

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



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

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Blake Smith Residence			
Project Description: Parcel Map			
Project Address: 4005 Odile Ct.			
Project Area (acres or square feet): 4.02 acres			
Project Location (with point of reference to major cross streets AND area locator): Odile Court/Layman Lane			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
041-190-15	4.02		
Section(s)/Township/Range: SE 1/4, Sec. 11, T18N, R19E, MDM			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Smith Family Trust		Professional Consultant: Manhard Consulting	
Name: Blake Smith		Name: Jerry Juarez, PLS	
Address: 4005 Odile Court		Address: 9850 Double R Blvd., Ste. 100	
Reno, NV	Zip: 89511	Reno, Nevada	Zip: 89521
Phone:	Fax:	Phone: 775-321-6528	Fax:
Email: blake@s3devco.com		Email: jjuarez@manhard.com	
Cell: 775-287-7595	Other:	Cell: 775-313-3357	Other:
Contact Person: Blake Smith		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: SMITH Family Trust

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, G. Blake Smith
(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): 041-190-15

Printed Name G. Blake Smith, Trustee

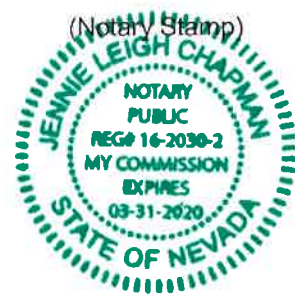
Signed [Signature]

Address 4005 Odree Court
Reno, NV 89511

Subscribed and sworn to before me this 26th day of July, 2017.

Jennie Leigh Chapman
Notary Public in and for said county and state

My commission expires: 03/31/2020



*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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

4005 Odile Court
Reno, NV 89511

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
041-190-15	200	4.02

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

A 6,289 s.f. single family residence exists

3. What are the proposed lot standards? Per Washoe County Development Code Table 110.406.05.1

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	35,000 s.f.	35,000 s.f.		
Minimum Lot Width	120 ft.	120 ft.		

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

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

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

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

- a. Water System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

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

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

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

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

Domestic Well

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

No private roads are proposed. Not gated.

14. 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.
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15. 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?

The property is located in the Southwest Truckee Meadows Area Plan. The parcel map meets applicable land use policy SW.1.6 (LDS Regulatory Zone permitted in the Lakeside/Holcomb Suburban Character Management Area).
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16. 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.
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Grading

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

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

No grading is proposed.

18. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

27. Surveyor:

Name	Gerald Juarez, Survey Manager
Address	Manhard Consulting 9850 Double R Blvd. Suite 101 Reno, NV 89521
Phone	775-321-6528
Cell	775-313-3357
E-mail	jjuarez@manhard.com
Fax	
Nevada PLS #	12140



Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

October 16, 2017

Washoe County Community Services Department
Planning and Building
1001 E. Ninth Street, Building A
Reno, NV 89520

To Whom it May Concern:

Thank you for your consideration of the attached Parcel Map for 4005 Odile Court, Reno (APN 041-190-15). The parcel map proposes to split the existing 4.02 acre parcel into a +/-2.62 acre parcel and a +/- 60,865 sq. ft. parcel.

There is an existing 6,289 sq. ft. residence on proposed Parcel 2 that connects to an existing onsite sewage disposal system (OSDS) on proposed Parcel 1. The existing connection required a variance to the Washoe County Health District Sewage, Wastewater, and Sanitary Sewer Regulations (SWS), which was approved, for the pipe to connect under the Steamboat Ditch. This sewer connection is proposed to be abandoned.

The new OSDS configuration will no longer cross Steamboat Ditch; the existing residence will connect to a new OSDS and the proposed home will connect to the existing OSDS. A Well and Septic Exhibit is attached demonstrating the proposed configuration. This configuration meets all SWS-required setbacks and therefore should not require a new SWS variance.

The attached Parcel Map application packages includes:

- Development Application with Owner Affidavit and Supplemental Information
- Proof of Property Tax Payment
- Title Report
- Well and Septic Exhibit
- Parcel Map

Please contact me at 775-321-6538 or kdowns@manhard.com if you need any additional information

Thank you,
Manhard Consulting

A handwritten signature in blue ink that reads 'Karen Downs'.

Karen Downs
Land Planner

Washoe County Treasurer
 Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
04119015	Active	10/16/2017 2:10:29 AM

Current Owner:
 SMITH FAMILY TRUST, G BLAKE & RUTH F
 4005 ODILE CT
 RENO, NV 89511

SITUS:
 4005 ODILE CT
 WCTY NV

Taxing District

Geo CD:

Legal Description

SubdivisionName BRADY SUBDIVISION Lot 1 Township 18 Range 19

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$3,108.69	\$0.00	\$0.00	\$3,108.69
INST 4	3/5/2018	2017	\$3,108.68	\$0.00	\$0.00	\$3,108.68
Total Due:			\$6,217.37	\$0.00	\$0.00	\$6,217.37

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$798.90	(\$146.50)	\$652.40
Truckee Meadows Fire Dist	\$2,537.69	(\$465.36)	\$2,072.33
Washoe County	\$6,540.19	(\$1,199.34)	\$5,340.85
Washoe County Sc	\$5,350.30	(\$981.13)	\$4,369.17
Water District	\$10.00	\$0.00	\$10.00
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.03	\$0.00	\$0.03
Total Tax	\$15,237.11	(\$2,792.33)	\$12,444.78

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017143444	B17.125864	\$3,108.69	10/5/2017
2017	2017143444	B17.78755	\$3,118.72	8/28/2017

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

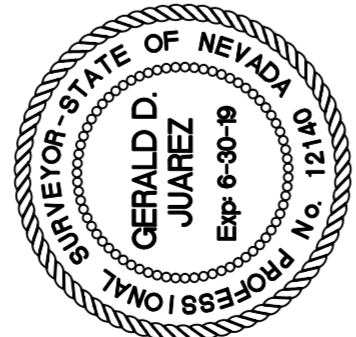
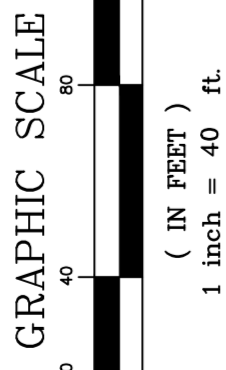
Address change requests may also be mailed to: Washoe County Treasurer P O Box 30039 Reno, NV 89520-3039

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

LEGEND

- PROJECT BOUNDARY
- NEW LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- SURVEY TIE
- SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR OR BRASS TAG "PLS 12140"
- DIMENSION POINT NOTHING FOUND OR SET
- FALLS IN STEAMBOAT DITCH
- FOUND CENTERLINE MONUMENT AS NOTED
- WASHOE COUNTY GPS CONTROL
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- D.E. DOCUMENT
- N.A.P. NOT A PART OF THIS SURVEY
- APN ASSESSORS' PARCEL NUMBER



AREAS
 PARCEL 1 AREA = 2.62 ACRES±
 PARCEL 2 AREA = 60,866 S.F.±
 TOTAL AREA = 4.02 ACRES±

WASHOE COUNTY GPS CONTROL MONUMENT
 V-NAME "WSCWM305"
 1 1/2-INCH BRASS DISK IN WELL - RLS 1643
 N 14,836,993.80'
 E 2,276,101.68'
 (GROUND)

APN 041-190-09
 BRADY FAMILY LLC et al
 PARCEL 2, PM 3590

N 14,835,522.76'
 E 2,278,650.87'
 (GROUND)

S60°00'44"E 2943.18'
 N73°39'13"E 98.82'

PARCEL 2
 60,866 S.F.±

PARCEL 1
 2.62 ACRES±

APN 041-190-10
 LOMBARDI RANCH, LLC
 PARCEL 3, PM 3590

APN 041-190-08
 LAZETICH FAMILY TRUST
 PARCEL 1, PM 3590

APN 041-190-02
 RICHARD & SUSAN
 WARNER

APN 041-190-01
 SHOOP TRUST

FENCE & TENNIS COURT
 APN 041-190-16
 GUY & LORRI NIELSEN
 PARCEL 2, ROS/BLA 4291

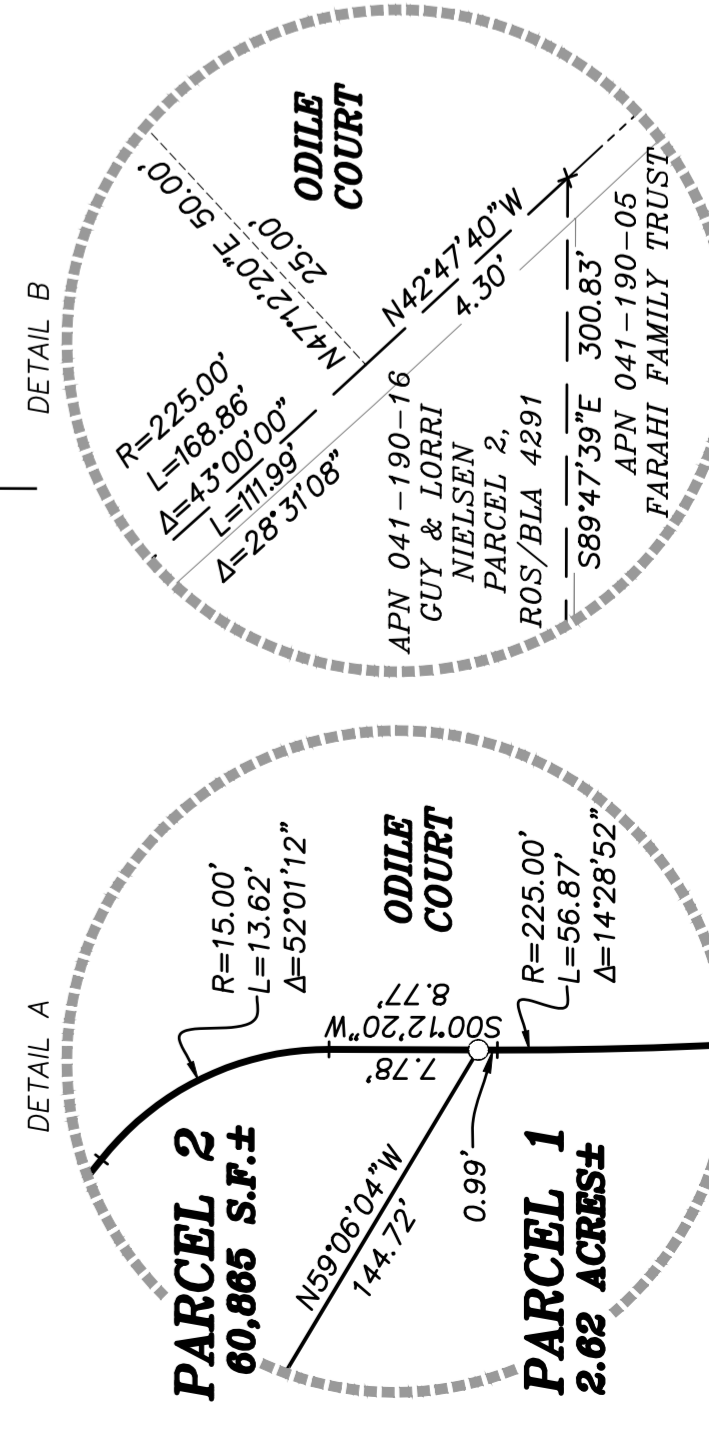
APN 041-190-05
 FARAH FAMILY TRUST

APN 041-491-44
 WELMERINK FAMILY TRUST

APN 041-491-39
 HALLAHAN FAMILY
 REVOICABLE TRUST

APN 041-491-40
 CUDDY FAMILY TRUST

APN 041-491-41
 BART & LEIGH SCOTT



BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE BASED ON TIES TO WASHOE COUNTY GPS CONTROL POINTS "N53SM01094" AND "N53SM01100", HAVING A BEARING OF N01°49'09"E AS SHOWN HEREON.
 A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND.
 ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES.

REFERENCES

1. RECORD OF SURVEY MAP NO. 5373, RECORDED JANUARY 6, 2012.
2. DEED DOCUMENT NO. 3567160, RECORDED AUGUST 20, 2007.
3. DEED DOCUMENT NO. 4504600, RECORDED AUGUST 19, 2015.

PARCEL MAP FOR
SMITH FAMILY TRUST
 A DIVISION OF PARCEL 1
 SITUATE WITHIN THE SE 1/4 OF SECTION 11, T.18N., R.19E., MDM
 OF ROS/BLA MAP NO 4291, FILE NO. 2922550
 WASHOE COUNTY NEVADA

DRAWN BY: GDJ
 DATE: 7/24/17
 PROJ. CODE: S3DWNV
 PROJ. #: 02
 SHEET 2 OF 2

Manhard CONSULTING LTD
 4500 Double Bay Boulevard, Suite 101, Reno, NV 89502, 775.787.7430
 Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Watershed Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED G. BLAKE SMITH, TRUSTEE AND RUTH F. SMITH, TRUSTEE OF THE G. BLAKE AND RUTH F. SMITH FAMILY TRUST AGREEMENT, DATED APRIL 4, 1997, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND HEREBY GRANTS TO THE CITY, RENO, ALL PUBLIC UTILITY AND CABLE TV COMPANIES AND APURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREFROM FOREVER. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS...

G. BLAKE SMITH, TRUSTEE AND RUTH F. SMITH, TRUSTEE OF THE G. BLAKE AND RUTH F. SMITH FAMILY TRUST AGREEMENT, DATED APRIL 4, 1997

G. BLAKE SMITH, TRUSTEE _____ DATE _____

RUTH F. SMITH, TRUSTEE _____ DATE _____

NOTARY CERTIFICATE

STATE OF NEVADA } SS
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017 BY BLAKE G. SMITH AND RUTH F. SMITH, TRUSTEES OF THE G. BLAKE AND RUTH F. SMITH FAMILY TRUST AGREEMENT, DATED APRIL 4, 1997.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES _____

NOTES

- 1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED 7.5' ADJACENT TO ALL PUBLIC ROADWAYS, 10' CENTERED (5' ON EACH SIDE) ON ALL INTERIOR LOT LINES AND 5' ADJACENT TO EXTERIOR LOT LINES.
- 2. PUBLIC UTILITY EASEMENTS GRANTED INCLUDE USE BY CABLE TELEVISION COMPANIES.
- 3. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FROM THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 4. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

UTILITY COMPANIES' CERTIFICATE

THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TELEVISION COMPANY AND PUBLIC UTILITY COMPANIES:

- SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY _____ DATE _____
- NAME/TITLE _____
- NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA _____ DATE _____
- NAME/TITLE _____
- CHARTER COMMUNICATIONS _____ DATE _____
- NAME/TITLE _____
- TRUCKEE MEADOWS WATER AUTHORITY _____ DATE _____
- NAME/TITLE _____

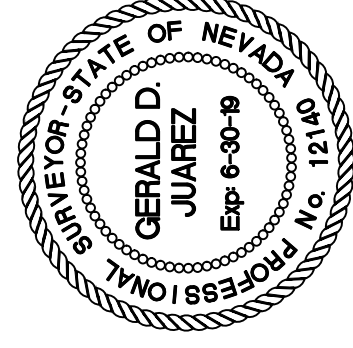


LOCATION MAP

(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

- I, GERALD D. JUAREZ, 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 SMITH FAMILY TRUST.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, CITY OF RENO, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 27, 2017.
- 3) THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



GERALD D. JUAREZ, P.L.S.
NEVADA CERTIFICATE NO. 12140

CITY CERTIFICATE:

APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT OF THE CITY OF RENO, WASHOE COUNTY, NEVADA THIS _____ DAY OF _____, 2017.

BY: _____
COMMUNITY DEVELOPMENT DIRECTOR

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS FINAL 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 _____

TAX CERTIFICATE:

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

A.P.N. 041-190-15

DATE _____

PRINT NAME/TITLE _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER OF RECORD OF SAID LAND; AND THAT THEY ARE THE ONLY OWNER OF SAID LANDS; THAT ALL OWNERS OF RECORD HAVE SIGNED THE FINAL MAP, AND THEREFORE THE PLAT IS CORRECT AND ACCURATE AND THAT THE LANDS DESCRIBED HEREON ARE IN THE STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

WESTERN TITLE COMPANY

BY: _____ DATE _____

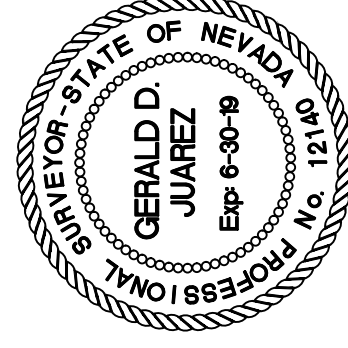
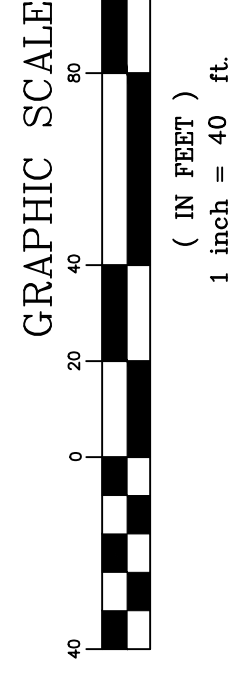
NAME/TITLE (PRINT) _____

FILE No. _____
FEE _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 20____ AT _____ MINUTES PAST _____ O'CLOCK _____ OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
COUNTY RECORDER LAWRENCE R. BURTNES
BY: _____ DEPUTY

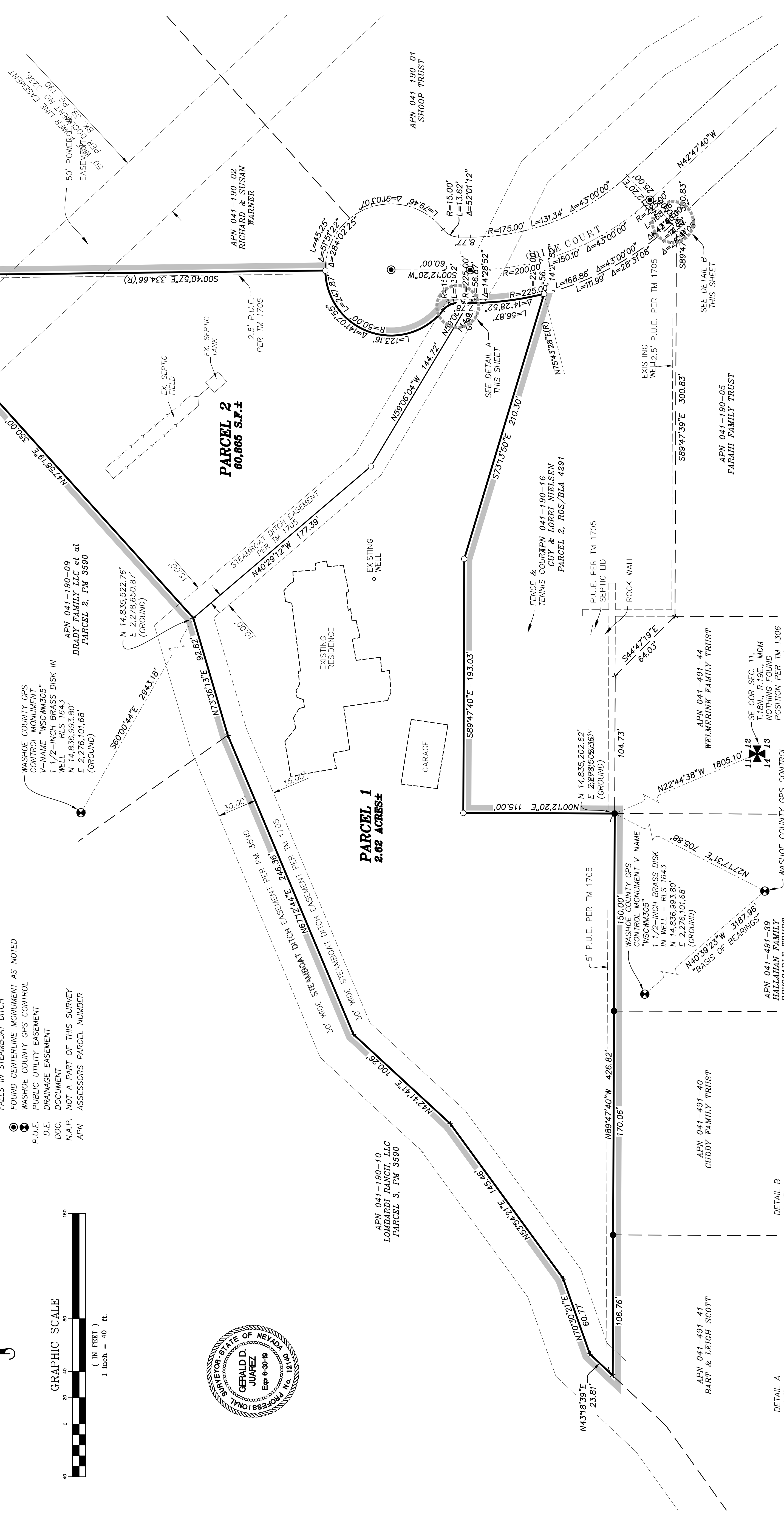
PARCEL MAP FOR
SMITH FAMILY TRUST
A DIVISION OF PARCEL 1
OF ROSIBLA MAP NO. 4291, FILE NO. 2922550
SITUATE WITHIN THE SE1/4 OF SECTION 11, T.18N., R.19E., MDM WASHOE COUNTY
DRAWN BY: GJ
DATE: 7/24/17
PROJ. CODE: S3DWCV
PROJ. #: 02
SHEET 1 OF 2
Manhard CONSULTING LTD.
3800 Dublin Blvd., Suite 101, Reno, NV 89501 | 775.786.8200 | manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Management • Environmental Sciences • Landscape Architecture • Planners

LEGEND

- PROJECT BOUNDARY
- NEW LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- SURVEY TIE
- SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR OR BRASS TAG "PLS 12140"
- DIMENSION POINT NOTHING FOUND OR SET
- FALLS IN STEAMBOAT DITCH
- FOUND CENTERLINE MONUMENT AS NOTED
- WASHOE COUNTY GPS CONTROL
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- DOC. DOCUMENT
- N.A.P. NOT A PART OF THIS SURVEY
- APN ASSESSORS PARCEL NUMBER



AREAS
 PARCEL 1 AREA = 2.02 ACRES±
 PARCEL 2 AREA = 60,866 S.F.±
 TOTAL AREA = 4.02 ACRES±

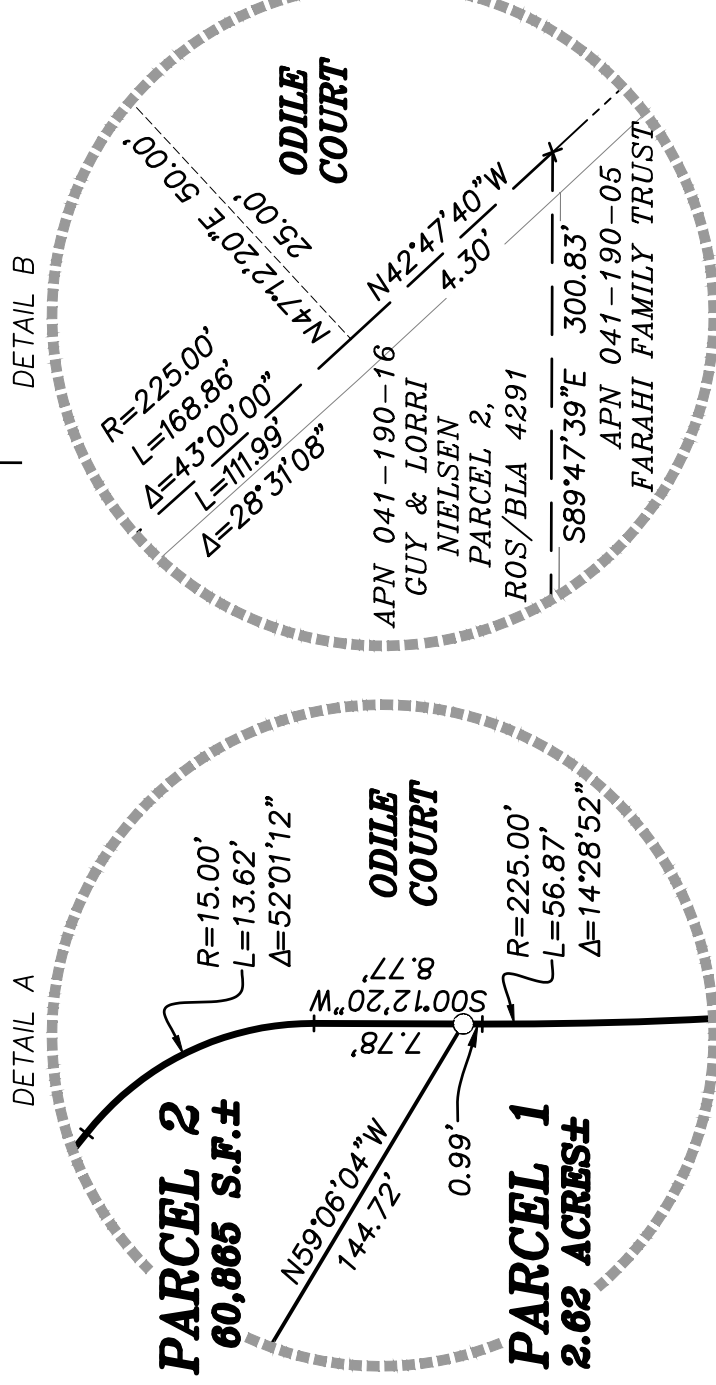


BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS MAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE BASED ON TIES TO WASHOE COUNTY GPS CONTROL POINTS 'NS33M01094' AND 'NS33M01100', HAVING A BEARING OF N01°49'09" E AS SHOWN HEREON.
 A COMBINED GRID TO GROUND FACTOR OF 1.000197339 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND.
 ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES.

REFERENCES

1. RECORD OF SURVEY MAP NO. 5373, RECORDED JANUARY 6, 2012.
2. DEED DOCUMENT NO. 3567160, RECORDED AUGUST 20, 2007.
3. DEED DOCUMENT NO. 4504600, RECORDED AUGUST 19, 2015.



SMITH FAMILY TRUST
 A DIVISION OF PARCEL 1
 SITUATE WITHIN THE SE 1/4 OF SECTION 11, T.18N., R.19E., MDM
 OF ROS/BLA MAP NO 4291, FILE NO. 2922550
 WASHOE COUNTY

Manhard CONSULTING LTD
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 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Management • Environmental Sciences • Landscape Architecture • Planning

NEVADA
 DRAWN BY: GJ
 DATE: 7/24/17
 PROJ. CODE: S3DWCV
 PROJ. #: 02
 SHEET 2 OF 2

