



LAND SURVEYORS  
 CIVIL ENGINEERS  
 LAND USE PLANNERS

# LETTER OF TRANSMITTAL

PROJECT NO: 23060.00	DATE: 8/8/2023
-------------------------	-------------------

**To:**

NAME/TITLE Planning	1001 E. Ninth St, Bldg A
COMPANY Community Services Department	Reno, NV 89512
	Bldg A 2 <sup>nd</sup> Floor

**From:**

**Project Name:**

Deane Easdon, CST	DIVISION OF LARGE PARCELS for TRAVERS
-------------------	---------------------------------------

Carrier  U.S. Mail  Overnight  FedEx  Hand Delivery   
 Other: \_\_\_\_\_

**We are sending you the following:**

QUANTITY	DATE	DESCRIPTION
1	8-8-2023	Application Packet (1 original)
1	8-8-2023	Flash Drive
1	8-8-2023	Check for Application \$778.12

**This information is:**

Attached  Being sent under separate cover via \_\_\_\_\_

**Message or requested action:**

As requested  For your use/information  Sign and return  Review and comment  
 As submitted to: \_\_\_\_\_ on \_\_\_\_\_  
 Copy sent to: \_\_\_\_\_

**Notes:**

Signature of Recipient:	Printed Name of Recipient:	Date:

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



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

Telephone: 775.328.6100

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Stanley Travers &amp; Theresa Travers</b>			
Project Description: Map of Division Into Large Parcels for Stanley Travers & Theresa Travers			
Project Address: 0 Curnow Canyon Rd, Sparks, NV 89441			
Project Area (acres or square feet): 231.10 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): near Bidarry Dr & Irati Rd (section corner 9/10/16/15, T21N R21E, MDM)			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
076-090-47	231.10		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Stanley & Theresa Travers		Name: Eric V. Snyder PLS	
Address: 11600 Diamond Stream Drive		Address: 1150 Corporate Blvd	
Sparks, NV	Zip: 89441	Reno, NV	Zip: 89502
Phone: 925-826-2526	Fax:	Phone: 775-432-6323	Fax: 432-6323
Email: s.travers171@gmail.com		Email: esnyder@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Stanley or Theresa		Contact Person: Eric	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name: Deane Easdon	
Address:		Address: 1150 Corporate Blvd	
	Zip:	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-432-6601	Fax: 432-6601
Email:		Email: deasdon@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Deane	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Division of Land into Large Parcels Application Supplemental Information

(All required information may be separately attached)

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

Parcel 1-A = 40 ac Parcel 2-A = 40 ac Parcel 3-A = 151.10 ac

2. What is the average lot size?

40 ac

3. What is the proposed use of each parcel?

120 Vacant Single Family

4. Utilities:

a. Sewer Service	none
b. Electrical Service	none
c. Telephone Service	none
d. LPG or Natural Gas Service	none
e. Solid Waste Disposal Service	none
f. Cable Television Service	none
g. Water Service	none

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

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

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

In progress-purchasing

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

Yes
  No

8. Surveyor:

Name	Eric V. Snyder
Address	1150 Corporate Blvd, Reno, NV 89502
Phone	775-432-6323
Fax	775-432-6323
Nevada PLS #	11194



**Transaction Identification Data, for which the Company assumes no liability as set forth in  
Commitment Condition 5.e.:**

Issuing Agent: First American Title Insurance Company

Issuing Office: 2500 N Buffalo Drive, Ste 120, Las Vegas, NV 89128

Issuing Office's ALTA® Registry ID:

Title Officer Name: Debbie M. Jackson

Commitment Number: 9015-2665274

Title Officer Number: (702)731-4131

Issuing Office File Number: 9015-2665274

Title Officer

Email: TitleSouthernNevada@firstam.com

Property Address: 0 CURNOW CANYON RD, Sparks, NV

Revision Number:

**SCHEDULE A**

1. Commitment Date: May 26, 2023 at 8:00 a.m.
2. Policy to be issued:
  - a. ALTA Extended Owner's Policy  
Proposed Insured: To Be Determined  
Proposed Amount of Insurance: \$1,000.00  
The estate or interest to be insured: See Item 3 below
3. The estate or interest in the Land at the Commitment Date is:  
Fee as to Parcel 1 and Easement as to Parcels 2 and 3
4. The Title is, at the Commitment Date, vested in:  
Stanley Travers and Theresa Travers, husband and wife as joint tenants with right of survivorship
5. The Land is described as follows:  
See Exhibit A attached hereto and made a part hereof

By:

Debbie M. Jackson

Authorized Signatory

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Form 50198632 (11-16-22)

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**SCHEDULE B, PART I—Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Releases(s) or Reconveyance(s) of Item(s): NONE
6. Other: NONE
7. You must give us the following information:
  - A. Any off record leases, surveys, etc.
  - B. Statement(s) of Identity, all parties.
  - C. Others: NONE

The following additional requirements, as indicated by "X", must be met:

8. Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form (attached hereto) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

9. An ALTA/NSPS survey of recent date, that complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as the Company may deem necessary.

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- 10. The following LLC documentation is required from .
- 11. The following partnership documentation is required from :
- 12. The following documentation is required from corporation:
- 13. Based upon the Company's review of that certain partnership/operating agreement dated for the proposed insured herein, the following requirements must be met:  
  
Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as the Company may deem necessary.
- 14. A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as the Company may deem necessary.
- 15. Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.
- 16. Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the Land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:
- 17. The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.
- 18. The Company's "Indemnity Agreement I" must be executed by the appropriate parties.

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- 19. Financial statements from the appropriate parties must be submitted to the Company for review.
  
- 20. A copy of the construction contract must be submitted to the Company for review.
  
- 21. The Company reserves the right to perform an inspection of the Land to verify that there has been no commencement of work or delivery of materials involving either existing or new improvements located on the Land.

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**SCHEDULE B, PART II—Exceptions**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and that are not shown by the Public Records.
5. Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights or, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

**Exceptions 1-6 will be omitted on extended coverage policies**

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

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8. Water rights, claims or title to water, whether or not shown by the Public Records.
9. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the office of the County Assessor, per Nevada Revised Statute 361.260.
10. Any taxes that may be due as provided under NRS 361.4725.
11. Any unpaid charges due the Palomino Valley General Improvement District. Specific amounts may be obtained by calling the Washoe County Public Works Department, Utility Division at (775)954-4600.
12. Any unpaid charges due the Washoe County Sewer & Water District. Specific amounts may be obtained by calling the Washoe County Water Resources, Utility Services Division at P.O. Box 11130, Reno, NV 89520, (775) 954-4601.
13. Reservations and provisions as contained in Patent from the United States of America, recorded July 09, 1968, in Book 330, Page 342 of Official Records, as Instrument No. 119266.
14. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Division of Land Map No. 5. Reference is hereby made to said plat for particulars.
15. An easement for roadway and public utilities and incidental purposes in the document recorded October 29, 1975 in Book 927, Page 368 as Instrument No. 383502 of Official Records.
16. Covenants, conditions, restrictions and easements in the document recorded April 26, 1976 in Book 968, Page 395 as Instrument No. 405576 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
17. Covenants, conditions, restrictions and easements in the document recorded June 13, 1977 in Book 1091, Page 58 as Instrument No. 469578 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

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18. An easement for construct, operate and maintain overhead and underground electric power and communication lines and the right to install, inspect, repair and replace thereon poles, crossarms, wires, cable, braces, guys, anchors fixtures, junction boxes, transformers, terminal boxes, service lines and other appurtenances and incidental purposes in the document recorded January 05, 1977 in Book 1179, Page 166 as Instrument No. 507264 of Official Records.
19. An easement for right of way for roadway purposes and incidental purposes in the document recorded December 19, 1985 in Book 2267, Page 327 as Instrument No. 1041035 of Official Records.
20. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Division of Land Map No. 83 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
21. An easement for a non-exclusive right-of-way for roadway and public utility purposes, over that portion of the 66-foot wide roadway and public utility and incidental purposes in the document recorded July 18, 1986 in Book 2372, Page 249 as Instrument No. 1086107 of Official Records.
22. Reservations as contained in a "Grant of Easement for Right-of-Way" recorded July 18, 1986 in Book 2372, Page 249, as Document No. 1086107, Official Records.
23. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Record of Survey Map No. 4153. Reference is hereby made to said plat for particulars.
24. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.
25. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS Survey.
26. Rights of parties in possession.

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**INFORMATIONAL NOTES**

NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

The map attached, if any, may or may not be a survey of the Land. First American Title Insurance Company expressly disclaims any liability for loss or damage that may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

**NOTE:** Taxes for the fiscal year July 1, 2022 through June 30, 2023, including any secured personal property taxes collected therewith.

APN 076-090-47

Total tax: \$534.04 (Paid)

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**EXHIBIT A**

The Land referred to herein below is situated in the County of Washoe, State of Nevada, and is described as follows:

PARCEL 1:

PARCEL 3 OF DIVISION OF LAND MAP 83 FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA ON MAY 14, 1986, AS FILE NO. 1071349.

PARCEL 2:

this document has nothing to do with our site - far away  
AN EASEMENT FOR INGRESS AND EGRESS AS GRANTED TO THE PALOMINO VALLEY GENERAL IMPROVEMENT DISTRICT AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 29, 1975, IN BOOK 927, PAGE 368, AS FILE NO. 383502, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND PUBLIC UTILITY EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED JULY 16, 1986 IN BOOK 2372, PAGE 249, AS DOCUMENT NO. 1086107, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

THIS DOCUMENT COVERS A PORTION OF ROADWAY TO SECT 10 WESTERLY LINE

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**ALTA COMMITMENT FOR TITLE INSURANCE**  
**issued by**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

**NOTICE**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By:   
Kenneth D. DeGiorgio, President

By:   
Lisa W. Corneli, Secretary

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**COMMITMENT CONDITIONS**

**1. DEFINITIONS**

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

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3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
  - b. the Commitment to Issue Policy;
  - c. the Commitment Conditions;
  - d. Schedule A;
  - e. Schedule B, Part I—Requirements; and
  - f. Schedule B, Part II—Exceptions; and
  - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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- 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
  - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
  - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
  - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
  - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
  - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**  
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**  
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**  
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**  
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**11. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS

## CLOSURE CALCULATIONS

FOR

### MAP OF DIVISION INTO LARGE PARCELS FOR STANLEY TRAVERS & THERESA TRAVERS

**Parcel Name: PARCEL 1-A**

North: 14930648.62'      East: 2332715.44'

Segment #1: Line  
Course: N2°21'29"W      Length: 1520.72'  
North: 14932168.05'      East: 2332652.87'

Segment #2: Line  
Course: S86°39'56"E      Length: 1139.00'  
North: 14932101.80'      East: 2333789.94'

Segment #3: Line  
Course: S3°17'26"E      Length: 1523.39'  
North: 14930580.92'      East: 2333877.38'

Segment #4: Line  
Course: N86°39'56"W      Length: 1163.91'  
North: 14930648.62'      East: 2332715.44'

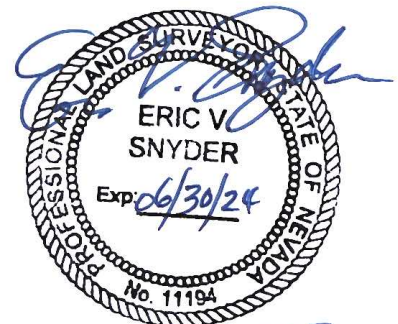
Perimeter: 5347.02'      Area: 1,742,405 Sq. Ft.  
Error Closure:      0.01      Course: N61°27'36"E  
Error North:      0.003      East: 0.005

Precision 1: 534702.00

**Parcel Name: PARCEL 2-A**

North: 14928168.23'      East: 2333116.64'

Segment #1: Line  
Course: N2°21'29"W      Length: 1360.23'  
North: 14929527.31'      East: 2333060.67'



08/07/2023

Segment #2: Line  
 Course: S87°14'07"E Length: 1263.81'  
 North: 14929466.35' East: 2334323.01'

Segment #3: Line  
 Course: S4°13'21"E Length: 1364.94'  
 North: 14928105.11' East: 2334423.51'

Segment #4: Line  
 Course: N87°14'07"W Length: 1308.39'  
 North: 14928168.22' East: 2333116.64'

Perimeter: 5297.37' Area: 1,742,405 Sq. Ft.  
 Error Closure: 0.01 Course: S45°07'30"E  
 Error North: -0.007 East: 0.007

Precision 1: 529737.00

**Parcel Name: PARCEL 3-A**

North: 14930580.92' East: 2333877.38'

Segment #1: Line  
 Course: N3°17'26"W Length: 1523.39'  
 North: 14932101.80' East: 2333789.93'

Segment #2: Line  
 Course: S86°39'56"E Length: 1340.35'  
 North: 14932023.84' East: 2335128.02'

Segment #3: Line  
 Course: S4°13'21"E Length: 3977.68'  
 North: 14928056.95' East: 2335420.89'

Segment #4: Line  
 Course: N87°14'07"W Length: 998.55'  
 North: 14928105.12' East: 2334423.50'

Segment #5: Line  
 Course: N4°13'21"W Length: 1364.94'  
 North: 14929466.35' East: 2334323.00'

Segment #6: Line  
 Course: N87°14'07"W Length: 1263.81'  
 North: 14929527.31' East: 2333060.66'

Segment #7: Line  
 Course: S2°21'29"E Length: 1360.23'  
 North: 14928168.23' East: 2333116.63'

Segment #8: Line  
Course: N87°14'07"W Length: 300.00'  
North: 14928182.70' East: 2332816.98'

Segment #9: Line  
Course: N2°21'29"W Length: 2468.01'  
North: 14930648.63' East: 2332715.43'

Segment #10: Line  
Course: S86°39'56"E Length: 1163.91'  
North: 14930580.93' East: 2333877.37'

Perimeter: 15760.87' Area: 6,581,815 Sq. Ft.  
Error Closure: 0.01 Course: N12°43'50"W  
Error North: 0.009 East: -0.002

Precision 1: 1576087.00

**OWNERS CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, STANLEY TRAVERS AND THERESA TRAVERS, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE 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. NO PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED.

STANLEY TRAVERS, OWNER

BY: STANLEY TRAVERS \_\_\_\_\_ OWNER DATE \_\_\_\_\_

THERESA TRAVERS, OWNER

BY: THERESA TRAVERS \_\_\_\_\_ OWNER DATE \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_ BY STANLEY TRAVERS AS OWNER.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_ BY THERESA TRAVERS AS OWNER.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**TITLE COMPANY CERTIFICATE** FILE NO: 9015-2665274

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT STANLEY TRAVERS AND THERESA TRAVERS, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 \_\_\_\_\_, 20\_\_\_\_.

FIRST AMERICAN TITLE INSURANCE COMPANY

SIGNATURE \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**TAXATION CERTIFICATE** (APN: 076-090-47)

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.

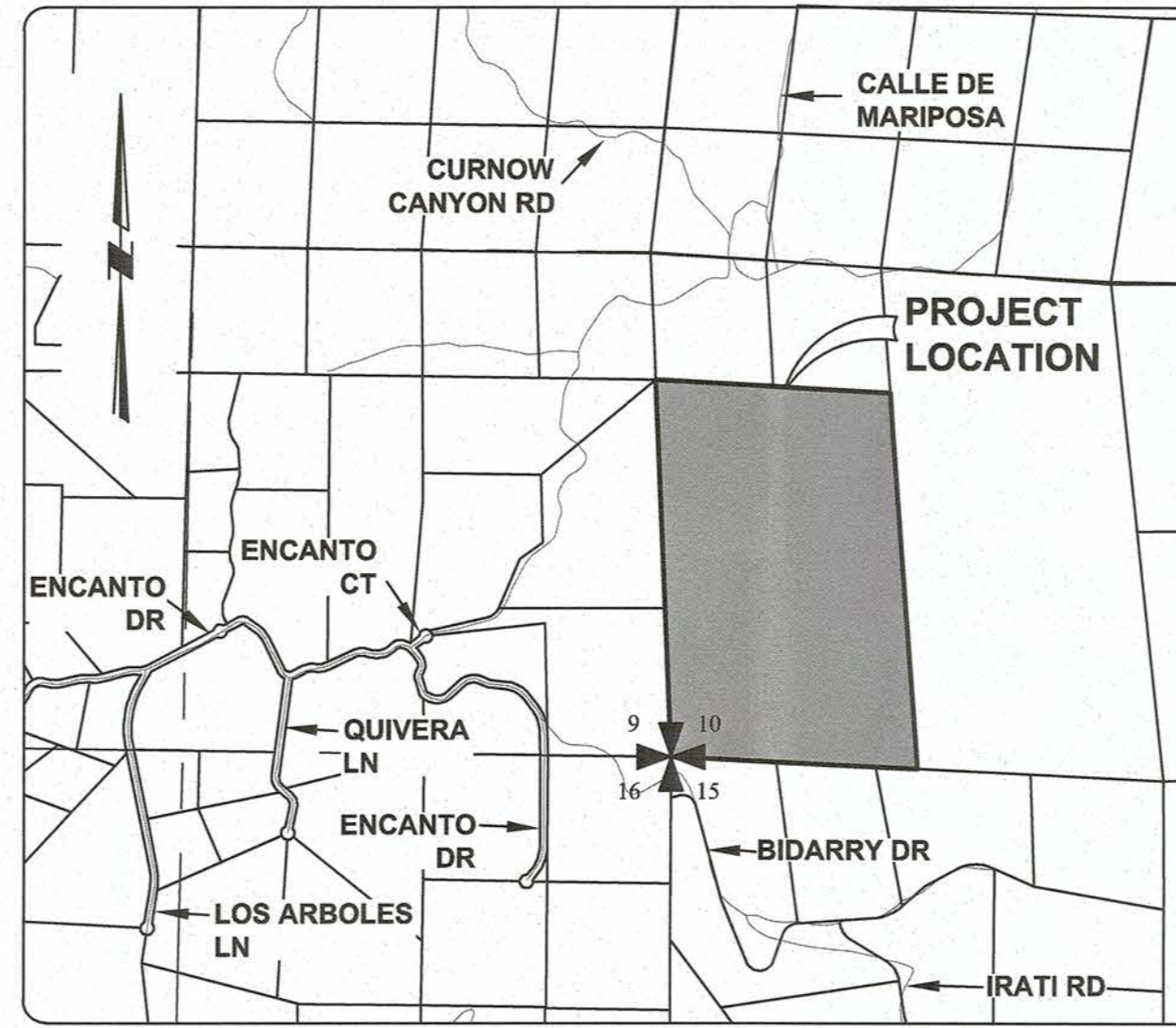
WASHOE COUNTY TREASURER

SIGNATURE \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**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 \_\_\_\_\_



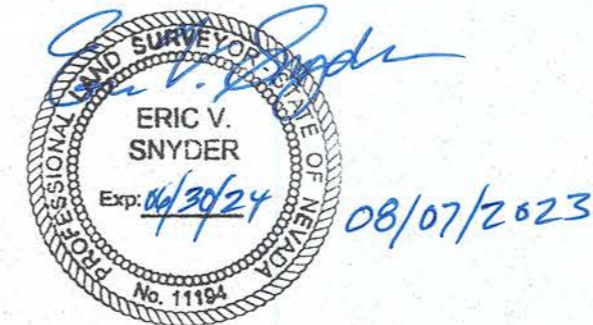
VICINITY MAP  
NOT TO SCALE

**SURVEYOR'S CERTIFICATE**

I, ERIC V. SNYDER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF STANLEY TRAVERS AND THERESA TRAVERS, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

1. THE LANDS SURVEYED LIE WITHIN THE WEST 1/2 OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 21 EAST, M.D.B.&M., AND THE SURVEY WAS COMPLETED ON MAY 7, 2023.
2. 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.
3. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



ERIC V. SNYDER ~ PLS 11194

**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 MAP OF DIVISION OF LAND INTO LARGE PARCELS CASE NO. WDL23-\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH THE NEVADA REVISED STATUTES CHAPTER 278.

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

KELLY MULLIN, PLANNING AND BUILDING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

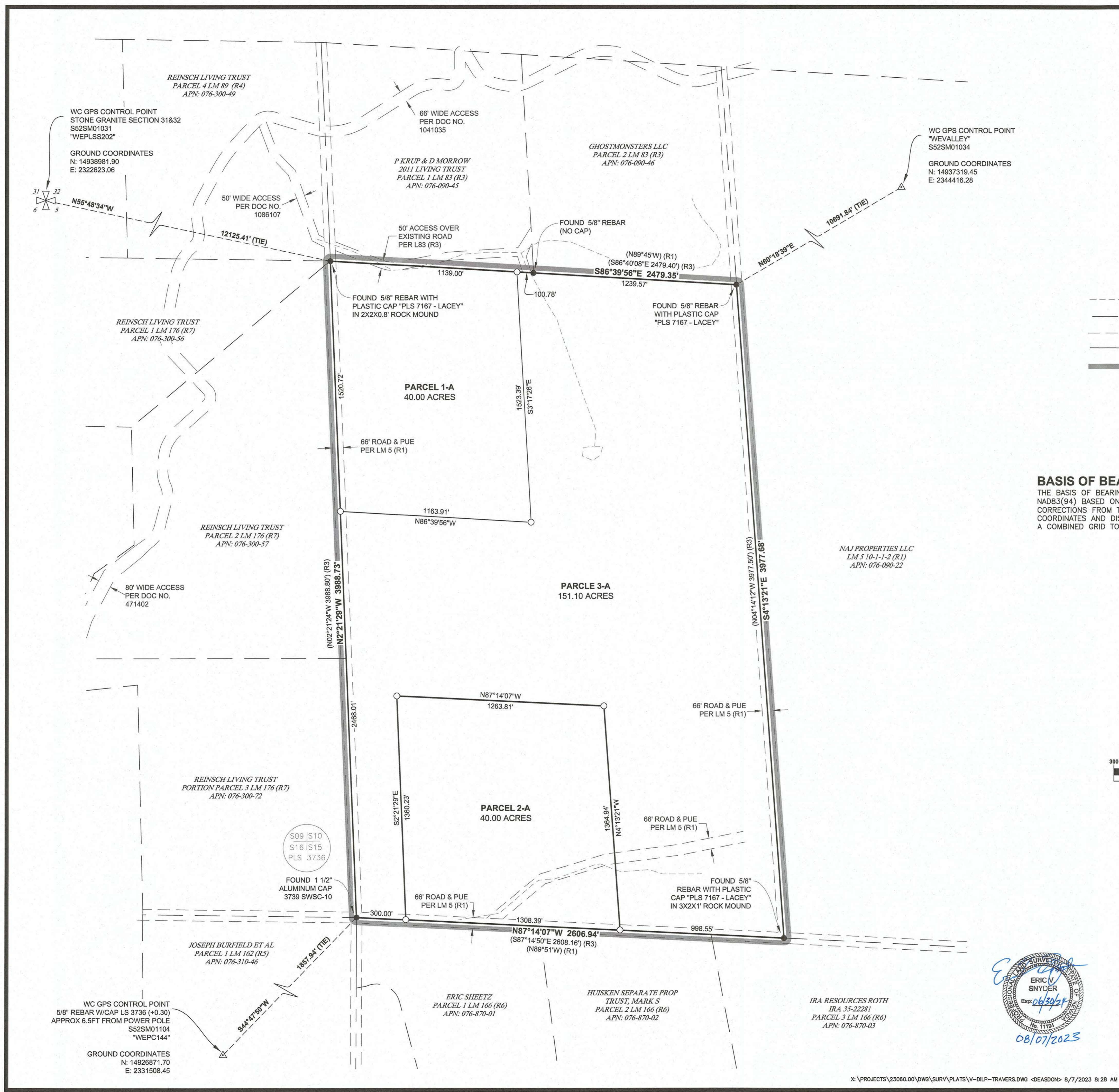
**NOTES**

1. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
2. FEMA FLOOD ZONE INFORMATION IS TAKEN FROM THE LATEST FIRM PANEL, 32031C2900G, PANEL 2900 OF 3475. THE SUBJECT SURVEYED PORTION OF THIS PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE X. REVISED MARCH 16, 2009.
3. 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 DRAINAGE AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
4. THIS MAP MAKES NO OFFER OF ROAD DEDICATION, PUBLIC OR PRIVATE.
5. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE AND THE NATURAL DRAINAGE WILL NOT BE IMPEDED.
6. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.

**REFERENCES**

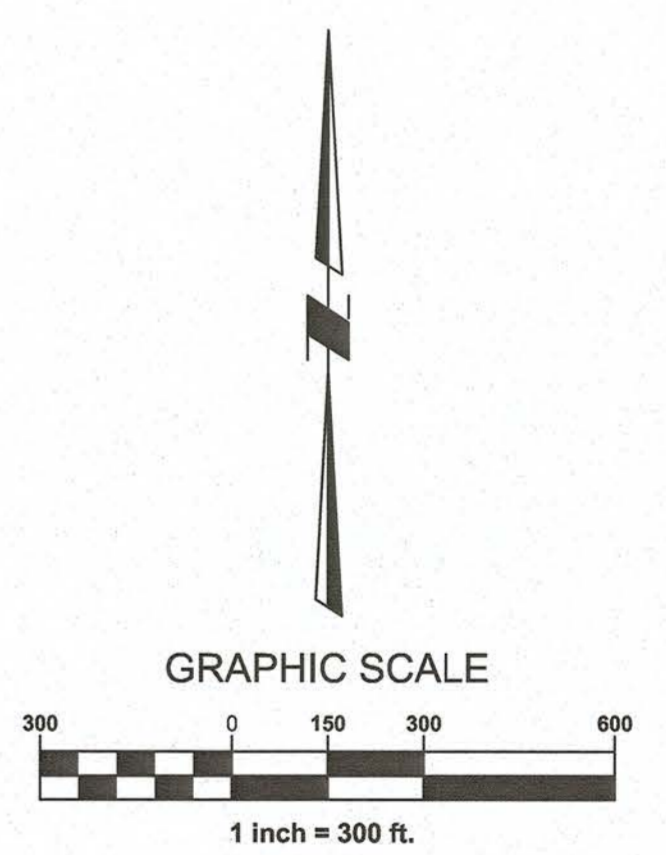
1. DIVISION OF LAND MAP PALOMINO VALLEY UNIT A LAND MAP NO. 5 FOR FIRST AMERICAN TITLE COMPANY OF NEVADA, FILE NO. 405540, RECORDED APRIL 23, 1976, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. RECORD OF SURVEY (SPANISH SPRINGS) MAP NO. 1082 FOR ARTHUR M. PASTEL, FILE NO. 471398, RECORDED JUNE 21, 1977, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
3. MAP OF DIVISION INTO LARGE PARCELS LAND MAP NO. 83 FOR K.R. & L.M. DANIELS, FILE NO. 1071349, RECORDED MAY 14, 1986, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
4. MAP OF DIVISION INTO LARGE PARCELS LAND MAP NO. 89 FOR W.C. & D. REINSCH, FILE NO. 1125024, RECORDED DECEMBER 17, 1986, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
5. MAP OF DIVISION INTO LARGE PARCELS LAND MAP NO. 162 FOR STEVE W. & SALIA M. SMITH, LELAND G. SMITH, TRUCKEE MEADOWS CONCRETE, INC. & H. STAN BENI, FILE NO. 2002039, RECORDED JUNE 7, 1996, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
6. MAP OF DIVISION INTO LARGE PARCELS LAND MAP NO. 166 FOR T.C. AND K.W. RICE 1994 LIVING TRUST, FILE NO. 2025961, RECORDED AUGUST 30, 1996, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
7. MAP OF DIVISION INTO LARGE PARCELS LAND MAP NO. 176 FOR WILLIAM C. & DEBORAH REINSCH, FILE NO. 2191156, RECORDED MARCH 20, 1998, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
8. RECORD OF SURVEY MAP NO. 4153 FOR TONY SCHOONOVER, FILE NO. 2747368, RECORDED OCTOBER 11, 2002, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

MAP OF DIVISION OF LAND INTO LARGE PARCELS FOR <b>STANLEY TRAVERS &amp; THERESA TRAVERS</b> A DIVISION OF PARCEL 3 OF LAND MAP NO. 83 LOCATED IN THE WEST 1/2 OF SECTION 10, T. 21 N., R. 21 E., M.D.B.&M. 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. 23060.00 DRAWN BY DRE CHECKED BY EVS DATE JUNE 2023 SHEET 1 OF 2



- LEGEND**
- SET 5/8" REBAR & CAP OR NAIL & WASHER, "PLS 8661"
  - FOUND MONUMENT AS NOTED
  - ∅ DIMENSION POINT, NOTHING FOUND OR SET
  - △ GPS CONTROL POINT
  - APN ASSESSOR PARCEL NUMBER
  - CP CONTROL POINT
  - WC WASHOE COUNTY
  - DOC NO DOCUMENT NUMBER
  - (R1) REFERENCE NUMBER
  - DIRT ROAD
  - ADJOINER PROPERTY LINE
  - - - EASEMENT LINE
  - SECTION LINE
  - GRAPHIC BORDER
  - ⊕ CALCULATED SECTION CORNER
  - ⊙ FOUND SECTION CORNER

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



**AREA TOTALS**

DESCRIPTION	SQUARE FEET±	ACRES±
PARCEL 1-A	1,742,405	40.00
PARCEL 2-A	1,742,405	40.00
PARCEL 3-A	6,581,815	151.10
<b>TOTAL AREA</b>	<b>10,066,625</b>	<b>231.10</b>

MAP OF DIVISION OF LAND INTO LARGE PARCELS  
 FOR  
**STANLEY TRAVERS & THERESA TRAVERS**  
 A DIVISION OF PARCEL 3 OF LAND MAP NO. 83  
 LOCATED IN THE WEST 1/2 OF SECTION 10, T. 21 N., R. 21 E., M.D.B.&M.  
 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

ERIC V. SNYDER  
 No. 1119  
 Exp. 06/30/24  
 08/07/2023

JOB NO. 23060.00  
 DRAWN BY DRE  
 CHECKED BY EVS  
 DATE JUNE 2023  
 SHEET 2 OF 2