



August 11, 2020

Mr. Chris Bronczyk
Washoe County Community Services Department
1001 E. Ninth Street
Reno, NV 89512
(775) 328-3612

Re: Division of Lands Map - APNs 534-600-01 and 534-600-02

Dear Mr. Bronczyk,

Our client, Spanish Springs Associates, has requested a Division of Lands Map be prepared for the above-mentioned parcels. The two existing parcels will be merged and resubdivided into eight large lot parcels, i.e. greater than 40 acres. The mapping is being done in accordance with NRS278.471 and NRS278.4725.

The property is currently entitled for 610 single family lots (TM16-007). The purpose of the large lot map is to assist and facilitate an orderly phasing of the subdivision project. The parcels being created have been done with the future development in mind including roadways, drainage ways and utilities.

Please let me know if you have any additional questions.

Sincerely,

Steve Strickland, P.E.
Vice President

Community Services Department
Planning and Building
DIVISION OF LAND INTO LARGE
PARCELS APPLICATION



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

Telephone: 775.328.6100

Division of Land into Large Parcels

Washoe County Code (WCC) Chapter 110, Article 612, Division of Land into Large Parcels, prescribes rules and procedures for the regulation and approval of tentative and final maps for the division of land into large parcels. See WCC 110.612, for further information.

A tentative subdivision map shall be required for all requests for a subdivision, merger and re-subdivision of existing lots, or a common-interest community consisting of five (5) or more units, as defined in Article 902, Definitions, except for divisions of land into large parcels as defined in Article 612, Divisions of Land into Large Parcels, and except for the creation of a lot or parcel for agriculture purposes that complies with Section 110.602.15.

Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** A fee may also be required 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 Division of Land into Large Parcels 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:**
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Property boundary lines, distances and bearings.
 - 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. Indication of prominent landmarks, areas of unique natural beauty, rock outcroppings, vistas and natural foliage which will be deciding considerations in the design of the development.
 - e. 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.
 - f. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - g. 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.

- h. The location and outline, to scale, of each existing building or structure that is not to be moved in the development.
 - i. Existing roads, trails, or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.
 - j. Vicinity map showing the proposed development in relation to the surrounding area.
 - k. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - l. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - m. 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.
 - n. Boundary of any wetland areas within the project site.
 - o. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
8. **Street Names:** A completed "Request to Reserve New Street Name" 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 flash drive or DVD - 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 one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. 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.

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- 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) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) 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 Planning and Building.

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: Land map of Division into Large Parcels for Spanish Springs Associates, LP.			
Project Description: A merger and re-subdivision of APN's 534-600-01 and 535-60-02 into 8 large lot parcels in accordance with NRS 278.471 and 278.4925.			
Project Address: 0 Pyramid Way			
Project Area (acres or square feet): 552.15 acres			
Project Location (with point of reference to major cross streets AND area locator): S 1/2, NW 1/4 & W 1/2 of the NE 1/4 of section 13, Township 21 North, Range 20 East			
Assessor's Parcel No.(s):	Parcel Acreage:	SURVEYED	Parcel Acreage:
534-600-01	480 acres (assessed)	SURVEYED	472.78
534-600-02	76.36 acres (assessed)	SURVEYED	79.37
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM16-007			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Spanish Springs Associates		Name: Wood Rodgers, Inc.	
Address: 550 W. Plumb Lane, Ste B		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89502
Phone: 775-560-6922	Fax:	Phone: 775-823-4068	Fax: 775-823-4068
Email: Jesse@hawcoproperties.com		Email: kalmeter@woodrodgers.com	
Cell:	Other:	Cell: 775-828-5687	Other:
Contact Person: Jesse Haw		Contact Person: Kevin Almeter	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		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: Jesse Haw

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, JESSE HAW
(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 Development.

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

Assessor Parcel Number(s): 534-600-01, 534-600-02

Printed Name JESSE HAW

Signed [Signature]

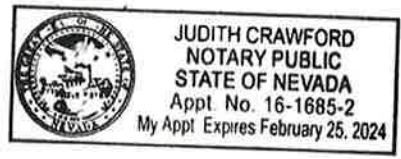
Address 550 W Plumb Lane, Ste B
Reno, NV 89509

Subscribed and sworn to before me this 23 day of June, 2020.

[Signature] Washoe, Nevada
Notary Public in and for said county and state

My commission expires: February 25, 2024

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

Division of Land into Large Parcels Application Supplemental Information

(All required information may be separately attached)

1. What are the number and sizes of each lot?

1=45.67, 2=50.69, 3=63.94, 4=40.04, 5=61.81, 6=119.67, 7=64.52, 8=105.80

2. What is the average lot size?

69.02

3. What is the proposed use of each parcel?

Future residential and open space

4. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	AT & T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter
g. Water Service	TMWA

5. 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 #	N/A	acre-feet per year	
b. Certificate #	N/A	acre-feet per year	
c. Surface Claim #	N/A	acre-feet per year	
d. Other, #	N/A	acre-feet per year	

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

N/A

7. When water service is by domestic wells, the Washoe County Comprehensive Plan allows the County to grant an exemption from the water dedication requirements for the existing parcel. Check the box below to indicate if you wish to request the exemption.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. Surveyor:

Name	Kevin Almeter
Address	1361 Corporate Blvd, Rneo, NV 89502
Phone	775-823-4068
Fax	775-823-4066
Nevada PLS #	19052

Washoe County Treasurer
 Tammi Davis

Account Detail

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

CollectionCart

Collection Cart	Total	Checkout	View
	\$7,490.14		

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

Total Due \$7,490.14

Oldest Due \$1,872.64

Partial

[ADD TO CART](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
53460001	Active	7/15/2020 1:38:10 AM

Current Owner:
 SPANISH SPRINGS ASSOCIATES LP

550 W PLUMB LN STE B
 RENO, NV 89509-3686

SITUS:
 0 PYRAMID WAY
 WCTY NV

Taxing District: 4000 **Geo CD:**

Disclaimer

- 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 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

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$7,490.14	\$0.00	\$0.00	\$0.00	\$7,490.14
2019	\$7,133.47	\$7,133.47	\$0.00	\$0.00	\$0.00
2018	\$6,806.76	\$6,806.76	\$0.00	\$0.00	\$0.00
2017	\$6,532.56	\$6,532.56	\$0.00	\$0.00	\$0.00
2016	\$6,532.42	\$6,532.42	\$0.00	\$0.00	\$0.00
Total					\$7,490.14

[Payment Information](#)

[Special Assessment District](#)

[Installment Date Information](#)

[Assessment Information](#)

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	1	\$2,165.07		

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$2,165.07
- Oldest Due \$541.38
- Partial

[ADD TO CART](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
53460002	Active	7/15/2020 1:38:10 AM

Current Owner:

SPANISH SPRINGS ASSOCIATES LP

550 W PLUMB LN STE B
 RENO, NV 89509-3686

SITUS:

0 PYRAMID WAY
 WCTY NV

Taxing District

4000

Geo CD:

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$2,165.07	\$0.00	\$0.00	\$0.00	\$2,165.07
2019	\$2,165.07	\$2,165.07	\$0.00	\$0.00	\$0.00
2018	\$2,165.08	\$2,165.08	\$0.00	\$0.00	\$0.00
2017	\$2,165.23	\$2,165.23	\$0.00	\$0.00	\$0.00
2016	\$2,165.09	\$2,165.09	\$0.00	\$0.00	\$0.00
Total					\$2,165.07

Disclaimer

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- 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 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



Judy Crawford

From: Kaneyuki, Bradley <BKaneyuki@washoecounty.us>
Sent: Wednesday, September 25, 2019 7:39 AM
To: Judy Crawford
Cc: Kaneyuki, Bradley
Subject: RE: Harris Ranch Street names

Hi Judy,

See below for updates. RANCH HAND was eliminated because of a conflict with RANCH LAND CIR. Thank you for being so Conscientious.

Reservations

Date Submitted	Fullname	Description
9/25/2019	BEDELL FLAT	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	CORRAL CREEK	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	CROSBY RANCH	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	FORTIFICATION	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	GRIFFITH CANYON	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	HALFPINT	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	HUNGRY RIDGE	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	HUNTOON	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	JUNCTION HOUSE	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	KINGS RIVER	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	KUMIVA PEAK	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	MAJUBA	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	NEFF RANCH	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	NUGENT HOLE	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	PAH RAH RIDGE	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)

Reservations

Date Submitted	Fullname	Description
9/25/2019	QUINN RIVER	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	RED HORSE	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	SAVAL RANCH	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	SHEEP PASS	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	SPANISH RANCH	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	SUGARLOAF PEAK	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	VINEGAR PEAK	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)
9/25/2019	WILDCAT PEAK	Harris Ranch Subdivision (C and M Engineering - Lisa Menante for Spanish Springs Associates)

Gratefully,
brad



Bradley Kaneyuki
GIS | Tech Services

bkaneyuki@washoecounty.us | Office: 775.328.2344 | Fax: 775.328.6133
1001 E 9th St, Reno, NV 89512



From: Judy Crawford <jcrawford@WoodRodgers.com>
Sent: Tuesday, September 24, 2019 5:05 PM
To: Kaneyuki, Bradley <BKaneyuki@washoecounty.us>
Subject: FW: Harris Ranch Street names

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hi Brad,

We were just informed that the street names for Harris Ranch have expired. How can I re-reserve the names below?

Thank you!!

Judy Crawford

Wood Rodgers, Inc.

775.823.4069 Direct

775.219.4230 Mobile

From: Kaneyuki, Bradley [mailto:BKaneyuki@washoecounty.us]
Sent: Monday, June 04, 2018 3:00 PM
To: Judy Crawford
Cc: Kaneyuki, Bradley
Subject: RE: Harris Ranch Street names

Hi Judy,

Here's the results of the reservation research:

		Tentative Maps (C&M Eng)	6/4/2018 Wood Rodgers Judy Crawford Harris Ranch Reno 534-600-01, 02, 076-290-44		
Bedell Flat	BEDELL FLAT	reserved		6/30/2016	Harris
Cornal Creek	CORNAL CREEK	rejects on CORRAL CREEK	reserved	6/13/2016	Harris
Crosby Ranch	CROSBY RANCH	reserved		6/13/2016	Harris
Fortification	FORTIFICATION	reserved		7/6/2016	Harris
Griffith Canyon	GRIFFITH CANYON	reserved		6/13/2016	Harris
Halfpint	HALFPINT	reserved		7/5/2016	Harris
Hungry Ridge	HUNGRY RIDGE	reserved		6/13/2016	Harris
Hunton	HUNTON	rejects on HUNTOON	reserved	7/5/2016	Harris
Kings River	KINGS RIVER	reserved		7/6/2016	Harris
Kumva Peak	KUMVA PEAK	rejects on KUMIVA PEAK	reserved	6/30/2016	Harris
Majuba	MAJUBA	reserved		7/5/2016	Harris
Neff Ranch	NEFF RANCH	reserved		6/13/2016	Harris
Nugent Hole	NUGENT HOLE	reserved		6/30/2016	Harris
Pah Rah Ridge	PAH RAH RIDGE	reserved		6/13/2016	Harris
Quinn River	QUINN RIVER	reserved		7/6/2016	Harris
Ranch Hand	RANCH HAND	reserved		6/13/2016	Harris
Red Horse	RED HORSE	reserved		7/6/2016	Harris
Savel Ranch	SAVEL RANCH	rejects on SAVAL RANCH	reserved	6/13/2016	Harris
Sheep Pass	SHEEP PASS	reserved		6/30/2016	Harris
Spanish Ranch	SPANISH RANCH	reserved		6/13/2016	Harris
Sugarloaf Peak	SUGARLOAF PEAK	reserved		6/13/2016	Harris
Vinegar Peak	VINEGAR PEAK	reserved		6/30/2016	Harris
Wildcat Peak	WILDCAT PEAK	reserved		6/30/2016	Harris

	Tentative Maps (C&M Eng)	6/5/2018 Wood Rodgers Judy Crawford Harris Ranch Reno 534-600-01, 02, 076-290-44		
JUNCTION HOUSE	reserved		7/6/2016	Harris Ranch Subdivision (



Bradley Kaneyuki
 GIS | Tech Services
bkaneyuki@washoecounty.us | Office: 775.328.2344
 1001, Reno, NV 89512



From: Judy Crawford [<mailto:jcrawford@WoodRodgers.com>]
Sent: Monday, June 04, 2018 10:37 AM
To: Kaneyuki, Bradley <BKaneyuki@washoecounty.us>
Subject: FW: Harris Ranch Street names

Hello Brad,

C & M engineering did the tentative map for Harris Ranch subdivision. We are now doing the engineering and are trying to see if they got street name approval or if they just winged it on the street names. I looked up on the website to see if they were used and I couldn't find the attached. I also attached an street name exhibit and the tentative map from C& M. Please let me know what you think.

Thanks!

Judy Crawford
Wood Rodgers, Inc.
 775.823.4069 Direct
 775.219.4230 Mobile

From: Steve Balbierz
Sent: Wednesday, May 30, 2018 2:15 PM
To: Judy Crawford
Subject: Harris Ranch Street names

Hello there....

Could you please run the attached Street Name Exhibit up the proverbial street name committee flagpole at Washoe County?

We used the names that were on the existing Tentative Map as much as we could with our layout. (TM sheets attached too)

Thanks!

Steve

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 AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278.

SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP
A NEVADA LIMITED PARTNERSHIP

BY: _____ DATE _____

NAME/TITLE (PRINT) _____

NOTARY CERTIFICATE:

STATE OF _____ }
COUNTY OF _____ } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2020,
BY: _____ AS _____ 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 SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE PLAT;

BY: _____ DATE _____

NAME/TITLE (PRINT) _____

WATER RIGHT DEDICATION CERTIFICATE:

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: WASHOE COUNTY DEPARTMENT OF WATER RESOURCES DATE _____

NAME/TITLE (PRINT) _____

TAX CERTIFICATE:

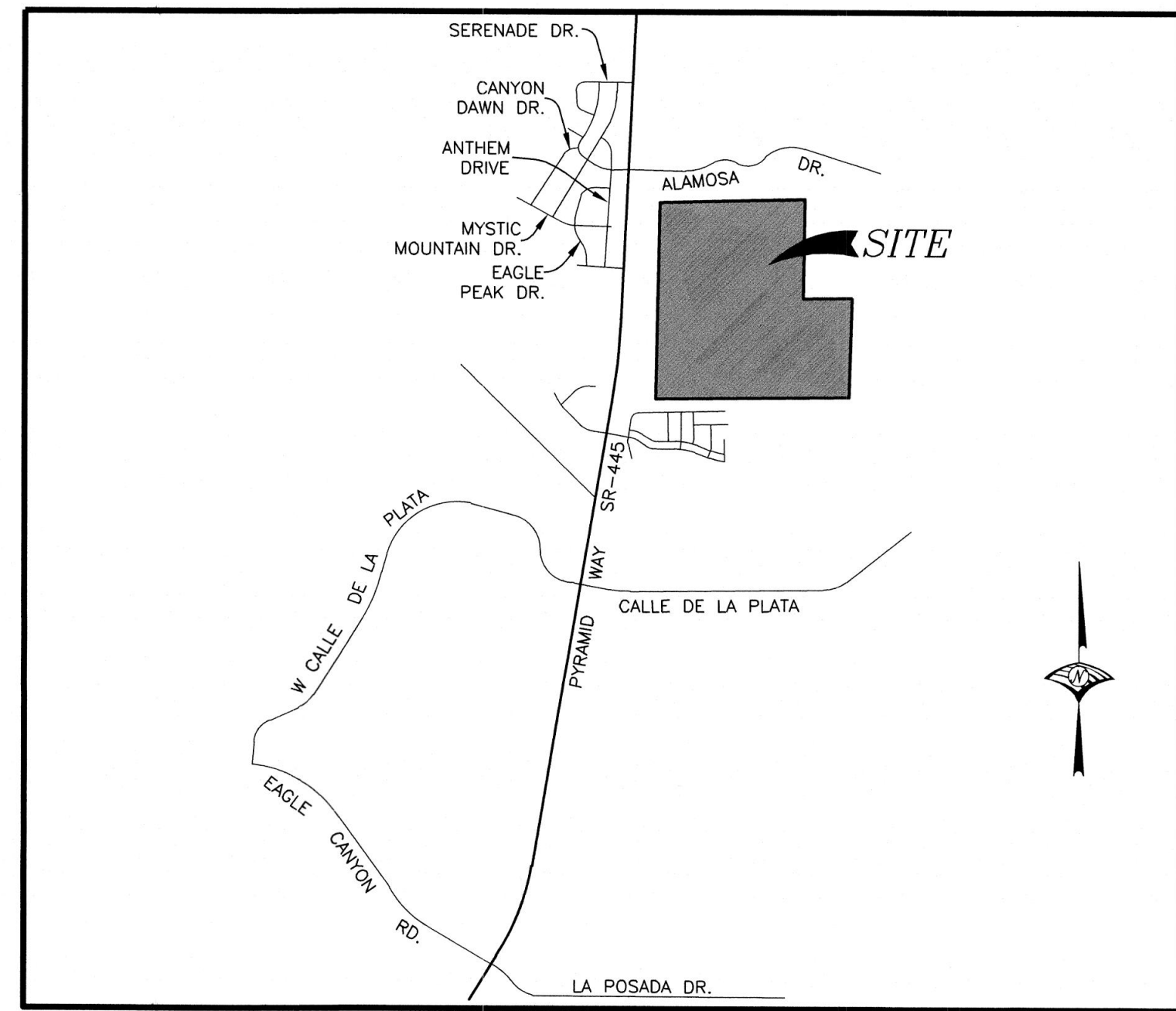
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

A.P.N. 534-600-01 & 534-600-02

WASHOE COUNTY TREASURER

BY: _____ DATE _____

NAME/TITLE (PRINT) _____



VICINITY MAP
NOT TO SCALE

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE:

THE FINAL MAP OF DIVISION OF LAND INTO LARGE PARCELS 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 THE NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2020, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

BY: MOJRA HAUENSTEIN, DIRECTOR DATE _____
PLANNING AND BUILDING DIVISION

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. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

BY: WASHOE COUNTY DISTRICT BOARD OF HEALTH DATE _____

NAME/TITLE (PRINT) _____

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

UTILITY COMPANIES' CERTIFICATE:

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

NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA DATE _____

NAME/TITLE (PRINT) _____

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE _____

NAME/TITLE (PRINT) _____

CHARTER COMMUNICATIONS DATE _____

NAME/TITLE (PRINT) _____

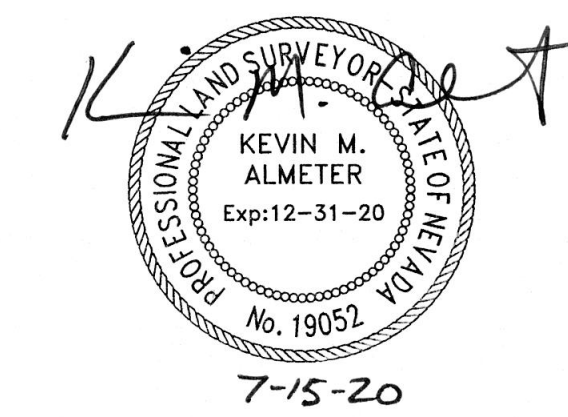
TRUCKEE MEADOWS WATER AUTHORITY DATE _____

NAME/TITLE (PRINT) _____

SURVEYOR'S CERTIFICATE:

I, KEVIN M. ALMETER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP.
- 2. THE LANDS SURVEYED LIE WITHIN THE SOUTH ONE-HALF, NORTHWEST ONE-QUARTER, AND WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.B.&M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON _____, 2020.
- 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, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

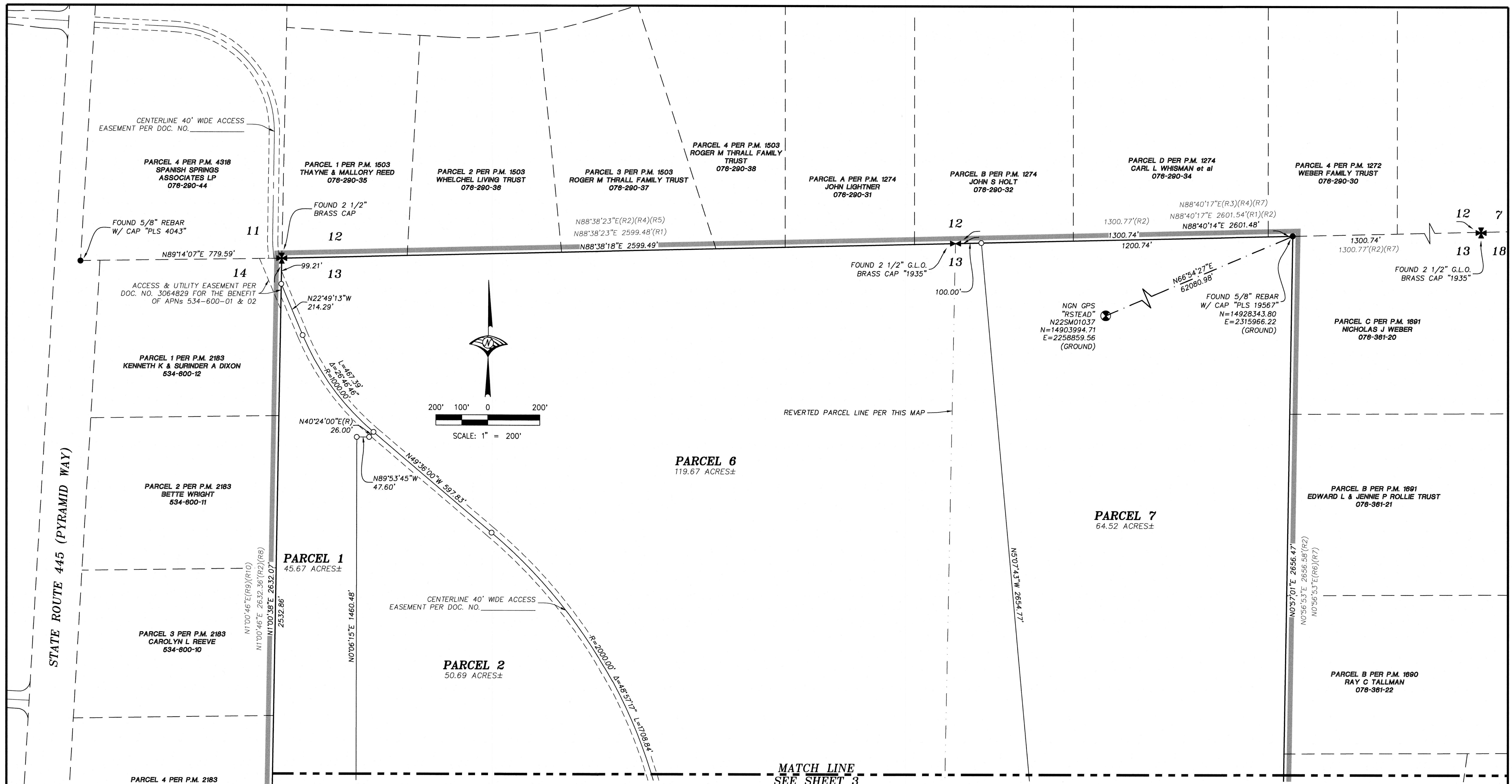


KEVIN M. ALMETER, P.L.S.
NEVADA CERTIFICATE NO. 19052

FILE NO. _____
FILED FOR RECORD AT THE REQUEST
OF _____
ON THIS _____ DAY OF _____
2020, AT _____ MINUTES PAST _____
O'CLOCK, _____M., OFFICIAL RECORDS
OF WASHOE COUNTY NEVADA.
COUNTY RECORDER
BY: _____
DEPUTY
FEE: _____

LAND MAP OF DIVISION INTO LARGE PARCELS
FOR
SPANISH SPRINGS ASSOCIATES, LP
A MERGER AND RESUBDIVISION OF PARCELS 1, 2 & 3
PER DOCUMENT NO. 2748703
SITUATE WITHIN
THE S 1/2, NW 1/4 & W 1/2 OF THE NE 1/4 OF SECTION 13
TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.B.&M.
WASHOE COUNTY NEVADA

JOB NO. 3529003
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1961 Corporate Blvd Reno, NV 89502
Tel 775.823.4088 Fax 775.823.4086
SHEET 1 OF 4



AREA SUMMARY:

- TOTAL NO. OF PARCELS = 8
- PARCEL 1 = 45.67 ACRES±
- PARCEL 2 = 50.69 ACRES±
- PARCEL 3 = 63.94 ACRES±
- PARCEL 4 = 40.04 ACRES±
- PARCEL 5 = 61.81 ACRES±
- PARCEL 6 = 119.67 ACRES±
- PARCEL 7 = 64.52 ACRES±
- PARCEL 8 = 105.80 ACRES±
- TOTAL AREA = 552.15 ACRES±

REFERENCES:

1. RECORD OF SURVEY NO. 1084, FILE NO. 471401, 6/21/1977.
2. RECORD OF SURVEY NO. 1208, FILE NO. 547073, 7/25/1978.
3. PARCEL MAP NO. 1274, FILE NO. 750600, 7/29/1981.
4. PARCEL MAP NO. 1274, FILE NO. 753143, 8/13/1981.
5. PARCEL MAP NO. 1503, FILE NO. 869408, 7/26/1983.
6. PARCEL MAP NO. 1690, FILE NO. 938749, 7/25/1984.
7. PARCEL MAP NO. 1691, FILE NO. 938774, 7/25/1984.
8. PARCEL MAP NO. 2030, FILE NO. 1103336, 9/25/1986.
9. PARCEL MAP NO. 2183, FILE NO. 1190961, 9/9/1987.
10. PARCEL MAP NO. 2184, FILE NO. 1191210, 9/10/1987.
11. RECORD OF SURVEY NO. 2795, FILE NO. 1848518, 11/10/1994.
12. PARCEL MAP NO. 3102, FILE NO. 2032135, 9/20/1996.
13. LAND MAP NO. 20, FILE NO. 471405, 6/21/1977.
14. RECORD OF SURVEY NO. 4218, FILE NO. 2825281, 3/24/2003.
15. PARCEL MAP NO. 4318, FILE NO. 3156787, 1/14/2005.

ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

NOTES:

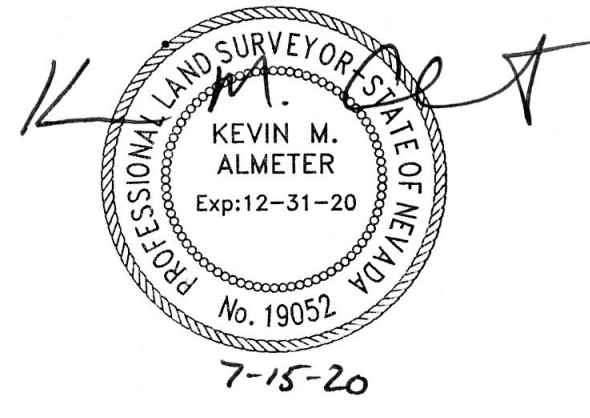
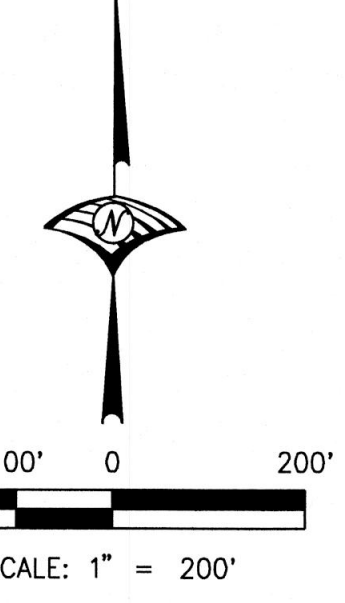
1. THERE ARE NO PUBLIC UTILITY EASEMENTS GRANTED PER THIS MAP. PUBLIC UTILITY EASEMENTS WILL BE GRANTED PER FUTURE DEDICATION AND SUBDIVISION MAPS.
2. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
3. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
4. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS. NO BUILDINGS WILL BE PERMITTED WITHIN 30 FEET OF A PERENNIAL DRAINAGE CHANNEL.
5. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
6. FEMA FLOOD ZONE INFORMATION IS TAKEN FROM THE LATEST FIRM PANELS, 32031C28556, 32031C28656, 32031C28706, & 32031C28606. THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE X.

LEGEND:

- FOUND MONUMENT, AS NOTED
- ⊕ PLS SECTION CORNER, AS NOTED
- ⊥ SET 5/8" REBAR & CAP OR NAIL AND TAG PLS 19052
- ⊙ NGN GPS BASE STATION
- R.O.S. RECORD OF SURVEY
- T.M. TRACT MAP
- P.M. PARCEL MAP
- (R) RADIAL BEARING
- (R#) REFERENCE NUMBER
- BOUNDARY LINE
- GRAPHIC BORDER
- PARCEL LINE
- - - - CENTERLINE
- ADJACENT PARCEL LINE
- - - - EASEMENT AS NOTED
- ==== TIE
- SECTION LINE, FOR REFERENCE ONLY

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RSTEAD" - N22SM01037 AND "SSB2" - S52SM10000 IS TAKEN AS SOUTH 86°59'47" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

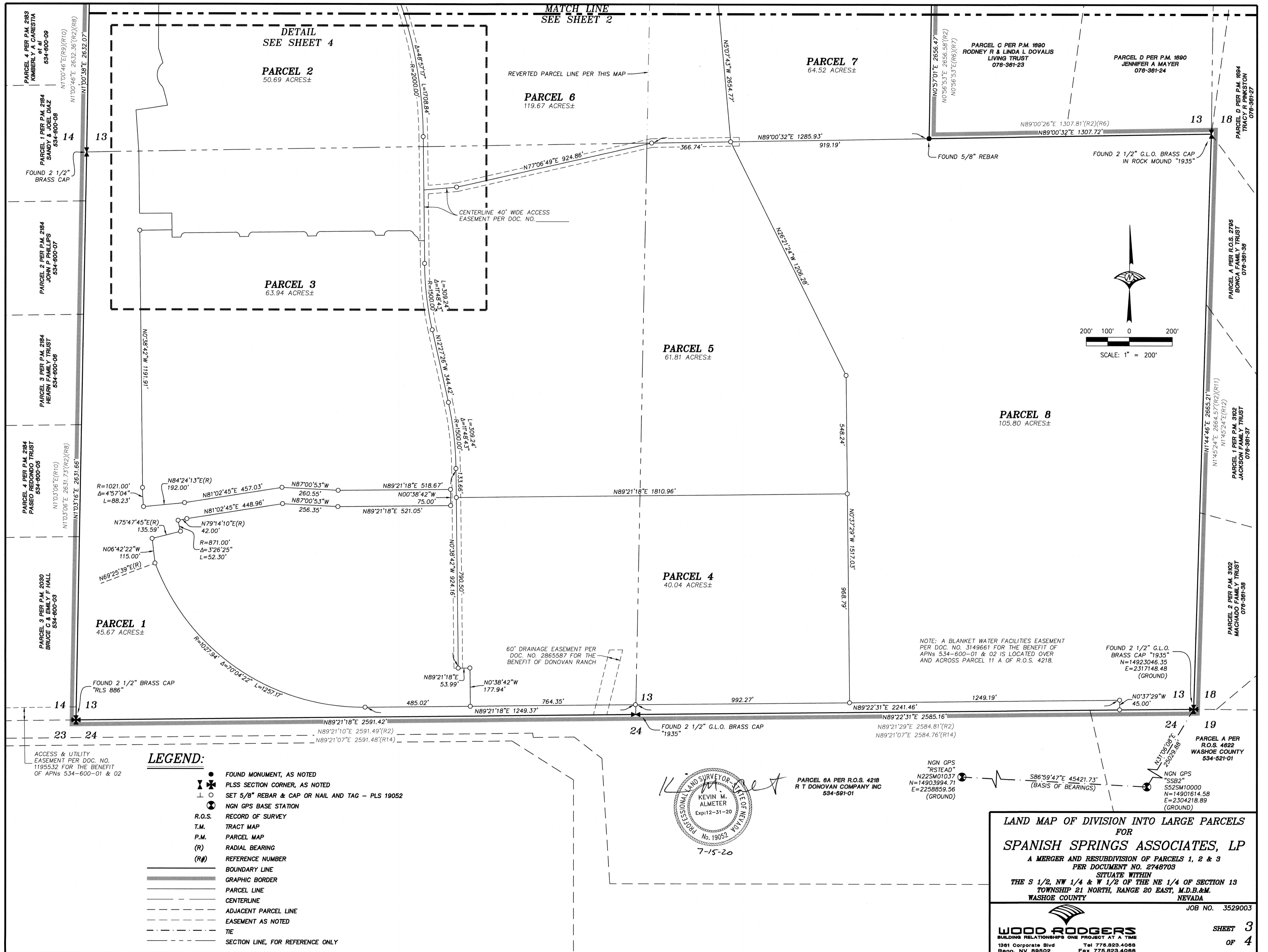


LAND MAP OF DIVISION INTO LARGE PARCELS FOR SPANISH SPRINGS ASSOCIATES, LP A MERGER AND RESUBDIVISION OF PARCELS 1, 2 & 3 PER DOCUMENT NO. 2748703 SITUATE WITHIN THE S 1/2, NW 1/4 & W 1/2 OF THE NE 1/4 OF SECTION 13 TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.B.&M. WASHOE COUNTY NEVADA

WOOD RODGERS BUILDING RELATIONSHIPS ONE PROJECT AT A TIME 1961 Corporate Blvd Reno, NV 89502 Tel 775.823.4088 Fax 775.823.4088

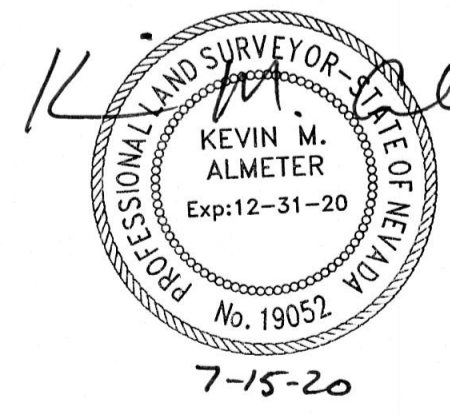
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LEGEND:

- FOUND MONUMENT, AS NOTED
 - ⊗ PLS SECTION CORNER, AS NOTED
 - ⊥ SET 5/8" REBAR & CAP OR NAIL AND TAG - PLS 19052
 - ⊙ NGN GPS BASE STATION
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 - PARCEL LINE
 - CENTERLINE
 - ADJACENT PARCEL LINE
 - EASEMENT AS NOTED
 - TIE
 - SECTION LINE, FOR REFERENCE ONLY
- ACCESS & UTILITY EASEMENT PER DOC. NO. 1195532 FOR THE BENEFIT OF APNs 534-600-01 & 02



NGN GPS
"RSTEAD"
N22SM01037
N=14903994.71
E=2298859.56
(GROUND)

PARCEL 6A PER R.O.S. 4218
R T DONOVAN COMPANY INC
534-591-01

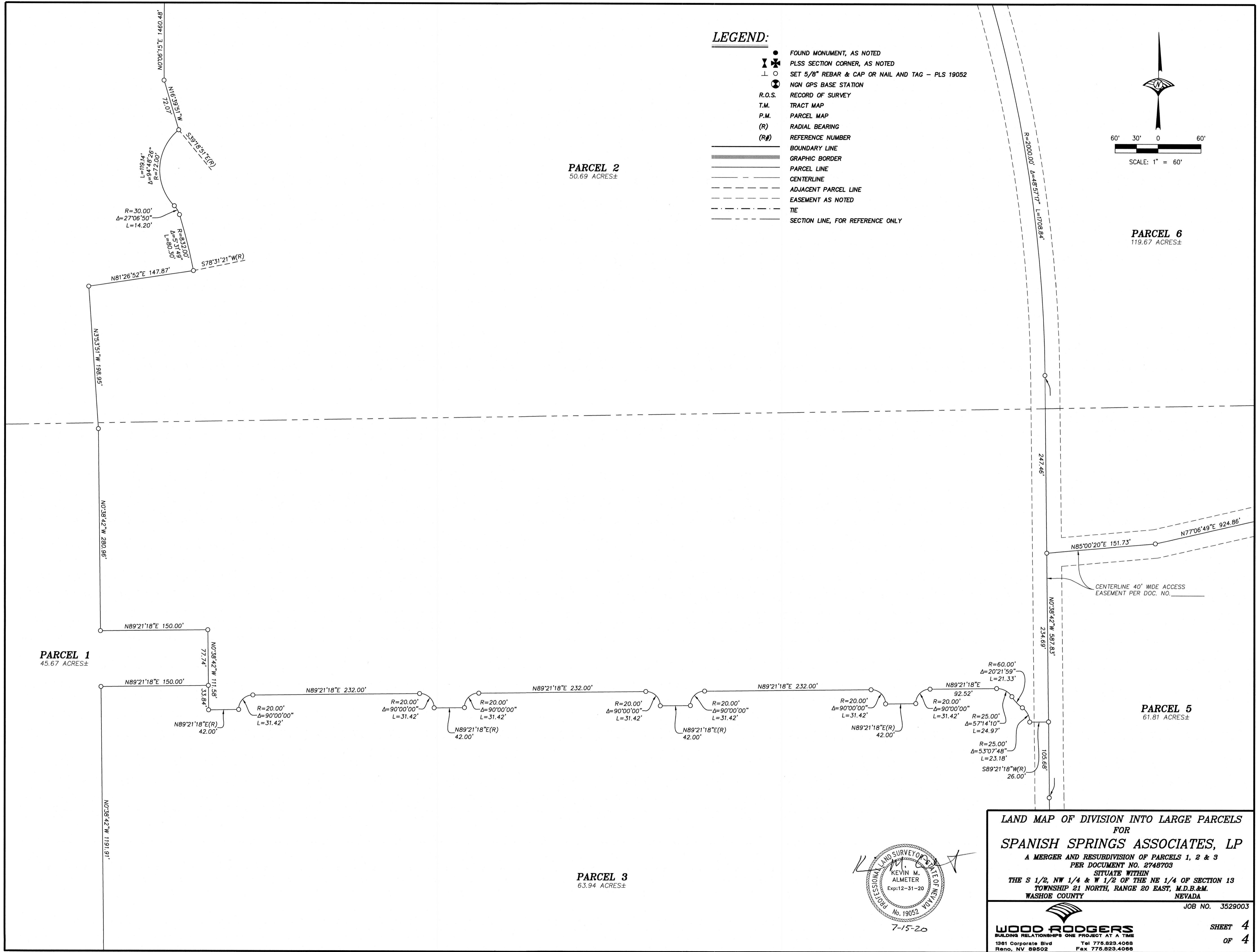
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"S5B2"
S52SM10000
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E=2304218.89
(GROUND)

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SPANISH SPRINGS ASSOCIATES, LP
A MERGER AND RESUBDIVISION OF PARCELS 1, 2 & 3
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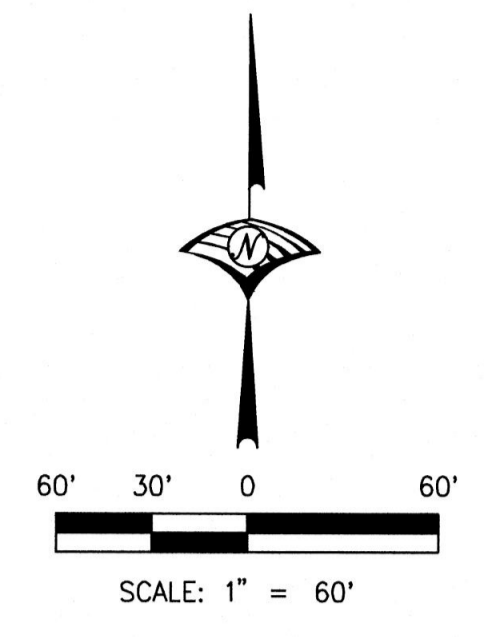
JOB NO. 3529003
SHEET 3 OF 4

J:\Jobs\3529_HarrisRanch\HarrisRanch_0A\geomatix\mapping\VR_Geomatix_JR_DJM.dwg 7/10/2020 4:34 PM Phil Rowles



LEGEND:

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- ⊥ ○ SET 5/8" REBAR & CAP OR NAIL AND TAG - PLS 19052
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- R.O.S. RECORD OF SURVEY
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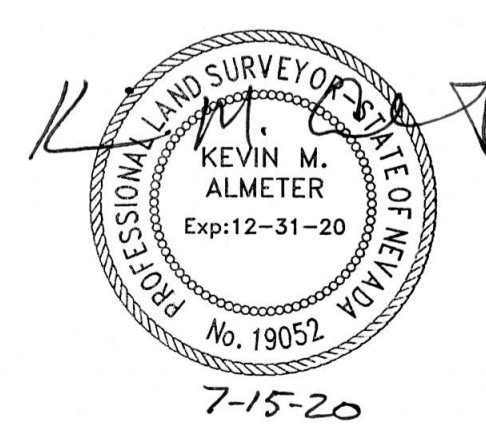
PARCEL 2
50.69 ACRES±

PARCEL 6
119.67 ACRES±

PARCEL 1
45.67 ACRES±

PARCEL 5
61.81 ACRES±

PARCEL 3
63.94 ACRES±



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SHEET 4 OF 4