



WASHOE COUNTY

Department of Public Works

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775)

January 9, 2012

Tom D. Falco
Controlled Resource Management Group
380 Sunset Dr., Suite A
Reno, NV 89509

RE: Pine Tree Ranch Subdivision Units 1 & 2
20' Drainage and Irrigation Easement (Private)

Dear Mr. Falco,

Washoe County Roads Division has been requested to clean brush and debris within the referenced drainage and irrigation easement along Whites Creek Lane. We have received a number of inquiries about the easement in recent years and have expended considerable research on the subject. I would like to explain the maintenance conditions that apply.

In the notes on Pine Tree Ranch Subdivision Units 1 & 2 maintenance responsibilities are identified.

Note 4 of each unit states: Drainage facilities outside the dedicated street right-of-way are to be private and maintained by owners, unless they are piped with concrete pipe and are a minimum 15' wide drainage easement.

Note 5 of each unit states: No owner shall obstruct a drainage easement or channel within the tract.

Washoe County has verified the drainage and irrigation easement to be outside of County maintained Whites Creek Lane and therefore the maintenance is the responsibility of the property owner.

Please ensure that the drainage and irrigation easement is maintained and cleared for drainage and irrigation purposes.

If you have any further questions please feel free to contact our office (775) 328-2041.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael E. Gump", is written over a horizontal line.

Michael E. Gump, P.L.S.
Washoe County Surveyor

cc: Kimble O. Corbridge, Acting County Engineer
Washoe County Roads Division
Dave Childs, Asst. County Manager
Terry Shea, Deputy District Attorney