

Pershing County Planning Department

P.O. Box 1656

Lovelock, NV 89419

Phone: (775) 273-2700 Fax: (775) 273-3617

Email: jevans@pershingcounty.net

Reversion to Acreage Application

Reversion to acreage is the procedure used to abandon all or part of a subdivision map, including a series of maps that were recorded for an approved tentative map and which maps are contiguous as defined by NRS 278.490.

Submittal Requirements

A written application accompanied by a map prepared by a licensed land surveyor of the proposed abandonment or reversion describing the requested changes shall be submitted. The surveyor's certificate must satisfy the requirements of NRS 278.4955. Additional information to accompany the application shall include:

- A. Previous Agreements. Any agreement entered into for improvements pursuant to NRS 278.380 for the original division of land should be provided. The map shall contain the same survey dimensions as the recorded map or maps.
- B. Owner Certificates. Certificate signed and acknowledged pursuant to NRS 240.166, 240.1665 or 240.167, by each person who is an owner of the land consenting to the preparation and recordation of the map.
- C. Title Report. A report from a title company which lists the names of each owner of record and each holder of a security interest if created by a deed of trust or mortgage. Signatures of all named persons shall be required before recording the map. The District Attorney may waive the title report requirement if adequate ownership information is provided.
- D. Written Consent. The written consent of each holder of record of a security interest to the recordation of the map of reversion. The consent shall be in a separate document which shall be recorded with the map of reversion. The map shall contain a notation that a separate document has been recorded.
- E. Required Interest. A lien for taxes or special assessments or a trust interest under a bond indenture is deemed not to be an interest in land.

Review Procedures

The map and application shall be transmitted to the County Commissioners, who shall review the map and approve, conditionally approve, or disapprove the map the map of reversion to acreage within thirty (30) days after a determination of receipt of a completion application, by the Director.

Form of Final Map

The final map shall be clearly and legibly drawn in permanent black ink on paper or produced by the use of other materials of a permanent nature generally used for such a purpose in the engineering profession, but affidavits, certificates and acknowledgements shall be legibly stamped or printed upon the map with permanent black ink.

- A. Sheet. The size of each sheet of the map shall be twenty-four (24) by thirty-two (32) inches. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one (1) inch at the top, bottom and right edges, and of two (2) inches at the left edge along the twenty-four (24) inch dimensions.
- B. Scale. The scale of the map shall be large enough to show all details clearly and enough sheets shall be used to accomplish this end.
- C. Numbering. The particular number of the sheet and the total number of sheets comprising the map shall be stated on each of the sheets and its relation to each adjoining sheet shall be clearly shown.
- D. Certificates. The following certificates shall appear on a reversion to acreage map before it may be recorded:

- 1. Certificate of Planning Commission Approval. A certificate signed by the Planning Commission Chairman which states that the map has been approved by the Planning Commission and provides the date of approval.

If applicable, the certificate shall also state that the Planning Commission has accepted or rejected on behalf of the public any parcel or portion of a parcel of land, offered for dedication for public use. If applicable, the certificate shall acknowledge that any public streets or easements that will not remain were abandoned pursuant to PCDC Chapter 17.604, Vacations and Abandonments.

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|--|
| Date Application Received: _____ Date Application Complete: _____ |
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Applicant Information

Applicant/Developer: _____

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____ email: _____

Property Owner: _____

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____ email: _____

Professional Consultant: _____

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____ email: _____

Project Information

Address (if not available please provide approximate location): _____

Provide a description of the proposed project: _____

Project Location: _____

Assessor's parcel number(s): _____

Section, Township and Range: _____

Applicants Signature: _____

Date: _____

OWNER AFFIDAVIT

State of Nevada)
)
County of Pershing) ss:

I, _____
being duly sworn, depose and say that I am an owner* of property involved in this petition
and that the foregoing statements and answers herein contained and the information herewith
submitted are in all respects complete, true and correct to the best of my knowledge and belief.
I understand that no assurance or guarantee can be given by members of the Planning Staff.

*Owner refers to the following: (Please mark the appropriate line.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign).
- Power of Attorney (Provide copy of Power of Attorney).
- Owner Agent (Provide copy of record document indicating authority to sign).
- Letter from Government Agency with Stewardship

Subscribed and sworn to before me
this ____ day of _____, _____.

Signed

Address

Notary public in and for said county
and state.

My commission expires: _____

(Notary Stamp)