

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

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

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

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects 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.
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. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. 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) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) 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 that clarify the potential impacts and potential conditions of development in order 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.
- (v) The Title Report should only be included in the one (1) original packet.

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Rosehaven Properties Parcel Map			
Project Description: A parcel map to divide the 53.82 acre parcel into two parcels, the smallest being 12.60 acres and the largest being 41.22 acres			
Project Address: 6755 Franktown Road			
Project Area (acres or square feet): 53.82 acres			
Project Location (with point of reference to major cross streets AND area locator): Located on Franktown Road and west of Big Canyon Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
055-200-98	53.82		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WBLA21-0012			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Rosehaven Properties, LLC		Name: Lumos & Associates, Inc.	
Address: 7165 San Antonio Ranch Road		Address: 308 N. Curry Street Suite 200	
Washoe Valley, NV	Zip: 89704	Carson City	Zip: 89703
Phone:	Fax:	Phone: 775.883.7077	Fax:
Email:		Email: gphillips@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Greg Phillips	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Lumos & Associates, Inc.	
Address:		Address: 308 N. Curry Street Suite 200	
	Zip:	Carson City	Zip: 89703
Phone:	Fax:	Phone: 775883.7077	Fax:
Email:		Email: dschnurbusch@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Dina Schnurbusch	
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)?

6755 Franktown Road, Washoe Valley

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
055-200-98	Single family residence/Agricultural	53.82

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

There are three structures that will remain on the property

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	12.60 Ac.	41.22		
Proposed Minimum Lot Width	607' +/-	2,300' +/-		

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.)

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

a. Sewer Service	Septic
b. Electrical Service/Generator	Electric
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	Well
<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
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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:

<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):

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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

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?

There are no area plan modifiers

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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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?

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?

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?

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?

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?

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

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?

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

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

28. Surveyor:

Name	Gregory S. Phillips
Address	308 N. Curry Street, Suite 200 Carson City, NV 89703
Phone	775.883.7077
Cell	
E-mail	gphillips@lumosinc.com
Fax	
Nevada PLS #	17616

**Parcel Map Waiver Application
Supplemental Information**
(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

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a. If a utility, is it Public Utility Commission (PUC) regulated?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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2. What is the location (address or distance and direction from nearest intersection)?

6755 Franktown Road, Washoe Valley

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
055-200-98	Single family residence/Agricultural	53.82

3. Please describe:

a. The existing conditions and uses located at the site:

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b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	12.60 Ac.	41.22		
Proposed Minimum Lot Width	607' +/-	2,300' +/-		

5. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	Electric
c. Water Service	Well

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

a. Water System Type:

<input checked="" type="checkbox"/> Individual wells	Well	
<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
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c. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

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7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

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8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

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b. Does 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 type="checkbox"/> No
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Explanation:

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- c. 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, the Hillside Ordinance applies.	<input type="checkbox"/> No, it does not.
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Explanation:

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9. Surveyor:

Name	Gregory S. Phillips
Address	308 N. Curry Street, Suite 200 Carson City, NV 89703
Phone	775.883.7077
Fax	
Nevada PLS #	17616

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROSEHAVEN PROPERTIES, LLC 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 N.R.S. 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.

ROSEHAVENPROPERTIES, LLC

BY: JAMIE C. ZISSIS DATE BY: STEVE ZISSIS DATE
 ITS: MANAGING MEMBER ITS: MANAGING MEMBER

STATE OF _____ } SS:
 COUNTY OF _____ }

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JAMIE C. ZISSIS, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR 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:

STATE OF _____ } SS:
 COUNTY OF _____ }

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED STEVE ZISSIS, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR 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 278.476.

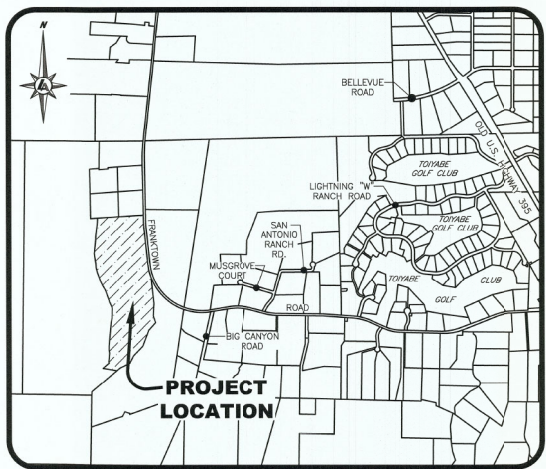
BY: KELLY MULLIN DATE
 ITS: DIRECTOR OF PLANNING & BUILDING DIVISION

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT ROSEHAVEN PROPERTIES, LLC ARE THE OWNERS 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.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA 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.

SIERRA PACIFIC POWER COMPANY DBA# NV ENERGY DATE

BY: _____
 ITS: _____

CHARTER COMMUNICATIONS DATE

BY: _____
 ITS: _____

NEVADA BELL TELEPHONE COMPANY DBA# AT&T NEVADA DATE

BY: _____
 ITS: _____

SURVEYOR'S CERTIFICATE

I, GREGORY S. PHILLIPS, 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 ROSEHAVEN PROPERTIES, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE EAST-HALF (E 1/2) OF SECTION 21, T.16N, R.19E, M.D.M. AND THE SURVEY WAS COMPLETED ON AUGUST 23, 2022.
- 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 CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GREGORY S. PHILLIPS, P.L.S. 17616



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

WATER & SEWER RESOURCES REQUIREMENTS

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

TIMBER WEISS DATE
 WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

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. 055-200-98

WASHOE COUNTY TREASURER DATE

PARCEL MAP
 FOR
ROSEHAVEN PROPERTIES, LLC
 BEING A SUBDIVISION OF ADJUSTED PARCEL 2B
 OF RECORD OF SURVEY MAP NO. 6285
 SITUATE WITHIN A PORTION OF THE EAST-HALF (E1/2) OF
 SECTION 21, TOWNSHIP 16 NORTH, RANGE 19 EAST, M.D.M.
 WASHOE COUNTY NEVADA

LUMOS & ASSOCIATES
 308 N. CURRY ST., SUITE 200
 CARSON CITY, NV 89703
 TEL (75) 883-7077
 LUMOSINC.COM

Drawn By: DMS
 Sheet: 1 of 2
 Job No.: 10737.000
 Drawing No.: 10737.000PM

NOTES

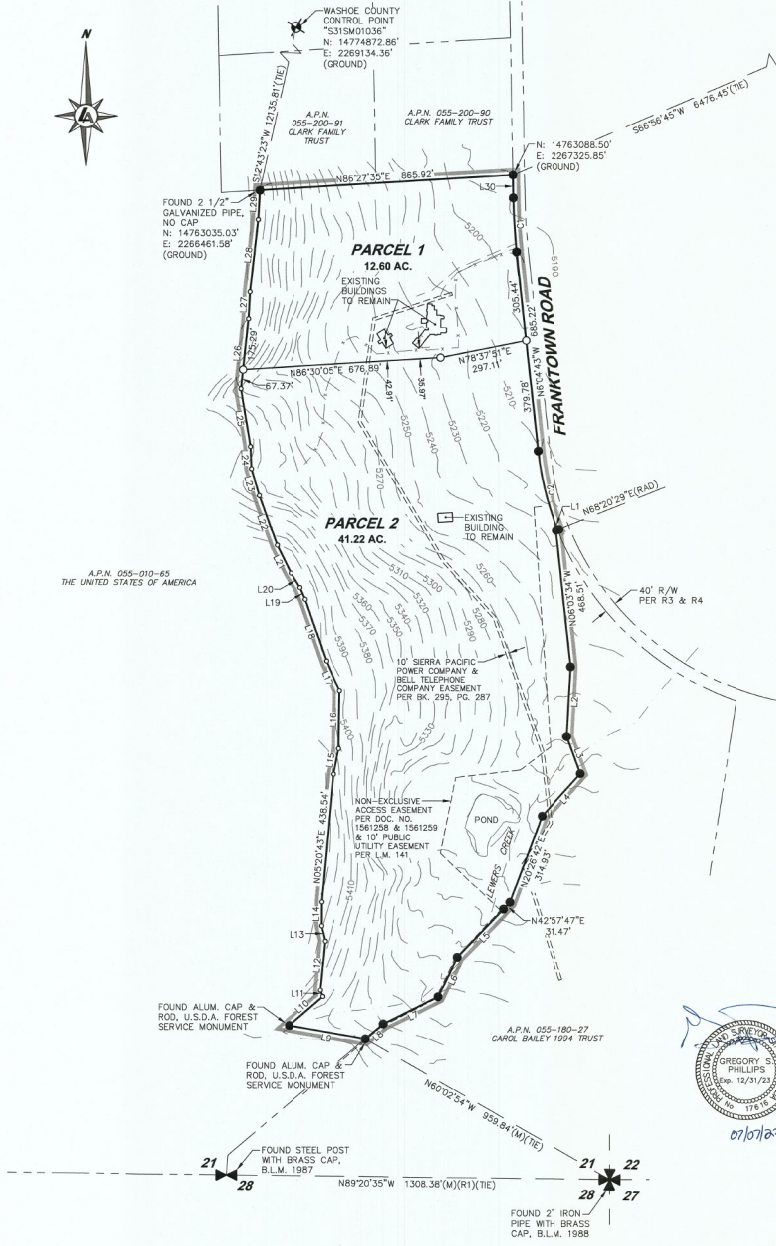
- 1) THIS MAP IS A DIVISION OF ADJUSTED PARCEL 28 AS SHOWN ON THE RECORD OF SURVEY MAP NO. 6285 FILED FOR RECORD AUGUST 10, 2021 AS FILE NO. 5213817.
- 2) THE PARCELS SHOWN LIE WITHIN THE "UNSHADED X" ZONE PER FEMA FIRM 32031C3430G, DATED MARCH 16, 2009.
- 3) ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
- 4) THE WEST LINE OF PARCELS 1 & 2 REPRESENTED BY THE LINE STARTING WITH L10 AND CONTINUING TO L29 REPRESENTS THE CENTERLINE OF AN EXISTING FENCELINE. ALL CORNER POINTS ARE AT FENCE CORNERS.
- 5) WASHOE COUNTY WILL ASSIGN ADDRESSES ONCE THE ASSESSORS PARCEL NUMBER HAS BEEN ESTABLISHED. IF THE PLANNED STRUCTURE WILL NOT FACE THE ADDRESS STREET, THE DEVELOPER MUST REQUEST A NEW ADDRESS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 6) THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENTS OF THE PARCELS.
- 7) NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- 8) 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 DRAINAGE AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO THE SURROUNDING PROPERTIES.

REFERENCES

- (1) RECORD OF SURVEY MAP NO. 6285, RECORDED AUGUST 10, 2021 AS FILE NO. 5213817
- (2) RECORD OF SURVEY MAP NO. 5427, RECORDED MAY 10, 2012 AS FILE NO. 4111259
- (3) STATE OF NEVADA DEPARTMENT OF HIGHWAYS SKETCH SHOWING RIGHT OF WAY TO BE ACQUIRED FROM H.E. & MINNIE E. HEIDENREICH APPROVED OCTOBER 1945
- (4) PUBLIC HIGHWAY DEED RECORDED JUNE 5, 1948 IN BOOK 200, PAGE 1, AS DOCUMENT NO. 164080

LEGEND

- FOUND U.S.G.L.O. SECTION CORNERS AS NOTED
- FOUND 5/8" REBAR WITH CAP, P.L.S. 17616, UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH CAP OR NAIL & TAG, P.L.S. 17616
- CENTERLINE OF EXISTING FENCE PER (R1)
- EXISTING PROJECT BOUNDARY
- PARCEL LINE
- EXISTING EASEMENTS
- ADJOINING PROPERTY LINES

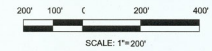


LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N68°20'28"E	5.75'	L16	N01°02'20"E	197.03'
L2	N03°14'38"E	238.30'	L17	N23°51'54"W	111.43'
L3	N19°57'54"W	134.54'	L18	N19°01'23"W	223.30'
L4	N42°11'51"E	194.90'	L19	N24°01'38"W	43.55'
L5	N43°57'13"E	226.89'	L20	N32°28'43"W	58.49'
L6	N25°43'40"E	150.27'	L21	N26°15'07"W	106.25'
L7	N63°46'36"E	208.62'	L22	N19°46'29"W	180.38'
L8	N49°53'39"E	79.44'	L23	N16°29'32"W	94.95'
L9	N80°08'35"W	265.53'	L24	N02°21'54"W	75.75'
L10	N49°30'51"E	151.29'	L25	N09°15'54"W	198.90'
L11	N20°26'02"W	23.14'	L26	N06°13'01"E	242.66'
L12	N05°51'40"E	167.89'	L27	N03°00'40"E	91.63'
L13	N13°09'40"W	53.33'	L28	N06°32'58"E	248.00'
L14	N00°22'20"E	80.98'	L29	N09°20'04"E	100.04'
L15	N11°22'46"E	88.85'	L30	N00°55'47"W	78.09'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	05°13'30"	2020.00'	184.21'
C2	15°34'47"	1320.00'	277.36'

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.



PARCEL MAP
FOR
ROSEHAVEN PROPERTIES, LLC

BEING A SUBDIVISION OF ADJUSTED PARCEL 28 OF RECORD OF SURVEY MAP NO. 6285 SITUATE WITHIN A PORTION OF THE EAST-HALF (E1/2) OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 19 EAST, M.D.M.

WASHOE COUNTY NEVADA

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Drawn By: DMS
Sheet: 2 of 2
Job No.: 10737.000
Drawing No.: 10737.000PM