

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

1. What is the location (address or distance and direction from nearest intersection)?

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area				
Minimum Lot Width				

4. 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 Community Development staff for additional materials that are required to be submitted.)

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

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

6. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input 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 type="checkbox"/> No
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7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<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 type="checkbox"/> No
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8. 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	

- e. 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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9. 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 type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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10. 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 type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. 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 type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. 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 type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

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14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

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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 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?

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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 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?

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?

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

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

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28. Surveyor:

Name	
Address	
Phone	
Cell	
E-mail	
Fax	
Nevada PLS #	

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: _____
Address: _____

Phone : _____ Fax: _____
Private Citizen Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: _____
Reno Sparks Washoe County
Parcel Numbers: _____
Subdivision Parcelization Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____
Regional Street Naming Coordinator
Except where noted
Denied: _____ Date: _____
Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SOUTH HILLS INVESTMENT COMPANY, A NEVADA GENERAL PARTNERSHIP OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT THERE ARE NO SECURITY INTEREST HOLDERS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS 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 2015, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST AMERICAN TITLE INSURANCE COMPANY

WILLIAM BERNARD, TITLE OFFICER _____ DATE _____

UTILITY COMPANY CERTIFICATES

THE UTILITY EASEMENTS SHOWN HEREON ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

CHARTER COMMUNICATIONS _____ PRINT NAME/TITLE _____ DATE _____

NEVADA BELL TELEPHONE CO. _____ PRINT NAME/TITLE _____ DATE _____
D.B.A. AT&T NEVADA

SIERRA PACIFIC POWER COMPANY _____ PRINT NAME/TITLE _____ DATE _____
D.B.A. NV ENERGY

TRUCKEE MEADOWS WATER AUTHORITY _____ PRINT NAME/TITLE _____ DATE _____

UTILITY COMPANY ACKNOWLEDGEMENTS

STATE OF _____ } S.S.
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____ BY _____

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

STATE OF _____ } S.S.
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____ BY _____

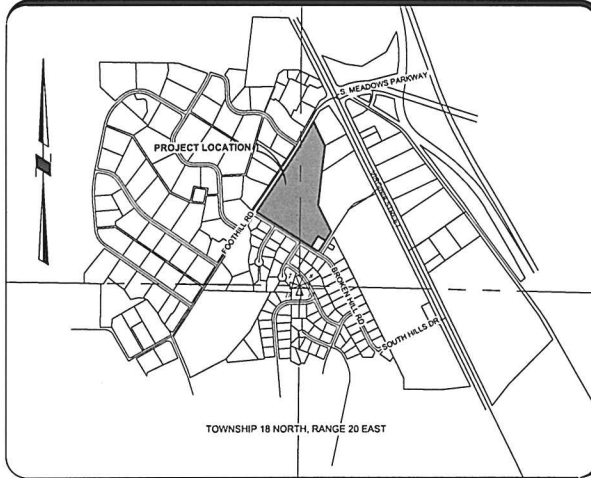
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

STATE OF _____ } S.S.
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____ BY _____

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

STATE OF _____ } S.S.
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____ BY _____

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, ROBERT O. LORVIERE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SOUTH HILLS INVESTMENT COMPANY, A NEVADA GENERAL PARTNERSHIP.
2. THE LANDS SURVEYED LIE WITHIN PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 7 & THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 20 EAST M.D.M., COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 18, 2015.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



ROBERT O. LORVIERE ~ PLS 8661

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SOUTH HILLS INVESTMENT COMPANY, A NEVADA GENERAL PARTNERSHIP, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278.010 TO 278.630 INCLUSIVE, AND HEREBY GRANTS TO ALL PUBLIC UTILITY AND CABLE TV COMPANIES PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION, AND MAINTENANCE OF UTILITY AND CABLE TV SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER.

SOUTH HILLS INVESTMENT COMPANY, A NEVADA GENERAL PARTNERSHIP

BY: NAME _____ DATE _____

OWNER ACKNOWLEDGEMENTS

STATE OF _____ } S.S.
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____ BY _____

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. 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 COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

DIRECTOR OF COMMUNITY DEVELOPMENT _____ PRINT NAME/TITLE _____ DATE _____

TAXATION CERTIFICATE (APN: 044-300-10)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE 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 AGRICULTURE USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

SIGNATURE _____ PRINT NAME/TITLE _____ DATE _____

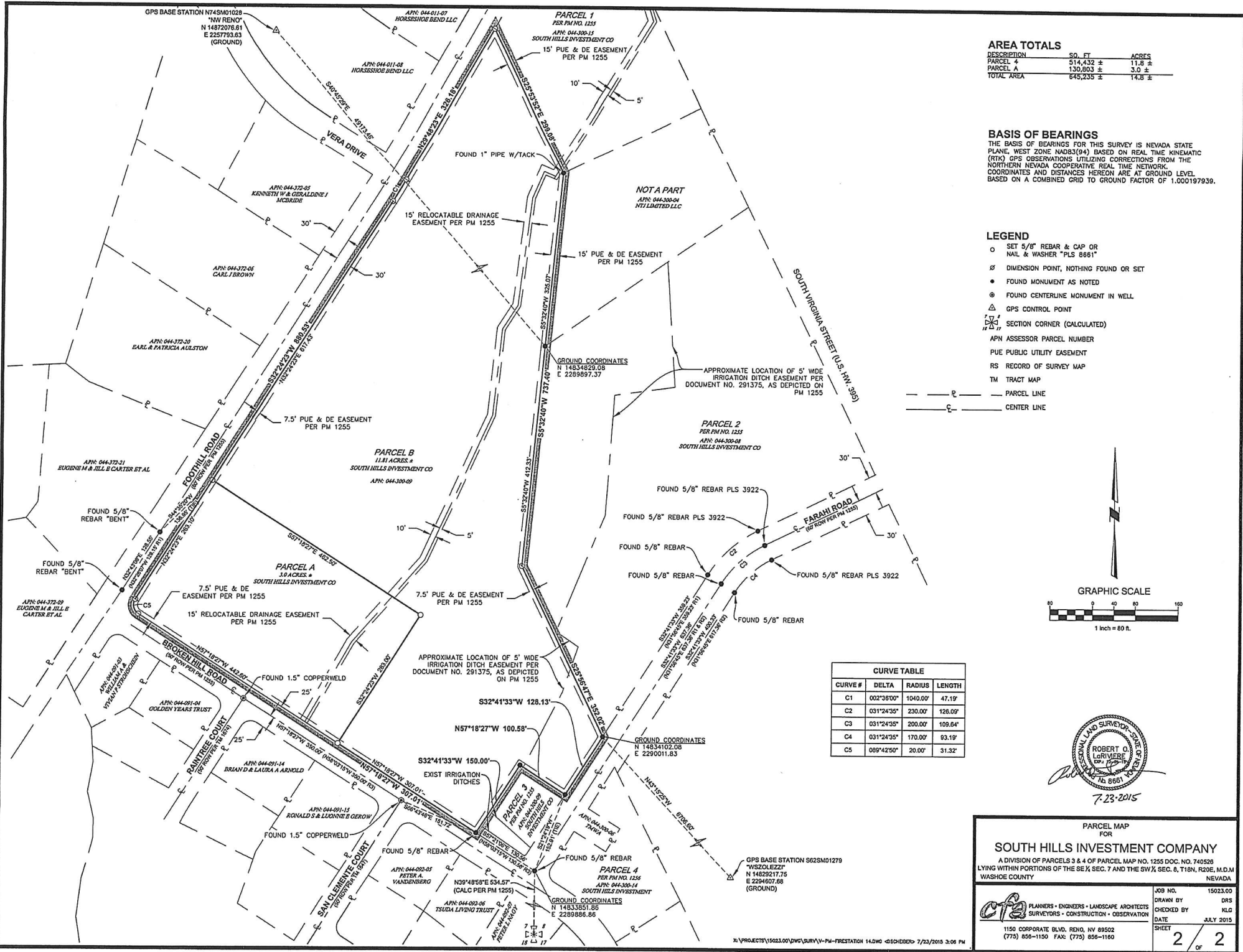
REFERENCES

1. PARCEL MAP NO. 1255 RECORDED MAY 27, 1981 AS DOCUMENT NO. 740526, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. PARCEL MAP NO. 1256 RECORDED MAY 27, 1981 AS DOCUMENT NO. 740527, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
3. TRACT MAP NO. 1647 RECORDED APRIL 1977 AS DOCUMENT NO. 466649, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
4. SECOND AMENDED TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY OF NEVADA, COMMITMENT NO. 121-2475073, DATED MAY 20, 2015 AT 7:30 AM.

NOTES

1. PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS ARE HEREBY GRANTED 7.5' FEET IN WIDTH COINCIDENT WITH ANY PUBLIC RIGHT OF WAYS AND 15' FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND 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 THAT TIME, AND THE UTILITY COMPANY.
3. THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE FOR USE THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PROPER EASEMENTS.
5. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
6. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE THE CITY OF RENO WITH A WILL SERVE LETTER.
7. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT. ANY UNPAID CHARGES DUE THE WASHOE COUNTY SEWER & WATER DISTRICT.
8. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE PUE ADJACENT TO THE STREET TO SERVE EACH PARCEL SEPARATELY.
9. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
10. NOTICE OF ATTACHMENT OF TAX LIEN ON AGRICULTURAL AND OPEN SPACE REAL PROPERTY IN WASHOE COUNTY, AS THE SAME IS DEFINED AND PROVIDED FOR IN NRS 361A.010, ET. SEQ. RECORDED JULY 17, 2014, IN BOOK N/A, PAGES 1-21 AS INSTRUMENT NO. 4374067.
11. AN EASEMENT FOR A WATER DITCH AND INCIDENTAL PURPOSES, RECORDED OCTOBER 10, 1903 IN BOOK NO. 24, PAGE 290 AS INSTRUMENT NO. N/A OF DEED RECORDS.
12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT", EXECUTED BY AND BETWEEN T.R. HOLCOMB ESTATES COMPANY, A CORPORATION AND NICK GINNOCHIO, RECORDED JUNE 10, 1930 IN BOOK NO. J, PAGE 332 AS INSTRUMENT NO. 51479 OF BONDS OF AGREEMENTS.
13. AN EASEMENT FOR COMMUNICATION, ELECTRIC POWER LINE AND INCIDENTAL PURPOSES, RECORDED JUNE 21, 1950 IN BOOK NO. 256, PAGE 138 AS INSTRUMENT NO. 185284 OF DEED OF RECORDS.
14. AN EASEMENT FOR AN IRRIGATION DITCH, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE REPAIR, MAINTENANCE AND CLEANING OF SAID DITCH AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 1954 IN BOOK NO. 363, PAGE 514 AS INSTRUMENT NO. 234665 OF DEED RECORDS.
15. AN EASEMENT FOR DITCH AND INCIDENTAL PURPOSES, RECORDED OCTOBER 03, 1958 IN BOOK NO. 490, PAGE 181 AS INSTRUMENT NO. 291375 OF DEED RECORDS.
16. AN EASEMENT FOR AN IRRIGATION, WATER CANAL AND INCIDENTAL PURPOSES, RECORDED AUGUST 29, 1975 IN BOOK 913, PAGE 756 AS INSTRUMENT NO. 376279 OF OFFICIAL RECORDS.
17. AN EASEMENT FOR IRRIGATION, WATER CANAL AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 1973 IN BOOK NO. 725, PAGE 370 AS INSTRUMENT NO. 283615 OF OFFICIAL RECORDS.
18. EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON PARCEL MAP NO. 1255 REFERENCED IN THE LEGAL DESCRIPTION PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY. REFERENCE IS MADE TO SAID PLAT FOR PARTICULARS.
19. A DOCUMENT ENTITLED "DEED RESTRICTION", RECORDED SEPTEMBER 09, 1998, IN BOOK 5378, PAGE 734 AS INSTRUMENT NO. 2251308 OF OFFICIAL RECORDS.

COUNTY RECORDER'S CERTIFICATE FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 20____, AT _____ MINUTES PAST _____ O'CLOCK _____, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.	PARCEL MAP FOR SOUTH HILLS INVESTMENT COMPANY A DIVISION OF PARCELS 3 & 4 OF PARCEL MAP NO. 1255 DOC. NO. 740526 LYING WITHIN PORTIONS OF THE SE 1/4 SEC. 7 AND THE SW 1/4 SEC. 8, T18N, R20E, MDM WASHOE COUNTY NEVADA	
	COUNTY RECORDER _____ BY DEPUTY _____ FEE: _____	JOB NO. 15023.00 DRAWN BY DRS CHECKED BY KLG DATE JULY 2015 SHEET 1 OF 2

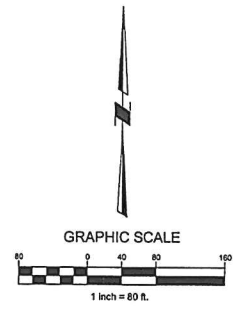


AREA TOTALS

DESCRIPTION	SQ. FT	ACRES
PARCEL 4	514,432 ±	11.8 ±
PARCEL A	130,803 ±	3.0 ±
TOTAL AREA	645,235 ±	14.8 ±

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL, BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

- LEGEND**
- SET 5/8" REBAR & CAP OR NAIL & WASHER "PLS 8861"
 - ⊗ DIMENSION POINT, NOTHING FOUND OR SET
 - FOUND MONUMENT AS NOTED
 - ⊙ FOUND CENTERLINE MONUMENT IN WELL
 - △ GPS CONTROL POINT
 - ⊠ SECTION CORNER (CALCULATED)
 - APN ASSESSOR PARCEL NUMBER
 - PUE PUBLIC UTILITY EASEMENT
 - RS RECORD OF SURVEY MAP
 - TM TRACT MAP
 - P — PARCEL LINE
 - C — CENTER LINE



CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	002°36'00"	1040.00'	47.19'
C2	031°24'35"	230.00'	126.09'
C3	031°24'35"	200.00'	109.64'
C4	031°24'35"	170.00'	93.19'
C5	089°42'50"	20.00'	31.32'



PARCEL MAP FOR SOUTH HILLS INVESTMENT COMPANY
 A DIVISION OF PARCELS 3 & 4 OF PARCEL MAP NO. 1255 DOC. NO. 740526
 LYING WITHIN PORTIONS OF THE SE 1/4 SEC. 7 AND THE SW 1/4 SEC. 8, T18N, R20E, M.2M
 WASHOE COUNTY NEVADA

15023.00
 DRAWN BY DRS
 CHECKED BY KLG
 DATE JULY 2015
 SHEET 2 OF 2

1150 CORPORATE BLVD. RENO, NV 89502
 (775) 856-1150 FAX: (775) 856-1160