

Community Services Department  
Planning and Building  
**TENTATIVE PARCEL MAP**

**APPLICATION**



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100



## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

|  |                   |  |                         |
|--|-------------------|--|-------------------------|
| <b>Project Information</b>   |                   | Staff Assigned Case No.: _____         |                         |
| Project Name: <b>PARCEL MAP FOR RAY &amp; ELAINE YORK</b>  |                   |  |                         |
| Project Description: <b>PARCEL MAP</b>   |                   |  |                         |
| Project Address: <b>800 Schellbourne St., Reno, NV 89511</b>   |                   |  |                         |
| Project Area (acres or square feet): <b>22.4 acres</b>   |                   |  |                         |
| Project Location (with point of reference to major cross streets AND area locator):<br><b>Southwest of intersection of Schellbourne St and Brunswick Mill Rd</b> |                   |  |                         |
| Assessor's Parcel No.(s):  | Parcel Acreage:   | Assessor's Parcel No.(s):              | Parcel Acreage:         |
| <b>041-140-20</b>  | <b>22.4</b>       |  |                         |
| Indicate any previous Washoe County approvals associated with this application:<br>Case No.(s).  |                   |  |                         |
| <b>Applicant Information (attach additional sheets if necessary)</b>   |                   |  |                         |
| <b>Property Owner:</b>   |                   | <b>Professional Consultant:</b>        |                         |
| Name: <b>Ray and Elaine York</b>   |                   | Name: <b>MICHAEL TALONEN</b>           |                         |
| Address: <b>800 Schellbourne St.</b>   |                   | Address: <b>15506 QUICKSILVER DR</b>   |                         |
| <b>Reno, NV</b>  | Zip: <b>89511</b> | <b>RENO, NV</b>                        | Zip: <b>89511</b>       |
| Phone: <b>775-848-4880</b>   | Fax:              | Phone: <b>775-544-78717</b>            | Fax: <b>775-677-840</b> |
| Email: <b>york@gbdev.com</b>   |                   | Email: <b>MSTSURVEYING@HOTMAIL.COM</b> |                         |
| Cell: <b>775-848-4880</b>  | Other:            | Cell: <b>775-544-7817</b>              | Other:                  |
| Contact Person:  |                   | Contact Person: <b>MICHAEL TALONEN</b> |                         |
| <b>Applicant/Developer:</b>  |                   | <b>Other Persons to be Contacted:</b>  |                         |
| Name: <b>SAME AS OWNER</b>   |                   | 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):                  |                         |



## 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)?

**800 Schellbourne St, Reno, NV 89511; southwest of the intersection of Schellbourne St & Brunswick Mill Rd**

a. Please list the following:

| APN of Parcel     | Land Use Designation | Existing Acres |
|-------------------|----------------------|----------------|
| <b>041-140-20</b> | <b>Residential</b>   | <b>22.4</b>    |
|                   |                      |                |

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

**(1) home**

3. What are the proposed lot standards?

|                            | Parcel 1          | Parcel 2           | Parcel 3          | Parcel 4 |
|----------------------------|-------------------|--------------------|-------------------|----------|
| Proposed Minimum Lot Area  | <b>5.39 acres</b> | <b>11.82 acres</b> | <b>5.22 acres</b> |          |
| Proposed Minimum Lot Width | <b>678 feet</b>   | <b>728 feet</b>    | <b>580 feet</b>   |          |

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 | <b>n/a</b> |          |          |          |
| 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                | <b>Individual septic</b>            |
| b. Electrical Service/Generator | <b>NV Energy Electrical Service</b> |
| c. Water Service                | <b>Individual well</b>              |

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:

|   |                                    |                                    |                                   |
|---|------------------------------------|------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> Now | <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|---|------------------------------------|------------------------------------|-----------------------------------|

c. Washoe County Capital Improvements Program project?

|                              |  |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

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:

|   |                                    |                                    |                                   |
|---|------------------------------------|------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> Now | <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|---|------------------------------------|------------------------------------|-----------------------------------|

c. Washoe County Capital Improvements Program project?

|                              |  |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

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):

|  |
|--|
|  |
|--|

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. |
|------------------------------|--|---|

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. |
|---|-----------------------------|---|



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. |
|------------------------------|--|---|

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. |
|------------------------------|--|---|

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 |
|-----|

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. |
|------------------------------|--|---|

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?

|     |
|-----|
| n/a |
|-----|

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. |
|------------------------------|--|---|

### 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?

|  |
|--|
|  |
|--|



**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RAY YORK & ELAINE YORK ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED, HEREBY GRANTS TO ALL PUBLIC UTILITIES AND WASHOE COUNTY PERMANENT EASEMENTS SHOWN ON THIS PLAT. THE OWNERS AND THEIR ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

RAY W. YORK / OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
 ELAINE A. YORK / OWNER \_\_\_\_\_ DATE \_\_\_\_\_

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, RAY W. YORK OWNER, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, ELAINE A. YORK OWNER, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**TAX CERTIFICATE**

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

APN: 041-140-20  
 WASHOE COUNTY TREASURER

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_  
 NAME \_\_\_\_\_  
 TITLE \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE**

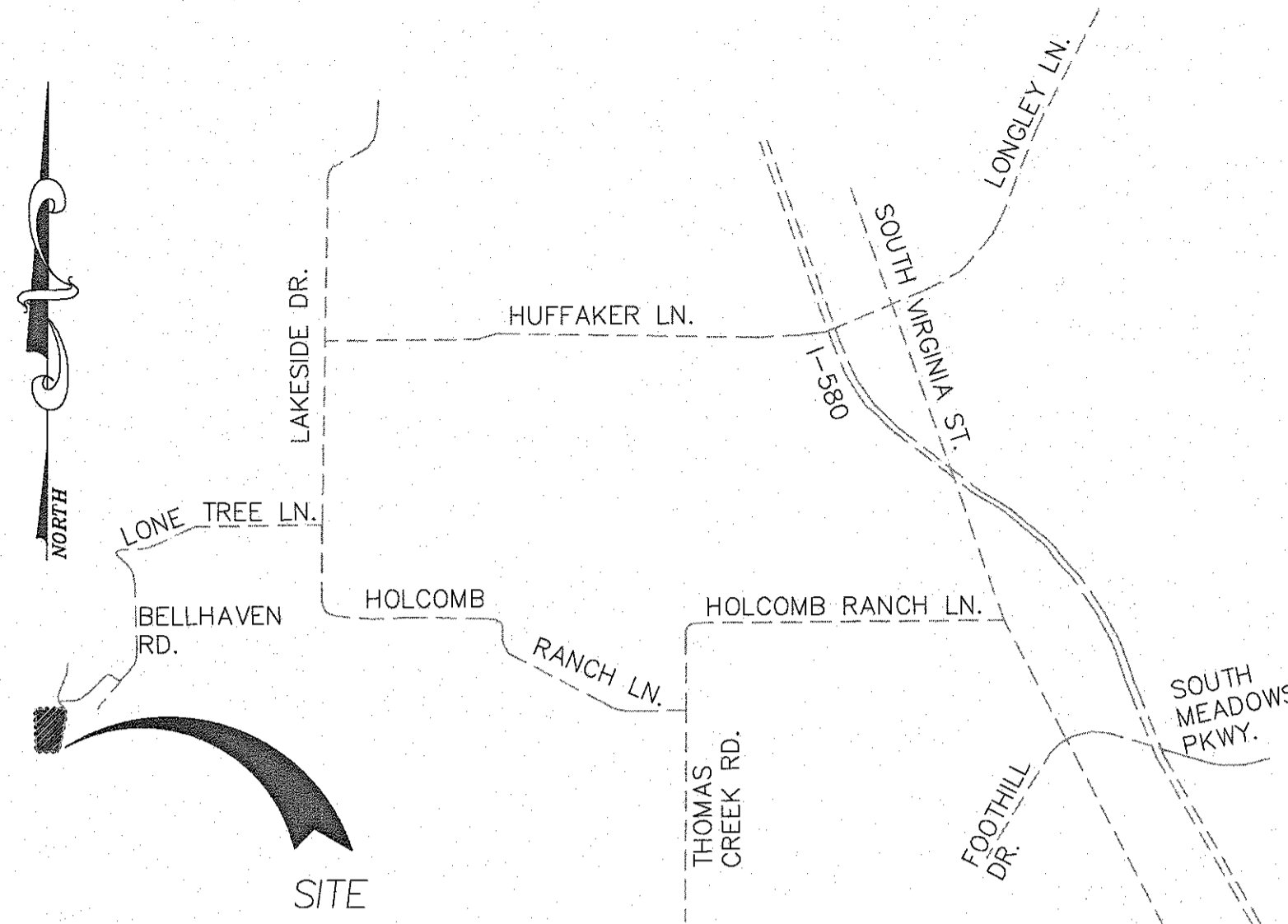
THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE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

FOR THE DISTRICT BOARD OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

**TITLE COMPANY CERTIFICATE**

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

FIRST CENTENNIAL TITLE COMPANY OF NEVADA  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_

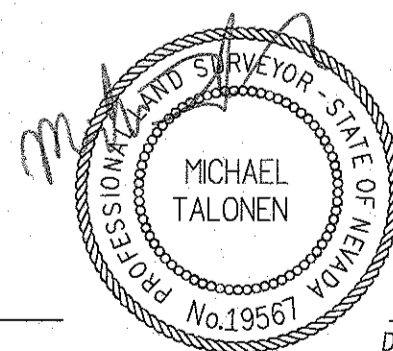


VICINITY MAP  
 NOT TO SCALE

**SURVEYOR'S CERTIFICATE**

I, MICHAEL TALONEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RAY & ELAINE YORK.
- THE PROPERTY SURVEYED BEING SITUATE IN THE SW 1/4 OF SECTION 11, T18N, R19E, MDM MOUNT DIABLO BASE MERIDIAN, COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON APRIL 7TH, 2023.
- 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, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



MICHAEL TALONEN (PLS)

EXP. 06/30/2024

**MST Surveying**  
 SURVEYORS  
 15506 QUICKSILVER DRIVE RENO, NEVADA 89511  
 (775) 544-7817 \* (775) 677-8408 Fax \* mstsurveying@hotmail.com

**UTILITY COMPANIES' CERTIFICATES**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES. ALL PUBLIC UTILITY EASEMENTS INCLUDE CATV & TRUCKEE MEADOWS WATER AUTHORITY.

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

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

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

**DIRECTOR OF PLANNING AND DEVELOPING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM20-0014 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

MOIRA HALENSTEN  
 DIRECTOR OF PLANNING AND DEVELOPING DIVISION

DATE \_\_\_\_\_

**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 CODES.

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

DATE \_\_\_\_\_

PARCEL MAP  
 FOR  
 RAY & ELAINE YORK

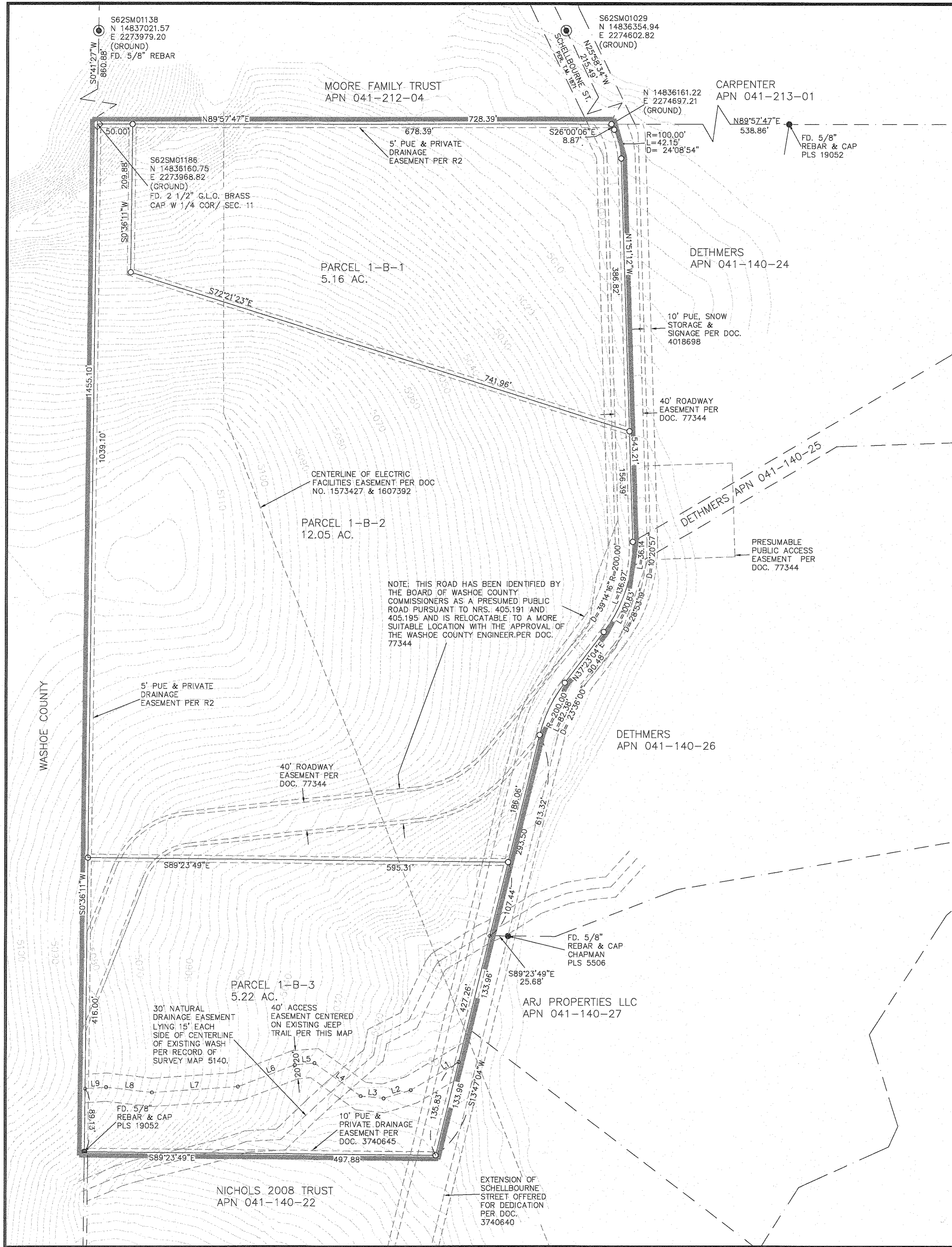
A DIVISION OF PARCEL 1B OF RECORD OF SURVEY MAP NO. 5348 SITUATE IN THE SW 1/4 OF SECTION 11, T18N, R19E, MDM

WASHOE COUNTY

SHEET 1 OF 2

NEVADA





**BASIS OF BEARINGS**

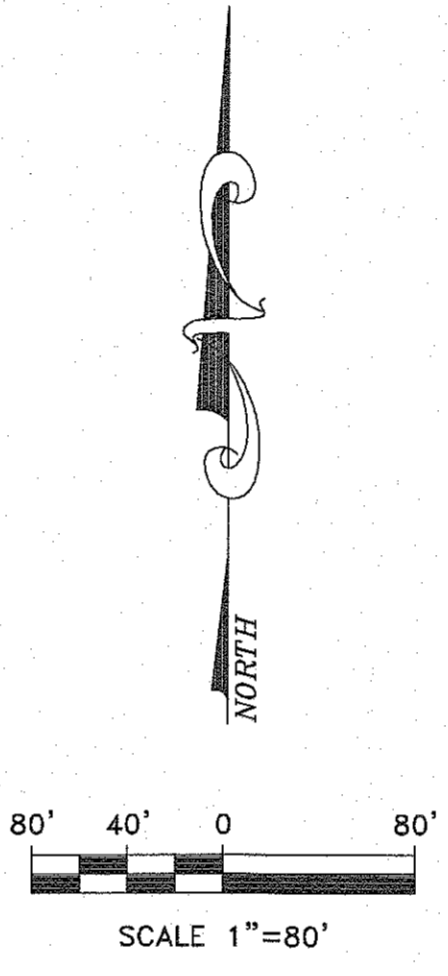
NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE, DERIVED BY GPS OBSERVATIONS OF WASHOE COUNTY CONTROL POINTS S62SM01138 & S62SM01029 BEING S 43°05'28" E SHOWN HEREON. THE DISTANCES AND COORDINATES SHOWN ON THIS SURVEY ARE GROUND VALUES BASED UPON A PROJECTION WHICH UTILIZES A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

**REFERENCES**

1. RECORD OF SURVEY MAP NO. 5348 FILE NO. 40186699 RECORDED 6/30/2011.
2. PARCEL MAP NO. 4898 FILE NO. 3636288 RECORDED 4/2/2008.
3. PRELIMINARY TITLE REPORT PREPARED BY FIRST CENTENNIAL TITLE COMPANY OF NEVADA AS ORDER No. 23034115-RT DATED 4-5-2023.

**GENERAL NOTES**

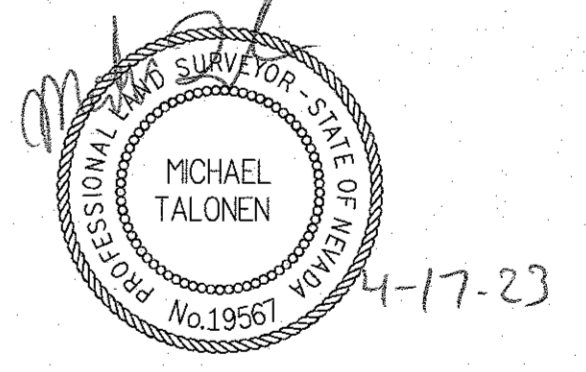
1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. PUBLIC UTILITY EASEMENTS ARE HERBY GRANTED, 5' IN WIDTH COINCIDENT WITH ALL EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
4. ACCESS IS BY ACCESS PRIVATE ROAD.
5. 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 SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
6. SEWAGE DISPOSAL SHALL BE BY PRIVATE SEWER SEPTIC SYSTEM.
7. 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 AND MAINTAIN WATER METERS WITHIN THE 70' ACCESS & PRIVATE AND PUBLIC UTILITY EASEMENT TO SERVE EACH PARCEL RESPECTIVELY.
8. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. THE NATURAL DRAINAGE WILL NOT BE IMPEDED.
10. ALL PUE'S INCLUDE CATV.
11. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
12. 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.
13. FOR EACH PARCEL CREATED BY THIS FINAL MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITHIN AN APPROVED RESIDENTIAL BUILDING PERMIT.



| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S59°41'44"W | 78.32'   |
| L2   | S73°13'23"W | 40.39'   |
| L3   | N84°12'52"W | 32.44'   |
| L4   | N54°41'38"W | 80.37'   |
| L5   | S84°27'37"W | 28.03'   |
| L6   | S69°13'04"W | 86.18'   |
| L7   | S86°10'30"W | 122.21'  |
| L8   | N83°27'12"W | 65.29'   |
| L9   | S85°59'27"W | 29.93'   |

**LEGEND**

- FOUND MONUMENT AS INDICATED
- SET 5/8" REBAR & CAP PLS 19567, UNLESS INDICATED OTHERWISE
- DIMENSION POINT NOTHING FOUND OR SET
- ⊙ WASHOE COUNTY CONTROL MONUMENT
- ◇ SECTION MONUMENT
- R2 REFERENCE NUMBER
- FD FOUND
- PUE PUBLIC UTILITY EASEMENT
- BOUNDARY LINE THIS PLAT
- - - PUBLIC UTILITY EASEMENT
- - - ADJOINER PROPERTY LINE
- STREET CENTERLINE
- GRAPHIC BORDER



EXP. 06/30/2024

**PARCEL AREA SUMMARY**

|              |                    |
|--------------|--------------------|
| PARCEL 1     | 5.16 ACRES         |
| PARCEL 2     | 12.05 ACRES        |
| PARCEL 3     | 5.22 ACRES         |
| <b>TOTAL</b> | <b>22.43 ACRES</b> |

**MST Surveying**

SURVEYORS

15506 QUICKSILVER DRIVE RENO, NEVADA 89511  
(775) 544-7817 \* (775) 677-8408 Fax \* mstsurveying@hotmail.com

**PARCEL MAP**  
FOR  
**RAY & ELAINE YORK**

A DIVISION OF PARCELS 1B OF RECORD OF SURVEY MAP NO. 5348 SITUATE IN THE SW 1/4 OF SECTION 11, T18N, R19E, MDM

WASHOE COUNTY SHEET 2 OF 2 NEVADA







Lot Closure Report - Lot : 1-B-3

=====

file- C:\projects\23036.00\dwg\23036-PM 4-5-23.msj\lc\_1-B-3.txt  
 Sunday, April 9, 2023, 8:35:07p.m.

Starting location (North, East) = ( 14835121.71, 2273957.88 )

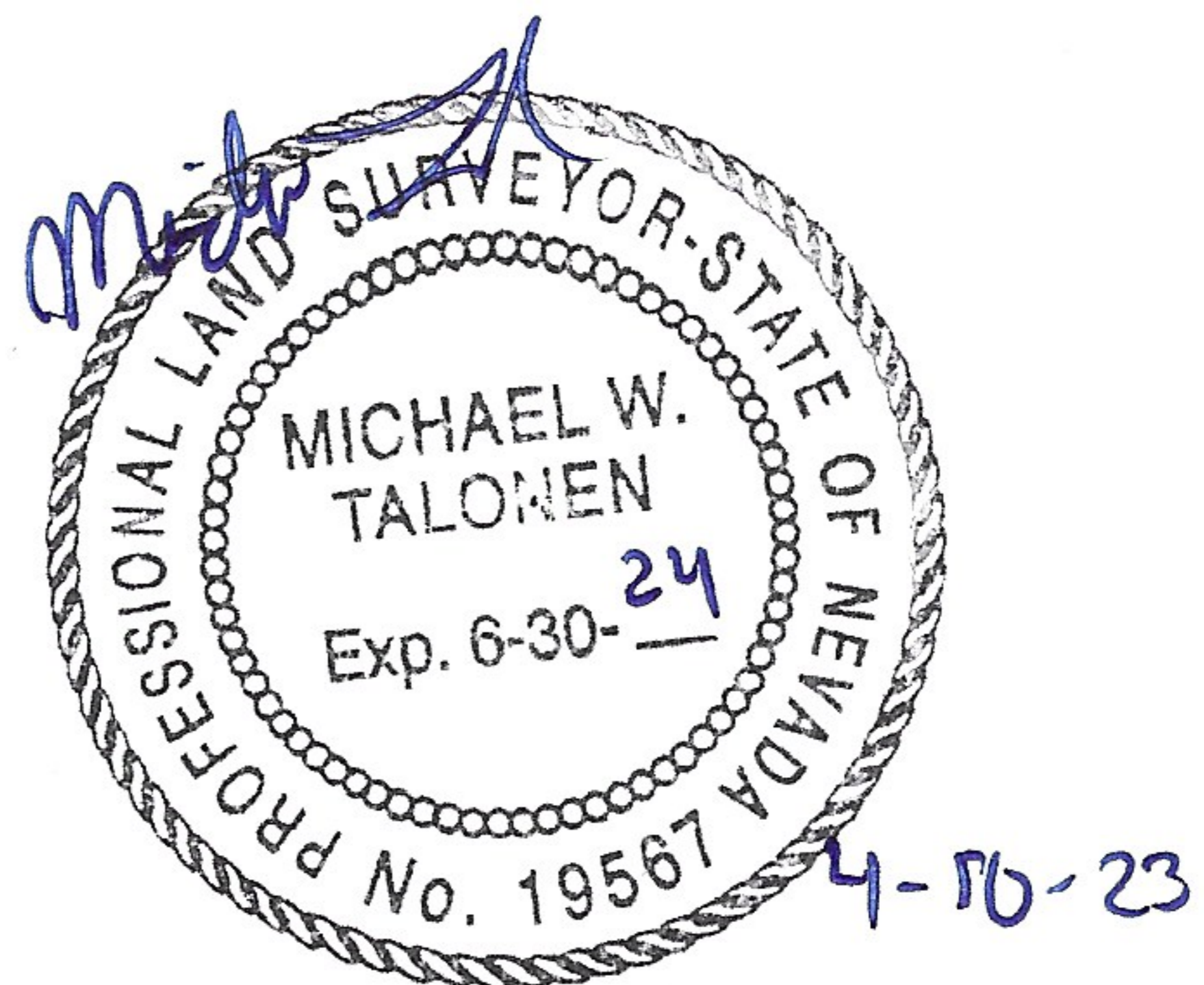
(In the table below, the Length of Curves refers to the chord length.  
 and the Bearing of Curves refers to the chord bearing.)

| Leg        | Segment | Bearing     | Length | Front | End_Northing | End_Easting |
|------------|---------|-------------|--------|-------|--------------|-------------|
| ---        | -----   | -----       | -----  | ----- | -----        | -----       |
| 1          | Line    | S89°23'49"E | 595.31 | No    | 14835115.44  |             |
| 2274553.16 |         |             |        |       |              |             |
| 2          | Line    | S13°47'04"W | 427.26 | No    | 14834700.49  |             |
| 2274451.36 |         |             |        |       |              |             |
| 3          | Line    | N89°23'49"W | 497.88 | No    | 14834705.73  |             |
| 2273953.50 |         |             |        |       |              |             |
| 4          | Line    | N0°36'11"E  | 416.00 | No    | 14835121.70  |             |
| 2273957.88 |         |             |        |       |              |             |

Ending location (North, East) = ( 14835121.70, 2273957.88 )

Total Distance : 1936.45  
 Total Traverse Stations : 5  
 Misclosure Direction : N1°56'13"E (from ending location to starting location)  
 Misclosure Distance : 0.00  
 Error of Closure : 1:647092.7  
 Frontage : 0.00  
 Frontage/Perimeter : 0.0 percent  
 AREA : 227385.170 sq. ft. (straight segment added to close  
 traverse)  
 = 5.220045 Acres

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Lot Closure Report - Lot : 1-B-2

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file- C:\projects\23036.00\dwg\23036-PM 4-5-23.msj\lc\_1-B-2.txt  
 Sunday, April 9, 2023, 8:31:57p.m.

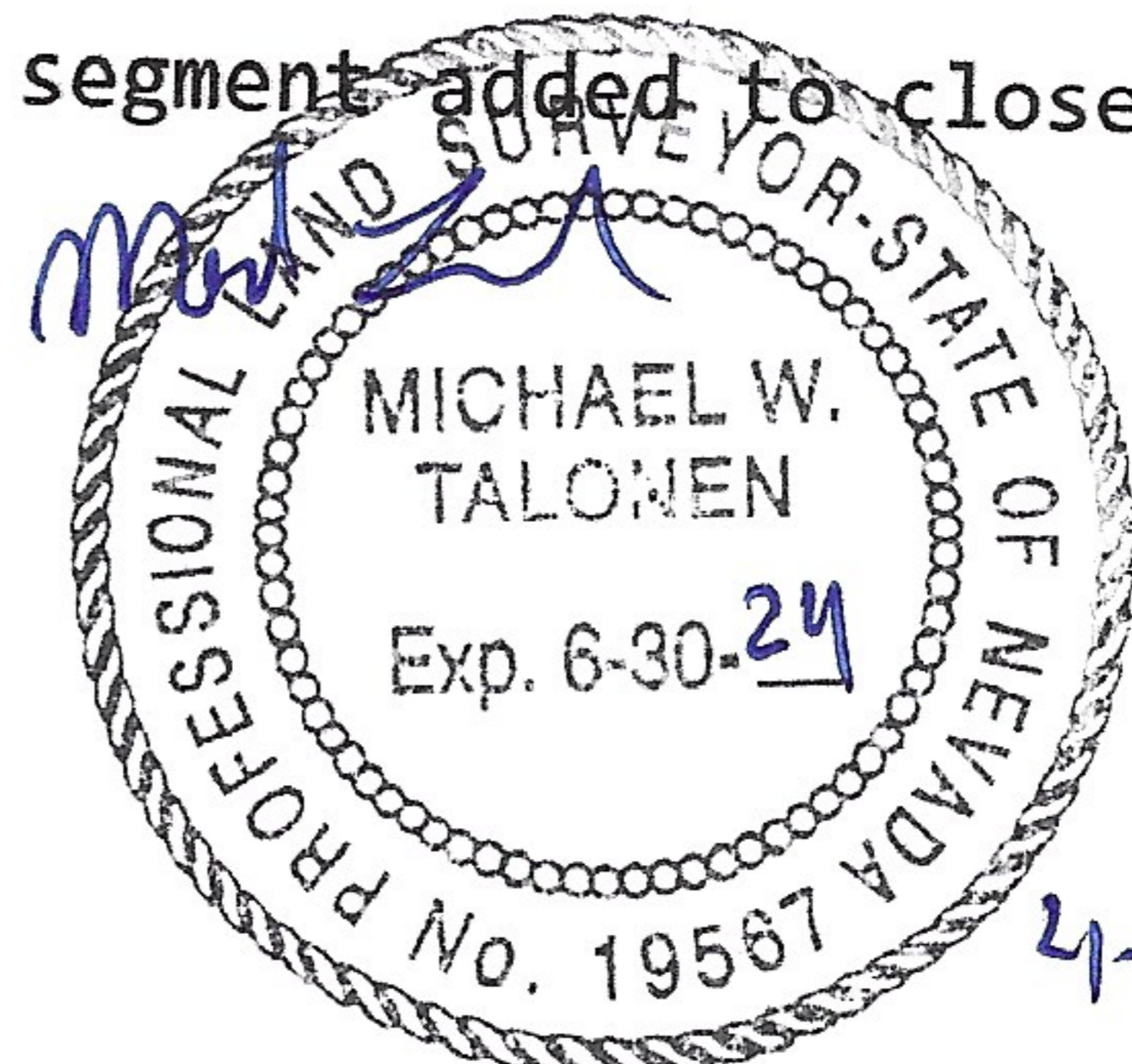
Starting location (North, East) = ( 14835966.76, 2273966.78 )

(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    | S72°21'23"E | 794.26 | No    | 14835726.02  |             |
| 2274723.68                                 |         |             |        |       |              |             |
| 2  | Line    | S1°51'12"E  | 156.39 | No    | 14835569.72  |             |
| 2274728.73                                 |         |             |        |       |              |             |
| 3  | Curve   | 197°45'56"  | 134.30 | No    | 14835441.82  | 2274687.75  |
| ARC= 136.97, RAD= 200.00, DELTA= 39°14'16" |         |             |        |       |              |             |
| BC_TO_RAD= S88°08'48"W                     |         |             |        |       |              |             |
| RAD_TO_EC= S52°36'56"E                     |         |             |        |       |              |             |
| ADD_ARC_AREA = 1045.77                     |         |             |        |       |              |             |
| 4  | Line    | S37°23'04"W | 90.48  | No    | 14835369.92  |             |
| 2274632.82                                 |         |             |        |       |              |             |
| 5  | Curve   | 205°35'04"  | 81.80  | No    | 14835296.14  | 2274597.49  |
| ARC= 82.38, RAD= 200.00, DELTA= 23°36'00"  |         |             |        |       |              |             |
| BC_TO_RAD= S52°36'56"E                     |         |             |        |       |              |             |
| RAD_TO_EC= N76°12'56"W                     |         |             |        |       |              |             |
| SUBTRACT_ARC_AREA = 230.97                 |         |             |        |       |              |             |
| 6  | Line    | S13°47'04"W | 186.06 | No    | 14835115.44  |             |
| 2274553.16                                 |         |             |        |       |              |             |
| 7  | Line    | N89°23'49"W | 595.31 | No    | 14835121.71  |             |
| 2273957.89                                 |         |             |        |       |              |             |
| 8  | Line    | N0°36'11"E  | 845.10 | No    | 14835966.76  |             |
| 2273966.78                                 |         |             |        |       |              |             |

Ending location (North, East) = ( 14835966.76, 2273966.78 )

Total Distance : 2886.95  
 Total Traverse Stations : 9  
 Misclosure Direction : S63°13'25"W (from ending location to starting location)  
 Misclosure Distance : 0.00  
 Error of Closure : 1:1247123.6  
 Frontage : 0.00  
 Frontage/Perimeter : 0.0 percent  
 AREA : 515067.843 sq. ft. (straight segment added to close  
 traverse)  
 = 11.824331 Acres



4-10-23



Lot Closure Report - Lot : 1-B-1

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file- C:\projects\23036.00\dwg\23036-PM 4-5-23.msj\lc\_1-B-1.txt  
 Sunday, April 9, 2023, 10:52:18a.m.

Starting location (North, East) = ( 14836160.75, 2273968.82 )

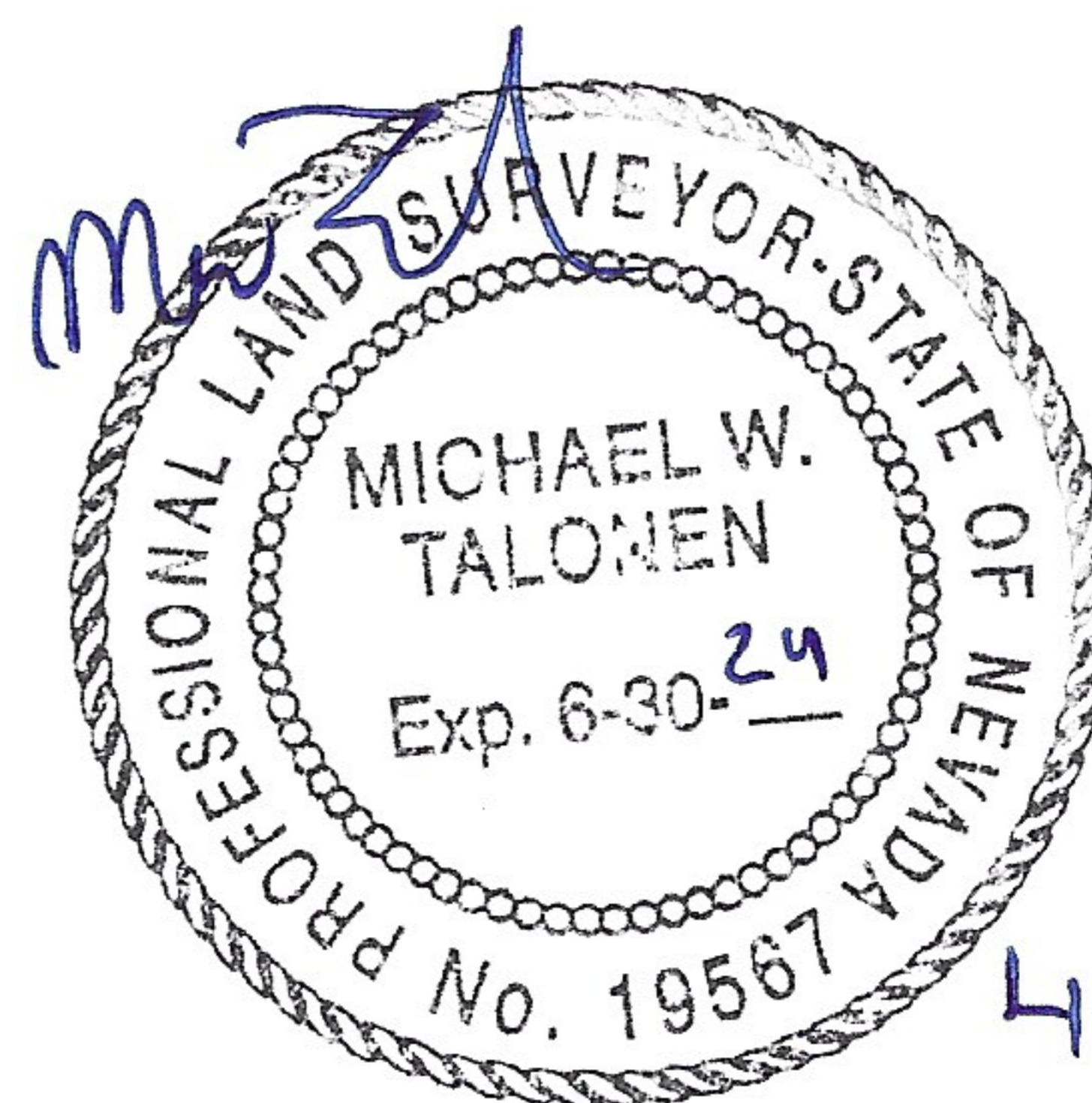
(In the table below, the Length of Curves refers to the chord length.  
 and the Bearing of Curves refers to the chord bearing.)

| Leg                                       | Segment | Bearing     | Length | Front | End_Northing | End_Easting |
|---|---------|-------------|--------|-------|--------------|-------------|
| ---                                       | -----   | -----       | -----  | ----- | -----        | -----       |
| 1   | Line    | N89°57'47"E | 728.39 | No    | 14836161.22  |             |
| 2274697.21                                |         |             |        |       |              |             |
| 2   | Line    | S26°00'06"E | 8.87   | No    | 14836153.25  |             |
| 2274701.10                                |         |             |        |       |              |             |
| 3   | Curve   | 166°04'21"  | 41.84  | No    | 14836112.64  | 2274711.17  |
| ARC= 42.15, RAD= 100.00, DELTA= 24°08'54" |         |             |        |       |              |             |
| BC_TO_RAD= S63°59'54"W                    |         |             |        |       |              |             |
| RAD_TO_EC= N88°08'48"E                    |         |             |        |       |              |             |
| ADD_ARC_AREA = 61.84                      |         |             |        |       |              |             |
| 4   | Line    | S1°51'12"E  | 386.82 | No    | 14835726.02  |             |
| 2274723.68                                |         |             |        |       |              |             |
| 5   | Line    | N72°21'23"W | 794.26 | No    | 14835966.76  |             |
| 2273966.78                                |         |             |        |       |              |             |
| 6   | Line    | N0°36'11"E  | 194.00 | No    | 14836160.75  |             |
| 2273968.82                                |         |             |        |       |              |             |

Ending location (North, East) = ( 14836160.75, 2273968.82 )

Total Distance : 2154.49  
 Total Traverse Stations : 7  
 Misclosure Direction : N88°51'28"W (from ending location to starting location)  
 Misclosure Distance : 0.00  
 Error of Closure : 1:1159313.8  
 Frontage : 0.00  
 Frontage/Perimeter : 0.0 percent  
 AREA : 234657.660 sq. ft. (straight segment added to close  
 traverse)  
 = 5.386999 Acres

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4-10-23





**COMMITMENT FOR TITLE INSURANCE**

Issued By  
**REAL ADVANTAGE TITLE INSURANCE COMPANY**

**SCHEDULE C**

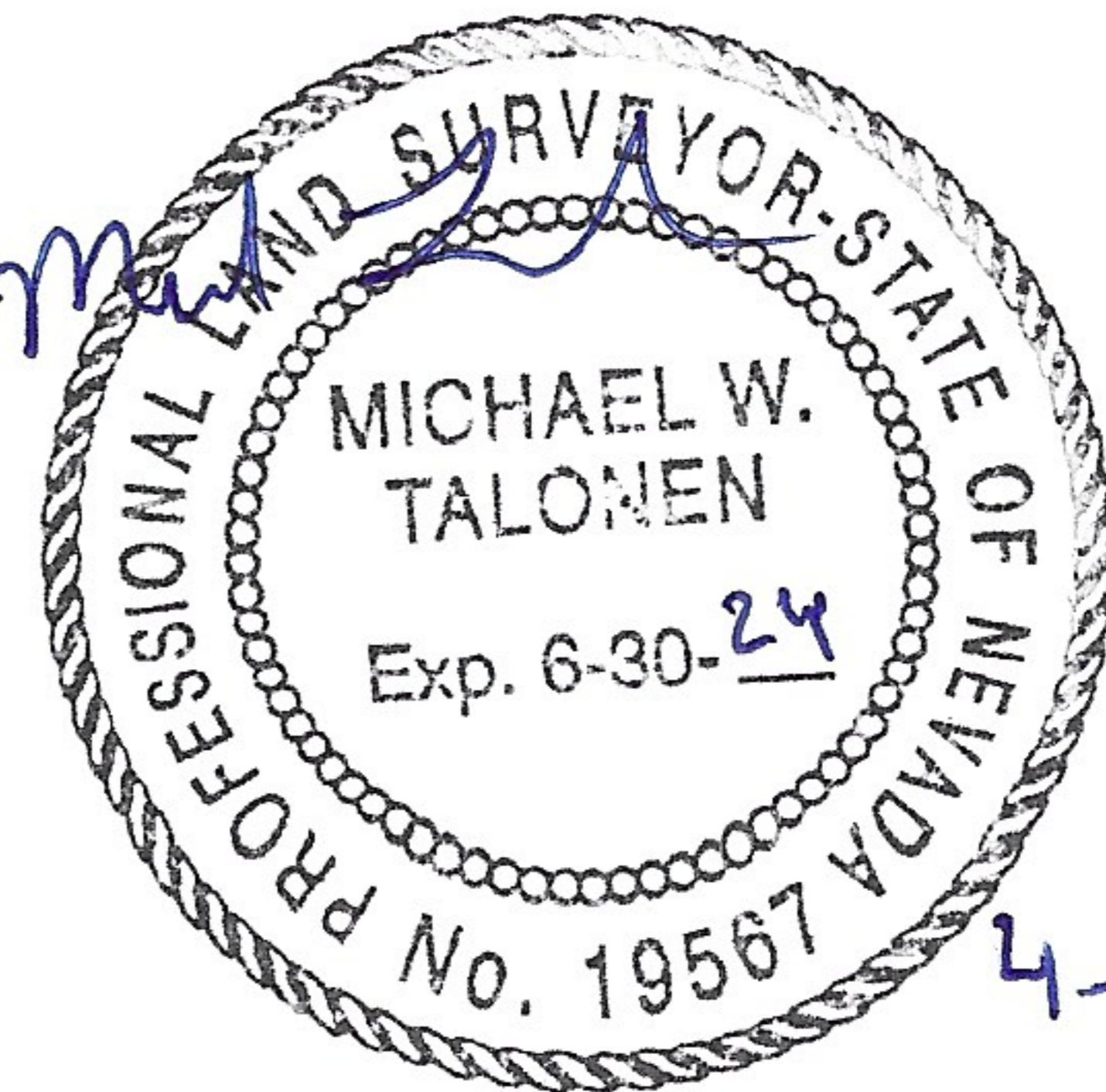
The Land is described as follows:

BEGINNING at the West One-Quarter (W ¼) corner of said Section Eleven (11) and proceeding thence along the East-West center of Section line, North 89°57'47" East a distance of 728.39 feet;  
THENCE departing said center of Section line, South 26°00'06" East a distance of 8.87 feet to the beginning of a tangent curve;  
THENCE 42.15 feet along the arc of a 100.00 foot radius curve to the right through a central angle of 24°08'54";  
THENCE South 01°51'12" East a distance of 543.21 feet to the beginning of tangent curve;  
THENCE 136.97 feet along the arc of a 200.00 foot radius curve to the right through a central angle of 39°14'16";  
THENCE South 37°23'04" West a distance of 90.48 feet to the beginning of a tangent curve;  
THENCE 82.38 feet along the arc of a 200.00 foot radius curve to the left through a central angle of 23°36'00";  
THENCE South 13°47'04" West a distance of 613.32 feet;  
THENCE North 89°23'49" West a distance of 497.88 feet to the West line of said Section;  
THENCE along said West line, North 00°36'11" East, a distance of 1455.10 feet to the POINT OF BEGINNING.

Reference is also hereby made to Record of Survey Map No. 5348.

The above legal description was taken from prior Document No. 4018698.

Assessors Parcel No.: 041-140-20



*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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