

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel map for Robin Fritter			
Project Description: Split one existing parcel into two parcels			
Project Address: 5831 Carl Dr., Reno, NV			
Project Area (acres or square feet): 5.00 acres			
Project Location (with point of reference to major cross streets AND area locator): North side of Mt. Rose Highway off Callahan Rd, approx. 1/2 mile northwesterly of said intersection			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
150-260-33	4.99 ac,		
Section(s)/Township/Range: Section 26, T.18N, R. 19E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Robin Fritter		Name: Alpine Land Surveyors	
Address:		Address: 7395 Gravel Ct.	
Reno, NV	Zip: 89502	Reno, NV	Zip: 89502
Phone: 630-488-7781	Fax:	Phone: 775-636-8650	Fax:
Email: applefritter7@sbcglobal.net		Email: mike@alpinelandsurveyors.com	
Cell:	Other:	Cell: 775-771-1491	Other:
Contact Person: Robin Fritter		Contact Person: Michael J. Miller P.L.S.	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Robin Fritter		Name:	
Address: 3983 S. McCarran Blvd.		Address:	
Reno, NV	Zip: 89502		Zip:
Phone: 630-488-7781	Fax:	Phone:	Fax:
Email: applefritter7@sbcglobal.net		Email:	
Cell: 630-488-7781	Other:	Cell:	Other:
Contact Person: Robin Fritter		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Robin Fritter

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, Robin Fritter
(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): 150-260-33

Printed Name Robin Fritter

Signed [Signature]

Address 5831 Carl Dr.

Reno, NV 89511

(Notary Stamp)

State of Nevada, County of Washoe
Subscribed and sworn to before me this
3rd day of November, 2017.

By: Robin Fritter
[Signature]

Notary Public in and for said county and state

My commission expires: 03/01/2021



*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

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)?

5831 Carl Dr., Reno, NV
Approximately 800 ft. northwest of intersection of Carl Dr. and Mountain Ranch Rd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
150-260-33		

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

One vacant parcel being split into 2 parcels

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	2.99	3.00		
Minimum Lot Width	329.64'	329.64'		

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 Planning and Building staff for additional materials that are required to be submitted.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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5. Utilities:

a. Sewer Service	Septic system
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA

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:	TMWA

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

- a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	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. 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 #	None	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):

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

Access to parcel is by reserved 66' wide access easements within the various patents to private land owners. These are public access easements.

14. 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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15. 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.

16. 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.

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

No significant grading is proposed.

18. 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

19. 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

20. 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

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

No

22. 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?

No

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

No

24. 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

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

N/A

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

N/A

27. Surveyor:

Name	Michael J. Miller
Address	7395 Gravel Ct. Reno, NV 89502
Phone	775-771-1491
Cell	
E-mail	mike@alpinelandsurveyors.com
Fax	
Nevada PLS #	6636

Washoe County Treasurer
 P.O. Box 30039, Reno, NV 89520-3039
 ph: (775) 328-2510 fax: (775) 328-2500
 Email: tax@washoecounty.us

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#) [Change of Address](#) [Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
15026033	Active	11/17/2017 2:12:33 AM
Current Owner: FRITTER, ROBIN		SITUS: 5831 CARL DR WASHOE COUNTY NV
3983 S MCCARRAN BLVD 207 RENO, NV 89502		
Taxing District	Geo CD:	
Legal Description		
Block Range 19 SubdivisionName _UNSPECIFIED Township 18 Section 26 Lot		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$1,059.66	\$529.85	\$0.00	\$0.00	\$529.81
2016	\$1,033.22	\$1,033.22	\$0.00	\$0.00	\$0.00
2015	\$1,030.98	\$1,030.72	\$0.00	\$0.00	\$0.00
2014	\$1,015.88	\$1,015.88	\$0.00	\$0.00	\$0.00
2013	\$969.84	\$969.84	\$0.00	\$0.00	\$0.00
Total					\$529.81

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

This item has been paid.

\$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.

OWNER'S CERTIFICATE

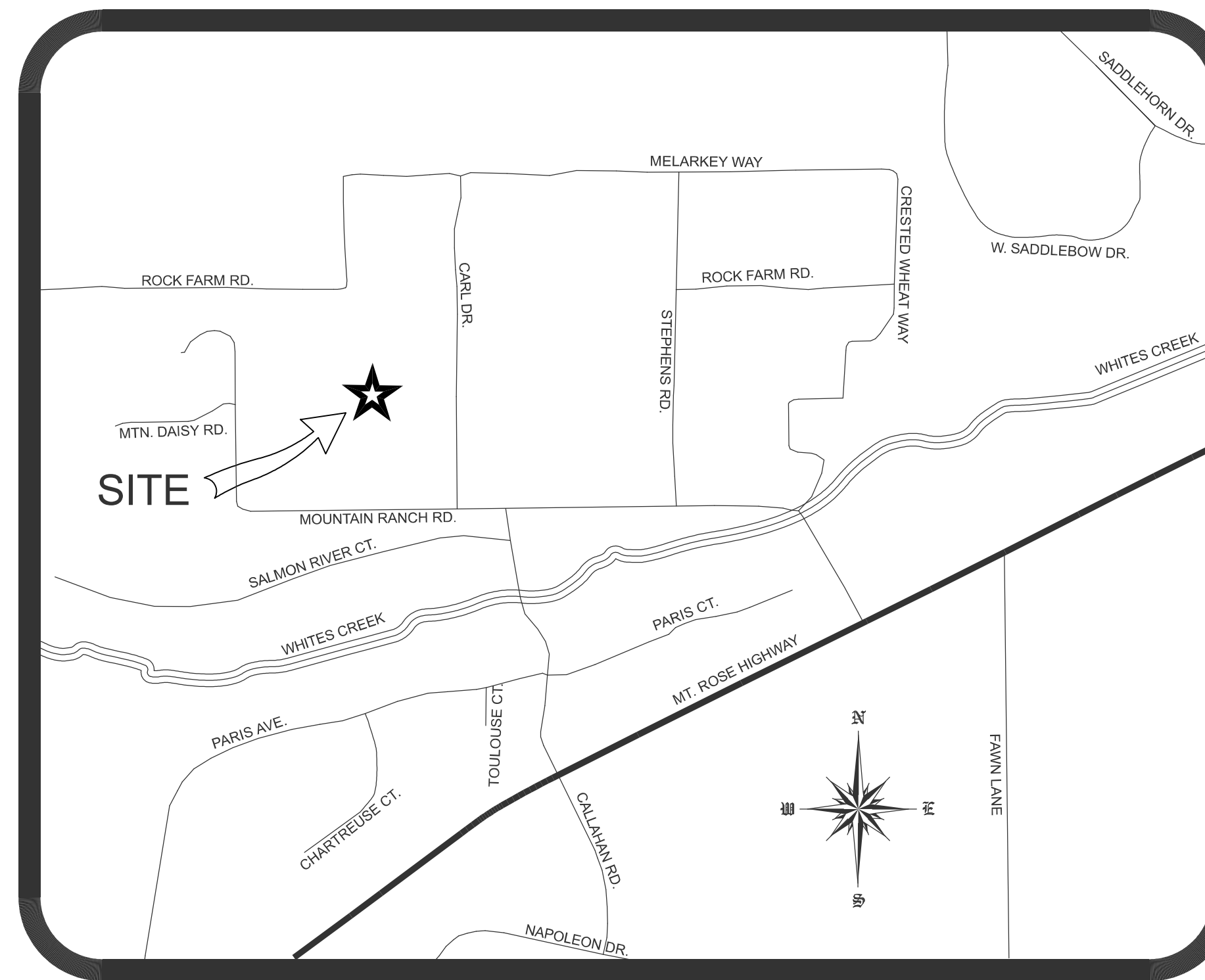
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. ALL EASEMENTS SHOWN HEREON ARE GRANTED.

BY: ROBIN FRITTER DATE _____

ACKNOWLEDGEMENT

STATE OF NEVADA } S.S.
 COUNTY OF WASHOE }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2017, BY ROBIN FRITTER.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____



VICINITY MAP
 NO SCALE

NOTES:

1. A PUBLIC UTILITY EASEMENT IS ALSO GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY 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 THE TIME AND THE UTILITY COMPANY.
2. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES OF ALL PARCELS.
3. THE PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
4. A RECIPROCAL BLANKET PRIVATE EASEMENT FOR THE PURPOSE OF THE INSTALLATION AND OPERATION OF PRIVATE WATERLINES IS HEREBY GRANTED OVER AND ACROSS ALL THE PARCELS.
5. 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 THE CITY OR RENO WITH A WILL SERVE LETTER.
6. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND COORDINATES AND DISTANCES. DIVIDE GROUND COORDINATES BY THE COMBINED FACTOR OR 1.000197939 TO CONVERT TO GRID COORDINATES.
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. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
9. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
10. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
11. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES, AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

FOR THE DISTRICT BOARD OF HEALTH DATE _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT ROBIN FRITTER OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND. THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF _____, 2017.

WESTERN TITLE COMPANY

BY: _____ DATE _____

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

BY: _____ DATE _____

UTILITY COMPANIES CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY	_____	DATE _____
TRUCKEE MEADOWS WATER AUTHORITY	_____	DATE _____
NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA	_____	DATE _____
CHARTER COMMUNICATIONS	_____	DATE _____

TAX CERTIFICATE (APN 150-260-33)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND SHOWN HEREON 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 N.R.S. 361A.265.

WASHOE COUNTY TREASURER
 _____ DATE _____

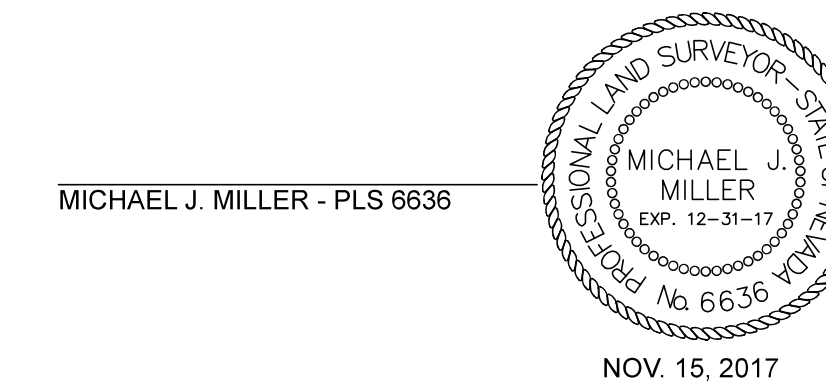
DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

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.
 THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2017 BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

WILLIAM H. WHITNEY, DIRECTOR,
 PLANNING AND DEVELOPMENT DIVISION

SURVEYOR'S CERTIFICATE

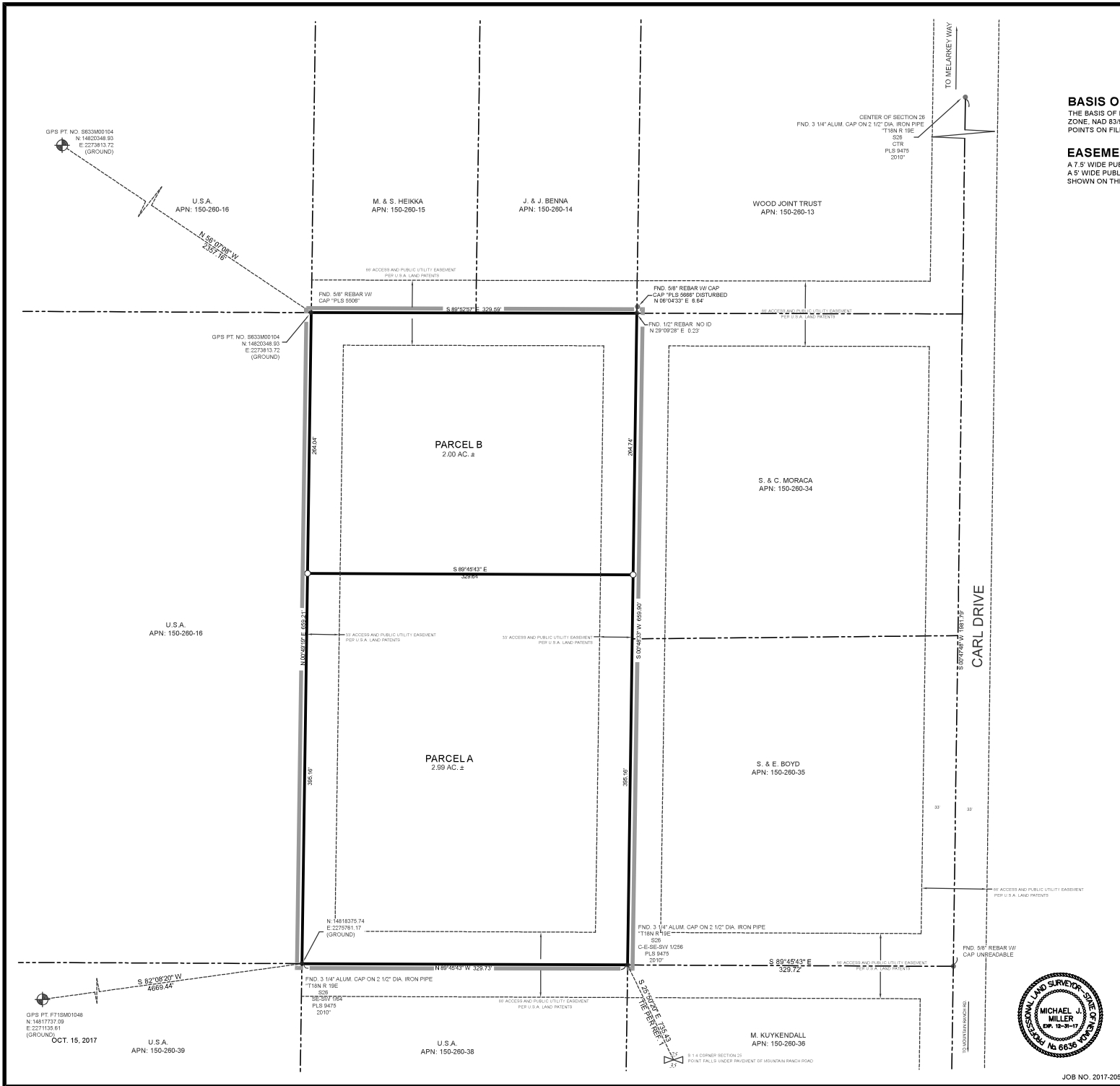
- I, MICHAEL J. MILLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ROBIN FRITTER.
 2. THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M., COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON OCTOBER 20, 2017.
 3. 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.
 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



MICHAEL J. MILLER - PLS 6636

NOV. 15, 2017

PARCEL MAP FOR ROBIN FRITTER A DIVISION OF LANDS CONVEYED PER DOC. NO. 4475276 LYING WITHIN THE SW 1/4 SEC. 26, T.18N., R.19E., M.D.M. WASHOE COUNTY NEVADA		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. COUNTY RECORDER _____ BY: DEPUTY _____ FEE: _____
ALPINE LAND SURVEYORS 7395 GRAVEL CT., RENO, NV 89502 PH. 775-636-8650 EMAIL: mike@alpinelandsurveyors.com	SHEET 1 OF 2 SHEETS	



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94, BASED UPON RTK GPS OBSERVATIONS TAKEN TO WASHOE COUNTY GPS CONTROL POINTS ON FILE WITH THE WASHOE COUNTY ENGINEER'S OFFICE.

EASEMENT NOTE

A 7.5' WIDE PUBLIC UTILITY EASEMENT IS GRANTED ALONG EXTERIOR PARCEL LINES. A 5' WIDE PUBLIC UTILITY EASEMENT IS GRANTED ON BOTH SIDES OF INTERIOR PARCEL LINES AS SHOWN ON THIS MAP.

LEGEND

- WASHOE COUNTY GPS CONTROL POINT
- FOUND POINT AS NOTED
- SET 5/8" REBAR W/ CAP "PLS 6636"
- ⊗ CALCULATED POINT-NOTHING FOUND OR SET
- PUE PUBLIC UTILITY EASEMENT
- BOUNDARY LINE
- - - ADJACENT PARCEL LINE
- - - EASEMENT OR TIE LINE
- - - CENTERLINE

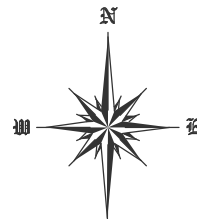
TOTAL AREA= 4.99 AC. ±

REFERENCES

1. RECORD OF SURVEY NO. 5328, RECORDED APRIL 25, 2011.
2. PARCEL MAP NO. 2079, RECORDED JANUARY 15, 1997.

BOTH OF OFFICIAL RECORDS, WASHOE COUNTY, NV

3. PRELIMINARY TITLE REPORT PREPARED BY FIRST CENTENAL TITLE COMPANY OF NEVADA, ORDER NO. 231112-RT, DATED SEPTEMBER 6, 2017.



SCALE 1"= 50'



PARCEL MAP FOR ROB FRITTER
 A DIVISION OF LANDS CONVEYED PER DOC. NO. 4475276 LYING WITHIN THE SW 1/4 SEC. 26, T.18N., R.19E., M.D.M.
 WASHOE COUNTY NEVADA

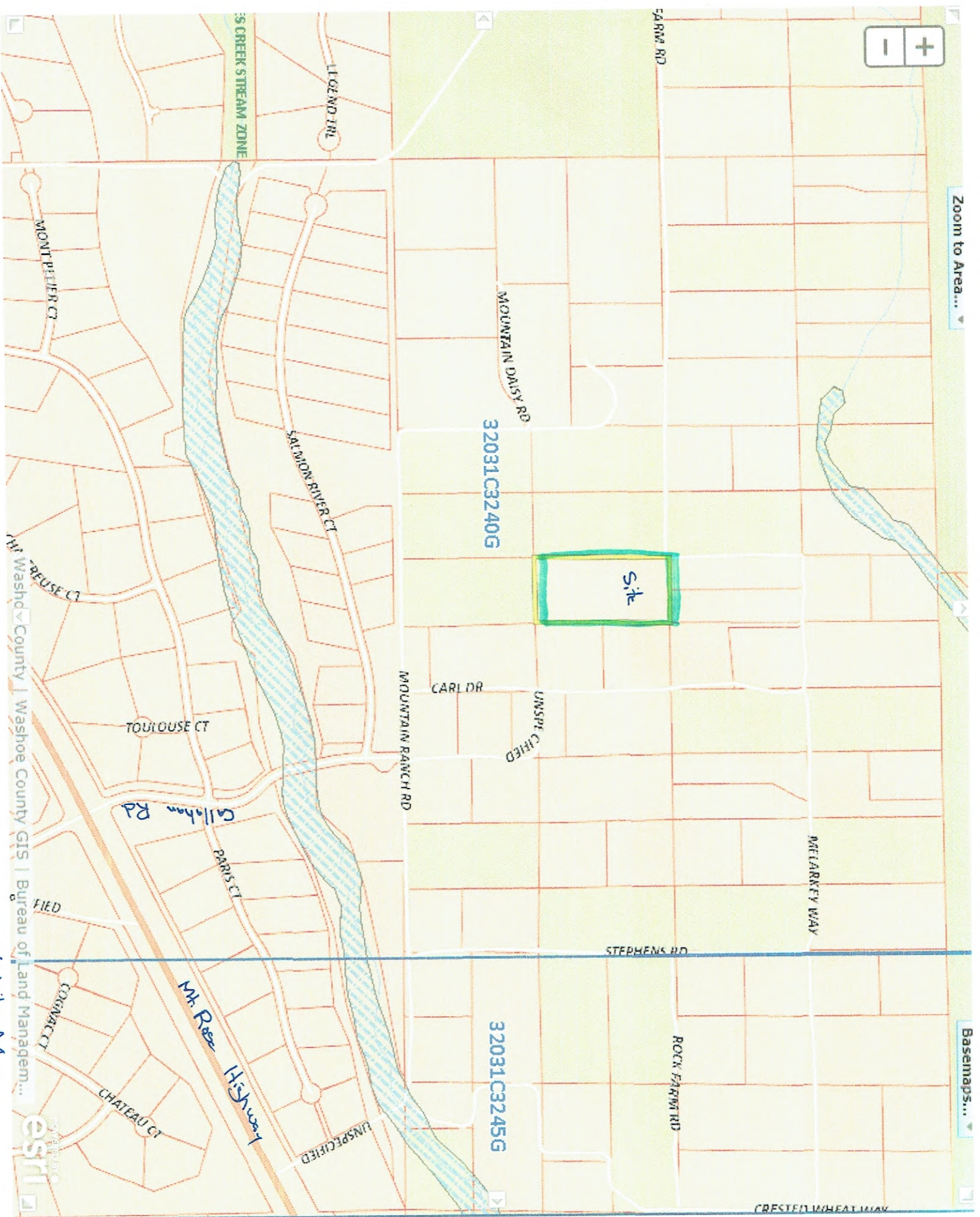
APINE LAND SURVEYORS
 7395 GRAVEL CT., RENO, NV 89502
 PH. 775-836-8850

SHEET 2 OF 2 SHEETS



Zoom to Area...

Basemaps...



S CREEK STREAM ZONE
L. Q. NO. 181

32031C3240G

Site

32031C3245G

MONT PIERRE CT

SALMON RIVER CT

MOUNTAIN DAIRY RD

CARL DR

UNSPERCHED

MOUNTAIN RANCH RD

METARKEY WAY

STEPHENS RD

TOULOUSE CT

Gallohan Rd

PARIS CT

Mt. Rose Highway

FIELD

COGNAC CT

CHATEAU CT

UNSPERCHED

ROCK FARM RD

CRESTED WHEELWAY

Washoe County GIS | Bureau of Land Management



Vicinity Map