

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.
 - 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.
 - 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.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - 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.
 - 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.
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.
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.

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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) 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.

Professional Land Surveyor

Parcel Map Waiver

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

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 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. **Application Materials:** The completed Parcel Map Waiver Application materials.
5. **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.
6. **Development Plan Specifications:**
 - a. Record of Survey.
7. **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 and Capital Projects.
 - (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 the Director of 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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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: RAUL NUNO

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, RAUL NUNO
(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): 085-670-32

Printed Name RAUL NUNO

Signed [Signature]

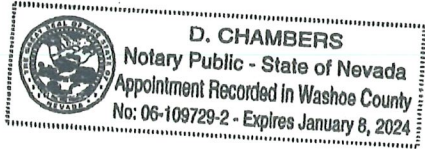
Address 210 HARMONY Lane

Subscribed and sworn to before me this 3rd day of September, 2020

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

My commission expires: 1/8/24

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

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- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

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3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area				
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				
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 type="checkbox"/> No
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6. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

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 type="checkbox"/> Public water	Provider:	

b. Available:

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

b. Available:

<input 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 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):

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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 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 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 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 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?

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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 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?

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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 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?

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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?

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

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

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

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

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

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

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

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

28. Surveyor:

Name	
Address	
Phone	
Cell	
E-mail	
Fax	
Nevada PLS #	

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:

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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2. What is the location (address or distance and direction from nearest intersection)?

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a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

3. Please describe:

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

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

North	
South	
East	
West	

4. What are the proposed lot standards?

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

5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

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 type="checkbox"/> Public water	Provider:	

b. Available:

<input 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:

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

a. Sewage System Type:

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

b. Available:

<input 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 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:

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

--

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 type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

--

- 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.)

<input type="checkbox"/> Yes, the Hillside Ordinance applies.	<input type="checkbox"/> No, it does not.
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Explanation:

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9. Surveyor:

Name	
Address	
Phone	
Fax	
Nevada PLS #	

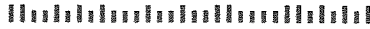
Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 08567032
 AIN:

Balance Good Through:	10/08/2020
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO



RAUL NUNO
 1114 GREENBRAE DR
 SPARKS NV 89431

Description:

Situs: 210 HARMONY LN
 WCTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
08567032	2020	2020446297	1	08/17/2020	155.75	0.00	6.23	161.98	0.00
08567032	2020		2	10/05/2020	155.72	0.00	0.00	155.72	0.00
08567032	2020		3	01/04/2021	155.72	0.00	0.00	155.72	0.00
08567032	2020		4	03/01/2021	155.72	0.00	0.00	155.72	0.00
Current Year Totals					622.91	0.00	6.23	629.14	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								

WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

Received By: fgregory **Receipt Number:** U20.10328
Location: Treasurer's Office **Receipt Year:** 2020
Session: fgreg-0-10082020 **Date Received:** 10/08/2020

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2020446297 Bill Year: 2020 PIN: 08567032 Primary Owner: RAUL NUNO Property Addr: 210 HARMONY LN Property Desc: Township 20 Section 18 SubdivisionName _UNSPECIFIED Range 20	629.14	622.91	0.00	6.23	629.14	629.14	0.00
Totals:		629.14	622.91	0.00	6.23	629.14	629.14	0.00
Tender Information:			Charge Summary:					
Check #12/5870		629.14	Real					629.14
Total Tendered		629.14	Total Charges				W. C. T. O. 28	629.14

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

OCT 07 2020

PAID

By Whom Paid:

KAREN WALKER HILL INC.
 3700 LAKESIDE DR #100
 RENO NV 89509

BALANCE REMAINING	0.00
CHARGES	629.14
PAID	629.14
CHANGE	0.00

EXHIBIT B
LEGAL DESCRIPTION

PARCEL 1A:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN NORTH (N) ONE-HALF (1/2) OF THE NORTHEAST (NE) 1/4 OF THE SOUTHEAST (SE) 1/4 , OF THE SOUTHWEST (SW) 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 20 EAST MDM, CITY OF SUN VALLEY, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST (NW) CORNER OF PARCEL C OF PARCEL MAP NO. 244 RECORDED APRIL 16TH, 1976 AS FILE NUMBER 404566 IN THE OFFICIAL RECORD OF WASHOE COUNTY.

THENCE SOUTH 89°38'12" EAST 91.00 FEET;

THENCE SOUTH 09°47'88" EAST 50.17 FEET;

THENCE SOUTH 00°32'07" WEST, 133.92 FEET;

THENCE NORTH 89°37'01" WEST 100.00 FEET;

THENCE NORTH 00°32'07" EAST 183.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,106 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567

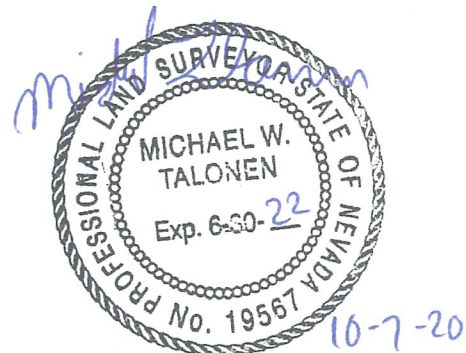


EXHIBIT B
LEGAL DESCRIPTION

PARCEL 1B:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN NORTH (N) ONE-HALF (1/2) OF THE NORTHEAST (NE) 1/4 OF THE SOUTHEAST (SE) 1/4 , OF THE SOUTHWEST (SW) 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 20 EAST MDM, CITY OF SUN VALLEY, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST (NE) CORNER OF PARCEL A OF PARCEL MAP NO. 244 RECORDED APRIL 16TH, 1976 AS FILE NUMBER 404566 IN THE OFFICIAL RECORD OF WASHOE COUNTY.

THENCE SOUTH 00°32'07" WEST 90.71 FEET;

THENCE NORTH 89°37'01" WEST 130.00 FEET;

THENCE NORTH 00°32'07" EAST, 41.28 FEET;

THENCE NORTH 09°47'58" WEST 50.17 FEET;

THENCE SOUTH 89°38'12" EAST 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,012 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567

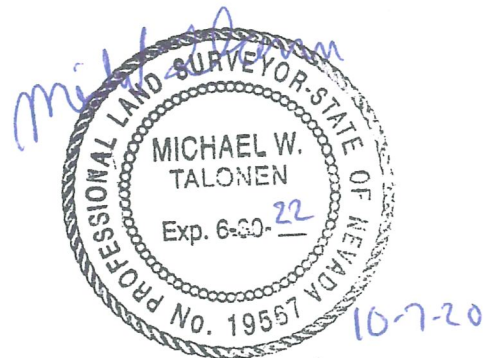


EXHIBIT B
LEGAL DESCRIPTION

PARCEL 1C:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN NORTH (N) ONE-HALF (1/2) OF THE NORTHEAST (NE) 1/4 OF THE SOUTHEAST (SE) 1/4 , OF THE SOUTHWEST (SW) 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 20 EAST MDM, CITY OF SUN VALLEY, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF PARCEL A OF PARCEL MAP NO. 244 RECORDED APRIL 16TH, 1976 AS FILE NUMBER 404566 IN THE OFFICIAL RECORD OF WASHOE COUNTY. THENCE SOUTH 00°32'07" WEST 90.71 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°32'07" WEST 92.64 FEET;

THENCE NORTH 89°37'01" WEST 130.00 FEET;

THENCE NORTH 00°32'07" EAST, 92.64 FEET;

THENCE SOUTH 89°37'01" EAST 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,043 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567

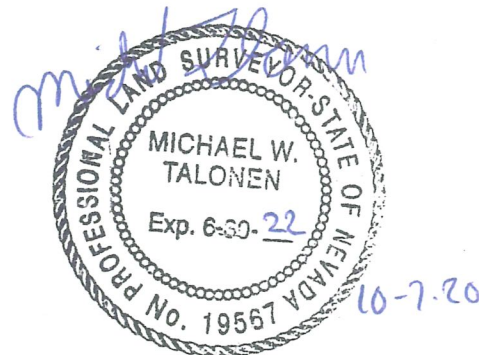


EXHIBIT B
LEGAL DESCRIPTION

PARCEL 1D:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN NORTH (N) ONE-HALF (1/2) OF THE NORTHEAST (NE) 1/4 OF THE SOUTHEAST (SE) 1/4 , OF THE SOUTHWEST (SW) 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 20 EAST MDM, CITY OF SUN VALLEY, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF PARCEL B OF PARCEL MAP NO. 244 RECORDED APRIL 16TH, 1976 AS FILE NUMBER 404566 IN THE OFFICIAL RECORD OF WASHOE COUNTY.

THENCE NORTH 89°37'01" WEST 230.00 FEET;

THENCE NORTH 00°32'07" EAST 80.00 FEET;

THENCE SOUTH 89°37'01" EAST, 230.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,400 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567



OWNER'S CERTIFICATE

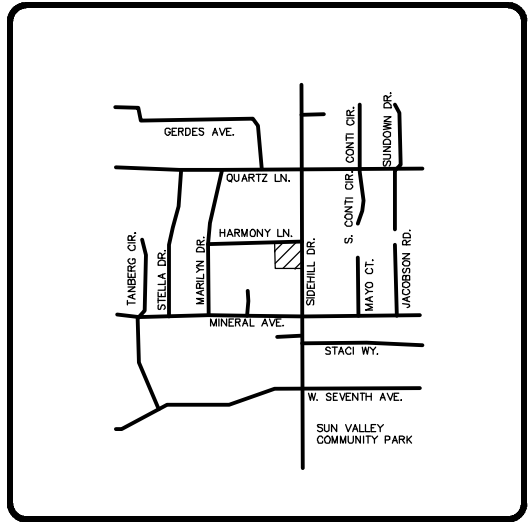
THIS IS TO CERTIFY THAT THE UNDERSIGNED, RAUL NUNO IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS, CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED, HEREBY GRANTS TO ALL PUBLIC UTILITIES AND WASHOE COUNTY PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR PLOWED SNOW STORAGE, THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC CONTROL SIGNAGE, THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

RAUL NUNO, OWNER _____ DATE _____

STATE OF _____ S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2020, JEFF LEE TOWNSELL, SR., 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: _____



VICINITY MAP
N.T.S.

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 NRS 361A.265.

AP# 085-670-32
WASHOE COUNTY TREASURER

DEPUTY _____ DATE _____
NAME _____
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 _____

SURVEYOR'S CERTIFICATE

I, MICHAEL TALONEN, 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 RAUL NUNO.
2. THE LAND SURVEYED LIES WITHIN THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 SECTION 18, T20N, R20E, MDM, AND THE SURVEY WAS COMPLETED ON AUGUST 20TH, 2020.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE 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, AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



MICHAEL TALONEN (PLS) _____ DATE _____
EXP. 06/30/2022

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 LEGS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

FIRST CENTENNIAL AMERICAN TITLE COMPANY OF NEVADA

_____ DATE _____
NAME: _____

MST Surveying
SURVEYORS
15506 QUICKSILVER DRIVE RENO, NEVADA 89511
(775) 544-7817 * (775) 677-8408 Fax * mstsurveying@hotmail.com

UTILITY COMPANIES' CERTIFICATES

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

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY, D.B.A. NV ENERGY
BY: _____ DATE _____
NEVADA BELL TELEPHONE COMPANY, D.B.A. AT&T NEVADA
BY: _____ DATE _____
CHARTER COMMUNICATIONS
BY: _____ DATE _____
SUN VALLEY GUD. _____ DATE _____

SECURITY INTEREST HOLDER CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, EQUITY TRUST COMPANY, CUSTODIAN FBO JOHNATHAN FRECHETTE IRA BENEFICIARY, JOHN E. FRECHETTE DED, AS TO AN UNDIVIDED 1/3(1/3) INTEREST IN EQUITY TRUST COMPANY, CUSTODIAN FBO JOHNATHAN FRECHETTE IRA, AS TO AN UNDIVIDED 1/10 INTEREST, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

JOHN E. FRECHETTE

BY: _____ DATE _____
NAME: _____
TITLE: _____

STATE OF _____ S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 2020, JOHN E. FRECHETTE, 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: _____

DIRECTOR OF PLANNING AND DEVELOPING 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 OFFERS OF DEDICATION IS CAREFULLY REVIEWED 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 THE PLANNING AND DEVELOPMENT DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOIRA HAUENSTEIN _____ DATE _____
DIRECTOR OF PLANNING AND DEVELOPING DIVISION

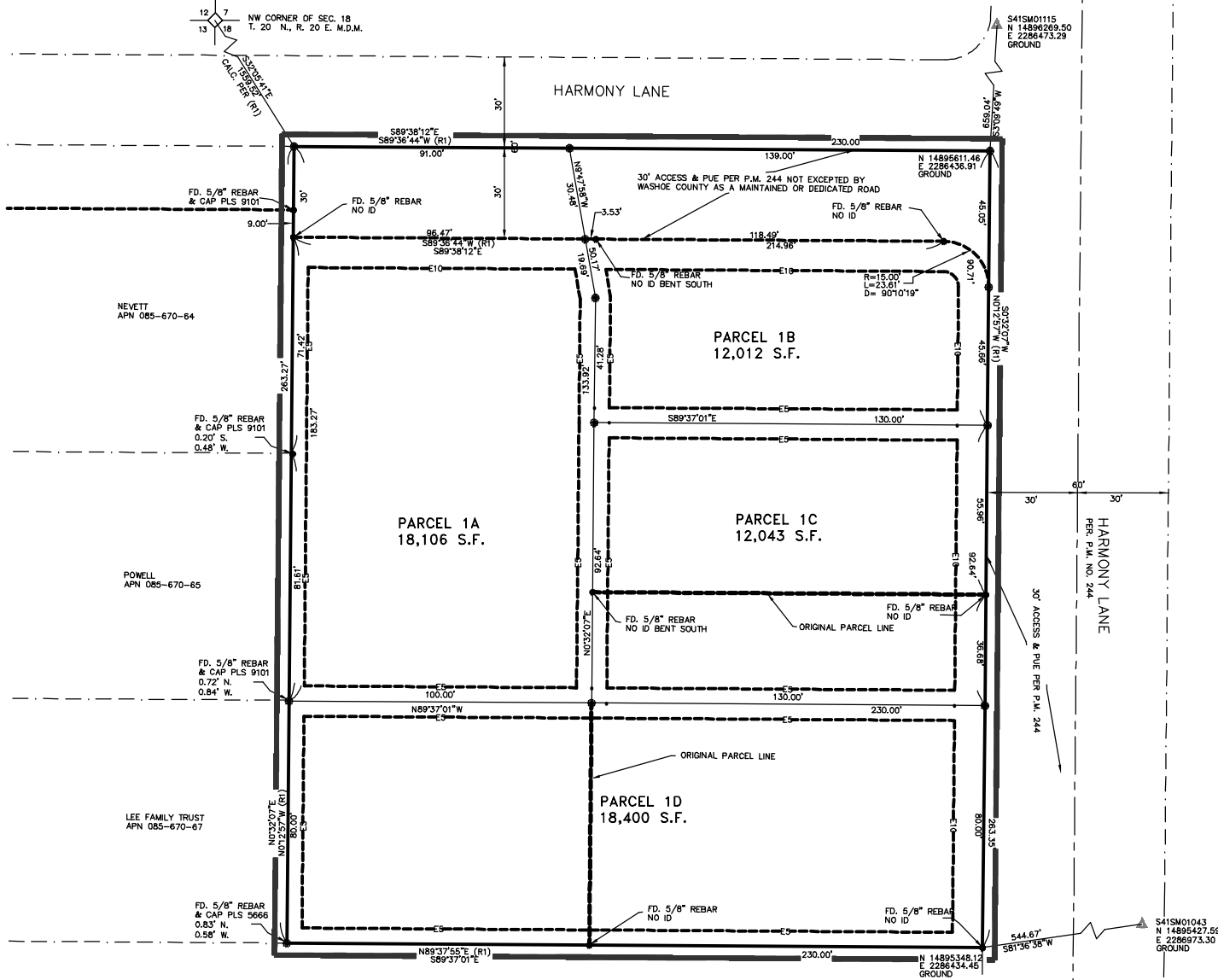
WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

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

PARCEL MAP
FOR
RAUL NUNO
A MERGER & RESUBDIVISION OF A PORTION OF PARCELS A & B & PARCEL C OF P.M. NO. 244
SITUATE IN THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 SECTION 18, T20N, R20E, MDM
WASHOE COUNTY NEVADA
SHEET 1 OF 2



- GENERAL NOTES**
1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE 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 THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
 2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH CONCORDANT WITH ALL STREET RIGHT-OF-WAY, PRIVATE AND PUBLIC, 5' IN WIDTH CONCORDANT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
 3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
 4. ACCESS IS BY PUBLIC STREET.
 5. WITH THE DEVELOPMENT OF EACH PARCEL, AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVICE LETTER.
 6. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
 7. EACH PARCEL CREATE BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
 8. 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.
 9. THE NATURAL DRAINAGE WILL NOT BE IMPEDED.
 10. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
 11. ALL PUE'S INCLUDE CATV.
 12. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
 13. ALL PRIVATE DRIVEWAY APPROACHES ONTO COUNTY ROADWAYS FOR TWO (2) RESIDENCES OR LESS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WASHOE COUNTY STANDARD DETAILS DRAWINGS W-5.1, W-5.2, OR W-5.3, WHICHEVER APPLIES.
 14. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
 15. THE 10' EASEMENT ADJACENT TO SDEHLL DRIVE INCLUDES ALL PUBLIC UTILITIES, WASHOE COUNTY PERMANENT EASEMENTS FOR PLOWED SNOW STORAGE & THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC CONTROL SIGNAGE.



EXP. 06/30/2022

LEGEND

- SET 5/8" REBAR w/ CAP OR NAIL & TAG PLS 19567
- DIMENSION PT - NOTHING FOUND / NOTHING SET
- FOUND MONUMENT AS INDICATED
- ▲ WASHOE COUNTY STATIONS
- ◆ SECTION 1/4 CORNER
- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - EASEMENT - UTILITIES E5 OR E10
- - - TIE
- ▬ GRAPHIC BORDER
- 5' OR 10' PUE/CTVE & PRIVATE DRAINAGE EASEMENT PER THIS MAP
- (R1) REFERENCE NUMBER

PARCEL AREA SUMMARY

PARCEL 1A	18,106 S.F.
PARCEL 2B	12,012 S.F.
PARCEL 3B	12,043 S.F.
PARCEL 4D	18,400 S.F.
TOTAL	60,561 S.F.

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS ESTABLISHED BY TIES TO WASHOE COUNTY STATIONS S41SM01115 & S41SM01043 per MAD 83 (1989) COORDINATES MULTIPLIED BY A CORRECTED FACTOR OF 1.000187938.

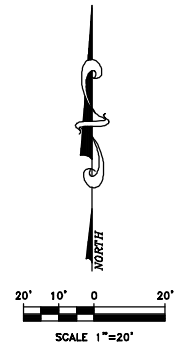
REFERENCES

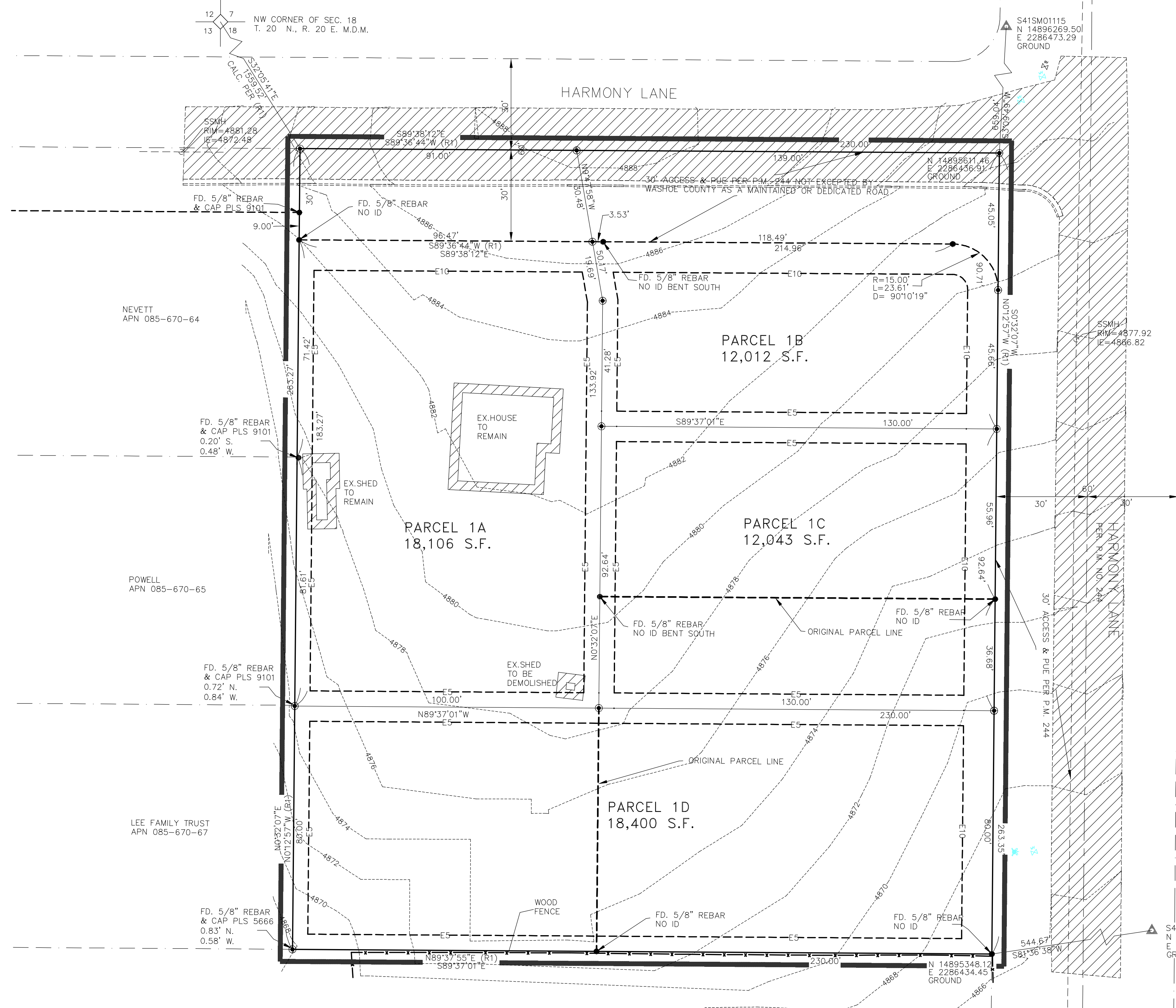
- (R1) PARCEL MAP No. 244, FILE No. 404566 RECORDED 4-16-1976.
 - (R2) PARCEL MAP No. 344, FILE No. 2286059 RECORDED 10-22-1996.
 - (R3) PRELIMINARY TITLE REPORT PREPARED BY NORTH AMERICAN TITLE COMPANY ORDER NO. 46001-20-0039 DATED 1-17-2020.
- REFERENCED DOCUMENTS ARE RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY OF WASHOE, STATE OF NEVADA.

MST Surveying

SURVEYORS
 15506 QUICKSILVER DRIVE RENO, NEVADA 89511
 (775) 544-7817 * (775) 877-8408 Fax * mstsurveying@hotmail.com

PARCEL MAP FOR RAUL NUNO
 A MERGER & RESUBDIVISION OF A PORTION OF PARCELS A & B & PARCEL C OF P.M. NO. 244
 SITUATE IN THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 SECTION 18, T20N, R20E, MDM
 WASHOE COUNTY NEVADA
SHEET 2 OF 2





GENERAL NOTES

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LEGEND

- SET 5/8 REBAR w/ CAP OR NAIL & TAG PLS 19567
- DIMENSION PT - NOTHING FOUND / NOTHING SET
- FOUND MONUMENT AS INDICATED
- WASHOE COUNTY STATIONS
- SECTION 1/4 CORNER
- PROPERTY BOUNDARY
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- REFERENCE NUMBER

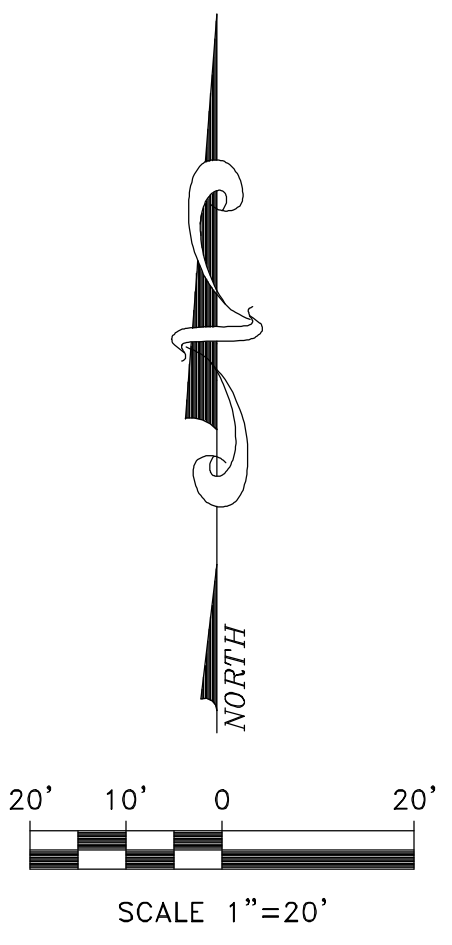
PARCEL AREA SUMMARY	
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PARCEL 2B	12,012 S.F.
PARCEL 3B	12,043 S.F.
PARCEL 4D	18,400 S.F.
TOTAL	60,561 S.F.

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS ESTABLISHED BY TIES TO WASHOE COUNTY STATIONS S41SM01115 & S41SM1043 per NAD 83 (1994) COORDINATES MULTIPLIED BY A COMBINED FACTOR OF 1.000197939.

REFERENCES

- (R1) PARCEL MAP No. 244, FILE No. 404566 RECORDED 4-16-1976.
 - (R2) PARCEL MAP No. 3441, FILE No. 2266059 RECORDED 10-22-1998.
 - (R3) PRELIMINARY TITLE REPORT PREPARED BY NORTH AMERICAN TITLE COMPANY ORDER NO. 46001-20-0039 DATED 1-17-2020.
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PARCEL MAP
FOR
RAUL NUNO
A MERGER & RESUBDIVISION OF A PORTION OF PARCELS A & B & PARCEL C OF P.M. NO. 244
SITUATE IN THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 SECTION 18, T20N, R20E, MDM
WASHOE COUNTY NEVADA

SHEET 2 OF 2