

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

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.

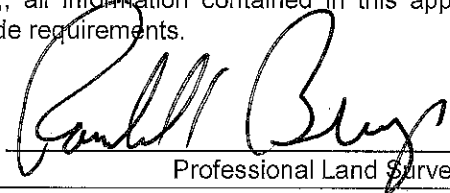
7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
 - ☐ a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets 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 flash drive or DVD - 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.

 PLS
Professional Land Surveyor

Parcel Map Waiver

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

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 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. **Application Materials:** The completed Parcel Map Waiver Application materials.
5. **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.
6. **Development Plan Specifications:**
 - a. Record of Survey.
7. **Packets:** Four (4) packets and flash drive or DVD - 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 one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ 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 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 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.

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: Falcon Ridge Parcel Map No. 1			
Project Description: The subdivision of remainder parcel No. 1 from Subdivision Tract Map #5302			
Project Address: 0 Falcon Rock Ln			
Project Area (acres or square feet): 0.16 ac / 6918 sq. ft.			
Project Location (with point of reference to major cross streets AND area locator): 0 Falcon Rock Ln., approximately 200' Northeast from the intersection of Maynard Way and El Rancho Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
035-731-21	0.16		
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: Falcon Ridge by Desert Wind LP		Name: TEC Civil Engineering Consultants	
Address: 550 California Ave		Address: 9429 Double Diamond Pkwy. Ste. A	
Reno, NV.	Zip: 89509	Reno, NV.	Zip: 89521
Phone: 775.626.1800	Fax:	Phone: 775.352.7800	Fax:
Email: cf@desertwindhomes.com		Email: jgilles@tecreno.com	
Cell: 775.513.4349	Other:	Cell: 775.846.0164	Other:
Contact Person: Chris Fawcett		Contact Person: Jason Gilles	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Falcon Ridge by Desert Wind LP		Name: TEC Civil Engineering Consultants	
Address: 550 California Ave		Address: 9429 Double Diamond Pkwy. Ste. A	
Reno, NV.	Zip: 89509	Reno, NV.	Zip: 89521
Phone: 775.626.1800	Fax:	Phone: 775.473.7278	Fax:
Email: cf@desertwindhomes.com		Email: cmcdonnell@tecreno.com	
Cell: 775.513.4349	Other:	Cell:	Other:
Contact Person: Chris Fawcett		Contact Person: Charlie McDonnell	
For Office Use Only			
Date Received:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Christopher Fawcett

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, Christopher Fawcett
(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): _____

Printed Name Christopher Fawcett

Signed _____

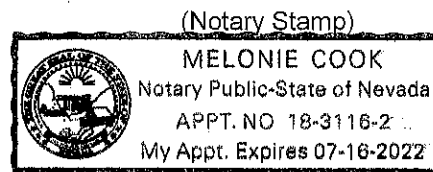
Address 550 California Ave.

Reno, NV 89509

Subscribed and sworn to before me this
9 day of May, 2019.

Melanie Cook
Notary Public in and for said county and state

My commission expires: _____



*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

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)?

0 Falcon Rock Ln., approximately 200' Northeast from the intersection of Maynard Way and El Rancho Blvd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
035-731-21	100 - vacant	0.16

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

This is a remainder / vacant parcel within the Falcon Ridge Subdivision.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1726 SQ. FT.	1726 SQ. FT.	1733 SQ. FT.	1733 SQ. FT.
Proposed Minimum Lot Width	32.10'	32.10'	32.10'	32.10'

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	
b. Electrical Service/Generator	
c. Water Service	

7. 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 checked="" type="checkbox"/> Public water	Provider: TMWA

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 type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Sun Valley General Improvement District

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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

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

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

18. How many cubic yards of material are you proposing to excavate on site?

N/A

19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

N/A

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

N/A

21. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

N/A

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

N/A

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

N/A

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

N/A

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

N/A

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

N/A

28. Surveyor:

Name	Randal L. Briggs
Address	9429 Double Diamond Pkwy. Ste. A Reno, NV. 89521
Phone	775.690.2966
Cell	775.690.2966
E-mail	randalbriggs@gmail.com
Fax	
Nevada PLS #	7998

Washoe County Treasurer
Tammi Davis

Account Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	3	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID

03573121

Status

Active

Last Update

6/14/2019 2:07:21 AM

Current Owner:

FALCON RIDGE BY DESERT WIND LP
ATTN VICTOR RAMEKER
550 CALIFORNIA AVE
RENO, NV 89509

SITUS:

0 FALCON ROCK LN
WASHOE COUNTY NV

Taxing District

4000

Geo CD:

Legal Description

Township 20 Section 30 Lot 1 Block Range 20 SubdivisionName FALCON RIDGE

Tax Bill (Click on desired tax year for due dates and further details)

No Installment Records Found

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay by Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

[illegible]

NAME

DATE

STATE OF _____

ON THIS DAY OF 2018, OF FALCON RIDGE BY
DESERT WIND LP DO PERSONALLY APPEAR BEFORE ME AND UPON OATH DO DEPOSE AND SAY THAT
HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND AFFIX
MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES

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 AND IS PREPARED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Did the parties make any attempt

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

1000

THE UNDERSIGNED CERTIFIES THAT ALL PROPERTY TAXES ON THIS 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 WRS 56A.245.

0017-2105

[illegible]

BRIDGES
PROFESSIONAL
14,780
EXP. 12/31/20
DATE

INVESTMENT VENTURES LTD., A CORPORATION ORGANIZED UNDER THE LAWS OF BRITISH COLUMBIA, CANADA, BENEFICIARY OF THE DEED OF TRUST RECORDED MARCH 29, 1988 AS DOCUMENT NO. 4860323, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, HAS CONSENTED TO THE PREPARATION AND RECORDECTION OF THIS PLAT PER OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

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

14	STANLEY MOORE POWER COMPANY 12/14/11 AM ENERGY	DATE
15		
16	REXION BELL TELEPHONE COMPANY 3/14/11 AM WEST ARIZONA	DATE
17		
18	SHAWTEE COMMUNICATIONS	DATE
19		
20	STANLEY MOORE WEST ARIZONA	DATE
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100	STANLEY MOORE COUNTY SERVICES DEPARTMENT	DATE

THE FINAL PARCEL MAP CASE NO. 8794. METS ALL APPLICABLE STATUTES, ORDINANCES AND CODES, AND IS IN SUBSTANTIAL CONFORMANCE WITH THE STATUTE MAP ACT AND ITS CONDITIONS, WHICH ARE INCORPORATED BY REFERENCE INTO THIS MAP. THE CONDITIONS HAVE BEEN SATISFIED FOR RECONSIDERATION OF THIS MAP.

THE FINAL PARCEL MAP IS APPROVED AND ACCEPTED THIS 20 DAY OF MAY, 2010, BY THE CLERK OF THE BOARD OF PLANNING AND DEVELOPMENT OF BRADSHAW COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVENUE STATUTES.


178-471 THROUGH 178-6725

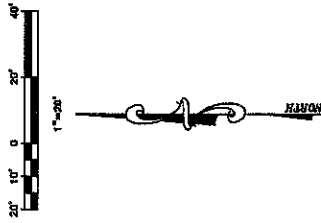
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAY HAS BEEN EXAMINED AND THE OWNERS SHOWN THEREON ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOURS OF RECORD A SECURITY INTEREST IN THE LANDS (EXCEPT DOC. NO.) AND THERE ARE NO LENS OF RECORD OR LOCAL TAXES FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSIGNMENTS EXCEPT AS SHOWN BELOW:

100

NAME _____

DATE _____

<p>  </p>		<p> SHEET 1 OF 2 </p>	
<p> PRELIMINARY PARCEL MAP FALCON RIDGE SHOW A DIVISION OF REMAINDER PLOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810,</p>			



LEGEND:

- SUBMITTAL PROPERTY LINE
- EASEMENT LINE (AS NOTED)
- THE LINE
- STREET CENTERLINE
- STREET CENTERLINE (TO BE SET POST-CONSTRUCTION, PER TM 5302)
- ALLEGED PROPERTY LINE
- ITEM 5314 LINES
- PUBLIC UTILITY EASEMENT
- TRACT 5314 LINES (SEE SHEET 4)
- CURVE LINE (SEE SHEET 4)
- SET 3/4" RADIUS / CAP PLS FROM BACK LOTS - LINE CORNER TRACT LOTS
- ROAD 1/4" RADIUS / CAP PLS FROM BACK LOTS - LINE CORNER TRACT LOTS
- FOUND SECTION CORNER
- FOUND SECTION CORNER
- FOUND SECTION CORNER

REFERENCES

- 1) PARCELS MAP NO. 1525, DOCUMENT NO. 15171.
- 2) RECORD OF SURVEY MAP NO. 2094, DOCUMENT NO. 207684.
- 3) SUBDIVISION TRACT MAP NO. 4712, DOCUMENT NO. 343162.
- 4) SUBDIVISION TRACT MAP NO. 5030, DOCUMENT NO. 424408.
- 5) TRACT MAP 5302, DOCUMENT NO. 422747

AREA SUMMARY

LUT AREA	--- 807 SQ.FT.
CURVE AREA	--- 807 SQ.FT.
REMAINER AREA	--- 807 SQ.FT.
TOTAL AREA	--- 807 SQ.FT.
NUMBER OF LOTS	--- 4
NUMBER OF LOTS	--- 0
NUMBER OF COMMON AREAS	--- 0

TOTAL AREA 6,917 SQ.FT.

PRELIMINARY PARCEL MAP

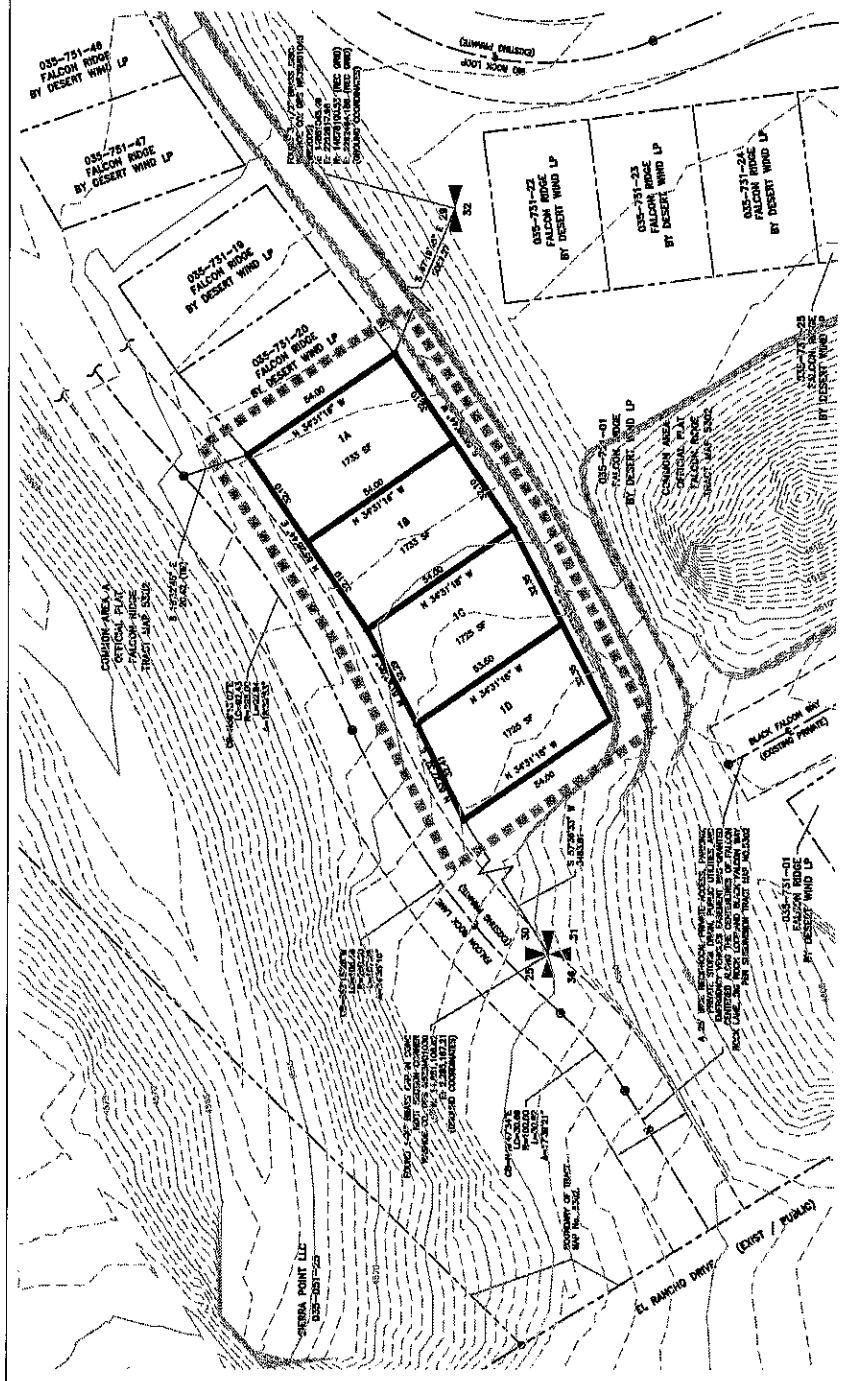
FALCON RIDGE
 BEING A DIVISION OF REMAINDER PARCELS 1, SUBDIVISION TRACT MAP 5302
 A PORTION OF THE NW 1/4 OF THE SE 1/4
 IN SAGE COUNTY
 BEING A PORTION OF SECTION 30, T20N, R 20 E, S24M.

CIVIL ENGINEERING CONSULTANTS

TFC

STATE OF NEW MEXICO
 LAND SURVEYOR
 RANDOL L. BRIDGES
 EXPI. 12/31/20

SHEET 2 OF 2



NOTES

- 1) A 1/4 SECTION PUBLIC UTILITY EASEMENT, BEING A PORTION OF THE NW 1/4 OF THE SE 1/4, IS SHOWN ON THE MAP. THE EASEMENT IS FOR THE PURPOSE OF THE FALCON RIDGE TRACT MAP NO. 5302.
- 2) ALL COMMON AREAS ARE SUBJECT TO A 1/4 SECTION PUBLIC UTILITY EASEMENT FOR SUBDIVISION TRACT MAP NO. 5302.
- 3) A 1/4 SECTION PUBLIC UTILITY EASEMENT, BEING A PORTION OF THE NW 1/4 OF THE SE 1/4, IS SHOWN ON THE MAP. THE EASEMENT IS FOR THE PURPOSE OF THE FALCON RIDGE TRACT MAP NO. 5302.
- 4) A 1/4 SECTION PUBLIC UTILITY EASEMENT, BEING A PORTION OF THE NW 1/4 OF THE SE 1/4, IS SHOWN ON THE MAP. THE EASEMENT IS FOR THE PURPOSE OF THE FALCON RIDGE TRACT MAP NO. 5302.
- 5) EXISTING EASEMENT, DOC. NO. 3302511, RECORDED FEBRUARY 23, 2006 TO REMAIN.
- 6) EXISTING EASEMENT, DOC. NO. 3302511, RECORDED FEBRUARY 23, 2006 TO REMAIN.
- 7) ALL EASEMENT FACILITIES TO BE PRIVATELY OWNED (NOT MAINTAINED BY SAGE COUNTY) AND SPATIALLY FINISHED BY THE HOME OWNER ASSOCIATION. THE LOTS COVERED BY THIS MAP, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z, AND TO BE PART OF THE EXISTING HOME OWNERS ASSOCIATION.
- 8) A 1/4 SECTION PUBLIC UTILITY EASEMENT, BEING A PORTION OF THE NW 1/4 OF THE SE 1/4, IS SHOWN ON THE MAP. THE EASEMENT IS FOR THE PURPOSE OF THE FALCON RIDGE TRACT MAP NO. 5302.
- 9) A 1/4 SECTION PUBLIC UTILITY EASEMENT, BEING A PORTION OF THE NW 1/4 OF THE SE 1/4, IS SHOWN ON THE MAP. THE EASEMENT IS FOR THE PURPOSE OF THE FALCON RIDGE TRACT MAP NO. 5302.
- 10) SAGE COUNTY WILL RE-ASSIGN ADDRESSES TO BE RELEASED ONCE ALL ASSIGNED ADDRESSES ARE RELEASED. IF STRUCTURE PLACEMENT DOES NOT RESPECT THE STREET OR ALLEY USE, THE ASSIGNED ADDRESS IS FORWARDED. THE DEVELOPER WILL RE-ASSIGN ADDRESSES TO BE RELEASED ONCE ALL ASSIGNED ADDRESSES ARE RELEASED.
- 11) PARCELS SHALL HAVE THE RIGHT TO INSTALL A UTILITY OR SERVICE LINE TO THE STREET OR ALLEY. THE STREET OR ALLEY SHALL HAVE THE RIGHT TO INSTALL A UTILITY OR SERVICE LINE TO THE STREET OR ALLEY. THE STREET OR ALLEY SHALL HAVE THE RIGHT TO INSTALL A UTILITY OR SERVICE LINE TO THE STREET OR ALLEY.

BASES OF BEARINGS AND COORDINATES:

ALL DISTANCES SHOWN ON THIS MAP ARE BASED ON THE FOLLOWING DATA:

PARCELS PER TRACT MAP 5302

