

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

This sheet must accompany the original application and be signed by the Professional Land Surveyor.

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department for Technical Plan Check.
 2. **Development Application:** A completed Washoe County Development Application form.
 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
 4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
 5. **Application Materials:** The completed Tentative Parcel Map Application materials.
 6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.
- Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**

7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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

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


Professional Land Surveyor

Property Owner Affidavit

Applicant Name: Etaine C. Rasmussen, Trustee of Rasmussen Family Trust

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, ELAINE RASMUSSEN
(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): A.P.N. 055-083-16

Printed Name ELAINE RASMUSSEN

Signed Elaine Rasmussen

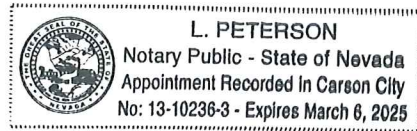
Address 605 William Brent Rd
Washoe Valley, NV

Subscribed and sworn to before me this 10th day of February, 2022.

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

My commission expires: 3/6/25

(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

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: Rasmussen Parcel Map			
Project Description: Create four(4) parcels from the original 37.92 acre parcel recording concurrently herewith (Rasmussen BLA)			
Project Address: 0 William Brent Road			
Project Area (acres or square feet): 37.92			
Project Location (with point of reference to major cross streets AND area locator): William Brent Road, Hidden Springs Road & Interstate 580 South			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
055-083-16	37.92		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). BLA Submitted the same day as this, case number unknown.			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Elaine Rasmussen		Name: Lumos & Associates	
Address: 605 William Brent Road		Address: 9222 Prototype Drive	
Washoe Valley, NV	Zip: 89704	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775.827.6111	Fax:
Email:		Email: jgomez@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: John Gomez	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Dina Schnurbusch	
Address:		Address: 9222 Prototype Drive	
	Zip:	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775.827.6111	Fax:
Email:		Email: dschnurbusch@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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)?

Located at William Brent Road & Nikki Lane

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
055-083-16	600 (Agricultural qualified)	37.92

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

There are no structures on this site, there is a small lake or pond

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	21.02	5.92	5.97	5.00
Proposed Minimum Lot Width				

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

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area				
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	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Well

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	Individual wells for each parcel	
<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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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic	Individual septic for each parcel
<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 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):

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

There are no private roads proposed, these parcels will be served by Hidden Springs Road		
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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?

No		
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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?

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OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RASMUSSEN FAMILY TRUST ARE THE OWNERS 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 NRS CHAPTER 278, THE PUBLIC UTILITY EASEMENTS, AND ACCESS EASEMENTS SHOWN AND DESCRIBED BY NOTE ARE HEREBY GRANTED TOGETHER WITH THE RIGHTS OF INGRESS THERE TO AND EGRESS THERE FROM FOREVER.

RASMUSSEN FAMILY TRUST

BY: ELAINE C. RASMUSSEN _____ DATE _____
ITS: TRUSTEE

STATE OF _____ }
COUNTY OF _____ } SS:

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED ELAINE C. RASMUSSEN, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO HAVE REQUESTED THAT I AFFIX MY NOTARIAL SEAL AND SIGN THIS INSTRUMENT TOGETHER WITH HER SIGNATURE ON THE INSTRUMENT. THE PERSON OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

DIRECTOR OF PLANNING & 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 HEREON BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

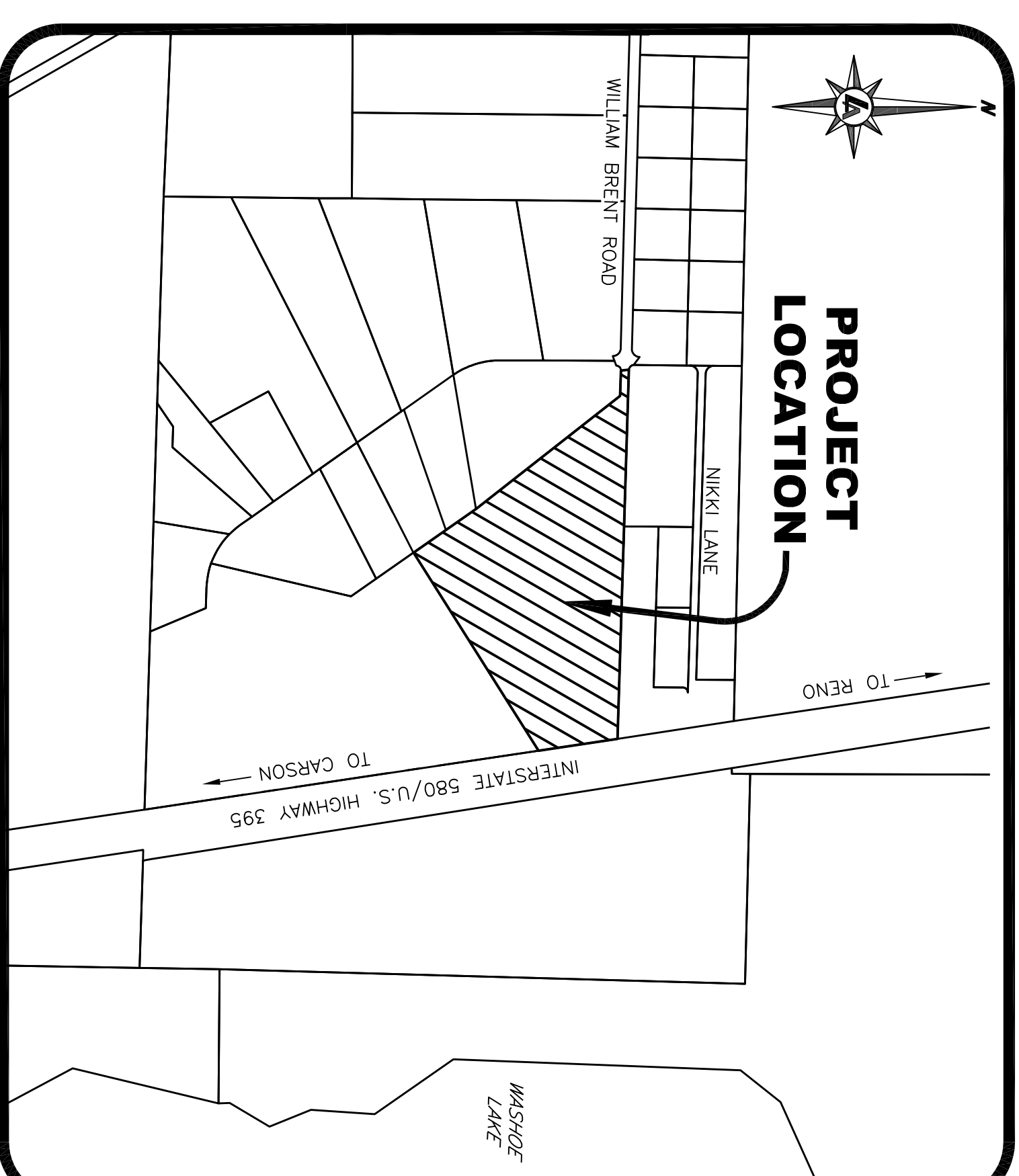
THE FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE DIVISION DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4726.

BY: MOURA HAUENSTEIN _____ DATE _____
ITS: DIRECTOR OF PLANNING & BUILDING DIVISION

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT ELAINE C. RASMUSSEN, TRUSTEE OF THE SECOND AMENDMENT AND RESTATED RASMUSSEN FAMILY TRUST AGREEMENT, DATED NOVEMBER 23, 1992, OWNER OF RECORD AND 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 THE CITY, COUNTY, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

STEWART TITLE COMPANY _____ DATE _____
BY: _____
ITS: _____



VICINITY MAP
NOT TO SCALE

UTILITY COMPANY CERTIFICATES

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.

SIERRA PACIFIC POWER COMPANY DBA NV ENERGY _____ DATE _____
BY: _____

ITS: _____
TRUCKEE MEADOWS WATER AUTHORITY _____ DATE _____
BY: _____

ITS: _____
CHARTER COMMUNICATIONS _____ DATE _____
BY: _____

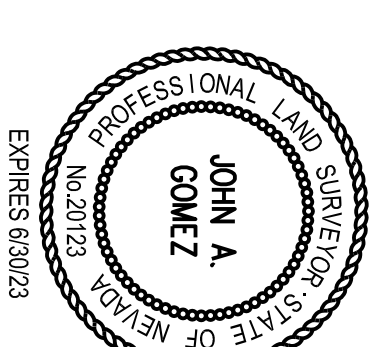
ITS: _____
NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA _____ DATE _____
BY: _____

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 THE RASMUSSEN FAMILY TRUST.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 11, T. 18N, R. 18E, M.D.M., AND THE SURVEY WAS COMPLETED ON _____.
- 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. 20123



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 _____

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.

A.P.N. NO. 065-083-16

TAMMI DAVIS _____ DATE _____
WASHOE COUNTY TREASURER

PARCEL MAP FOR

RASMUSSEN FAMILY TRUST

BEING A SUBDIVISION OF ADJUSTED PARCEL NO. 101
OF RECORD IN THE PUBLIC RECORDS OF THE
SITUATE WITHIN A PORTION OF
SECTION 11, TOWNSHIP 16 NORTH, RANGE 19 EAST, M.A.M.,
WASHOE COUNTY, NEVADA.

WASHOE COUNTY

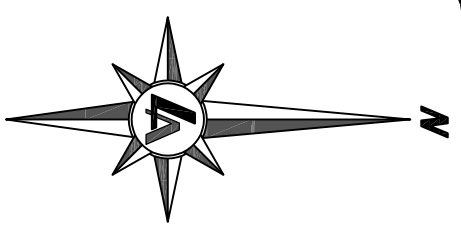
NEVADA

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

LUMOS & ASSOCIATES

Drawn By: DMS
Sheet: 1 of 2
Job No.: 10594.000
Drawing No.: 10594000PH

FILED NO. _____
FEE: _____
FILE FOR RECORD AT THE REQUEST
OF LUMOS & ASSOCIATES, INC.
ON THIS _____ DAY OF _____
20____ AT _____ MINUTES PAST _____
O'CLOCK _____ M. OFFICIAL RECORDS
OF WASHOE COUNTY, NEVADA.
KALLE M. WORK
WASHOE COUNTY RECORDER
BY: _____ DEPUTY



WILLIAM BRENT ROAD

NIKKI LANE

FOUND 1/2" REBAR
NO TAG IN MONUMENT
N: 4472706.31
E: 2273167.45

A.P.N. 055-083-17
RASMUSSSEN FAMILY TRUST

FOUND 5/8" REBAR & CAP
P.L.S. 17616

A.P.N. 055-083-20
RUSH FAMILY TRUST

VRS BASEPOINT
"NORTHWEST RENO"
N: 14872076.62
E: 22577935.63
(GROUND)

FOUND 1/2" IRON
PIPE, NO TAG

5087.02'E
101044.22'

FOUND 1/2" REBAR
NO TAG IN MONUMENT
WSOWM 560
N: 1477232.61
E: 2272168.54

FOUND 5/8" REBAR & CAP
P.L.S. 20123

FOUND 5/8" REBAR & CAP
P.L.S. 20123

FOUND 5/8" REBAR & CAP
P.L.S. 20123

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P.L.S. 20123

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P.L.S. 20123

FOUND 5/8" REBAR & CAP
P.L.S. 20123

50' PRIVATE ACCESS,
UTILITY EASEMENT PER
LAND MAP NO. 180

50' PRIVATE ACCESS,
UTILITY EASEMENT PER
LAND MAP NO. 180

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UTILITY EASEMENT PER
LAND MAP NO. 180

50' PRIVATE ACCESS,
UTILITY EASEMENT PER
LAND MAP NO. 180

A.P.N. 055-083-15
JAME C. & KRISTOFFER J. HENRY

A.P.N. 055-083-17
RASMUSSSEN FAMILY TRUST

A.P.N. 055-083-15
JAME C. & KRISTOFFER J. HENRY

A.P.N. 055-083-15
JAME C. & KRISTOFFER J. HENRY

A.P.N. 055-083-15
JAME C. & KRISTOFFER J. HENRY

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JAME C. & KRISTOFFER J. HENRY

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JAME C. & KRISTOFFER J. HENRY

A.P.N. 055-083-15
JAME C. & KRISTOFFER J. HENRY

A.P.N. 055-083-15
JAME C. & KRISTOFFER J. HENRY

LAKE VISTA ROAD

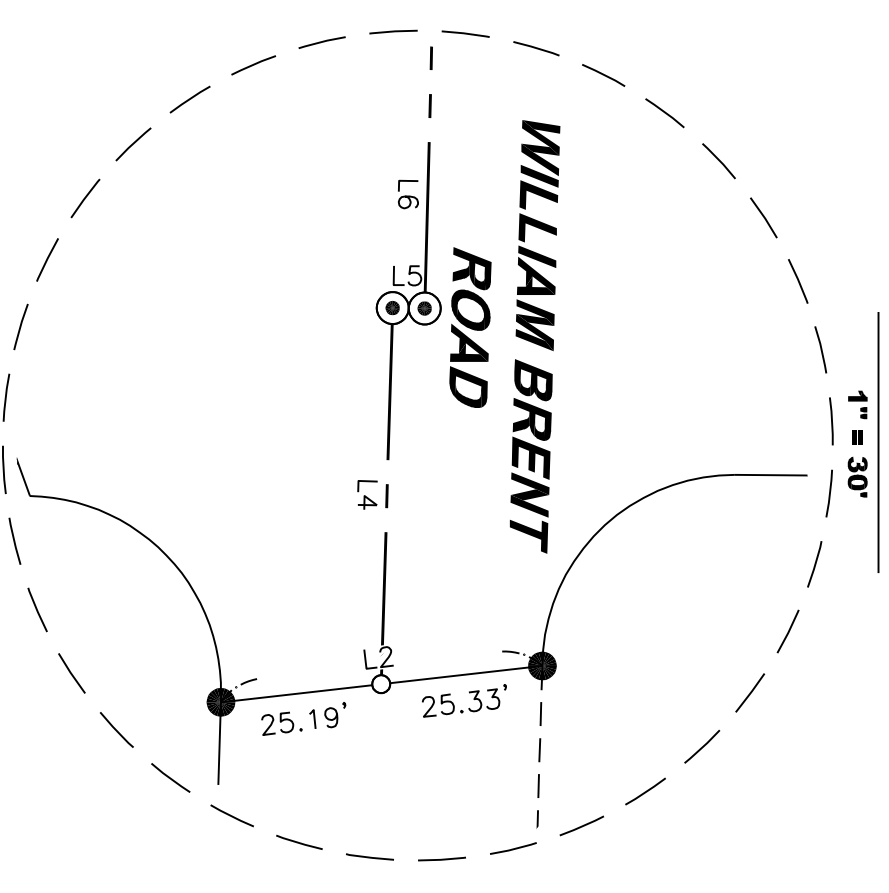
HIDDEN ROAD

SPRINGS ROAD

ROAD

INTERSTATE 580

DETAIL
1" = 30'



NOTES

- 1) THIS MAP IS A DIVISION OF ADJUSTED PARCEL, 101 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR THE RASMUSSEN FAMILY TRUST, FILED FOR RECORD IN THE OFFICE OF RECORDER, WASHOE COUNTY, NEVADA AS FILE NO. _____
- 2) THE PARCELS SHOWN LIE WITHIN THE UNSHADED "X" AND "A" ZONES PER FEMA FIRM 32031C3396G, DATED MARCH 16, 2009.
- 3) ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).

REFERENCES

- (R1) RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR R.W. ASSOCIATES AND THE RASMUSSEN FAMILY TRUST FILED FOR RECORD MARCH 19, 2002 AS FILE NO. 2865198 & RECORD OF SURVEY MAP NO. 4051.
- (R2) RECORD OF SURVEY FOR BERNARD B. & ELAINE C. RASMUSSEN FILED FOR RECORD DECEMBER 18, 2009 AS FILE NO. 3831698 & RECORD OF SURVEY MAP NO. 5206.
- (R3) FINAL MAP OF DIVISION OF LAND INTO LARGE PARCELS FOR R.W. GEORGE ASSOCIATES FILED FOR RECORD MARCH 8, 1999 AS FILE NO. 2314839 & LAND MAP NO. 180.

LEGEND

- FOUND CENTERLINE MONUMENT PER (R2)
- SET 5/8" REBAR WITH CAP OR NAIL & TAG, P.L.S. 20123
- FOUND MONUMENT AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- PROJECT BOUNDARY
- - - EASEMENTS
- ADJOINING PROPERTY LINES

AREA

LINE	BEARING	LENGTH
L1	N88°15'23"W	157.09'
L2	N06°26'13"W	50.52'
L3	N23°50'52"W	83.01'
L4	N88°14'53"W	58.76'(R2)
L5	N00°49'05"E	5.00'(R2)
L6	N88°29'51"W	999.27'(R2)

AREA

LOT	AREA	FOUND 1/2" REBAR
LOT 1:	22.56 AC.	NO TAG
LOT 2:	5.82 AC.	N: 14772157.39' E: 2273609.55' (GROUND)
LOT 3:	5.87 AC.	IRON PIPE, NO TAG
LOT 4:	5.00 AC.	0.40' WEST
TOTAL AREA:	39.45 AC.	

PARCEL MAP

RASMUSSEN FAMILY TRUST

NEVADA

FOR

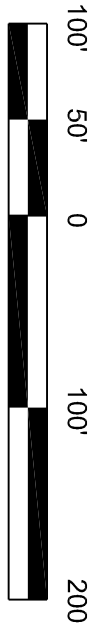
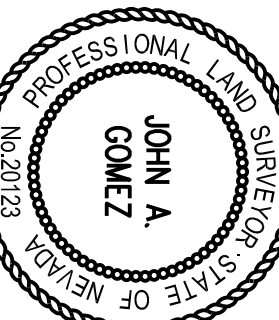
BEING A SUBDIVISION OF ADJUSTED PARCEL NO. 101
OF REVISION 11, TOWNSHIP 16 NORTH, RANGE 19 EAST, M.M.M.
SECTION 11, TOWNSHIP 16 NORTH, RANGE 19 EAST, M.M.M.

WASHOE COUNTY

9222 PROTOTYPE DRIVE
RENO, NEVADA 89821
TEL: (775) 827-6111
LUMOSINC.COM

Drawn By: DMS
Sheet 1 of 2
Job No.: 10594.000
Drawing No.: 10594000PH

LUMOS
& ASSOCIATES



SCALE: 1"=100'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939.

4"x4" WOOD POST AT R/W (ACCEPTED)

FOUND 5/8" REBAR

FOUND 1/2" REBAR

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