

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description: Subdivision of parcel into two parcels. Parcel no. 2 is to become an open space for Montreux Golf & Country Club, Inc.			
Project Address: Bordeaux Drive			
Project Area (acres or square feet): 32.76 ac.			
Project Location (with point of reference to major cross streets AND area locator): Adjacent to Bordeaux Dr, approx. 1,200 ft south from the intxn. of Mt. Rose HWY& Bordeaux Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
148-010-57	32.76		
Section(s)/Township/Range: S03, T17N, R19E			
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: MONTREUX DEVELOPMENT GRP., LLC		Name: TEC ENGINEERING CONSULTANTS	
Address: 500 DAMONTE RANCH PKWY STE 980 RENO, NV		Address: 9480 DOUBLE DIAMOND PKWY RENO, NV	
Zip: 89521		Zip: 89521	
Phone: 775.825.1888	Fax:	Phone: 775.652.7800 Ex.226	Fax:
Email: ssj3232@aol.com		Email: jgilles@tecreno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Stanley Jaksick		Contact Person: Jason Gilles	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Jessica Clayton	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email: jtclaytone@aol.com	
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: STANLEY JAKSICK

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, STANLEY JAKSICK
(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): 148-010-57

Printed Name STANLEY JAKSICK

Signed [Signature]

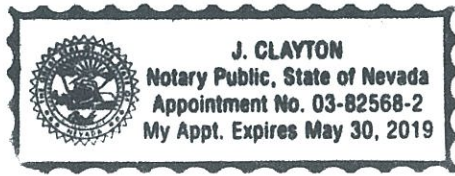
Address 500 DAMONTE RANCH PKWY
SUITE 980
RENO NV 89521

Subscribed and sworn to before me this
14th day of SEPTEMBER, 2016

[Signature]
Notary Public in and for said county and state

My commission expires: 5.30.2019

(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

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)?

Bordeaux Dr - approx. 1,200 ft south from the intersection of Mt. Rose Hwy & Bordeaux Dr.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
148-010-57	LDS 93% / GR 7%	32.76

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

Undeveloped parcel.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	24.51 ac	8.25 ac		
Minimum Lot Width				

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

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

a. Sewer Service	Municipal
b. Electrical Service/Generator	NV Energy
c. Water Service	Municipal

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

- b. Available:

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

<h1>No roads proposed.</h1>

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

Subject parcel is a part of an existing subdivision (Montreux).

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

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

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

N/A

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

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

Grading

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

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

No grading / improvements anticipated.

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	Randal L. Briggs
Address	9480 Double Diamond Pkwy, Ste. 200 Reno, NV. 89521
Phone	775.352.7800 ex. 226
Cell	
E-mail	randalbriggs@gmail.com
Fax	
Nevada PLS #	7998

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MONTEUX DEVELOPMENT GROUP, LLC 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 AND TITLE 17 OF THE CITY OF SPARKS AND THAT THE EASEMENTS SHOWN HEREON TO BE GRANTED PER THIS MAP ARE HEREBY GRANTED.

BY: STANLEY S. JAKSICK, MONTEUX DEVELOPMENT GROUP, LLC DATE _____

STATE OF _____ S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2016, STANLEY S. JAKSICK, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

TICOR TITLE OF NEVADA, INC.

BY _____ DATE _____

NAME _____

TITLE _____

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 W.S. 501A.205.

APN: 148-010-57
WASHOE COUNTY TREASURER

BY: _____ DEPUTY DATE _____

BY: _____ NAME _____

BY: _____ TITLE _____

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.

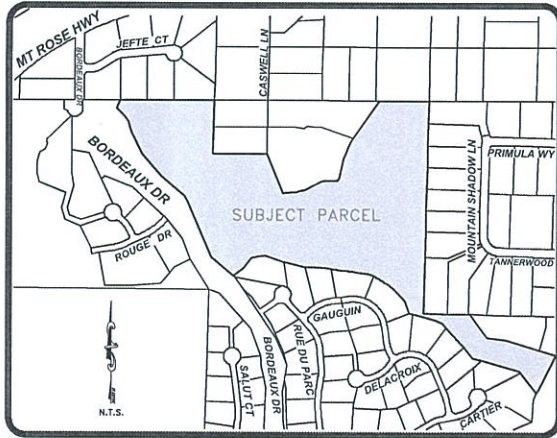
FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE PM-_____ MEETS ALL THE 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 OF DISPOSITION IS 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 _____, 2017, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

BY: BILL WHITNEY DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION DATE _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

I, RANDAL L. BRIGGS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF MONTEUX DEVELOPMENT GROUP, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF SECTION 3 AND THE NE 1/4 OF SECTION 10, T. 17 N., R. 19E, M.D.M. AND THE SURVEY WAS COMPLETED ON MAY 5th, 2016.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE 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 DURABILITY.



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 AS DOC. NO. 2233806 RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

BY: MICHAEL E. GUMP, P.L.S. 13927 DATE _____
WASHOE COUNTY SURVEYOR

UTILITY COMPANIES' CERTIFICATES

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

SIERA PACIFIC POWER COMPANY, D.B.A. NV ENERGY DATE _____

NOTARY NV ENERGY

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

ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF _____ AS A REPRESENTATIVE OF NV ENERGY, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____

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

NOTARY NEVADA BELL

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

ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF _____ AS A REPRESENTATIVE OF NEVADA BELL TELEPHONE CO., DBA AT&T, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____

CHARTER COMMUNICATIONS DATE _____

NOTARY CHARTER COMMUNICATIONS

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

ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF _____ AS A REPRESENTATIVE OF CHARTER COMMUNICATIONS, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____

TRUCKEE MEADOWS WATER AUTHORITY DATE _____

NOTARY TRUCKEE MEADOWS WATER AUTHORITY

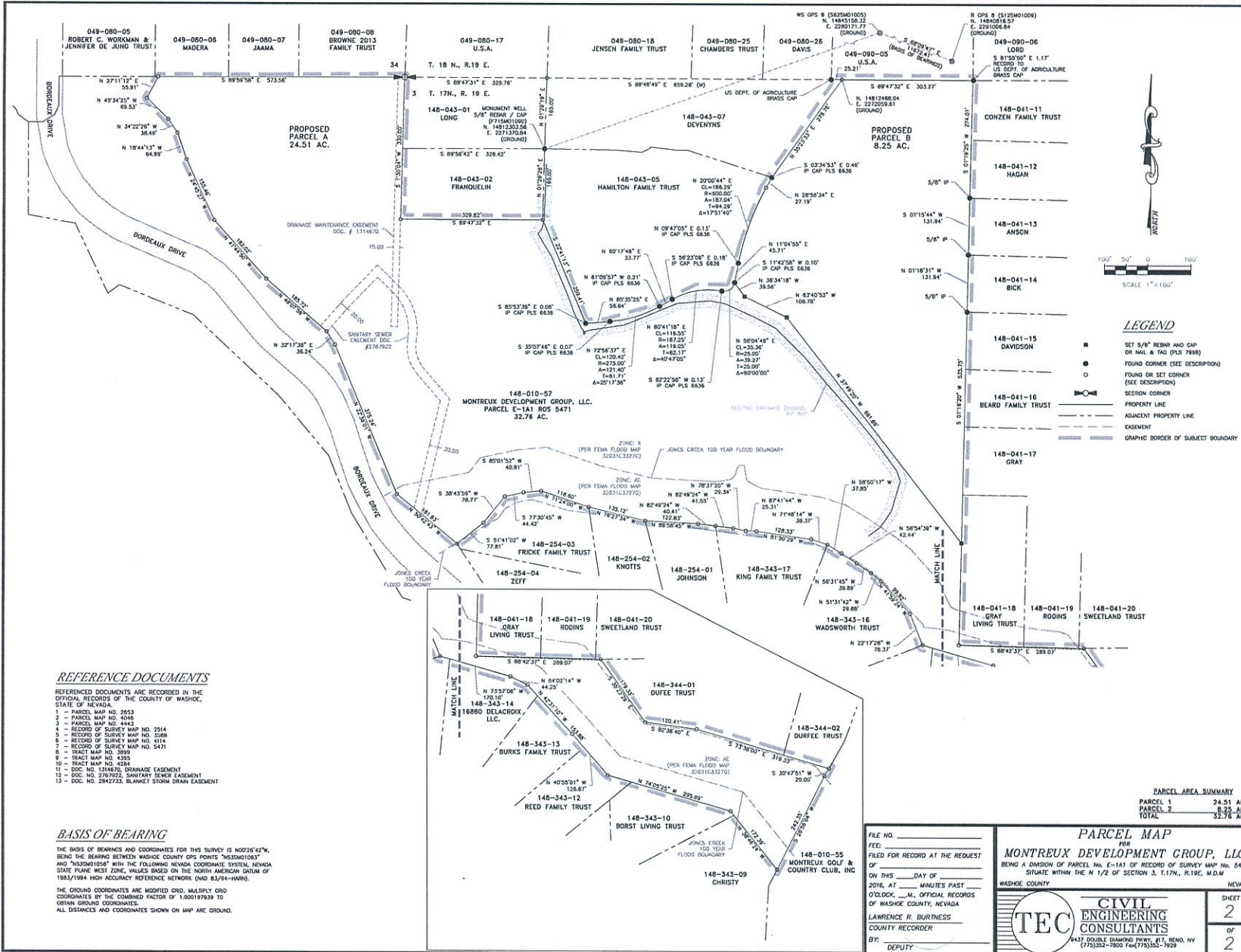
STATE OF NEVADA }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF _____ AS A REPRESENTATIVE OF TRUCKEE MEADOWS WATER AUTHORITY, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____

TOTAL AREA ±32.76 AC

FILE NO. _____	<p>PARCEL MAP MONTEUX DEVELOPMENT GROUP, LLC BEING A DIVISION OF PARCEL No. E-141 OF RECORD OF SURVEY MAP No. 5471 SITUATE WITHIN THE N 1/2 OF SECTION 3, T.17N., R.19E, M.D.M</p>	NEVADA
FEES _____		SHEET
FILED FOR RECORD AT THE REQUEST OF _____	<p>WASHOE COUNTY</p>	1
ON THIS _____ DAY OF _____, 2016, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA		OF
LAWRENCE R. BURNESS	<p>TEC CIVIL ENGINEERING CONSULTANTS 6437 DOUBLE DIAMOND BLVD., #13, HENO, NV (775)352-7800 Fax:(775)363-7929</p>	2
COUNTY RECORDER		
BY: _____ DEPUTY		



LEGEND

- SET 5/8" REBAR AND CAP OR NAIL & TAD (PLS 7998)
- FOUND CORNER (SEE DESCRIPTION)
- FOUND OR SET CORNER (SEE DESCRIPTION)
- SECTION CORNER
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - EASEMENT
- ▬ GRAPHIC BORDER OF SUBJECT BOUNDARY

- REFERENCE DOCUMENTS**
- REFERENCED DOCUMENTS ARE RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY OF WASHOE, STATE OF NEVADA.
- 1 - PARCEL MAP NO. 2853
 - 2 - PARCEL MAP NO. 4248
 - 3 - PARCEL MAP NO. 4943
 - 4 - RECORD OF SURVEY MAP NO. 2514
 - 5 - RECORD OF SURVEY MAP NO. 3288
 - 6 - RECORD OF SURVEY MAP NO. 4114
 - 7 - RECORD OF SURVEY MAP NO. 5471
 - 8 - TRACT MAP NO. 3859
 - 9 - TRACT MAP NO. 4355
 - 10 - TRACT MAP NO. 4254
 - 11 - DOC. NO. 158420, DRAINAGE EASEMENT
 - 12 - DOC. NO. 2767922, SANITARY SEWER EASEMENT
 - 13 - DOC. NO. 2842133, BLANKET STORM DRAIN EASEMENT

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS N002°04'27" W, BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "0353M1093" AND "0353M1025A" WITH THE FOLLOWING NEVADA COORDINATE SYSTEM, NEVADA STATE PLANE, WEST ZONE, VALUES BASED ON THE NORTH AMERICAN DATUM OF 1983/1984 HIGH ACCURACY REFERENCE NETWORK (NAD 83/14-HANN).

THE GROUND COORDINATES ARE MODIFIED GRID, MULTIPLY GRID COORDINATES BY THE CORRECTION FACTOR OF 1.000197939 TO OBTAIN GROUND COORDINATES.

ALL DISTANCES AND COORDINATES SHOWN ON MAP ARE GROUND.

PARCEL AREA SUMMARY

PARCEL 1	24.51 AC
PARCEL 2	8.25 AC
TOTAL	32.76 AC

FILE NO. _____
 FEE: \$_____
 PAID FOR RECORD AT THE REQUEST OF _____
 ON THIS _____ DAY OF _____
 2016, AT _____ MINUTES PAST _____
 O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 LAWRENCE R. BURNESS
 COUNTY RECORDER
 BY: _____
 DEPUTY

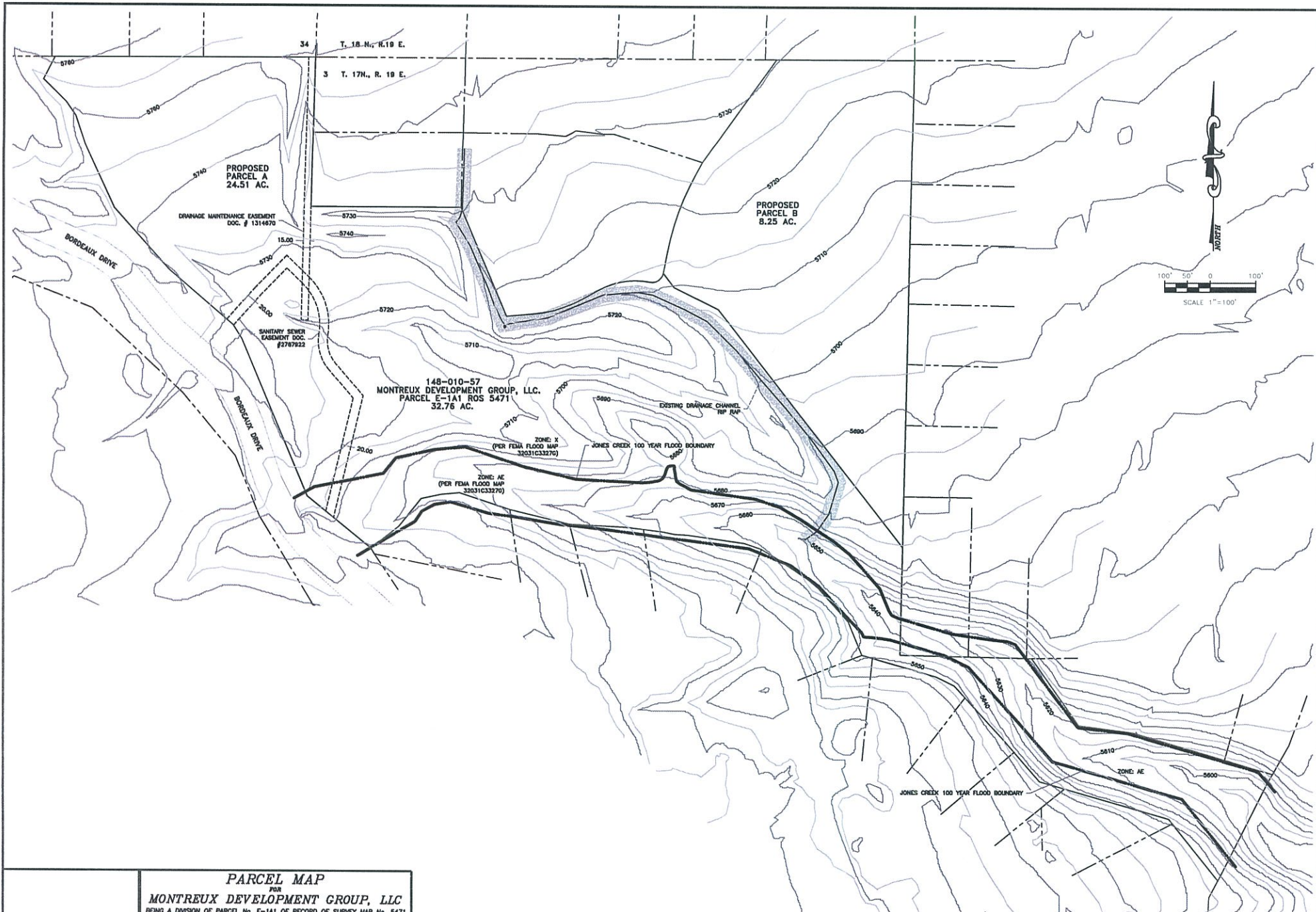
PARCEL MAP

MONTREUX DEVELOPMENT GROUP, LLC
 BEING A DIVISION OF PARCEL No. E-1A1 OF RECORD OF SURVEY MAP No. 5471
 SITUATE WITHIN THE N 1/2 OF SECTION 3, T.17N., R.19E., M.D.M.

WASHOE COUNTY NEVADA

TEC CIVIL ENGINEERING CONSULTANTS
 4437 DOUBLE CANYON DRIVE, SUITE 101, HENDON, NV
 (775)352-7800 FAX (775)352-7829

SHEET 2 OF 2



PARCEL MAP
 FOR
MONTREUX DEVELOPMENT GROUP, LLC
 BEING A DIVISION OF PARCEL No. E-1A1 OF RECORD OF SURVEY MAP No. 5471
 SITUATE WITHIN THE N 1/2 OF SECTION 3, T.17N., R.19E, M.D.M.
 WASHOE COUNTY NEVADA

TEC **CIVIL ENGINEERING CONSULTANTS**
 8437 DOUBLE DIAMOND DRIVE, #17, RENO, NV
 (775)352-7800 Fax (775)352-7828

TOPOGRAPHIC EXHIBIT