

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: Eastlake - 2nd Tentative Parcel Map			
Project Description: Division of APN 050-210-51, parcel 4, Parcel Map #5328.			
Project Address: 00 Eastlake Blvd.			
Project Area (acres or square feet): 44.86 ac.			
Project Location (with point of reference to major cross streets AND area locator): East side of Eastlake Blvd. directly south of the intersection of Eastlake Blvd. and U.S. Highway 395, in Washoe Valley.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-210-51	44.86		
Section(s)/Township/Range: S24 T17 R19			
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: Lake & Mountain Views, LLC.		Name: TEC Civil Engineering Consultants	
Address:		Address: 9437 Double Diamond Pkwy. #17, Reno, Nevada	
Zip: 89521		Zip: 89521	
Phone: 775.560.1718	Fax: 775.313.0066	Phone: 775.473.7276	Fax:
Email: merchantlegal@yahoo.com		Email: jgilles@tecreno.com	
Cell: 775.560.1718	Other:	Cell: 775.846.0164	Other:
Contact Person: Michael Merchant		Contact Person: Jason Gilles	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Lake & Mountain Views, LLC.		Name: TEC Engineering Consultants	
Address: 9222 Prototype Drive, Reno, Nevada		Address: 9437 Double Diamond Pkwy. #17, Reno, Nevada	
Zip: 89521		Zip: 89521	
Phone: 775.560.1718	Fax:	Phone: 775.473.7278	Fax:
Email: merchantlegal@yahoo.com		Email: cmcdonnell@tecreno.com	
Cell: 775.560.1718	Other:	Cell:	Other:
Contact Person: Michael Merchant		Contact Person: Charlie McDonnell	
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: Lake Mountain Views, LLC

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, Michael Merchant
(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): 050-210-51

Printed Name Michael Merchant (MANAGER)

Signed [Signature]

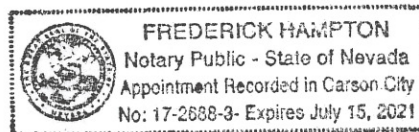
Address 405 Marsh Ave

Subscribed and sworn to before me this
13th day of JULY, 2018.

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

My commission expires: JULY 15, 2021

(Notary Stamp)



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

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

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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)?

Approx. 1300' south of the intersection of Eastlake Blvd. & Hwy 395, Washoe Valley.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-210-51	MDR	44.86

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

Undeveloped parcel.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	5.05 ac	5.02 ac	34.79 ac	
Minimum Lot Width	409.50'	493.00'	532.83'	

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

a. Sewer Service	Septic
b. Electrical Service/Generator	Municipal
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 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 type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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8. 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	

- 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):

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

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

N/A

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 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?

N/A

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 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?

N/A

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	Randal L. Briggs
Address	9437 Double Diamond Pkwy, #17, Reno, Nevada, 89521
Phone	
Cell	775.690.2966
E-mail	randalbriggs@gmail.com
Fax	
Nevada PLS #	7998

OWNER'S CERTIFICATE

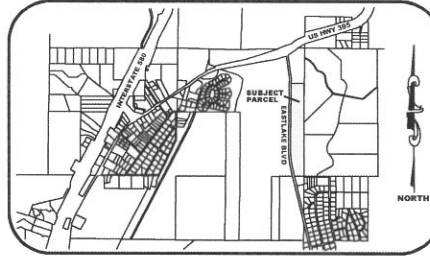
THIS IS TO CERTIFY THAT THE UNDERSIGNED, LAKE & MOUNTAIN VIEWS, LLC, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND THAT THE 20' DRAINAGE EASEMENTS, AND THE 10' PUBLIC UTILITY EASEMENTS SHOWN HEREON TO BE GRANTED PER THIS MAP ARE HEREBY GRANTED. PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED.

BY: _____ DATE _____
MICHAEL MERCHANT, LAKE & MOUNTAIN VIEWS, LLC.

STATE OF _____ S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018, MICHAEL MERCHANT, 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 _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS (EXCEPT DOC. NO. 4338413) AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

FLOOR TITLE OF NEVADA, INC.

BY: _____ DATE _____

NAME _____

TITLE _____

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS. 361A.285.

APN: 050-210-22 (REMAINDER OF PARCEL AS DIVIDED PER PARCEL MAP 5328)
WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY

BY: _____
NAME

BY: _____
TITLE

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

SURVEYOR'S CERTIFICATE

I, RANDAL L. BRIGGS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF LAKE & MOUNTAIN VIEWS, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN THE E 1/2 OF THE E 1/2 OF SECTION 24, T. 17 N., R. 19 E., M.D.M., AND THE SURVEY WAS COMPLETED ON AUGUST 3, 2018.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.
- 5) THIS MAP IS NOT IN CONFLICT WITH NRS 278.486.



RANDAL L. BRIGGS, P.L.S. 7990 _____ DATE _____
No. 7990 EXP. 12/31/18

SECURITY INTEREST HOLDER'S CERTIFICATE

POD ASSET GROUP, A CALIFORNIA GENERAL PARTNERSHIP, BENEFICIARY OF THE DEED OF TRUST RECORDED MAY 25, 2017 AS DOCUMENT NO. 4707263, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT PER DOCUMENT NO. _____, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY.

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY D/78/A NV ENERGY

BY: _____ DATE _____
NEVADA BELL TELEPHONE COMPANY D/81/A AT&T NEVADA

BY: _____ DATE _____
CHARTER COMMUNICATIONS

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFERER'S OR DESIGNATOR IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____ BY THE DIVISION DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.475.

MORA HALENSTEN _____ DATE _____
DIVISION DIRECTOR OF PLANNING AND BUILDING

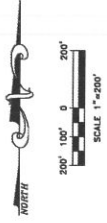
WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

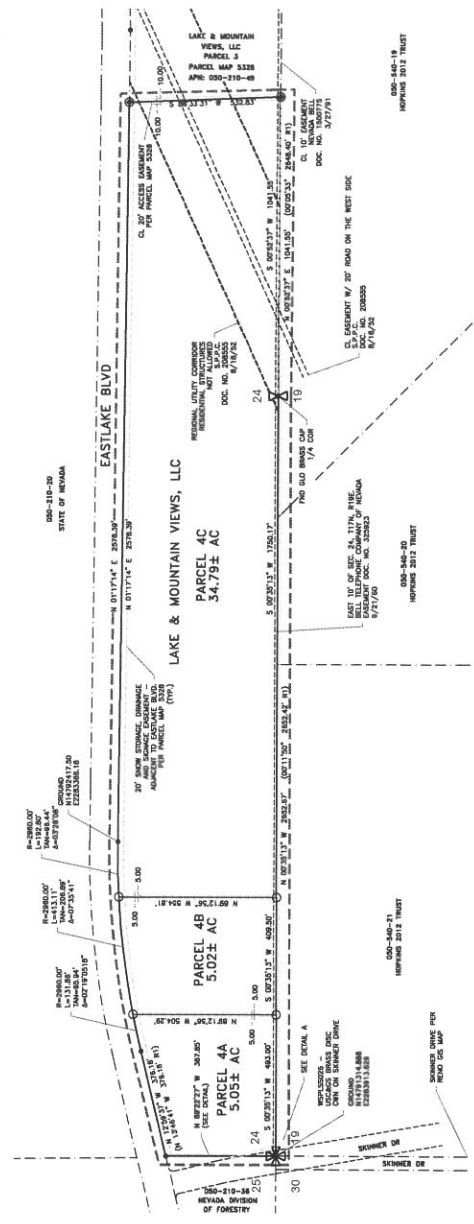
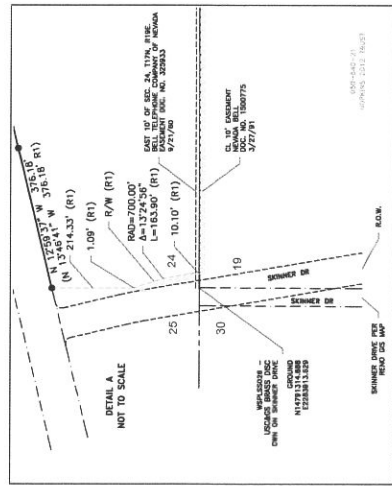
TOTAL AREA ±44.86 AC

FILE NO. _____	2nd PARCEL MAP	NEVADA
FEE _____	LAKE & MOUNTAIN VIEWS, LLC	SHEET
FILED FOR RECORD AT THE REQUEST OF _____	BEING A DIVISION OF APN: 050-210-51, PARCEL 4 OF PM 5328, DOC. #4788224	1
ON THIS _____ DAY OF _____	SITUATE WITHIN THE E 1/2 E 1/2 OF SECTION 24, T.17N., R.19E, M.D.M	OF
2018, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA	WASHOE COUNTY	2
LAWRENCE R. BURNESS COUNTY RECORDER	TEC CIVIL ENGINEERING CONSULTANTS	
BY: _____ DEPUTY	9437 DOUBLE DIAMOND PKWY, #17, Reno, NV (775)352-1800 Fax (775)355-7928	



GENERAL NOTES

1. NATURAL DRAINAGE SHALL NOT BE IMPROVED.
2. PARCELS 4A, 4B, AND 4C ARE EACH SUBJECT TO A REGIONAL SURFACE DRAINAGE EASEMENT, EXCLUDING EXISTING AND FUTURE BUILDING PAUS, PER PARCEL MAP 5326.
3. PARCELS 4A, 4B, AND 4C ARE SUBJECT TO 20' SNOW STORAGE, DRAINAGE AND STORAGE EASEMENTS, ADJACENT TO EASTLAKE BLVD, PER PARCEL MAP 5326.
4. PARCELS 4A, 4B, AND 4C ARE SUBJECT TO 20' SNOW STORAGE, DRAINAGE AND STORAGE EASEMENTS, ADJACENT TO EASTLAKE BLVD, PER PARCEL MAP 5326.
5. RESIDENTIAL STRUCTURES WILL NOT BE PERMITTED WITHIN 150' OF THE CENTERLINE OF THE REGIONAL UTILITY CORRIDOR AS DEPICTED BY DOCUMENT # 0808.
6. DRAINAGE EASEMENTS ARE HEREBY GRANTED 20' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
7. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIST THEREON, TO BE EXERCISED BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
8. PARCELS 4A, 4B, AND 4C ARE SUBJECT TO 20' SNOW STORAGE, DRAINAGE AND STORAGE EASEMENTS, ADJACENT TO EASTLAKE BLVD, PER PARCEL MAP 5326.
9. PARCELS 4A, 4B, AND 4C ARE SUBJECT TO 20' SNOW STORAGE, DRAINAGE AND STORAGE EASEMENTS, ADJACENT TO EASTLAKE BLVD, PER PARCEL MAP 5326.



REFERENCES

- (1) RECORD OF SURVEY MAP 2433, RECORDED AS DOC. 15192899
- (2) RECORD OF SURVEY MAP 3146, RECORDED AS DOC. 2430602
- (3) RECORD OF SURVEY MAP 5326, RECORDED AS DOC. 4788224 FEBRUARY 7, 2016.

LEGEND

- SET PROPERTY CORNER PLS 7986
- RECORD PROPERTY CORNER PLS 7986
- RECORD PROPERTY CORNER PLS 7986
- RECORD PROPERTY CORNER PLS 7986
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- SUBJECT PARCEL BOUNDARY
- RECORD INFORMATION (BEARING & DISTANCE)
- (RT) FOR R/L/S (DOC. 1078383)

BASIS OF BEARING

THE BASIS OF BEARINGS AND DISTANCES FOR THIS SURVEY IS THE REGIONAL UTILITY CORRIDOR CENTERLINE, AS SHOWN ON THE REGIONAL UTILITY CORRIDOR CENTERLINE MAP, AS FILED WITH THE MARICOPA COUNTY RECORDS OFFICE, MARICOPA COUNTY, ARIZONA, ON 08/11/2016.

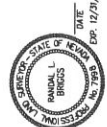
BASIS OF ELEVATION

THE BASIS OF ELEVATION FOR THIS SURVEY IS NAVD 83.

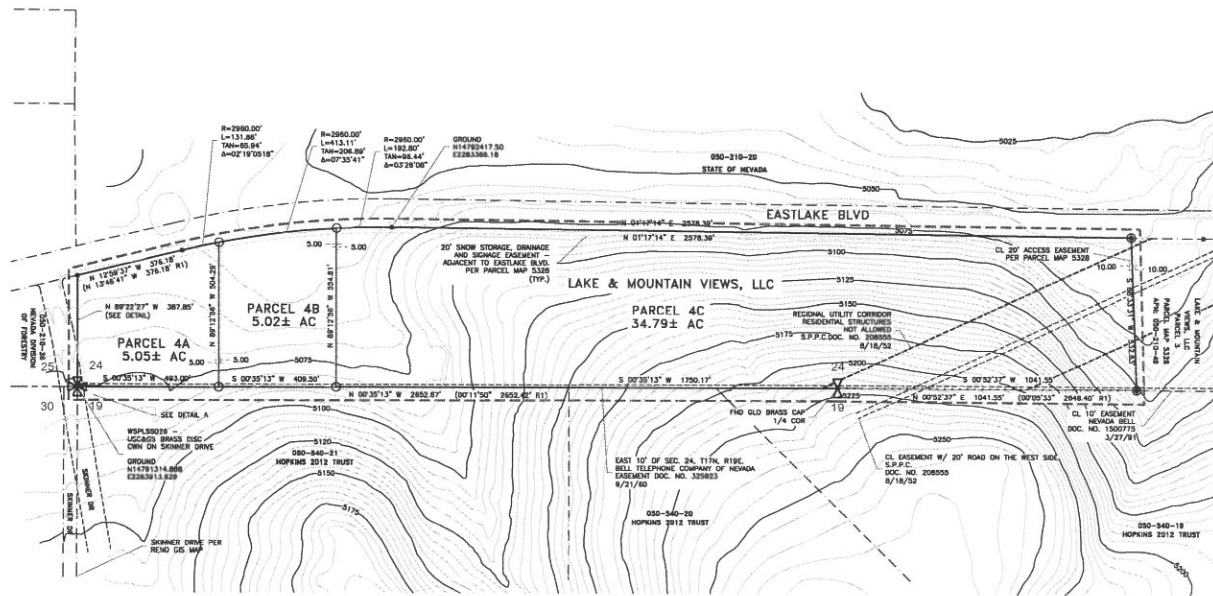
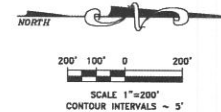
PARCEL AREA SUMMARY

PARCEL 4A	5.02 AC
PARCEL 4B	5.02 AC
PARCEL 4C	5.02 AC
TOTAL	15.06 AC

2nd PARCEL MAP
LAKE & MOUNTAIN VIEWS, LLC
 BEING A DIVISION OF APRC 050-210-31, PARCEL 4 OF PM 5326, DOC. #1788224
 SITUATE WITHIN THE E 1/2 E 1/2 OF SECTION 24, T.17N., R.19E., S.40M.
 MARICOPA COUNTY, ARIZONA



SHEET	2	OF	2
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TOPOGRAPHIC EXHIBIT

NATURAL DRAINAGE SHALL NOT BE IMPEDED.

PARCEL AREA SUMMARY	
PARCEL 4A	5.05 AC
PARCEL 4B	5.02 AC
PARCEL 4C	34.72 AC
TOTAL	44.88 AC

	2nd PARCEL MAP FOR LAKE & MOUNTAIN VIEWS, LLC <small>BEING A DIVISION OF APN# 050-210-21, PARCEL 4 OF PM 5328, DOC. #4786334 SITUATE WITHIN THE E 1/2 E 1/2 OF SECTION 24, T.17N., R.19E., M.D.M.</small>		SHEET 1 OF 7
	WASHINGTON COUNTY TEC CIVIL ENGINEERING CONSULTANTS <small>9437 DOUBLE DIAMOND PKWY. #171, RENO, NV (775)352-7800 FAX (775)352-7429</small>		

OWNER'S CERTIFICATE

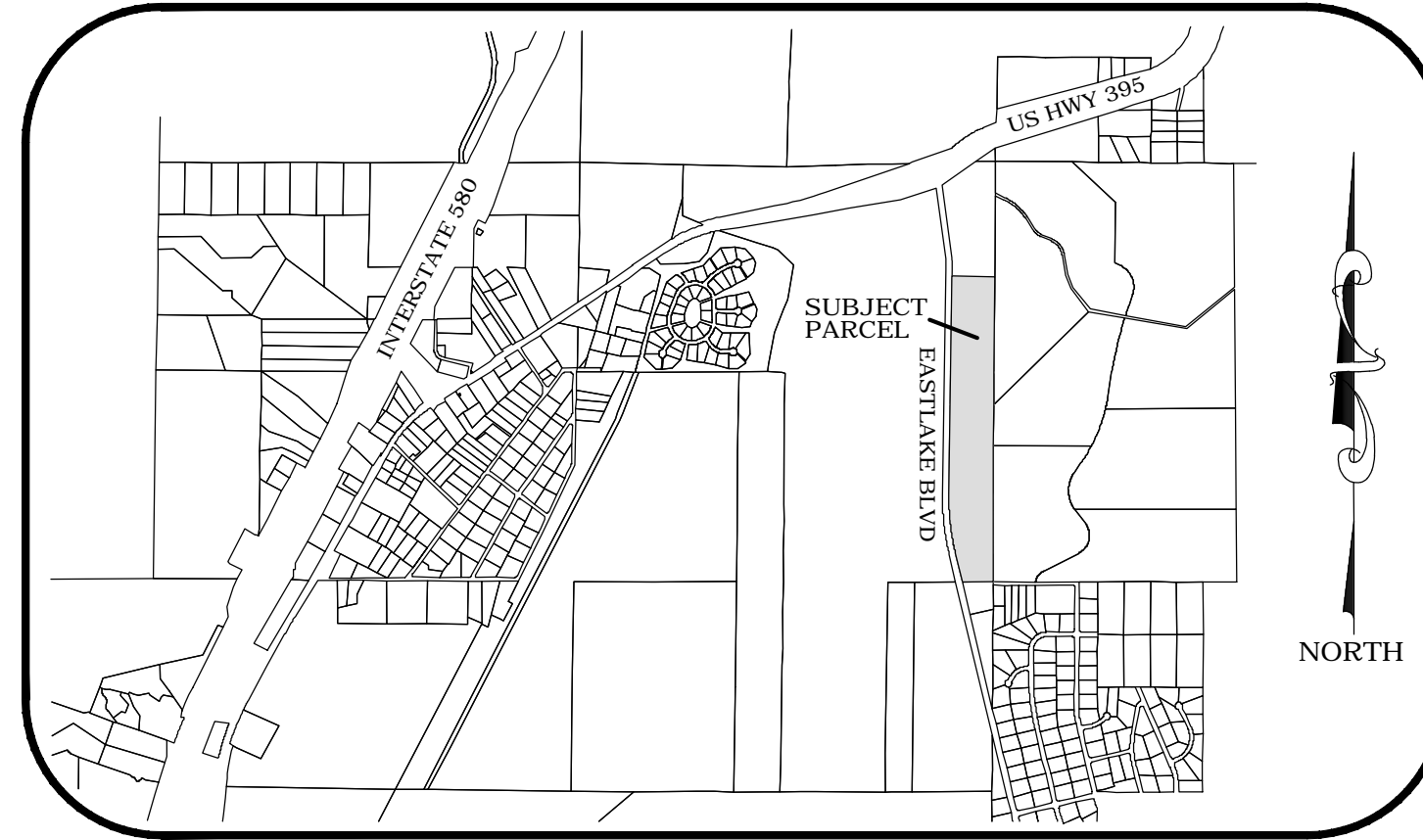
THIS IS TO CERTIFY THAT THE UNDERSIGNED, LAKE & MOUNTAIN VIEWS, LLC., IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND THAT THE 20' DRAINAGE EASEMENTS, AND THE 10' PUBLIC UTILITY EASEMENTS SHOWN HEREON TO BE GRANTED PER THIS MAP ARE HEREBY GRANTED. PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED.

BY: _____ DATE _____
MICHAEL MERCHANT, LAKE & MOUNTAIN VIEWS, LLC.

STATE OF _____ S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018, MICHAEL MERCHANT, 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 _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

TITLE COMPANY CERTIFICATE

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TICOR TITLE OF NEVADA, INC.

BY: _____ DATE _____

NAME _____

TITLE _____

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

APN: 050-210-22 (REMAINDER OF PARCEL AS DIVIDED PER PARCEL MAP 5328)
WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY

BY: _____ NAME _____

BY: _____ TITLE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

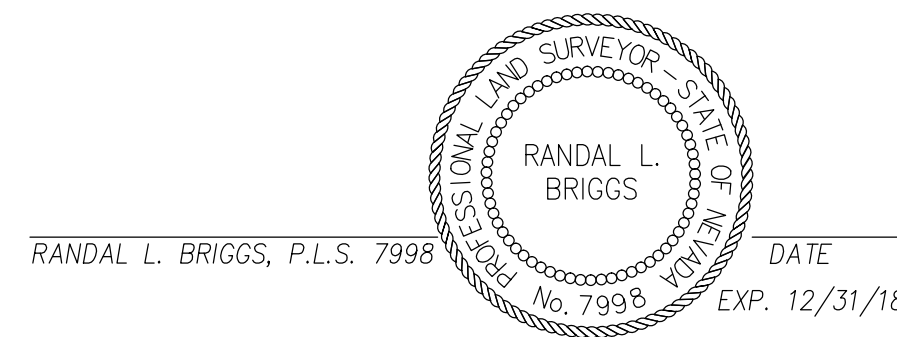
THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

SURVEYOR'S CERTIFICATE

I, RANDAL L. BRIGGS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF LAKE & MOUNTAIN VIEWS, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN THE E 1/2 OF THE E 1/2 OF SECTION 24, T. 17 N., R. 19 E., M.D.M., AND THE SURVEY WAS COMPLETED ON AUGUST 3, 2016.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.
- 5) THIS MAP IS NOT IN CONFLICT WITH NRS 278.466.



RANDAL L. BRIGGS, P.L.S. 7998 _____ DATE _____ EXP. 12/31/18

SECURITY INTEREST HOLDER'S CERTIFICATE

POD ASSET GROUP, A CALIFORNIA GENERAL PARTNERSHIP, BENEFICIARY OF THE DEED OF TRUST RECORDED MAY 25, 2017 AS DOCUMENT NO. 4707243, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT PER DOCUMENT NO. _____, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY.

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY

BY: _____ DATE _____
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA

BY: _____ DATE _____
CHARTER COMMUNICATIONS

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

MOJRA HAUENSTEIN _____ DATE _____
DIVISION DIRECTOR OF PLANNING AND BUILDING

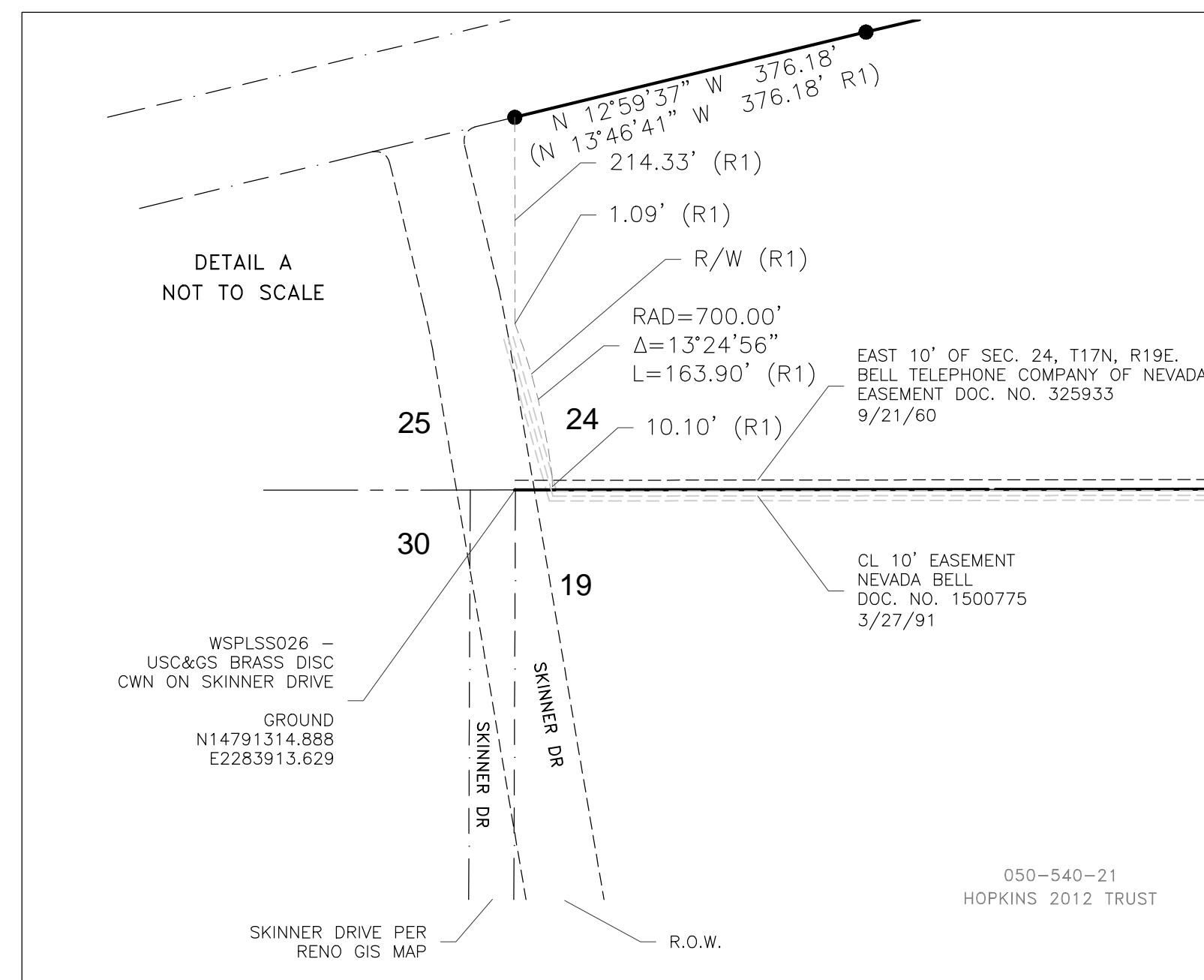
WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

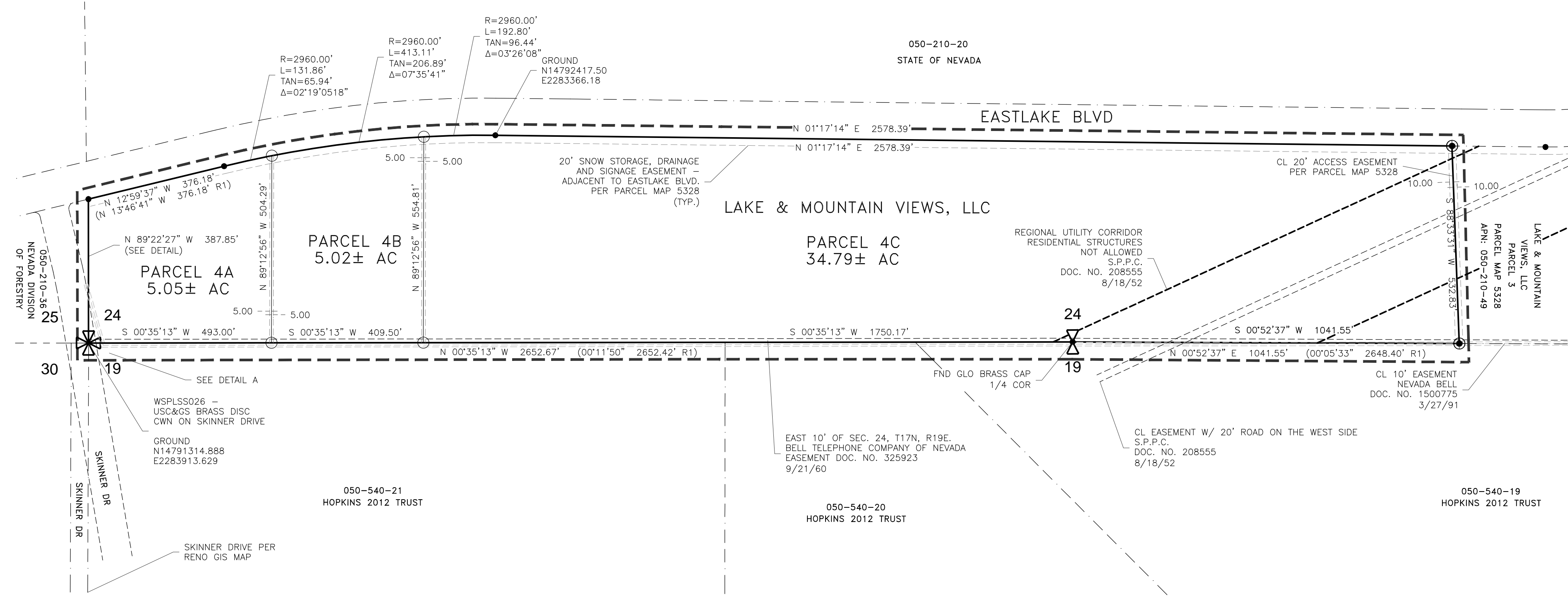
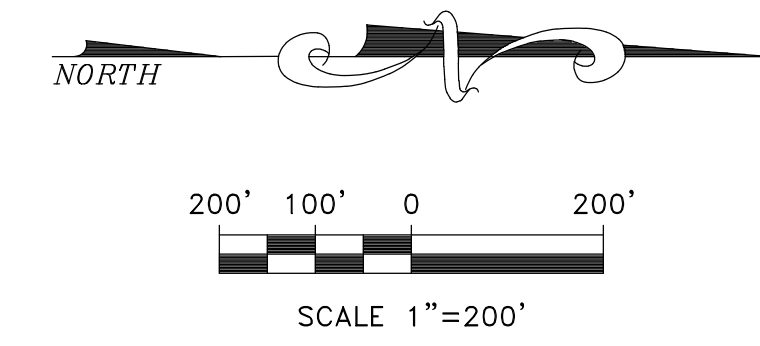
TOTAL AREA ±44.86 AC

FILE NO. _____ FEE: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 2018, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA LAWRENCE R. BURTNESSE COUNTY RECORDER BY: _____ DEPUTY	<p>2nd PARCEL MAP FOR LAKE & MOUNTAIN VIEWS, LLC BEING A DIVISION OF APN: 050-210-51, PARCEL 4 OF PM 5328, DOC. #4786224 SITUATE WITHIN THE E 1/2 E 1/2 OF SECTION 24, T.17N., R.19E, M.D.M WASHOE COUNTY NEVADA</p> <p>TEC CIVIL ENGINEERING CONSULTANTS 9437 DOUBLE DIAMOND PKWY, #17, RENO, NV (775)352-7800 Fax(775)352-7929</p>	<p>SHEET 1 OF 2</p>
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GENERAL NOTES

- NATURAL DRAINAGE SHALL NOT BE IMPEDED.
- PARCELS 4A, 4B, AND 4C ARE EACH SUBJECT TO A RECIPROCAL SURFACE DRAINAGE EASEMENT, EXCLUDING EXISTING AND FUTURE BUILDING PADS, PER PARCEL MAP 5328.
- PARCELS 4A, 4B, AND 4C ARE SUBJECT TO 20' SNOW STORAGE, DRAINAGE AND SIGNAGE EASEMENTS, ADJACENT TO EASTLAKE BLVD, PER PARCEL MAP 5328.
- PARCEL 4C IS SUBJECT TO A 20' RECIPROCAL ACCESS EASEMENT GRANTED FOR THE BENEFIT OF PARCELS 4C AND APN 050-210-49 (PARCEL 3 OF PARCEL MAP 5328), CENTERED ON THE PARCEL LINE OF PARCELS 4C AND APN 050-210-49.
- RESIDENTIAL STRUCTURES WILL NOT BE PERMITTED WITHIN 150' OF THE CENTERLINE OF THE REGIONAL UTILITY CORRIDOR AS DENOTED BY DOCUMENT # 208555.
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
- DRAINAGE EASEMENTS ARE HEREBY GRANTED 20' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICED FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
- ANY FUTURE PARCEL MAPS OR PROPOSALS TO DEVELOP PARCEL 4C WILL REQUIRE DEVELOPMENT WITH PARCELS OF A MINIMUM OF 5 ACRES SERVED BY ON-SITE SEWAGE DISPOSAL, UNLESS MUNICIPAL SEWER IS AVAILABLE FOR THE ENTIRE DEVELOPMENT, PER WASHOE COUNTY ENVIRONMENTAL HEALTH SERVICES.



REFERENCES

- RECORD OF SURVEY MAP 2433, RECORDED AS DOC. 1579269 JUNE 15, 1992.
 - RECORD OF SURVEY MAP 3748, RECORDED AS DOC. 2430602 MARCH 15, 2000.
 - PARCEL MAP 5328, RECORDED AS DOC. 4786224 FEBRUARY 7, 2018.
- REFERENCED DOCUMENTS ARE RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY OF WASHOE, STATE OF NEVADA.

LEGEND

- SET PROPERTY CORNER PLS 7998
- RECORD PROPERTY CORNER PLS 7998
- RECORD PROPERTY CORNER ROS NO. 2433
- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - SUBJECT PARCEL BOUNDARY
- (R1) RECORD INFORMATION (BEARING & DISTANCE) PER R.O.S. 2433 (DOC. 1579269)

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/94, BASED UPON MEASUREMENTS TAKEN TO GPS CONTROL POINTS, ON FILE WITH THE WASHOE COUNTY ENGINEERING OFFICE.

COORDINATES SHOWN ARE GROUND, TO CONVERT TO GRID DIVIDE BY THE WASHOE COUNTY MODIFIED GRID COMBINED FACTOR OF 1.000197939.

BASIS OF ELEVATION

THE BASIS OF ELEVATION FOR THIS SURVEY IS NAVD 88.

PARCEL AREA SUMMARY

PARCEL 4A	5.05 AC
PARCEL 4B	5.02 AC
PARCEL 4C	34.79 AC
TOTAL	44.86 AC

2nd PARCEL MAP
FOR
LAKE & MOUNTAIN VIEWS, LLC

BEING A DIVISION OF APN: 050-210-51, PARCEL 4 OF PM 5328, DOC. #4786224 SITUATE WITHIN THE E 1/2 E 1/2 OF SECTION 24, T.17N., R.19E, M.D.M

WASHOE COUNTY NEVADA

TEC
CIVIL ENGINEERING CONSULTANTS

9437 DOUBLE DIAMOND PKWY, #17, RENO, NV
(775)352-7800 Fax(775)352-7929

DATE	SHEET
EXP. 12/31/18	2
	OF
	2