

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

Tentative Parcel Map

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

Development Application Submittal Requirements

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

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

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

7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - 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. *N/A*
 - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac. *N/A*
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly

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

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

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

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

 8.3.20
Professional Land Surveyor #8661

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: Bannockburn LLC, A Nevada Limited Liability Co, Trustee of Bannockburn Trust Dated 9/20/18			
Project Description: A Division of Parcel 1-A of Record of Survey Map No. 6130			
Project Address: 0 Abies Road			
Project Area (acres or square feet): 10.56 Acres +/-			
Project Location (with point of reference to major cross streets AND area locator): West of Mt Rose Hywy & E. Jeffrey Pine Rd. South of Yellow Pine Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
047-130-35	10.56 +/-		
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: TODD GANOS		Name: CFA Inc	
Address: PO BOX 21389		Address: 1150 Corporate Blvd	
Reno, Nevada	Zip: 89512	Reno, Nevada	Zip: 89502
Phone:	Fax:	Phone: 775-856-1150	Fax: 856-1160
Email: todd@integratedwealth.com		Email: blariviere@cfareno.com	
Cell:	Other:	Cell:	Other: 856-7072
Contact Person: Todd Ganos		Contact Person: Robert O. LaRiviere, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME		Name: CFA Inc	
Address:		Address: 1150 Corporate Blvd	
	Zip:	Renop, NV	Zip: 89502
Phone:	Fax:	Phone: 775-856-1150	Fax: 856-1160
Email:		Email: dscheiber@cfareno.com	
Cell:	Other:	Cell:	Other: 432-6601
Contact Person:		Contact Person: Deane Scheiber, CST	
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: Bannockburn LLC, Trustee of
Bannockburn Trust dated 9/20/2018

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, Todd C. GANDS, Manager of Bannockburn LLC, Trustee
(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): 047-130-35

Printed Name Todd C. Gands

Signed Todd C. Gands

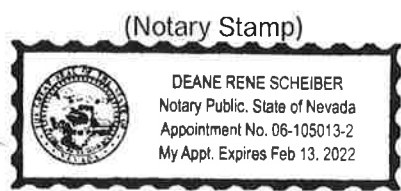
Address PO BOX 21389
Reno NV 89515

State of Nevada
County of Washoe

Subscribed and sworn to before me this
21 day of July, 2020

Deane
Notary Public in and for said county and state

My commission expires: 2/13/2020



*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

Deane Scheiber

From: Todd C. Ganos <todd@integratedwealth.com>
Sent: Monday, August 3, 2020 12:34 PM
To: Deane Scheiber
Subject: Fwd: Washoe County Treasurer Payment Confirmation

Full year paid. See below.

----- Forwarded message -----

From: **Payments@Bill2Pay.com** <Payments@bill2pay.com>
Date: Mon, Aug 3, 2020 at 12:32 PM
Subject: Washoe County Treasurer Payment Confirmation
To: <todd@integratedwealth.com>

Thank you for using ePayment Services to process your payment on-line. This is to confirm your recent payment made to Washoe County Treasurer for Tax Payment.

Payment will be considered received on the date/time submitted and will show payment pending until funds are actually received. Payments will be posted when funds are received, usually within 2-3 business days after submission.

By making your payment through this site, you are accepting responsibility for the accuracy of the information provided. If your chosen payment method is not honored (example, your account number is not entered correctly), you may be subject to late penalties and/or returned item charges.

Please keep this confirmation for your records and if you have any questions, please contact us at..

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

Email alerts regarding property taxes are now available by signing up at the link below and selecting: Treasurer-Property Taxes

https://www.washoecounty.us/county_news_update_subscription.php

Washoe County Treasurer - Tammi Davis

Your confirmation number is 0033902735.

Tax Payment - 04713035 \$2991.93

Service Fee: \$71.81

Total Payment Amount: \$3063.74

Note: This is an automated message. Please do not reply to this address.

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

0 Abies Road

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
047-130-35	9999 INTERIM DOR CD TO BE CHANGED	10.56+/-

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

Undeveloped

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.56	2.56	2.56	2.88
Proposed Minimum Lot Width				

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

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	2.56	2.56	2.56	2.88
Proposed Zoning Area				

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

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

a. Sewer Service	NONE
b. Electrical Service/Generator	N/A
c. Water Service	MUNI

7. 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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8. 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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9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

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

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

N/A

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

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

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

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

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

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

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

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

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

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

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

28. Surveyor:

Name	Robert O. LaRivere
Address	1150 Corporate Blvd Reno, NV 89502
Phone	775-856-1150
Cell	
E-mail	blariviere@cfareno.com
Fax	775-856-1160
Nevada PLS #	8661

**Parcel Map Waiver Application
Supplemental Information**
(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

N/A

- a. If a utility, is it Public Utility Commission (PUC) regulated?

Yes No

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

0 Abies Road

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
047-130-35	9999 INTERIM DOR CD TO BE CHANGED	10.56+/-

3. Please describe:

- a. The existing conditions and uses located at the site:

UNDEVELOPED

- b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	ROADWAY (ABIES RD) AND HOMES
South	VACANT LAND
East	VACANT LAND
West	ROADWAY (E. JEFFERY PINE) AND HOME

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.56	2.56	2.56	2.88
Proposed Minimum Lot Width				

5. Utilities:

a. Sewer Service	NONE
b. Electrical Service/Generator	N/A
c. Water Service	MUNI

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

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. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

N/A

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" 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 type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

N/A

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

N/A

b. Does 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
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Explanation:

N/A

- c. 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.)

Yes, the Hillside Ordinance applies. No, it does not.

Explanation:

N/A

9. Surveyor:

Name	Robert D. LaRiviere
Address	1150 Corporate Blvd Reno, NV 89502
Phone	775-856-1150
Fax	775-856-1160
Nevada PLS #	8661

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY COMPANY, TRUSTEE OF THE BANNOCKBURN TRUST DATED SEPTEMBER 20, 2018, 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. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY COMPANY, TRUSTEE OF THE BANNOCKBURN TRUST DATED SEPTEMBER 20, 2018.

BY: TODD GANOS, MANAGER _____ DATE _____

OWNER ACKNOWLEDGEMENT

STATE OF _____ }
 COUNTY OF _____ } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2020 BY TODD GANOS AS MANAGER OF THE BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY COMPANY, TRUSTEE OF THE BANNOCKBURN TRUST DATED SEPTEMBER 20, 2018.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

TITLE COMPANY CERTIFICATE ORDER NO 01903566-SL APN: 047-130-35

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY COMPANY, TRUSTEE FOR THE BANNOCKBURN TRUST DATED SEPTEMBER 20, 2018 OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED; EXCEPT PER DEED(S) OF TRUST _____ 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, AS OF _____, 2020.

TICOR TITLE OF NEVADA, INC.

SIGNATURE _____ PRINT NAME/TITLE _____ DATE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

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

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

TAXATION CERTIFICATE APN: 047-130-35

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

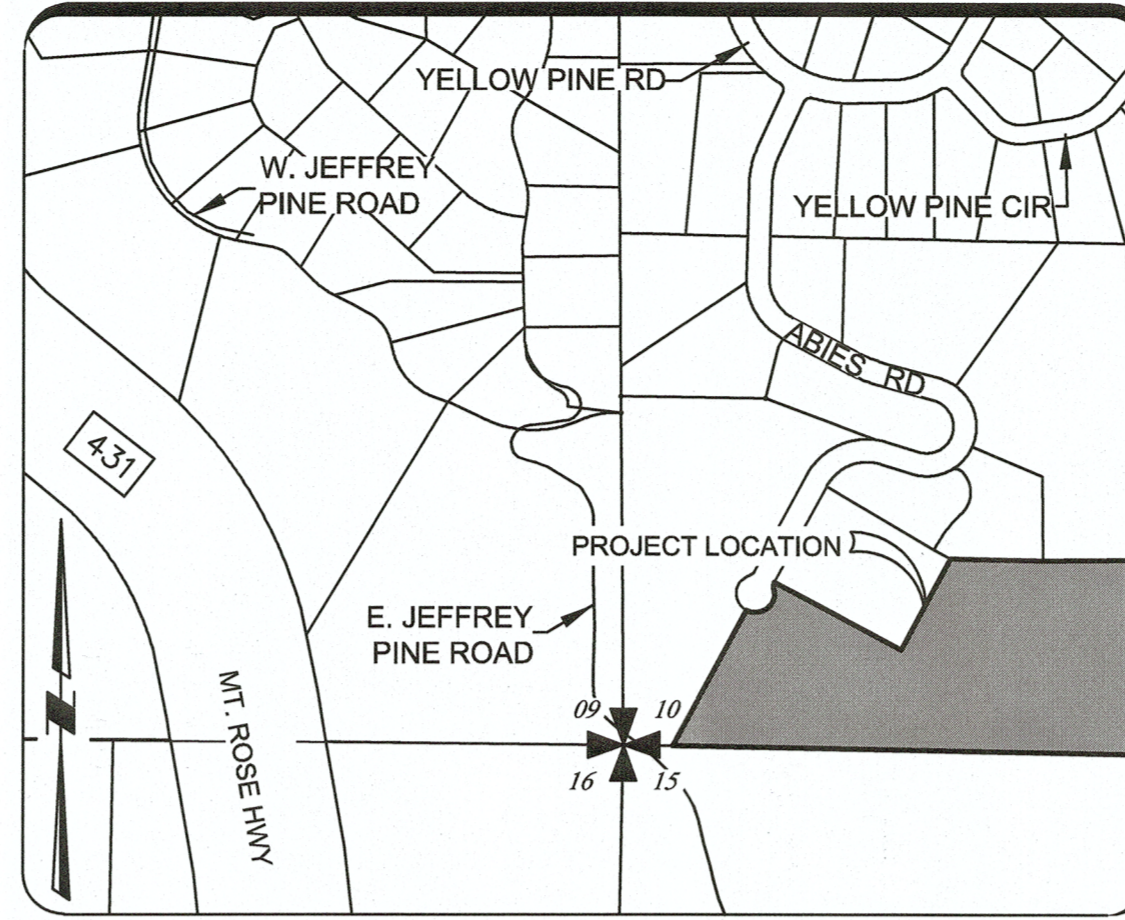
WASHOE COUNTY TREASURER

SIGNATURE _____ PRINT NAME/TITLE _____ DATE _____

COUNTY SURVEYOR'S CERTIFICATE

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

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



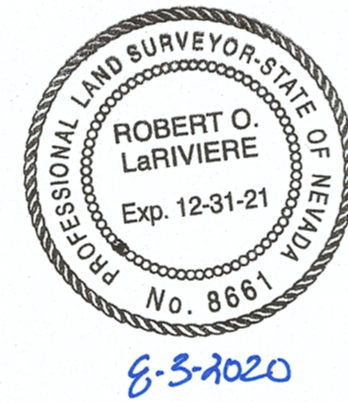
VICINITY MAP
 NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, ROBERT O. LAGRIVIERE, 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 BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY COMPANY, TRUSTEE OF THE BANNOCKBURN TRUST DATED SEPTEMBER 20, 2018.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON OCTOBER 23, 2019.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

ROBERT O. LAGRIVIERE ~ PLS 8661



REFERENCES

1. PARCEL MAP NO. 2617 FOR RAYMOND B. GUERRA, FILE NO. 1582518, RECORDED JUNE 25, 1992, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. 2ND PARCEL MAP NO. 2793 FOR RAYMOND B. GUERRA, FILE NO. 1787241, RECORDED APRIL 15, 1994, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
3. 3RD PARCEL MAP NO. 2888 FOR RAYMOND B. GUERRA, FILE NO. 1882015, RECORDED MARCH 31, 1995, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
4. RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 3645 FOR RAYMOND B. GUERRA AND ROBERT R. & BARBARA J. LUTHER, FILE NO. 2367543, RECORDED AUGUST 3, 1999, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
5. RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 5490 FOR ST. JAMES'S VILLAGE, INC., FILE NO. 4220252, RECORDED MARCH 29, 2013, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
6. RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 5628 FOR ST. JAMES'S VILLAGE, INC. AND JACK R. GROSS, FILE NO. 4463593, RECORDED APRIL 29, 2015, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
7. RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 6130 FOR BANNOCKBURN FTC, LLC TRUSTEES OF KNT TRUST & ROBERT D. LAMB OF THE IRREVOCABLE TRUST, FILE NO 5006147, RECORDED MARCH 2, 2020, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
8. 2ND UPDATED PRELIMINARY TITLE REPORT FROM TICOR TITLE OF NEVADA, INC., ORDER 01903566-SL, DATED JULY 17, 2020 AT 7:30 A.M., 5441 KIETZKE LANE, SUITE 100, RENO, NEVADA, 89511.

UTILITY COMPANY CERTIFICATES

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

CHARTER COMMUNICATIONS	PRINT NAME/TITLE _____	DATE _____
NEVADA BELL TELEPHONE CO. D.B.A. AT&T NEVADA	PRINT NAME/TITLE _____	DATE _____
SIERRA PACIFIC POWER COMPANY D.B.A. NV ENERGY	PRINT NAME/TITLE _____	DATE _____
TRUCKEE MEADOWS WATER AUTHORITY	PRINT NAME/TITLE _____	DATE _____

WATER & SEWER RESOURCE REQUIREMENTS

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

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

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

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

NOTES

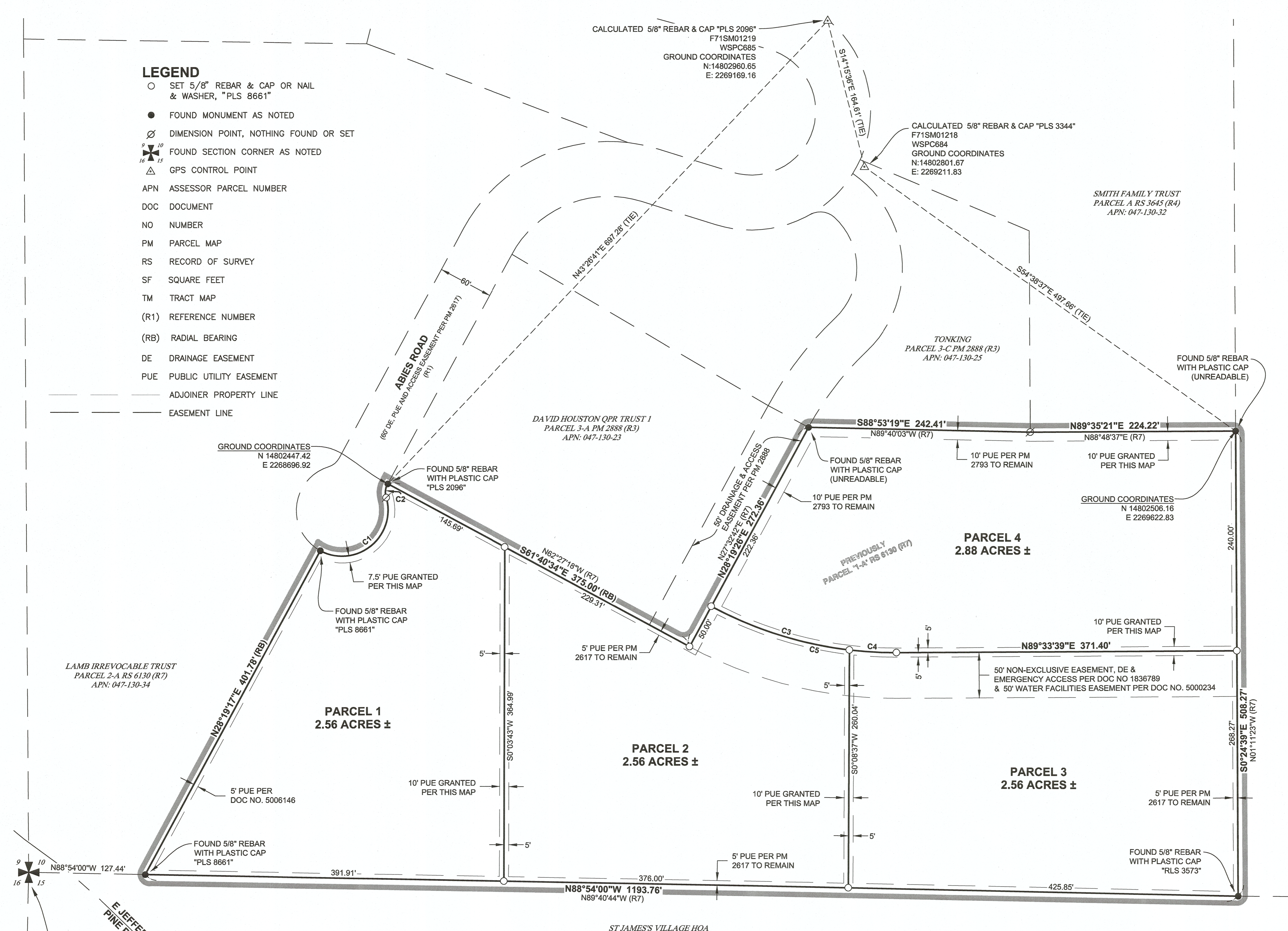
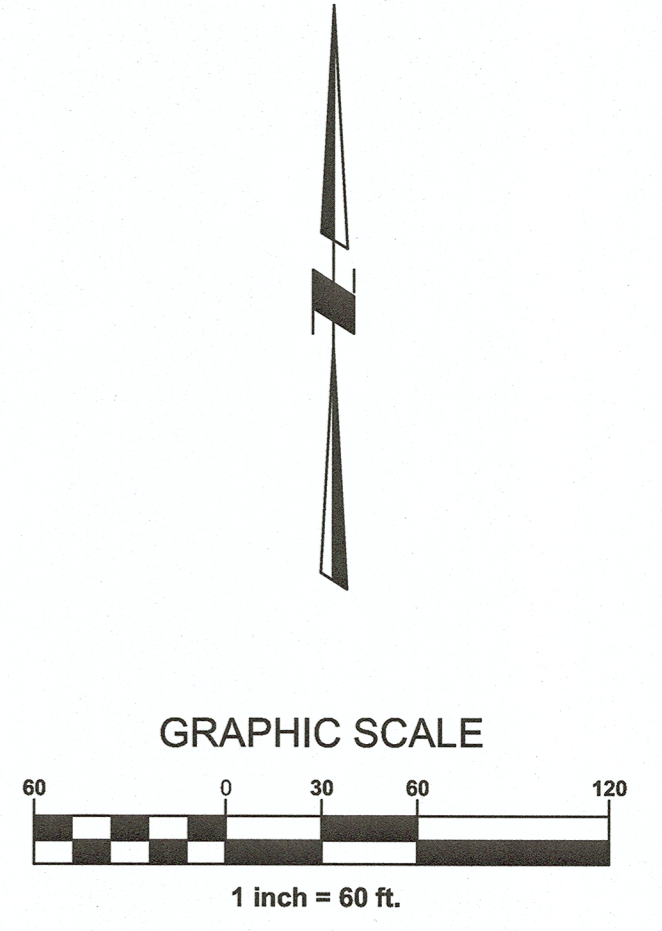
1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
2. A PUE, CATV & DRAINAGE EASEMENT IS HEREBY GRANTED 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
3. ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON INCLUDE CABLE TV.
4. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
6. A RECIPROCAL BLANKET PRIVATE EASEMENT FOR THE PURPOSE OF THE INSTALLATION AND OPERATION OF PRIVATE WATERLINES IS HEREBY GRANTED OVER AND ACROSS PARCELS 1, 2, 3 & 4.
7. 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 INTERIOR LOT LINE PUBLIC UTILITY EASEMENT TO SERVE EACH PARCEL RESPECTIVELY.
8. WITH THE ISSUANCE OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.

<p>COUNTY RECORDER'S CERTIFICATE</p> <p>FILE NO: _____</p> <p>FILED FOR RECORD AT THE REQUEST OF _____</p> <p>ON THIS _____ DAY OF _____, 20____,</p> <p>AT _____ MINUTES PAST _____ O'CLOCK _____ M,</p> <p>OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.</p> <p>COUNTY RECORDER _____</p> <p>BY: DEPUTY _____</p> <p>FEE: _____</p>	<p>PARCEL MAP FOR</p> <p>BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY CO.</p> <p>TRUSTEE OF BANNOCKBURN TRUST DATED 9/20/18</p> <p>A DIVISION OF PARCEL 1-A OF RECORD OF SURVEY MAP NO. 6130</p> <p>SITUATE IN THE SW 1/4 OF THE SW 1/4 OF SECTION 10, T17N, R19E, MDM</p> <p>WASHOE COUNTY NEVADA</p>	<p>JOB NO. 19087.00</p> <p>DRAWN BY DRS</p> <p>CHECKED BY ROL</p> <p>DATE AUGUST 2020</p> <p>SHEET 1 / 2</p>
<p>CFA, INC.</p> <p>LAND SURVEYORS</p> <p>CIVIL ENGINEERS</p> <p>LAND USE PLANNERS</p> <p>1150 CORPORATE BOULEVARD = RENO, NEVADA 89502</p> <p>775-856-1150 MAIN = 775-856-1160 FAX = CFARENO.COM</p>		

LEGEND

- SET 5/8" REBAR & CAP OR NAIL & WASHER, "PLS 8661"
- FOUND MONUMENT AS NOTED
- ⊗ DIMENSION POINT, NOTHING FOUND OR SET
- ⊕ FOUND SECTION CORNER AS NOTED
- △ GPS CONTROL POINT
- APN ASSESSOR PARCEL NUMBER
- DOC DOCUMENT
- NO NUMBER
- PM PARCEL MAP
- RS RECORD OF SURVEY
- SF SQUARE FEET
- TM TRACT MAP
- (R1) REFERENCE NUMBER
- (RB) RADIAL BEARING
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ADJOINER PROPERTY LINE
- EASEMENT LINE

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	134°24'46"	50.00'	117.30'
C2	44°24'55"	20.00'	15.50'
C3	21°40'07"	420.00'	158.84'
C4	7°04'52"	420.00'	51.91'
C5	28°44'59"	420.00'	210.75'



LAMB IRREVOCABLE TRUST
PARCEL 2-A RS 6130 (R7)
APN: 047-130-34

PARCEL 1
2.56 ACRES ±

PARCEL 2
2.56 ACRES ±

PARCEL 3
2.56 ACRES ±

PARCEL 4
2.88 ACRES ±

DAVID HOUSTON QPR TRUST 1
PARCEL 3-A PM 2888 (R3)
APN: 047-130-23

TONKING
PARCEL 3-C PM 2888 (R3)
APN: 047-130-25

SMITH FAMILY TRUST
PARCEL A RS 3645 (R4)
APN: 047-130-32

ST JAMES'S VILLAGE INC
PARCEL A2 RS 5628 (R6)
APN: 154-011-07

ST JAMES'S VILLAGE HOA
PARCEL 1B RS 5490 (R5)
APN: 046-180-12

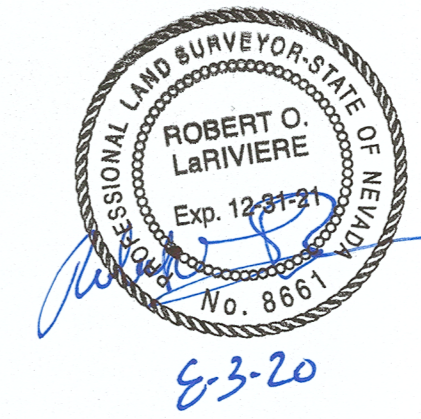
AREA TOTALS

DESCRIPTION	SQUARE FEET±	ACRES±
PARCEL 1	111,501	2.56
PARCEL 2	111,501	2.56
PARCEL 3	111,501	2.56
PARCEL 4	125,364	2.88
TOTAL AREA ADJUSTED	459,867	10.56

BASIS OF BEARINGS AND COORDINATES

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

PROFESSIONAL SEAL



PARCEL MAP FOR
BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY CO.
TRUSTEE OF BANNOCKBURN TRUST DATED 9/20/18
A DIVISION OF PARCEL 1-A OF RECORD OF SURVEY MAP NO. 6130
SITUATE IN THE SW 1/4 OF THE SW 1/4 OF SECTION 10, T17N, R19E, MDM
WASHOE COUNTY NEVADA

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

JOB NO. 19087.00
DRAWN BY DRS
CHECKED BY ROL
DATE AUGUST 2020
SHEET 2 OF 2



LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

CLOSURE CALCULATIONS

FOR

PARCEL MAP

FOR

BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY COMPANY, TRUSTEE OF
THE BANNOCKBURN TRUST DATED 9/20/2018

Parcel Name: PARCEL 1

North: 14802013.30' East: 2268824.77'

Segment #1: Line

Course: N88°54'00"W Length: 391.91'
North: 14802020.82' East: 2268432.94'

Segment #2: Line

Course: N28°19'17"E Length: 401.78'
North: 14802374.51' East: 2268623.55'

Segment #3: Curve

Length: 117.30' Radius: 50.00'
Delta: 134°24'46" Tangent: 118.98'
Chord: 92.19' Course: N51°06'54"E
Course In: N28°19'17"E Course Out: N73°54'31"E
RP North: 14802418.53' East: 2268647.27'
End North: 14802432.38' East: 2268695.31'

Segment #4: Curve

Length: 15.50' Radius: 20.00'
Delta: 44°24'55" Tangent: 8.16'
Chord: 15.12' Course: N6°06'59"E
Course In: N73°54'31"E Course Out: N61°40'34"W
RP North: 14802437.93' East: 2268714.53'
End North: 14802447.42' East: 2268696.92'

Segment #5: Line

Course: S61°40'34"E Length: 145.69'
North: 14802378.29' East: 2268825.17'

Segment #6: Line

Course: S0°03'43"W Length: 364.99'
North: 14802013.30' East: 2268824.77'

Perimeter: 1437.19' Area: 111,501 Sq. Ft.
Error Closure: 0.00 Course: N10°13'44"W
Error North: 0.005 East: -0.001

Precision 1: 1411680000.00



LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

CLOSURE CALCULATIONS

FOR

PARCEL MAP

FOR

BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY COMPANY, TRUSTEE OF
THE BANNOCKBURN TRUST DATED 9/20/2018

Parcel Name: PARCEL 2

North: 14802269.50' East: 2269027.02'

Segment #1: Line

Course: N28°19'26"E Length: 50.00'
North: 14802313.51' East: 2269050.75'

Segment #2: Curve

Length: 158.84' Radius: 420.00'
Delta: 21°40'07" Tangent: 80.38'
Chord: 157.89' Course: S72°31'56"E
Course In: N28°18'08"E Course Out: S6°38'01"W
RP North: 14802683.31' East: 2269249.88'
End North: 14802266.12' East: 2269201.35'

Segment #3: Line

Course: S0°08'37"W Length: 260.04'
North: 14802006.08' East: 2269200.70'

Segment #4: Line

Course: N88°54'00"W Length: 376.00'

North: 14802013.30' East: 2268824.77'
Segment #5: Line

Course: N0°03'43"E Length: 364.99'
North: 14802378.29' East: 2268825.17'

Segment #6: Line

Course: S61°40'34"E Length: 229.31'
North: 14802269.49' East: 2269027.02'

Perimeter: 1439.18' Area: 111,501 Sq. Ft.
Error Closure: 0.00 Course: S5°47'09"E
Error North: -0.008 East: 0.001

Precision 1: 143823.00



LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

CLOSURE CALCULATIONS

FOR

PARCEL MAP

FOR

BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY COMPANY, TRUSTEE OF
THE BANNOCKBURN TRUST DATED 9/20/2018

Parcel Name: PARCEL 3

North: 14802266.17' East: 2269624.55'

Segment #1: Line

Course: S0°24'39"E Length: 268.27'
North: 14801997.90' East: 2269626.47'

Segment #2: Line

Course: N88°54'00"W Length: 425.85'
North: 14802006.08' East: 2269200.71'

Segment #3: Line

Course: N0°08'37"E Length: 260.04'
North: 14802266.12' East: 2269201.36'

Segment #4: Curve

Length: 51.91' Radius: 420.00'
Delta: 7°04'52" Tangent: 25.99'
Chord: 51.87' Course: S86°54'25"E
Course In: N6°38'01"E Course Out: S0°26'51"E
RP North: 14802683.30' East: 2269249.88'

End North: 14802263.32' East: 2269253.16'
Segment #5: Line

Course: N89°33'39"E Length: 371.40'
North: 14802266.16' East: 2269624.55'

Perimeter: 1377.46' Area: 111,501 Sq. Ft.
Error Closure: 0.00 Course: S70°01'11"W
Error North: -0.001 East: -0.003

Precision 1: 1377420000.00



LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

CLOSURE CALCULATIONS

FOR

PARCEL MAP

FOR

BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY COMPANY, TRUSTEE OF
THE BANNOCKBURN TRUST DATED 9/20/2018

Parcel Name: PARCEL 4

North: 14802506.16' East: 2269622.83'

Segment #1: Line

Course: S0°24'39"E Length: 240.00'
North: 14802266.17' East: 2269624.55'

Segment #2: Line

Course: S89°33'39"W Length: 371.40'
North: 14802263.32' East: 2269253.16'

Segment #3: Curve

Length: 51.91' Radius: 420.00'
Delta: 7°04'52" Tangent: 25.99'
Chord: 51.87' Course: N86°54'25"W
Course In: N0°26'51"W Course Out: S6°38'01"W
RP North: 14802683.31' East: 2269249.88'
End North: 14802266.12' East: 2269201.37'

Segment #4: Curve

Length: 158.84' Radius: 420.00'
Delta: 21°40'07" Tangent: 80.38'
Chord: 157.89' Course: N72°31'56"W
Course In: N6°38'01"E Course Out: S28°18'08"W
RP North: 14802683.31' East: 2269249.89'
End North: 14802313.51' East: 2269050.76'

Segment #5: Line

Course: N28°19'26"E Length: 222.36'
North: 14802509.25' East: 2269156.26'

Segment #6: Line

Course: S88°53'19"E Length: 242.41'
North: 14802504.55' East: 2269398.62'

Segment #7: Line

Course: N89°35'21"E Length: 224.22'
North: 14802506.16' East: 2269622.84'

Perimeter: 1511.15' Area: 125,364 Sq. Ft.
Error Closure: 0.00 Course: S65°18'32"E
Error North: -0.003 East: 0.007

Precision 1: 151015.00