

ORIGINAL

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

### Development Application Submittal Requirements

**This sheet must accompany the original application and be signed by the Professional Land Surveyor.**

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.

**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**

7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)

- a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
- b. Property boundary lines, distances and bearings.
- N/A  c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
- d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
- e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
- f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly



shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
  - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
  - i. Vicinity map showing the proposed development in relation to the surrounding area.
  - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
  - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
  - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. **Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display.** Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

*DRS*

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
  - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
  - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge, all information contained in this application is correct and meets all Washoe County Development Code requirements.

  
Professional Land Surveyor

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Parcel Map for David Murphy &amp; Joanna Murphy</b>			
Project Description: Being a Division of Parcel 21-2-1-3 of RS Map No 918			
Project Address: 1555 Sharrock Road Washoe County, Nevada 89510			
Project Area (acres or square feet): 40.23 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Grass Valley Road &amp; Sharrock Road</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
077-140-03	40.23		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: David & Joanna Murphy		Name: Robert O. LaRiviere	
Address: 2345 Red Oak Drive		Address: 1150 Corporate Blvd	
Santa Rosa, CA	Zip: 95403	Reno, Nevada	Zip: 89502
Phone: 707-480-1559	Fax:	Phone: 775-856-7072	Fax: 856-7072
Email: winebarrel707@gmail.com		Email: blariviere@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Bob	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Robert O. LaRiviere		Name: Deane Scheiber	
Address: 1150 Corporate Blvd		Address: 1150 Corporate Blvd	
Reno, Nevada	Zip: 89502	Reno, Nevada	Zip: 89502
Phone: 775-856-7072	Fax: 856-7072	Phone: 775-432-6601	Fax: 432-6601
Email: blariviere@cfareno.com		Email: dscheiber@cfareno.com	
Cell:	Other:	Cell: 775-336-7767	Other:
Contact Person: Bob		Contact Person: Deane	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** DAVID MURPHY

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, David Murphy  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below 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 Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 077-140-03

Printed Name David Murphy

Signed [Signature]

Address 2345 Red Oak Dr

Sancta Rosa, CA 95403

Subscribed and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Notary Stamp)

\_\_\_\_\_  
Notary Public in and for said county and state

My commission expires: \_\_\_\_\_

**SEE ATTACHED FOR  
NOTARIZATION**

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

- 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 notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

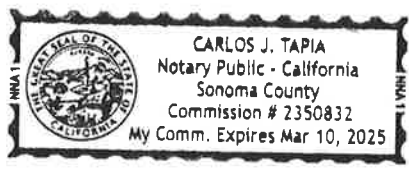


\_\_\_\_\_  
*Signature of Document Signer No. 1*                      *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
 County of SONOMA

Subscribed and sworn to (or affirmed) before me  
 on this 11 day of APRIL, 2022,  
 by *Date* *Month* *Year*  
 (1) DAVID CHARLES MURPHY  
 (and (2) \_\_\_\_\_),  
*Name(s) of Signer(s)*



proved to me on the basis of satisfactory evidence  
 to be the person(s) who appeared before me.  
 Signature *[Handwritten Signature]*  
*Signature of Notary Public*

*Seal*  
*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

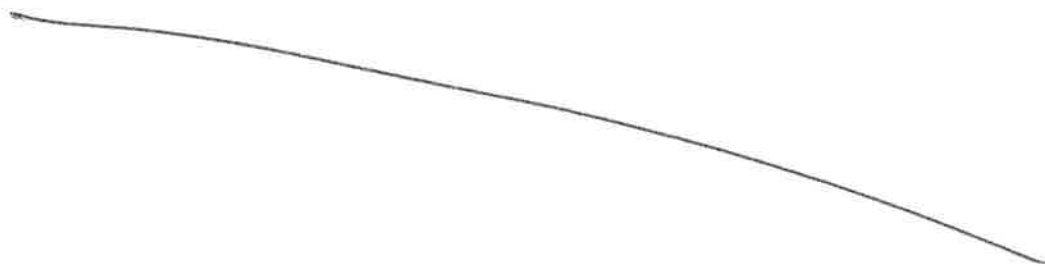
**Description of Attached Document**  
 Title or Type of Document: Property Owner Affidavit      Document Date: 4/11/22  
 Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_



**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
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Signature of Document Signer No. 1

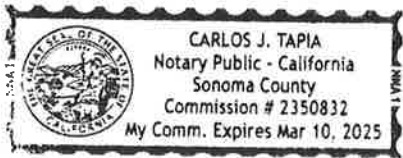
Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
 County of SONOMA

Subscribed and sworn to (or affirmed) before me  
 on this 11 day of APRIL, 2022,  
 by \_\_\_\_\_  
Date Month Year

(1) JOANNA MARGARET MURPHY  
 (and (2) \_\_\_\_\_),  
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence  
 to be the person(s) who appeared before me.

Signature: [Handwritten Signature]  
Signature of Notary Public

*Seal*  
 Place Notary Seal Above

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Property Owner Affidavit Document Date: 04/11/22  
 Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_



## Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

1555 Sharrock Road (intersection Grass Valley Rd & Sharrock Rd)

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
077-140-03	120-Vacant Single Family Residential	40.23

2. Please describe the existing conditions, structures, and uses located at the site:

This is a vacant site

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	30.23	5.0	5.0	
Proposed Minimum Lot Width				

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	GR & LDS	LDS	LDS	
Proposed Zoning Area				

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

Yes

No

6. Utilities:

a. Sewer Service	None
b. Electrical Service/Generator	None
c. Water Service	None

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input checked="" type="checkbox"/> Individual wells	SEE ATTACHED DOCUMENTATION	
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input type="checkbox"/> Individual septic	NONE
<input type="checkbox"/> Public system	Provider: _____

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

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10. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A
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15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

N/A
-----

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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## Grading

**Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.**

18. How many cubic yards of material are you proposing to excavate on site?

N/A
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19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

N/A

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

N/A

21. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

N/A

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

N/A

24. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

N/A

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

N/A

26. How are you providing temporary irrigation to the disturbed area?

N/A

27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

N/A

28. Surveyor:

Name	Robert O. LaRiviere
Address	1150 Corporate Blvd
Phone	(775) 856-7072
Cell	
E-mail	blariviere@cfareno.com
Fax	(775) 856-7072
Nevada PLS #	8661



**First Centennial Title Company of Nevada**

1450 Ridgeview Dr, Ste 100, Reno, NV 89519

Phone: (775)689-8510 • Fax:



**COMMITMENT FOR TITLE INSURANCE**

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**Today's Date:**

March 1, 2022

**Order No.:** P-21017092-A-RT

**Escrow Officer:** Reno Title Only

**Proposed Buyer/Borrower:** David Murphy and Joanna Murphy

**Property Address:** 1555 Sharrock Boulevard, Reno, NV 89510

**Lender:**

**Loan Amount:** \$0.00

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First Centennial Title of Nevada

A handwritten signature in black ink, appearing to read "Julie M. Moreno", written over a horizontal line.

Julie M. Moreno, Authorized Signatory





## COMMITMENT FOR TITLE INSURANCE

### NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Real Advantage Title Insurance Company, a(n) California corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within n/a after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### COMMITMENT CONDITIONS

#### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
  - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
  - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
  - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
  - (b) the Commitment to Issue Policy;
  - (c) the Commitment Conditions;
  - (d) Schedule A;
  - (e) Schedule B, Part I—Requirements; [and]
  - (f) Schedule B, Part II—Exceptions[; and
  - (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

#### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

#### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I - Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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## COMMITMENT FOR TITLE INSURANCE

**Transaction Identification Data for reference only:**

Issuing Agent: First Centennial Title Company of Nevada  
Issuing Office: 1450 Ridgeview Dr, Ste 100, Reno, NV 89519  
Issuing Office's ALTA® Registry ID: 1022833  
Commitment No.: P-21017092-A-RT-1  
Issuing Office File No.: P-21017092-A-RT  
Property Address: 1555 Sharrock Boulevard, Reno, NV 89510

### SCHEDULE A

1. Commitment Date: February 11, 2022 at 12:00 AM
2. Policy to be issued:
  - a. Proposed Insured: David Murphy and Joanna Murphy  
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is A Fee as to Parcel 1; an Easement as to Parcel 2.
4. The Title is, at the Commitment Date, vested in:  
  
David Murphy and Joanna Murphy, husband and wife, as community property with right of survivorship
5. The Land is described as follows:  
  
SEE SCHEDULE C ATTACHED HERETO

First Centennial Title of Nevada

Julie M. Moreno, Authorized Signatory



By: John Wiley, Executive Vice President

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## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. **NOTE:** General and Special Taxes for proration purposes for the fiscal year 2021/2022 including any secured personal property and any district assessments, are PAID IN FULL.

Total Amount Taxed: \$1,175.94  
Credit: \$472.56  
Total Amount Paid: \$703.38  
Assessor's Parcel No.: 077-140-03

***Please contact the Washoe County Treasurer's Office at (775) 328-2510 to obtain current amounts due prior to the close of escrow.***

6. **NOTE:** This is to give you notice that Orange Coast Title Company owns a membership interest in First Centennial Title Company and Orange Coast Title Company also owns Real Advantage Title Insurance Company. This underwriter may be chosen by First Centennial Title Company and this referral may provide Orange Coast Title Company a financial or other benefit.

You are NOT required to use the listed provider as a condition for settlement of your loan or purchase, sale or refinance of the subject property and you have the opportunity to select any of the First Centennial Title Company title insurance underwriters for your transaction. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

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## SCHEDULE B

(Continued)

### SCHEDULE B, PART II

#### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.  
(b) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or which may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in Patents or in Acts authorizing the issuance thereof; (c) water rights, or claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

#### **Exceptions 1-7 will be omitted on extended coverage policies**

**NOTE:** The total liability of *First Centennial Title Company of Nevada, Inc. and Real Advantage Title Insurance Company* shall not exceed the total fee paid for the herein Preliminary Report of Title. Any reliance placed upon the matters expressed herein shall have no value or liability exceeding the above said fee and any liability extended by the herein report shall not extend beyond the date hereof.

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## SCHEDULE B

(Continued)

8. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.
9. Any liens that may be created for Delinquent Sewer Charges by reason of said premises lying within the City of Reno/Sparks, the County of Washoe (Sewer). Contact the following for Sewer/Water, and/or Tax Assessment information: City of Reno Sewer at (775) 334-2095; City of Sparks Sewer at (775) 353-2360; County of Washoe Sewer at (775) 954-4601; Washoe County Treasurer at (775) 328-2510. Delinquent amounts may be added to and collected through the secured real property tax roll of the Washoe County Assessor's Office and included in the tax installments referenced above.

Any liens as created by the Central Truckee Meadows Remediation District, the Golden Valley Aquifer Recharge Program, or the North Spanish Springs Floodplain Detention Facility. Please fax demands to Washoe County Utilities at (775) 328-3699.

Any liens which may be or may become due the Sun Valley General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)673-2220.

Any liens which may be or may become due the Incline Village General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)832-1203.

10. Any unpaid charges for delinquent garbage fees, plus any interest and/or penalties, which would create a lien and attach to said premises, pursuant to Nevada Revised Statutes Section 444.520.
11. Except all water, claims or rights to water, in or under said land.
12. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Division of Land Map No. 1.

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

13. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Record of Survey Map No. 918, recorded October 29, 1975, as Document No. 383413..

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

14. An easement as granted to PALOMINO VALLEY GENERAL IMPROVEMENT DISTRICT, for ingress and egress over roadways for the benefit of public, by instrument recorded October 29, 1975, as Document No. 383502, in Book 927, Page 368, of Official Records, 33 feet in width on both sides of the centerline of each of said roads.

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## SCHEDULE B

(Continued)

15. An easement for electric and power and communication lines, and incidental purposes, as set forth in an instrument recorded 11/13/1975, in Book 930, Page 435, as Document No. 385149, Official Records.
16. An easement for electric power and communication lines, and incidental purposes, as set forth in an instrument recorded 01/05/1978, in Book 1179, Page 166, as Document No. 507264, Official Records.
17. The terms, covenants, conditions and provisions as contained in an instrument, entitled "Development Agreement between Washoe County and The Gannett Family Living Trust, under Date of April 7, 1990 as Amended and Restated on December 287, 2000", recorded August 1, 2008, as Document No. 3675053, of Official Records.
18. The terms, covenants, conditions and provisions as contained in an instrument, entitled "Ordinance No. 1380", recorded September 20, 2010, as Document No. 3923924, of Official Records.
19. The terms, covenants, conditions and provisions as contained in an instrument, entitled "Ordinance No. 1304", recorded September 22, 2010, as Document No. 3924764, of Official Records.
20. The terms, covenants, conditions and provisions as contained in an instrument, entitled "Ordinance Approving Amendment on Conditions Case No. AC11-004 to Amend Development Agreement Case Number DA 06-004 For Gannett Family Trust", recorded October 13, 2011, as Document No. 4049735, of Official Records.
21. The terms, covenants, conditions and provisions as contained in an instrument, entitled "Open Range Disclosure", recorded December 23, 2021, as Document No. 5262108, of Official Records.

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## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE C

The Land is described as follows:

#### **PARCEL 1:**

Parcel 21-2-1-3 as shown on Record of Survey Map filed in the office of the Washoe County Recorder, Washoe County, Nevada, on October 29, 1975 under File No. 383413 and Division of Land Map filed in the office of the Washoe County Recorder, Washoe County, Nevada under File 383418, more particularly described as follows:

All that portion of the Northwest  $\frac{1}{4}$  Northeast  $\frac{1}{4}$  of Section 21, Township 22 North, Range 21 East, Mount Diablo Base and Meridian in the County of Washoe, State of Nevada.

#### **PARCEL 2:**

An easement for ingress and egress as granted to the Palomino Valley General Improvement District as set forth in a document recorded October 29, 1975, as Document No. 383502, in Book 927, Official Records, Page 368, Washoe County, Nevada.

APN: 077-140-03

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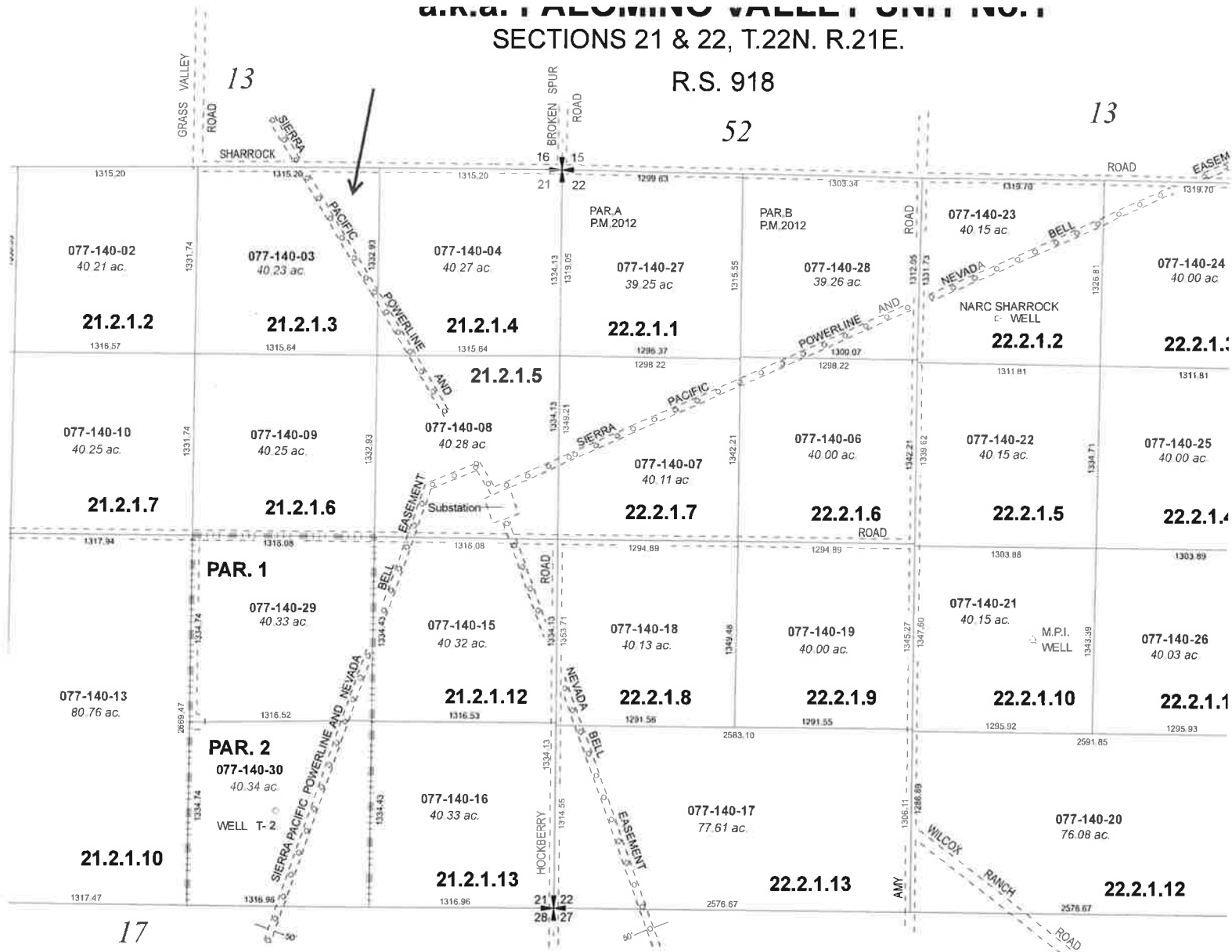
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**GRASS VALLEY UNIT NO. 1  
SECTIONS 21 & 22, T.22N. R.21E.**

R.S. 918

52





# Test Trench Inspection Report

Date of Inspection: 4/28/05

Owner or Project Name: Gannett

Address: Sharrock Rd

Assessor's Parcel Number: 077 - 140 - 03

Test Trench Number: 3I

Include map or plot plan showing the Test Trench locations.

Soil Log  
0-15' very loose sand, caving

Comments: \_\_\_\_\_

Groundwater Encountered YES  NO   
Measured Depth \_\_\_\_\_ Estimated Maximum \_\_\_\_\_

Bedrock Encountered YES  NO  Fractured Bedrock YES  NO   
Depth To Bedrock: \_\_\_\_\_

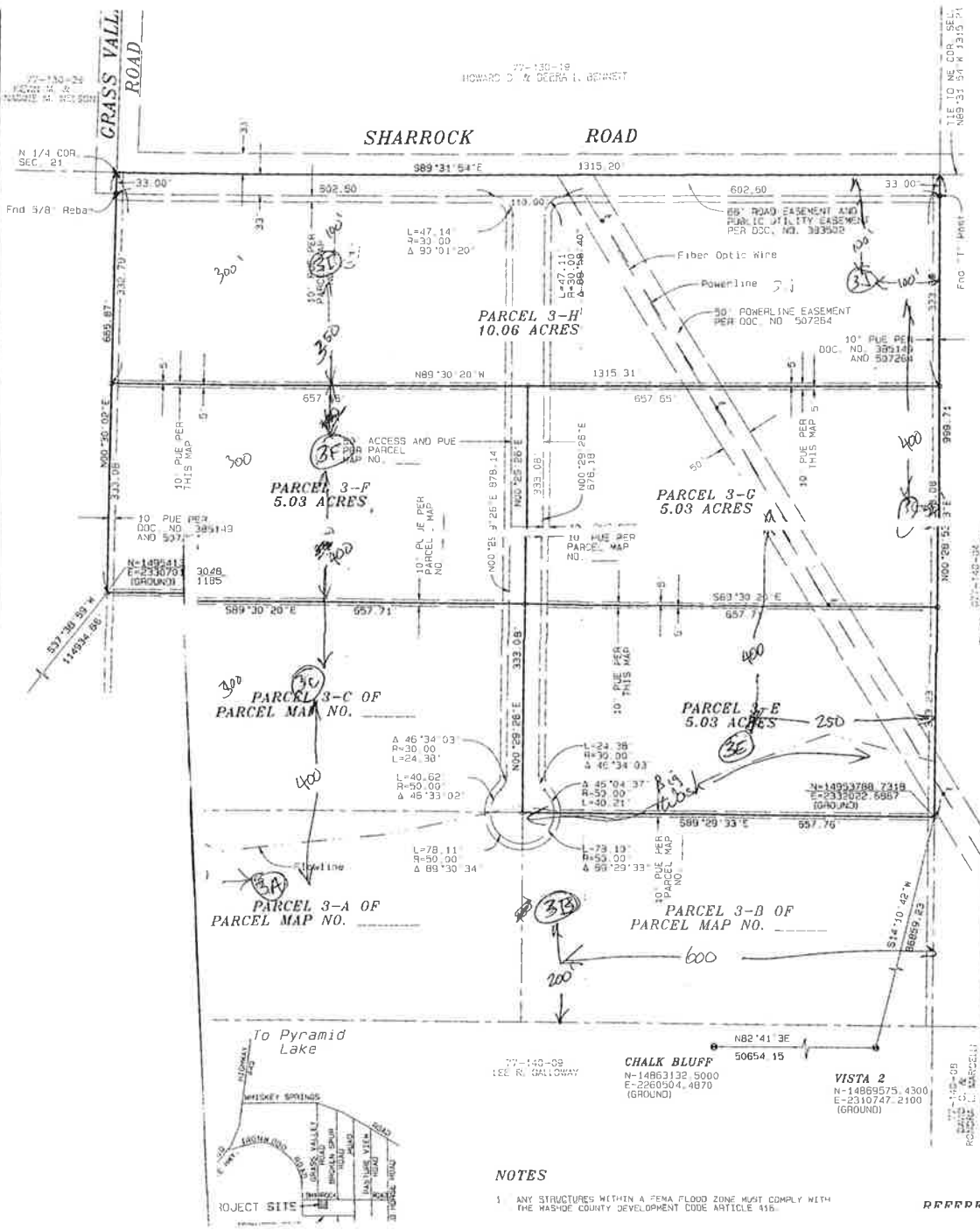
Measured Percolation Rate: \_\_\_\_\_ Estimated Percolation Rate: 10  
Design Percolation Rate: \_\_\_\_\_

Recommended Type of On-site Sewage Disposal System:  
Standard  Engineered \_\_\_\_\_  
Sand Filter Bed \_\_\_\_\_ Sand Filter "T" \_\_\_\_\_

Recommended Disposal Trench Depth: 10'

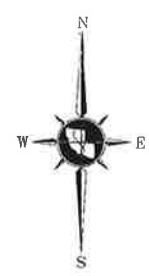
Inspected by: BWT





STEVENSON ENGINEERING COMPANY

NEVADA BELL TELEPHONE COMPANY  
D.B.A. SBC NEVADA



FI  
FI

# Test Trench Inspection Report

Date of Inspection: 4/28/05

Owner or Project Name: Gannett

Address: Sharrcock Rd.

Assessor's Parcel Number: 077-140-03

Test Trench Number: 3J

Include map or plot plan showing the Test Trench locations.

## Soil Log

0-13 very loose sand  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Groundwater Encountered YES  NO   
Measured Depth \_\_\_\_\_ Estimated Maximum \_\_\_\_\_

Bedrock Encountered YES  NO  Fractured Bedrock YES  NO   
Depth To Bedrock: \_\_\_\_\_

Measured Percolation Rate: \_\_\_\_\_ Estimated Percolation Rate: 10 mpi  
Design Percolation Rate: \_\_\_\_\_

## Recommended Type of On-site Sewage Disposal System:

Standard  Engineered \_\_\_\_\_  
Sand Filter Bed \_\_\_\_\_ Sand Filter "T" \_\_\_\_\_

Recommended Disposal Trench Depth: 10'

Inspected by: TBJT

# Test Trench Inspection Report

Date of Inspection: 4/28/05

Owner or Project Name: Gannett

Address: Sharrack Rd

Assessor's Parcel Number: 077-140-03

Test Trench Number: 3F

Include map or plot plan showing the Test Trench locations.

Soil Log

0-13' loose silty sand

Comments: \_\_\_\_\_

Groundwater Encountered YES

NO

Measured Depth \_\_\_\_\_

Estimated Maximum \_\_\_\_\_

Bedrock Encountered YES

NO

Fractured Bedrock YES

NO

Depth To Bedrock: \_\_\_\_\_

Measured Percolation Rate: \_\_\_\_\_

Estimated Percolation Rate: 10

Design Percolation Rate: \_\_\_\_\_

Recommended Type of On-site Sewage Disposal System:

Standard

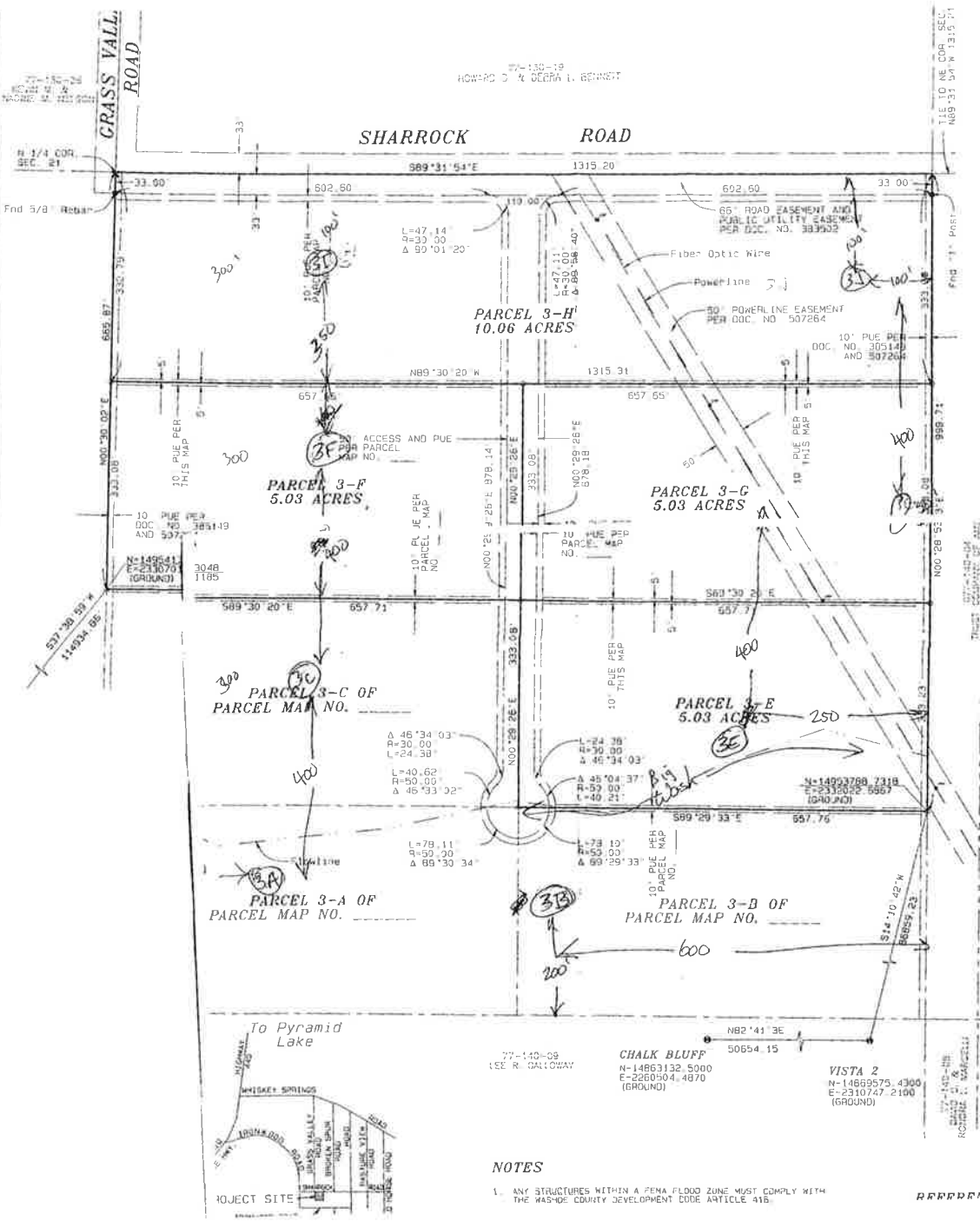
Engineered \_\_\_\_\_

Sand Filter Bed \_\_\_\_\_

Sand Filter "T" \_\_\_\_\_

Recommended Disposal Trench Depth: 10'

Inspected by: BWT



77-140-08  
HOWARD D. & GERDA L. BENNETT

SIGNAL PACIFIC POWER COMPANY  
NEVADA BELL TELEPHONE COMPANY  
D. B. A. SBC NEVADA



**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH GRID BEARING BETWEEN NATIONAL GEODETIC SURVEY STATION VISTA 2 WITH THE FOLLOWING NEVADA CO VALUES BASED ON THE NORTH AMERICAN DATUM OF REFERENCE NETWORK (NAD 83/94-MEAN).

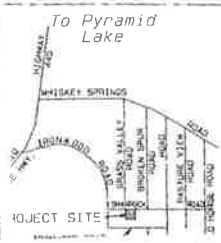
CHALK BLUFF	NORTHING	4529395.304 METERS
	EASTING	688866.792 METERS
VISTA 2	NORTHING	4531358.722 METERS
	EASTING	704177.774 METERS

COORDINATES SHOWN ON THIS SURVEY ARE GROUND 1 (2ND/SPARKS) MODIFIED PROJECTION COMBINED FAC GEODETIC OBSERVATIONS OBTAINED USING THE GLOI

**NOTES**

1. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE 1985-90 COUNTY DEVELOPMENT CODE ARTICLE 416.

**REFERENCES**



WELL CONSTRUCTION PERMIT AND PROPOSED PLOT PLAN

DATE 1-24-89

PERMIT NO. 3434

Owner's Phone # 742-1287

Items to be shown within 150' of proposed well:

Owner of Proposed Well DAVE WENGLAND

1. Property Lines & Dimensions
2. Sewage Disposal System (if in place)
3. Water Bodies (lakes, streams, etc.)
4. Drainage Pattern
5. Existing Wells
6. Indicate setback from property line
7. Structures (if in place)
8. Roads or Highways (by name)

Address P.O. Box 452, SPARK

Address at Site 1155 SHARROCK ROAD

Parcel Number 077-140-03

NE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> Sec 21 T22N R 21E

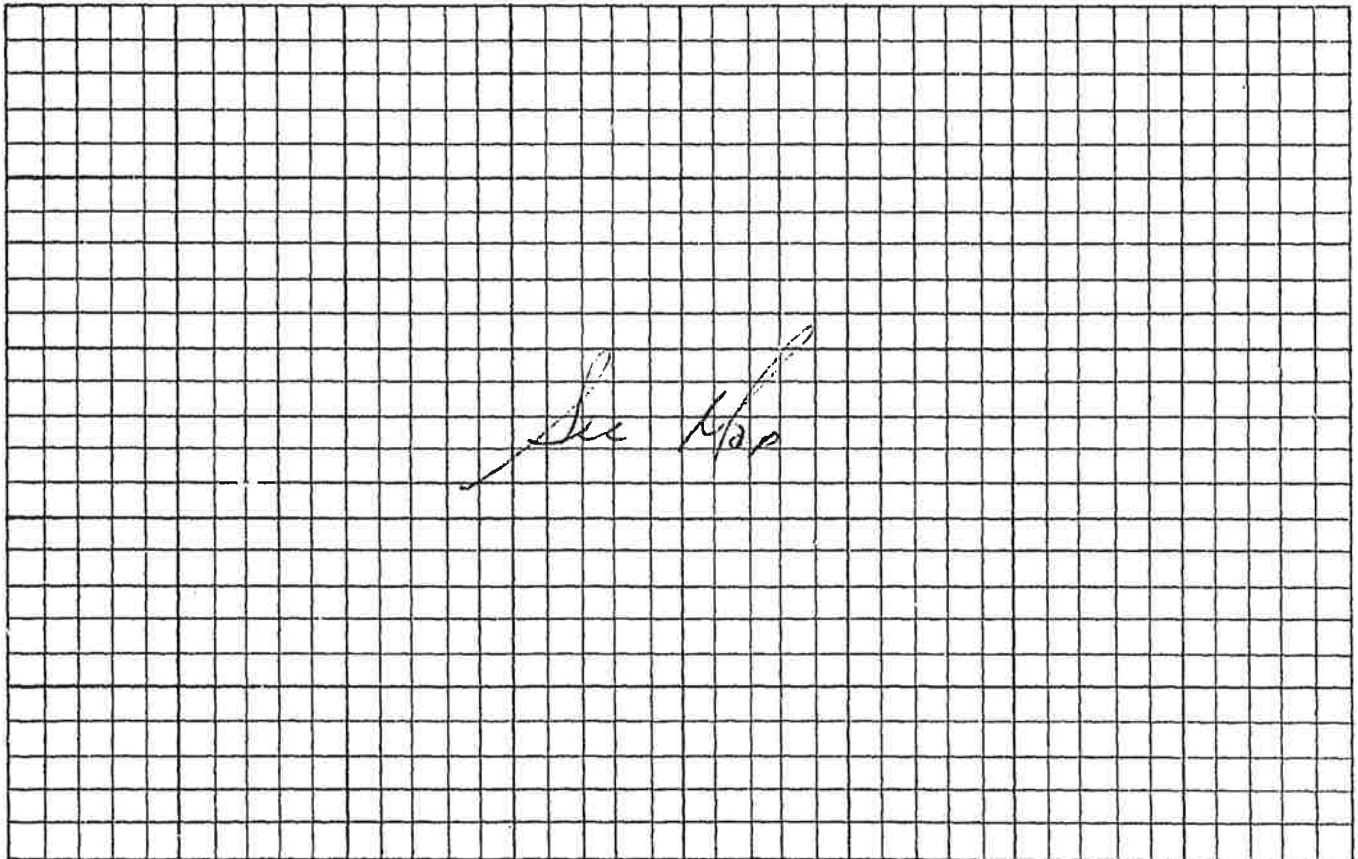
New Well  Modification

Well Drilling Company AQUA

Approximate Depth 300

Use of Well Aug + DOM

PLOT PLAN



1-24-89

COPY TO BE ON WELL SITE

WASHOE COUNTY HEALTH DEPARTMENT  
DIVISION OF ENVIRONMENTAL SERVICES  
Wells at Ninth Street  
Reno, Nevada 89520

785-4290

WELL AND WATER SYSTEM  
PERMIT

Permit Number NO 003434

Owner Dave Wendland

Address 1155 Sharrock Rd

Driller Agua

Inspection Type B. Youmans Inspector: 2-27-89 Date:

Well Construction: DOMESTIC

Bore Hole 12"

Casing 8"

Sanitary Seal 2-22-89

Seal Affidavit \_\_\_\_\_

Inspection Type Inspector: Date:

Water System Appurtenances: \_\_\_\_\_

Pump \_\_\_\_\_

Tank \_\_\_\_\_

Controls \_\_\_\_\_

Pressure Relief Valve \_\_\_\_\_

Electrical \_\_\_\_\_

Water Lines \_\_\_\_\_

Drop Pipe \_\_\_\_\_

WELL CONSTRUCTION PERMIT AND PROPOSED PLOT PLAN

DATE 1-24-89

PERMIT NO. 3434

Owner's Phone # 742-1287

Items to be shown within 150' of proposed well:

Owner of Proposed Well DAVE WENCKLAND

1. Property Lines & Dimensions

Address P.O. Box 452, SPARK

2. Sewage Disposal System (If in place)

Address at Site 1155 SHARRUCK ROAD

3. Water Bodies (lakes, streams, etc.)

Parcel Number 077-140-03

4. Drainage Pattern

NW 1/4 NE 1/4 Sec 21 T22N R21E

5. Existing Wells

New Well  Modification

6. Indicate setback from property line

Well Drilling Company AQUA

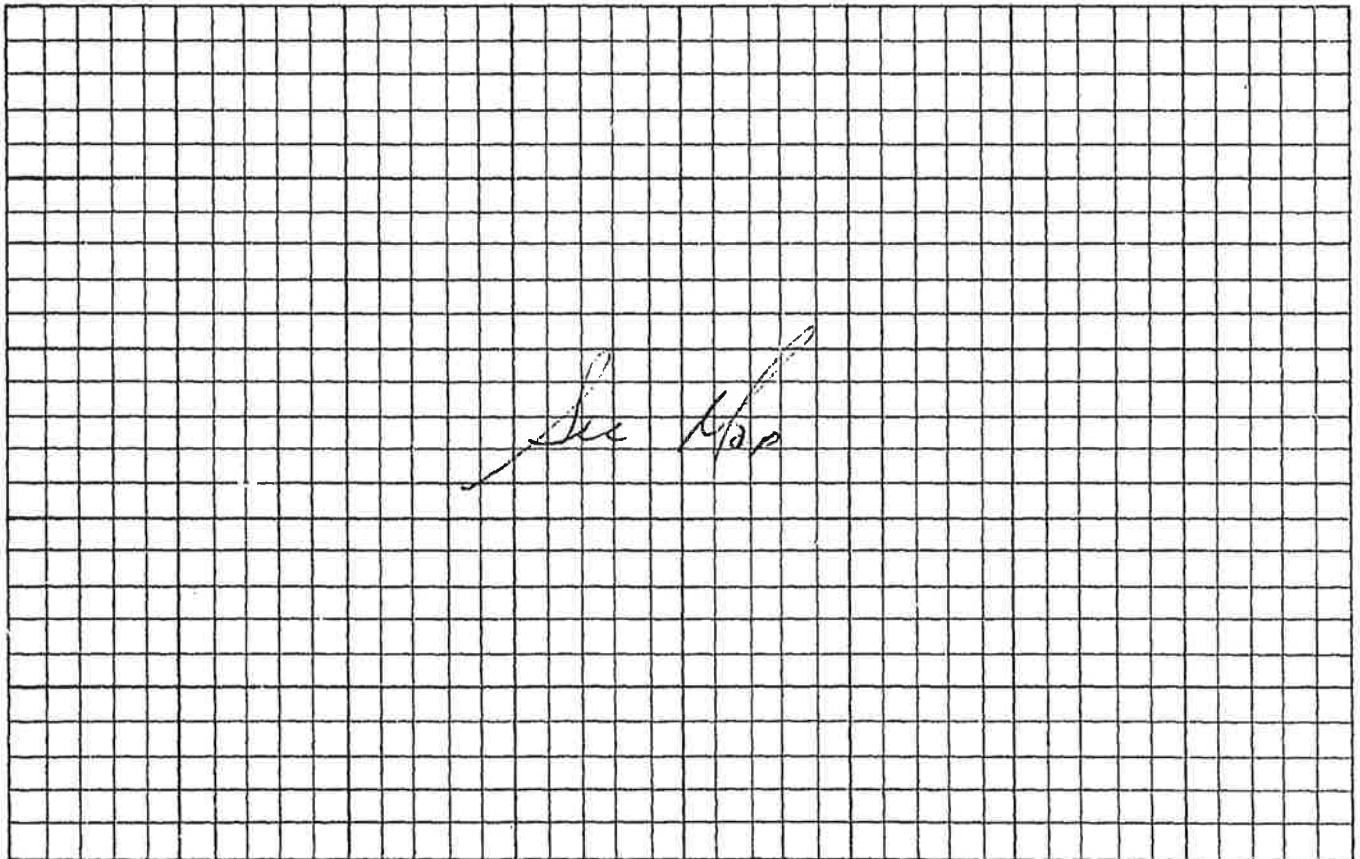
7. Structures (If in place)

Approximate Depth 300

8. Roads or Highways (by name)

Use of Well Aug + DOM

PLOT PLAN



1-24-89

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Bore Hole 12"  
Casing 8"  
Sanitary Seal 2-22-89  
Seal Affidavit \_\_\_\_\_

Inspection Type Inspector: Date:

Water System Appurtenances: \_\_\_\_\_

Pump \_\_\_\_\_

Tank \_\_\_\_\_

Controls \_\_\_\_\_

Pressure Relief Valve \_\_\_\_\_

Electrical \_\_\_\_\_

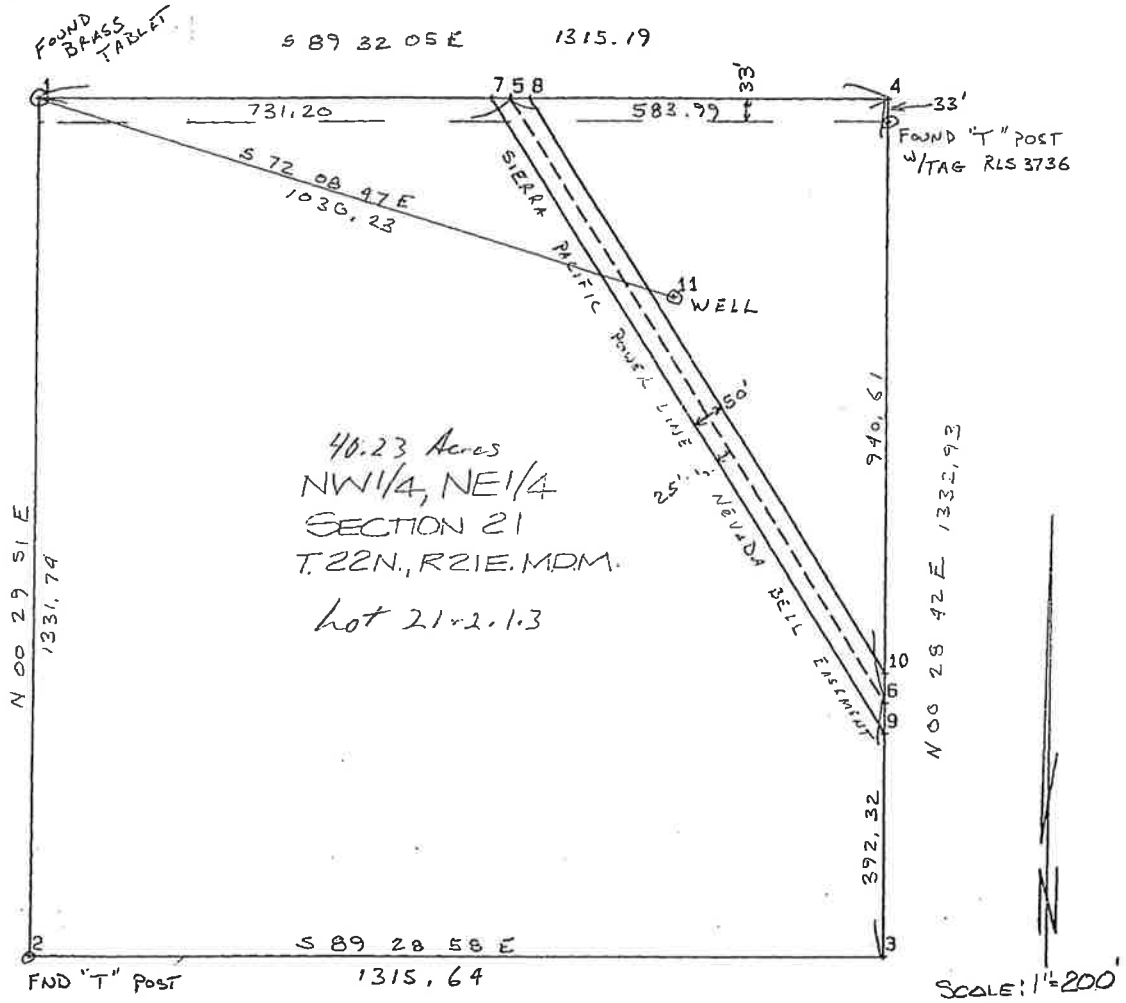
Water Lines \_\_\_\_\_

Drop Pipe \_\_\_\_\_



1155 Sharrock  
Palomero Valley

SE Corner  
of Sharrock &  
Grass Valley  
APN 077-140-03



OFFICE USE ONLY  
 Log No. 31261  
 Permit No. 52868  
 Basin 6-84

**WELL DRILLER'S REPORT**  
 Please complete this form in its entirety

PRINT OR TYPE ONLY

*21 ABAB*

NOTICE OF INTENT NO. 11939

1. OWNER Dave Wendland ADDRESS AT WELL LOCATION 1555 1155 Sharrock Rd  
 MAILING ADDRESS P. O. Box 452 Sparks, Nv 89432

2. LOCATION NW of NE Sec. 21 T. 22 N. S. R. 21 E. Washoe County  
 PERMIT NO. 52868 Issued by Water Resources Parcel No. 077-140-03 - Palomino Valley 21-2X-1-3 Subdivision Name Out 1

3. TYPE OF WORK  
 New Well  Recondition   
 Deepen  Other

4. PROPOSED USE  
 Domestic  Irrigation  Test   
 Municipal  Industrial  Stock

5. TYPE WELL  
 Cable  Rotary   
 Other  Mud

6. LITHOLOGIC LOG

Material	Water Strata	From	To	Thick-ness
Brown yellow red Black green sands & gravels with tan clay zones		0	162	162
Tan clay with some sands		162	225	63
Compact sands & gravels fine		225	240	15
Coarse sands and large gravels		240	300	60
Black fractured rock		300	304	4
T.D. 304 ft				

8. 14 3/4"-65' WELL CONSTRUCTION  
 Diameter 12 1/2 inches Total depth 304 feet  
 Casing record 8 5/8 inch  
 Weight per foot 16.96 Thickness .188

Diameter	From	To
<u>8 5/8</u> inches	<u>+1 1/2</u> feet	<u>304</u> feet
inches	feet	feet
inches	feet	feet
inches	feet	feet
inches	feet	feet

Surface seal: Yes  No  Type neat cement  
 Depth of seal 52 feet  
 Gravel packed: Yes  No   
 Gravel packed from 53 feet to 304 feet

Perforations:  
 Type perforation factory  
 Size perforation 3/32 X 3 triple  
 From 246 feet to 286 feet  
 From \_\_\_\_\_ feet to \_\_\_\_\_ feet  
 From \_\_\_\_\_ feet to \_\_\_\_\_ feet  
 From \_\_\_\_\_ feet to \_\_\_\_\_ feet

Date started 2/19/89 19\_\_\_\_  
 Date completed 2/22/89 19\_\_\_\_

7. WELL TEST DATA

Pump RPM	G.P.M.	Draw Down	After Hours Pump
Blew with air to clean and develop.			
Pumped 300 GPM for 12 hours			

BAILER TEST

G.P.M. \_\_\_\_\_ Draw down \_\_\_\_\_ feet \_\_\_\_\_ hours  
 G.P.M. \_\_\_\_\_ Draw down \_\_\_\_\_ feet \_\_\_\_\_ hours  
 G.P.M. \_\_\_\_\_ Draw down \_\_\_\_\_ feet \_\_\_\_\_ hours

9. WATER LEVEL  
 Static water level 204 feet below land surface  
 Flow 100+ G.P.M. \_\_\_\_\_ P.S.I.  
 Water temperature cold °F Quality \_\_\_\_\_

10. DRILLER'S CERTIFICATION  
 This well was drilled under my supervision and the report is true to the best of my knowledge.  
 Name Aqua Drilling & Well Service, Inc. Contractor  
 Address 625 Spice Islands Dr Suite L Sparks, Nv 89431 Contractor  
 Nevada contractor's license number issued by the State Contractor's Board 15291  
 Nevada contractor's driller's number issued by the Division of Water Resources 1132  
 Nevada driller's license number issued by the Division of Water Resources, the on-site driller 1511  
 Signed Roger M. Thrall By driller performing actual drilling on site of contractor  
 Date 2/27/89

WASHOE COUNTY DISTRICT HEALTH DEPARTMENT  
DIVISION OF ENVIRONMENTAL SERVICES

WELL CONSTRUCTION INSPECTION FORM

OWNER DAVE WENDLAND DATE 1-24-89

ADDRESS OR PARCEL NUMBER 1155 Sharrock Rd 077-140-03

PERMIT NO. 3434 WELL DRILLED BY Agua

DRILLING METHOD - ROTARY  CABLE TOOL  OTHER

DEPTH 304' CASING SIZE 8" MATERIAL .156

GRAVEL PACKED 2-22-89 SANITARY SEAL IN PLACE 2-22-89

SAMPLES COLLECTED \_\_\_\_\_ BACTERIOLOGICAL \_\_\_\_\_ CHEMICAL \_\_\_\_\_

APPROXIMATE GPM 300

ESTIMATED BY \_\_\_\_\_

SET-BACK FROM SEPTIC SYSTEM/S (IF IN PLACE) \_\_\_\_\_

*2-27-89 - WELL HAS BEEN COMPLETED BY DRILLER, HAS MOVED OFF SITE B.A.G.*  
REMARKS: *3-6-89 - offered inspection tag to well casing.*

NEED AFFIRMATIVE

INSPECTOR B. Youmans DATE OF FIRST INSPECTION 2-27-89

INSPECTOR B. Youmans DATE OF FINAL INSPECTION 3-3-89

(Inspection request)

Request for 1st inspection: Date 2/16/89 Time 9:00

Person calling Roy - Agua On Site 11:00

Request for final inspection: Date \_\_\_\_\_ Time \_\_\_\_\_

Person calling \_\_\_\_\_ Time \_\_\_\_\_

Date and time to seal well \_\_\_\_\_



# DISTRICT HEALTH DEPARTMENT

## WASHOE COUNTY WELL AND WATER SYSTEM CONSTRUCTION REGULATION AFFIRMATION

I Leonard Bowman being the owner, agent or licensed  
(name)  
 well driller of Ryan Drilling & Well Service, said firm being a licensed well  
(well drilling firm)  
 drilling contractor by the State of Nevada (License # 15291), affirm that a sanitary seal  
 has been constructed at a well located at 1155 Sharnock Rd, in  
(address)  
 Washoe County, Nevada, conforming to the requirements of Sections D and E of the Washoe  
 County District Board of Health's Well and Water System Regulations.

The well depth is certified to be 303' feet.

Included in these sections are the Regulations which state "All completed domestic and public  
 supply water wells must be cased with suitable casing to the bottom. In all cases the final 50  
 feet (a minimum) is to be sealed with a sanitary seal."

4-28-89 DATE  
Leonard Bowman SIGNATURE

Well Permit # <u>3434</u>	Drilling Method <u>Rotary</u>
Casing Size <u>8"</u>	Side Wall Thickness <u>.188</u>
Gravel Packed <u>2-22-89</u>	Approximate GPM <u>300'</u>
Date Packed <u>2-22-89</u>	Estimated by <u>Len Bowman</u>
Date Seal in Place <u>2-22-89</u>	Set-Back from Septic <u>no septic in</u>

PLEASE RETURN AFFIRMATION WITHIN FIVE (5) DAYS OF RECEIPT.

Date Mailed: \_\_\_\_\_



# Test Trench Inspection Report

Date of Inspection: 4/28/05

Owner or Project Name: Gannett

Address: Sharrcock Rd

Assessor's Parcel Number: 077-140-03

Test Trench Number: 36

Include map or plot plan showing the Test Trench locations.

Soil Log 0-13' med/loose silty sand  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_

Groundwater Encountered YES  NO   
Measured Depth \_\_\_\_\_ Estimated Maximum \_\_\_\_\_

Bedrock Encountered YES  NO  Fractured Bedrock YES  NO   
Depth To Bedrock: \_\_\_\_\_

Measured Percolation Rate: \_\_\_\_\_ Estimated Percolation Rate: 20  
Design Percolation Rate: \_\_\_\_\_

Recommended Type of On-site Sewage Disposal System:  
Standard  Engineered \_\_\_\_\_  
Sand Filter Bed \_\_\_\_\_ Sand Filter "T" \_\_\_\_\_

Recommended Disposal Trench Depth: 10'

Inspected by: BWT



# Test Trench Inspection Report

Date of Inspection: 4/28/05

Owner or Project Name: Gannett

Address: Sharrcock Rd

Assessor's Parcel Number: 077-140-03

Test Trench Number: 3C

Include map or plot plan showing the Test Trench locations.

Soil Log  
0-13' loose silty sand  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Groundwater Encountered YES  NO  
Measured Depth \_\_\_\_\_ Estimated Maximum \_\_\_\_\_

Bedrock Encountered YES  NO Fractured Bedrock YES  NO  
Depth To Bedrock: \_\_\_\_\_

Measured Percolation Rate: \_\_\_\_\_ Estimated Percolation Rate: 10  
Design Percolation Rate: \_\_\_\_\_

Recommended Type of On-site Sewage Disposal System:  
Standard  Engineered \_\_\_\_\_  
Sand Filter Bed \_\_\_\_\_ Sand Filter "T" \_\_\_\_\_

Recommended Disposal Trench Depth: 10'

Inspected by: BWT





# Test Trench Inspection Report

Date of Inspection: 4/28/05

Owner or Project Name: Gannett

Address: Shacrock Rd

Assessor's Parcel Number: 077-140-03

Test Trench Number: 3E

Include map or plot plan showing the Test Trench locations.

## Soil Log

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Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Groundwater Encountered YES  NO  
Measured Depth \_\_\_\_\_ Estimated Maximum \_\_\_\_\_

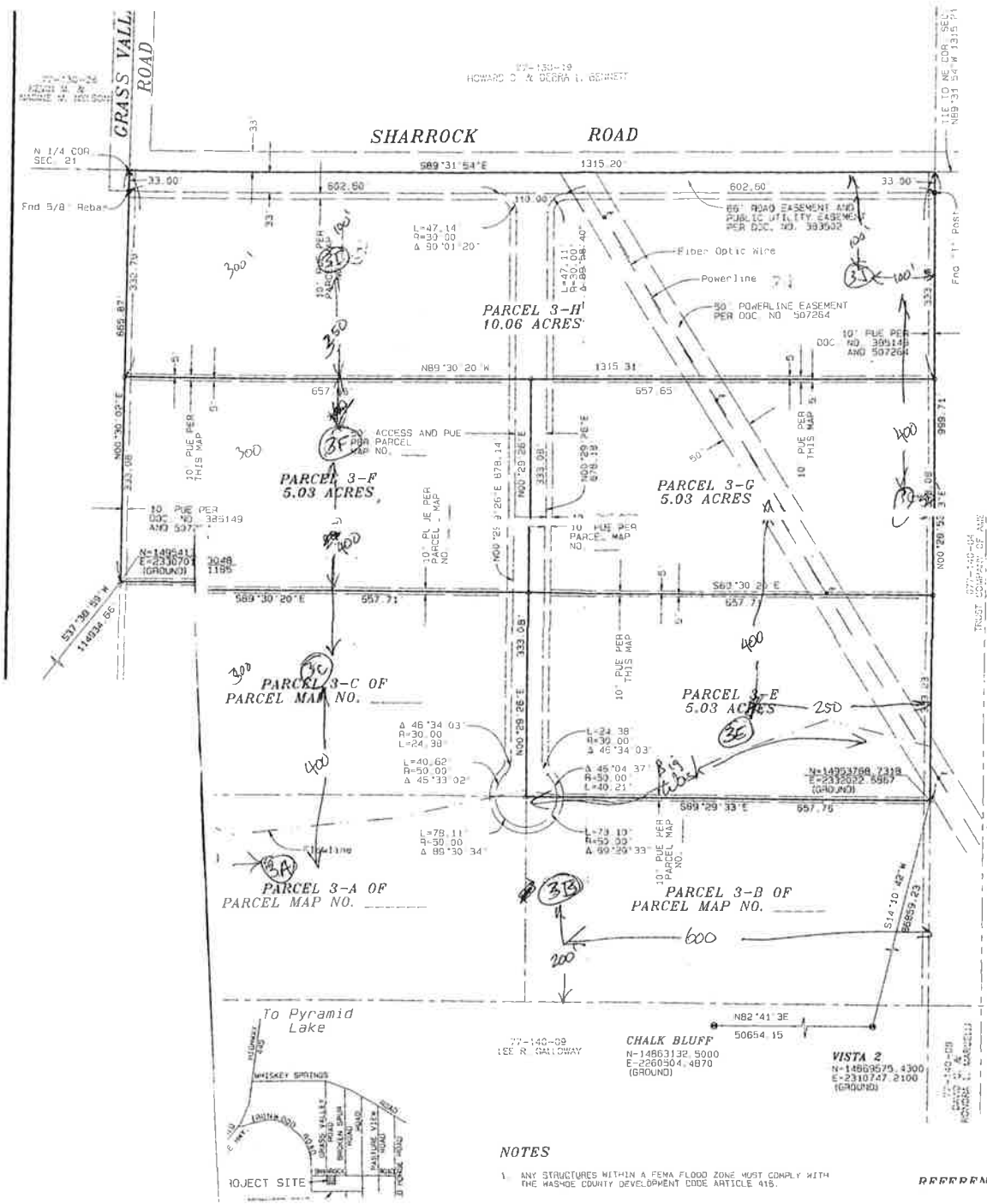
Bedrock Encountered YES  NO Fractured Bedrock YES  NO  
Depth To Bedrock: \_\_\_\_\_

Measured Percolation Rate: \_\_\_\_\_ Estimated Percolation Rate: 20  
Design Percolation Rate: \_\_\_\_\_

Recommended Type of On-site Sewage Disposal System:  
Standard  Engineered \_\_\_\_\_  
Sand Filter Bed \_\_\_\_\_ Sand Filter "T" \_\_\_\_\_

Recommended Disposal Trench Depth: 10'

Inspected by: BWT



STERNA ELECTRIC POWER COMPANY

NEVADA BELL TELEPHONE COMPANY  
 O. B. A. SBC NEVADA

GRAPHIC SCALE  
 0 100 200

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH GRID BEARING BETWEEN NATIONAL GEODETIC SURVEY STATION VISTA 2 WITH THE FOLLOWING NEVADA CO VALUES BASED ON THE NORTH AMERICAN DATUM OF REFERENCE NETWORK (NAD 83/94-NARN)

CHALK BLUFF	NORTHING	4529395.384 METERS
	EASTING	888865.792 METERS
VISTA 2	NORTHING	4531358.722 METERS
	EASTING	704177.774 METERS

COORDINATES SHOWN ON THIS SURVEY ARE GROUND I RENO/SPARKS MODIFIED PROJECTION COMBINED FAC GEODETIC OBSERVATIONS OBTAINED USING THE GLOI

# Test Trench Inspection Report

Date of Inspection: 4/28/05

Owner or Project Name: Gannett

Address: Sharrock Rd

Assessor's Parcel Number: 077-140-03

Test Trench Number: 3B

Include map or plot plan showing the Test Trench locations.

Soil Log 0-13' med/loose silty sand  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Groundwater Encountered YES  NO   
Measured Depth \_\_\_\_\_ Estimated Maximum \_\_\_\_\_

Bedrock Encountered YES  NO  Fractured Bedrock YES  NO   
Depth To Bedrock: \_\_\_\_\_

Measured Percolation Rate: \_\_\_\_\_ Estimated Percolation Rate: 20  
Design Percolation Rate: \_\_\_\_\_

Recommended Type of On-site Sewage Disposal System:  
Standard  Engineered \_\_\_\_\_  
Sand Filter Bed \_\_\_\_\_ Sand Filter "T" \_\_\_\_\_

Recommended Disposal Trench Depth: 10'

Inspected by: BWT

# Test Trench Inspection Report

Date of Inspection: 4/28/05

Owner or Project Name: Gannett

Address: Sharrock Rd

Assessor's Parcel Number: 077-140-03

Test Trench Number: 3A

Include map or plot plan showing the Test Trench locations.

Soil Log 0-13' loose silty sand

Comments: \_\_\_\_\_

Groundwater Encountered YES  NO   
Measured Depth \_\_\_\_\_ Estimated Maximum \_\_\_\_\_

Bedrock Encountered YES  NO  Fractured Bedrock YES  NO   
Depth To Bedrock: \_\_\_\_\_

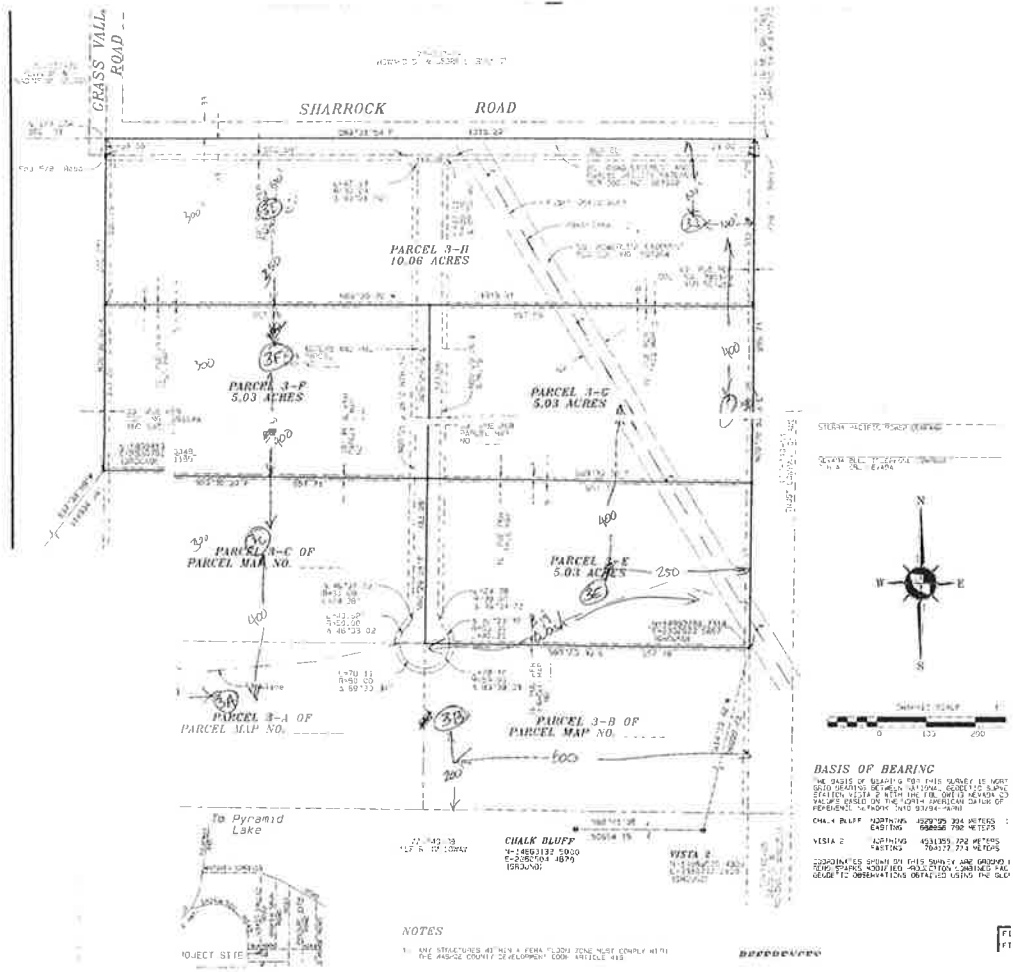
Measured Percolation Rate: \_\_\_\_\_ Estimated Percolation Rate: 10  
Design Percolation Rate: \_\_\_\_\_

### Recommended Type of On-site Sewage Disposal System:

Standard  Engineered \_\_\_\_\_  
Sand Filter Bed \_\_\_\_\_ Sand Filter "T" \_\_\_\_\_

Recommended Disposal Trench Depth: 10'

Inspected by: BWJ



**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH  
SOUTH BEARING BY THE NATIONAL COAST & GEODYSIC  
SECTION, 1983, WITH THE USE OF THE GEODYSIC  
METHOD OF THE GROUND PARALLEL METHOD OF  
REFERENCE TO NORTH (1983/84/85)

**CHALK BLUFF** 1020000 204 METERS  
EASTING 68888 700 METERS

**VISTA 2** 1020000 204 METERS  
EASTING 68888 700 METERS

COORDINATES SHOWN ON THIS SURVEY ARE GRIPPED  
TO THE NEAREST MILLIMETER AND SHOWN TO THE  
NEAREST TENTH OF A MILLIMETER.

**NOTES**

1. ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.

2. THE ABOVE COORDINATES ARE BASED ON THE NAD 83 DATUM.

PT  
PT

# Test Trench Inspection Report

Date of Inspection: 7/28/06

Owner or Project Name: Gannett Family Trust

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

Assessor's Parcel Number: 77-140-03

Test Trench Number: 026-1

Include map or plot plan showing the Test Trench locations.

Soil Log 0-13' med silty sand  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Groundwater Table:  
Measured Depth N/A Estimated Maximum \_\_\_\_\_

Depth To Bedrock: N/A

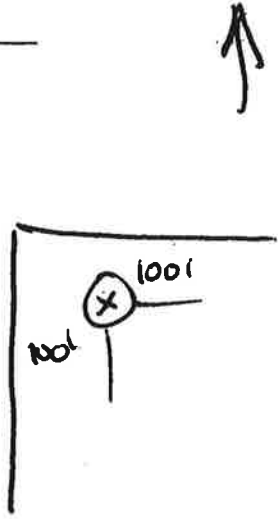
Recommended Type of On-site Sewage Disposal System:

Standard  Engineered \_\_\_\_\_  
Sand Filter Bed \_\_\_\_\_ Sand Filter "T" \_\_\_\_\_

Recommended Disposal Trench Depth: 10'

Design Percolation Rate: 40 mpi

Inspected by: BIT





**LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS**

## CLOSURE CALCULATIONS

FOR

### PARCEL MAP FOR DAVID MURPHY & JOANNA MURPHY

#### PARCEL 1

North: 14954793.11'      East: 2331450.12'

Segment #1: Line

Course: S0°28'06"W      Length: 968.00'  
North: 14953825.14'      East: 2331442.20'

Segment #2: Line

Course: S89°31'54"E      Length: 450.00'  
North: 14953821.47'      East: 2331892.19'

Segment #3: Line

Course: N0°28'06"E      Length: 968.00'  
North: 14954789.43'      East: 2331900.10'

Segment #4: Line

Course: S89°31'54"E      Length: 130.80'  
North: 14954788.37'      East: 2332030.90'

Segment #5: Line

Course: S0°28'53"W      Length: 1332.93'  
North: 14953455.48'      East: 2332019.70'

Segment #6: Line

Course: N89°28'47"W      Length: 1315.64'  
North: 14953467.43'      East: 2330704.10'





Segment #7: Line

Course: N0°30'02"E      Length: 1298.74'  
North: 14954766.12'      East: 2330715.45'

Segment #8: Line

Course: N0°30'02"E      Length: 33.00'  
North: 14954799.12'      East: 2330715.74'

Segment #9: Line

Course: S89°31'54"E      Length: 734.40'  
North: 14954793.12'      East: 2331450.11'

Perimeter: 7231.51'      Area: 1,316,982 Sq. Ft.  
Error Closure:            0.00      Course: N58°02'28"W  
Error North:            0.003      East: -0.004

Precision 1: 7231520000.00



**OWNERS CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DAVID MURPHY AND JOANNA MURPHY, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

DAVID MURPHY AND JOANNA MURPHY, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

BY: DAVID MURPHY \_\_\_\_\_ DATE \_\_\_\_\_

BY: JOANNA MURPHY \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
 BY DAVID MURPHY.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
 BY JOANNA MURPHY.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

**TITLE COMPANY CERTIFICATE** COMMITMENT NO. P-21017092-A-RT-1

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT DAVID MURPHY AND JOANNA MURPHY, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH THE RIGHT OF SURVIVORSHIP, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT THERE ARE NO SECURITY INTEREST HOLDERS, THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED \_\_\_\_\_, 20\_\_\_\_, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

JULIE M. MORENO, TITLE OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**TAXATION CERTIFICATE** (APN: 077-140-03)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

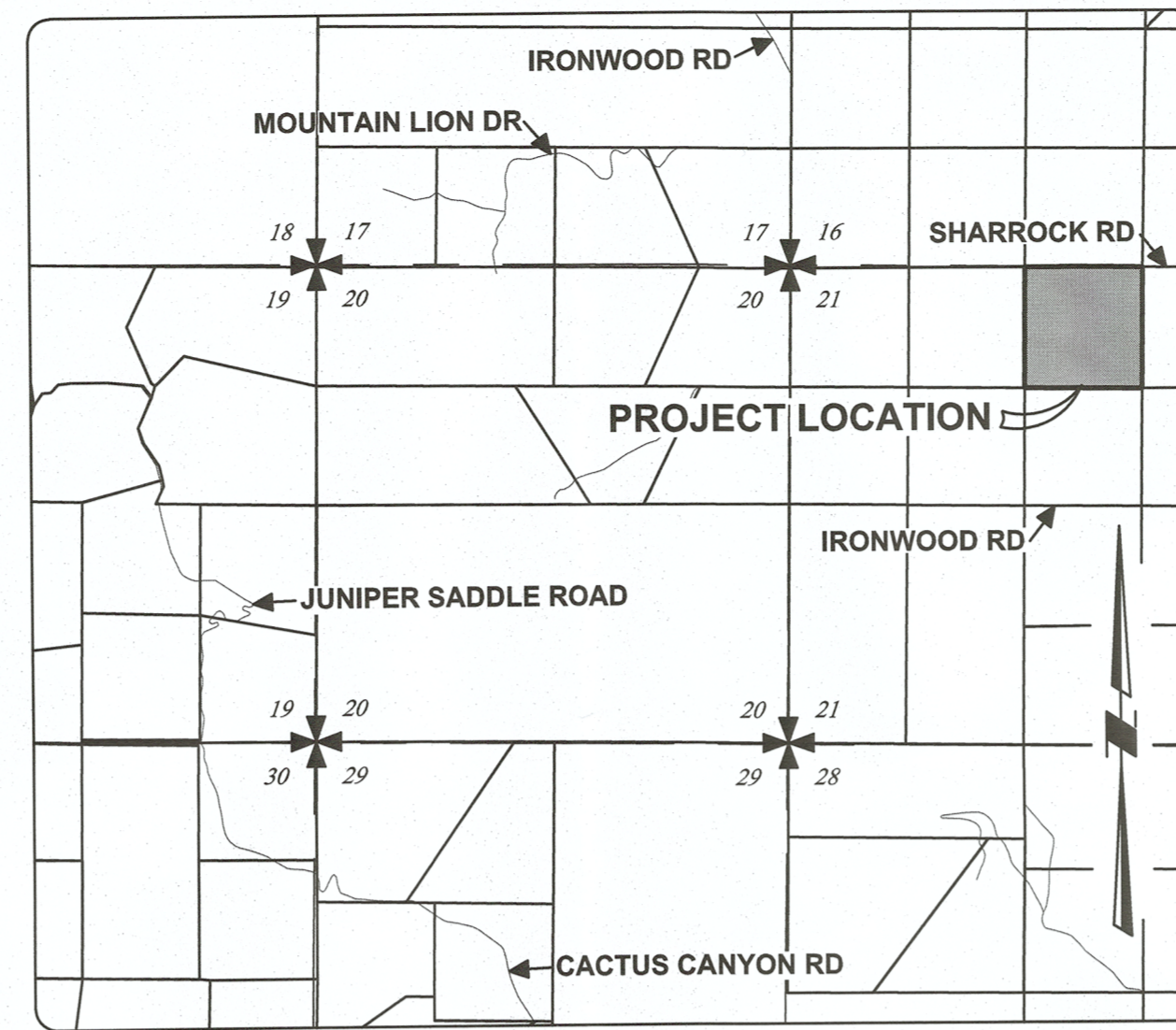
WASHOE COUNTY TREASURER

SIGNATURE \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

WAYNE HANDROCK, P.L.S. 20464  
 WASHOE COUNTY SURVEYOR



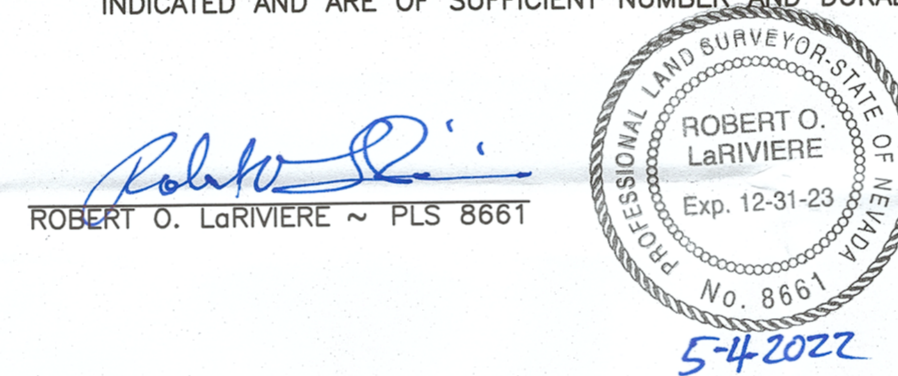
**VICINITY MAP**  
 NOT TO SCALE

**SURVEYOR'S CERTIFICATE**

I, ROBERT O. LARIVIERE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAVID MURPHY AND JOANNA MURPHY, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP.

1. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 22 NORTH, RANGE 21 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON SEPTEMBER 28, 2021.
2. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
3. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE**

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

**WATER & SEWER RESOURCE REQUIREMENTS**

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY COMPANY CERTIFICATES**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES, CABLE TELEVISION COMPANIES.

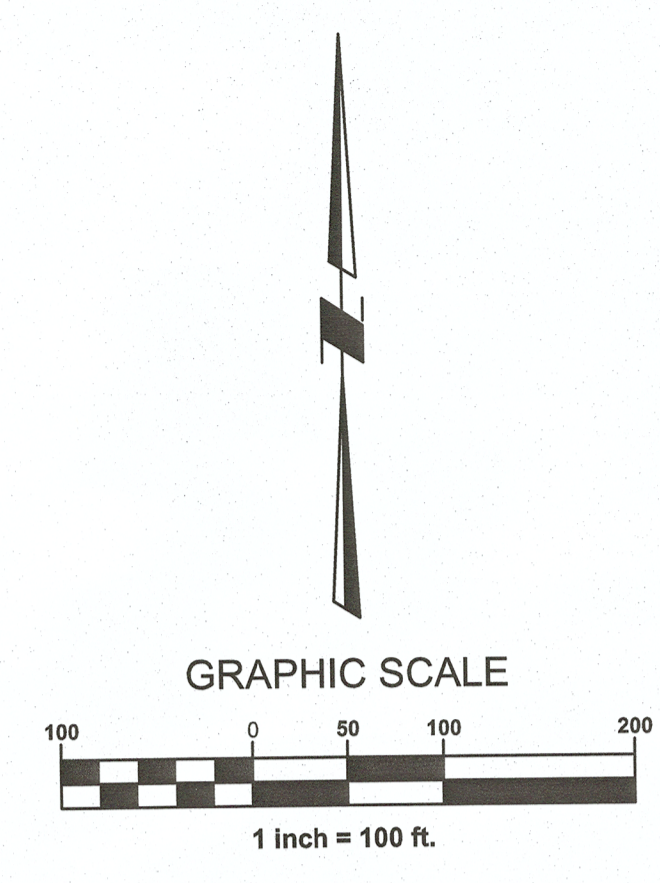
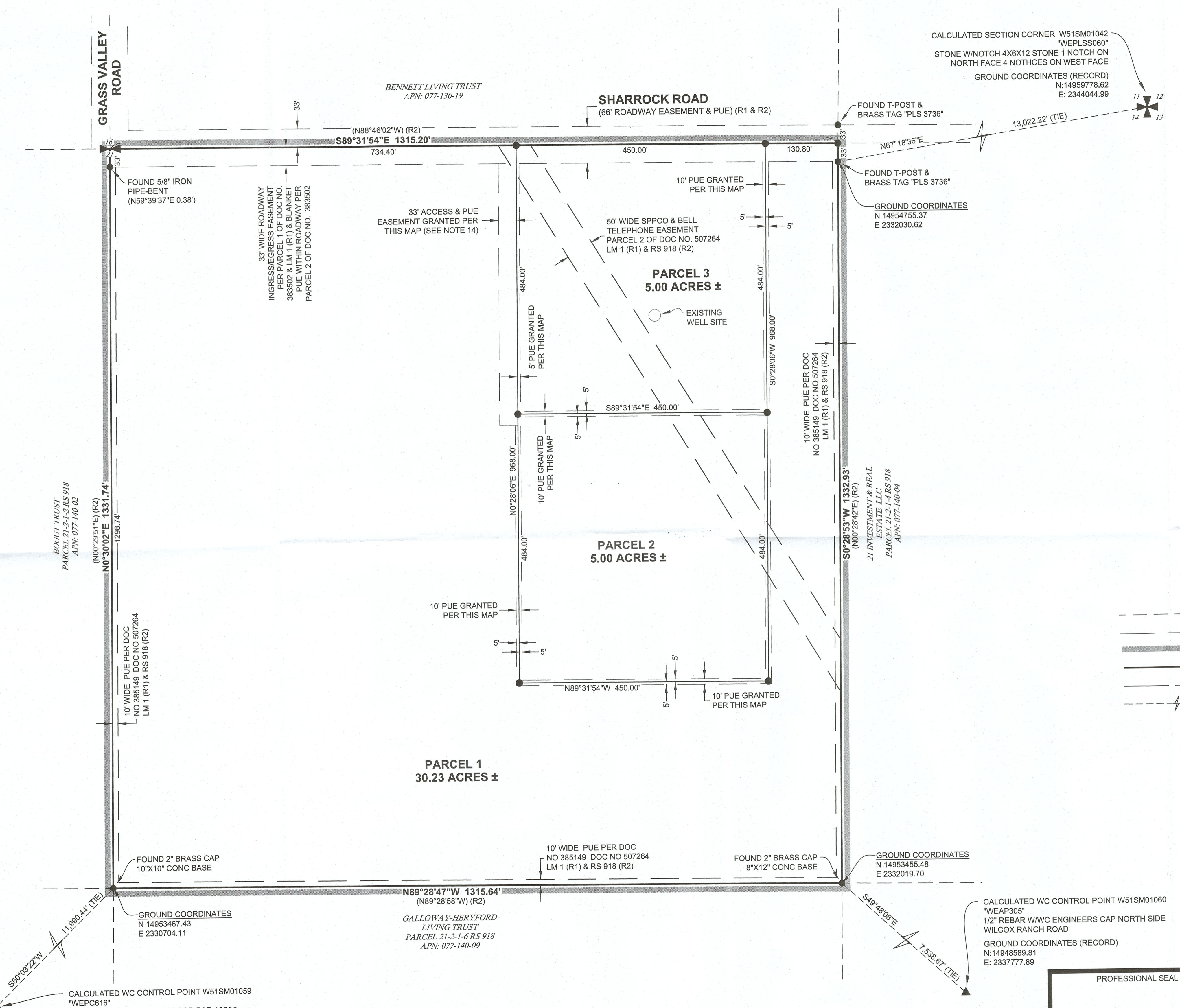
CHARTER COMMUNICATIONS _____	PRINT NAME/TITLE _____	DATE _____
NEVADA BELL TELEPHONE CO. D.B.A. AT&T NEVADA _____	PRINT NAME/TITLE _____	DATE _____
SIERRA PACIFIC POWER COMPANY D.B.A. NV ENERGY _____	PRINT NAME/TITLE _____	DATE _____
WASHOE COUNTY COMMUNITY SERVICES _____	PRINT NAME/TITLE _____	DATE _____
PALOMINO VALLEY GENERAL IMPROVEMENT DISTRICT _____	PRINT NAME/TITLE _____	DATE _____

**NOTES**

1. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
2. PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION.
3. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE WASHOE COUNTY WITH A WILL-SERVE LETTER.
4. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH R.M.C. CHAPTER 18 AS PARCELS ARE DEVELOPED.
5. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
6. FOR EACH PARCEL CREATED BY THIS FINAL MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITHIN AN APPROVED RESIDENTIAL BUILDING PERMIT.
7. WASHOE COUNTY WILL PRE ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
8. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AN UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
9. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
10. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
11. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
12. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
13. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
14. THE 33' WIDE ACCESS & PUE EASEMENT GRANTED ON THIS MAP WITHIN PARCEL 1 IS FOR THE BENEFIT OF PARCELS 2 & 3.

COUNTY RECORDER'S CERTIFICATE FILE NO: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 20____ AT _____ MINUTES PAST _____ O'CLOCK _____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.	PARCEL MAP FOR <b>DAVID MURPHY &amp; JOANNA MURPHY</b> BEING A DIVISION OF PARCEL 21-2-1-3 OF R/S MAP NO. 918 SITUATE IN THE NW 1/4 OF THE NE 1/4 SECTION 21, T22N, R21E, MDM WASHOE COUNTY NEVADA	
	COUNTY RECORDER BY: DEPUTY _____ FEE: _____	CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM





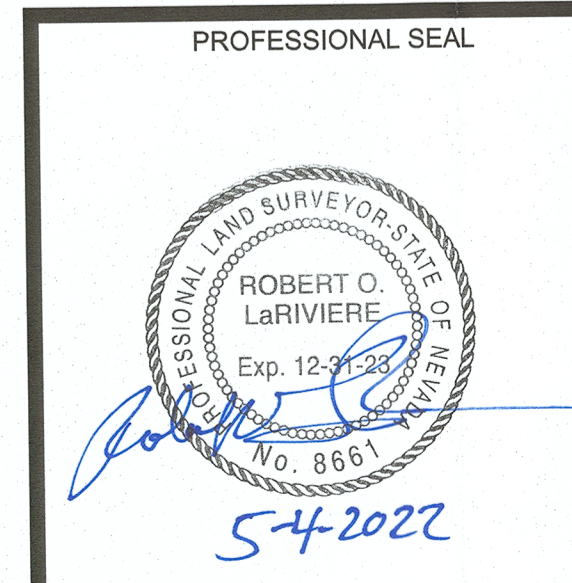
- LEGEND**
- SET 5/8" REBAR WITH CAP OR NAIL & TAG "PLS 8661"
  - DIMENSION POINT, NOTHING FOUND OR SET
  - FOUND MONUMENT AS NOTED
  - ▲ GPS CONTROL POINT
  - ⊠ CALCULATED 1/4 SECTION CORNER
  - ⊠ CALCULATED SECTION CORNER
  - ( ) RECORD MEASUREMENT
  - (R1) REFERENCE NUMBER
  - APN ASSESSOR PARCEL NUMBER
  - PUE PUBLIC UTILITY EASEMENT
  - RS RECORD OF SURVEY MAP
  - LM LAND MAP
  - ADJACENT PARCEL LINE
  - EASEMENT LINE
  - GRAPHIC BOARDER
  - PROPERTY LINE
  - SECTIONAL LINE
  - TIE

**RESULTANT PARCEL AREAS**

DESCRIPTION	SQ. FT	ACRES
PARCEL 1	1,316,982±	30.23±
PARCEL 2	217,800±	5.00±
PARCEL 3	217,800±	5.00±
<b>TOTAL AREA</b>	<b>1,752,582±</b>	<b>40.23±</b>

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

- REFERENCES**
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  - RECORD OF SURVEY MAP NO. 918 FOR MCCULLOCH PROPERTIES INC, RECORDED OCTOBER 29, 1975, AS FILE NO. 383413, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - PRELIMINARY TITLE REPORT FROM FIRST CENTENNIAL TITLE COMPANY OF NEVADA, FILE NO. P-21017092-RT-1, DATED FEBRUARY 11, 2022 AT 12:00 AM.



PARCEL MAP FOR  
**DAVID MURPHY & JOANNA MURPHY**  
 BEING A DIVISION OF PARCEL 21-2-1-3 OF R/S MAP NO. 918  
 SITUATE IN THE NW 1/4 OF THE NE 1/4 SECTION 21, T22N, R21E, MDM  
 WASHOE COUNTY NEVADA

**CFA, INC.**  
 LAND SURVEYORS  
 CIVIL ENGINEERS  
 LAND USE PLANNERS  
 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
 775-856-1150 MAIN • 775-856-1160 FAX • CFAREN0.COM

JOB NO.	21098.00
DRAWN BY	DRS
CHECKED BY	ROL
DATE	APRIL 2022
SHEET	2 / 2



**LEGAL DESCRIPTION – PARCEL MAP SUBMITTAL**

**Parcel 1:**

Parcel 21-2-1-3 as shown on Record of Survey Map filed in the office of the Washoe County Recorder, Washoe County, Nevada, on October 29, 1975, under File No. 383413 and Division of Land Map filed in the office of the Washoe County Recorder, Washoe County, Nevada under File 383418, more particularly described as follows:

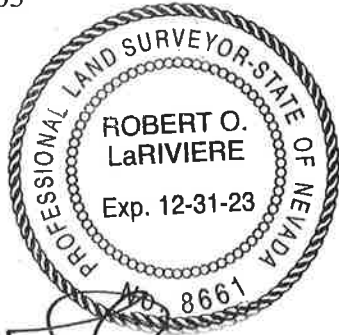
**Parcel 2:**

An easement for ingress and egress as granted to the Palomino Valley General Improvement District as set forth in a document recorded October 29, 1975, as Document No. 383502, in book 927, Official RECORDS, Page 368, Washoe County, Nevada.

The above legal description is contained in a title report prepared by First Centennial Title Company of Nevada, Order No. P-21017092-A-RT, dated February 11, 2022.

The purpose of this legal description is to describe a parcel of land submitted to Washoe County for a Parcel Map Submittal and is not for conveyance purposes.

APN: 077-140-03





Robert O. LaRiviere, P.L.S. 6450  
CFA Inc.  
1150 Corporate Blvd.  
Reno, NV 89502

7-7-2022

**OWNERS CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DAVID MURPHY AND JOANNA MURPHY, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

DAVID MURPHY AND JOANNA MURPHY, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

BY: DAVID MURPHY \_\_\_\_\_ DATE \_\_\_\_\_

BY: JOANNA MURPHY \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_, BY DAVID MURPHY.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_, BY JOANNA MURPHY.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**TITLE COMPANY CERTIFICATE** COMMITMENT NO. P-21017092-A-RT-1

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT DAVID MURPHY AND JOANNA MURPHY, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH THE RIGHT OF SURVIVORSHIP, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT THERE ARE NO SECURITY INTEREST HOLDERS, THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED \_\_\_\_\_, 20\_\_\_\_ FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

JULIE M. MORENO, TITLE OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**TAXATION CERTIFICATE** (APN: 077-140-03)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

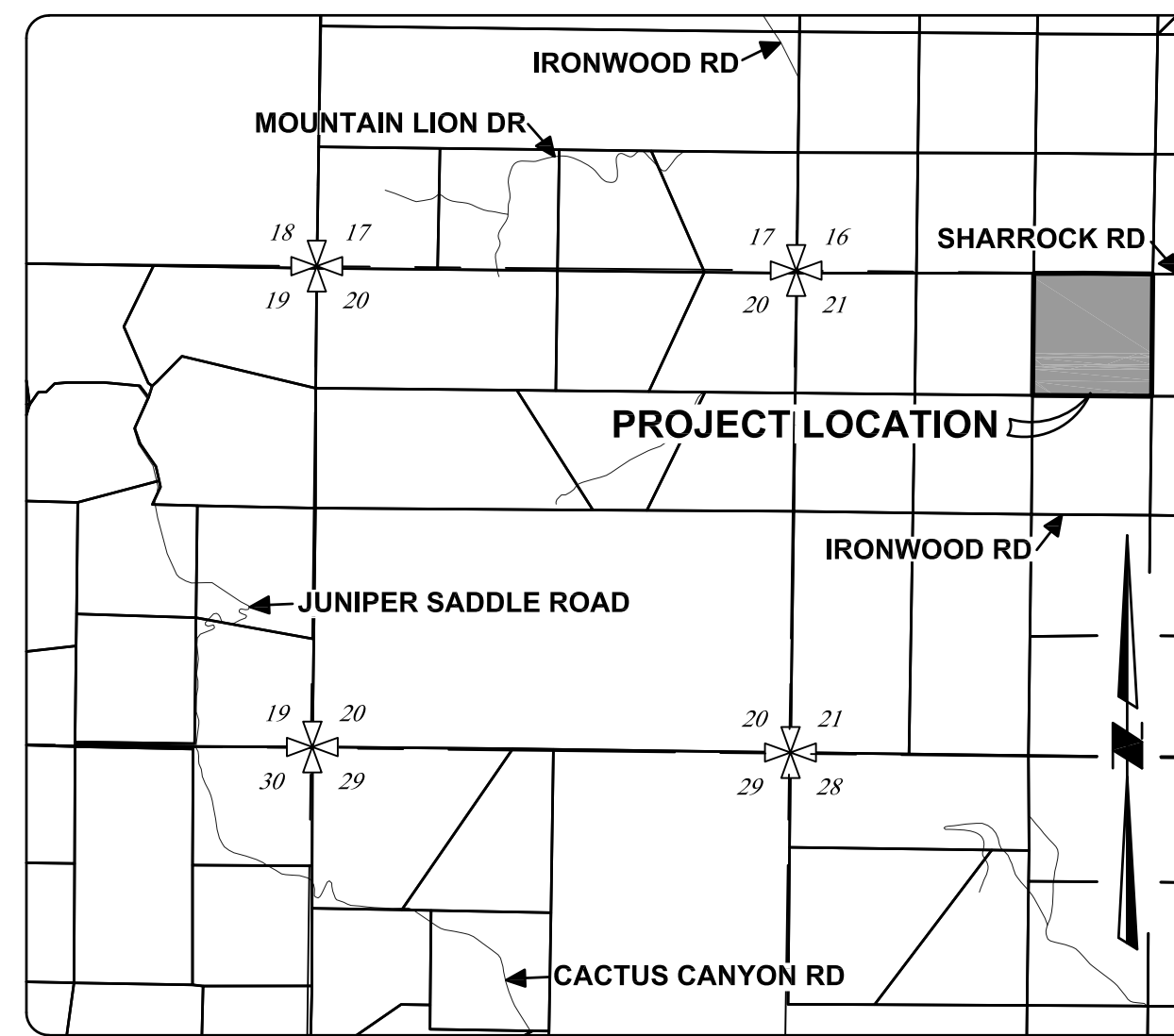
WASHOE COUNTY TREASURER

SIGNATURE \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

WAYNE HANDROCK, P.L.S. 20464  
 WASHOE COUNTY SURVEYOR



**VICINITY MAP**  
 NOT TO SCALE

**SURVEYOR'S CERTIFICATE**

I, ROBERT O. LARIVIERE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DAVID MURPHY AND JOANNA MURPHY, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP.

1. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 22 NORTH, RANGE 21 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON SEPTEMBER 28, 2021.
2. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
3. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

ROBERT O. LARIVIERE ~ PLS 866T

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE**

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

**WATER & SEWER RESOURCE REQUIREMENTS**

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY COMPANY CERTIFICATES**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES, CABLE TELEVISION COMPANIES.

CHARTER COMMUNICATIONS \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

NEVADA BELL TELEPHONE CO. \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_  
 D.B.A. AT&T NEVADA

SIERRA PACIFIC POWER COMPANY \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_  
 D.B.A. NV ENERGY

WASHOE COUNTY COMMUNITY SERVICES \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

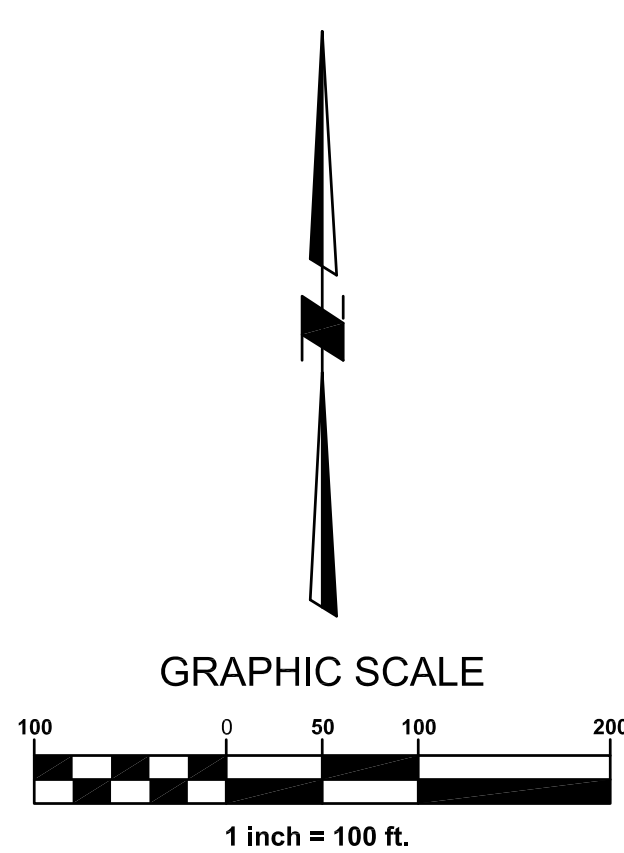
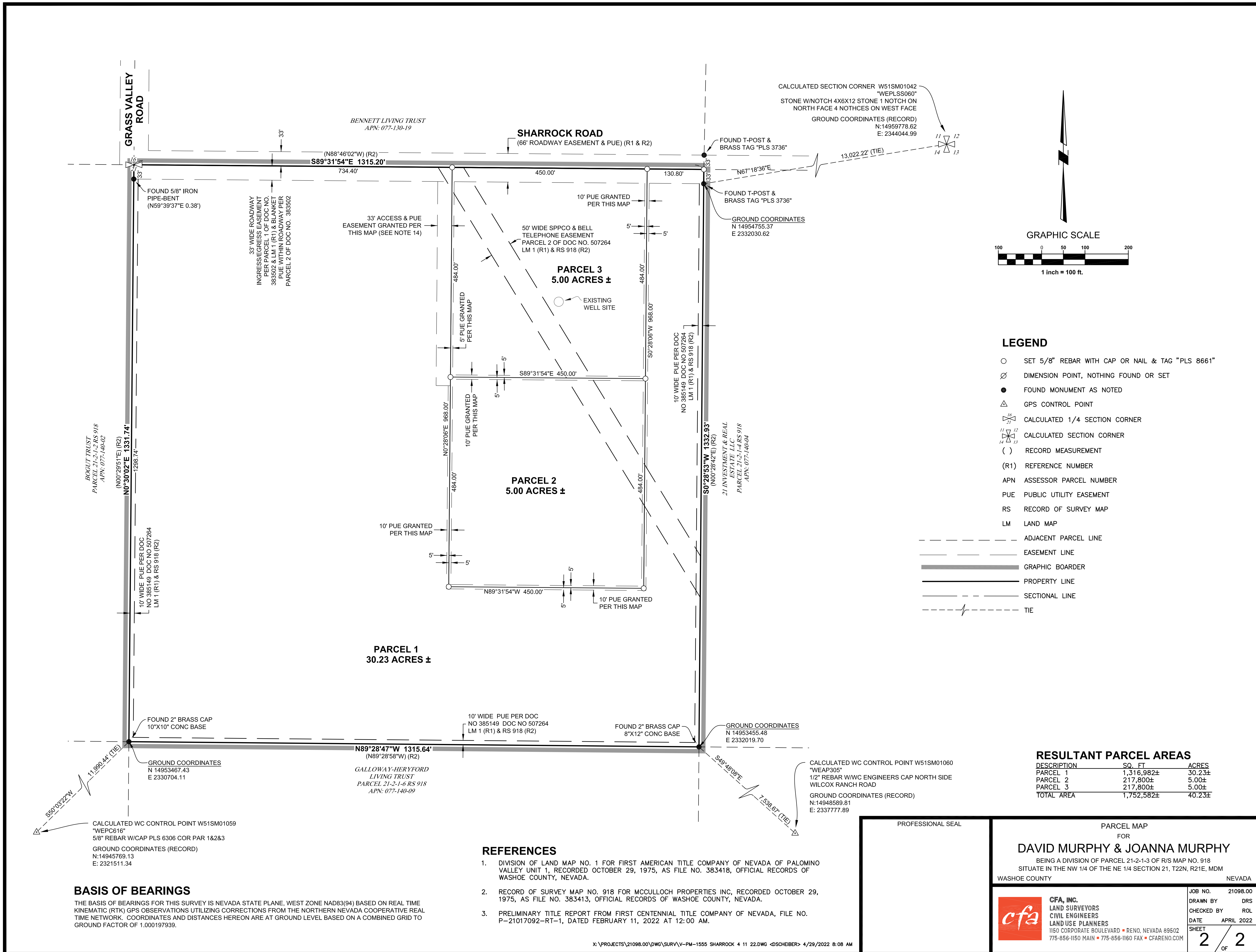
PALOMINO VALLEY GENERAL IMPROVEMENT DISTRICT \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES**

1. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
2. PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION.
3. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE WASHOE COUNTY WITH A WILL-SERVE LETTER.
4. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH R.M.C. CHAPTER 18 AS PARCELS ARE DEVELOPED.
5. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
6. FOR EACH PARCEL CREATED BY THIS FINAL MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITHIN AN APPROVED RESIDENTIAL BUILDING PERMIT.
7. WASHOE COUNTY WILL PRE ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
8. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AN UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
9. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
10. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
11. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
12. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
13. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
14. THE 33' WIDE ACCESS & PUE EASEMENT GRANTED ON THIS MAP WITHIN PARCEL 1 IS FOR THE BENEFIT OF PARCELS 2 & 3.

COUNTY RECORDER'S CERTIFICATE FILE NO: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ O'CLOCK _____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.		PARCEL MAP FOR <b>DAVID MURPHY &amp; JOANNA MURPHY</b> BEING A DIVISION OF PARCEL 21-2-1-3 OF R/S MAP NO. 918 SITUATE IN THE NW 1/4 OF THE NE 1/4 SECTION 21, T22N, R21E, MDM WASHOE COUNTY NEVADA	
COUNTY RECORDER _____ BY: DEPUTY _____ FEE: _____		JOB NO. 21098.00 DRAWN BY DRS CHECKED BY ROL DATE APRIL 2022 SHEET 1 OF 2	
CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM			





- LEGEND**
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  - ∅ DIMENSION POINT, NOTHING FOUND OR SET
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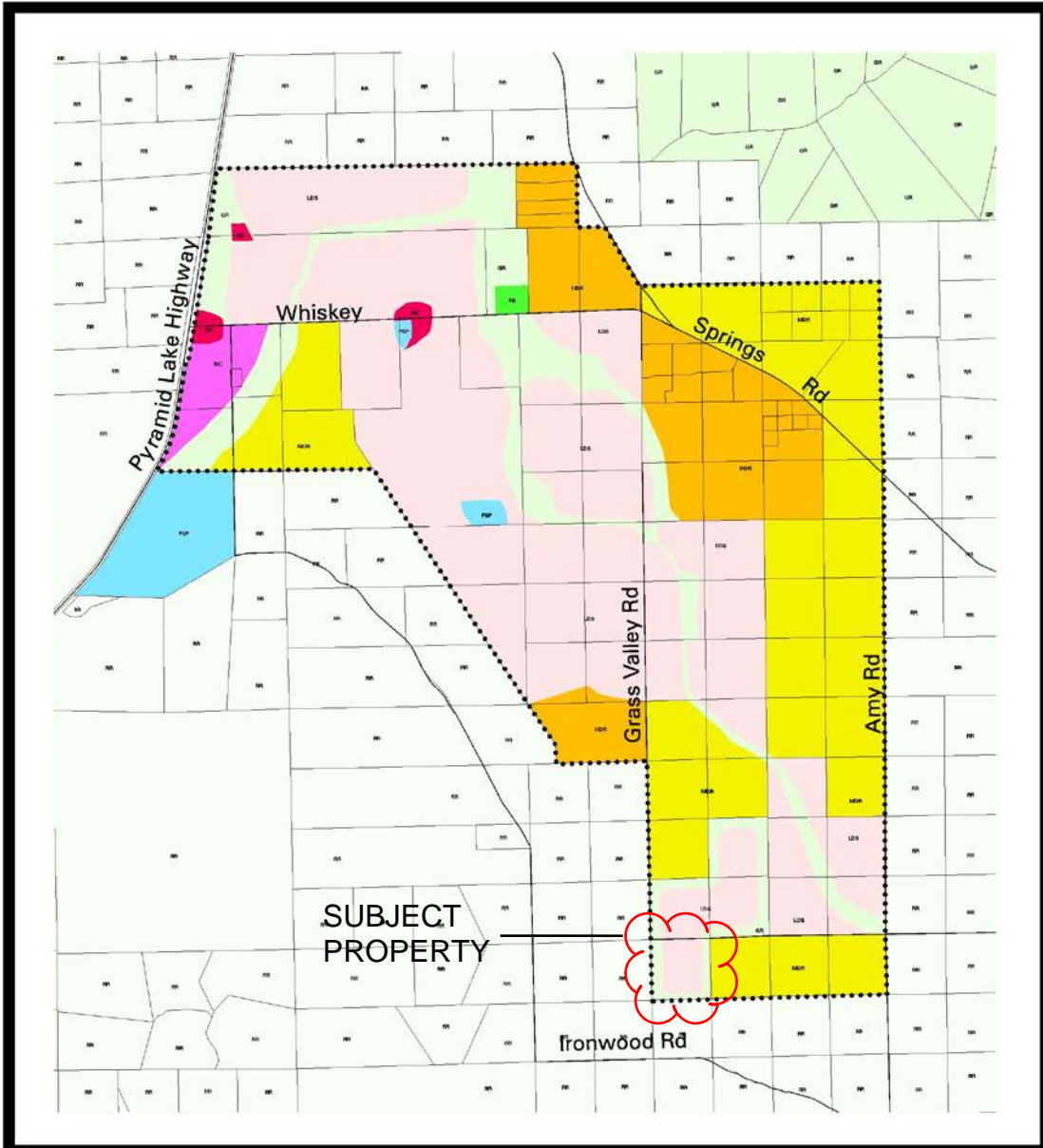
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PROFESSIONAL SEAL	PARCEL MAP FOR <b>DAVID MURPHY &amp; JOANNA MURPHY</b> BEING A DIVISION OF PARCEL 21-2-1-3 OF R/S MAP NO. 918 SITUATE IN THE NW 1/4 OF THE NE 1/4 SECTION 21, T22N, R21E, MDM WASHOE COUNTY NEVADA	JOB NO. 21098.00
	 <b>CFA, INC.</b> LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM	DRAWN BY DRS CHECKED BY ROL DATE APRIL 2022 SHEET 2 OF 2



**WARM SPRINGS SPECIFIC PLAN  
LAND USE PLAN**

LOW DENSITY RURAL	LOW DENSITY URBAN	INDUSTRIAL
MEDIUM DENSITY RURAL	MEDIUM DENSITY URBAN	PUBLIC AND SEMI-PUBLIC FACILITIES
HIGH DENSITY RURAL	HIGH DENSITY URBAN	PARKS AND RECREATION
LOW DENSITY SUBURBAN	GENERAL COMMERCIAL	OPEN SPACE
MEDIUM DENSITY SUBURBAN	NEIGHBORHOOD COMMERCIAL / OFFICE	RURAL RESIDENTIAL / GENERAL RURAL
HIGH DENSITY SUBURBAN	TOURIST COMMERCIAL	SPECIFIC PLAN

SOURCE: DEPARTMENT OF COMMUNITY DEVELOPMENT  
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DATE: JULY 1995

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A BASIS FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT. THE HORIZON YEAR FOR THIS PLAN IS 2015, ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON SEPTEMBER 23, 1992.

0 1000 2000  
SCALE IN FEET

**Department of  
Community  
Development**

**WASHOE COUNTY  
NEVADA**

POST OFFICE BOX 11130  
RENO, NEVADA 89520  
(775) 328-3600