

Community Services Department
Planning and Development
DIVISION INTO LARGE PARCELS
APPLICATION



Community Services Department
Planning and Development
1001 E Ninth St., Bldg A.
Reno, NV 89520

Telephone: 775.328.3600

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: Division into Large Parcels Map 077-340-80			
Project Description: To Divide one 80 acre parcel(APN 077-340-80) into two 40 acre parcels			
Project Address: 5800 Amy Road			
Project Area (acres or square feet): 80 acres			
Project Location (with point of reference to major cross streets AND area locator): Corner of Bootstrap Lane and Amy Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
077-340-80	80		
Section(s)/Township/Range: Part NE1/4 Sec 3 T22NR21E M.D.M.&Part SE1/4 Sec34 T23NR21E MDM			
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: Ricahrd C & Corinne Yvonne Sumner		Name: Randy Meyer	
Address: 9732 Pyramid Way Box 197		Address: 1248 Bon Rea Way	
Sparks, Nv	Zip: 89441	Reno, Nv	Zip: 89503
Phone: 907-232-1874	Fax:	Phone: 775-786-1166	Fax:
Email: ricksumner@ymail.com		Email: rmeyer@meyersurvey.com	
Cell: 907-715-9791	Other:	Cell: 775-830-3690	Other:
Contact Person: Yvonne		Contact Person: Randy Meyer	
Applicant/Developer:		Other Persons to be Contacted:	
Name: As Above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: 5/26/15 Initial: GS		Planning Area: WARM SPRINGS	
County Commission District: 5-Herman		Master Plan Designation(s): RURAL	
CAB(s): WARM SPRINGS		Regulatory Zoning(s): GRA	

Tentative Map of Division into Large Parcels 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 maps of division into large parcels may be found in Article 612, Division of Land into Large Parcels.

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

2 Forty Acre Lots

2. What is the average lot size?

40 acres

3. What is the proposed use of each parcel?

Single Family Residence

4. Utilities:

a. Sewer Service	N/A
b. Electrical Service	Nv Energy pole located on PUE near southwest corner (see map)
c. Telephone Service	pole located on PUE near southwest corner(see map)
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	Waste Management available
f. Cable Television Service	
g. Water Service	N/A (see well and water rights)

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 #	51169	acre-feet per year	2.5 conveyed-5/15/15
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

Richard C. Sumner and Corinne Yvonne Sumner

Doc#4469462 recorded 5/15/15

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

7. Surveyor:

Name	Randy Meyer
Address	1248 Bon Rea Way Reno, Nv 89503
Phone	775-786-1166 cell 775 -830-3690
Fax	
Nevada PLS #	20793

**PLANNING & DEVELOPMENT
MASTER FEE SCHEDULE**

APPLICATIONS	DEPARTMENT FEES									
	Planning		District Health Department							TOTAL
	PLANNING	Noticing	ENGINEERING	ENVIRON.	VECTOR	PARKS	WATER			
ABANDONMENT										
Not Tahoe	\$1,111	\$200	\$195	\$71	\$155	-	\$26	\$1,758		
Tahoe	\$1,111	\$200	\$195	\$71	\$155	-	-	\$1,732		
ADMINISTRATIVE PERMIT										
Not Tahoe	\$1,265	\$200	\$65	\$71	\$155	-	\$38	\$1,794		
Tahoe	\$1,265	\$200	\$65	\$71	\$155	-	-	\$1,756		
AGRICULTURAL EXEMPTION LAND DIVISION (Note 5)										
AMENDMENT OF CONDITIONS	\$250	-	\$500	\$76	-	-	-	\$1,526		
APPEALS/INITIATION OF REVOCATION	\$700	\$200	\$390	-	-	-	-	\$1,290		
No Map	\$803	\$200	-	-	-	-	-	\$1,003		
With Map	\$803	\$200	\$390	-	-	-	-	\$1,393		
Administrative/Code Enforcement Decision	-	-	-	-	-	-	-	\$0		
BOUNDARY LINE ADJUSTMENT (Note 5)										
Not Tahoe	\$51	-	\$268	\$71	-	-	\$38	\$428		
Tahoe	\$51	-	\$268	\$71	-	-	-	\$390		
CONSTRUCTION PLAN REVIEW	\$308	-	\$1,949	-	-	-	-	\$2,257		
COOPERATIVE PLANNING	\$1,230	-	-	-	-	-	-	\$1,230		
DETACHED ACCESSORY DWELLING ADMIN REVIEW										
Not Tahoe	\$1,000	\$200	\$65	\$244	\$118	-	\$203	\$1,830		
Tahoe	\$1,000	\$200	\$121	\$244	\$118	-	-	\$1,683		
DEVELOPMENT AGREEMENT										
Less Than 5 Parcels	\$3,500	\$200	-	\$244	\$118	-	-	\$4,062		
5 or More Parcels (Note 1)	\$5,000	\$200	-	\$244	\$118	-	-	\$5,562		
DEVELOPMENT CODE AMENDMENT	\$2,242	\$200	\$1,299	-	-	-	-	\$3,741		
DIRECTOR'S MODIFICATION OF PARKING/LANDSCAPING STANDARDS	\$338	-	-	-	-	-	-	\$338		

APPLICATIONS	DEPARTMENT FEES									
	Planning					District Health Department				
	PLANNING	Noticing	ENGINEERING	ENVIRON.	VECTOR	PARKS	WATER	TOTAL		
DISPLAY VEHICLES	\$65	-	-	\$71	-	-	-	\$136		
DIVISION OF LARGE PARCELS (Notes 2 & 5)	\$252	-	\$416	\$47	-	-	\$35	\$750		
EXTENSION OF TIME REQUESTS										
Subdivision	\$340	-	-	-	-	-	-	\$340		
Not Subdivision	\$546	-	-	-	-	-	-	\$546		
FINAL MAP CERTIFICATE OF AMENDMENT	-	-	\$70	-	-	-	-	\$70		
FINAL MAP AMENDMENT (NRS 278.480)										
With Sewer	\$520	-	\$429	\$374	\$193	-	-	\$1,516		
No Sewer	\$520	-	\$429	\$1,016	\$193	-	-	\$2,158		
FINAL SUBDIVISION MAP (Note 5)										
Not Tahoe	\$520	-	\$780	\$244	\$118	-	\$102	\$1,764		
Tahoe	\$520	-	\$780	\$244	\$118	-	-	\$1,662		
With Hillside Ordinance - ADD	\$520	-	-	-	-	-	-	\$520		
With a Significant Hydrologic Resource - ADD	\$520	-	-	-	-	-	-	\$520		
With CC&Rs - ADD	\$520	-	-	-	-	-	-	\$520		
MASTER PLAN AMENDMENT										
Not Tahoe	\$3,576	\$400	\$54	-	-	-	\$2,549	\$6,579		
Tahoe	\$3,576	\$400	\$54	-	-	-	-	\$4,030		
NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST	\$52	-	-	-	-	-	-	\$52		
RECORDING PARCEL, DLP, REVERSION TO ACREAGE, RECORD OF SURVEY	-	-	\$155	-	-	-	-	\$155		
REGULATORY ZONE AMENDMENT										
Not Tahoe	\$2,481	\$200	\$54	\$244	-	-	\$2,549	\$5,528		
Tahoe	\$2,481	\$200	\$54	\$244	-	-	-	\$2,979		
REGULATORY ZONE AMEND WITH SPECIFIC PLAN										
Not Tahoe	\$3,449	\$200	\$1,039	\$244	\$118	\$65	\$1,274	\$6,389		
Tahoe	\$3,449	\$200	\$1,039	\$244	\$118	\$65	-	\$5,115		
REINSPECTION FEE	-	-	-	-	-	-	-	\$50/hr.		
RESEARCH/COPIES	-	-	-	-	-	-	-	Note 3		

APPLICATIONS	DEPARTMENT FEES										
	Planning		District Health Department						Parks		TOTAL
	PLANNING	Noticing	ENGINEERING	ENVIRON.	VECTOR		PARKS	WATER			
REVERSION TO ACREAGE (Note 5)											
Not Tahoe	\$51	-	\$215	-	-	-	-	-	\$26	\$292	
Tahoe	\$51	-	\$215	-	-	-	-	-	-	\$266	
SIGN PERMIT INSPECTION - (Permanent or Temporary)	To Be Determined										
SPECIAL USE PERMIT											
Residential											
Not Tahoe	\$1,162	\$200	\$65	\$244	\$118	-	\$203	-	-	\$1,992	
Tahoe	\$1,162	\$200	\$65	\$244	\$118	-	-	-	-	\$1,789	
With Environmental Impact Statement	\$1,162	-	-	-	-	-	-	-	-	\$1,162	
Commercial, Industrial, Civic											
*Minor	\$2,165	\$200	\$130	\$244	\$118	-	\$203	-	-	\$3,060	
*Major	\$2,165	\$200	\$520	\$244	\$118	-	\$203	-	-	\$3,450	
*Tahoe Minor	\$2,165	\$200	\$130	\$244	\$118	-	-	-	-	\$2,857	
*Tahoe Major	\$2,165	\$200	\$520	\$244	\$118	-	-	-	-	\$3,247	
With Environmental Impact Statement	\$2,240	-	-	-	-	-	-	-	-	\$2,240	
TENTATIVE PARCEL MAP/PARCEL MAP WAIVER (NOTE 5)											
No System	\$803	\$200	\$345	\$776	\$269	-	\$68	-	-	\$2,461	
1 System (Sewer)	\$803	\$200	\$345	\$331	\$269	-	\$153	-	-	\$2,101	
1 System (Water)	\$803	\$200	\$345	\$776	\$269	-	\$153	-	-	\$2,546	
2 Systems	\$803	\$200	\$345	\$331	\$269	-	\$203	-	-	\$2,151	
Tahoe (Sewer)	\$803	\$200	\$345	\$331	\$269	-	-	-	-	\$1,948	
Sun Valley (No WC Utilities)	\$803	\$200	\$345	\$331	\$269	-	\$51	-	-	\$1,999	
TENTATIVE SUBDIVISION MAP (Notes 5 & 6)											
No System	\$2,422	\$200	\$1,299	\$1,016	\$193	-	\$129	-	-	\$5,259	
1 System (Sewer)	\$2,422	\$200	\$1,299	\$374	\$193	-	\$129	\$2,039	-	\$6,656	
1 System (No Sewer)	\$2,422	\$200	\$1,299	\$1,016	\$193	-	\$129	\$1,019	-	\$6,278	
2 Systems	\$2,422	\$200	\$1,299	\$374	\$193	-	\$129	\$3,059	-	\$7,676	
Tahoe (Sewer)	\$2,422	\$200	\$1,299	\$374	\$193	-	\$129	-	-	\$4,617	
With Hillside Ordinance - ADD	\$2,422	-	-	-	-	-	-	-	-	\$2,422	
With Significant Hydrologic Resource - ADD	\$2,422	-	-	-	-	-	-	-	-	\$2,422	
With Common Open Space - ADD	\$2,422	-	-	-	-	-	-	-	-	\$2,422	

APPLICATIONS		DEPARTMENT FEES							
		Planning		District Health Department					
TRUCKEE MEADOWS REGIONAL PLANNING AGENCY	NOTICING FEE	PLANNING	Noticing	ENGINEERING	ENVIRON.	VECTOR	PARKS	WATER	TOTAL
See Note 4									
VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL									
Not Tahoe		\$1,060	\$200	\$65	\$71	\$155	-	\$26	\$1,577
Tahoe		\$1,060	\$200	\$65	\$71	\$155	-	-	\$1,551

NOTE 1: \$5,000 deposit on time and materials. Additional \$5,000 increments may be required.

NOTE 2: \$750 fee capped by NRS for Division of Land into Large Parcels only.

NOTE 3: \$50 per hour after first 1/2 hour for Planner, \$20 per hour after first 1/2 hour for Clerk, Public Records Research/Copying.

NOTE 4: Fee to be established by Truckee Meadows Regional Planning Agency.

NOTE 5: The Engineering Department will require a separate check for technical map fee. Please check with Engineering for the current fee amount.

NOTE 6: Separate checks are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

*The following are major permit applications: bed and breakfast inns; commercial animal slaughtering; convention and meeting facilities; destination resorts; eating and drinking establishments; gasoline sales and service stations - convenience and full service; gaming facilities; limited and unlimited; hostels; hotels and motels; liquor sales on premises; lodging services; major public facilities; recycling centers: full service and remote collection and residential hazardous substances; vacation time shares. All other uses constitute minor permits.

WHEN RECORDED MAIL TO:
Richard C. Sumner & Corinne Yvonne Sumner
PO BOX 872992
Wasilla, AK 99687

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 1501958-LMZ

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

DOC #4468369
05/12/2015 04:28:06 PM
Electronic Recording Requested By
TICOR TITLE - RENO (MAIN)
Washoe County Recorder
Lawrence R. Burtness
Fee: \$20.00 RPTT: \$582.20
Page 1 of 4

APN No.: 077-340-80
R.P.T.T. \$ 582.20

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Daniel W. Newman and Trish J. Newman **, husband and wife as joint tenants

****Also known of record as Patricia J. Newman****

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Richard C. Sumner and Corinne Yvonne Sumner, husband and wife as joint tenants with right of survivorship

all that real property situated in the County of Washoe, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

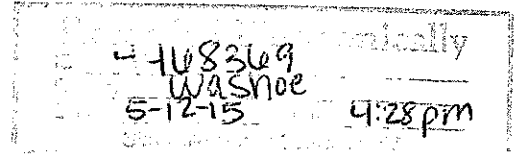
Signature and notary acknowledgement on page two.

WHEN RECORDED MAIL TO:
Richard C. Sumner & Corinne Yvonne Sumner
PO BOX 872992
Wasilla, AK 99687

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 1501958-LMZ

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(Pursuant to NRS 239b.030)



APN No.: 077-340-80
R.P.T.T. \$ 582.20

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all that real property situated in the County of Washoe, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

PARCEL 1:

Lot 2 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Daniel W. & Patricia J. Newman & G.H. Ranches L.L.C., Map No. 4374, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 23, 2004, as File No. 3027133, Official Records, being more particularly described as follows:

A parcel of land situate in the NE ¼ of Section 3, T.22N., R.21 E. and a portion of Section 34, T.23N., R.21E., M.D.B.& M., also being Parcel 5 of Division of Land into Large Parcels for George W. Stinson, and Land Map LI51, and a portion of Lot 68 of Monte Cristo Unit 1, Land Map 34, in Washoe County, Nevada and being more particularly described as follows to wit;

Commencing at the section corner common to Sections 2 and 3, T.22., R.21E. and Sections 34 and 35, T.23N., R.21E. a US Glo Brass cap;

Thence N.88°52'19"W., along the section line common to Sections 3 and 34, a distance of 1305.64 feet to the TRUE POINT OF BEGINNING;

Thence S.00°56'39"W., a distance of 2607.45 feet;

Thence N .88°52'22"W., a distance of 1310.60 feet;

Thence N.01°03'12"E., a distance of 2607.45 feet;

Thence N.30°04'15"W., a distance of 65.46 feet;

Thence S.88°52'19"E., a distance of 1339.37 feet;

Thence S.00°56'39"W., a distance of 56.00 feet, returning to the TRUE POINT OF BEGINNING.

Note: Document No. 3022221 is provided pursuant to the requirements of Section 6.NRS 111.312.

PARCEL 2:

An easement for ingress and egress as granted to the Palomino Valley General Improvement District as set forth in a document recorded November 12, 1976, as Document No. 434927, in Book 1024, Page 191 of Official Records Washoe County, Nevada.

PARCEL 3:

An easement for private access, public utilities and incidental purposes as set forth in an instrument recorded April 23, 1999, in Book 5653, Page 781, as Document No. 2331797, Official Records.

PARCEL 4:

An easement for private access, public utilities and incidental purposes as set forth in an instrument recorded April 23, 1999, in Book 5653, Page 787, as Document No. 2331798, Official Records.

APN: 077-340-80

Upon recording mail copy to:
State Engineer's Office
901 S. Stewart Street, Suite 2002
Carson City, NV 89701

OFFICE OF THE NEVADA STATE ENGINEER

Regarding Permit No. 51169 Certificate Number 16539

This space reserved for
county recorder's use only

AFFIDAVIT TO RELINQUISH WATER RIGHTS IN FAVOR OF USE OF WATER
FOR DOMESTIC WELLS

State of Nevada)
: ss
County of WASHOE)

2015 MAY 21 AM 11:28
STATE ENGINEERS OFFICE

RECEIVED

I, RICHARD C. SUMNER and CORINNE YVONNE SUMNER

do hereby swear under penalty of perjury that the assertions of this affidavit are true.

1. I am the owner of record
 agent for the owner of record who is CORINNE YVONNE SUMNER
of all a portion of 51169/16539 as indicated in the records of the
check one permit/certificate no. or decreed right
Nevada State Engineer.

2. I hereby relinquish an amount of water equivalent to:
2.5 acre feet
enter a total amount of water equal to the sum of 2.0 afa for each proposed new domestic well
acre-feet annually from the above water right.

The water right or portion of water right relinquished was appurtenant to the land more particularly described as follows:

SW 1/4, SE 1/4, Sec 14 T22N R21E MDM. APN 077-130-20
describe the place of use by quarter sections, section, township, range M.D.B. &M. and assessor's parcel numbers

\$300 FILING FEE MUST ACCOMPANY THIS AFFIDAVIT

3. This relinquishment of water rights is for the purpose of offsetting the water withdrawn from domestic wells to homes, or for the dedication of water to newly created lots located at the place described below and reflected on the attached map: (Describe place where water will be used with quarter sections, section, township, range, M.D.B. &M. and assessor's parcel numbers) PORTION OF NE 1/4 SEC 3 T 22 N R 21 E M. D. M.; SE 1/4 SEC 34 T 23 N R 21 E M. D. M., WASHOE COUNTY PARCEL 2 OF DIVISION OF LARGE PARCEL MAP OF APN 677-340-00

4. I have attached a reduced, scaled, 8 1/2 X 11" copy of the tentative parcel map. The original tentative parcel map must be prepared to the standards of NRS 278.466.

5. I understand that this relinquishment must be approved by the Nevada State Engineer in order for it to become effective.

6. I am aware that, under NRS 534.350, a county may dedicate and relinquish sufficient water rights to offset water withdrawals from domestic wells of new homes. Water rights so relinquished revert to the source of the water. Should these homes later be added to a public water system, the public water system is entitled to receive a credit in the same manner as the addition of any other customer to the public water system pursuant to NRS 534.350.

7. I understand this relinquishment shall become effective upon the date of approval by the State Engineer. The affiant may petition the State Engineer to void this relinquishment if the final subdivision or parcel map is not recorded within 18 months after this approval. If a petition to void this relinquishment is not submitted to the State Engineer within the 18 month period, the water remains permanently reverted to the source.

8. I understand once these water rights are relinquished by recordation of a final subdivision map in the office of the county recorder of the county wherein the domestic wells are to be located, as provided in NRS 278.380 (2001), or in the case of a final parcel map as provided in NRS 278.4725 (2003), the process cannot be reversed nor can I claim said right as a water right.

STATE ENGINEER'S OFFICE
2018 MAY 21 AM 11:28
RECEIVED

Permit/Cert No. 51169/16539

9. Within 30 days of approval of this relinquishment by the State Engineer, I shall record this Affidavit in the office of the county recorder of the county in which the final subdivision or parcel map is recorded. I shall also record this Affidavit in the office of the county recorder of the county in which the previous place of use was located, if it is not the same county.

10. I shall provide the State Engineer's Office with a copy of this recorded Affidavit within the _____ days of its recording with the county recorder.

RECEIVED
2015 MAY 21 AM 11:28
STATE ENGINEERS OFFICE

DATED: This 21 day of MAY, 20 15.

Richard C. Sumner
Affiant's Signature

9732 Pyramid Way Box 197
Street Address

RICHARD C. SUMNER
Affiant's printed name

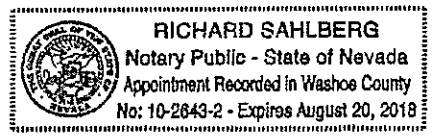
Sparks, NV 89441
City, State, ZIP

State of Nevada)
: ss

cell 907 232 1874
Telephone Number

County of Washoe)

Subscribed and sworn to before me on
this 21 day of MAY, 20 15.
by Richard C. Sumner



[Signature]
Notary Public Signature

Notary Stamp

APPROVED: This _____ day of _____, 20 _____.

State Engineer's signature

Print State Engineer's name

1 APPLICATION / PERMIT No.: 51169 or PROOF/CLAIM No.: _____ STATUS: verified USE: Domestic

2 CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER.:
SHAUN M. CHEATUM

If any item requires additional space, please use Item 13 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.

3 NEW OWNER(S): RICHARD C. SUMNER and Brianna Yvonne Sumner NEW BENEFICIARY(S): _____
ADDRESS: 9732 Pyramid Way Box 197 ADDRESS: _____
CITY: Sparks STATE: NV ZIP: 89441 CITY: _____ STATE: _____ ZIP: _____
Email confirmation OK? See below YES Email confirmation OK? See below YES

4 INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See Guidelines Page 2

DEED(S).....	<input type="checkbox"/>	CORRECTION DEED(S).....	<input type="checkbox"/>	OTHER:	<input type="checkbox"/>	
DEED(S) OF TRUST.....	<input type="checkbox"/>	RECONVEYANCE at no charge	<input type="checkbox"/>	TOTAL # OF \$\$ Documents =>	<input type="checkbox"/>	<u>1</u>
NOTICE(S) OF PLEDGE.....	<input type="checkbox"/>	MAP(S) at no charge.....	<input type="checkbox"/>	TOTAL # x \$20 each =	<input type="checkbox"/>	<u>1</u> \$ <u>20</u> .00
DEATH CERTIFICATES.....	<input type="checkbox"/>	AFF OF ID at no charge.....	<input type="checkbox"/>	Report filing fee = \$120.00*	<input type="checkbox"/>	\$ <u>120</u> .00
DECREE(S) OF DISTR.....	<input type="checkbox"/>	OTHER:	<input type="checkbox"/>	TOTAL FEES SUBMITTED*	<input type="checkbox"/>	\$ <u>140</u> .00

5 ONE, ONE-TIME \$120 FILING FEE MUST ACCOMPANY THESE REPORTS + \$20 PER CONVEYANCE DOCUMENT LISTED ABOVE. *WHEN INCLUDING ENCUMBERING DOCUMENTS IN ADDITION TO CONVEYANCE DOCUMENTS, AN ADDITIONAL FILING FEE OF \$120 IS REQUIRED. SEE GUIDELINES FOR MORE INFORMATION.

6 This REPORT may require an ABSTRACT OF TITLE listing the above documents in chronological order. A copy of the map referred to in said deed(s) may be required. Copies of maps should be letter or legal size. Refer to Guidelines sheet for details.

7 LIST SUPPLEMENTAL RIGHTS: _____

8 COUNTY: POINT OF DIVERSION: WASHOE COUNTY: PLACE(S) OF USE: WASHOE

9 AMOUNT (DUTIES) TO BE ASSIGNED: _____ CFS 2.50 ACRE-FEET _____ ACRES or UNITS

10 IS AN APPLICATION TO CHANGE THE P.O.D., P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES NO

11 IF AN APPLICATION TO CHANGE THE P.O.D., P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER: _____

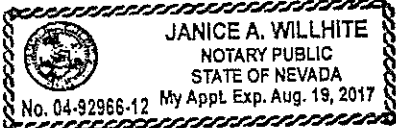
12 List any other water rights relating to this Report of Conveyance that has been filed using the same abstract and chain of title.

13 Additional Space/Remarks: intension is to relinquish water rights for Division of Large Project.

14 "I swear under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."

STATE OF NEVADA SIGNATURE: Richard C. Sumner
COUNTY OF CLATSOP PRINT NAME: Richard C. Sumner
SUBSCRIBED AND SWORN TO BEFORE ME ON 5/15/15 MAILING ADDRESS: 9732 Pyramid Way
BY: Richard Sumner FIRM NAME: Box 197
CITY: Sparks STATE: NV ZIP: 89441
PHONE: 907-232-1874 E-MAIL: ricksumner@gmail.com

Signature of Notary Public Required: Janice A. Willhite


 Notary Stamp or Seal Required

Is a consent to receive email correspondence already on file? _____
If not, please download from our website and include.

DOC # 4469462

05/15/2015 01:56:34 PM

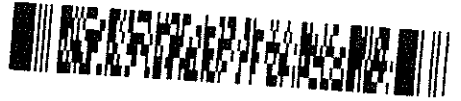
Requested By
RICHARD C SUMNER

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$18.00 RPTT: \$38.95

Page 1 of 2



NO APN

When Recorded Return To Grantees:

Richard C.Sumner and Corinne Yvonne Sumner
9732 Pyramid Way Box 197
Sparks, Nv 89441

WATER RIGHTS DEED

This Indenture, made and entered into this 15 day of May
2015, by and between Shaun M. Cheatum "Grantor" and Richard
C. Sumner and Corinne Yvonne Sumner "Grantees".

Witnesseth

The said Grantor for good and valuable consideration, the receipt
of which is hereby acknowledged, does by these presents grant,
bargain, sell and convey unto said Grantees and their
heirs, executors, administrators, successors and assigns forever, all
right, title and interest in and to that certain water right as
follows:

A portion of Permit 51169, Certificate 16539 on file with the Nevada State
Engineer, Division of Water Resources, to divert water from an
underground source 2.5 acre feet annually together with the proportionate
share of the rate of diversion.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD ALL AND SINGULAR, the said water rights together with appurtenances, unto the said Grantee and to their heirs, executors, administrators, successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has caused this Water Rights Deed to be executed the day and year first above written.

Grantor:

Shaun M. Cheatum

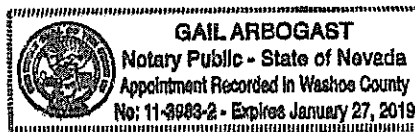
By: 

Shaun M. Cheatum

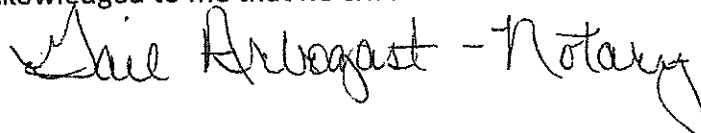
STATE OF NEVADA)

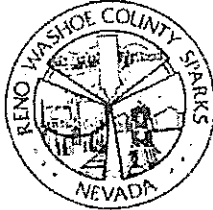
) ss.

COUNTY OF WASHOE)



On this 15 day of May, 2015, personally appeared before me a Notary Public. Shaun M. Cheatum, personally known to me to be a person whose name subscribed to the above instrument, who acknowledged to me that he executed the instrument.





DISTRICT HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH SERVICES DIVISION

December 17, 2007

Dan and Trish Newman
P.O. Box 4412
Sparks, NV 89432

RE: Test Hole Inspection for APN #077-340-80/5800 Amy Rd.

Dear Mr. and Mrs. Newman:

On September 27, 2007, staff from the Washoe County District Health Department (WCDHD) evaluated a test hole for suitability of a standard onsite sewage disposal system at the above referenced address. The evaluation shows that an onsite sewage disposal system can be located in the proposed area of the property with the following conditions:

A three bedroom house will require a 1,000-gallon septic tank and a leach field consisting of one trench, 100 feet long and ten feet deep. A four to six bedroom house will require a 1,500-gallon septic tank and two 75-foot long leach trenches, 10 feet deep. Perforated pipe set at two feet below grade. Sizing based on 30 mpi. The septic system must be within 100 feet of the test hole.

Any change in the location of the proposed system will require a new test hole to be evaluated in the new location.

Should you have any questions on the foregoing, please call me at 328-2430.

Sincerely,

Bryan W. Tyre, P.E.
Licensed Engineer
Environmental Health Services

BWT/sn
cc: Doug Coulter

1001 EAST NINTH STREET / P.O. BOX 11130, RENO, NEVADA 89520 (775) 328-2434 FAX (775) 328-6176

www.washoecounty.us
WASHOE COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER
PRINTED ON RECYCLED PAPER



Anderson & Associates
Engineering

September 26, 2007

Dan & Trish Newman
5800 Amy Road
Palomino Valley, Nevada 89510

Subject: Percolation Tests for Assessor Parcel 077-340-80
5800 Amy Road, Palomino Valley, Nevada

Dear Dan & Trish,

As requested, I have performed percolation tests on the above referenced parcel in the Palomino Valley area. This parcel is within the north east quarter of Section 3, Township 22 North, Range 21 East. The purpose of our tests was to determine the percolation rate of native soils and provide general design recommendations for construction of a new sewage disposal system.

Slope in the vicinity is generally from the north east to south west toward Amy Road at an elevation of about 4500. Soils were a complex mixture of sands gravels & rock. There were no indications of perched ground water.

Percolation tests were performed at two levels in the test trench. Below is a summary of the test results from test Pit #1. All test results and field notes are attached.

<u>TEST PIT #1</u>	<u>DEPTH</u>	<u>SOIL TYPE</u>	<u>PERCOLATION RATE</u>
	0-1.5 feet	Lt. brown colored slightly expansive clay-silt-sand- gravel, <5% cobbles or larger rock (typical).	
T-1	3.0 feet	Tan colored sand-gravel w/few roots.	34.2 min./inch
T-2	4.4 feet	Tan colored sand-gravel w/ looser pockets of gravel.	15.0 min./inch



Anderson & Associates
Engineering

Based on my percolation test results, and logs of native soils, I believe a standard Washoe County trench type system may be designed for this parcel.

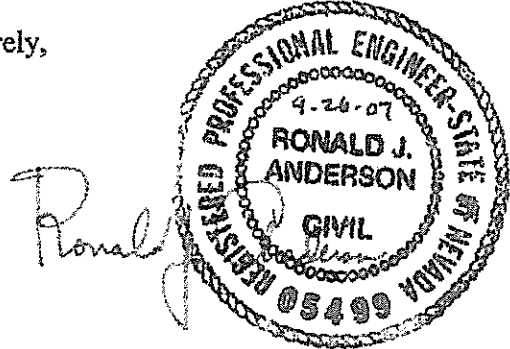
POSSIBLE TRENCH DIMENSIONS

Assumed Design load	1000 gallons per day
Design percolation rate	25 minutes per inch
Depth of trench (maximum)	7 feet
Effective sidewall area per foot of trench (min.)	8 square feet
Minimum side wall required	1000 square feet
Width of trench	2.0 feet
Length of trenches (total)	2@63 feet minimum

A final design layout must be according to all applicable regulations including slope constraints, well setbacks, building setbacks, property line setbacks, etc. Also, soil conditions must be verified throughout the disposal field area.

If you have any questions please call.

Sincerely,



Ronald J. Anderson
Civil Engineer 5499

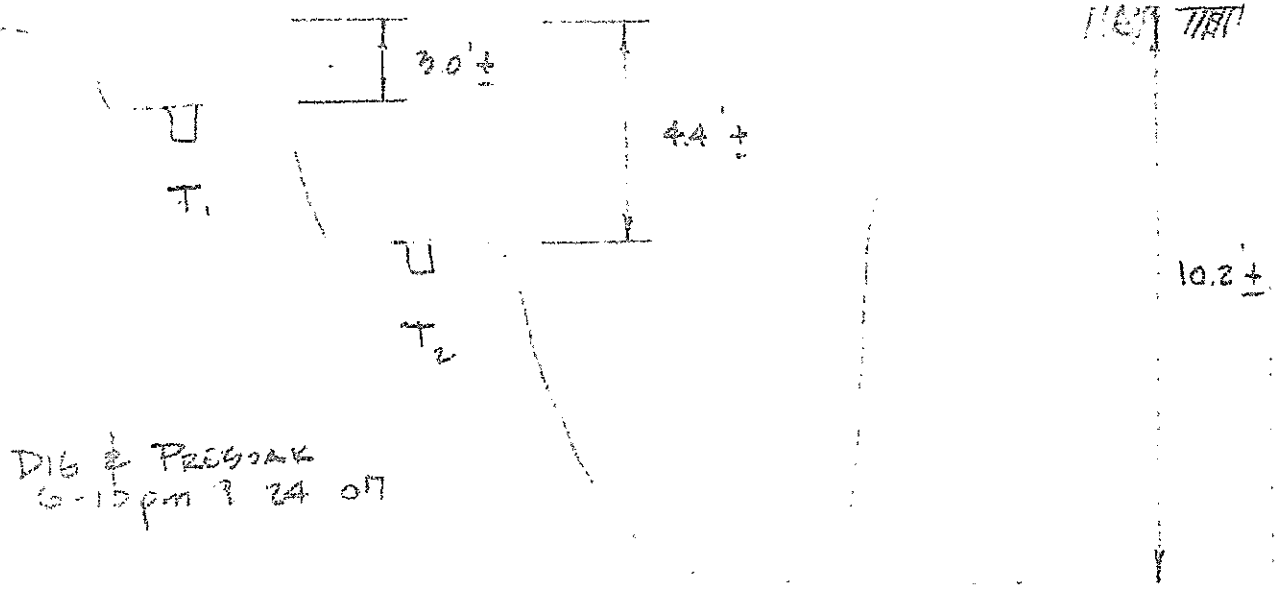
Exp. 12-31-08

attachments: Assessor parcel map, field notes, preliminary design calc's.

AMY ROAD PERCOLATION TESTS
 APN 17-340-30

9-25-07
 RJA

NO. 3171E
 EPI/Neils Column 2.00.015
 3171E



DIG & PREGRAVE
 6-15 pm & 24 07

TIME 9 25.07	DROP (INCHES)	
	T ₁	T ₂
5:30 pm	-	-
6:00	1 2/3"	4"
6:30	1"	2 7/8"
7:00	7/8"	2 1/16"
7:30	7/8"	2"
8:00	7/8"	2"

MEASURED PERC RATE 34.2 ^{mm}/inch 15 ^{mm}/inch

AM4 ROAD PERCOLATION TESTS
APN 77-340-80

9.25.01
RJA

SOIL LOG:

0-18" ± BROWN COLORED EXPANSIVE CLAY SAND - GRAVEL W/ MANY ROOTS COBBLE TO BOULDER SIZED ROCKS @ SURFACE.

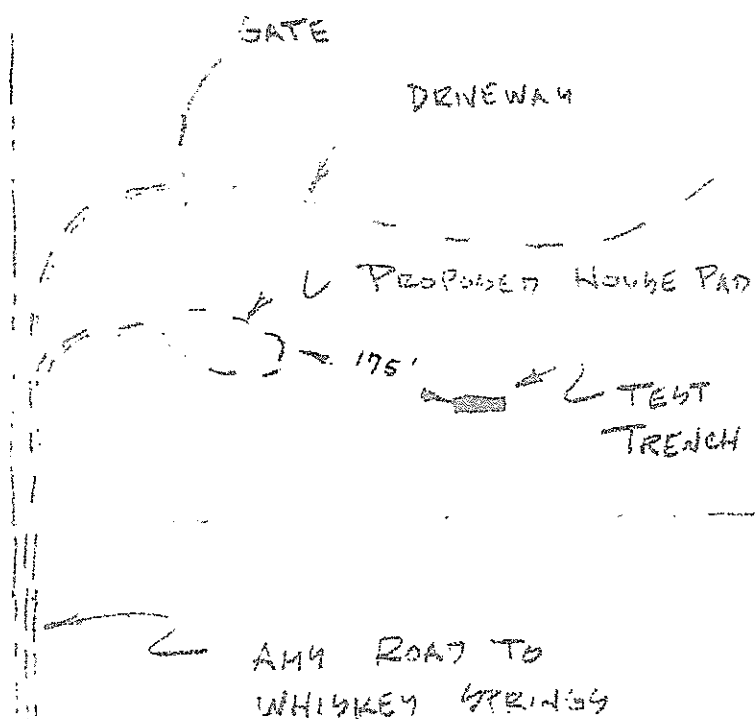
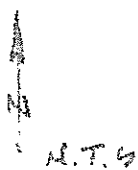
18" - 24" ± SLIGHTLY COMPLETED LT GRAY WHITE COLORED SAND - SILT GRAVEL

24" - 42" ± LESS DEFINED LAYER. TAN COLORED SAND, GRAVEL ROBBLES

42" - 12' ± INCREASINGLY DENSE W/ DEPTH TAN COLORED SAND - GRAVEL

ROOTS TO 6' ± B.G.S

SITE SKETCH:



AMM ROAD APN 77-340 80

9 25 07
RJA

PRELIMINARY SEPTIC SYSTEM

DESIGN CALCULATIONS

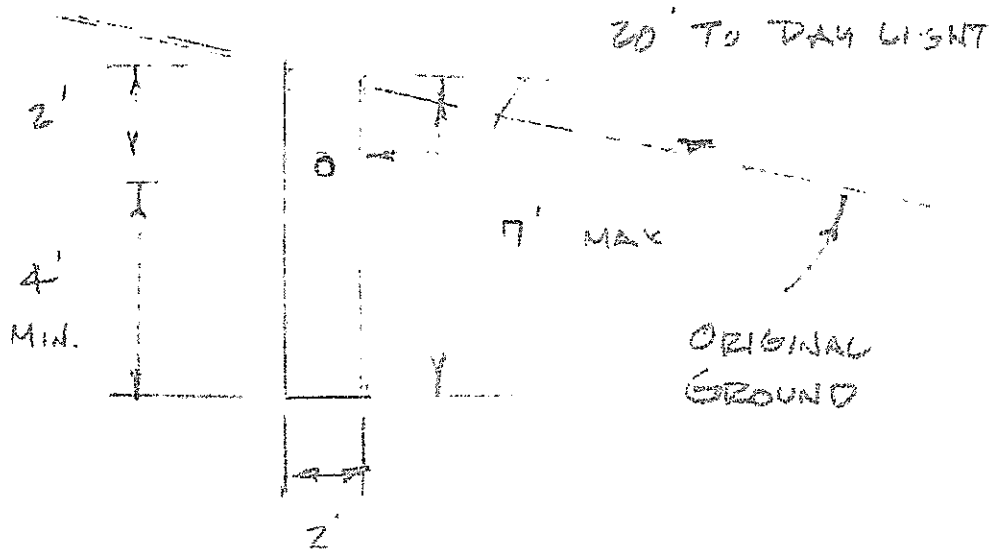
ASSUMPTIONS: 3-BEDROOM HOUSE \rightarrow 1000 gpd DESIGN FLOW

DESIGN PERC RATE = 30 min./inch

MAX. LOADING RATE = $5/\sqrt{25} = 1.0$ gal./day/ft²

MIN AREA REQD = $1000/1.0 \approx 1000$ ft²

TRENCH DETAIL:

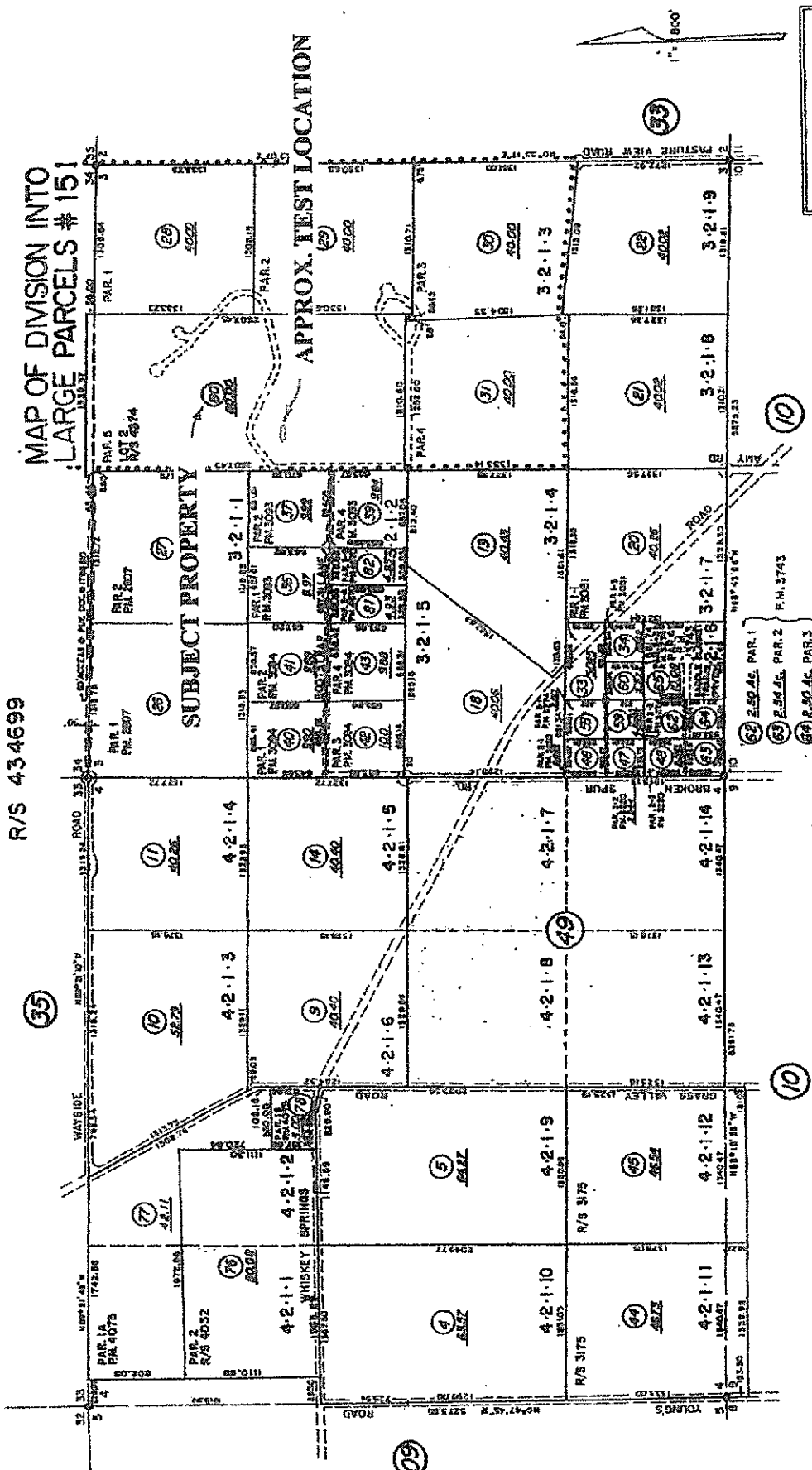


MIN. LENGTH = $1000/2 \times 4 = 125$

2 @ 63' MIN.

MAP OF DIVISION INTO LARGE PARCES #14
 a.k.a. - PALOMINO VALLEY UNIT 8
 SECTIONS 3 & 4, T 22 N-R 21 E.

77-34



drawn by MARY CRAIG 1/77
 checked

Assessor's Map County of Washoe, Nevada
 NOTE -- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only. It does not represent a survey of the parcels. No liability is assumed for the sufficiency or accuracy of the same delineated herein.

Well Log Details Page

[Download Well Log](#)
[Start New Search](#)

General Information			
Well Log No:	106590	Basin:	084
Waiver No:	N/A	Owner:	NEWMAN, DANIEL & TRISH
Permit No:	N/A	Well Name:	N/A
Date Received:	04/18/2008	Address:	5800 AMY RD. RENO, NV
Notice of Intent:	60243		
Location Information			
Reference:	Mount Diablo	Parcel No.:	077-340-80
Township:	22N	Lot No.:	N/A
Range:	21E	Subdivision:	N/A
Section:	03	Block No.:	N/A
Quarters:	SW NE	Latitude:	39.80
		Longitude:	119.60
		County:	WASHOE
		Work Type:	New
Well Construction			
Date Started:	03/11/2008	Perforations:	20 ft
Date Completed:	03/13/2008	From:	198 ft
Aquifer Desc.:	N/A	To:	218 ft
Hole Depth:	218 ft	Perforation Intervals:	1
Surface Casing Dia.:	6.62 in	Depth of Seal:	50
Cased To:	218 ft	Draw Down:	25
Casing Reductions:	0	Gravel Packed:	Yes
		From:	50 ft
		To:	218 ft
		Static Water Level:	150 ft
		Pumping Water Level:	175 ft
		Method:	Unknown
		Specific Capacity:	0.6
		Yield:	15 GPM
		Water Temp:	N/A
		After Hours Pump:	N/A
Drilling Contractor Information			
Contractor's Lic. No:	14170	Name:	MCKAY DRILLING INC
Contractor's Drilling No:	N/A	Address:	2290 PIONEER DR RENO NV89509
Driller's Lic. No:	2121		
Remarks			
Work Type:	N/A	General:	NAD 27. SEE LOG FOR ADDTL WELL TEST DATA
		Additional:	N/A



Well Water Analysis

Client: Yvonne Sumner
 Report To:
 Address: 2155 Piute Creek
 City: Reno
 State: Nevada Zip: 89510
 Phone: 907-715-9791
 Fax: 475-0357

GBL Consulting Number: 0415-064
 Date Sampled: 4/27/2015
 Date Submitted: 4/28/2015
 Sample Site (Address): 5800 Amy
 Sample Source: Domestic Well well head

Constituent	Results (ppm)	Ref	Recommended Limits	For Lab Use Only		
				Method	Date Analyzed	Balance
pH (SIU)	6.64		6.50 - 8.50	SM4500	4/30/2015	
Ec (umhos/cm)	300		~	SM2510	4/30/2015	
Color (cu)	<10		~	SM2120	4/30/2015	
Turbidity (NTU)	<10		~	SM2130	4/30/2015	
Carbonates	0		~	SM2310B	4/30/2015	0.00
Bicarbonates	105		~	SM2310B	4/30/2015	1.72
Fluoride	<1.0		4.0	300.0	4/28/2015	0.00
Chloride	12.1		400	300.0	4/28/2015	0.34
Nitrate as Nitrogen	1.5		10.0	300.0	4/28/2015	0.02
Nitrite as Nitrogen	<1.0		1.00	300.0		
Sulfate	38.7		~	SM4500	4/28/2015	0.81
Silica	18.4		~	200.7	4/30/2015	0.00
Sodium	39		~	200.7	4/30/2015	1.68
Potassium	1.0		~	200.7	4/30/2015	0.03
Calcium	18.8		~	200.7	4/30/2015	0.94
Magnesium	1.2		~	200.7	4/30/2015	0.10
						2.75
Hardness (as CaCO3)	52		~	Calculated	4/30/2015	
TDS (calc)	235		1000	SM2540G	4/30/2015	
Alkalinity (as CaCO3)	86		~	SM2310B	4/30/2015	
Arsenic	<0.01		0.01	200.7	4/30/2015	
Barium	<0.05		2.00	200.7	4/30/2015	
Copper	<0.05		1.00	200.7	4/30/2015	
Iron	0.38		0.60	200.7	4/30/2015	
Manganese	<0.10		0.10	200.7	4/30/2015	
Zinc	<0.10		5.00	200.7	4/30/2015	
Boron	<0.50		~	200.7	4/30/2015	
Lead	<0.010		0.015	200.7	4/30/2015	
	Present / Absent					
Total Coliform	ABSENT		~	SM9221B	4/29/2015	Meq Ratio
E.Coli	ABSENT		~	SM9221B	4/29/2015	1.0255

John Sabatini *5-1-15*
 Laboratory Director Date

Primary constituents: Arsenic, Barium, Lead, Nitrate, Fluoride & Bacteria (Total Coliform & E. Coli). All others are secondary.
 This report for Domestic Well use only.
 All methods listed comply with MCLAD

Reference: *These constituents can be corrected with the use of filtration as noted.
 Remarks: Meets or exceeds recommended levels except as noted. Passed

(Nevada Analytical Services LLC #116198)
 855 Mill St. 1A
 Reno NV 89502
 775-323-4822 / fx 323-4968



Well Water Analysis

GBL Consulting Number:

0415-064-1

Client: Yvonne Sumner
 Report To:
 Address: 2155 Piute Creek
 City: Reno
 State: Nv Zip 89510
 Phone:
 Fax:

Date Sampled: 4-27
 Date Submitted: 4-28
 Matrix: Aqueous
 Number of Samples: 1 Analyzed By: JES
 Site/Project: 5800 Amy
 Client Sample ID:
 Analysis: Volatile Organics Method: 8260/GCMS

Analyte	Result (ppb)	Analyte	Result (ppb)
Benzene	ND	1,2,3-trichloropropane	ND
Bromodichloromethane	ND	Vinyl Chloride	ND
Bromoform	ND	Xylenes	ND
Bromomethane	ND	Bromobenzene	ND
Carbon Tetrachloride	ND	Bromochloromethane	ND
Cholobenzene	ND	n-Butylbenzene	ND
Chloroethane	ND	sec-Butylbenzene	ND
Chloroform	ND	tert-Butylbenzene	ND
Chloromethane	ND	2-Chlorotoluene	ND
Dichlorodifluoromethane	ND	4-Chlorotoluene	ND
1,2-dibromo-3-chloropropane	ND	Dibromochloromethane	ND
1,2-dibromoethane	ND	1,2-Dichlorobenzene	ND
Dibromomethane	ND	1,3-Dichlorobenzene	ND
trans-1,2 Dichloroethene	ND	1,4-Dichlorobenzene	ND
1,2 Dichloropropane	ND	cis-1,2-Dichloroethene	ND
cis-1,3-dichloropropene	ND	1,3-Dichloropropane	ND
1,1-Dichloroethane	ND	2,2-Dichloropropane	ND
1,2-Dichloroethane	ND	1,2-Dichloropropene	ND
1,1 Dichloroethene	ND	Hexachlorobutadiene	ND
Trans-1,3-dichloropropene	ND	Isopropylbenzene	ND
Ethylbenzene	ND	p-Isopropyltoluene	ND
Methylene Chloride	ND	Naphthalene	ND
Styrene	ND	n-Propylbenzene	ND
1,1,1,2-tetrachloroethane	ND	Trichlorofluoromethane	ND
1,1,2,2-tetrachloroethane	ND	1,2,3-Trichlorobenzene	ND
Tetrachlorethylene	ND	1,2,4-Trichlorobenzene	ND
Toluene	ND	1,2,4-Trimethylbenzene	ND
1,1,1 Trichloroethane	ND	1,3,5-Trimethylbenzene	ND
1,1,2 Trichloroethane	ND	MTBE	ND
Trichloroethylene	ND		

Surrogates	% Recovery
DBFM	79
TOL-d8	94

ND = Non-Detect
 Method Detection Limit = 1.0 ppb


 John Sabatini, Laboratory Director

Remarks:

(Nevada Analytical Services LLC #116198)
855 Mill St. 1A
Reno NV 89502
 775-323-4822 / fx 323-4968

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RICHARD C. SUMNER AND CORRINE YVONNE SUMNER 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 NRS CHAPTER 278.

THE PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED.

RICHARD C. SUMNER _____ DATE _____

CORRINE YVONNE SUMNER _____ DATE _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA }
COUNTY OF WASHOE } S.S.

ON THIS ____ DAY OF _____, 2015, RICHARD C. SUMNER DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA }
COUNTY OF WASHOE } S.S.

ON THIS ____ DAY OF _____, 2015, CORRINE YVONNE SUMNER DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT SHE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____

TAX CERTIFICATE:

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

APN 077-340-80

WASHOE COUNTY TREASURER _____ DATE _____

TITLE: _____

UTILITY COMPANIES' CERTIFICATE:

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

NV ENERGY _____ DATE _____

NV BELL TELEPHONE CO. _____ DATE _____
D.B.A. AT&T NEVADA

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE:

THE FINAL MAP OF DIVISION INTO LARGE PARCELS CASE NO. XXXXXXXX MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS: IS IN SUBSTANTIAL COMPLIANCE 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 (S) OF DEDICATION ARE REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS 278.

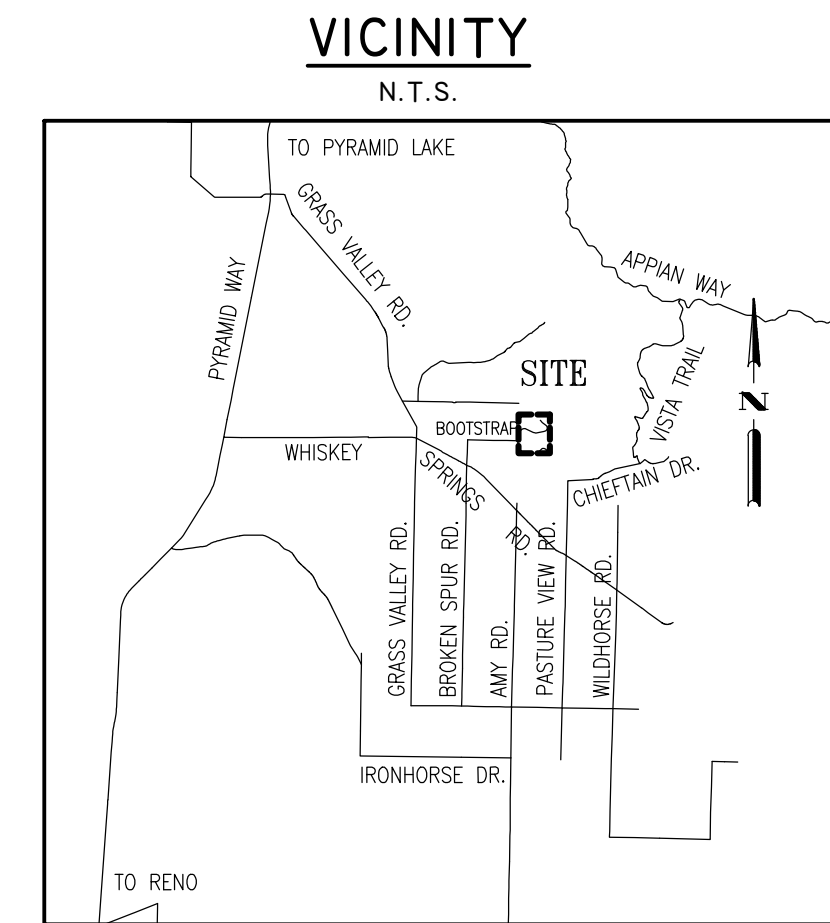
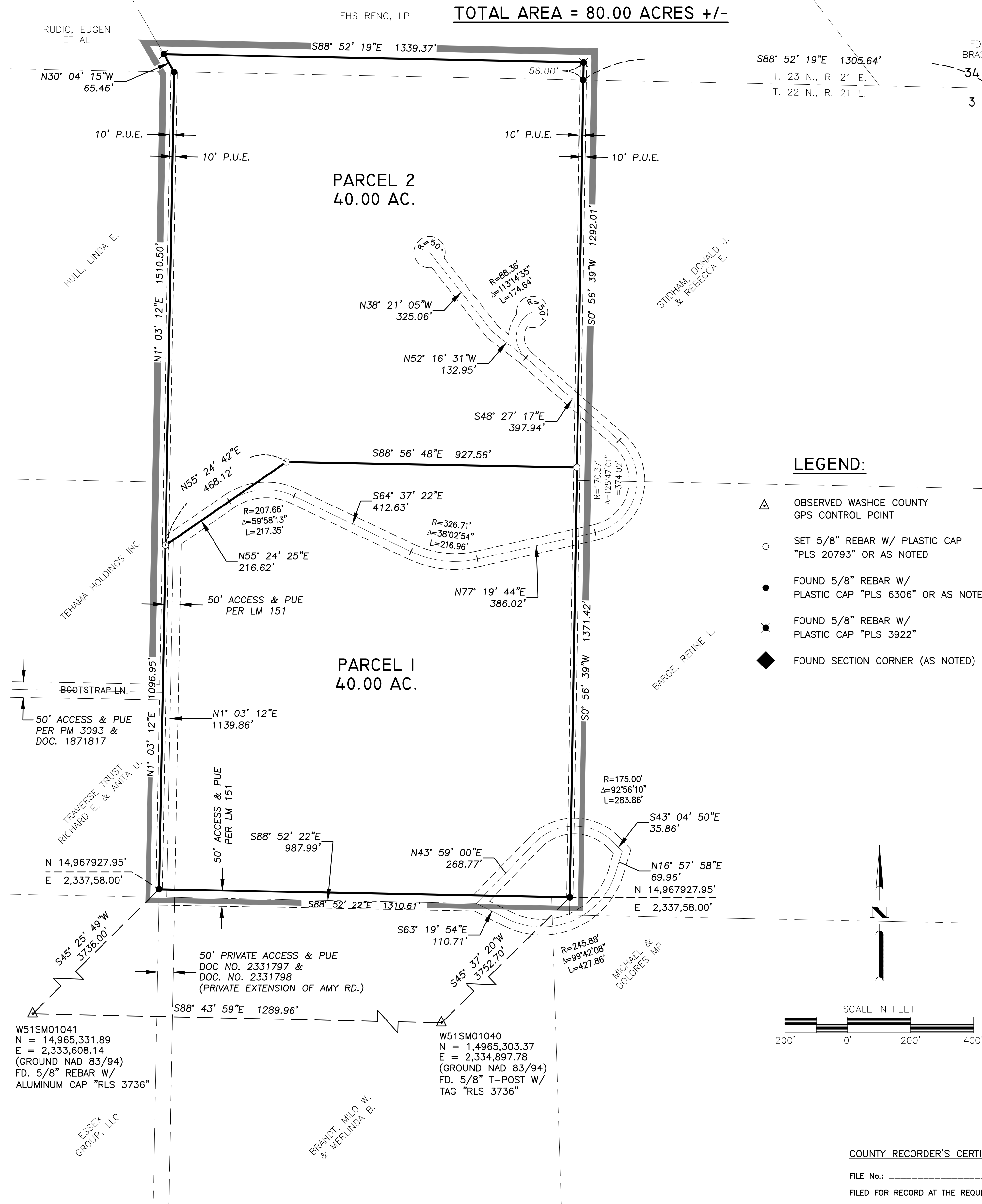
THIS FINAL MAP IS APPROVED AND ACCEPTED THIS XXXX DAY OF XXXXXXXX, 2015, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NRS 278.471 THROUGH 278.4725.

XXXXXXXXXXXXXXXXX _____ DATE _____

WATER RIGHT DEDICATION CERTIFICATE:

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

WASHOE COUNTY DEPT. OF WATER RESOURCES _____ DATE _____

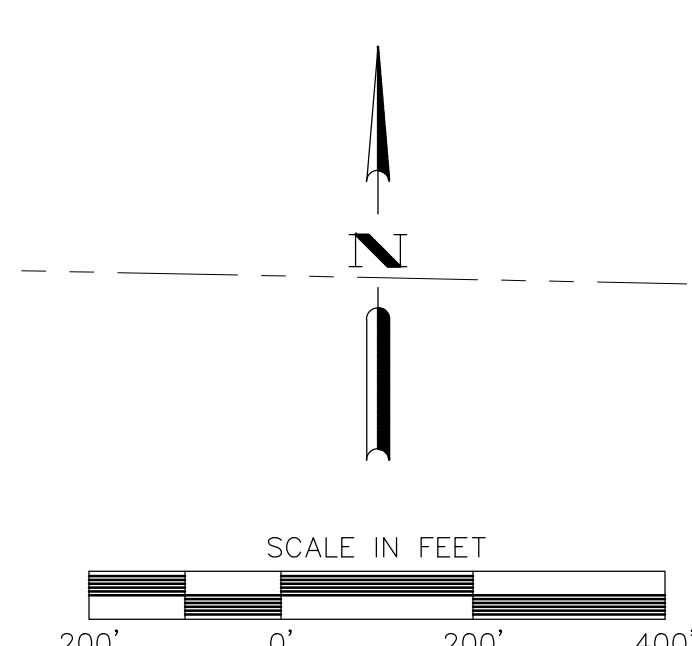


SURVEYOR'S CERTIFICATE:

I, JOHN RANDOLPH MEYER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA DO HEREBY CERTIFY:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RICHARD C. SUMNER AND CORRINE YVONNE SUMNER.
- THE LANDS SURVEYED LIES WITHIN A PORTION OF THE NE 1/4 OF SEC. 3, T.22N., R.21E. M.D.M. AND THE SE 1/4 OF SEC. 34, T.23N., R.21E., M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON MAY 20, 2015.
- THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JOHN RANDOLPH MEYER _____ PLS 20793



MAP OF DIVISION INTO LARGE PARCELS RICHARD C. & CORRINE YVONNE SUMNER
A DIVISION OF LOT 2 OF ROS/BLA MAP # 4374
SITUATE IN A PORTION OF THE NE 1/4 OF SEC. 3 T.22N., R.21E., M.D.M. THE SE 1/4 OF SEC. 34 T.23N., R.21E., M.D.M. WASHOE COUNTY, NEVADA

COUNTY RECORDER'S CERTIFICATE

FILE No.: _____
FILED FOR RECORD AT THE REQUEST OF _____

ON THIS ____ DAY OF _____, 2015
AT ____ MINUTES PAST ____ O'CLOCK ____M.

OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
LAWRENCE R. BURTNES
COUNTY RECORDER

BY: _____ DEPUTY

FEE: _____

BASIS OF BEARINGS:

NAD 83(94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703). BASED ON GPS RTK OBSERVATIONS UTILIZING THE NORTHERN NEVADA REAL TIME NETWORK.

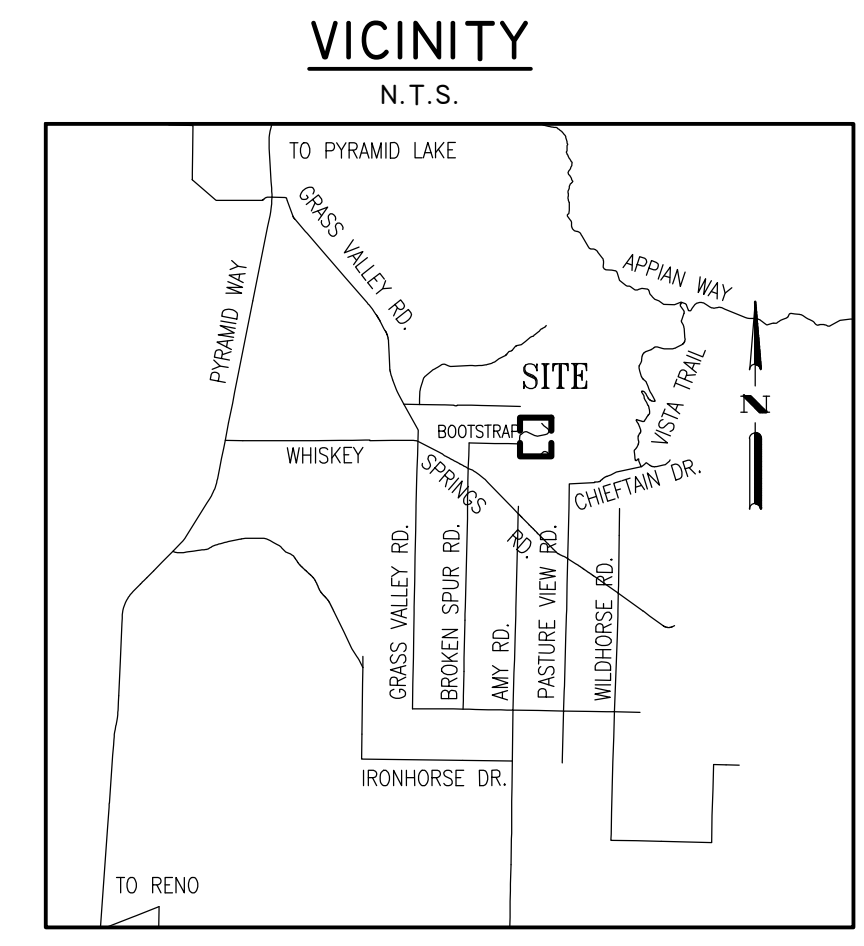
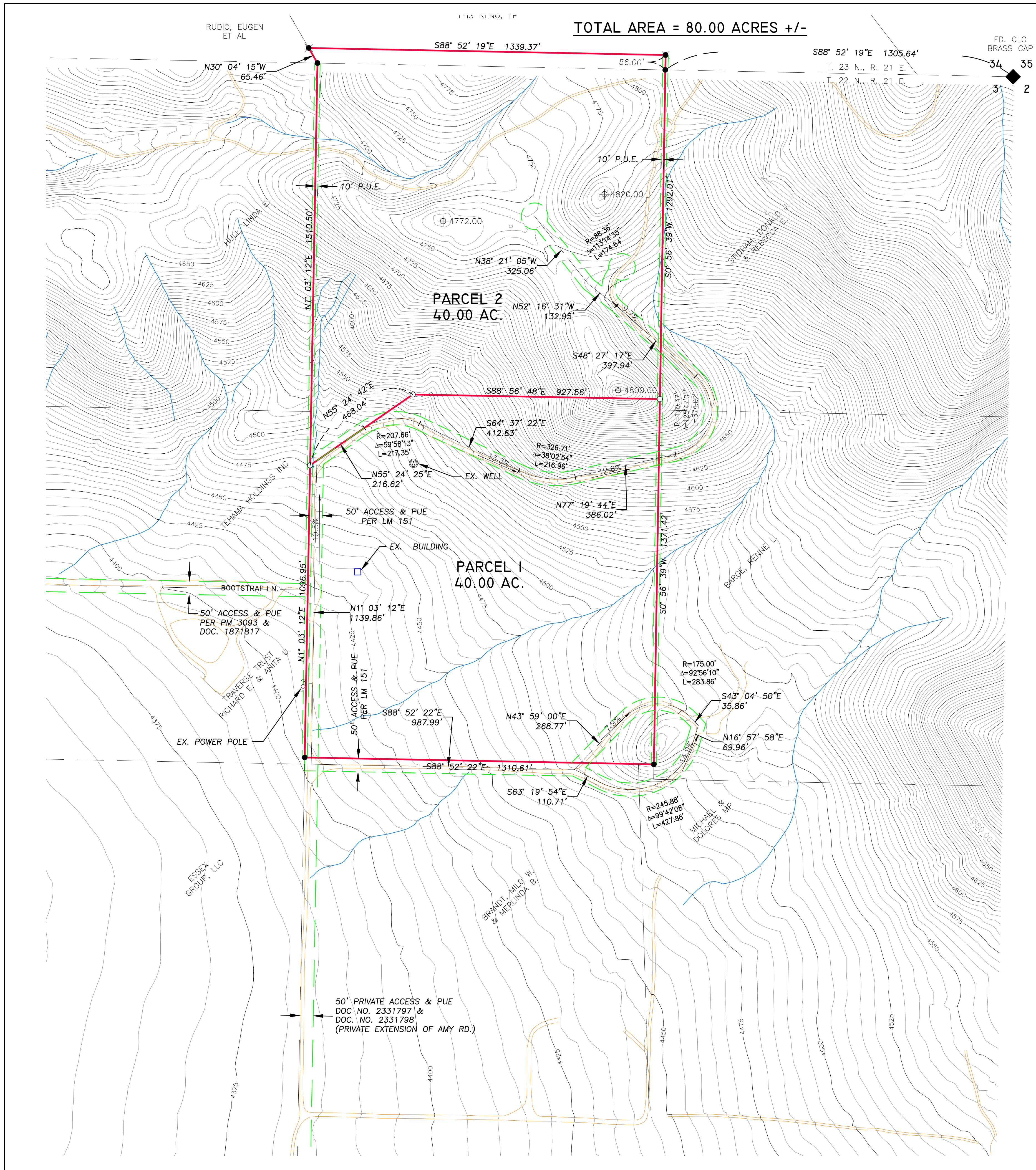
THE COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES. THE COMBINED GRID TO GROUND SCALE FACTOR = 1.000197939.

MAP REFERENCES:

- LAND MAP 14, FILE NO. 4345701, 11/10/1976
- RS MAP 1010, FILE NO. 434699, 11/10/1976
- PARCEL MAP 2145, FILE NO. 1169516, 06/10/1987
- LAND MAP 151, FILE NO. 1883894, 04/06/1995
- RS/BLA MAP 4374, FILE NO. 3027133, 04/23/2004

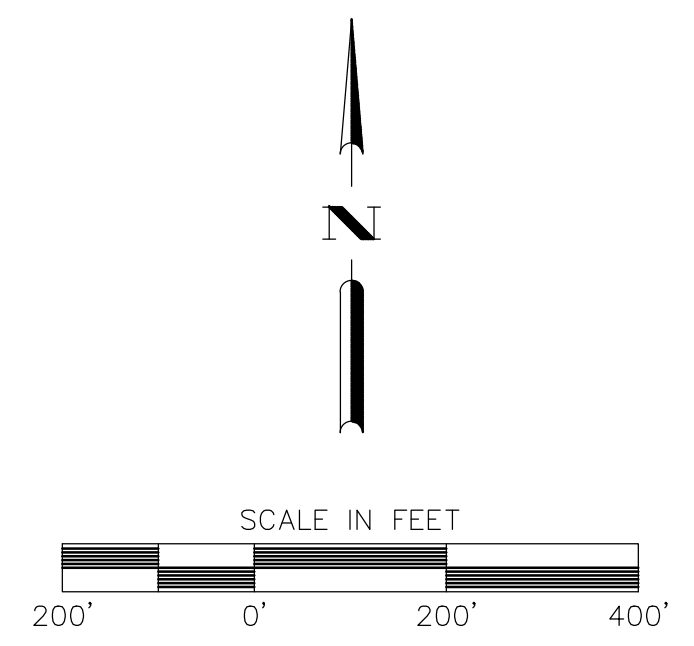


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LEGEND:

- ▲ OBSERVED WASHOE COUNTY GPS CONTROL POINT
- SET 5/8" REBAR W/ PLASTIC CAP "PLS 20793" OR AS NOTED
- FOUND 5/8" REBAR W/ PLASTIC CAP "PLS 6306" OR AS NOTED
- FOUND 5/8" REBAR W/ PLASTIC CAP "PLS 3922"
- ◆ FOUND SECTION CORNER (AS NOTED)



BASIS OF BEARINGS:

NAD 83(94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703).
 BASED ON GPS RTK OBSERVATIONS UTILIZING THE NORTHERN NEVADA REAL TIME NETWORK.

THE COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES.
 THE COMBINED GRID TO GROUND SCALE FACTOR = 1.000197939.

SITE PLAN
RICHARD C. & CORINE YVONNE SUMNER
 A DIVISION OF LOT 2 OF ROS/BLA MAP # 4374
 SITUATE IN A PORTION OF
 THE NE 1/4 OF SEC. 3 T.22N., R.21E., M.D.M.
 THE SE 1/4 OF SEC. 34 T.23N., R.21E., M.D.M.
 WASHOE COUNTY, NEVADA



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