

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

## 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.

- 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.

## 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 a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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

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

\_\_\_\_\_  
Professional Land Surveyor

## 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>Casey &amp; Jamie Janssen</b>			
Project Description: WE ARE APPLYING TO SPLIT THE PARCEL INTO 3 PARCELS, THEY HAVE BEEN COMBINED PREVIOUSLY AND WE WOULD LIKE TO SPLIT THEM BACK UP INTO 3.			
Project Address: 451 Lakeshore Blvd, Incline Village, NV 89451			
Project Area (acres or square feet): 2.3			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Incline Village/Crystal Bay (Lakeshore/HWY 28)</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-250-09	2.3		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Casey & Jamie Janssen		Name: Larry Peyton	
Address: 3827 S Carson Street		Address: 901 Tahoe Blvd Suite 5	
Carson City, NV	Zip: 89701	Incline Village, NV	Zip: 89451
Phone: 916-337-7355	Fax:	Phone: 775-219-7503	Fax:
Email: kc@tkccom.com		Email: Larry@PeytonRE.com	
Cell: 916-337-7355	Other:	Cell: 775-219-7503	Other:
Contact Person: Casey Janssen		Contact Person: Larry Peyton	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Casey & Jamie Janssen		Name:	
Address: 3827 S Carson Street		Address:	
Carson City, NV	Zip: 89701		Zip:
Phone: 916-337-7355	Fax:	Phone:	Fax:
Email: kc@tkccom.com		Email:	
Cell: 916-337-7355	Other:	Cell:	Other:
Contact Person: Casey Janssen		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** CASEY JANSSEN

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, Casey L. JANSSEN  
(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): 123-250-09

Printed Name CASEY L. JANSSEN

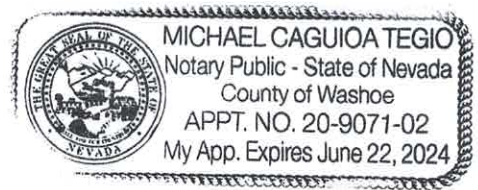
Signed [Signature]

Address 3827 S. CARSON ST  
CARSON C. TY, NV 89701

Subscribed and sworn to before me this 3 day of January, 2022 by Casey L. Janssen (Notary Stamp)

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

My commission expires: 6-22-24



\*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)?

451 Lakeshore Blvd, Incline Village, NV 89451

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
123-250-09	110 TA_CB	2.3

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

Vacant Lot

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	33,396	33,396	33,396	
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	TA_CB	TA_CB	TA_CB	
Proposed Zoning Area				

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

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

6. Utilities:

a. Sewer Service	Incline Village General Improvement District
b. Electrical Service/Generator	NV Energy
c. Water Service	Incline Village General Improvement District

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Incline Village General Improvement District

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Incline Village General Improvement District

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

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

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):

--

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

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

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



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

13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

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

14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

NO
----

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

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

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?

NO
----

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

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

## 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?

--

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:

--

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

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

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

<b>451 Lakeshore Blvd, Incline Village, NV 89451</b>
--

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
123-250-09	110 TA_CB	2.3

3. Please describe:

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

--

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	33,396	33,396	33,396	
Proposed Minimum Lot Width				

5. Utilities:

a. Sewer Service	Incline Village General Improvement District
b. Electrical Service/Generator	NV Energy
c. Water Service	Incline Village General Improvement District

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

a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Incline Village General Improvement District

b. Available:

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

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:

--

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

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Incline Village General Improvement District

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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:

--

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

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

Explanation:

--

9. Surveyor:

Name	
Address	
Phone	
Fax	
Nevada PLS #	



Washoe County, NV  
Treasurer - Tammi  
Davis

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

Treasurer    Treasurer Home Page    Washoe County Home Page



- [Return](#)
- [New Search](#)
- [Change of Address](#)
- [Print Page](#)
- [Assessment Data](#)

### Account Information

<b>Parcel/Identifier:</b> 12325009	<b>Status:</b> Active	<b>Last Update:</b> 12/29/2021 9:40:22 AM
<b>Owner:</b> CRYSTAL SANDS LLC	<b>Property Address:</b> 451 LAKESHORE BLVD INCL	

### Tax Bills

Add to cart then select cart icon ( ) above to checkout.

Total Due: \$0.00

Pay Partial:

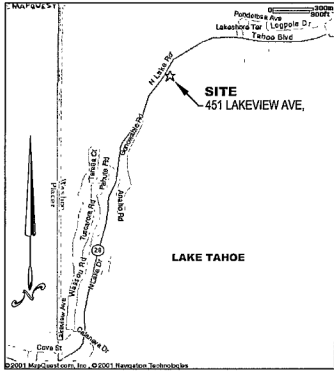
### Paid Bills

<b>2021   Bill No.: 2021335194   Property Type: Real   Net Tax: \$6,759.74</b> Paid <a href="#">Tax Breakdown</a>
<b>2020   Bill No.: 2020509202   Property Type: Real   Net Tax: \$6,453.57</b> Paid <a href="#">Tax Breakdown</a>
<b>2019   Bill No.: 2019152048   Property Type: Real   Net Tax: \$6,185.79</b> Paid <a href="#">Tax Breakdown</a>
<b>2018   Bill No.: 2018143833   Property Type: Real   Net Tax: \$5,940.50</b> Paid <a href="#">Tax Breakdown</a>
<b>2017   Bill No.: 2017152708   Property Type: Real   Net Tax: \$5,734.58</b> Paid <a href="#">Tax Breakdown</a>

**i Attention: Important Information, please be advised:**

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.

CSST



VICINITY MAP NOT TO SCALE

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID.

WASHOE COUNTY TREASURER

NAME, TITLE DATE
Dale W. Denio 4/20/2005

TRPA CERTIFICATE

DIRECTOR OF THE TAHOE REGIONAL PLANNING AGENCY, OR HIS/HER DESIGNEE HAS REVIEWED AND APPROVED THIS BOUNDARY LINE ADJUSTMENT.

Melissa Sloan DATE April 16, 2005

GOVERNING AGENCY CERTIFICATE

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.

Jack Hill DATE 4/29/05

SURVEYOR'S CERTIFICATE

I, LONNIE R. KIRBY, 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 DALE W. DENIO.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTH 1/2 OF SECTION 18, T.16N, R.18E, M.D.B. AND M., AND THE SURVEY WAS COMPLETED ON MARCH 10, 2005.
3. I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT.
4. ALL CORNERS AND ANGLE POINTS FOUND ARE SHOWN AND ARE THE CHARACTER AND TYPE SHOWN.
5. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS AND ARE OF SUFFICIENT NUMBER AND DURABILITY OR WILL OTHERWISE BE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY N.R.S. 625.340.
6. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630 INCLUSIVE.
7. NO ADDITIONAL PARCELS ARE BEING CREATED.



LONNIE R. KIRBY PLS 8422 DATE 3/10/05 License expires 6/30/05

K.B.FOSTER CIVIL ENGINEERING, INC. Planning • Engineering • Surveying P O Box 129 Carnation, Box, CA 96140 (530) 546-3381

OWNER'S CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE:

- 1) WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
2) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN.
3) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630 INCLUSIVE.
4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
5) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER OF THE LAND.

TAHOE SHORELINE PROPERTIES, LLC.

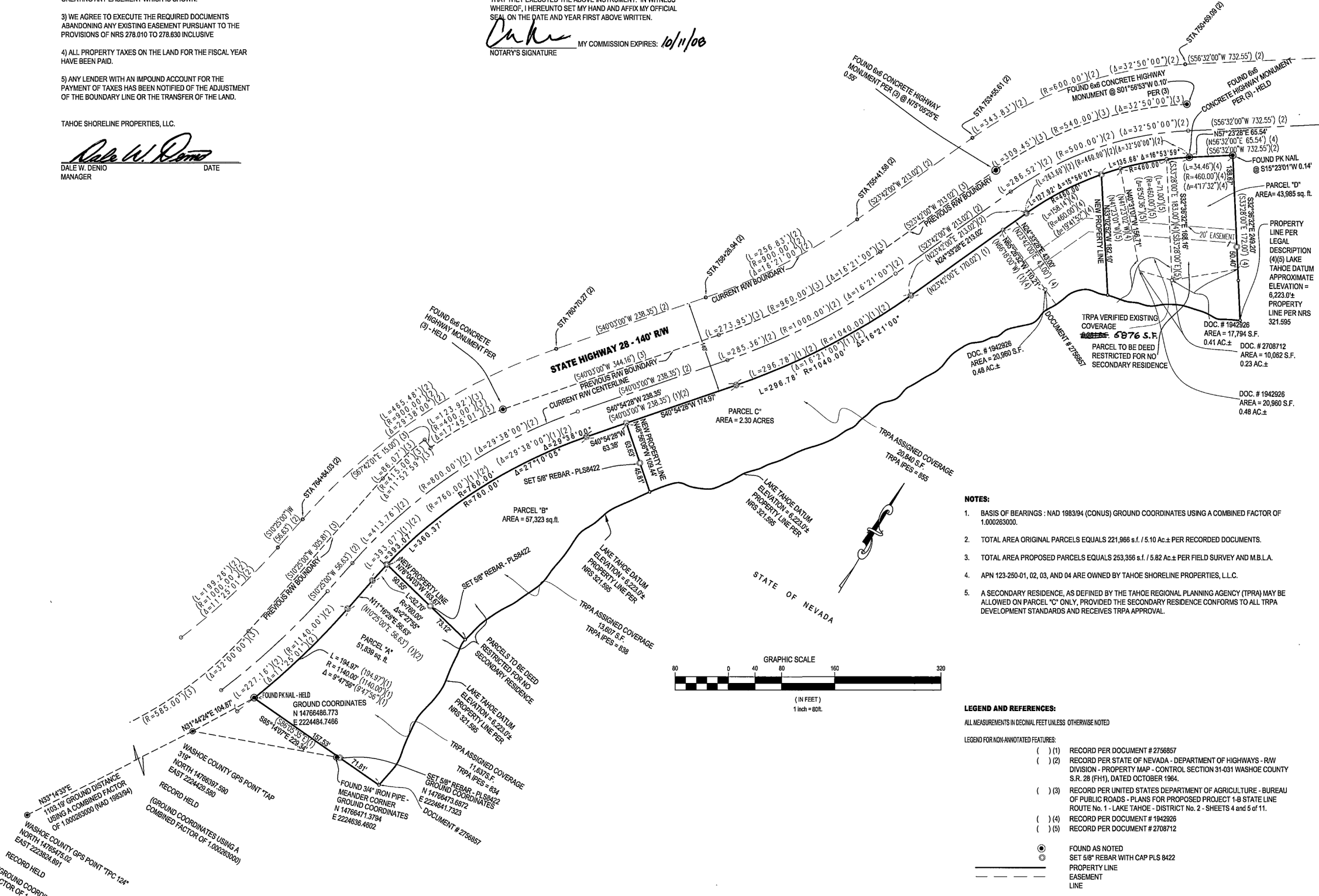
Dale W. Denio DATE MANAGER

NOTARY PUBLIC CERTIFICATE

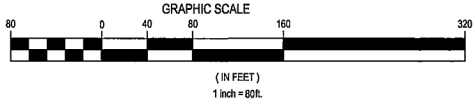
STATE OF NEVADA S.S. COUNTY OF WASHOE

ON THIS 14 DAY OF March, 2005, DALE W. DENIO AND MELISSA SLOAN DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT THEY EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

Carrie Nebele NOTARY'S SIGNATURE MY COMMISSION EXPIRES: 10/11/06



- NOTES:
1. BASIS OF BEARINGS: NAD 1983/94 (CONUS) GROUND COORDINATES USING A COMBINED FACTOR OF 1.000283000.
2. TOTAL AREA ORIGINAL PARCELS EQUALS 221,966 s.f. / 5.10 Ac. ± PER RECORDED DOCUMENTS.
3. TOTAL AREA PROPOSED PARCELS EQUALS 253,396 s.f. / 5.82 Ac. ± PER FIELD SURVEY AND M.B.L.A.
4. APN 123-250-01, 02, 03, AND 04 ARE OWNED BY TAHOE SHORELINE PROPERTIES, L.L.C.
5. A SECONDARY RESIDENCE, AS DEFINED BY THE TAHOE REGIONAL PLANNING AGENCY (TRPA) MAY BE ALLOWED ON PARCEL 'C' ONLY, PROVIDED THE SECONDARY RESIDENCE CONFORMS TO ALL TRPA DEVELOPMENT STANDARDS AND RECEIVES TRPA APPROVAL.



- LEGEND AND REFERENCES:
ALL MEASUREMENTS IN DECIMAL FEET UNLESS OTHERWISE NOTED
LEGEND FOR NON-ANNOTATED FEATURES:
( ) (1) RECORD PER DOCUMENT # 2756857
( ) (2) RECORD PER STATE OF NEVADA - DEPARTMENT OF HIGHWAYS - R/W DIVISION - PROPERTY MAP - CONTROL SECTION 31-031 WASHOE COUNTY S.R. 28 (FH1), DATED OCTOBER 1964.
( ) (3) RECORD PER UNITED STATES DEPARTMENT OF AGRICULTURE - BUREAU OF PUBLIC ROADS - PLANS FOR PROPOSED PROJECT 1-B STATE LINE ROUTE No. 1 - LAKE TAHOE - DISTRICT No. 2 - SHEETS 4 and 5 of 11.
( ) (4) RECORD PER DOCUMENT # 1942926
( ) (5) RECORD PER DOCUMENT # 2708712
FOUNT AS NOTED
SET 5/8" REBAR WITH CAP PLS 8422
PROPERTY LINE
EASEMENT
LINE

FILE NO. 3209506 FILED FOR RECORD AT THE REQUEST OF K.B.FOSTER CIVIL ENGINEERS, INC. THIS 5 DAY OF May, 2005, AT 11 MINUTES PAST 11 O'CLOCK, AM Katherine L. Burke COUNTY RECORDER BY: C. Bartley DEPUTY FEE: 21.00

RECORD OF SURVEY

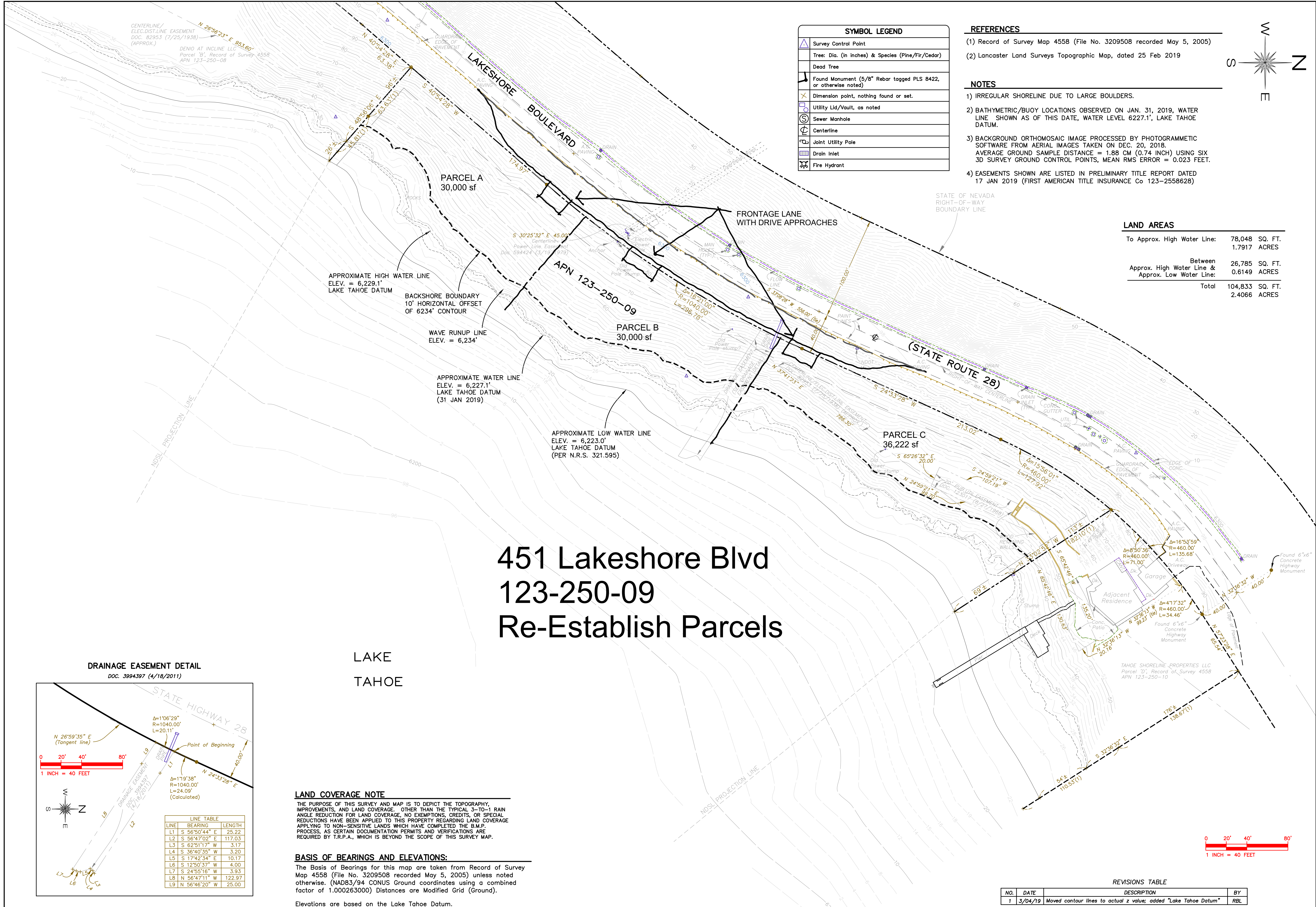
IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR DALE DENIO A PORTION OF SECTION 18, T.16 N., R.18 E., M.D.B.&M. WASHOE COUNTY, NEVADA

K. B. FOSTER CIVIL ENGINEERING INC. MARCH 2005

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP. 4559



J:\2019\1913.004 - 451 Lakeshore - Drawings\CURRENT DRAWINGS\SK-1 BACKSHORE BOUNDARY EXHIBIT.dwg 4/08/19



**SYMBOL LEGEND**

	Survey Control Point
	Tree: Dia. (in inches) & Species (Pine/Fir/Cedar)
	Dead Tree
	Found Monument (5/8" Rebar tagged PLS 8422, or otherwise noted)
	Dimension point, nothing found or set.
	Utility Lid/Vault, as noted
	Sewer Manhole
	Centerline
	Joint Utility Pole
	Drain Inlet
	Fire Hydrant

- REFERENCES**
- (1) Record of Survey Map 4558 (File No. 3209508 recorded May 5, 2005)
  - (2) Lancaster Land Surveys Topographic Map, dated 25 Feb 2019
- NOTES**
- 1) IRREGULAR SHORELINE DUE TO LARGE BOULDERS.
  - 2) BATHYMETRIC/BUOY LOCATIONS OBSERVED ON JAN. 31, 2019, WATER LINE SHOWN AS OF THIS DATE, WATER LEVEL 6227.1', LAKE TAHOE DATUM.
  - 3) BACKGROUND ORTHOMOSAIC IMAGE PROCESSED BY PHOTOGRAMMETRIC SOFTWARE FROM AERIAL IMAGES TAKEN ON DEC. 20, 2018. AVERAGE GROUND SAMPLE DISTANCE = 1.88 CM (0.74 INCH) USING SIX 3D SURVEY GROUND CONTROL POINTS, MEAN RMS ERROR = 0.023 FEET.
  - 4) EASEMENTS SHOWN ARE LISTED IN PRELIMINARY TITLE REPORT DATED 17 JAN 2019 (FIRST AMERICAN TITLE INSURANCE Co 123-2558628)

**LAND AREAS**

To Approx. High Water Line:	78,048 SQ. FT.
	1.7917 ACRES
Between Approx. High Water Line & Approx. Low Water Line:	26,785 SQ. FT.
	0.6149 ACRES
<b>Total</b>	<b>104,833 SQ. FT.</b>
	<b>2.4066 ACRES</b>

APN 123-250-09

PARCEL A  
30,000 sf

PARCEL B  
30,000 sf

PARCEL C  
36,222 sf

APPROXIMATE HIGH WATER LINE  
ELEV. = 6,229.1'  
LAKE TAHOE DATUM

BACKSHORE BOUNDARY  
10' HORIZONTAL OFFSET  
OF 6234' CONTOUR

WAVE RUNUP LINE  
ELEV. = 6,234'

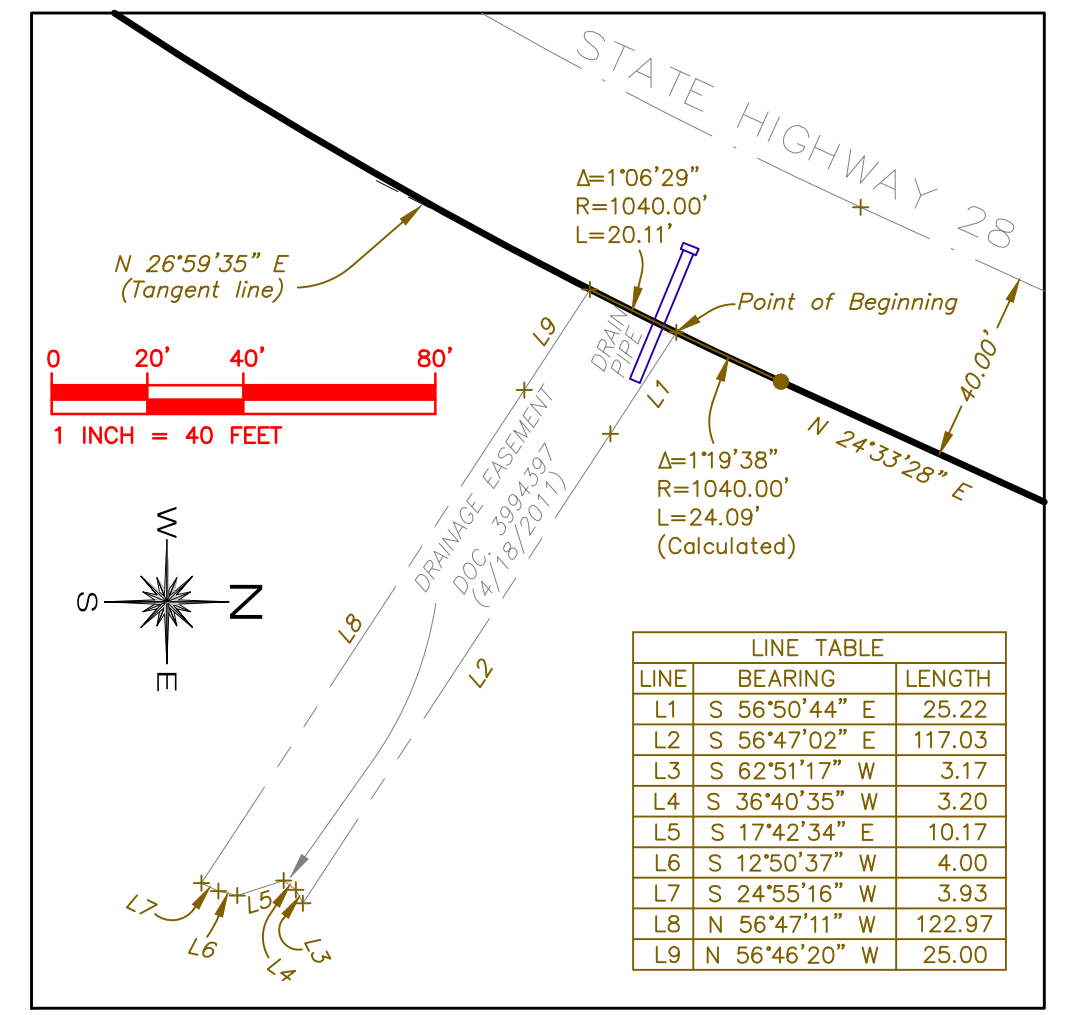
APPROXIMATE WATER LINE  
ELEV. = 6,227.1'  
LAKE TAHOE DATUM  
(31 JAN 2019)

APPROXIMATE LOW WATER LINE  
ELEV. = 6,223.0'  
LAKE TAHOE DATUM  
(PER N.R.S. 321.595)

# 451 Lakeshore Blvd 123-250-09 Re-Establish Parcels

LAKE  
TAHOE

**DRAINAGE EASEMENT DETAIL**  
DOC. 3994397 (4/18/2011)



**LAND COVERAGE NOTE**

THE PURPOSE OF THIS SURVEY AND MAP IS TO DEPICT THE TOPOGRAPHY, IMPROVEMENTS, AND LAND COVERAGE. OTHER THAN THE TYPICAL 3-TO-1 RAIN ANGLE REDUCTION FOR LAND COVERAGE, NO EXEMPTIONS, CREDITS, OR SPECIAL REDUCTIONS HAVE BEEN APPLIED TO THIS PROPERTY REGARDING LAND COVERAGE APPLYING TO NON-SENSITIVE LANDS WHICH HAVE COMPLETED THE B.M.P. PROCESS, AS CERTAIN DOCUMENTATION PERMITS AND VERIFICATIONS ARE REQUIRED BY T.R.P.A., WHICH IS BEYOND THE SCOPE OF THIS SURVEY MAP.

**BASIS OF BEARINGS AND ELEVATIONS:**

The Basis of Bearings for this map are taken from Record of Survey Map 4558 (File No. 3209508 recorded May 5, 2005) unless noted otherwise. (NAD83/94 CONUS Ground coordinates using a combined factor of 1.000263000) Distances are Modified Grid (Ground).

Elevations are based on the Lake Tahoe Datum.

**REVISIONS TABLE**

NO.	DATE	DESCRIPTION	BY
1	3/04/19	Moved contour lines to actual z value; added "Lake Tahoe Datum"	RBL

BY	APP'D	
REV.	DATE	
BOUNDARY EXHIBIT		
451 LAKESHORE BLVD INCLINE VILLAGE		
DATE: April 8, 2019		
JOB NUMBER: 1913.004		
DESIGNED BY: MSS		
DRAWN BY: SWB		
CHECKED BY: MSS		
SHEET SK-1		