

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Duarte 2001 Trust - Parcel Map			
Project Description: Prepare 3 parcels and a remainder for sale			
Project Address: 120 Cobalt Lane			
Project Area (acres or square feet): 99.21 acres			
Project Location (with point of reference to major cross streets AND area locator): Red Rock Road/Cobalt Lane - Red Rock, Washoe County, Nevada			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
079-371-253	99.23 acres		
Section(s)/Township/Range: SE 1/4 Sec. 12 & NE 1/4 Sec. 13, T22N, R18E, MDM			
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: Zondra Rose Duarte		Name: Manhard Consulting	
Address: 14044 Shotgun Creek		Address: 241 Ridge Street, Suite 241	
Jamestown, CA Zip: 95327		Reno, Nevada 89501 Zip:	
Phone: n/a Fax: n/a		Phone: 775-321-6528 Fax: N/A	
Email: momentsfromnow@aol.com		Email: jjuarez@manhard.com	
Cell: 209-770-3887 Other:		Cell: 775-313-3357 Other:	
Contact Person: Mark Duarte		Contact Person: Jerry Juarez, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Mark Duarte		Name:	
Address: 120 Cobalt Lane		Address:	
Reno, Nevada Zip: 89508		Zip:	
Phone: n/a Fax: n/a		Phone: Fax:	
Email: momentsfromnow@aol.com		Email:	
Cell: 209-770-3887 Other:		Cell: Other:	
Contact Person: Mark Duarte		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)?

120 Cobalt Lane
1,850' from intersection of Red Rock Road and Cobalt Lane.

- 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:

One structure (residence) exists on the subject property which is on a septic and well system.

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 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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5. Utilities:

a. Sewer Service	septic
b. Electrical Service/Generator	NV Energy
c. Water Service	well

6. 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
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- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" 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 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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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 #	73048R01	acre-feet per year	8.0
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):

Relinquishment of a portion

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 checked="" 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 checked="" 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 checked="" 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 checked="" 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?

No

14. 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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15. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

No

16. 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.

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

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18. 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

19. 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

20. 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

21. 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

22. 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

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

N/A

24. 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

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

N/A

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

N/A

27. Surveyor:

Name	Gerald D. Juarez
Address	241 Ridge Street, Ste. 400 Reno, NV 89501
Phone	775-313-3357
Cell	Same
E-mail	JJuarez@Manhard.com
Fax	
Nevada PLS #	12140

Tentative Parcel Map 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.**
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. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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

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

Professional Land Surveyor

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

Parcel Map Waiver 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 parcel maps may be found in Article 606, Parcel Maps.

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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2. 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

3. Please describe:

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

- 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
Minimum Lot Area				
Minimum Lot Width				

5. Utilities:

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

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

- 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. 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:

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

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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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 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:

- 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:

9. Surveyor:

Name	Manhard Consulting
Address	241 Ridge Street, Suite 241
Phone	
Fax	
Nevada PLS #	

OWNER'S CERTIFICATE:

THE IS TO CERTIFY THAT THE UNDERSIGNED, ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001, IS THE OWNER OF THE TRACTS OF LAND REPRESENTED ON THIS PLAT AND HAVE 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, AND HEREBY GRANTS THE ACCESS EASEMENT SHOWN HEREON AND TO WASHOE COUNTY, ALL PUBLIC UTILITY COMPANIES AND CABLE TELEVISION COMPANIES, THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY, CABLE TV SYSTEMS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREFROM FOREVER.

ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001

ZONDRA R. DUARTE, TRUSTEE DATE

NOTARY CERTIFICATE

STATE OF NEVADA }
COUNTY OF WASHOE }SS

ON THIS ____ DAY OF _____, 2019, PERSONALLY APPEARED BEFORE ME, ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SECURITY INTEREST HOLDER STATEMENT

THE IS TO CERTIFY THAT THE BENEFICIARY LISTED ON DEED OF TRUST DOCUMENT NO. 4493258, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AGREES TO THE PREPARATION AND RECORDATION OF THIS MAP PER DOCUMENT NO. _____

TITLE COMPANY CERTIFICATE:

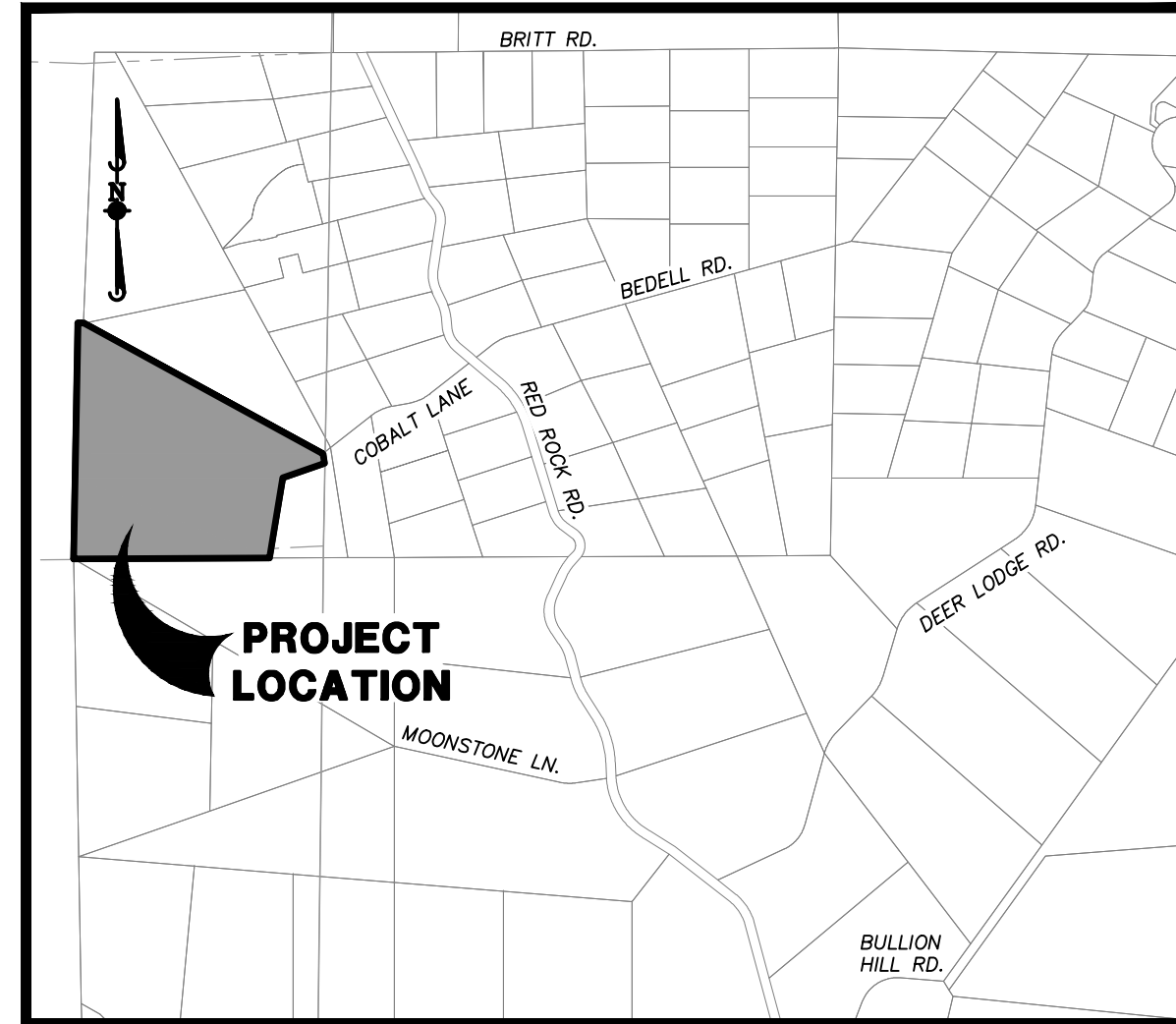
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001, OWN OF RECORD, AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE ADJUSTED EXCEPT AS LISTED BELOW; 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 _____, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

DEED OF TRUST
MORTGAGE ELECTRONIC REGRESSION SYSTEMS, INC. PER DOC. 4493258

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: _____ DATE

PRINT NAME/TITLE

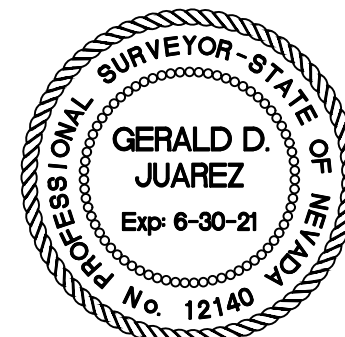


VICINITY MAP
1"=2000'

SURVEYOR'S CERTIFICATE:

I, GERALD D. JUAREZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001..
2. THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 12, T22N, R18E, MDM, WASHOE COUNTY, NEVADA, AND THAT THE SURVEY WAS COMPLETED ON DECEMBER 24, 2017.
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 AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



GERALD D. JUAREZ, P.L.S.
NEVADA CERTIFICATE NO. 12140

UTILITY COMPANY CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CATV COMPANIES.

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE

BY: _____

TITLE: _____

NEVADA BELL TELEPHONE COMPANY D.B.A. AT&T NEVADA DATE

BY: _____

TITLE: _____

CHARTER COMMUNICATIONS DATE

BY: _____

TITLE: _____

DIRECTOR OF PLANNING AND 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 IT'S CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS MAP.

THE FINAL MAP IS APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2019, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 248.4725.

BY: _____

MOIRA HAUENSTEIN, DIRECTOR
PLANNING AND BUILDING DIVISION

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LANDS 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: 011-154-11

WASHOE COUNTY TREASURER

BY: _____ DATE

JILL L. STEVENS-COMBS
DEPUTY TREASURER

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

FILE No. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS ____ DAY OF _____
20__ AT ____ MINUTES PAST ____
O'CLOCK ____ OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
COUNTY RECORDER LAWRENCE R. BURTNES
BY: _____
DEPUTY

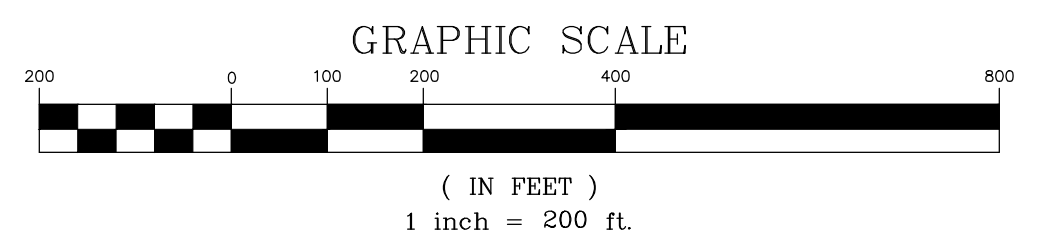
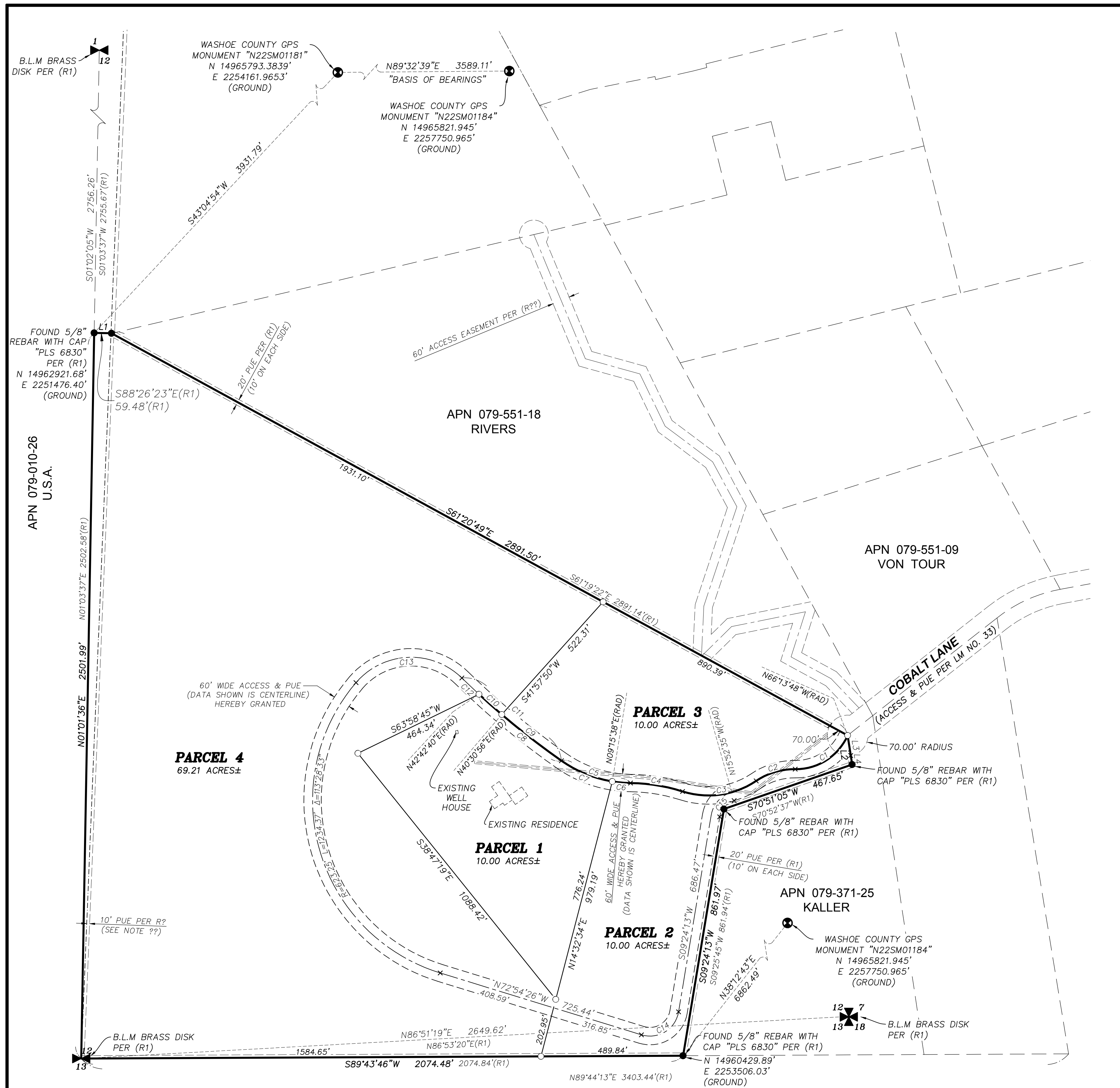
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PARCEL MAP FOR
DUARTE 2001 REVOCABLE TRUST
A DIVISION OF LOT A OF RECORD OF SURVEY MAP NO. 3016

SITUATE WITHIN THE NE 1/4 OF SEC. 12, T22N, R18E, MDM
WASHOE COUNTY NEVADA

Manhard CONSULTING LTD.
18200 Dakota Pl Boulevard, Suite 101, Reno, NV 89501 PH: 775-786-8800 FAX: 775-786-3200 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: JDJ	DATE: JAN 2019
PROJ. CODE: RUB	PROJ. #: ____
SHEET	OF
1	2



LEGEND

- PROJECT BOUNDARY
- NEW LOT LINE
- - - ADJACENT PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - - SURVEY TIE
- ⊕ SECTION OR QUARTER CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR OR BRASS TAG "PLS 12140"
- × DIMENSION POINT NOTHING FOUND OR SET
- ⊙ WASHOE COUNTY GPS CONTROL
- P.U.E. PUBLIC UTILITY EASEMENT
- APN ASSESSORS PARCEL NUMBER
- (R1) RECORD DATA PER REFERENCE LISTED

LINE	BEARING	LENGTH
L1	S88°59'51"E	59.45'
L2	S08°42'33"E	101.68'
L3	S08°42'33"E	70.00'
L4	S08°42'33"E	31.68'

CURVE	RADIUS	LENGTH	DELTA
C1	195.00'	227.47'	66°50'15"
C2	236.00'	142.70'	34°38'37"
C3	294.00'	265.41'	51°43'28"
C4	615.00'	182.25'	16°58'44"
C5	423.50'	254.05'	34°22'13"
C6	423.50'	63.21'	8°33'05"
C7	423.50'	190.84'	25°49'09"
C8	2744.00'	365.47'	7°37'52"
C9	2744.00'	260.33'	5°26'09"
C10	2744.00'	105.14'	2°11'44"
C11	2744.00'	446.79'	9°19'45"
C12	2744.00'	81.31'	1°41'52"
C13	250.00'	409.46'	93°50'25"
C14	100.00'	170.50'	97°41'21"
C15	100.00'	112.96'	64°43'12"

NOTES

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES CREATED HEREON.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FROM 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.
- A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING LOT OWNERS, SAID EASEMENT TO BE RELOCATED WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING LOT OWNERS.
- ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.

BASIS OF BEARINGS
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE BASED ON TIES TO WASHOE COUNTY GPS CONTROL POINTS "N22SM01181" AND "N22SM01184", HAVING A BEARING OF N89°32'39"E AS SHOWN HEREON.
 A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND.
 ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES.

REFERENCES
 1. RECORD OF SURVEY MAP NO. 5373, RECORDED JANUARY 6, 2012.
 2. DEED DOCUMENT NO. 3567160, RECORDED AUGUST 20, 2007.
 3. DEED DOCUMENT NO. 4504600, RECORDED AUGUST 19, 2015.

AREAS
 PARCEL 1 AREA = 10.00 ACRES±
 PARCEL 2 AREA = 10.00 ACRES±
 PARCEL 3 AREA = 10.00 ACRES±
 PARCEL 4 AREA = 69.21 ACRES±
 TOTAL AREA = 99.21 ACRES±

PARCEL MAP FOR
DUARTE 2001 REVOCABLE TRUST
 A DIVISION OF LOT A OF RECORD OF SURVEY MAP NO 3016

SITUATE WITHIN THE NE 1/4 OF SEC. 12, T.22N., R.18E., MDM
 WASHOE COUNTY NEVADA

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DRAWN BY: JDU
 DATE: JAN 2018
 PROJ. CODE: RUB
 PROJ. #: 08
 SHEET 2 OF 2

February 14, 2018 - 13:08 Deg Name: U:\Double R\Duarte P\Manhard\recovered.dwg Updated By: Jduarte