the proposed ordinance as they see fit. The Council is free to adopt the Bill as introduced or to amend the Bill, in any respect, prior to its adoption. The proposed ordinance is attached to this coversheet.

PREPARED BY: Sean Rowe, Deputy City Attorney

BILL NO. 794

ORDINANCE NO. 776

AN ORDINANCE PROVIDING FOR THE ANNEXATION THREE PARCELS OF REAL PROPERTY TOTALING 5.0 ACRES, MORE OR LESS, LOCATED AT 1700 HARRIGAN ROAD, 875 WOOD DRIVE, AND 865 WOOD DRIVE AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF FALLON, NEVADA, AND FOR OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, NRS 268.670 provides authority for the City Council, subject to the provisions of NRS 268.663, and after notifying the Board of County Commissioners of its intention, to annex contiguous territory if 100 percent of the owners of record of individual parcels of land sign a petition requesting the City Council to annex such area to the City; and

WHEREAS, the respective owners of record of 1700 Harrigan Road, a parcel of land consisting of 2.7 acres, 875 Wood Drive, a parcel of land consisting of 1.17 acres, AND 865 Wood Drive, a parcel of land consisting of 1.13 acres, more or less (collectively referred to as the "Parcels"), have presented signed Petitions requesting the City Council to annex the Parcels to the City; and

WHEREAS the respective owners of the Parcels have further authorized Westex Consulting Engineers, LLC, to request annexation on their behalf;

WHEREAS, Westex Consulting Engineers, LLC, has caused an accurate map of said 5.0 acres, more or less, to be made under the supervision of a licensed surveyor and has filed a copy of said map with the City of Fallon; and

WHEREAS, the City of Fallon has provided notice to the Board of Churchill County Commissioners of its intention to annex such parcel; and

WHEREAS, the Parcels are contiguous to the existing corporate limits of the City of Fallon as the Parcels are conterminous with the boundary of the City of Fallon; and

WHEREAS, the property owners and Westex Consulting Engineers, LLC, has requested that, upon annexation, zoning of the annexed parcels be set as R-C Transition Use Residential District as set forth in the Fallon Municipal Code; and

WHEREAS, each parcel owner has entered into an Annexation Agreement with the City of Fallon; and

WHEREAS, the proposed annexation and the terms and conditions of the Annexation Agreements are in the best interests of the citizens of the City of Fallon.

NOW, THEREFORE, the City Council of the City of Fallon do ordain as follows:

Parcel 1: 1700 Harrigan Road, Fallon, NV

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

Commencing at the intersection of the center lines of the Truckee-Carson Irrigation District "L" Line Canal and the Lincoln Highway (now known as Harrigan Road); the said intersection conforming to the Southeast Corner of Section 31, Township 19 North, Range 29 East, MDB&M; thence North a distance of 75 feet on the center line of said highway; thence West a distance of 50 feet on the North boundary line of said "L" Line Canal to the point of beginning and the Southeast corner of the parcel; thence Northerly along the West boundary line of said highway a distance of 412 feet to the Northeast corner of the parcel; thence Westerly deflecting to the left $96^{\circ}17'$ a distance of 346.2 feet to the Northwest corner of the parcel; thence Southerly along the East line of the Heath parcel a distance of 378 feet more or less to the North boundary line of said canal and the Southwest corner of the parcel; thence Easterly along said canal a distance of 318 feet to the true point of beginning.

Note: The above Metes and Bounds description appeared previously in that certain document recorded July 5, 2022, under Document No. 497237.

Said Annexation Parcel contains 2.7 acres of land, more or less

Parcel 2: 875 Wood Drive, Fallon, NV

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

A parcel of land in the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 19 North, Range 29 East, M.D.B.&M., more particularly bounded and described as follows:

Commencing at the intersection of the centerline of the Truckee-Carson Irrigation District "L" Line Canal and U.S. Highway No. 50, said intersection conforming to the Southeast corner of Section Thirty-One (31), Township Nineteen (19) North, Range Twenty-Nine (29) East, M.D.B.&M.; running thence North 75 feet on said centerline of U.S. Highway No. 50; thence West 50 feet along the North boundary line of said "L" Line Canal to the Western line of said U.S. Highway No. 50; thence Northerly at right angles along the Western line of said U.S. Highway No. 50 a distance of 412 feet; thence Westerly, deflecting to the left through an angle of $96^{\circ}17'$ a distance of 346.2 feet to the true point of beginning, said true point of beginning being the Northeast corner of the parcel of land described in the Deed to Otis L. Heath and wife, recorded in Book 24, Page 334 of Deeds; thence Westerly along the Northern line of said Heath parcel 140.5 feet; thence Southerly, deflecting to the left through an angle of $92^{\circ}02'$ a distance of 362.2 feet, more or less, to said North boundary line of said canal; thence Easterly along the last mentioned line to the Eastern line of said Heath Parcel; thence Northerly 378 feet, more or less along the last mentioned line to the true point of beginning.

Note: The above Metes and Bounds description appeared previously in that certain document recorded March 1, 2006, under Document No. 379449.

Said Annexation Parcel contains 1.17 acres of land, more or less

Parcel 3: 865 Wood Drive, Fallon, NV

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

Commencing at the intersection of the center line of the TCID "L" Line Canal and the Lincoln Highway (U.S. Route 50) the said intersection conforming to the SE corner of Section 31, Township 19 North, Range 29 East, MDB&M; running thence N 75 feet on the center line of the said highway; thence W 50 feet on the N boundary line of the said "L" Line Canal; thence right 90°, 412 feet along the W boundary line of the said highway; thence left 96°17', 346.2 feet to the place of beginning; thence Westerly as the same degree and minute aforesaid, 281 feet to the NW corner of the parcel; thence left 91°02', 346.5 feet to the North boundary line of the said canal right of way, the SW corner of the parcel; thence left 82°41', 261 feet along the North boundary line of said canal to the SE corner of said parcel; thence Northerly 378 feet, more or less, to the point of beginning.

Excepting therefrom a parcel of land in the SE 1/4 of the SE 1/4 of Section 31, Township 19 North, Range 29 East, MDB&M, more particularly bounded and described as follows:

Commencing at the intersection of the centerline of the Truckee-Carson Irrigation District "L" Line Canal and U.S. Highway No. 50, said intersection conforming to the SE corner of Section 31, Township 19 North, Range 29 East, MDB&M; running thence North 75 feet on said centerline of U.S. Highway No. 50; thence West 50 feet along the North boundary line of said "L" Line Canal to the Western line of said U.S. Highway No. 50; thence Northerly at right angles along the Western line of said U.S. Highway No. 50 a distance of 412 feet; thence Westerly, deflecting to the left through an angle of 96°17' a distance of 346.2 feet to the true point of beginning, said true point of beginning being the NE corner of the parcel of land described in Deed to Otis L. Heath and wife, recorded in Book 24, Page 334, of Deeds; thence Westerly along the Northern line of said Heath parcel 140.5 feet; thence Southerly, deflecting to the left through an angle of 92°02' a distance of 362.2 feet, more or less, to the said North boundary line of said canal; thence Easterly along the last mentioned line to the Eastern line of said Heath parcel; thence Northerly 378 feet, more or less, along the last mentioned line to the true point of beginning.

Note: The above Metes and Bounds description appeared previously in that certain document recorded January 2, 1986, under Document No. 217357.

Said Annexation Parcel contains 1.13 acres of land, more or less

The afore-described parcels are hereby annexed to the City of Fallon, and the said territory hereinbefore described shall be deemed and held to be a part of said City of Fallon and the inhabitants thereof shall hereafter enjoy the privileges and benefits of such annexation and be subject to the ordinances and regulations of the City of Fallon.

SECTION II

That zoning for the annexed parcel is hereby set as R-C Transition Use Residential District as set forth in the Fallon Municipal Code.

SECTION III

That this ordinance shall be in full force and effect from and after passage, approval and publication as required by law.

Proposed by:

Passed and adopted this _____ day of _____, 2023.

Ayes: _____

Nays: _____

Absent: _____

KEN TEDFORD
Mayor

ATTEST: _____
SEAN RICHARDSON
City Clerk/Treasurer

I hereby affirm that this document submitted for recording does not contain a social security number.

Signed: _____
Derek Zimney, City Engineer

Assessor’s Parcel #: 007-771-13

RECORDING REQUESTED BY AND RETURN TO:
City of Fallon
55 West Williams Avenue
Fallon, Nevada 89406

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT is made and entered into this _____ day of _____, 2023, by and between the CITY OF FALLON, a Municipal Corporation of the State of Nevada (“the City”), and Big Horn Property Owner, LLC, a limited liability company organized under the laws of the State of Nevada, and located in Maricopa County, Arizona (“the Owners”).

WITNESSETH

WHEREAS, the Owners are desirous of annexing a certain parcel of land (“the Property”) into the City of Fallon, located at 1700 Harrigan Road, Fallon, Nevada, and more particularly described as follows:

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

Commencing at the intersection of the center lines of the Truckee-Carson Irrigation District “L” Line Canal and the Lincoln Highway (now known as Harrigan Road); the said intersection conforming to the Southeast Corner of Section 31, Township 19 North, Range 29 East, MDB&M; thence North a distance of 75 feet on the center line of said highway; thence West a distance of 50 feet on the North boundary line of said “L” Line Canal to the point of beginning and the Southeast corner of the parcel; thence Northerly along the West boundary line of said highway a distance of 412 feet to the Northeast corner of the parcel; thence Westerly deflecting to the left 96°17’ a distance of 346.2 feet to the Northwest corner of the parcel; thence Southerly along the East line of the Heath parcel a distance of 378 feet more or less to the North boundary line of said canal and the Southwest corner of the parcel; thence

Easterly along said canal a distance of 318 feet to the true point of beginning.

Note: The above Metes and Bounds description appeared previously in that certain document recorded July 5, 2022, under Document No. 497237.

Said Annexation Parcel contains 2.7 acres of land, more or less

WHEREAS, the City operates water, sewer and electric utility systems and the Property is contiguous to the existing boundaries of the corporate limits of the City, and otherwise a proper subject of annexation in accordance with the provisions of Nevada law; and

WHEREAS, the City has adequate utility system capacity to connect the Owner's property to the City's water, sewer and electric utility systems subject to certain extensions of water, sewer and electric lines; and

WHEREAS, the Fallon Municipal Code of Fallon, Nevada, 1977, as amended ("FMC") provides for certain improvements to be made by an applicant upon annexation of properties into the City, including, but not limited to, improvements relating to water lines, sewer lines, electric lines, streets, street lights, curbs, gutters, sidewalks and storm drains; and

WHEREAS, the FMC provides that upon annexation of properties into the City, all buildings and facilities constructed therefore must be served with City utilities including, but not limited to, water (including water treatment), sewer, electric, garbage collection and landfill services; and

WHEREAS, the Owner hereby requests that upon annexation the zoning of the Property be set as R-C Transition Use Residential District as set forth in the Fallon Municipal Code.

NOW, THEREFORE, in consideration of the premises, including the herein stated financial obligations and covenants of the Owner, together with the mutual promises of the parties hereinafter stated, it is understood and agreed as follows, to wit:

1. The City will initiate and accomplish the procedures required by law for the annexation of the Property, in accordance with the provisions of NRS 268.636 et. seq.
2. The Owner agrees to connect, at its expense, all future improvements and buildings requiring water, sewer and electric service to City utilities, including payment of the utility connection fees in effect at the time of development of the Property within twelve (12) months of annexation unless otherwise agreed to by the City in writing.
3. The Owner agrees to pay any and all costs to connect the Property to electric service including, but not limited to, any costs incurred by the City to effectuate the transfer of electrical service from Nevada Energy to the City's electrical system.
4. The Owner agrees to provide all necessary easements on the Property for such

utility connections.

5. The Owner shall pay to the City a fee of Three Thousand Dollars (\$3,000.00) at the time of annexation, said fee being the initial fee for one unit of water rights in lieu of the dedication of underground water rights. The Owner or their successors in interest shall also pay such additional water right dedication fees as are required for future development of the Property that requires more than one unit of water rights or subsequent divisions or development of the Property as applicable.

6. The Owner shall install the improvements and connections required by this Annexation Agreement and the FMC in accordance with City of Fallon specifications at no cost to the City.

7. The Owner agrees that the zoning for the Property shall be set by the Fallon City Council and subject to the provisions of the FMC.

8. The Owner acknowledges and agrees that each of the aforesaid conditions imposed on Owner, whether of a financial or a performance nature, are conditions precedent to acceptance of the Property for annexation and to receipt of the above-described City municipal utility services.

9. In the event that Owner fails to fulfill the obligations and covenants as herein provided, the City shall have the right to take any action provided under law or equity to enforce the terms of this Annexation Agreement, including, but not limited to, completing and performing any of such obligations and/or de-annexing the Property and charging Owner the costs therefore with the right to levy a lien on the Property as may be proper to collect any such expenditures incurred by the City.

10. The validity, construction and enforceability of this Annexation Agreement shall be governed in all respects by the laws of the State of Nevada applicable to agreements negotiated, executed and performed in Nevada by Nevada residents, whether one or more of the parties shall now be, or hereafter become, a resident of another state. In any action to enforce the terms of this Annexation Agreement, venue shall be exclusively in the Tenth Judicial District Court in and for Churchill County, Nevada.

11. The persons executing this Annexation Agreement below on behalf of the parties hereby represent and warrant that they have all requisite and necessary power and authority to execute and bind the parties, respectively.

THIS AGREEMENT shall be recorded in the Official Records of Churchill County, Nevada and shall constitute a covenant running with the land and shall be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the day and year first written above.

OWNER

CITY OF FALLON

I hereby affirm that this document submitted for recording does not contain a social security number.

Signed: _____
Derek Zimney, City Engineer

Assessor’s Parcel #s: 007-771-15

RECORDING REQUESTED BY AND RETURN TO:
City of Fallon
55 West Williams Avenue
Fallon, Nevada 89406

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT is made and entered into this _____ day of _____, 2023, by and between the CITY OF FALLON, a Municipal Corporation of the State of Nevada (“the City”), and Jerry N. Mayfield, a single man of Fallon, Nevada, and Karla K. Kent, a single woman of Fallon, Nevada (“the Owners”).

WITNESSETH

WHEREAS, the Owners are desirous of annexing a certain parcel of land (“the Property”) into the City of Fallon, located at 865 Wood Drive, Fallon, Nevada, and more particularly described as follows:

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

Commencing at the intersection of the center line of the TCID “L” Line Canal and the Lincoln Highway (U.S. Route 50) the said intersection conforming to the SE corner of Section 31, Township 19 North, Range 29 East, MDB&M; running thence N 75 feet on the center line of the said highway; thence W 50 feet on the N boundary line of the said “L” Line Canal; thence right 90°, 412 feet along the W boundary line of the said highway; thence left 96°17’, 346.2 feet to the place of beginning; thence Westerly as the same degree and minute aforesaid, 281 feet to the NW corner of the parcel; thence left 91°02’, 346.5 feet to the North boundary line of the said canal right of way, the SW corner of the parcel; thence left 82°41’, 261 feet along the North boundary line of said canal to the SE corner of said parcel; thence Northerly 378 feet, more or less, to the point of beginning.

Excepting therefrom a parcel of land in the SE 1/4 of the SE 1/4 of Section 31, Township 19 North, Range 29 East, MDB&M, more

particularly bounded and described as follows:

Commencing at the intersection of the centerline of the Truckee-Carson Irrigation District "L" Line Canal and U.S. Highway No. 50, said intersection conforming to the SE corner of Section 31, Township 19 North, Range 29 East, MDB&M; running thence North 75 feet on said centerline of U.S. Highway No. 50; thence West 50 feet along the North boundary line of said "L" Line Canal to the Western line of said U.S. Highway No. 50; thence Northerly at right angles along the Western line of said U.S. Highway No. 50 a distance of 412 feet; thence Westerly, deflecting to the left through an angle of 96°17' a distance of 346.2 feet to the true point of beginning, said true point of beginning being the NE corner of the parcel of land described in Deed to Otis L. Heath and wife, recorded in Book 24, Page 334, of Deeds; thence Westerly along the Northern line of said Heath parcel 140.5 feet; thence Southerly, deflecting to the left through an angle of 92°02' a distance of 362.2 feet, more or less, to the said North boundary line of said canal; thence Easterly along the last mentioned line to the Eastern line of said Heath parcel; thence Northerly 378 feet, more or less, along the last mentioned line to the true point of beginning.

Note: The above Metes and Bounds description appeared previously in that certain document recorded January 2, 1986, under Document No. 217357.

Said Annexation Parcel contains 1.13 acres of land, more or less

WHEREAS, the City operates water, sewer and electric utility systems and the Property is contiguous to the existing boundaries of the corporate limits of the City, and otherwise a proper subject of annexation in accordance with the provisions of Nevada law; and

WHEREAS, the City has adequate utility system capacity to connect the Owner's property to the City's water, sewer and electric utility systems subject to certain extensions of water, sewer and electric lines; and

WHEREAS, the Fallon Municipal Code of Fallon, Nevada, 1977, as amended ("FMC") provides for certain improvements to be made by an applicant upon annexation of properties into the City, including, but not limited to, improvements relating to water lines, sewer lines, electric lines, streets, street lights, curbs, gutters, sidewalks and storm drains; and

WHEREAS, the FMC provides that upon annexation of properties into the City, all buildings and facilities constructed therefore must be served with City utilities including, but not limited to, water (including water treatment), sewer, electric, garbage collection and landfill services; and

WHEREAS, the Owner hereby requests that upon annexation the zoning of the

Property be set as R-C Transition Use Residential District as set forth in the Fallon Municipal Code.

NOW, THEREFORE, in consideration of the premises, including the herein stated financial obligations and covenants of the Owner, together with the mutual promises of the parties hereinafter stated, it is understood and agreed as follows, to wit:

1. The City will initiate and accomplish the procedures required by law for the annexation of the Property, in accordance with the provisions of NRS 268.636 et. seq.
2. The Owners agree to connect, at their expense, all buildings requiring water, sewer and electric service to City utilities, including payment of the utility connection fees in effect at the time of development of the Property within twelve (12) months of annexation unless otherwise agreed to by the City in writing.
3. The Owner agrees to pay any and all costs to connect the Property to electric service including, but not limited to, any costs incurred by the City to effectuate the transfer of electrical service from Nevada Energy to the City's electrical system.
4. The Owner agrees to provide all necessary easements on the Property for such utility connections.
5. The Owner shall pay to the City a fee of Three Thousand Dollars (\$3,000.00) at the time of annexation, said fee being the initial fee for one unit of water rights in lieu of the dedication of underground water rights. The Owner or their successors in interest shall also pay such additional water right dedication fees as are required for future development of the Property that requires more than one unit of water rights or subsequent divisions or development of the Property as applicable.
6. The Owner shall install the improvements and connections required by this Annexation Agreement and the FMC in accordance with City of Fallon specifications at no cost to the City.
7. The Owner agrees that the zoning for the Property shall be set by the Fallon City Council and subject to the provisions of the FMC.
8. The Owner acknowledges and agrees that each of the aforesaid conditions imposed on Owner, whether of a financial or a performance nature, are conditions precedent to acceptance of the Property for annexation and to receipt of the above-described City municipal utility services.
9. In the event that Owner fails to fulfill the obligations and covenants as herein provided, the City shall have the right to take any action provided under law or equity to enforce the terms of this Annexation Agreement, including, but not limited to, completing and performing any of such obligations and/or de-annexing the Property and charging Owner the costs therefore with the right to levy a lien on the Property as may be proper to collect any such expenditures incurred by the City.

10. The validity, construction and enforceability of this Annexation Agreement shall be governed in all respects by the laws of the State of Nevada applicable to agreements negotiated, executed and performed in Nevada by Nevada residents, whether one or more of the parties shall now be, or hereafter become, a resident of another state. In any action to enforce the terms of this Annexation Agreement, venue shall be exclusively in the Tenth Judicial District Court in and for Churchill County, Nevada.

11. The persons executing this Annexation Agreement below on behalf of the parties hereby represent and warrant that they have all requisite and necessary power and authority to execute and bind the parties, respectively.

THIS AGREEMENT shall be recorded in the Official Records of Churchill County, Nevada and shall constitute a covenant running with the land and shall be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the day and year first written above.

OWNER

CITY OF FALLON

By: _____
Jerry N. Mayfield

By: _____
Ken Tedford, Mayor

By: _____
Karla K. Kent

Attest: _____
Sean Richardson, City Clerk

STATE OF NEVADA)
 : ss.
County of Churchill)

On this _____ day of _____, 2023, personally appeared before me, a Notary Public, in and for the county and state aforesaid, Jerry N. Mayfield, known to me or who proved to me to be the person described herein and who executed the above and foregoing instrument; and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written above.

Notary Public

///

///

STATE OF NEVADA)
 : ss.
County of Churchill)

On this _____ day of _____, 2023, personally appeared before me, a Notary Public, in and for the county and state aforesaid, Karla K. Kent, known to me or who proved to me to be the person described herein and who executed the above and foregoing instrument; and who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written above.

Notary Public

I hereby affirm that this document submitted for recording does not contain a social security number.

Signed: _____
Derek Zimney, City Engineer

Assessor’s Parcel #: 007-771-14

RECORDING REQUESTED BY AND RETURN TO:
City of Fallon
55 West Williams Avenue
Fallon, Nevada 89406

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT is made and entered into this _____ day of _____, 2023, by and between the CITY OF FALLON, a Municipal Corporation of the State of Nevada (“the City”), and Sage Creek Development Co., LLC, a limited liability company organized under the laws of the State of Nevada, and located in Churchill County, Nevada (“the Owners”).

WITNESSETH

WHEREAS, the Owners are desirous of annexing a certain parcel of land (“the Property”) into the City of Fallon, located at 875 Wood Drive, Fallon, Nevada, and more particularly described as follows:

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

A parcel of land in the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 19 North, Range 29 East, M.D.B.&M., more particularly bounded and described as follows:

Commencing at the intersection of the centerline of the Truckee-Carson Irrigation District “L” Line Canal and U.S. Highway No. 50, said intersection conforming to the Southeast corner of Section Thirty-One (31), Township Nineteen (19) North, Range Twenty-Nine (29) East, M.D.B.&M.; running thence North 75 feet on said centerline of U.S. Highway No. 50; thence West 50 feet along the North boundary line of said “L” Line Canal to the Western line of said U.S. Highway No. 50; thence Northerly at right angles along the Western line of said U.S. Highway No. 50 a distance of 412 feet; thence Westerly, deflecting to the left through an angle of 96°17’ a distance of 346.2 feet to the true point of beginning, said true point of beginning being the Northeast corner of the parcel of land described in the Deed to Otis L. Heath and wife, recorded in Book 24, Page 334 of Deeds; thence Westerly along the Northern line of said Heath

parcel 140.5 feet; thence Southerly, deflecting to the left through an angle of 92°02' a distance of 362.2 feet, more or less, to said North boundary line of said canal; thence Easterly along the last mentioned line to the Eastern line of said Heath Parcel; thence Northerly 378 feet, more or less along the last mentioned line to the true point of beginning.

Note: The above Metes and Bounds description appeared previously in that certain document recorded March 1, 2006, under Document No. 379449.

Said Annexation Parcel contains 1.17 acres of land, more or less

WHEREAS, the City operates water, sewer and electric utility systems and the Property is contiguous to the existing boundaries of the corporate limits of the City, and otherwise a proper subject of annexation in accordance with the provisions of Nevada law; and

WHEREAS, the City has adequate utility system capacity to connect the Owner's property to the City's water, sewer and electric utility systems subject to certain extensions of water, sewer and electric lines; and

WHEREAS, the Fallon Municipal Code of Fallon, Nevada, 1977, as amended ("FMC") provides for certain improvements to be made by an applicant upon annexation of properties into the City, including, but not limited to, improvements relating to water lines, sewer lines, electric lines, streets, street lights, curbs, gutters, sidewalks and storm drains; and

WHEREAS, the FMC provides that upon annexation of properties into the City, all buildings and facilities constructed therefore must be served with City utilities including, but not limited to, water (including water treatment), sewer, electric, garbage collection and landfill services; and

WHEREAS, the Owner hereby requests that upon annexation the zoning of the Property be set as R-C Transition Use Residential District as set forth in the Fallon Municipal Code.

NOW, THEREFORE, in consideration of the premises, including the herein stated financial obligations and covenants of the Owner, together with the mutual promises of the parties hereinafter stated, it is understood and agreed as follows, to wit:

1. The City will initiate and accomplish the procedures required by law for the annexation of the Property, in accordance with the provisions of NRS 268.636 et. seq.
2. The Owners agree to connect, at their expense, all buildings requiring water, sewer and electric service to City utilities, including payment of the utility connection fees in effect at the time of development of the Property within twelve (12) months of annexation unless otherwise agreed to by the City in writing.
3. The Owner agrees to pay any and all costs to connect the Property to electric

service including, but not limited to, any costs incurred by the City to effectuate the transfer of electrical service from Nevada Energy to the City's electrical system.

4. The Owner agrees to provide all necessary easements on the Property for such utility connections.

5. The Owner shall pay to the City a fee of Three Thousand Dollars (\$3,000.00) at the time of annexation, said fee being the initial fee for one unit of water rights in lieu of the dedication of underground water rights. The Owner or their successors in interest shall also pay such additional water right dedication fees as are required for future development of the Property that requires more than one unit of water rights or subsequent divisions or development of the Property as applicable.

6. The Owner shall install the improvements and connections required by this Annexation Agreement and the FMC in accordance with City of Fallon specifications at no cost to the City.

7. The Owner agrees that the zoning for the Property shall be set by the Fallon City Council and subject to the provisions of the FMC.

8. The Owner acknowledges and agrees that each of the aforesaid conditions imposed on Owner, whether of a financial or a performance nature, are conditions precedent to acceptance of the Property for annexation and to receipt of the above-described City municipal utility services.

9. In the event that Owner fails to fulfill the obligations and covenants as herein provided, the City shall have the right to take any action provided under law or equity to enforce the terms of this Annexation Agreement, including, but not limited to, completing and performing any of such obligations and/or de-annexing the Property and charging Owner the costs therefore with the right to levy a lien on the Property as may be proper to collect any such expenditures incurred by the City.

10. The validity, construction and enforceability of this Annexation Agreement shall be governed in all respects by the laws of the State of Nevada applicable to agreements negotiated, executed and performed in Nevada by Nevada residents, whether one or more of the parties shall now be, or hereafter become, a resident of another state. In any action to enforce the terms of this Annexation Agreement, venue shall be exclusively in the Tenth Judicial District Court in and for Churchill County, Nevada.

11. The persons executing this Annexation Agreement below on behalf of the parties hereby represent and warrant that they have all requisite and necessary power and authority to execute and bind the parties, respectively.

THIS AGREEMENT shall be recorded in the Official Records of Churchill County, Nevada and shall constitute a covenant running with the land and shall be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the day and year first written above.

OWNER

CITY OF FALLON

By: _____
Mark Hammond, Managing Member
SAGE CREEK DEVELOPMENT Co., LLC.

By: _____
Ken Tedford, Mayor

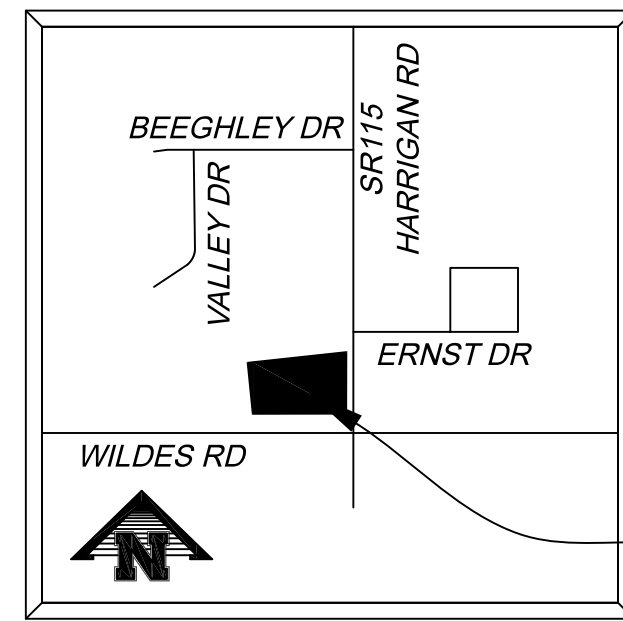
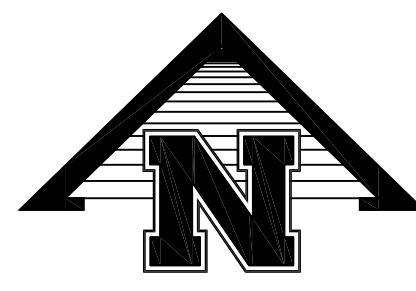
Attest: _____
Sean Richardson, City Clerk/Treasurer

STATE OF NEVADA)
 : ss.
County of Churchill)

On this _____ day of _____, 2023, personally appeared before me, a Notary Public, in and for the county and state aforesaid, Mark Hammond, known to me or who proved to me to be the person described herein and who executed the above and foregoing instrument; and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written above.

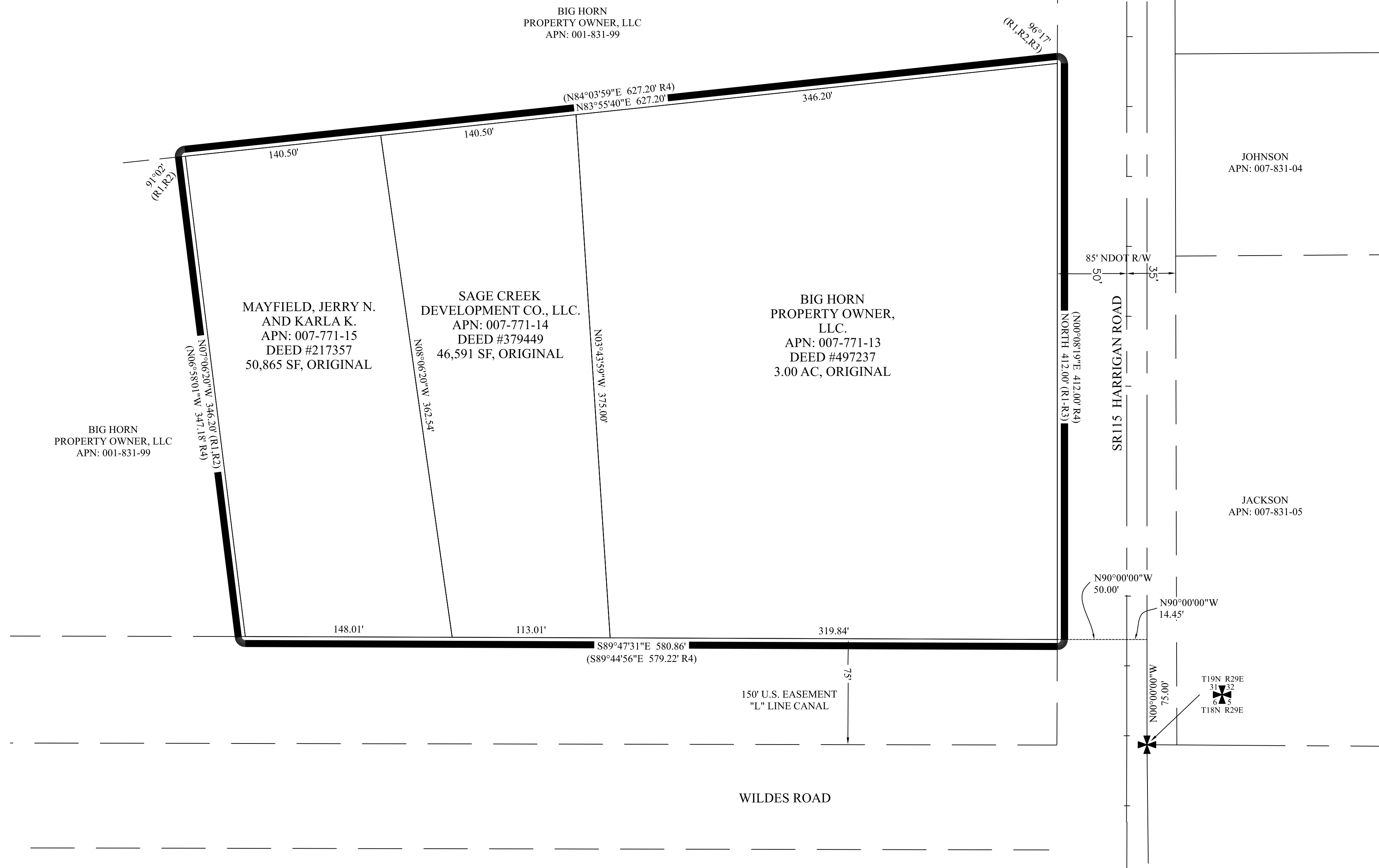
Notary Public



LOCATION MAP

N.T.S.

PROJECT SITE



OWNERS CERTIFICATE, AS TO APN: 007-771-13:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BIG HORN PROPERTY OWNER, LLC., IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY, SNOW STORAGE, SIGNAGE AND DRAINAGE ARE HEREBY GRANTED.

BIG HORN PROPERTY OWNER, LLC.

OWNER, TITLE _____ DATE: _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2023,
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 PURPOSE HEREIN STATED.

NOTARY PUBLIC _____

OWNERS CERTIFICATE, AS TO APN: 007-771-14:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SAGE CREEK DEVELOPMENT CO., LLC., IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY, SNOW STORAGE, SIGNAGE AND DRAINAGE ARE HEREBY GRANTED.

SAGE CREEK DEVELOPMENT CO., LLC.

OWNER, TITLE _____ DATE: _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2023,
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 PURPOSE HEREIN STATED.

NOTARY PUBLIC _____

OWNERS CERTIFICATE, AS TO APN: 007-771-15:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MAYFIELD, JERRY N. AND KARLA K., ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY, SNOW STORAGE, SIGNAGE AND DRAINAGE ARE HEREBY GRANTED.

MAYFIELD, JERRY N. AND KARLA K.

OWNER, JERRY N. MAYFIELD _____ DATE: _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2023,
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 PURPOSE HEREIN STATED.

NOTARY PUBLIC _____

OWNER, KARLA K. MAYFIELD _____ DATE: _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2023,
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 PURPOSE HEREIN STATED.

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE:

- I, DANIEL T. KELSOE, 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 BIG HORN PROPERTY OWNER, LLC.
 2. THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 31, T.19N., R.29E., M.D.M., CITY OF FALLON, COUNTY OF CHURCHILL, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON JANUARY 31, 2022.
 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
 4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

PLAT APPROVAL:

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2023. BY _____ THE CITY OF FALLON, NEVADA AS PER ORDINANCE No. _____

MAYOR _____

CLERK: ATTEST _____



DANIEL T. KELSOE, PLS 18974
Exp. 6/30/25

04-07-2023

REFERENCES:

1. DOCUMENT No. 217357, OFFICIAL RECORDS OF CHURCHILL CO.
2. DOCUMENT No. 379449, OFFICIAL RECORDS OF CHURCHILL CO.
3. DOCUMENT No. 497237, OFFICIAL RECORDS OF CHURCHILL CO.
4. RECORD OF SURVEY MAP No. 494006, OFFICIAL RECORDS OF CHURCHILL COUNTY

FILE NO: _____ FILED FOR RECORD AT THE REQUEST OF: _____ ON THIS _____ DAY OF _____ 2023, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.	ANNEXATION MAP FOR BIG HORN PROPERTY OWNER, LLC. BEING ALL THOSE PORTIONS OF DOCUMENT NO'S 217357, 379449, AND 497237. WITHIN THE SE ¼ OF SECTION 31, T.19N., R.29E., M.D.M.	NEVADA DRAWN BY: DTK DATE: APR 2023 PROJ. CODE: WESTEX PROJ. #: 161-21-022
COUNTY RECORDER BY: DEPUTY FEE: _____	FALLON CHURCHILL COUNTY DK SURVEY, Inc. 2035 WOODHAVEN LANE SPARKS, NV 89434 775-750-0584	SHEET 1 OF 1

S-STAMP

~~April 4, 2023~~

5/8/23

City of Fallon
Department of Engineering and Public Works
55 Williams Avenue
Fallon, Nevada 89406

Re: Authorization for Annexation/Development Application Requests

To Whom It May Concern,

I am the owner/authorized agent of the property involved in this petition and hereby authorize Westex Consulting Engineers, LLC to request development-related applications for Annexation of my property into the City of Fallon. This authorization is inclusive of Assessor Parcel Number 007-771-14 located at 875 Wood Drive and further described in the legal description included within the attached title report. I declare under penalty of perjury that the foregoing is true and correct.

Please contact me with any questions, my contact information is provided below.

Sincerely,



MARK HAMMOND MEMBER

Sage Creek Development Co LLC

Attn: MARK HAMMOND

PO Box 1313

Fallon NV 89407

Email HSAINSURANCE @ YAHOO.COM

Phone 775.427.1915

April 4, 2023

City of Fallon
Department of Engineering and Public Works
55 Williams Avenue
Fallon, Nevada 89406

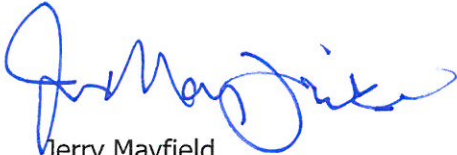
Re: Authorization for Annexation/Development Application Requests

To Whom It May Concern,

I am the owner/authorized agent of the property involved in this petition and hereby authorize Westex Consulting Engineers, LLC to request development-related applications for Annexation of my property into the City of Fallon. This authorization is inclusive of Assessor Parcel Number 007-771-15 located at 865 Wood Drive and further described in the legal description included within the attached title report. I declare under penalty of perjury that the foregoing is true and correct.

Please contact me with any questions, my contact information is provided below.

Sincerely,



Jerry Mayfield
865 Wood Drive
Fallon NV 89406

Email mayfield@ccccomm.net
Phone 775-427-6207



Karla Mayfield
865 Wood Drive
Fallon NV 89406

Email karla@kentssupply.com
Phone 775-691-9537

April 4, 2023

City of Fallon
Department of Engineering and Public Works
55 Williams Avenue
Fallon, Nevada 89406

Re: Authorization for Annexation/Development Application Requests

To Whom It May Concern,

I am the owner/authorized agent of the property involved in this petition and hereby authorize Westex Consulting Engineers, LLC to request development-related applications for Annexation of my property into the City of Fallon. This authorization is inclusive of Assessor Parcel Number 007-771-13 located at 1700 Harrigan Road and further described in the legal description included within the attached title report. I declare under penalty of perjury that the foregoing is true and correct.

Please contact me with any questions, my contact information is provided below.

Sincerely,



Big Horn Property Owner LLC

Attn: 33D LR JV LLC, Manager - T. Drew Loftus

17470 N. Pacesetter Way

Scottsdale, AZ 85255

Email branden@silverstonedevelopment.com

Phone 812-686-1035

Ken Tedford
MAYOR



Kelly Frost
Councilwoman

Karla Kent
Councilwoman

Paul W. Harmon
Councilman

August 7, 2023

VIA Personal Delivery

Ms. Pamela D. Moore, Deputy Clerk to the Board
Churchill County Commissioners
155 N. Taylor Street, Suite 110
Fallon, Nevada 89406

**Re: City of Fallon’s Intent to Annex 5.0 Acres, More or Less,
Located at 1700 Harrigan Road, 875 Wood Drive, AND 865 Wood Drive**

Dear Ms. Moore and Churchill County Commissioners,

This Notice is sent pursuant to NRS 268.670 for the purpose of placing the Churchill County Commissioners on notice of the City of Fallon’s intent to annex approximately 5 acres of territory located at 575 1700 Harrigan Road, 875 Wood Drive, AND 865 Wood Drive and contiguous to the corporate limits of the City of Fallon. This matter will be considered by the Honorable City Council at their special meeting on August 22, 2023. Attached to this Notice is a meets and bounds description of the territory to be annexed. Please feel free to contact the City if you have any questions or need any further information.

Best regards,

THE CITY OF FALLON

Ken Tedford
MAYOR

cc: Jim Barbee, Churchill County Manager

Parcel 1: 1700 Harrigan Road, Fallon, NV

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

Commencing at the intersection of the center lines of the Truckee-Carson Irrigation District "L" Line Canal and the Lincoln Highway (now known as Harrigan Road); the said intersection conforming to the Southeast Corner of Section 31, Township 19 North, Range 29 East, MDB&M; thence North a distance of 75 feet on the center line of said highway; thence West a distance of 50 feet on the North boundary line of said "L" Line Canal to the point of beginning and the Southeast corner of the parcel; thence Northerly along the West boundary line of said highway a distance of 412 feet to the Northeast corner of the parcel; thence Westerly deflecting to the left $96^{\circ}17'$ a distance of 346.2 feet to the Northwest corner of the parcel; thence Southerly along the East line of the Heath parcel a distance of 378 feet more or less to the North boundary line of said canal and the Southwest corner of the parcel; thence Easterly along said canal a distance of 318 feet to the true point of beginning.

Note: The above Metes and Bounds description appeared previously in that certain document recorded July 5, 2022, under Document No. 497237.

Said Annexation Parcel contains 2.7 acres of land, more or less

Parcel 2: 875 Wood Drive, Fallon, NV

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

A parcel of land in the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 19 North, Range 29 East, M.D.B.&M., more particularly bounded and described as follows:

Commencing at the intersection of the centerline of the Truckee-Carson Irrigation District "L" Line Canal and U.S. Highway No. 50, said intersection conforming to the Southeast corner of Section Thirty-One (31), Township Nineteen (19) North, Range Twenty-Nine (29) East, M.D.B.&M.; running thence North 75 feet on said centerline of U.S. Highway No. 50; thence West 50 feet along the North boundary line of said "L" Line Canal to the Western line of said U.S. Highway No. 50; thence Northerly at right angles along the Western line of said U.S. Highway No. 50 a distance of 412 feet; thence Westerly, deflecting to the left through an angle of $96^{\circ}17'$ a distance of 346.2 feet to the true point of beginning, said true point of beginning being the Northeast corner of the parcel of land described in the Deed to Otis L. Heath and wife, recorded in Book 24, Page 334 of Deeds; thence Westerly along the Northern line of said Heath parcel 140.5 feet; thence Southerly, deflecting to the left through an angle of $92^{\circ}02'$ a distance of 362.2 feet, more or less, to said North boundary line of said canal; thence Easterly along the last mentioned line to the Eastern line of said Heath Parcel; thence Northerly 378 feet, more or less along the last mentioned line to the true point of beginning.

Note: The above Metes and Bounds description appeared previously in that certain document recorded March 1, 2006, under Document No. 379449.

Said Annexation Parcel contains 1.17 acres of land, more or less

Parcel 3: 865 Wood Drive, Fallon, NV

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

Commencing at the intersection of the center line of the TCID "L" Line Canal and the Lincoln Highway (U.S. Route 50) the said intersection conforming to the SE corner of Section 31, Township 19 North, Range 29 East, MDB&M; running thence N 75 feet on the center line of the said highway; thence W 50 feet on the N boundary line of the said "L" Line Canal; thence right 90°, 412 feet along the W boundary line of the said highway; thence left 96°17', 346.2 feet to the place of beginning; thence Westerly as the same degree and minute aforesaid, 281 feet to the NW corner of the parcel; thence left 91°02', 346.5 feet to the North boundary line of the said canal right of way, the SW corner of the parcel; thence left 82°41', 261 feet along the North boundary line of said canal to the SE corner of said parcel; thence Northerly 378 feet, more or less, to the point of beginning.

Excepting therefrom a parcel of land in the SE 1/4 of the SE 1/4 of Section 31, Township 19 North, Range 29 East, MDB&M, more particularly bounded and described as follows:

Commencing at the intersection of the centerline of the Truckee-Carson Irrigation District "L" Line Canal and U.S. Highway No. 50, said intersection conforming to the SE corner of Section 31, Township 19 North, Range 29 East, MDB&M; running thence North 75 feet on said centerline of U.S. Highway No. 50; thence West 50 feet along the North boundary line of said "L" Line Canal to the Western line of said U.S. Highway No. 50; thence Northerly at right angles along the Western line of said U.S. Highway No. 50 a distance of 412 feet; thence Westerly, deflecting to the left through an angle of 96°17' a distance of 346.2 feet to the true point of beginning, said true point of beginning being the NE corner of the parcel of land described in Deed to Otis L. Heath and wife, recorded in Book 24, Page 334, of Deeds; thence Westerly along the Northern line of said Heath parcel 140.5 feet; thence Southerly, deflecting to the left through an angle of 92°02' a distance of 362.2 feet, more or less, to the said North boundary line of said canal; thence Easterly along the last mentioned line to the Eastern line of said Heath parcel; thence Northerly 378 feet, more or less, along the last mentioned line to the true point of beginning.

Note: The above Metes and Bounds description appeared previously in that certain document recorded January 2, 1986, under Document No. 217357.

Said Annexation Parcel contains 1.13 acres of land, more or less