

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: Boulder Creek Enterprises Merger and Re-Subdivision, Parcel Map			
Project Description: A Merger and Re-Parcel of Washoe County APN's 046-032-02, 04 & 05			
Project Address: 3230 Ophir Hill Rd. Washoe County NV 89704			
Project Area (acres or square feet): 491,781 square feet			
Project Location (with point of reference to major cross streets AND area locator): Old US Highway 395, Approx. 3700 feet south of Bowers Mansion Rd, Washoe Valley			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
046-032-02	2.48 Acres	046-032-05	3.58Acres
046-032-04	5.29 Acres		
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: Linda Burdick of Burdick Excavating & Boulder Creek Enterprises		Name: John Gomez (Lumos & Associates)	
Address: P.O. Box 22330		Address: 9222 Prototype Dr.	
Carson City, NV	Zip: 89721	Reno, NV	Zip: 89521
Phone: 775-297-4566	Fax:	Phone: 775-827-6111	Fax:
Email: jgomez@lumosinc.com		Email: gomez@Lumosinc.com	
Cell: 530-362-1095	Other:	Cell: 775-232-4837	Other:
Contact Person: Linda Burdick		Contact Person: John Gomez	
Applicant/Developer:		Other Persons to be Contacted:	
Name: John Gomez (Lumos & Associates)		Name:	
Address: 9222 Prototype Dr.		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-827-6111	Fax:	Phone:	Fax:
Email: jgomez@Lumosinc.com		Email:	
Cell: 775-232-4837	Other:	Cell:	Other:
Contact Person: John Gomez		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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)?

3230 Ophir Hill Rd. off of Old US Highway 395, Approx. 3700 feet south of Bowers Mansion Rd, Washoe Valley

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
046-032-02	Rural Use with Common Area (Formerly aggregates & Quarries) HDR	5.29 acres
046-032-04	Rural Use with Common Area (Formerly aggregates & Quarries) HDR	2.48 Acres
046-032-05	Rural Use with Common Area (Formerly aggregates & Quarries)	3.58 Acres

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

There are 3 Permanent structures on the site. Current use is for material processing and storage

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.53 Ac	2.53Ac.	2.69 Ac.	3.54 Ac.
Proposed Minimum Lot Width	150	150	150	150

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

N/A	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area				
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.)

Yes No

6. Utilities:

a. Sewer Service	N/A (private septic systems)
b. Electrical Service/Generator	NV Energy
c. Water Service	N/A (Private Wells)

7. 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: N/A

<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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8. 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: N/A

<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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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 #	TBD	acre-feet per year	2.0
b. Certificate #	TBD	acre-feet per year	2.0
c. Surface Claim #	TBD	acre-feet per year	2.0
d. Other, #	TBD	acre-feet per year	2.0

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):

N/A

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 type="checkbox"/> Yes	<input checked="" 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?

No

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

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

No

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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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 There is no proposed grading at this time

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 There is no proposed grading at this time

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 There is no proposed grading at this time

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 There is no proposed grading at this time

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 There is no proposed grading at this time

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 There is no proposed grading at this time

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

N/A There is no proposed grading at this time

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 There is no proposed grading at this time

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

N/A

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

N/A

28. Surveyor:

Name	John A. Gomez
Address	9222 Prototype Dr. Reno, NV 89521
Phone	775-827-6111
Cell	775-232-4837
E-mail	jgomez@lumosinc.com
Fax	
Nevada PLS #	20123

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LINDA BURDICK, PRESIDENT OF BOULDER CREEK ENTERPRISES, A NEVADA CORPORATION & BURDICK EXCAVATING COMPANY INC, A CALIFORNIA CORPORATION IS THE OWNER OF THE TRACTS 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 EASEMENTS AS SHOWN FOR ACCESS, AND PUBLIC UTILITIES ARE HEREBY GRANTED.

LINDA BURDICK _____ DATE _____
TITLE: _____

STATE OF _____ } s.s.
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY _____ AS _____ OF
BOULDER CREEK ENTERPRISES & BURDICK EXCAVATING COMPANY INC.,
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED
THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC _____
(MY COMMISSION EXPIRES _____)

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LINDA BURDICK, OWNER OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON, OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED, _____, 20____, FOR THE BENEFIT FOR WASHOE COUNTY, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY

BY: _____
TITLE: _____

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY 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 MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA IN ACCORDANCE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725

MOJRA HAUENSTEIN _____ DATE _____
DIRECTOR OF PLANNING AND
DEVELOPMENT DIVISION

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

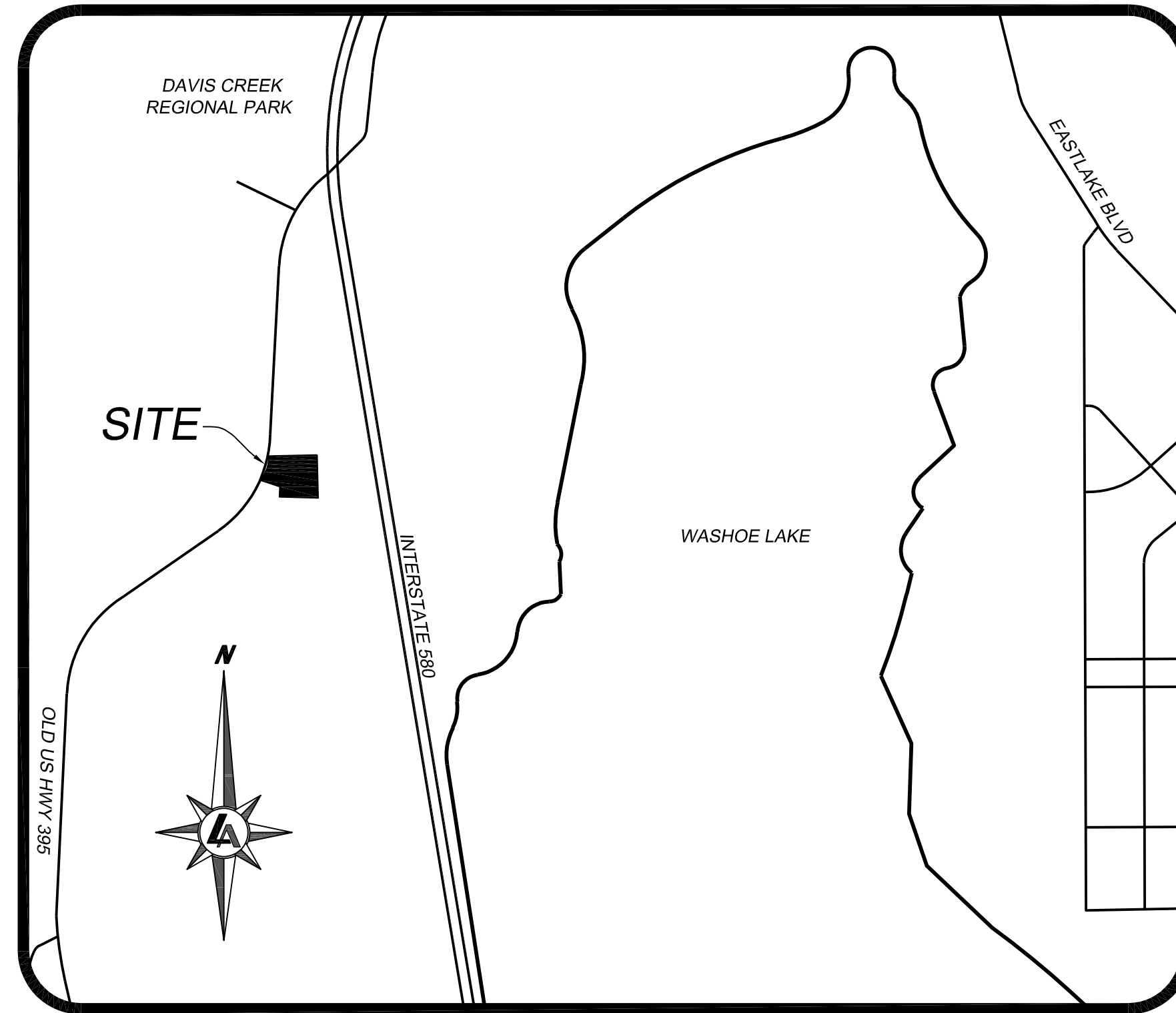
THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 DEVELOPMENT CODE.

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____
BY: VAHID BEHMARAM

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 PUBLIC HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JOHN A. GOMEZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LINDA BURDICK.
- 2) THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF SECTION 34 AND , T.17 N., R.19 E., M.D.M., AND THE SURVEY WAS COMPLETED ON JANUARY 22, 2021.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES 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 CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JOHN A. GOMEZ, P.L.S.
NEVADA CERTIFICATE No. 20123

UTILITY COMPANY'S CERTIFICATE

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

NV ENERGY _____ DATE _____
BY: _____
TITLE: _____

NEVADA BELL d/b/a AT&T NEVADA _____ DATE _____
BY: CLIFF COOPER
TITLE: MGR-OSP PLANNING AND ENGINEERING DESIGN

CHARTER COMMUNICATIONS _____ DATE _____
BY: ANTHONY LEFANTO
TITLE: _____

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____
BY: TIMOTHY SIMPSON, P.E.
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 N.R.S. 361A.265.

A.P.N. 046-032-02, 046-032-04 & 046-032-05

WASHOE COUNTY TREASURER

BY: _____ DATE: _____
NAME: _____
DEPUTY TREASURER

FILED No. _____
FEE: _____
FILE FOR RECORD AT THE REQUEST OF LUMOS & ASSOCIATES, INC.
ON THIS _____ DAY OF _____
2021, AT _____ MINUTES PAST _____
O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
KALIE M. WORK
COUNTY RECORDER
BY: _____
DEPUTY

TENTATIVE PARCEL MAP
FOR
BOULDER CREEK ENTERPRISES
A MERGER & RESUBDIVISION OF PARCELS DESCRIBED IN DEED DOCUMENTS NO. 3017446 & 1989246
SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34 SECTION 34 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY STATE OF NEVADA

LUMOS & ASSOCIATES
9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111
LUMOSINC.COM

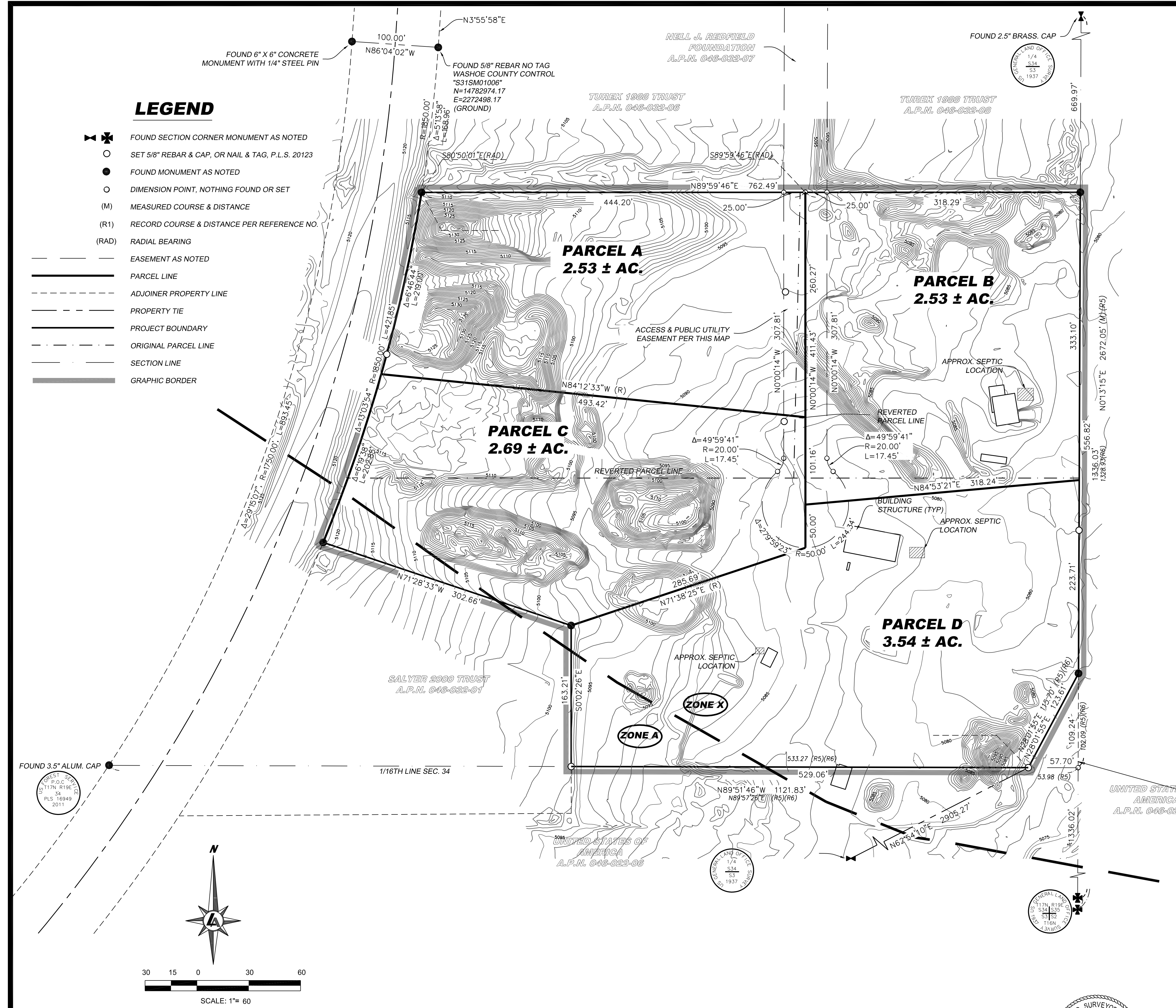
Drawn By: JAG
Sheet: 1 of 2
Job No.: 9103.001
Drawing No.: 9103000SURVEY

LEGEND

- ✚ FOUND SECTION CORNER MONUMENT AS NOTED
- SET 5/8" REBAR & CAP, OR NAIL & TAG, P.L.S. 20123
- FOUND MONUMENT AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- (M) MEASURED COURSE & DISTANCE
- (R1) RECORD COURSE & DISTANCE PER REFERENCE NO.
- (RAD) RADIAL BEARING
- EASEMENT AS NOTED
- PARCEL LINE
- ADJOINER PROPERTY LINE
- PROPERTY TIE
- PROJECT BOUNDARY
- ORIGINAL PARCEL LINE
- SECTION LINE
- GRAPHIC BORDER

NOTES

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE AND MEETS THE POSITIONAL CERTAINTY FOR A HIGH URBAN LAND BOUNDARY SURVEY. DUE TO INDETERMINATE AND ULTIMATELY UNQUANTIFIABLE UNCERTAINTY OBSERVABLE THROUGHOUT THE WASHOE COUNTY CONTROL NETWORK, A DIFFERENT POSITIONAL STANDARD MUST BE CLAIMED FOR ANY TIES TO WASHOE COUNTY CONTROL POINTS THAT WERE NOT DIRECTLY MEASURED AS PART OF THIS SURVEY. THAT POSITIONAL TOLERANCE IS ESTIMATED TO BE ±15CM.
2. PUBLIC UTILITY EASEMENTS AND CABLE TV EASEMENTS ARE HEREBY GRANTED. TEN (10.00) FEET IN WIDTH COINCIDENT WITH THE EXTERIOR BOUNDARY LINES AND CENTERED ON THE INTERIOR PARCEL LINES CREATED HEREON.
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 FOR 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. PARCELS ARE FOR RESIDENTIAL USE.
5. ACCESS IS BY PRIVATE EASEMENT, MAINTENANCE OF SAME IS THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS.
6. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
7. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
8. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH RMC CHAPTER 18.09 AS PARCELS ARE DEVELOPED.
9. 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 THE ISSUANCE OF A BUILDING PERMIT.
10. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE THE CITY OF RENO WITH A WILL-SERVE LETTER.
11. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
12. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
13. THIS PROPERTY LIES WITHIN F.E.M.A. FLOOD F.I.R.M. PANEL NO. 32031C3350G AND PORTIONS OF THE SITE LIE WITHIN ZONE X AND ZONE A. THE FLOOD ZONE LINES SHOWN ON THIS MAP ARE ADDED AT THE INSISTENCE OF WASHOE COUNTY AND ARE SCALED FROM F.E.M.A. MAPPING. THESE LINES DO NOT REPRESENT ANY RECORD TITLE INTEREST AND DO NOT REPRESENT SURVEYED LOCATIONS OF THE ZONE BOUNDARIES.
14. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
15. A SURFACE DRAINAGE EASEMENT IS HEREBY GRANTED ACROSS ALL PARCELS CREATED BY THIS MAP.
16. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
17. TOTAL AREA OF THIS PARCEL MAP IS 11.29 GROSS ACRES, CONSISTING OF 4 PARCELS.



BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED JANUARY 21, 2021 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK MODIFIED BY A COMBINED FACTOR OF 1.000197939, SCALED FROM 0.000 NAD83 TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

- REFERENCE DOCUMENTS**
1. DEED DOCUMENT NO. 1731141 RECORDED MAY 5, 1970
 2. CORNER RECORD DOCUMENT NO 407145, RECORDED MAY 5, 1976
 3. NEVADA DEPARTMENT OF TRANSPORTATION SKETCH MAP DATED OCTOBER, 1991
 4. DEED DOCUMENT NO. 1989246 RECORDED APRIL 26, 1996
 5. AMENDED RECORD OF SURVEY NO. 4180 RECORDED JANUARY 14, 2003 AS FILE NO 2790348
 6. RECORD OF SURVEY NO. 4217, RECORDED MARCH 21, 2003
 7. DEED DOCUMENT NO. 3464759 RECORDED NOVEMBER 17, 2006
 8. DEED DOCUMENT NO 4864020 RECORDED NOVEMBER 5, 2018

AREA SUMMARY

PARCEL A	2.53 ± AC.
PARCEL B	2.53± AC.
PARCEL C	2.69± AC
PARCEL D	3.54± AC
TOTAL AREA =	11.29 ± AC.

ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

PARCEL MAP
FOR
BOULDER CREEK ENTERPRISES

A MERGER & RESUBDIVISION OF PARCELS DESCRIBED IN DEED DOCUMENTS NO. 3017446 & 1989246

SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34 SECTION 34 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY STATE OF NEVADA

9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111
LUMOSINC.COM

Drawn By: JAG
Sheet: 2 of 2
Job No.: 9103.001
Drawing No.: 9103000SURVEY

