

## 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.

- N/A* 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: Parcel Map for Jackpot Trust U/D/T			
Project Description: A division of Parcel 4-A of the Boundary Line Adjustment for Ipsen and Dow described in Doc. 5030985 and shown on Record of Survey Map #6158, Official Records, into two (2) 1/2-acre lots.			
Project Address: 14415 Sitting Bull Circle, Washoe County, Nevada 89521			
Project Area (acres or square feet): 43,589 square feet			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The lot fronts Sitting Bull Circle and Huron Trail, approximately 3,300 feet east of the intersection of Toll Road and Geiger Grade.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
016-592-28	1.00		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). WBLA19-017			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Jackpot Trust U/D/T		Name: MAPCA Surveys, Inc.	
Address: 18124 Wedge Parkway Unit 427		Address: 580 Mt. Rose Street	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89509
Phone:	Fax:	Phone: 775.432.2067	Fax:
Email: dgdow@yahoo.com		Email: bedard@mapcasurveys.com	
Cell: 415.235.8636	Other:	Cell: 775.741.7898	Other:
Contact Person: David Dow		Contact Person: James Bedard, PLS	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Owner		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		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:** David Dow

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, David Dow, as Trustee of the Jackpot Trust U/D/T dated August 29, 2006  
(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): 016-592-28

Printed Name DAVID DOW

Signed [Signature]

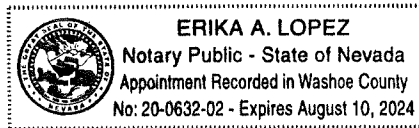
Address 15700 MINNETONKA  
RENO NV 89521

Subscribed and sworn to before me this 21<sup>st</sup> day of September, 2021.

(Notary Stamp)

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

My commission expires: 8.10.2024



\*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

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
Collection Cart	0	\$0.00		

**Pay Online**

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
01659228	Active	9/20/2021 1:38:32 AM

**Current Owner:**  
 JACKPOT TRUST  
  
 18124 WEDGE PKWY UNIT 427  
 RENO, NV 89511

**SITUS:**  
 14415 SITTING BULL CIR  
 WASHOE COUNTY NV

**Taxing District**  
 4000

**Geo CD:**

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2021</a>	\$474.26	\$474.26	\$0.00	\$0.00	\$0.00
<a href="#">2020</a>	\$444.30	\$444.30	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Disclaimer**

- **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.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**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



## 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)?

14415 Sitting Bull Circle, approximately 300 feet southerly from the intersection of Sioux Trail and Sitting Bull Circle.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
016-592-28	Single Family Residence	1.00

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

The lot is currently vacant. The sloped lot fronts both Sitting Bull Circle and the cul-de-sac on Huron Trail.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	21,786 s.f.	21,802 s.f.		
Proposed Minimum Lot Width	137 ft.	135 ft.		

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	n/a	n/a		
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
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6. Utilities:

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

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:	Truckee Meadows Water Authority



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

a. Sewage System Type:

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

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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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):

Additional water rights will be purchased on the open market, if required.
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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.
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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.
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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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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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.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A
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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.
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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?

Southeast Planning Area. 1/2 acre lots required. The parcel map is in compliance.
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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.
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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.

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

N/A
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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?

N/A

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?

N/A

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?

N/A

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?

N/A

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?

N/A

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

N/A

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?

N/A

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

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

N/A
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28. Surveyor:

Name	James Bedard
Address	580 Mt. Rose Street
Phone	775.432.2067
Cell	775.741.7898
E-mail	bedard@mapcasurveys.com
Fax	
Nevada PLS #	17044

## EXHIBIT "C"

### DESCRIPTION OF PRIVATE SEWER EASEMENT

A portion of Lot 4A shown on that Record of Survey in support of a Boundary Line Adjustment map 6158, recorded May 19, 2020 as File No. 5030986, official Records of Washoe County, Nevada, situate in the Northeast 1/4 of Section 27, Township 18 North, Range 20 East, Mount Diablo Base & Meridian, County of Washoe, State of Nevada, described as follows:

COMMENCING at a 5/8" rebar with 2" aluminum cap marking the North 1/4 Corner of said Section 27;

THENCE South 00°42'49" West, along the center of section line, a distance of 2096.69 feet, to the northwest corner of Lot 3A show on said map;

THENCE along the westerly line of said Lots 3A and 4A, South 24°41'55" East, a distance of 141.56 feet to the northerly right-of way of Huron Trail, being a point on a 45.00-foot radius curve to the right;

THENCE departing said westerly line, along said right-of-way, along the arc of said curve, from a tangent which bears North 49°58'53" East, an arc length of 92.08 feet through a central angle of 117°14'44" to the southwest corner of said Lot 4A, marked by an iron pipe capped "PLS 8321", being the POINT OF BEGINNING;

THENCE along said right-of-way, along the arc of a 45.00-foot radius curve to the left, from a tangent which bears North 12°46'23" West, a distance of 8.04 feet, through a central angle of 10°14'23";

THENCE departing said right-of-way, North 77°11'42" East, a distance of 141.65 feet;

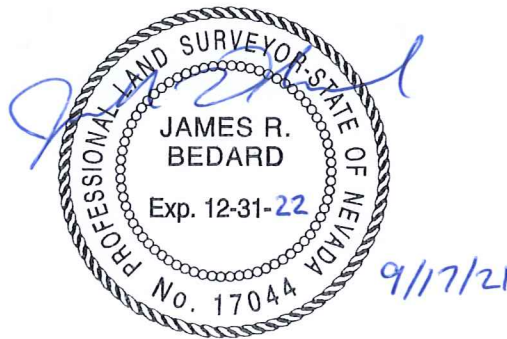
THENCE South 30°57'26" East, a distance of 8.42 feet, to a point on the southerly line of said Lot 4A;

Thence along said southerly line, South 77°11'42" West, a distance of 143.56 feet, to the POINT OF BEGINNING.

Containing 1,140 square feet, more or less.

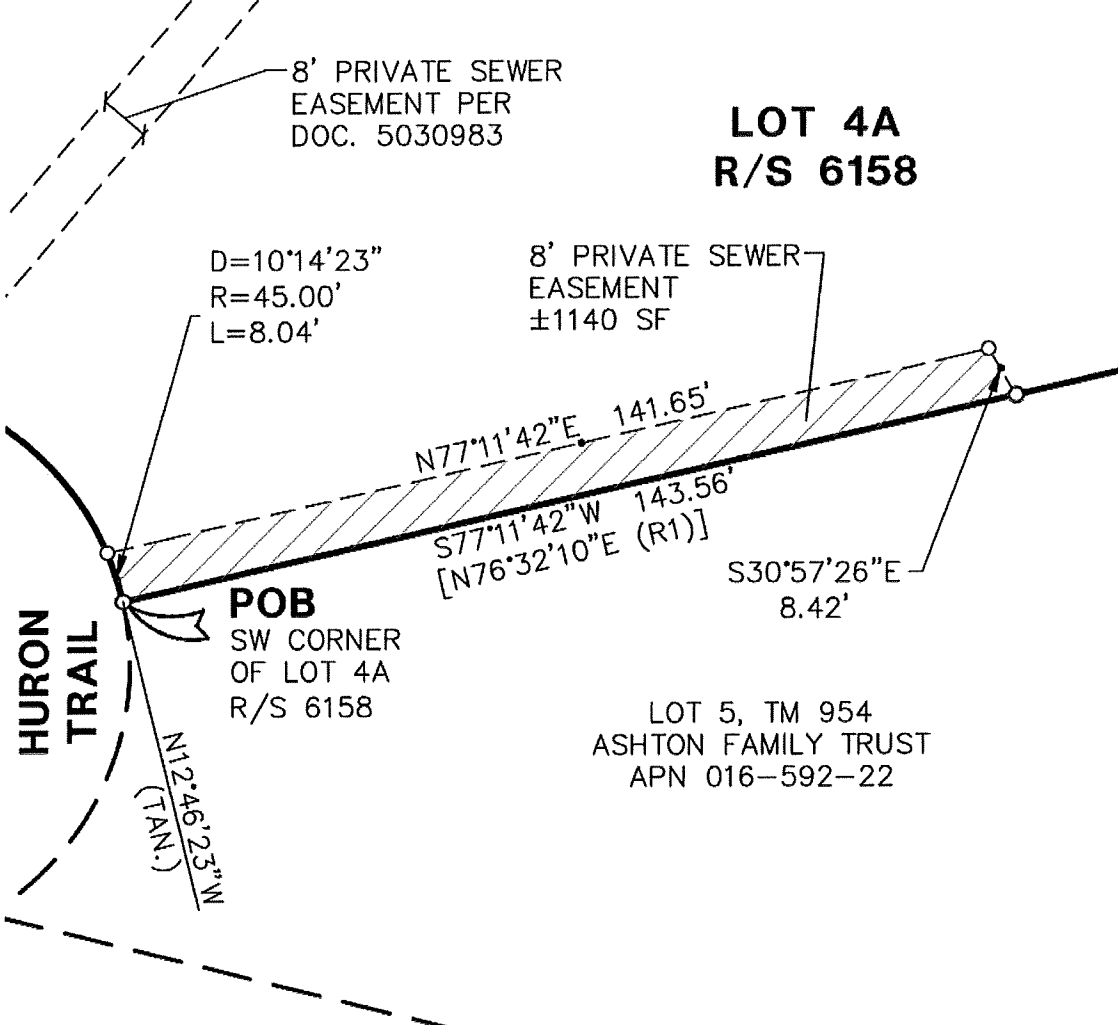
BASIS OF BEARINGS: Grid North, NAD83 (94 HARN) Nevada State Plane Coordinate System, West Zone, based on GPS observations using corrections from the Washoe County Continuously Operating Reference Station (CORS) "NW Reno".

James R. Bedard  
Nevada PLS 17044  
on behalf of MAPCA Surveys, Inc.  
580 Mount Rose St.  
Reno, Nevada 89509  
(775) 432-2067



**BASIS OF BEARING**

GRID NORTH, NAD83(94) NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON GPS OBSERVATIONS USING CORRECTIONS FROM THE WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "NW RENO".



(R1) TM 954, OFFICIAL PLAT OF VIRGINIA FOOTHILLS SUBDIVISION UNIT NO. 6, RECORDED APRIL 27, 1965 AS FILE NO. 26749, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.



SCALE:  
1"=30'

**EXHIBIT D  
PRIVATE SEWER EASEMENT EXHIBIT  
PARCEL MAP FOR JACKPOT TRUST**

WASHOE COUNTY - NEVADA  
NORTHEAST 1/4 OF SECTION 27  
T.18N., - R.20E., M.D.M

9.7.2021

PARCEL MAP FOR JACKPOT TRUST  
14415 SITTING BULL CIRCLE, WASHOE COUNTY, NEVADA  
APN 016-592-28

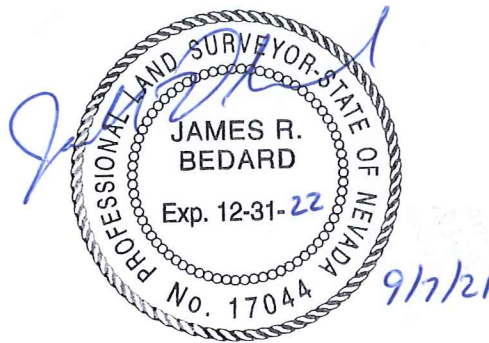
LOT CLOSURE CALCULATIONS

Prepared for:

David Dow, Trustee  
18124 Wedge Parkway, Unit 427  
Reno, Nevada 89511

Prepared by:

MAPCA Surveys, Inc.  
James Bedard, PLS  
580 Mt. Rose Street  
Reno, Nevada 89509



Lot Closure Report - Lot : JACKPOT

=====

Starting location (North, East) = ( 14820568.351, 2302707.589 )

(In the table below, the Length of Curves refers to the chord length.

and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N73°17'18"E	219.000	No	14820631.325	2302917.339
2	Line	N48°47'16"E	107.850	No	14820702.382	2302998.472
3	Line	S28°34'48"E	191.810	No	14820533.944	2303090.231
4	Line	S77°11'42"W	283.430	No	14820471.127	2302813.850
5	Curve	288°36'15"	76.838	No	14820495.640	2302741.027

ARC= 92.084, RAD= 45.000, DELTA= 117°14'44"

BC\_TO\_RAD= S77°13'37"W

RAD\_TO\_EC= N40°01'07"W

SUBTRACT\_ARC\_AREA = 1171.734

6	Line	N24°41'55"W	80.030	No	14820568.349	2302707.587
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Ending location (North, East) = ( 14820568.349, 2302707.587 )

Total Distance : 974.204

Total Traverse Stations : 7

Misclosure Direction : N51°35'55"E (from ending location to starting location)

Misclosure Distance : 0.003

Error of Closure : 1:365603.9

AREA : 43588.717 sq. ft. (straight segment added to close traverse)

= 1.000659 Acres

\*\*\*\*\*

Lot Closure Report - Lot : Lot 4A-1

=====

Starting location (North, East) = ( 14820621.020, 2302883.017 )

(In the table below, the Length of Curves refers to the chord length.

and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N73°17'18"E	35.840	No	14820631.326	2302917.343
2	Line	N48°47'16"E	107.850	No	14820702.383	2302998.476
3	Line	S28°34'48"E	191.810	No	14820533.945	2303090.235
4	Line	S77°11'42"W	139.870	No	14820502.945	2302953.844
5	Line	N30°57'26"W	137.690	No	14820621.021	2302883.016

Ending location (North, East) = ( 14820621.021, 2302883.016 )

Total Distance : 613.060

Total Traverse Stations : 6

Misclosure Direction : S28°06'15"E (from ending location to starting location)

Misclosure Distance : 0.002

Error of Closure : 1:388651.5

AREA : 21805.262 sq. ft. (straight segment added to close traverse)

= 0.500580 Acres

\*\*\*\*\*



Lot Closure Report - Lot : Lot 4A-2

=====

Starting location (North, East) = ( 14820568.351, 2302707.589 )

(In the table below, the Length of Curves refers to the chord length.

and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N73°17'18"E	183.160	No	14820621.019	2302883.013
2	Line	S30°57'26"E	137.690	No	14820502.943	2302953.841
3	Line	S77°11'42"W	143.560	No	14820471.125	2302813.851
4	Curve	288°36'15"	76.838	No	14820495.639	2302741.028

ARC= 92.084, RAD= 45.000, DELTA= 117°14'44"

BC\_TO\_RAD= S77°13'37"W

RAD\_TO\_EC= N40°01'07"W

SUBTRACT\_ARC\_AREA = 1171.734

5 Line N24°41'55"W 80.030 No 14820568.348 2302707.588

Ending location (North, East) = ( 14820568.348, 2302707.588 )

Total Distance : 636.524

Total Traverse Stations : 6

Misclosure Direction : N23°49'21"E (from ending location to starting location)

Misclosure Distance : 0.003

Error of Closure : 1:191128.6

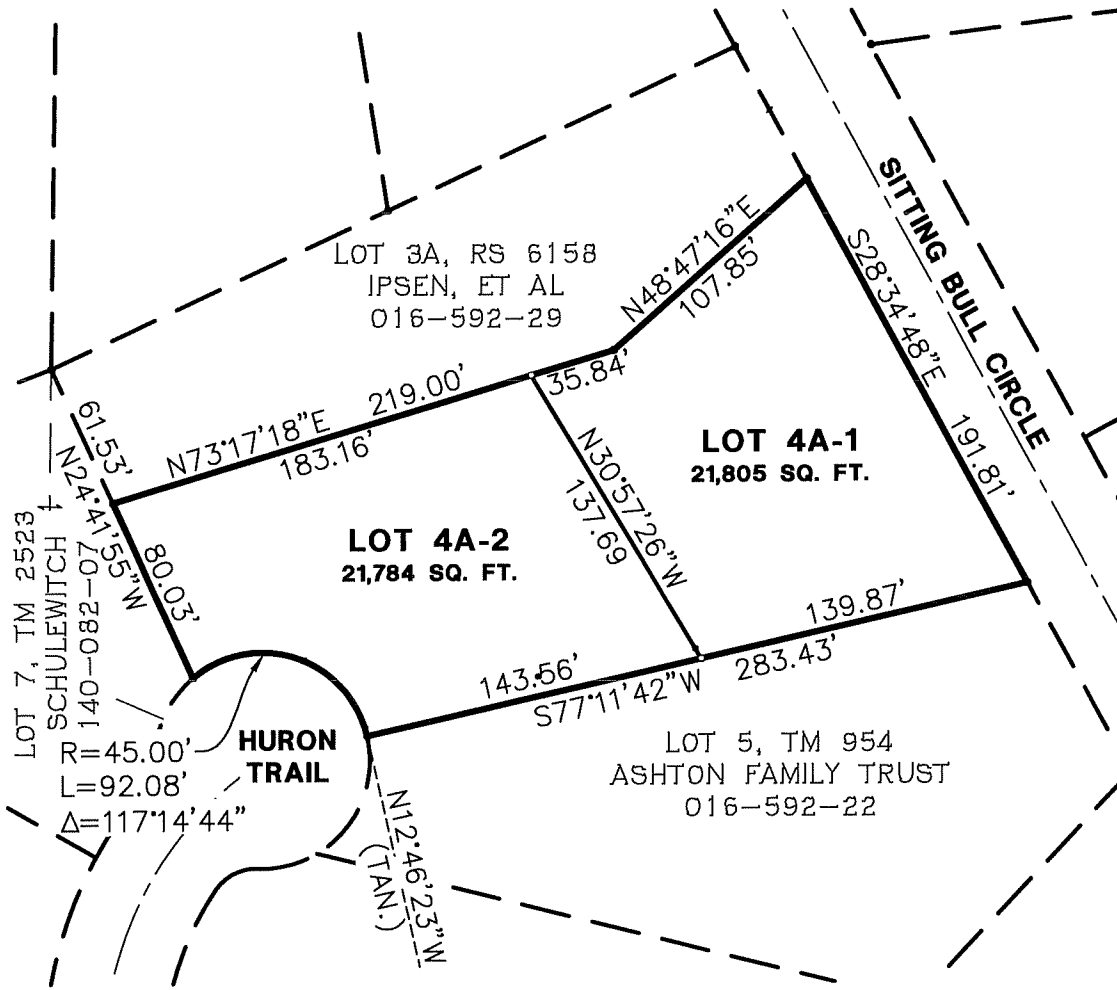
AREA : 21783.738 sq. ft. (straight segment added to close traverse)

= 0.500086 Acres

\*\*\*\*\*

**BASIS OF BEARING**

GRID NORTH, NAD83(94) NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON GPS OBSERVATIONS USING CORRECTIONS FROM THE WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "NW RENO".



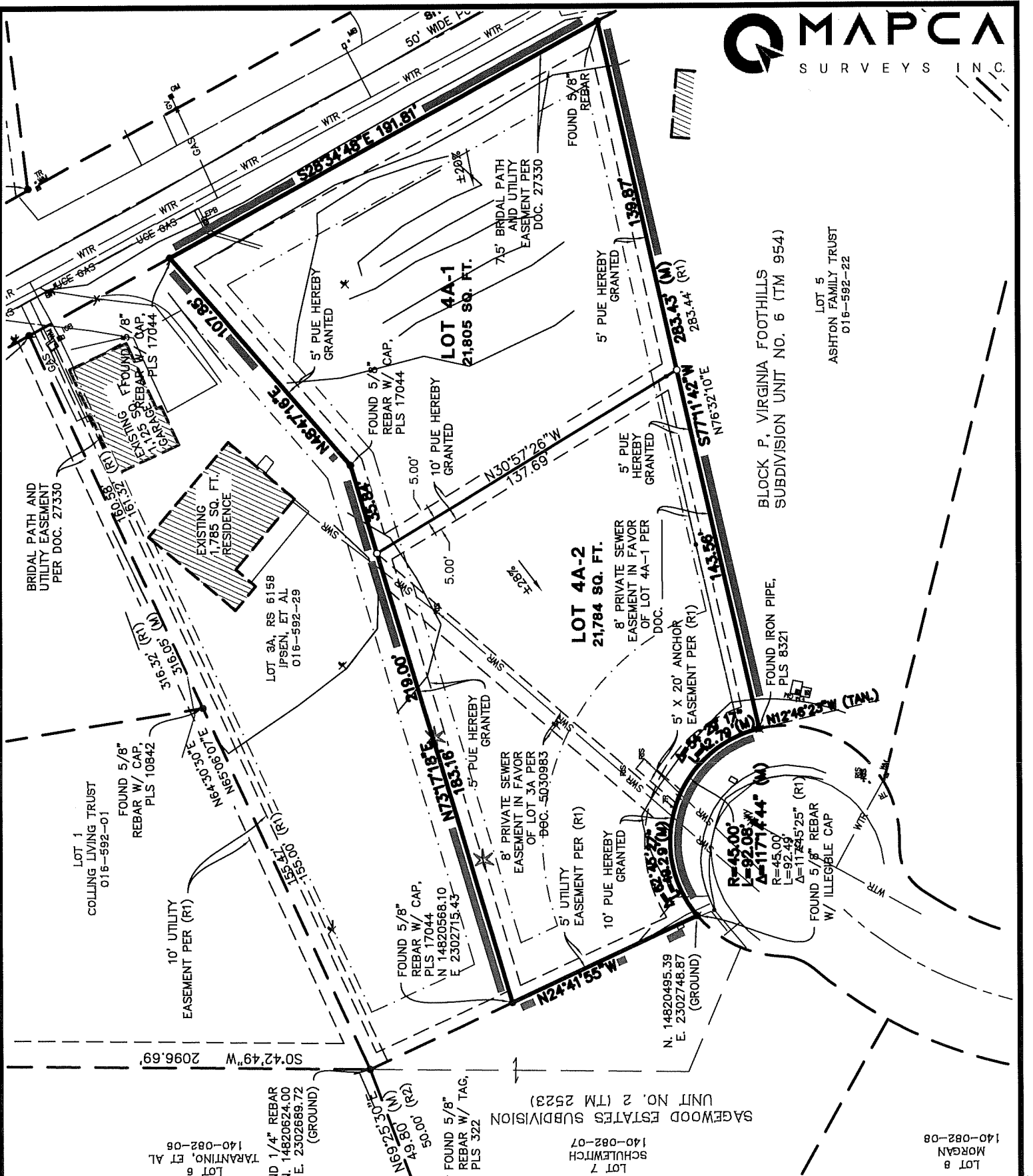
(R1) TM 954, OFFICIAL PLAT OF VIRGINIA FOOTHILLS SUBDIVISION UNIT NO. 6, RECORDED APRIL 27, 1965 AS FILE NO. 26749, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.



SCALE:  
1"=80'

**EXHIBIT E  
PARCEL EXHIBIT  
PARCEL MAP FOR JACKPOT TRUST**

WASHOE COUNTY - NEVADA  
NORTHEAST 1/4 OF SECTION 27  
T.18N., - R.20E., M.D.M

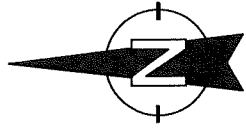


LOT 5  
ASHTON FAMILY TRUST  
016-592-22

BLOCK P, VIRGINIA FOOTHILLS  
SUBDIVISION UNIT NO. 6 (TM 954)

**SITE MAP**  
**PARCEL MAP FOR JACKPOT TRUST**

WASHOE COUNTY - NEVADA  
NORTHEAST 1/4 OF SECTION 27  
T.18N., - R.20E., M.D.M



SCALE:  
1"=50'

6158

RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR IPSEN AND DOW

LOTS 3 & 4, BLOCK "P", VIRGINIA FOOTHILLS SUBDIVISION UNIT NO. 6, WITHIN THE NE 1/4 OF SECTION 27, T.18 N. - R.20 E., M.D.B.&M. WASHOE COUNTY, NEVADA

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS SHOWN ON THIS RECORD OF SURVEY 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 HEREON;
3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENTS PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.360, INCLUSIVE;
4. ALL PROPERTY TAXES ON THE LAND FOR THE CURRENT 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 OR THE TRANSFER OF LAND;
6. WE AGREE TO ACCEPT ANY DRAINAGE ONTO THEIR PROPERTY RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT.

David Dow 4/2/20
TRUSTEE JACKPOT TRUST u/d/t DATED AUGUST 29, 2006
Christopher G. Ipsen 4-2-20
Jennifer Hallett 4-2-20

NOTARY CERTIFICATE

STATE OF Nevada
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2 DAY OF April, 2020, BY DAVID DOW AS TRUSTEE OF THE JACKPOT TRUST u/d/t DATED AUGUST 29, 2006.

Nora Holliday
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 09-43912-0 - Expires March 15, 2021

NOTARY CERTIFICATE

STATE OF Nevada
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2 DAY OF April, 2020, BY CHRISTOPHER G. IPSEN AND JENNIFER C. HALLETT.

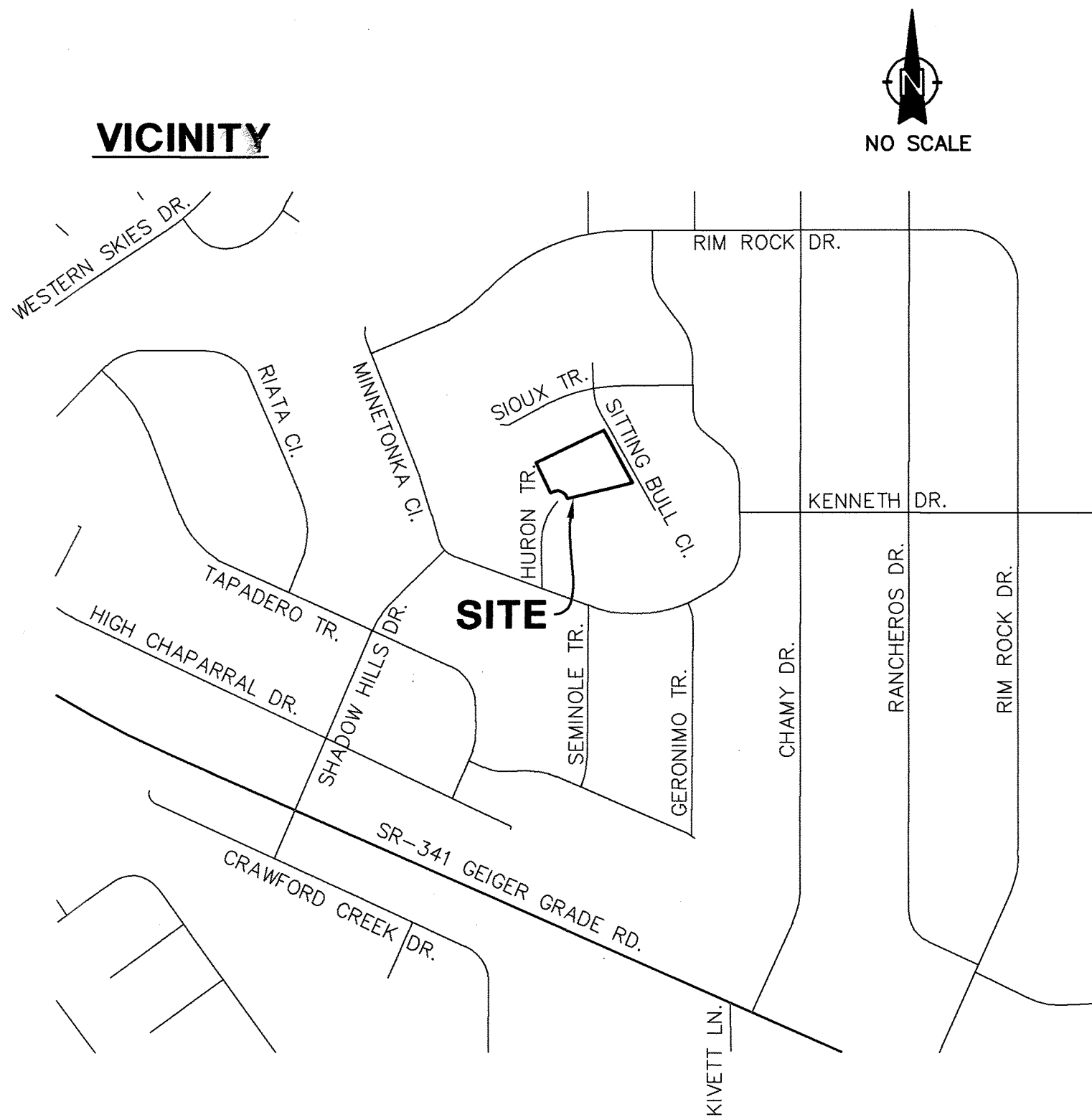
Nora Holliday
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 09-43912-0 - Expires March 15, 2021

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.

Wesley Ruboid 4/9/2020
FOR THE DISTRICT BOARD OF HEALTH
DATE
Wesley Ruboid
NAME
Elis Supervisor
ITS

VICINITY



TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JACKPOT TRUST, CHRISTOPHER G. IPSEN, AND JENNIFER C. HALLETT OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS, EXCEPT THE FOLLOWING DOCUMENTS:

DOC. 4459007

Lisa Quilici 5-6-2020
FIRST CENTENNIAL TITLE COMPANY
DATE
Lisa Quilici
NAME
Secretary
ITS

NOTES

- 1. THIS RECORD OF SURVEY REPRESENTS THE RESULTS OF A BOUNDARY LINE ADJUSTMENT DEED FILED IN THE OFFICE OF THE WASHOE COUNTY RECORDER, RECORDED MAY 19, 2020, AS DOCUMENT NO. 5030985
2. NO ADDITIONAL PARCELS ARE CREATED AS A RESULT OF THIS BOUNDARY LINE ADJUSTMENT.

TAX CERTIFICATE

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

APN 016-592-23 & 016-592-24

TAMMI DAVIS
WASHOE COUNTY TREASURER

Maggi 4/7/2020
BY DEPUTY DATE
Margaret Lazzari
NAME
DEPUTY TREASURER

GOVERNING AGENCY CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY WASHOE COUNTY.

Wayne Handrock 5-19-20
NAME DATE

County Supervisor
ITS

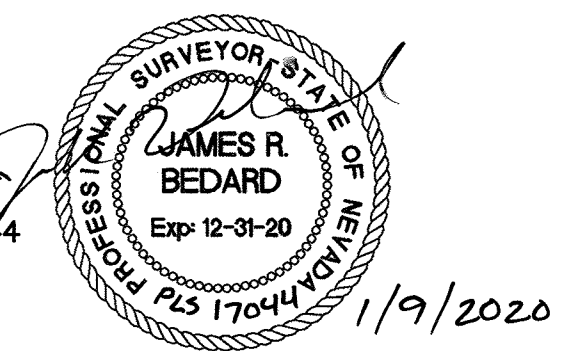


SURVEYOR'S CERTIFICATE

I, JAMES R. BEDARD, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF CHRIS IPSEN AND DAVID DOW.
2. THE LAND SURVEYED LIES WITHIN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 26, 2019.
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 CHAPTERS 278 AND 625 OF THE NEVADA REVISED STATUTES AND CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT DURABILITY.
5. NO NEW PARCELS ARE BEING CREATED AS A RESULT OF THIS BOUNDARY LINE ADJUSTMENT.

JAMES R. BEDARD
NEVADA LICENSED LAND SURVEYOR NO. 17044
ON BEHALF OF MAPCA SURVEYS, INC.



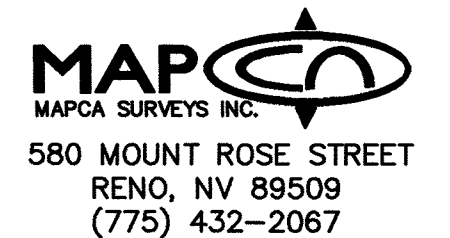
COUNTY RECORDER'S CERTIFICATE

FILE NO. 5030986, FILED FOR RECORD AT THE REQUEST OF David C. Dow ON THIS 19th DAY OF May, 2020 AT 23 MINUTES PAST 9 O'CLOCK A.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. FEE: 45.00

KALIE M. WORK
WASHOE COUNTY RECORDER

A. Peaslee 1/9/2020
BY DEPUTY
NAME
DEPUTY RECORDER

RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR IPSEN AND DOW
LOTS 3 & 4, BLOCK "P", VIRGINIA FOOTHILLS SUBDIVISION UNIT NO. 6, WITHIN THE NE 1/4 OF SECTION 27, T.18 N. - R.20 E., M.D.B.&M. WASHOE COUNTY, NEVADA
JANUARY, 2020



SHEET 1 OF 2

Record of Survey Map 6158

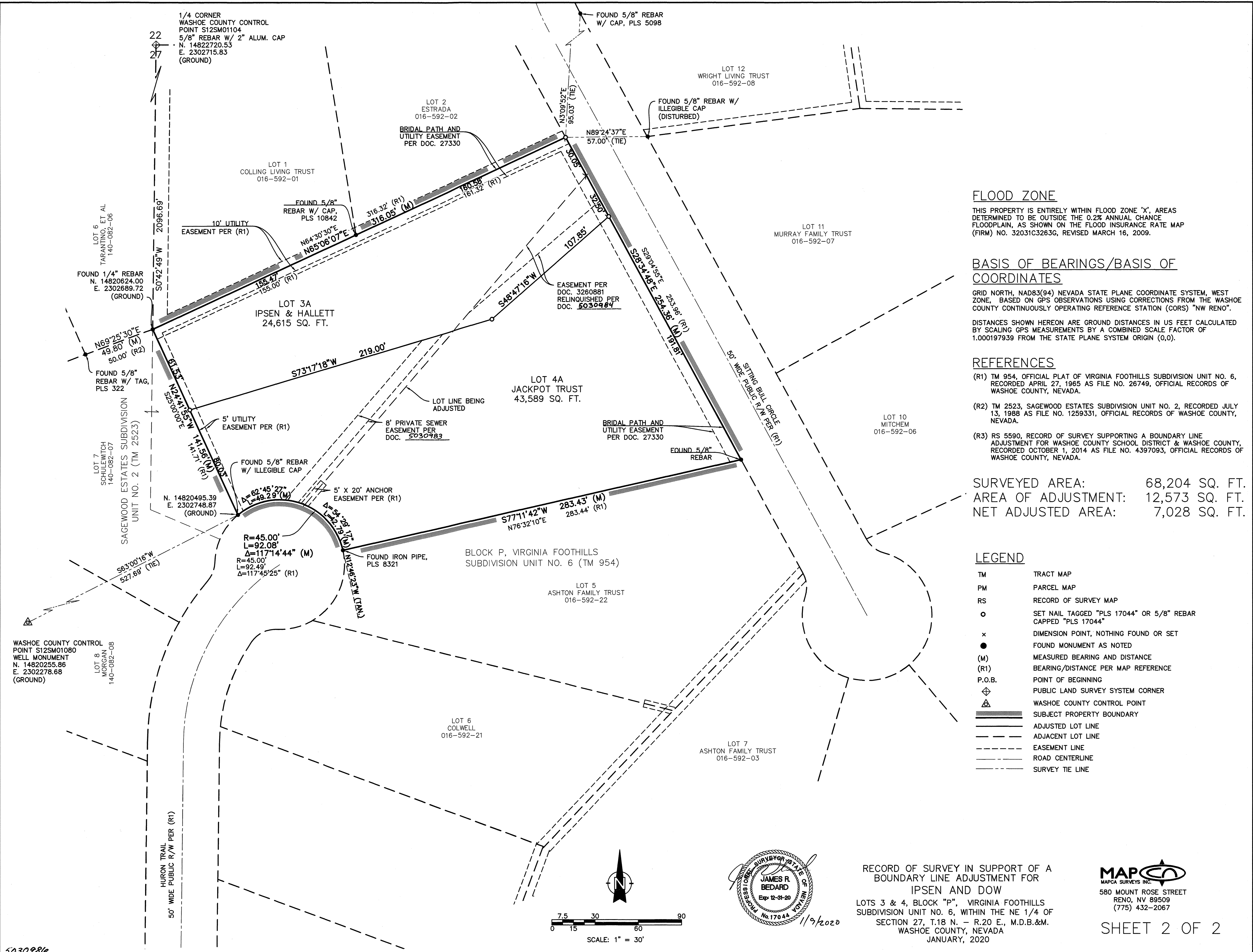
CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

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

5230986

6158

6158A



**FLOOD ZONE**

THIS PROPERTY IS ENTIRELY WITHIN FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 32031C3263G, REVISED MARCH 16, 2009.

**BASIS OF BEARINGS/BASIS OF COORDINATES**

GRID NORTH, NAD83(94) NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON GPS OBSERVATIONS USING CORRECTIONS FROM THE WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "NW RENO".

DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US FEET CALCULATED BY SCALING GPS MEASUREMENTS BY A COMBINED SCALE FACTOR OF 1.000197939 FROM THE STATE PLANE SYSTEM ORIGIN (0,0).

**REFERENCES**

- (R1) TM 954, OFFICIAL PLAT OF VIRGINIA FOOTHILLS SUBDIVISION UNIT NO. 6, RECORDED APRIL 27, 1965 AS FILE NO. 26749, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R2) TM 2523, SAGEWOOD ESTATES SUBDIVISION UNIT NO. 2, RECORDED JULY 13, 1988 AS FILE NO. 1259331, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R3) RS 5590, RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR WASHOE COUNTY SCHOOL DISTRICT & WASHOE COUNTY, RECORDED OCTOBER 1, 2014 AS FILE NO. 4397093, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**SURVEYED AREA:** 68,204 SQ. FT.  
**AREA OF ADJUSTMENT:** 12,573 SQ. FT.  
**NET ADJUSTED AREA:** 7,028 SQ. FT.

**LEGEND**

- TM TRACT MAP
- PM PARCEL MAP
- RS RECORD OF SURVEY MAP
- o SET NAIL TAGGED "PLS 17044" OR 5/8" REBAR CAPPED "PLS 17044"
- x DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- (M) MEASURED BEARING AND DISTANCE
- (R1) BEARING/DISTANCE PER MAP REFERENCE
- P.O.B. POINT OF BEGINNING
- ⊕ PUBLIC LAND SURVEY SYSTEM CORNER
- △ WASHOE COUNTY CONTROL POINT
- ▬ SUBJECT PROPERTY BOUNDARY
- ▬ ADJUSTED LOT LINE
- ▬ ADJACENT LOT LINE
- ▬ EASEMENT LINE
- ▬ ROAD CENTERLINE
- ▬ SURVEY TIE LINE

RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR IPSEN AND DOW  
 LOTS 3 & 4, BLOCK "P", VIRGINIA FOOTHILLS SUBDIVISION UNIT NO. 6, WITHIN THE NE 1/4 OF SECTION 27, T.18 N. - R.20 E., M.D.B.&M. WASHOE COUNTY, NEVADA  
 JANUARY, 2020

**MAP**  
 MAPCA SURVEYS INC.  
 580 MOUNT ROSE STREET  
 RENO, NV 89509  
 (775) 432-2067

SHEET 2 OF 2

Record of Survey Map 6158A

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

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

5030986



**PARCEL MAP FOR  
JACKPOT TRUST  
A DIVISION OF LOT 4A SHOWN ON RECORD  
OF SURVEY / BLA 6158  
SECTION 27, T.18 N. - R.20 E., M.D.B.&M.  
WASHOE COUNTY, NEVADA  
JULY, 2021**

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JACKPOT TRUST U/D/T DATED AUGUST 29, 2006, 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. CHAPTERS 278; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES, TRUCKEE MEADOWS WATER AUTHORITY, CHARTER COMMUNICATIONS, AND WASHOE COUNTY, PERMANENT EASEMENTS AS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, POTABLE WATER, AND UTILITIES, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNERS AND THEIR ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

JACKPOT TRUST U/D/T DATED AUGUST 29, 2006

\_\_\_\_\_  
DAVID DOW, TRUSTEE  
\_\_\_\_\_  
DATE

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, DAVID DOW, TRUSTEE OF JACKPOT TRUST U/D/T DATED AUGUST 29, 2006, 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 PUBLIC  
MY COMMISSION EXPIRES:

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JACKPOT TRUST U/D/T DATED AUGUST 29, 2006 OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS, EXCEPT THE FOLLOWING DOCUMENTS:

NONE.

\_\_\_\_\_  
FIRST CENTENNIAL TITLE COMPANY  
OF NEVADA  
\_\_\_\_\_  
DATE

\_\_\_\_\_  
NAME  
\_\_\_\_\_  
ITS

**TAX CERTIFICATE**

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

APN 016-592-28

TAMMI DAVIS  
WASHOE COUNTY TREASURER

\_\_\_\_\_  
BY DEPUTY  
\_\_\_\_\_  
DATE

\_\_\_\_\_  
NAME  
DEPUTY TREASURER

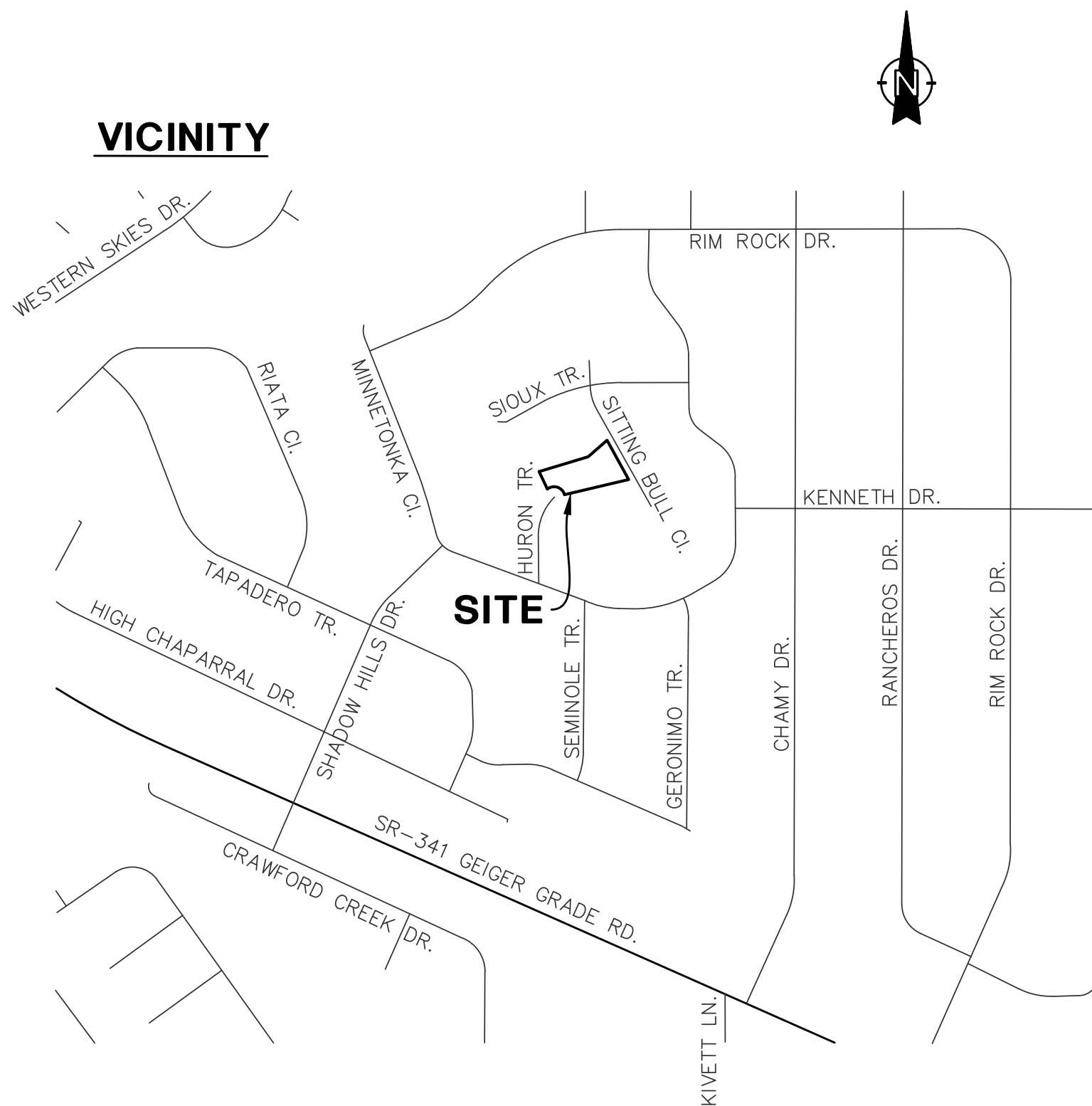
**DISTRICT BOARD OF HEALTH CERTIFICATE**

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

\_\_\_\_\_  
NAME

\_\_\_\_\_  
ITS



**GOVERNING AGENCY CERTIFICATE**

THE UNDERSIGNED CERTIFIES THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY WASHOE COUNTY.

\_\_\_\_\_  
NAME  
\_\_\_\_\_  
DATE

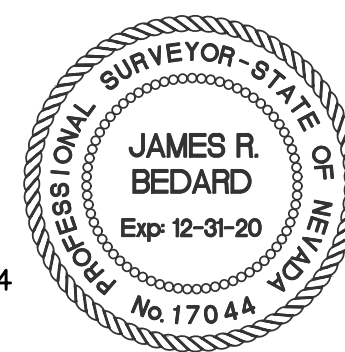
\_\_\_\_\_  
ITS

**SURVEYOR'S CERTIFICATE**

I, JAMES R. BEDARD, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF DAVID DOW.
2. THE LAND SURVEYED LIES WITHIN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JULY 6, 2021.
3. THIS PLAT COMPLIES WITH 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.

JAMES R. BEDARD  
NEVADA LICENSED LAND SURVEYOR NO. 17044  
ON BEHALF OF MAPCA SURVEYS, INC.



**UTILITY COMPANIES' CERTIFICATE**

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

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

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

\_\_\_\_\_  
BY: CHARTER COMMUNICATIONS  
\_\_\_\_\_  
DATE

\_\_\_\_\_  
BY: TRUCKEE MEADOWS WATER AUTHORITY  
\_\_\_\_\_  
DATE

\_\_\_\_\_  
BY: WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT  
\_\_\_\_\_  
DATE

**WATER & SEWER RESOURCE REQUIREMENTS**

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

\_\_\_\_\_  
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT  
\_\_\_\_\_  
DATE

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ 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.

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

\_\_\_\_\_  
MOJRA HAUENSTEIN  
DIRECTOR OF PLANNING AND BUILDING DIVISION  
\_\_\_\_\_  
DATE

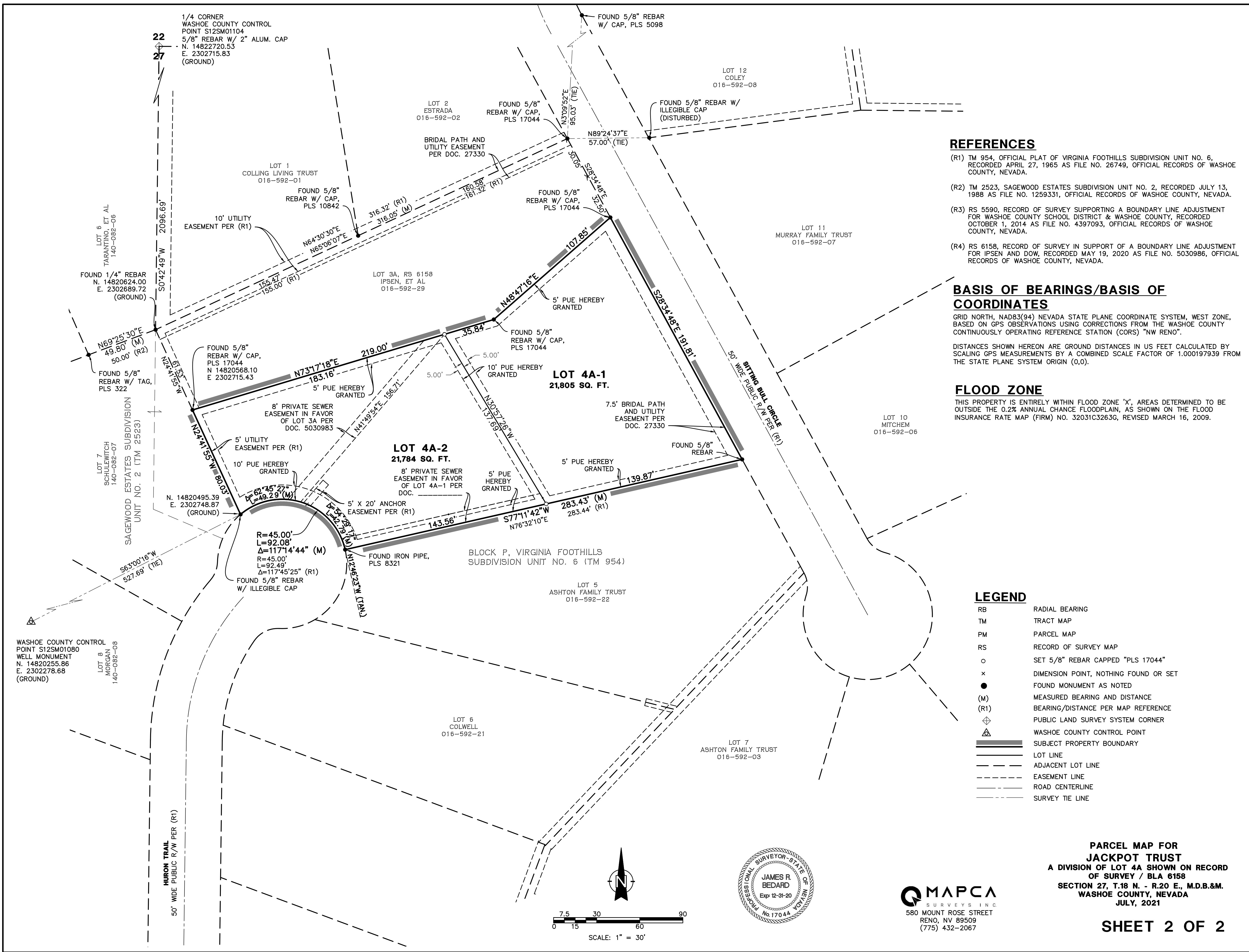
**COUNTY RECORDER'S CERTIFICATE**

FILE NO. \_\_\_\_\_, FILED FOR RECORD AT THE REQUEST OF MAPCA SURVEYS, INC. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 AT \_\_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_\_\_M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.  
FEE: \_\_\_\_\_

\_\_\_\_\_  
KALIE M. WORK  
WASHOE COUNTY RECORDER  
\_\_\_\_\_  
BY DEPUTY  
\_\_\_\_\_  
NAME  
DEPUTY RECORDER

**PARCEL MAP FOR  
JACKPOT TRUST  
A DIVISION OF LOT 4A SHOWN ON RECORD  
OF SURVEY / BLA 6158  
SECTION 27, T.18 N. - R.20 E., M.D.B.&M.  
WASHOE COUNTY, NEVADA  
JULY, 2021**





**REFERENCES**

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- (R2) TM 2523, SAGEWOOD ESTATES SUBDIVISION UNIT NO. 2, RECORDED JULY 13, 1988 AS FILE NO. 1259331, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R3) RS 5590, RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR WASHOE COUNTY SCHOOL DISTRICT & WASHOE COUNTY, RECORDED OCTOBER 1, 2014 AS FILE NO. 4397093, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R4) RS 6158, RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR IPSEN AND DOW, RECORDED MAY 19, 2020 AS FILE NO. 5030986, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**BASIS OF BEARINGS/BASIS OF COORDINATES**

GRID NORTH, NAD83(94) NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON GPS OBSERVATIONS USING CORRECTIONS FROM THE WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "NW RENO".

DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US FEET CALCULATED BY SCALING GPS MEASUREMENTS BY A COMBINED SCALE FACTOR OF 1.000197939 FROM THE STATE PLANE SYSTEM ORIGIN (0,0).

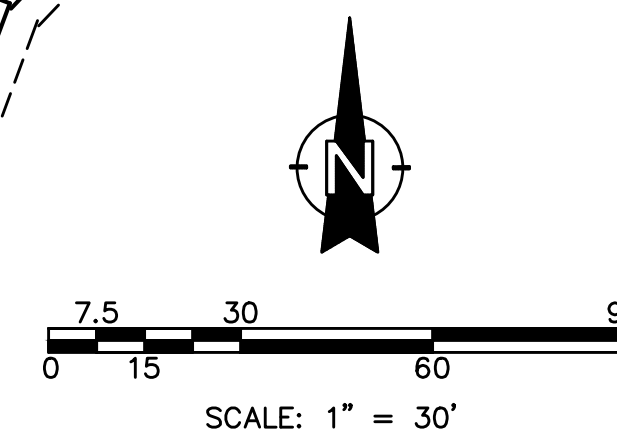
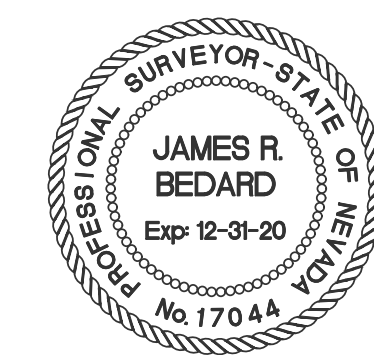
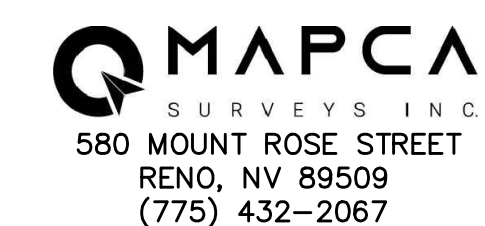
**FLOOD ZONE**

THIS PROPERTY IS ENTIRELY WITHIN FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 32031C3263G, REVISED MARCH 16, 2009.

**LEGEND**

- RB RADIAL BEARING
- TM TRACT MAP
- PM PARCEL MAP
- RS RECORD OF SURVEY MAP
- o SET 5/8" REBAR CAPPED "PLS 17044"
- x DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- (M) MEASURED BEARING AND DISTANCE
- (R1) BEARING/DISTANCE PER MAP REFERENCE
- ◇ PUBLIC LAND SURVEY SYSTEM CORNER
- △ WASHOE COUNTY CONTROL POINT
- ▬ SUBJECT PROPERTY BOUNDARY
- LOT LINE
- ADJACENT LOT LINE
- - - EASEMENT LINE
- ROAD CENTERLINE
- SURVEY TIE LINE

**PARCEL MAP FOR JACKPOT TRUST**  
 A DIVISION OF LOT 4A SHOWN ON RECORD OF SURVEY / BLA 6158  
 SECTION 27, T.18 N. - R.20 E., M.D.B.&M.  
 WASHOE COUNTY, NEVADA  
 JULY, 2021





**ZONING & DEVELOPMENT STANDARDS**

PROPERTY ADDRESS: 14415 SITTING BULL CIRCLE  
 ASSESSOR'S PARCEL NO. 016-592-28

LAND ZONE: MDS, MEDIUM DENSITY SUBURBAN  
 PLANNING AREA: SOUTHEAST TRUCKEE MEADOWS AREA

MAXIMUM DENSITY: 2 DWELLING UNITS  
 MINIMUM LOT AREA: 1/2 ACRE WHEN ABUTTING 1/2 ACRE OR GREATER LOTS

MAXIMUM BUILDING HEIGHT: 35 FEET  
 FRONT YARD SETBACK: 20 FEET  
 SIDE YARD SETBACK: 8 FEET  
 REAR YARD SETBACK: 20 FEET

**FLOOD ZONE**

THIS PROPERTY IS ENTIRELY WITHIN FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 32031C3263G, REVISED MARCH 16, 2009.

**BASIS OF BEARINGS/BASIS OF COORDINATES**

GRID NORTH, NAD83(94) NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON GPS OBSERVATIONS USING CORRECTIONS FROM THE WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "NW RENO".

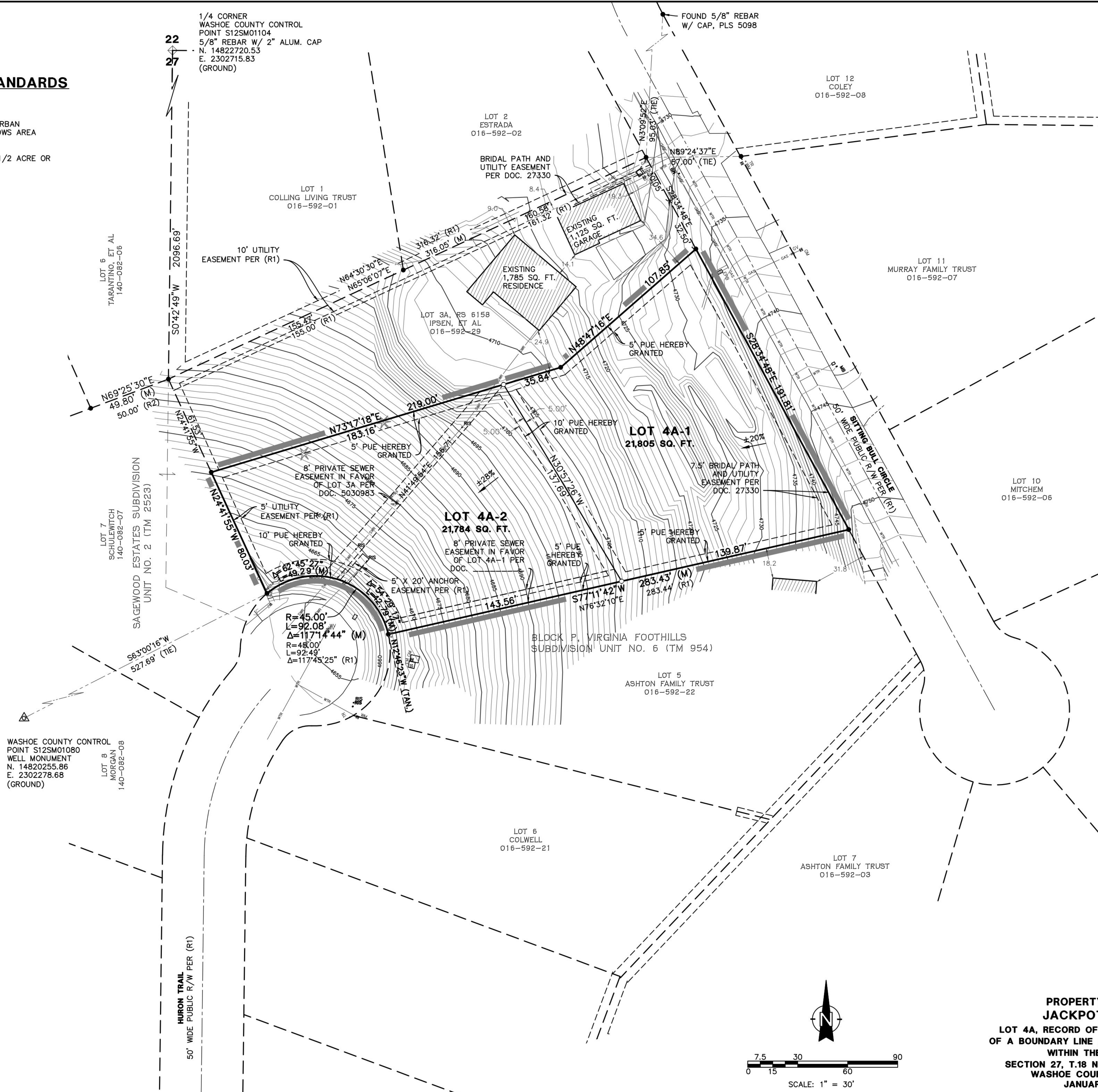
DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US FEET CALCULATED BY SCALING GPS MEASUREMENTS BY A COMBINED SCALE FACTOR OF 1.000197939 FROM THE STATE PLANE SYSTEM ORIGIN (0,0).

**REFERENCES**

- (R1) TM 954, OFFICIAL PLAT OF VIRGINIA FOOTHILLS SUBDIVISION UNIT NO. 6, RECORDED APRIL 27, 1965 AS FILE NO. 26749, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R2) TM 2523, SAGEWOOD ESTATES SUBDIVISION UNIT NO. 2, RECORDED JULY 13, 1988 AS FILE NO. 1259331, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R3) RS 5590, RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR WASHOE COUNTY SCHOOL DISTRICT & WASHOE COUNTY, RECORDED OCTOBER 1, 2014 AS FILE NO. 4397093, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R4) RS 6158, RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR IPSEN AND DOW, RECORDED MAY 19, 2020 AS FILE NO. 5030986, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

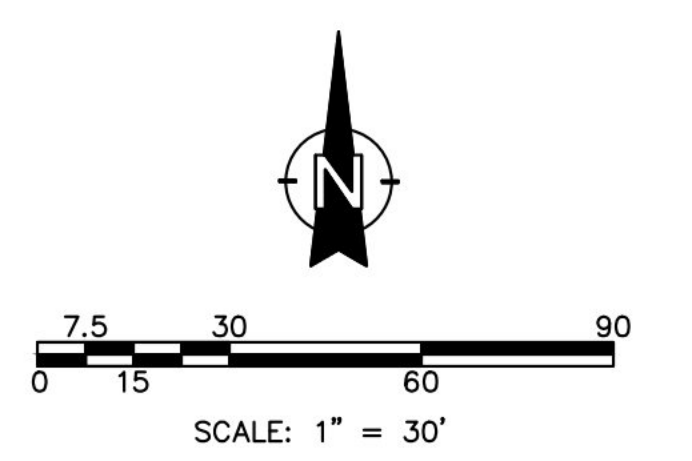
**LEGEND**

- TM TRACT MAP
- PM PARCEL MAP
- RS RECORD OF SURVEY MAP
- o SET NAIL TAGGED "PLS 17044" OR 5/8" REBAR CAPPED "PLS 17044"
- x DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- (M) MEASURED BEARING AND DISTANCE
- (R1) BEARING/DISTANCE PER MAP REFERENCE
- P.O.B. POINT OF BEGINNING
- ⊕ PUBLIC LAND SURVEY SYSTEM CORNER
- △ WASHOE COUNTY CONTROL POINT
- ▬ SUBJECT PROPERTY BOUNDARY
- ▬ ADJUSTED LOT LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- - - ROAD CENTERLINE
- - - SURVEY TIE LINE
- - - EXISTING FENCE LINE



WASHOE COUNTY CONTROL POINT S12SM01080 WELL MONUMENT N. 14820255.86 E. 2302278.68 (GROUND)

1/4 CORNER WASHOE COUNTY CONTROL POINT S12SM01104 5/8" REBAR W/ 2" ALUM. CAP N. 14822720.53 E. 23022715.83 (GROUND)



**PROPERTY EXHIBIT  
 JACKPOT TRUST**  
 LOT 4A, RECORD OF SURVEY IN SUPPORT  
 OF A BOUNDARY LINE ADJUSTMENT MAP 6158  
 WITHIN THE NE 1/4 OF  
 SECTION 27, T.18 N. - R.20 E., M.D.B.&M.  
 WASHOE COUNTY, NEVADA  
 JANUARY, 2020

**MAP**  
 MAPCA SURVEYS INC.  
 580 MOUNT ROSE STREET  
 RENO, NV 89509  
 (775) 432-2067