

HUMBOLDT COUNTY APNs: 10-0071-03; 10-0071-06;
10-0071-13 (prior to annexation)

SEND TAX STATEMENTS TO: N/A

RECORDING REQUESTED BY AND RETURN TO:

O. Kent Maher, Esq.
P.O. Box 130
Winnemucca, Nevada 89446



00062462202300024320140145

TIA H. LANGE, RECORDER

NAME/ADDRESS OF PREPARER OF LEGAL
DESCRIPTION-LAST RECORDED INSTRUMENT:

N/A

The undersigned affirm there is no personal information as defined by NRS 603A.040 contained in this document

CITY OF WINNEMUCCA

COVER SHEET

FOR

RECORDED DOCUMENT

DOCUMENT TYPE: Ordinance No. 860

DOCUMENT DATE: May 9, 2023

Submitted by:

O. Kent Maher, Esq.
State Bar No. 316
P.O. Box 130
Winnemucca, Nevada 89446

SUMMARY: Annexation No. 52 - W Winnemucca Boulevard area - voluntary annexation

BILL NUMBER 04-04-2023B

ORDINANCE NUMBER 860

AN ORDINANCE AMENDING CHAPTER 1.24 OF WINNEMUCCA MUNICIPAL CODE (WMC) CHANGING THE TERRITORY INCLUDED IN THE CITY BY ANNEXING AN AREA OF LAND THERETO AND CODIFYING THE ANNEXATION; PROVIDING A CURRENT DESCRIPTION OF PROPERTY ANNEXED TO THE CITY; PROVIDING A CURRENT DESCRIPTION OF PROPERTY WITHIN THE TERRITORY OF THE CITY; PROVIDING A CURRENT DESCRIPTION OF THE BOUNDARIES OF THE CITY LIMITS AND A CURRENT DESCRIPTION OF PROPERTY EXCLUDED THEREFROM; AND, PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, NRS 268.670 provides an alternative procedure for annexation to cities located in counties having a population of less than 700,000, which includes the City of Winnemucca (the "City") and the County of Humboldt (the "County"), that is, the governing body of a city may, subject to the provisions of NRS 268.663 and after notifying the board of county commissioners of the county in which the city lies of its intention, annex contiguous territory if one hundred percent (100%) of the owners of record of the individual lots or parcels of land within such area sign a petition requesting the governing body to annex such areas to the city; and

WHEREAS, the Winnemucca City Council (the "Council") received a written request (the "petition") signed by the owner of record, or an authorized agent thereof, to annex into the city limits of the City a certain area of property identified as Humboldt County APNs 10-0071-03, 10-0071-06 and 10-0071-13, which are situated westerly of the Winnemucca City limits at 3545, 3575 and 3585 W. Winnemucca Boulevard, Winnemucca, Nevada, being a portion of the SE1/4 of Section 36, T36N, R37E, MDB&M, Humboldt County, Nevada; and

WHEREAS, the petitioner is the one hundred percent (100%) owner of record of the parcels of land requested to be annexed to the City; and

WHEREAS, the petition has been received and accepted by the Council for the City; and

WHEREAS, the Board of Commissioners of Humboldt County, Nevada (the "County Commission") has been notified in writing of the intention of the Council to annex the parcel of land to the City; and

WHEREAS, the Council does hereby find that:

1. The territory proposed for annexation is contiguous to the City as that term is defined in NRS 268.670.

2. The owner of record of one hundred percent (100%) of the parcel of land which is requested to be annexed to the City has requested the annexation.

3. The best interests of the owner of the property and of the City and its residents and its taxpayers would be served by the annexation.

; and

WHEREAS, it is the intention of the Council to annex the property to the City; now, therefore,

THE CITY COUNCIL OF THE CITY OF WINNEMUCCA DO ORDAIN AS FOLLOWS:

Section 1. Annexation. The following described area of property is annexed to the City:

See **Exhibit "A"** attached hereto and incorporated by reference.

TOGETHER WITH the county roads, state highways and railroad rights-of-way described in **Exhibit "B"** attached hereto and incorporated by reference.

Section 2. Applicability. The property described herein together with the tenements, improvements and residents thereof shall be subject to all the laws applicable to the City of Winnemucca, Nevada and entitled to all the benefits of the government of the City of Winnemucca, Nevada and such property and resident(s) are hereby annexed to and made a part of the City of Winnemucca and of the ward in which the property is located, if the City is divided into wards. A list of the owner(s) of the property in the territory annexed to the City and the Humboldt County Assessor's Parcel Number(s) of the property in the territory annexed to the City is/are more particularly described on **Exhibit "C"** attached hereto and incorporated by reference.

Section 3. Plat. The City Engineer of the City of Winnemucca is authorized and directed to prepare or to have prepared a map or plat of the territory annexed and described in Section 1 above, and file the same in the Office of the City Clerk.

Section 4. Recording and filing. The City Clerk of the City of Winnemucca is directed to file and record this Ordinance, or a copy thereof, and the plat, or a copy thereof, of the territory described in Section 1 above in the Office of the County Recorder and in the Office of the County Assessor of Humboldt County, Nevada and with any other governmental agency or entity required by law to receive such ordinance and/or such plat.

Section 5. Enacting Provisions. The Winnemucca Municipal Code Title 1 including its table of contents is amended in the following manner:

5.1 Amendment. Winnemucca Municipal Code Chapter 1.24.020 is amended to read as follows:

1.24.020 Annexations/Deannexations.

Since incorporation, annexations and deannexations have extended or contracted the City limits as set out in the following ordinances:

1. WCO 320 6 May 1980 Wmca Blvd East/Fairgrounds
2. WCO 326 18 Jun 1980 Water Canyon Subdivision

3.	WCO 359	3 Feb	1982	Wmca Blvd East/Guthrie
	WCO 367	7 Jul	1982	Corrects Ordinance 359
4.	WCO 370	4 Aug	1982	Highland Drive/Kluncy Canyon
5.	WCO 375	16 Feb	1983	Kluncy Canyon/Granada
6.	WCO 378	6 Apr	1983	Wmca Blvd West/Potato Road
7.	WCO 380	18 May	1983	Highland Drive/Kirkway
8.	WCO 382	24 May	1983	Interchange I80/Kluncy Canyon
9.	WCO 388	3 Aug	1983	Highland Drive/Weikel Drive
10.	WCO 397	21 Sep	1983	Haviland Estates Subdivision
11.	WCO 399	20 Mar	1984	Wmca Blvd East/Maslona
12.	WCO 438	21 Jan	1986	Wmca Blvd West/Potato Road
13.	WCO 439	4 Feb	1986	W Railroad Street/Potato Road
14.	WCO 461	3 Feb	1987	Highland Drive/Kluncy Canyon
15.	WCO 473	1 Dec	1987	Warmoth/Turner Lane
16.	WCO 474	16 Dec	1987	Wmca Blvd East/Locke Circle
17.	WCO 475	21 Dec	1987	W Railroad/Traders Way
18.	WCO 496	20 Sep	1988	East of Highland Drive
19.	WCO 499	20 Sep	1988	Southeast of Locke Circle
20.	WCO 529	5 Dec	1989	South of Warmoth area
21.	WCO 530	19 Dec	1989	Potato Road/Warmoth/Harmony Canyon
22.	WCO 546	16 Oct	1990	East of Highland Drive
23.	WCO 553	16 Apr	1991	Water Canyon Road
24.	WCO 558	16 Jul	1991	Turner Lane
25.	WCO 587	3 Aug	1993	East of Highland Drive/East End area
26.	WCO 592	5 Apr	1994	BK Subdivision
27.	WCO 594	17 May	1994	Trails End/Grass Valley Rd/Potato Rd/Railroad St
28.	WCO 600	10 Jan	1995	Interchange I80 - Exit 176 area
29.	WCO 601	10 Jan	1995	E. Walther Lane/Myers Lane/Fannie Lane/Marvin Gardens/Moon Lane
30.	WCO 602	07 Feb	1995	Warmoth/Sunny Drive/Turner Lane
31.	WCO 632	21 Oct	1997	Cross Creek Estates/Patrician Way/Brooke Drive
32.	WCO 680	21 May	2002	Winnemucca Farms - Deannexation
33.	WCO 691	18 Nov	2003	Great Basin Drive/Water Canyon Road
34.	WCO 698	21 Sep	2004	E. Second Street/Water Canyon Road
35.	WCO 703	02 Feb	2005	Water Canyon Road
36.	WCO 707	17 May	2005	Frontier Street-Water Canyon Road areas
37.	WCO 714	13 Dec	2005	Water Canyon Road
38.	WCO 716	24 Jan	2006	Ada Vista Drive-Water Canyon Road
39.	WCO 723	11 Jul	2006	Grass Valley Road
40.	WCO 726	22 Aug	2006	West Winnemucca Boulevard
41.	WCO 728	24 Oct	2006	West Railroad Street/Potato Place
42.	WCO 753	17 Jun	2008	East of Grass Valley Road
43.	WCO 759	10 Mar	2009	Water Canyon Road
44.	WCO 773	03 May	2011	Potato Road/West Railroad Street/Patrician Way
45.	WCO 776	21 Jun	2011	Ada Vista Drive-Water Canyon Road
46.	WCO 783	07 Aug	2012	East Winnemucca Boulevard
47.	WCO 794	22 Oct	2013	East of Offenhauser Drive extension
48.	WCO 810	04 Aug	2015	Sage Heights Subdivision

49.	WCO 811 05 Jan 2016	Sage Heights Subdivision area
50.	WCO 827 21 Jan 2020	East Winnemucca Boulevard
51.	WCO 848 07 Jun 2022	Ada Vista Drive
52.	WCO 860 09 May 2023	West Winnemucca Boulevard

5.2 Amendment. Winnemucca Municipal Code Chapter 1.24.040 is amended to read as follows:

1.24.040 Current city limits.

The city limits are described as follows:

Township 35 North, Range 38 East, Mount Diablo Base & Meridian

Commencing at the Northwest corner of Section 5, the point of beginning;
 Thence East along the North section line of Section 5 to the Northeast corner of Section 5;
 Thence South along the East section line of Section 5 to the Southeast corner of Section 5;
 Thence West along the South section line of Section 5 to the Southwest corner of Section 5;
 Thence North along the West section line of Section 5 to the Northwest corner of Section 5,
 the same being the point of beginning.

EXCLUDING FROM THE ABOVE EXTERIOR LIMITS THE FOLLOWING PARCELS:

No exclusions.

Township 36 North, Range 38 East, Mount Diablo Base & Meridian

Commencing at the Northwest corner of Section 30;
 Thence North along the West section line of Sections 19 and 18 to the Northwest corner
 of Section 18;
 Thence East along the North section line of Sections 18, 17, 16 and 15 to the Northeast
 corner of Section 15;
 Thence South along the East section line of Sections 15, 22, 27 and 34 to the Southeast
 corner of Section 34;
 Thence West along the South section line of Sections 34, 33, 32, and 31 to the Southwest
 corner of Section 31;
 Thence North along the West section line of Sections 31 and 30 to the Northwest corner
 of Section 30;
 The same being the point of beginning.

EXCLUDING FROM THE ABOVE EXTERIOR LIMITS THE FOLLOWING PARCELS:

Section 15: Excluding Assessor Parcel:
 10-0144-05

Section 16: Excluding Assessor Parcels:

10-0141-05	10-0142-01	10-0142-02	10-0142-03	10-0142-04
10-0181-01	10-0181-02	10-0181-03	10-0181-04	10-0182-01
10-0182-02	10-0182-03	10-0182-04	10-0182-05	10-0191-02

10-0191-07	10-0191-08	10-0191-10	10-0271-02	10-0271-03
10-0271-04	10-0271-05	10-0272-01	10-0272-04	10-0272-05
10-0272-06	10-0272-13	10-0272-15	10-0272-16	10-0272-18
10-0272-19	10-0272-20	10-0273-01	10-0701-05	10-0701-06

Section 17: Excluding Assessor Parcels:

10-0201-05	10-0201-07	10-0201-08	10-0201-09	10-0202-24
10-0202-25	10-0202-30	10-0202-31	10-0202-32	10-0202-33
10-0202-34	10-0202-35	10-0202-36	10-0202-37	10-0202-38
10-0202-39	10-0202-44	10-0202-45	10-0202-46	10-0203-01
10-0203-03	10-0204-06	10-0204-07	10-0204-08	10-0204-09
10-0205-01	10-0205-02	10-0205-03	10-0205-06	10-0205-07
10-0206-04	10-0206-08	10-0206-09	10-0206-10	10-0207-01
10-0207-02	10-0207-03	10-0207-04	10-0207-17	10-0207-18
10-0207-20	10-0207-21	10-0207-22	10-0207-23	10-0208-01
10-0208-02	10-0208-03	10-0208-04	10-0208-05	10-0208-06
10-0208-07	10-0208-08	10-0208-09	10-0208-10	10-0208-11
10-0208-12	10-0271-05			

Section 18: Excluding Assessor Parcels:

10-0141-08	10-0141-09	10-0211-05	10-0211-11	10-0212-05
10-0213-01	10-0213-02	10-0214-03	10-0214-04	

Section 19: No exclusions

Section 20: No exclusions

Section 21: Excluding Assessor Parcels:

10-0121-05	10-0121-06	10-0121-07	10-0121-08	10-0146-01
10-0242-01	10-0243-01	10-0244-01	10-0521-02	10-0522-01
10-0523-03	10-0523-04	10-0651-07	10-0651-08	10-0651-09
10-0651-12				

Section 22: Excluding Assessor Parcels:

10-0149-01	10-0261-01	10-0262-01
------------	------------	------------

Section 27: Excluding Assessor Parcel:

10-0149-01

Section 28: No exclusions

Section 29: No exclusions

Section 30: No exclusions

////////

Section 31: Excluding Assessor Parcels:

10-0341-02	10-0341-03	10-0341-04	10-0341-05	10-0341-06
10-0341-07	10-0341-08	10-0341-10	10-0342-01	10-0342-02
10-0342-03	10-0342-04	10-0343-01	10-0343-02	10-0343-03
10-0343-04	10-0343-06	10-0343-07	10-0343-08	10-0343-09
10-0343-10	10-0343-11	10-0343-12	10-0343-13	10-0344-02
10-0344-03	10-0344-04	10-0344-05	10-0344-07	10-0344-08
10-0344-09	10-0344-10	10-0344-11	10-0344-12	10-0344-13
10-0344-14	10-0345-01	10-0345-04	10-0345-05	10-0345-06
10-0345-08	10-0345-10	10-0345-11	10-0345-12	10-0345-13
10-0345-14	10-0345-15	10-0346-02	10-0346-03	10-0346-06
10-0346-07	10-0346-08	10-0346-09	10-0346-10	10-0346-11
10-0346-12	10-0346-13	10-0347-03	10-0347-05	10-0347-06
10-0347-08	10-0347-12	10-0347-13	10-0347-14	10-0347-15
10-0347-16	10-0347-17	10-0347-22	10-0347-23	10-0347-24
10-0347-26	10-0347-27	10-0347-28	10-0347-29	10-0351-01
10-0355-12	10-0355-13	10-0355-14	10-0355-15	10-0355-16
10-0356-08	10-0356-09			

Section 32: Excluding Assessor Parcels:

10-0361-08	10-0361-17	10-0361-18	10-0361-20	10-0361-24
10-0361-25	10-0361-26	10-0361-27	10-0361-28	10-0361-29
10-0361-30	10-0361-32	10-0361-33	10-0361-34	10-0361-35
10-0361-36	10-0363-01	10-0363-04	10-0363-05	10-0363-06
10-0364-03	10-0364-04	10-0364-05	10-0364-06	10-0364-08
10-0364-09	10-0364-10	10-0364-15	10-0364-16	10-0364-17
10-0364-18	10-0364-19	10-0364-21	10-0364-22	10-0364-29
10-0364-30	10-0365-01	10-0365-02	10-0365-03	10-0365-04
10-0365-05	10-0365-06	10-0365-07	10-0365-08	10-0365-09
10-0365-10	10-0371-50	10-0371-51	10-0371-52	10-0371-53
10-0371-54	10-0371-55	10-0371-56	10-0371-57	10-0371-58
10-0371-59	10-0371-60	10-0371-61	10-0372-02	10-0372-03
10-0372-04	10-0372-06	10-0372-07	10-0372-10	10-0372-11
10-0372-12	10-0372-13	10-0372-14	10-0372-15	10-0372-16
10-0373-30	10-0373-31	10-0373-32	10-0373-33	10-0373-34
10-0373-35	10-0373-36	10-0373-37	10-0373-38	10-0373-39
10-0373-40	10-0373-41	10-0373-42	10-0373-43	10-0373-44
10-0373-48	10-0373-49	10-0381-06	10-0381-13	10-0381-14
10-0381-15	10-0381-16	10-0381-17	10-0381-19	10-0381-21
10-0381-22	10-0381-24	10-0381-25	10-0381-27	10-0381-28
10-0381-29	10-0381-30	10-0381-31	10-0381-33	10-0381-34
10-0381-35	10-0381-36	10-0381-37	10-0381-38	10-0381-39
10-0381-40	10-0381-41	10-0381-42	10-0381-43	10-0381-44
10-0381-45	10-0381-46	10-0381-47	10-0391-01	10-0391-04
10-0391-24	10-0391-32	10-0391-34	10-0391-39	10-0391-41
10-0391-42	10-0391-43	10-0391-44	10-0391-45	10-0392-02
10-0392-04	10-0392-10	10-0392-12	10-0392-13	10-0392-14

10-0392-15	10-0392-16	10-0392-17	10-0392-18	10-0392-19
10-0392-20	10-0392-21	10-0392-23	10-0392-25	10-0392-26
10-0392-27	10-0392-28	10-0392-29	10-0392-30	10-0392-31
10-0392-32	10-0392-34	10-0392-35	10-0393-02	10-0393-03
10-0393-04	10-0393-05	10-0401-05	10-0401-06	10-0401-07
10-0401-08	10-0401-16	10-0401-18	10-0401-21	10-0401-23
10-0401-24	10-0401-26	10-0401-29	10-0401-30	10-0401-39
10-0401-40	10-0401-41	10-0401-42	10-0401-57	10-0401-58
10-0401-59	10-0401-60	10-0401-61	10-0401-62	10-0401-63
10-0401-64	10-0401-65	10-0401-66	10-0401-67	10-0401-68
10-0401-69	10-0401-70	10-0401-71	10-0402-31	10-0402-36
10-0402-43	10-0402-44	10-0402-46	10-0402-47	10-0402-48
10-0402-50	10-0402-51	10-0402-52	10-0402-55	10-0402-56
10-0402-57	10-0402-58	10-0402-59		

Section 33: Excluding Assessor Parcels:
10-0681-05 10-0681-06 10-0681-09 10-0681-10 10-0681-11
10-0681-12

Section 34: Excluding Assessor Parcel:
10-0149-01

Township 36 North, Range 37 East, Mount Diablo Base & Meridian

Commencing at the Southeast corner of Section 36, thence North along the East section line of Section 36 to the Southeast corner of the NE1/4 of SE1/4 of Section 36, the true point of beginning;

Thence West along the East-West one-sixteenth section line of Section 36 to a point where the one-sixteenth section line intersects the North-South one-quarter section line of Section 36;

Thence North along the North-South one-quarter section line of Section 36 to a point being the center point of Section 36;

Thence East along the East-West one-quarter section line of Section 36 to a point where the one-quarter section line intersects the East section line of Section 36;

Thence South along the East section line of Section 36 to the Southeast corner of the NE1/4 of SE1/4 of Section 36;

The same being the true point of beginning.

EXCLUDING FROM THE ABOVE EXTERIOR LIMITS THE FOLLOWING PARCELS:

Section 36: Excluding Assessor Parcels:
10-0071-10 10-0071-11 10-0071-12
10-0072-04 10-0072-05

5.3 Reenactments. All other sections of Title 1 of Winnemucca Municipal Code are reenacted without change.

Section 6. Concluding Provisions.

6.1 Effective Date. This ordinance shall become effective twenty (20) days after it is published by title together with an adequate summary, including any amendments, once in a newspaper published in the City of Winnemucca and after it is posted in the City Hall, Winnemucca, Nevada.

6.2 Severability. If any provisions of this Ordinance or amendments thereto, or the application thereof to any person, thing or circumstance is held to be invalid, such invalidity shall not affect the validity of provisions or applications of the ordinance or amendments thereto which can be given effect without the invalid provision or application and to this end the provisions of this ordinance and amendments thereto are declared to be severable.

6.3 Repealer. All ordinances and parts of ordinances in conflict or inconsistent with this ordinance are hereby repealed, but only to the extent of such conflict or inconsistency. The repeal of prior ordinances provided in this section shall not affect any act done or any cause of action accrued or established or any plea, defense, bar or matter existing before the time when such repeal takes effect. No ordinance which heretofore has been repealed shall be revived by the repeals provided in this section.

6.4 Table of contents, headings and bracketed material. Any table, listing of section numbers, heading and bracketed material contained in this ordinance are intended as a reference aid and have no legal effect.

PROPOSED: April 4, 2023

ADOPTED: May 9, 2023

VOTE OF CITY COUNCIL:


Ayes: Council members: Owens, Mavity, Mendiola, Maden, Coats
Nays: Council members: _____
Absent: Council members: _____
Not Voting: Council members: _____

APPROVED:

ATTEST:



Richard Stone
Mayor



Ruth Fitzpatrick
City Clerk

SUMMARY: Annexation No. 52 - W Winnemucca Boulevard area - voluntary annexation

BILL NUMBER 04-04-2023B

ORDINANCE NUMBER 860

AN ORDINANCE AMENDING CHAPTER 1.24 OF WINNEMUCCA MUNICIPAL CODE (WMC) CHANGING THE TERRITORY INCLUDED IN THE CITY BY ANNEXING AN AREA OF LAND THERETO AND CODIFYING THE ANNEXATION; PROVIDING A CURRENT DESCRIPTION OF PROPERTY ANNEXED TO THE CITY; PROVIDING A CURRENT DESCRIPTION OF PROPERTY WITHIN THE TERRITORY OF THE CITY; PROVIDING A CURRENT DESCRIPTION OF THE BOUNDARIES OF THE CITY LIMITS AND A CURRENT DESCRIPTION OF PROPERTY EXCLUDED THEREFROM; AND, PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

BILL HISTORY

____, __, 2023 PROPOSED AND READ BY TITLE
____, __, 2023 HEARING SET FOR 1:15 pm on _____, 2023
____, __, 2023 BILL REFERRED TO COMMITTEE consisting of:

____, __, 2023 ADEQUATE DISTRIBUTION COPIES to City Clerk
____, __, 2023 NOTICE OF PROPOSAL, FILING & HEARING PUBLISHED
in the Humboldt Sun, a date not less than 10 days before the hearing
____, __, 2023 HEARING RESCHEDULED TO 2:15 pm on _____, 2023
____, __, 2023 HEARING HELD, PUBLIC COPY AVAILABLE
____, __, 2023 AMENDED, ordered redrafted
____, __, 2023 READ IN FULL or
READ BY TITLE & SUMMARY, PASSED AND ADOPTED, a date not later
than 30 days after the date of publication of notice
VOTE: For: _____
Against: _____
Not Voting: _____
Absent: _____
____, __, 2023 POSTED IN FULL in the City Hall
____, __, 2023 PUBLISHED BY TITLE with summary including any amendments, once (1x)
____, __, 2023 RECORDED in Official Records of Humboldt County,
Office of County Recorder as Document No. _____
____, __, 2023 EFFECTIVE DATE: _____, 2023 [20 days after notice publication]

TERRITORY BEING ANNEXED

<u>APN</u>	<u>Property description / location</u>
10-0071-03	3585 W Winnemucca Boulevard Winnemucca, Nevada See Parcel 2 description below Containing 1.08 acres, m/l.
10-0071-06	3575 W Winnemucca Boulevard Winnemucca, Nevada See Parcel 1 description below Containing 7.30 acres, m/l.
10-0071-13	3545 W Winnemucca Boulevard Winnemucca, Nevada See Parcel 3 description below Containing 2.30 acres, m/l.

LEGAL DESCRIPTION OF THE TERRITORY TO BE ANNEXED - Ex "A" p. 2

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

PARCEL 1:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 37 EAST, M.D.B.&M.; THENCE RUNNING WEST ALONG THE 1/4 SECTION LINE A DISTANCE OF 910.16 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY U.S. 40; THENCE SOUTH 50°56' WEST 522.71 FEET ALONG SAID RIGHT OF WAY LINE OF SAID HIGHWAY TO A POINT (IRON PIPE) SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SAME LAST SAID COURSE 750.00 FEET TO A POINT (IRON PIPE); THENCE NORTH 39°04' WEST 400.00 FEET TO A POINT; THENCE NORTH 50°56' EAST 750.00 FEET TO A POINT; THENCE SOUTH 39°04' EAST 400.00 FEET TO THE POINT OF BEGINNING; FURTHER DESCRIBED AS A TRACT OF LAND FRONTING 750.00 FEET ON HIGHWAY U.S. ROUTE NORTH 40, AND EXTENDING NORTHWESTERLY 400.00 FEET IN DEPTH AND SITUATE ALL WITHIN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 37 EAST, M.D.B.&M.

TOGETHER WITH ALL THOSE PORTIONS ADJACENT TO SUBJECT PROPERTY, ABANDONED AND DESCRIBED BY THAT CERTAIN "RESOLUTION OF ABANDONMENT OF A PORTION OF STATE HIGHWAY RIGHT-OF-WAY" RECORDED JANUARY 25, 1996, OFFICIAL RECORDS, HUMBOLDT COUNTY, NEVADA, AS DOCUMENT NO. 1996-529.

PARCEL 2:

A PARCEL LAND WITHIN SECTION 36, TOWNSHIP 36 NORTH, RANGE 37 EAST, M.D.B.&M., AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2" IRON PIN FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 36 BEARS NORTH 25°50'44" EAST 3006.1 FEET; THENCE SOUTH 89°35'21" WEST A DISTANCE OF 245.00 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE SOUTH 10°39'11" WEST A DISTANCE OF 31.46 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE SOUTH 39°04' EAST A DISTANCE OF 400.78 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 40; THENCE NORTH 0°17'45" WEST A DISTANCE OF 343.72 FEET TO THE POINT OF BEGINNING.

FURTHER DESCRIBED ON THAT RECORD OF SURVEY FOR DON THOMPSON AND FRANK GARTEIZ RECORDED JUNE 28, 1977 AS FILE NO. 177907.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 16, 2016 AS INSTRUMENT NO. 2016-00496 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION OF THE TERRITORY TO BE ANNEXED - Ex "A" p. 3

PARCEL 3:

A PARCEL OF LAND WITHIN SECTION 36, TOWNSHIP 36 NORTH, RANGE 37 EAST, M.D.B.&M., AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR TAKEN AS THE NOR1HWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 114 OF SAID SECTION 36, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°03'11" EAST ALONG SAID QUARTER LINE A DISTANCE OF 473.91 FEET TO A POINT INTERSECTING THE NOR1HWESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 40;

THENCE SOUTH 50°25'21" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 611.35 FEET TO A POINT;

THENCE NORTH 0°20'37" WEST A DISTANCE OF 349.72 FEET TO A POINT (5/8" REBAR WITH CAP MARKED RLS 5271); THENCE NORTH 0°20'37" WEST A DISTANCE OF 55.90 FEET TO THE TRUE POINT OF BEGINNING.

Above parcel is further described as APN 10-0071-07 of that certain Record of Survey prepared for JEG Holdings, LLC, and filed January 14, 2022 as Document No. 2022-00291 in the office of the Humboldt County recorder.

NOTE: The above metes & bounds description was prepared by Christopher S. Konakis, PLS# License No. 23386, at Farr West Engineering, 421 Court Street, Elko, NV 89801.

COUNTY ROADS AND OTHER PUBLIC WAYS BEING ANNEXED

W Winnemucca Blvd: All that portion of the West Winnemucca Boulevard right of way abutting and adjacent to APNs 10-0071-03, 10-0071-06 and 10-0071-13 lying within the SE1/4 of Sec 36, T36N, R37E, MDB&M, identified as 3545, 3575 and 3585 W. Winnemucca Boulevard, Winnemucca, Nevada.

LIST OF PROPERTY OWNERS IN THE TERRITORY TO BE ANNEXED

<u>APN</u>	<u>Property owner / address</u>	<u>Property description / address</u>
10-0071-03	PWD Winnemucca LLC c/o Pine West Development LLC 9330 LBJ Freeway, Ste 900 Dallas, TX 75243	3585 W Winnemucca Boulevard Winnemucca, Nevada 89445
10-0071-06	PWD Winnemucca LLC c/o Pine West Development LLC 9330 LBJ Freeway, Ste 900 Dallas, TX 75243	3575 W Winnemucca Boulevard Winnemucca, Nevada 89445
10-0071-13	PWD Winnemucca LLC c/o Pine West Development LLC 9330 LBJ Freeway, Ste 900 Dallas, TX 75243	3545 W Winnemucca Boulevard Winnemucca, Nevada 89445

CITY OF WINNEMUCCA

NOTICE OF PUBLIC HEARING
INTENTION TO CONSIDER PASSAGE OF ORDINANCE

PUBLIC HEARING:

1:15 p.m. Tuesday, May 9, 2023
City Hall
City Council Meeting Room
90 West Fourth Street
Winnemucca, Nevada

SUMMARY: Annexation No. 52 - W Winnemucca Boulevard area - voluntary annexation

BILL NUMBER 04-04-2023B

AN ORDINANCE AMENDING CHAPTER 1.24 OF WINNEMUCCA MUNICIPAL CODE (WMC) CHANGING THE TERRITORY INCLUDED IN THE CITY BY ANNEXING AN AREA OF LAND THERETO AND CODIFYING THE ANNEXATION; PROVIDING A CURRENT DESCRIPTION OF PROPERTY ANNEXED TO THE CITY; PROVIDING A CURRENT DESCRIPTION OF PROPERTY WITHIN THE TERRITORY OF THE CITY; PROVIDING A CURRENT DESCRIPTION OF THE BOUNDARIES OF THE CITY LIMITS AND A CURRENT DESCRIPTION OF PROPERTY EXCLUDED THEREFROM; AND, PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

RESULT OF PASSAGE: An area of unincorporated property contiguous to the City limits will be annexed, that is, Humboldt County APNs 10-0071-03, 10-0071-06 and 10-0071-13, which are situated westerly of the Winnemucca City limits at 3545, 3575 and 3585 W. Winnemucca Boulevard, Winnemucca, Nevada and the Winnemucca Municipal Code descriptions of the property within the territory of the City and the boundaries of the City limits will be updated.

Copies of the proposed ordinance are available for public inspection at the office of the City Clerk, City Hall, 90 W. Fourth Street, Winnemucca, Nevada.

Dated: April 4, 2023

{SEAL}

Ruth Fitzpatrick
City Clerk

Publish: April 26, 2023

CITY OF WINNEMUCCA

NOTICE OF PASSAGE OF ORDINANCE

SUMMARY: Annexation No. 52 - W Winnemucca Boulevard area - voluntary annexation

BILL NUMBER 04-04-2023B

ORDINANCE NUMBER 860

AN ORDINANCE AMENDING CHAPTER 1.24 OF WINNEMUCCA MUNICIPAL CODE (WMC) CHANGING THE TERRITORY INCLUDED IN THE CITY BY ANNEXING AN AREA OF LAND THERETO AND CODIFYING THE ANNEXATION; PROVIDING A CURRENT DESCRIPTION OF PROPERTY ANNEXED TO THE CITY; PROVIDING A CURRENT DESCRIPTION OF PROPERTY WITHIN THE TERRITORY OF THE CITY; PROVIDING A CURRENT DESCRIPTION OF THE BOUNDARIES OF THE CITY LIMITS AND A CURRENT DESCRIPTION OF PROPERTY EXCLUDED THEREFROM; AND, PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

DATE PROPOSED: April 4, 2023

DATE ADOPTED: May 9, 2023

EFFECTIVE DATE: Twenty (20) days after publication of this Notice

VOTE OF CITY COUNCIL:

Ayes:	Council members: <u>Owens, Mavity, Mendiola, Maden, Coats</u>
Nays:	Council members: <u>None</u>
Absent:	Council members: <u>None</u>
Not Voting:	Council members: <u>None</u>

Copies of the adopted ordinance are available for public inspection at the office of the City Clerk, City Hall, 90 West Fourth Street, Winnemucca, Nevada.

Dated: May 9, 2023

{SEAL}

Ruth Fitzpatrick
City Clerk

Publish: May 17, 2023

RICHARD STONE, Mayor
MICHAEL OWENS, Council Seat 1
THERESA L. MAVITY, Council Seat 2
VINCE MENDIOLA, Council Seat 3
ASHLEY MADEN, Council Seat 4
PAM COATS, Council Seat 5



Alicia E. Heiser, PhD, PE, Manager/Engineer (775) 623-6333
Ruth Fitzpatrick, Clerk/Treasurer (775) 623-6333
Mike Rangel, Police Chief (775) 623-6396
Ken Howard, Public Works Supervisor (775) 623-6381
Sam Duggan, Building Inspector (775) 623-6319
Fax Number (775) 623-6090
E-Mail winnemucca@winnemuccacity.org

NOTICE OF ANNEXATION

TO: Southwest Gas Corporation PO Box 98510 Las Vegas, NV 89193-8510	NV Energy PO Box 10100 Reno, NV 89520	Union Pacific Railroad 10031 Foothills Blvd Roseville, CA 95747
Nevada Bell – AT&T PO Box 11010 Reno, NV 89520-0005	Verizon 5055 N Point Pkwy Alpharetta, GA 30022	Comnet 466 W Winnemucca Blvd Winnemucca, NV 89445
Comcast 1701 John F Kennedy Blvd Philadelphia, PA 19103-2838	Spectrum Mobile 12405 Powerscourt Dr St Louis, MO 63131	T Mobile 12920 SE 38th St Bellevue, WA 98006-1350

YOU ARE NOTIFIED:

1. The City of Winnemucca in Humboldt County, Nevada annexed an area of unincorporated property contiguous to the City being approximately ten and sixty-eight one-hundredths (10.68) acres described as 3545, 3575 and 3585 W. Winnemucca Boulevard, Winnemucca, Nevada, and identified as Humboldt County APNs 10-0071-03, 10-0071-06 and 10-0071-13 in the SE1/4, Section 36, T.36N., R.37E., M.D.B.&M.
2. A copy of the City of Winnemucca Ordinance No. 860 adopted by the Winnemucca City Council which approved the annexation is enclosed with this Notice.
3. The address(es) (if known) and legal description(s) of all property in the territory annexed are included in Ordinance No. 860.
4. A copy of the Humboldt County Assessor's map depicting the annexed territory is enclosed with this Notice.
5. This Notice is required by NRS 268.671 and is sent to recipients by certified, return receipt mail.

DATED this _____ day of _____, 2023.

Ruth Fitzpatrick, City Clerk

100 Years of Community Service, Pride, And Success

CERTIFICATE OF SERVICE BY MAILING

I certify I am the City Clerk of the City of Winnemucca and on the date set out below I sent the foregoing *Notice of Annexation*, together with the other documents described in the *Notice*, by depositing for mailing in a regularly maintained mailing receptacle at the United States Post Office in Winnemucca, Nevada, a true and correct copy in postage prepaid, certified return receipt first class mail envelopes addressed to:

Southwest Gas Corporation
PO Box 98510
Las Vegas, NV 89193-8510

NV Energy
PO Box 10100
Reno, NV 89520

Union Pacific Railroad
10031 Foothills Blvd
Roseville, CA 95747

Nevada Bell – AT&T
PO Box 11010
Reno, NV 89520-0005

Verizon
5055 N Point Pkwy
Alpharetta, GA 30022

Comnet
466 W Winnemucca Blvd
Winnemucca, NV 89445

Comcast
1701 John F Kennedy Blvd
Philadelphia, PA 19103-2838

Spectrum Mobile
12405 Powerscourt Dr
St Louis, MO 63131

T Mobile
12920 SE 38th St
Bellevue, WA 98006-1350

DATED this _____ day of _____, 2023.

Ruth Fitzpatrick, City Clerk