



# YERINGTON PLANNING COMMISSION

STEVE DOUGLAS, PRESIDENT  
ROBERT ARIGONI, VICE PRESIDENT  
TRAVIS CROWDER  
ERIC BODENSTEIN  
JOAN BLAKE  
ELMER BULL  
LACEY PARROTT

## YERINGTON PLANNING COMMISSION MEETING AGENDA FEBRUARY 22, 2023 at 4:00 PM – CITY HALL

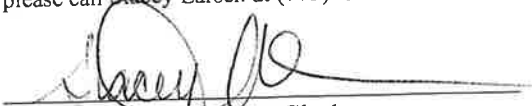
1. Meeting called to order, roll call reported and Pledge of Allegiance.
2. Public Participation/Comments: Public Comments(s) Shall not be Restricted Based on Content or View Point – No Action Will Be Taken
3. For Possible Action: Review and Approve the Agenda.  
NOTICE RE: NRS 237: When the Planning Commission approves this agenda, it also approves a motion ratifying staff action taken pursuant to NRS 237.030 et seq. with respect to items on this agenda, and determines that each matter on this agenda for which a Business Impact Statement has been prepared does impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business, and each matter which is on this agenda for which a Business Impact Statement has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business. Public Comment on any item not on this agenda, and pertinent to the Planning Commission, will be received during the Public Participation/Comment portion of this meeting. This presiding officer will invite public comment pertaining to those matters on today's agenda during the planning commission's consideration of each individual matter, and before action, if any, is taken. Public comment is limited to three (3) minutes per person, per item, unless additional time is permitted, by the presiding officer.
4. For Possible Action: Approve the Planning Commission Minutes of January 25, 2023.
5. For Possible Action and recommendation to the Yerington City Council: Rick Christian with Denson Surveying, Inc., on behalf of Dennis McDuffee, is proposing a Reversion to Acreage Application with APN 001-572-01 and 001-572-02.
6. Public Participation/Comments: Public Comments(s) Shall not be Restricted Based on Content or View Point – No Action Will Be Taken

This is a tentative schedule for the meeting. The board reserves the right to take items in a different order to accomplish business in the most efficient manner and they may combine two or more agenda items for consideration. Items may also be removed from this agenda or delayed for later discussion.

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Interim City Clerk at 463-3511 in advance so that arrangements may be conveniently made.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at: [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov).

I, Stacey Larsen, do certify that the foregoing agenda was duly posted at Yerington City Hall located at 14 E. Goldfield Ave, Yerington, NV 89447 and also online at the Nevada State Department of Administration web site at [notice.nv.gov](http://notice.nv.gov) and the City of Yerington website at [www.yerington.net](http://www.yerington.net) on the 17<sup>TH</sup> of February 2023. For questions or supporting materials regarding this agenda, please call Stacey Larsen at (775)463-3511.

  
Stacey Larsen, Deputy Clerk

The City of Yerington is an equal opportunity provider

January 25, 2023

The Yerington Planning Commission met in the City Council Chambers at 4:00 pm with the following members present:

President Steve Douglas  
Commissioner Elmer Bull  
Commissioner Travis Crowder  
Commissioner Robert Arigoni  
Building Inspector Joel Brown  
City Manager Robert Switzer  
City Clerk Sheema D. Shaw  
Planning Commission Secretary Stacey Larsen  
Attorney Chuck Zumpft via telephone

Absent:

Commissioner Lacey Parrott

Guests:

Mary Booher from Snyder Livestock Co., Inc.  
Tel Pickett from Snyder Livestock Co., Inc.  
Jim Snyder from Snyder Livestock Co., Inc. & M&S Property

#### Agenda Approval

Commissioner Arigoni made a motion to approve the agenda for the January 25, 2023 meeting as presented, seconded by Commissioner Bull. President Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

#### Minutes of November 30, 2022 meeting

Commissioner Crowder made a motion to approve the minutes for the November 30, 2022 meeting as presented, seconded by Commissioner Arigoni. President Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

#### **Special Use Permit – Jim Snyder, on behalf of M & S Property is proposing a special use permit APN 001-451-03:**

Jim Snyder of Snyder Livestock Co., Inc. representing M & S Property addressed the board for a special use permit to build housing for guest workers. It will house about 80 workers. It will be operating according to Department of Labor Rules.

President Douglas stated part of this process is when we brought AG into the city we had to make a special use allocation on AG because it was never existing to allow labor housing.

President Douglas asked if that is the old sprinkler building close to the river and Jim Snyder stated yes. Commissioner Bull asked how much modification will need to be done to the building. Jim Snyder

stated that it may have to tear out everything inside to satisfy the engineers. Commissioner Bull asked if there will be meal preparation facilities and will there be individual rooms or just large sleeping areas? Jim Snyder states there will be individual rooms with four workers to each room, there will be kitchen facilities, common areas and bath facilities. It will be a year-round type of dwelling. President Douglas asked if there will be a laundry facility on site and Jim Snyder states yes. Jim states they will all be carefully specified to OSHA regulations.

President Douglas states that if the special use permit is approved that the City will make sure you are complying and the requirements for the special use permit are being met each year and that if you are out of compliance the City can pull the permit and you will lose the right to use the facility. Jim Snyder states the Department of Labor will watch very closely that we are complying too. President Douglas asked if the Department of Labor does an annual inspection and Jim Snyder states yes.

President Douglas asked if any adjoining neighbors had any issues. Secretary Larsen stated she sent out the agenda to properties 300 feet around APN 001-451-03 and no one responded. President Douglas asked if the time line is to have this done by next harvest season and Jim Snyder stated yes. President Douglas asked if it will be on City water and sewer and Jim Snyder stated it will be on City water and will have an engineered septic system.

**Special Use Permit- Jim Snyder on behalf of M & S Property is proposing a special use permit APN 001-451-03**

Commissioner Bull made a motion to approve parcel map APN 001-451-03 submitted by S & M Property as presented, seconded by Commissioner Bodenstein. President Douglas asked for public comments, there were no public comments and the motion carried unanimously.

There being no further business the meeting was adjourned.

---

Steve Douglas  
Planning Commissioner President

---

Stacey Larsen  
Planning Commission Secretary



**REVERSION TO ACREAGE OR  
VACATION OR ABANDONMENT OF STREET OR EASEMENT  
CITY OF YERINGTON  
102 SOUTH MAIN STREET  
YERINGTON, NV 89447  
(775) 463-2729**

Owner: Dennis McDuffee Applicant: Denson Surveying, Inc  
Address: 1502 Huzzman Ave. Address: P.O. Box 528  
City/State/Zip: Gardnerville, NV 89444 City/State/Zip: Yerington NV 89447  
Telephone: \_\_\_\_\_ Telephone: (775) 463-3611

**LEGAL DESCRIPTION OF PROPERTY**

Assessor's Parcel Number: 001-572-01302  
If within a subdivision, Name: Quail Meadows Estates Lot 10, 11 Block N/A  
Section 14 Township 13N Range 25E MDB&M.

**REQUIRED ITEMS FOR APPLICATION**

1. Plot Plan: Drawn to scale showing property size, locations of existing buildings and proposed buildings, abutting streets and alleys, driveways, and property ownerships within 300 feet of the exterior boundaries of the subject property.
2. List Containing Names and Addresses of Abutting Property Owners: (City staff will procure this list.)
3. Utility Statements for abandonment.
4. Application Fee: The fee shall be ~~\$100.00~~ payable at the time of filing application. Legal Description: Please attach a detailed metes and bounds description of subject property.
5. Property Tax: Showing taxes are paid current on subject property.

**OWNER'S CERTIFICATE**



I Dennis McDuffee, Owner in fee of the described property, state that this application for Reversion to Acreage or Vacation or Abandonment of Street or Easement has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Dennis McDuffee  
Signature of Owner

State of Nevada )

County of Douglas )

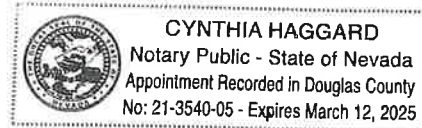
On the 12 day of December, 20 22 personally appeared before me

Cynthia Haggard a Notary Public, Dennis McDuffee  
(Name of Notary)

who acknowledged that he executed the above instrument.

Cynthia Haggard  
Notary Public

Seal:



### APPLICANT'S CERTIFICATE

All the facts as stated herein are correct to the best of my knowledge and belief.

Dennis McDuffee  
Signature of Applicant

State of Nevada )

County of Douglas )

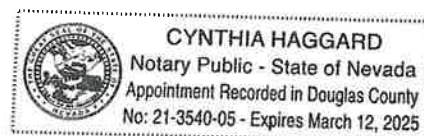
On the 12 day of December, 20 22 personally appeared before me

Cynthia Haggard a Notary Public, Dennis McDuffee  
(Name of Notary)

who acknowledged that he executed the above instrument.

Cynthia Haggard  
Notary Public

Seal:



TOTAL AREA SURVEYED  
TRAVERSE AND CLOSURE REPORT  
-----

Line:

Beginning at N = 501.18, E = 396.98  
Ending at N = 669.27, E = 488.71  
N28d37'27"E Length = 191.49'

Line:

Beginning at N = 669.27, E = 488.71  
Ending at N = 613.12, E = 570.12  
S55d24'24"E Length = 98.89'

Line:

Beginning at N = 613.12, E = 570.12  
Ending at N = 626.66, E = 602.16  
N67d05'34"E Length = 34.78'

Line:

Beginning at N = 626.66, E = 602.16  
Ending at N = 556.11, E = 563.65  
S28d37'27"W Length = 80.37'

Arc:

Beginning at N = 556.11, E = 563.65  
Ending at N = 542.29, E = 556.72  
Delta = 3d56'22" Tangent = 7.74'  
Radius = 225.00' Arc length = 15.47'  
Chord bearing = S26d39'16"W Chord length = 15.47'

Arc:

Beginning at N = 542.29, E = 556.72  
Ending at N = 480.64, E = 538.49  
Delta = 16d25'38" Tangent = 32.48'  
Radius = 225.00' Arc length = 64.51'  
Chord bearing = S16d28'16"W Chord length = 64.29'

Line:

Beginning at N = 480.64, E = 538.49  
Ending at N = 501.18, E = 396.97  
N81d44'29"W Length = 143.00'

Total length = 628.5125'

Total area = 20270.40 Sq.Ft.

Total area = 0.47 Acres



EXP:12/31/24

**UTILITY STATEMENTS FOR PUBLIC UTILITY EASEMENTS BEING ABANDONED  
IN CONJUNCTION WITH A REVERSION TO ACREAGE**

This form can only be used for those standard Public Utility Easements noted on a prior map as 5' along a side or rear lot line and 10' along a roadway (for example) which will not be relocated to the new boundary lines in conjunction with the proposed Boundary Line Adjustment map.

FOR A.P.N. 001-572-01 & 02 \_\_\_\_\_ COUNTY LYON STATE NV  
1. We **DO NOT** have a utility located in the existing easement(s) and agree to the relocation of the easement to the adjusted boundary lines.

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

2. We **DO** have a utility in the existing easement being relocated and desire a continuation of said easement in its present location.


Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

3. **Other** – (please add a statement the applies to your situation)  
**WE HAVE NO ISSUES WITH THE REVERSION TO ACREAGE MAP FOR THESE PARCELS**

Signed: Southwest Gas Corporation  Paul Brown 11/23/2022  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date



**UTILITY STATEMENTS FOR PUBLIC UTILITY EASEMENTS BEING ABANDONED  
IN CONJUNCTION WITH A REVERSION TO ACREAGE**

This form can only be used for those standard Public Utility Easements noted on a prior map as 5' along a side or rear lot line and 10' along a roadway (for example) which will not be relocated to the new boundary lines in conjunction with the proposed Boundary Line Adjustment map.

FOR A.P.N. 001-572-01 & 02 \_\_\_\_\_ COUNTY LYON STATE NV

1. We **DO NOT** have a utility located in the existing easement(s) and agree to the relocation of the easement to the adjusted boundary lines.

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

2. We **DO** have a utility in the existing easement being relocated and desire a continuation of said easement in its present location.

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

3. **Other** – (please add a statement the applies to your situation)  
**WE HAVE NO ISSUES WITH THE REVERSION TO ACREAGE MAP FOR THESE PARCELS**

Signed: NV Energy Chris Robinson Chris Robinson 12/7/2022  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

**UTILITY STATEMENTS FOR PUBLIC UTILITY EASEMENTS BEING ABANDONED  
IN CONJUNCTION WITH A REVERSION TO ACREAGE**

This form can only be used for those standard Public Utility Easements noted on a prior map as 5' along a side or rear lot line and 10' along a roadway (for example) which will not be relocated to the new boundary lines in conjunction with the proposed Boundary Line Adjustment map.

FOR A.P.N. 001-572-01 & 02 COUNTY LYON STATE NV

1. We **DO NOT** have a utility located in the existing easement(s) and agree to the relocation of the easement to the adjusted boundary lines.

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

2. We **DO** have a utility in the existing easement being relocated and desire a continuation of said easement in its present location.

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

3. **Other** – (please add a statement the applies to your situation)  
**WE HAVE NO ISSUES WITH THE REVERSION TO ACREAGE MAP FOR THESE PARCELS**

Signed: FRONTIER COMMUNICATIONS Chris Willing CHRIS WILLING 12/07/2022

Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_

**UTILITY STATEMENTS FOR PUBLIC UTILITY EASEMENTS BEING ABANDONED  
IN CONJUNCTION WITH A REVERSION TO ACREAGE**

This form can only be used for those standard Public Utility Easements noted on a prior map as 5' along a side or rear lot line and 10' along a roadway (for example) which will not be relocated to the new boundary lines in conjunction with the proposed Boundary Line Adjustment map.

FOR A.P.N. 001-572-01 & 02 COUNTY LYON STATE NV

1. We **DO NOT** have a utility located in the existing easement(s) and agree to the relocation of the easement to the adjusted boundary lines.

Signed: Charter Spectrum  Armando Espino 1/12/2023

Carrier	Signature	Printed Name	Date
---------	-----------	--------------	------

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

2. We **DO** have a utility in the existing easement being relocated and desire a continuation of said easement in its present location.

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

3. **Other** – (please add a statement the applies to your situation)  
**WE HAVE NO ISSUES WITH THE REVERSION TO ACREAGE MAP FOR THESE PARCELS**

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

Signed: \_\_\_\_\_  
Carrier Signature Printed Name Date

A.P.N. No.:	
R.P.T.T.	
File No.:	
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Dennis McDuffee	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Dennis McDuffee, a married man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Dennis McDuffee, a married man as his sole and separate property**, all that real property situated in the County of Lyon, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: \_\_\_\_\_

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

\_\_\_\_\_  
Dennis McDuffee

\_\_\_\_\_  
State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

\_\_\_\_\_  
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022  
By: Dennis McDuffee

Signature: \_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

## Exhibit "A"

All that certain real property being all of lots 10 & 11 as shown on "OFFICIAL PLAT OF QUAIL MEADOWS ESTATES" Doc. No. 350541 dated May 11, 2005 filed in the official records of Lyon County; lying in a portion of the Northwest  $\frac{1}{4}$  of Section 14, Township 13 North, Range 25 East, Mount Diablo Base and Meridian, being described as follows:

**Beginning** at the Southeast corner of Lot 10 also being the Northeast corner of Lot 9 as shown on "OFFICIAL PLAT OF QUAIL MEADOWS ESTATES" Doc. No. 350541, point also being on the Westerly right of way of Quail Run Drive; Thence from said **Point of Beginning** and leaving said Westerly right of way of Quail Run Drive and along the South line of Lot 10 and the North line of Lot 9, North  $81^{\circ}44'29''$  West a distance of 143.00 feet to the Southwest corner of Lot 10, also being the Northwest corner of Lot 9; Thence leaving said South line of Lot 10 and the North line of Lot 9 and along the West line of Lots 10 & 11, North  $28^{\circ}37'27''$  East a distance of 191.49 to the Northwest corner of Lot 11; Thence leaving said West line of Lots 10 & 11 and along the North line of Lot 11, South  $55^{\circ}24'24''$  East a distance of 98.89 feet; Thence continuing along said North line, North  $67^{\circ}05'34''$  East a distance of 34.78 feet to the Northeast corner of Lot 11, point also being on the Westerly right of way of Quail Run Drive; Thence leaving said North line of Lot 11 and along the Westerly right of way of Quail Run Drive, South  $28^{\circ}37'27''$  West a distance of 80.37 feet to the beginning of a curve to the left, having a radius of 225.00 feet, subtended by central angle of  $20^{\circ}22'00''$ ; Thence along the arc of said curve a distance of 79.98 feet, having a chord of South  $18^{\circ}26'27''$  West and a distance of 79.56 feet to the Southeast corner of Lot 10 also being the **Point of Beginning**.

Containing 20,270 Sq. Ft. more or less



EXPIRES: 12/31/2024

Prepared By:  
Denson Surveying, Inc.  
P.O. Box 528  
Yerington, Nevada 89447



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) \_\_\_\_\_  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

**2. Type of Property:**

- a. ☐ Vacant Land      b. ☐ Single Fam. Res.  
c. ☐ Condo/Twnhse      d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg.      f. ☐ Comm'l/Ind'l  
g. ☐ Agricultural      h. ☐ Mobile Home  
☐ Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

**3. a. Total Value/Sales Price of Property**

\$ \_\_\_\_\_

**b. Deed in Lieu of Foreclosure Only (value of property)**

( ) \_\_\_\_\_

**c. Transfer Tax Value:**

\$ \_\_\_\_\_

**d. Real Property Transfer Tax Due**

\$ \_\_\_\_\_

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_%**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantor \_\_\_\_\_

Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Dennis McDuffee \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Dennis McDuffee \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: \_\_\_\_\_

Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: \_\_\_\_\_

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**