

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: 20th Parcel Map for Spanish Springs Associates Limited Partnership			
Project Description:			
Project Address: 205 and 600 Hawco Court, 425 Ingenuity Avenue			
Project Area (acres or square feet): 180.26 Ac.			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Spanish Springs, west of State Route 445, at terminus of Ingenuity Avenue			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
538-161-09	2.00 Ac.		
ptn. 538-161-10 & 538-010-07	178.26 Ac.		
Section(s)/Township/Range: Sections 14 and 23, T21N, R20E			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). PM14-005			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Spanish Springs Associates Ltd. Ptsp.		Name: C and M Engineering	
Address: 550 West Plumb Lane, Suite B, #505		Address: 5488 Reno Corporate Drive, Suite 200B	
Reno, NV	Zip: 89509-3686	Reno, NV	Zip: 89511
Phone: 982-0132	Fax: 336-0432	Phone: 856-3312	Fax:
Email: jesse@hawcoproperties.com		Email: gfong@candmengineering.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jesse Haw		Contact Person: George Fong	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: same as owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



# Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

West of Pyramid Way, north of Sha Neva Road, at terminus of Ingenuity Avenue and Hawco Court

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
538-161-09	Spanish Springs Specific Plan - NC/LI	2.00 Ac.
538-010-07 and 538-161-10	Spanish Springs Specific Plan - NC/LI	178.26 Ac.

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

property is vacant

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	9.95 Ac.	2.55 Ac.	39.53 Ac.	128.24 Ac.
Minimum Lot Width	550'	130'	1800'	100'

4. 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 Community Development staff for additional materials that are required to be submitted.)

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

5. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service/Generator	NV Energy
c. Water Service	Truckee Meadows Water Authority

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

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Truckee Meadows Water Authority

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Washoe County Capital Improvements Program project?

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

7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Washoe County Capital Improvements Program project?

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

8. 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	

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

sufficient rights are held by Truckee Meadows Water Authority to serve this project

9. 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.
------------------------------	--	---

10. 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.
------------------------------	--	---

11. 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.
------------------------------	--	---

12. 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.
------------------------------	--	---

13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

not applicable

14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

parcel map conforms with Spanish Springs Area Plan

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

Yes     No    If yes, include a separate set of attachments and maps.

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?

no

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.

Yes     No    If yes, include a separate set of attachments and maps.

## 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?

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?

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?

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?

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?

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?

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



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?

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

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

28. Surveyor:

Name	<a href="#">George Fong, C and M Engineering</a>
Address	<a href="#">5488 Reno Corporate Drive, Reno, NV, Suite 200B, Reno, NV 89511</a>
Phone	<a href="#">856-3312</a>
Cell	
E-mail	<a href="mailto:gfong@candmengineering.com">gfong@candmengineering.com</a>
Fax	
Nevada PLS #	<a href="#">4043</a>

---

# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: Spanish Springs Associates Ltd. Ptsp.

Address: 550 West Plumb Lane, Suite B, #505

Phone : \_\_\_\_\_

Fax: \_\_\_\_\_

Private Citizen

Agency/Organization

## Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)


If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

## Location

Project Name: \_\_\_\_\_

Reno

Sparks

Washoe County

Parcel Numbers: \_\_\_\_\_

Subdivision

Parcelization

Private Street

Please attach maps, petitions and supplementary information.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Regional Street Naming Coordinator

Except where noted

Denied: \_\_\_\_\_ Date: \_\_\_\_\_

Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street  
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

Washoe County Treasurer  
Tammi Davis

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
53801007	Active	8/31/2016 2:09:42 AM

**Current Owner:**  
SPANISH SPRINGS ASSOC LTD PTSP  
  
550 W PLUMB LN STE B  
RENO, NV 89509-3686

**SITUS:**  
425 INGENUITY AVE  
WASHOE COUNTY NV

**Taxing District**  
4000

**Geo CD:**

Legal Description

Township 21 Section 14&23 Lot 4A Block Range 20 SubdivisionName \_UNSPECIFIED

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$1,719.79	\$429.95	\$0.00	\$0.00	\$1,289.84
<b>Total</b>					<b>\$1,289.84</b>

**Important Payment Information**

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

**Pay Online**

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$1,289.84
- Oldest Due \$429.95
- Partial

[ADD TO CART](#)

**\$0.00**

**Pay By Check**

Please make checks payable to:  
WASHOE COUNTY TREASURER

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

[Payment Information](#)

[Special Assessment District](#)

[Installment Date Information](#)

[Assessment Information](#)

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



Washoe County Treasurer  
Tammi Davis

Account Detail

[Back to Search Results](#)   [Change of Address](#)   [Print this Page](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
53816109	Active	8/31/2016 2:09:42 AM

**Current Owner:**  
SPANISH SPRINGS ASSOC LTD PTSP  
  
550 W PLUMB LN STE B  
RENO, NV 89509-3686

**SITUS:**  
205 HAWCO CT  
WASHOE COUNTY NV

**Taxing District**  
4000

**Geo CD:**

Legal Description

Block Range 20 Township 21 Section 14 Lot 2 SubdivisionName \_UNSPECIFIED

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$1,374.23	\$343.56	\$0.00	\$0.00	\$1,030.67
2015	\$1,371.33	\$1,371.33	\$0.00	\$0.00	\$0.00
Total					\$1,030.67

**Important Payment Information**

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

**Pay Online**

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$1,030.67
- Oldest Due \$343.56
- Partial

[ADD TO CART](#)

\$0.00

**Pay By Check**

Please make checks payable to:  
WASHOE COUNTY TREASURER

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



Washoe County Treasurer  
Tammi Davis

Account Detail

[Back to Search Results](#)   [Change of Address](#)   [Print this Page](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
53816110	Active	8/31/2016 2:09:42 AM

**Current Owner:**  
SPANISH SPRINGS ASSOC LTD PTSP  
  
550 W PLUMB LN STE B  
RENO, NV 89509-3686

**SITUS:**  
600 HAWCO CT  
WASHOE COUNTY NV

**Taxing District**  
4000

**Geo CD:**

Legal Description

Block Range 20 Township 21 Section 14 Lot 3 SubdivisionName \_UNSPECIFIED

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2016</a>	\$1,106.19	\$276.55	\$0.00	\$0.00	\$829.64
<a href="#">2015</a>	\$1,103.82	\$1,103.82	\$0.00	\$0.00	\$0.00
<b>Total</b>					\$829.64

**Important Payment Information**

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

**Pay Online**

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$829.64
- Oldest Due \$276.55
- Partial

[ADD TO CART](#)

\$0.00

**Pay By Check**

Please make checks payable to:  
WASHOE COUNTY TREASURER

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or [tax@washoecounty.us](mailto:tax@washoecounty.us)

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED.

SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP  
 BY: HAWCO DEVELOPMENT COMPANY, A NEVADA CORPORATION, GENERAL PARTNER

JESSE HAW, PRESIDENT \_\_\_\_\_

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_,  
 BY JESSE HAW, AS PRESIDENT OF HAWCO DEVELOPMENT COMPANY, A NEVADA CORPORATION,  
 GENERAL PARTNER OF SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED  
 PARTNERSHIP.

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

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; AND THAT A GUARANTEE DATED \_\_\_\_\_ FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY, INC.

BY: DEBBIE CIMIOTTI \_\_\_\_\_ DATE \_\_\_\_\_

**TAXATION CERTIFICATE**

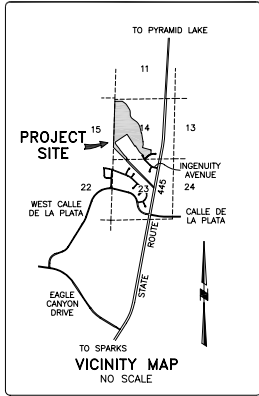
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCELS NUMBER 538-010-07, 538-161-09 AND 538-161-10 FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES**

- PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS. THE 5' PUBLIC UTILITY EASEMENTS PREVIOUSLY GRANTED ALONG EACH SIDE OF THE OLD PARCEL BOUNDARIES MERGED BY THIS MAP ARE HEREBY RELINQUISHED.
- 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 SAID PARCEL AND THE RIGHT TO EXIT SAID 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.
- PARCELS ARE FOR NON-RESIDENTIAL USE.
- PRIVATE FIRE WATERLINE EASEMENTS ARE HEREBY RESERVED AS FOLLOWS:  
 15 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, 10 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- THE FLOOD ZONE AS SHOWN ON THIS MAP WAS DETERMINED FROM FLOOD INSURANCE RATE MAPS NUMBER 32031C2855G AND 32031C2856G, DATED MARCH 16, 2009; AND LETTERS OF MAP REVISION CASE NUMBERS 07-09-0263X DATED NOVEMBER 22, 2006 AND 14-09-1338P ISSUED ON JUNE 6, 2014.
- A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES.
- SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
- A 10 FOOT PLOWED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY.
- WATER FOR FIRE SUPPRESSION, MEETING BOTH DURATION AND FLOW IN ACCORDANCE WITH CHAPTER 60 OF THE WASHOE COUNTY CODE, SHALL BE PROVIDED AT BUILDING PERMIT.
- FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- PRIOR TO THE ISSUANCE OF BUILDING PERMIT, WATER SERVICE CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID.
- PRIOR TO THE ISSUANCE OF SANITARY SEWER WILL SERVE LETTER OR BUILDING PERMIT, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID. CONNECTION FEES FOR COMMERCIAL DEVELOPMENT WILL BE DETERMINED UPON WASTE FIXTURE UNIT COUNTS. THESE FIXTURE UNIT COUNTS SHALL BE PREPARED BY THE APPLICANT'S ARCHITECT OR ENGINEER IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE AND SHALL BE SUBMITTED TO THE UTILITY SERVICES DIVISION FOR REVIEW AND APPROVAL.
- THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- STORM WATER IMPACT FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAID PRIOR TO RELEASE OF BUILDING PERMIT.



**BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM,  
 WEST ZONE GRID, NAD83/94, PER SURVEY  
 MONUMENTS AS SHOWN

**TOTAL AREA = 180.26 ACRES ±**

**LEGEND**

- SET 5/8" REBAR WITH CAP "PLS 4043"
- FOUND 5/8" REBAR WITH CAP "PLS 4043" UNLESS NOTED OTHERWISE
- FOUND CENTERLINE MONUMENT
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL
- DIMENSION POINT, NOTHING SET
- ✱ SECTION CORNER AS DESCRIBED

**REFERENCES:**

PARCEL MAP 5139, RECORDED OCTOBER 29, 2014  
 AS FILE NO. 4404156, OFFICIAL RECORDS OF  
 WASHOE COUNTY, NEVADA.

SURVEY MAP \_\_\_\_\_, RECORDED \_\_\_\_\_, 2016  
 AS FILE NO. \_\_\_\_\_, OFFICIAL RECORDS OF  
 WASHOE COUNTY, NEVADA.

GEORGE FONG — PLS 4043

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. PM \_\_\_\_\_ 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 DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

BILL WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT

**UTILITY COMPANIES CERTIFICATE**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED, RELINQUISHED, OR TO REMAIN HAVE BEEN APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES.

SIERRA PACIFIC POWER COMPANY, dba NV ENERGY \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: MATT GINGERICH

NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: CLIFF COOPER, MGR-OSP PLANNING AND ENGINEERING DESIGN

CHARTER COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: DIANE ALBRECHT

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: ALAN JONES

TRUCKEE MEADOWS WATER AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: \_\_\_\_\_

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_,  
 BY MATT GINGERICH OF SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION, dba  
 NV ENERGY.

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

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_,  
 BY MATT GINGERICH OF SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION, dba  
 NV ENERGY.

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

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_,  
 BY CLIFF COOPER, AS MANAGER-OSP PLANNING AND ENGINEERING DESIGN OF NEVADA BELL  
 TELEPHONE COMPANY, dba AT&T NEVADA.

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

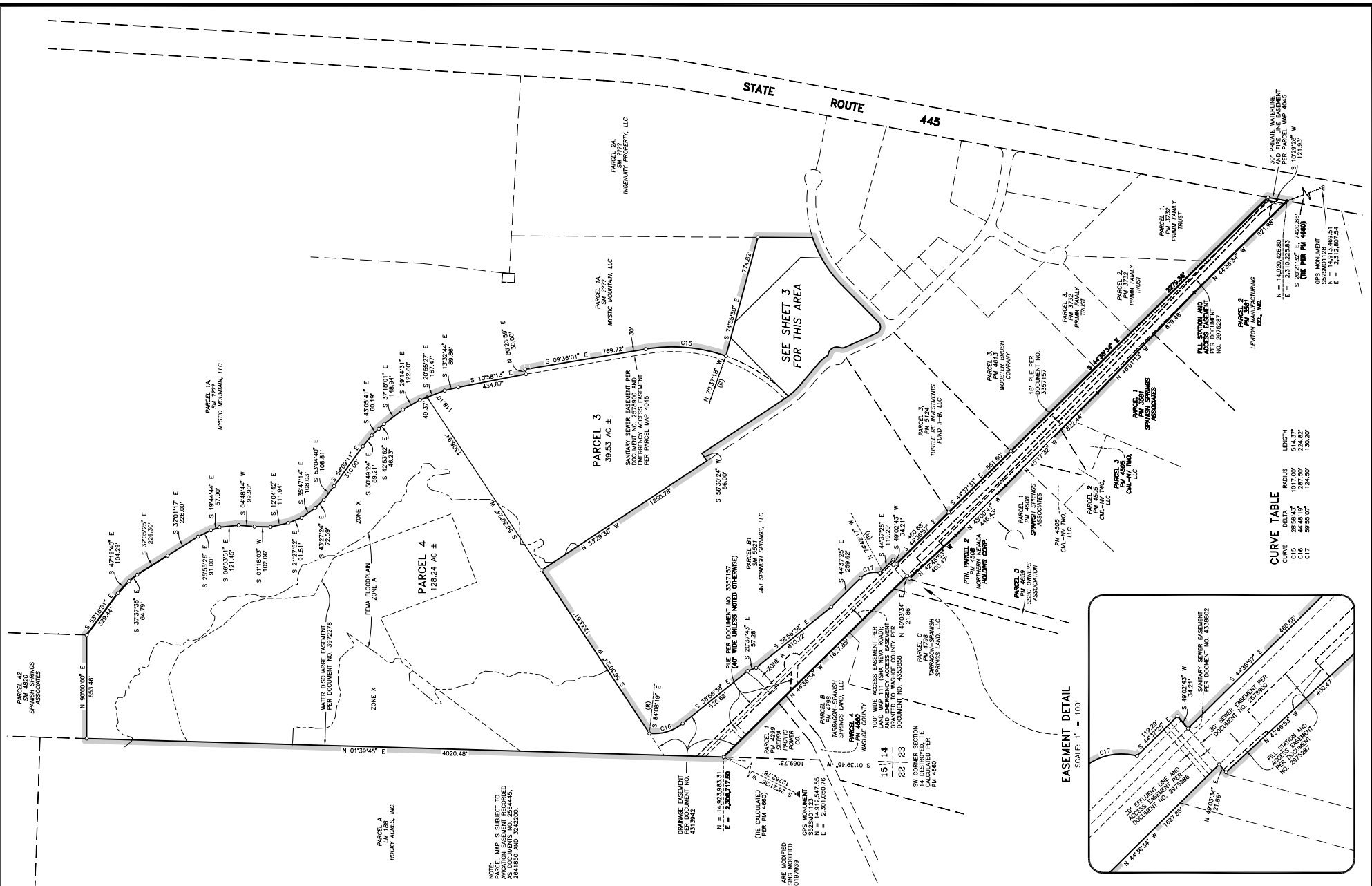
STATE OF NEVADA S.S.  
 COUNTY OF WASHOE  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_,  
 BY ALAN JONES OF WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

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

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_,  
 BY \_\_\_\_\_ OF TRUCKEE MEADOWS WATER AUTHORITY.

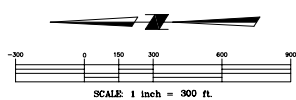
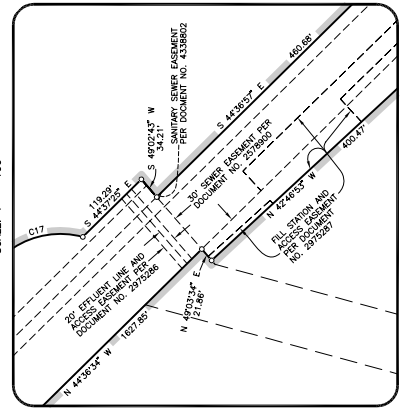
NOTARY PUBLIC \_\_\_\_\_

<b>20th PARCEL MAP</b> FOR <b>SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP</b> SITUATE WITHIN SECTIONS 14 AND 23, T.21N., R.20E., M.D.M.; A MERGER AND RESUBDIVISION OF PARCEL 2 OF PARCEL MAP 5139 AND PARCEL 4B OF SURVEY MAP _____		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.
WASHOE COUNTY _____ NEVADA <b>C &amp; M ENGINEERING AND DESIGN, LTD</b> 5488 RENO CORPORATE DR., SUITE 200B RENO, NV 89511 PHONE: (775) 856-3312	JOB NO. 04-099.102 DATE: 8/29/16 SHEET <u>1</u> OF <u>3</u>	COUNTY RECORDER BY: _____ DEPUTY FEE: _____



**CURVE TABLE**

CURVE	BEARING	RADIUS	LENGTH
C15	44°48'11"	287.50'	224.82'
C16	44°48'11"	287.50'	224.82'
C17	59°55'07"	124.50'	130.20'



NOTE: MAP IS SUBJECT TO AVIATION EASEMENT RECORDED PER DOCUMENT NO. 3872278

NOTE: COORDINATES SHOWN ARE MODIFIED GRID COORDINATES USING MODIFIED GRID FACTOR = 1.00039785

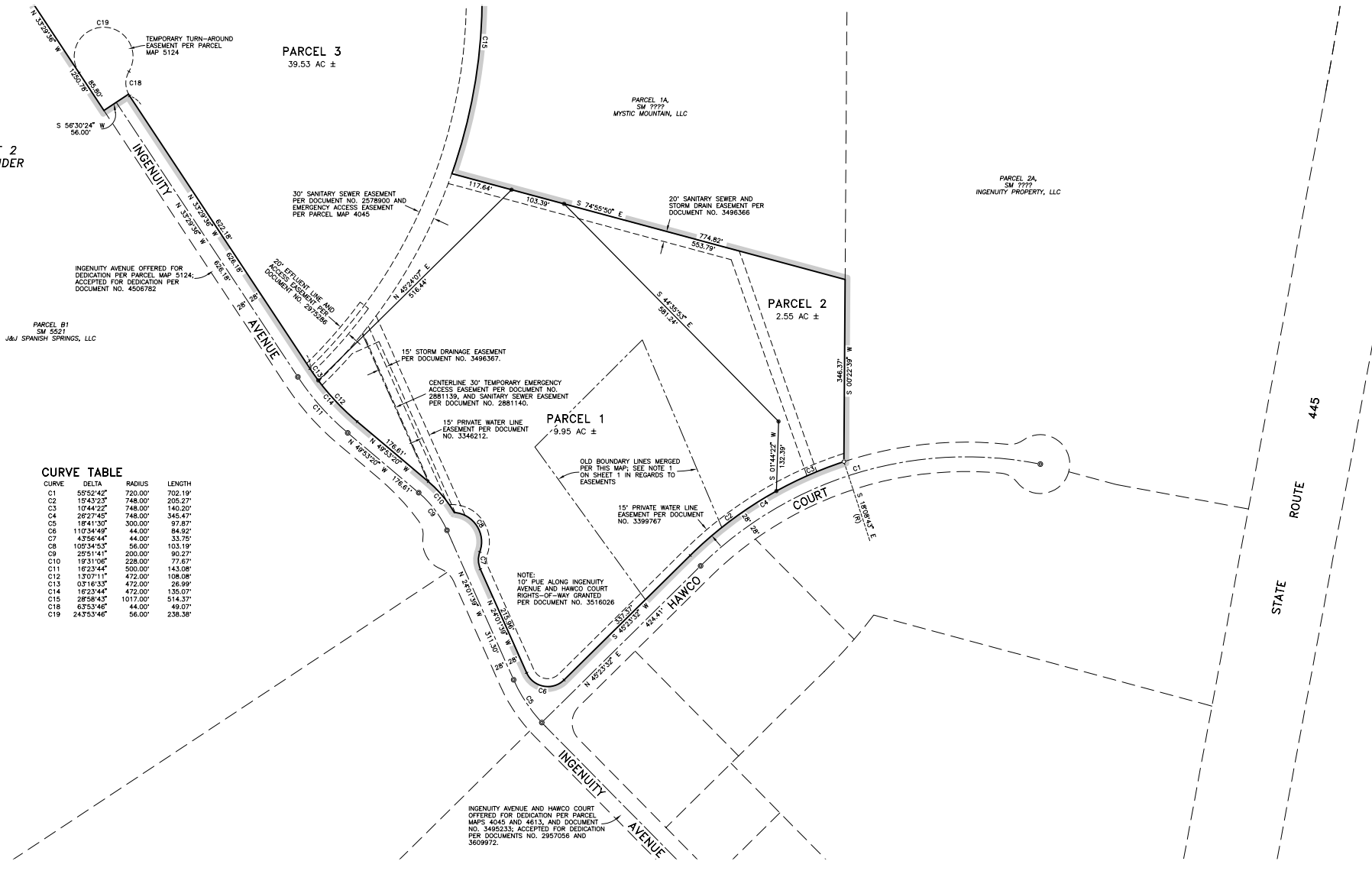
**20th PARCEL MAP**  
**FOR**  
**SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP**  
 SITUATE WITHIN SECTIONS 14 AND 23,  
 T.21N., R.20E., M.D.M.;  
 A MERGER AND RESUBDIVISION OF PARCEL 2 OF PARCEL  
 MAP 5139 AND PARCEL 4B OF SURVEY MAP \_\_\_\_\_

WASHOE COUNTY NEVADA

**C & M ENGINEERING AND DESIGN, LTD**  
 5488 RENO CORPORATE DR., SUITE 200B  
 RENO, NV 89511  
 PHONE: (775) 856-3312

JOB NO. 04-009.102  
 DATE: 8/29/16  
 SHEET 2 OF 3

SEE SHEET 2  
FOR REMAINDER



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	55°52'42"	720.00'	702.19'
C2	15°43'23"	748.00'	205.27'
C3	10°44'22"	748.00'	140.20'
C4	26°27'45"	748.00'	345.47'
C5	18°41'30"	300.00'	97.87'
C6	11°34'49"	44.00'	84.92'
C7	43°56'44"	44.00'	33.75'
C8	105°34'53"	56.00'	103.18'
C9	25°51'41"	200.00'	90.27'
C10	18°31'06"	228.00'	77.67'
C11	16°23'44"	500.00'	143.08'
C12	13°07'11"	472.00'	108.08'
C13	03°16'33"	472.00'	26.99'
C14	16°23'44"	472.00'	135.07'
C15	28°58'43"	1017.00'	514.37'
C18	63°53'46"	44.00'	49.07'
C19	24°53'46"	56.00'	238.38'

INGENUITY AVENUE AND HAWCO COURT OFFERED FOR DEDICATION PER PARCEL MAPS 4045 AND 4613, AND DOCUMENT NO. 3486033, ACCEPTED FOR DEDICATION PER DOCUMENTS NO. 2957056 AND 3609972.

NOTE:  
10' PUE ALONG INGENUITY AVENUE AND HAWCO COURT RIGHTS-OF-WAY GRANTED PER DOCUMENT NO. 3516026

15' PRIVATE WATER LINE EASEMENT PER DOCUMENT NO. 3346212.

15' PRIVATE WATER LINE EASEMENT PER DOCUMENT NO. 3346212.

CENTERLINE 30' TEMPORARY EMERGENCY ACCESS EASEMENT PER DOCUMENT NO. 2881139, AND SANITARY SEWER EASEMENT PER DOCUMENT NO. 2881140.

15' STORM DRAINAGE EASEMENT PER DOCUMENT NO. 3498367.

20' EGRESS LINE AND DRIVE EASEMENT PER DOCUMENT NO. 2914286

INGENUITY AVENUE OFFERED FOR DEDICATION PER PARCEL MAP 5124, ACCEPTED FOR DEDICATION PER DOCUMENT NO. 4506782.

PARCEL B1  
SM 5521  
J&J SPANISH SPRINGS, LLC

PARCEL 3  
39.53 AC ±

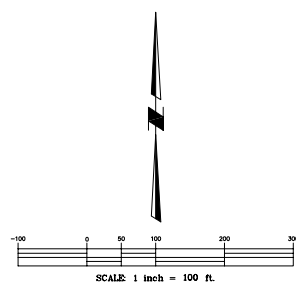
PARCEL 1A,  
SM 7777  
MYSTIC MOUNTAIN, LLC

PARCEL 2A,  
SM 7777  
INGENUITY PROPERTY, LLC

PARCEL 2  
2.55 AC ±

PARCEL 1  
9.95 AC ±

STATE ROUTE 445



**20th PARCEL MAP**  
FOR  
**SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP**  
SITUATE WITHIN SECTIONS 14 AND 23,  
T.21N., R.20E., M.D.M.,  
A MERGER AND RESUBDIVISION OF PARCEL 2 OF PARCEL  
MAP 5139 AND PARCEL 4B OF SURVEY MAP \_\_\_\_\_

WASHOE COUNTY NEVADA

**C & M ENGINEERING AND DESIGN, LTD**  
5488 RENO CORPORATE DR., SUITE 200B  
RENO, NV 89511  
PHONE: (775) 856-3312

JOB NO. 04-009.102  
DATE 8/29/16

SHEET 3 OF 3



**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED.

SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP  
 BY: HAWCO DEVELOPMENT COMPANY, A NEVADA CORPORATION, GENERAL PARTNER

\_\_\_\_\_  
 JESSE HAW, PRESIDENT

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_,  
 BY JESSE HAW, AS PRESIDENT OF HAWCO DEVELOPMENT COMPANY, A NEVADA CORPORATION,  
 GENERAL PARTNER OF SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP.

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

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED \_\_\_\_\_ FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY, INC.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 DEBBIE CIMJOTTI

**TAXATION CERTIFICATE**

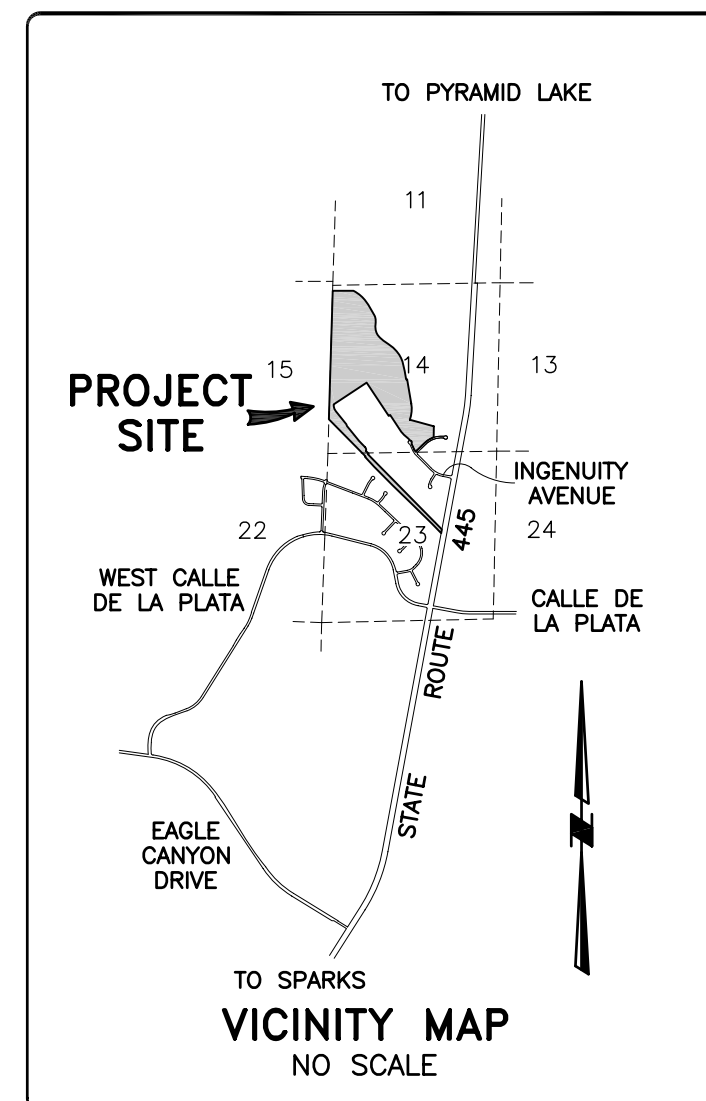
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCELS NUMBER 538-010-07, 538-161-09 AND 538-161-10 FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

\_\_\_\_\_  
 DEPUTY DATE

**NOTES**

- PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS. THE 5' PUBLIC UTILITY EASEMENTS PREVIOUSLY GRANTED ALONG EACH SIDE OF THE OLD PARCEL BOUNDARIES MERGED BY THIS MAP ARE HEREBY RELINQUISHED.
- 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 SAID PARCEL AND THE RIGHT TO EXIT SAID 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.
- PARCELS ARE FOR NON-RESIDENTIAL USE.
- PRIVATE FIRE WATERLINE EASEMENTS ARE HEREBY RESERVED AS FOLLOWS:  
 15 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, 10 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- THE FLOOD ZONE AS SHOWN ON THIS MAP WAS DETERMINED FROM FLOOD INSURANCE RATE MAPS NUMBER 32031C2855G AND 32031C2865G, DATED MARCH 16, 2009; AND LETTERS OF MAP REVISION CASE NUMBERS 07-09-0263X DATED NOVEMBER 22, 2006 AND 14-09-1338P ISSUED ON JUNE 6, 2014.
- A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES.
- SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
- A 10 FOOT PLOWED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY.
- WATER FOR FIRE SUPPRESSION, MEETING BOTH DURATION AND FLOW IN ACCORDANCE WITH CHAPTER 60 OF THE WASHOE COUNTY CODE, SHALL BE PROVIDED AT BUILDING PERMIT.
- FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- PRIOR TO THE ISSUANCE OF BUILDING PERMIT, WATER SERVICE CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID.
- PRIOR TO THE ISSUANCE OF SANITARY SEWER WILL SERVE LETTER OR BUILDING PERMIT, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID. CONNECTION FEES FOR COMMERCIAL DEVELOPMENT WILL BE DETERMINED UPON WASTE FIXTURE UNIT COUNTS. THESE FIXTURE UNIT COUNTS SHALL BE PREPARED BY THE APPLICANT'S ARCHITECT OR ENGINEER IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE AND SHALL BE SUBMITTED TO THE UTILITY SERVICES DIVISION FOR REVIEW AND APPROVAL.
- THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- STORM WATER IMPACT FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAID PRIOR TO RELEASE OF BUILDING PERMIT.



**BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM,  
 WEST ZONE GRID, NAD83/94, PER SURVEY MONUMENTS AS SHOWN

**TOTAL AREA = 180.26 ACRES ±**

**LEGEND**

- SET 5/8" REBAR WITH CAP "PLS 4043"
- FOUND 5/8" REBAR WITH CAP "PLS 4043" UNLESS NOTED OTHERWISE
- ⊙ FOUND CENTERLINE MONUMENT
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL
- DIMENSION POINT, NOTHING SET
- ✱ SECTION CORNER AS DESCRIBED

**REFERENCES:**

PARCEL MAP 5139, RECORDED OCTOBER 29, 2014  
 AS FILE NO. 4404156, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

SURVEY MAP \_\_\_\_\_, RECORDED \_\_\_\_\_, 2016  
 AS FILE NO. \_\_\_\_\_, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**SURVEYOR'S CERTIFICATE**

I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP.
- THE LANDS SURVEYED LIE WITHIN SECTIONS 14 AND 23, T.21N., R.20E., M.D.M., AND THE SURVEY WAS COMPLETED ON AUGUST 29, 2016.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

\_\_\_\_\_  
 GEORGE FONG - PLS 4043

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. PM \_\_\_\_\_ 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 DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

\_\_\_\_\_  
 BILL WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT

**UTILITY COMPANIES CERTIFICATE**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED, RELINQUISHED, OR TO REMAIN HAVE BEEN APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES.

\_\_\_\_\_  
 SIERRA PACIFIC POWER COMPANY, dba NV ENERGY DATE  
 BY: MATT GINGERICH

\_\_\_\_\_  
 NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA DATE  
 BY: CLIFF COOPER, MGR-OSP PLANNING AND ENGINEERING DESIGN

\_\_\_\_\_  
 CHARTER COMMUNICATIONS DATE  
 BY: DIANE ALBRECHT

\_\_\_\_\_  
 WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE  
 BY: ALAN JONES

\_\_\_\_\_  
 TRUCKEE MEADOWS WATER AUTHORITY  
 BY:

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_,  
 BY MATT GINGERICH OF SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION, dba NV ENERGY.

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

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_,  
 BY CLIFF COOPER, AS MANAGER-OSP PLANNING AND ENGINEERING DESIGN OF NEVADA BELL TELEPHONE COMPANY, dba AT&T NEVADA.

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

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_,  
 BY DIANE ALBRECHT OF CHARTER COMMUNICATIONS.

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

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_,  
 BY ALAN JONES OF WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

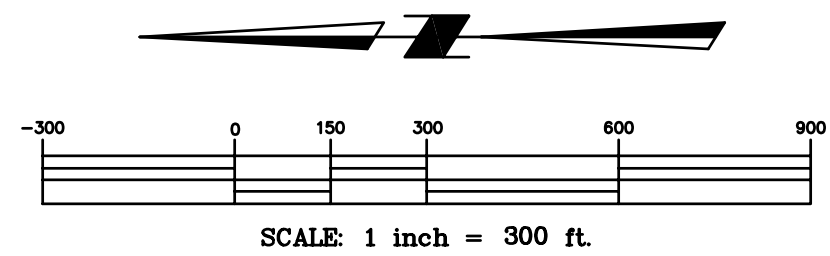
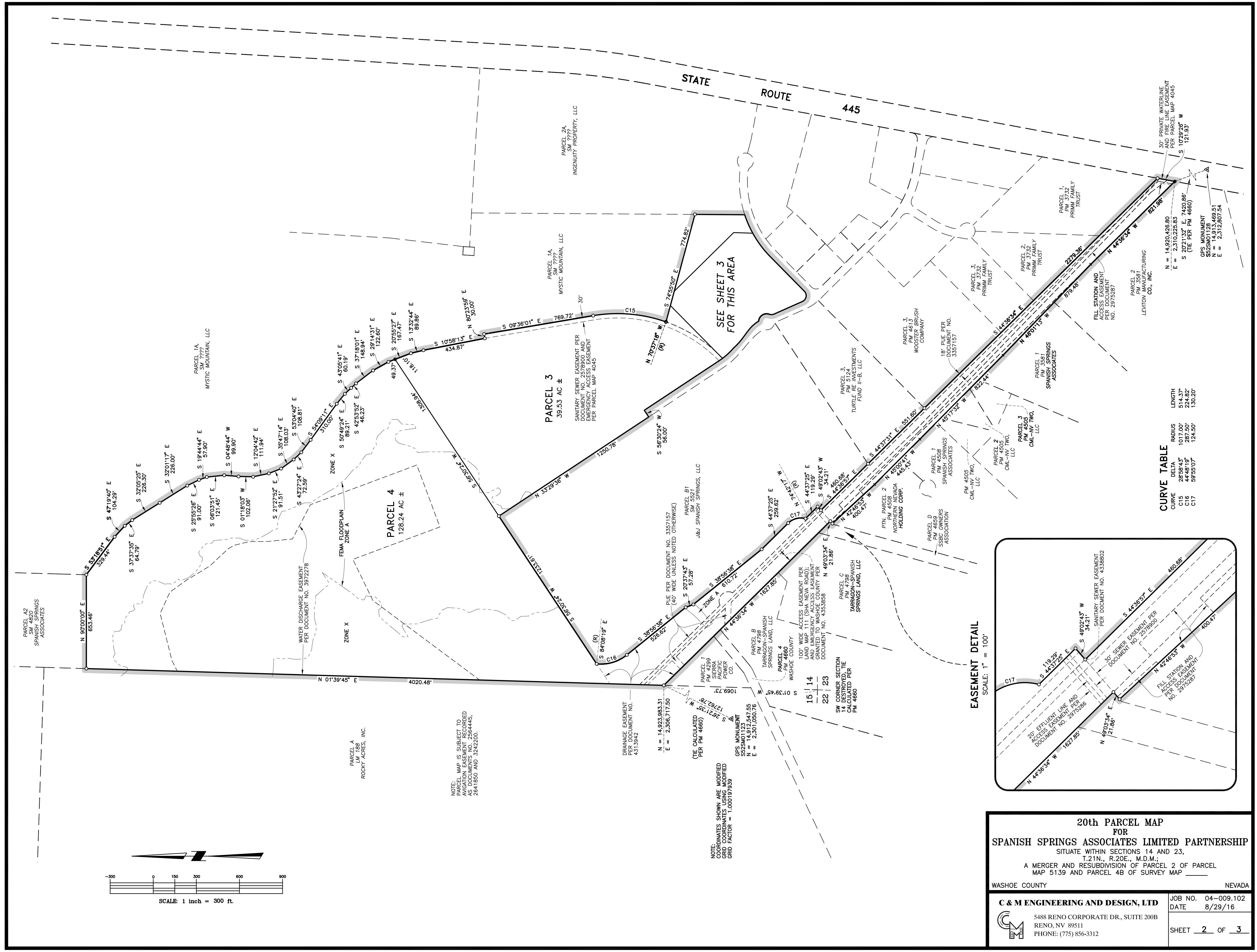
\_\_\_\_\_  
 NOTARY PUBLIC

STATE OF NEVADA  
 COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_,  
 BY \_\_\_\_\_ OF TRUCKEE MEADOWS WATER AUTHORITY.

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

<b>20th PARCEL MAP</b> FOR <b>SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP</b> SITUATE WITHIN SECTIONS 14 AND 23, T.21N., R.20E., M.D.M.; A MERGER AND RESUBDIVISION OF PARCEL 2 OF PARCEL MAP 5139 AND PARCEL 4B OF SURVEY MAP _____		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.
WASHOE COUNTY NEVADA	JOB NO. 04-009.102 DATE 8/29/16	COUNTY RECORDER BY: _____ DEPUTY FEE: _____
<b>C &amp; M ENGINEERING AND DESIGN, LTD</b>  5488 RENO CORPORATE DR., SUITE 200B RENO, NV 89511 PHONE: (775) 856-3312	SHEET <u>1</u> OF <u>3</u>	



NOTE:  
 PARCEL MAP IS SUBJECT TO  
 AVIATION EASEMENT RECORDED  
 PER DOCUMENT NO. 44445,  
 2641850 AND 3242200.

DRAINAGE EASEMENT  
 PER DOCUMENT NO.  
 4313942  
 N = 14,923,953.31  
 E = 2,306,777.50  
 (TIE CALCULATED  
 PER PM 4660)

NOTE:  
 COORDINATES SHOWN ARE MODIFIED  
 GRID COORDINATES  
 GRID FACTOR = 1.000197939

GPS MONUMENT  
 S225M01123  
 N = 14,923,953.31  
 E = 2,301,050.76

SW CORNER SECTION  
 14 DESTROYED, TIE  
 CALCULATED PER  
 PM 4660

100' WIDE ACCESS EASEMENT PER  
 DOCUMENT NO. 4338802  
 AND EMERGENCY ACCESS EASEMENT  
 GRANTED TO WASHOE COUNTY PER  
 DOCUMENT NO. 4338888 N 4903.34° E  
 21.86'

FILE PER DOCUMENT NO. 3357157  
 (40' WIDE UNLESS NOTED OTHERWISE)

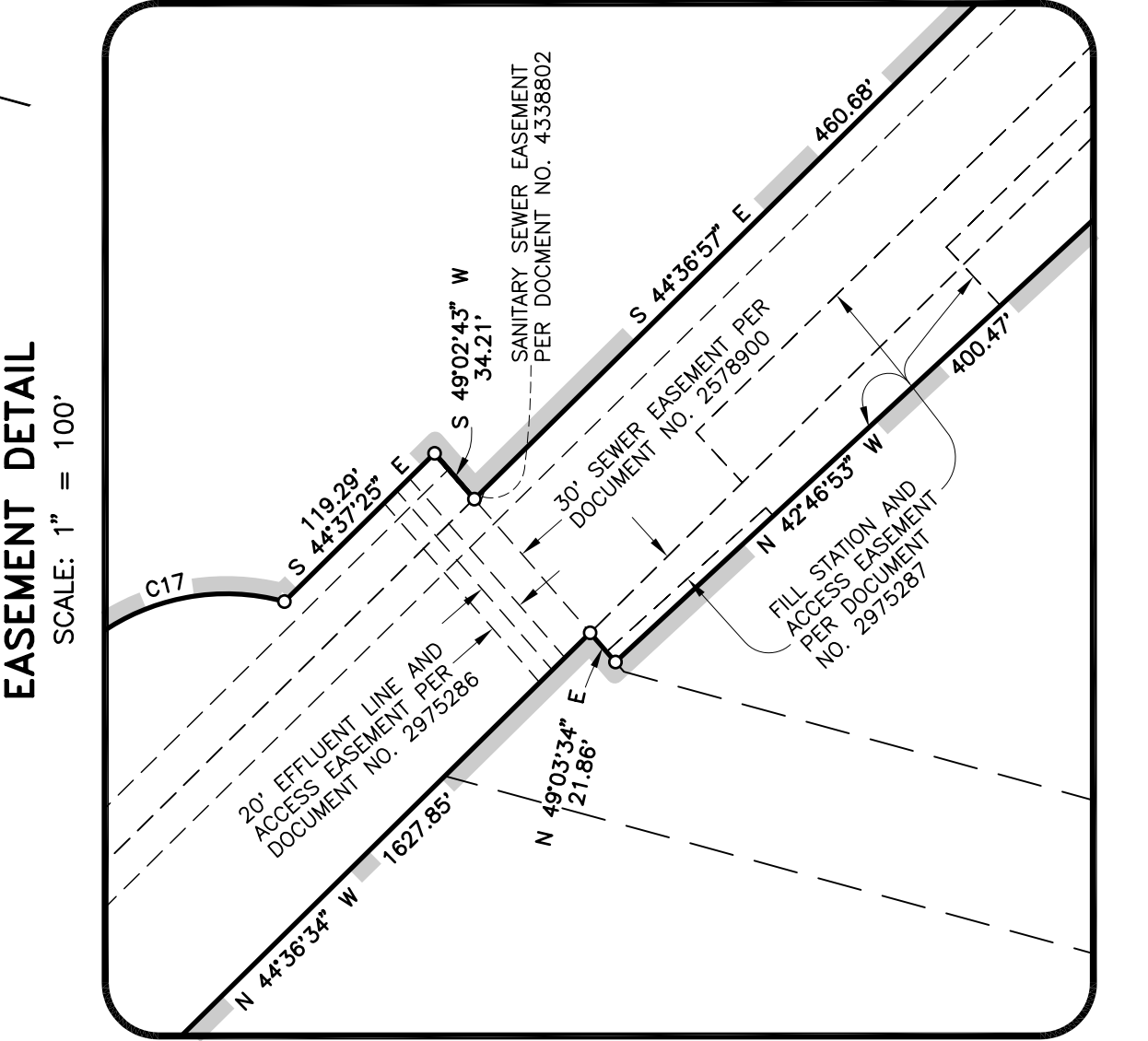
18" PUE PER  
 DOCUMENT NO.  
 3337157

30' PRIVATE WATERLINE  
 AND FIRE LINE EASEMENT  
 PER DOCUMENT NO. MAP-4045  
 S 102°29'26" W  
 121.93'

GPS MONUMENT  
 S225M01128  
 N = 14,920,426.80  
 E = 2,310,225.83  
 (TIE PER PM 4660)  
 GPS MONUMENT  
 S225M01128  
 N = 14,920,426.80  
 E = 2,312,807.54

**CURVE TABLE**

CURVE	BEARING	LENGTH	RADIUS
C15	285°58'43"	514.37'	1017.00'
C16	44°48'19"	297.50'	224.82'
C17	59°55'07"	130.20'	124.50'



**20th PARCEL MAP  
 FOR  
 SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP**

SITUATE WITHIN SECTIONS 14 AND 23,  
 T.21N., R.20E., M.D.M.;

A MERGER AND RESUBDIVISION OF PARCEL 2 OF PARCEL  
 MAP 5139 AND PARCEL 4B OF SURVEY MAP \_\_\_\_\_

WASHOE COUNTY NEVADA

---

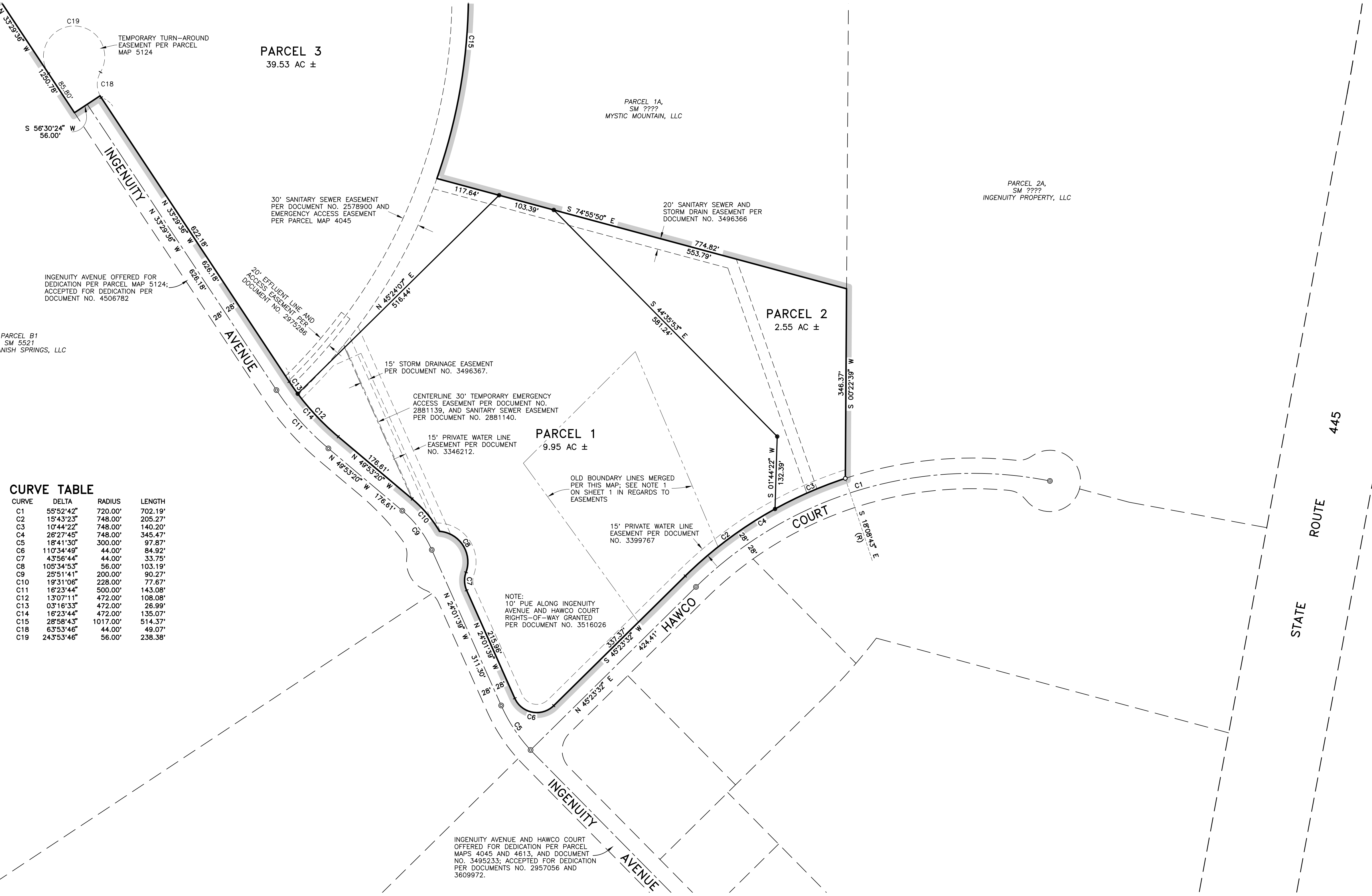
**C & M ENGINEERING AND DESIGN, LTD**

5488 RENO CORPORATE DR., SUITE 200B  
 RENO, NV 89511  
 PHONE: (775) 856-3312

JOB NO. 04-009.102  
 DATE 8/29/16

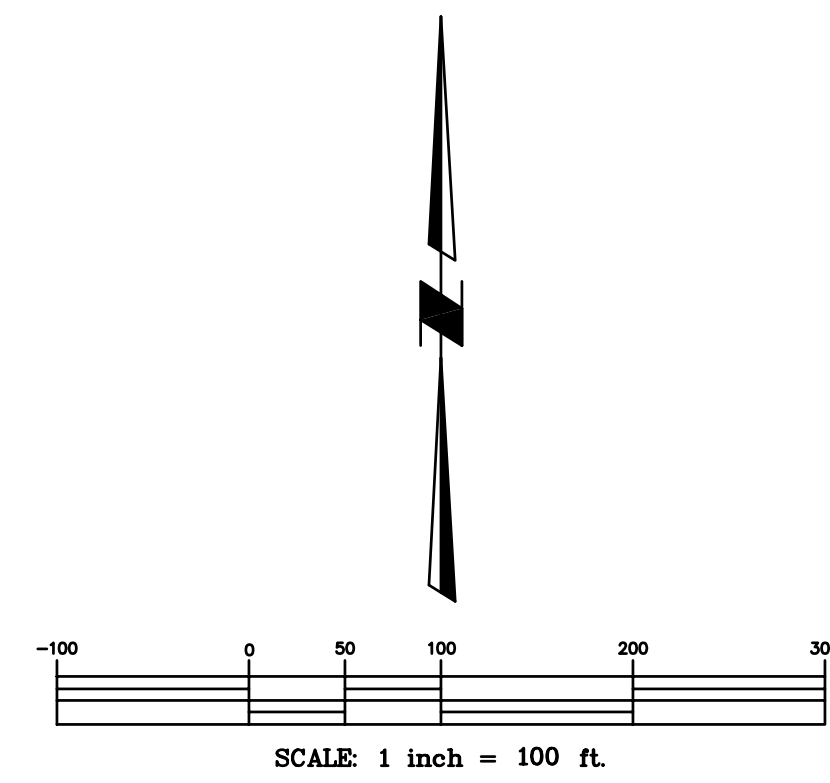
SHEET 2 OF 3

SEE SHEET 2  
FOR REMAINDER



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	55°52'42"	720.00'	702.19'
C2	15°43'23"	748.00'	205.27'
C3	10°44'22"	748.00'	140.20'
C4	26°27'45"	748.00'	345.47'
C5	18°41'30"	300.00'	97.87'
C6	110°34'49"	44.00'	84.92'
C7	43°56'44"	44.00'	33.75'
C8	105°34'53"	56.00'	103.19'
C9	25°51'41"	200.00'	90.27'
C10	19°31'06"	228.00'	77.87'
C11	16°23'44"	500.00'	143.08'
C12	13°07'11"	472.00'	108.08'
C13	03°16'33"	472.00'	26.99'
C14	16°23'44"	472.00'	135.07'
C15	28°58'43"	1017.00'	514.37'
C18	63°53'46"	44.00'	49.07'
C19	24°53'46"	56.00'	238.38'



**20th PARCEL MAP**  
FOR  
**SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP**  
SITUATE WITHIN SECTIONS 14 AND 23,  
T.21N., R.20E., M.D.M.;  
A MERGER AND RESUBDIVISION OF PARCEL 2 OF PARCEL  
MAP 5139 AND PARCEL 4B OF SURVEY MAP \_\_\_\_\_

WASHOE COUNTY NEVADA

	<b>C &amp; M ENGINEERING AND DESIGN, LTD</b>	JOB NO. 04-009.102
	5488 RENO CORPORATE DR., SUITE 200B RENO, NV 89511 PHONE: (775) 856-3312	DATE 8/29/16
		SHEET <u>3</u> OF <u>3</u>