

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

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: Parcel Map for 5370 Carol Dr.			
Project Description: Division of parcel located at 5370 Carol Dr.			
Project Address: 5370 Carol Dr, Washoe County NV, 89433			
Project Area (acres or square feet): .711 acres, 30, 971 square feet			
Project Location (with point of reference to major cross streets AND area locator): Located East of Carol Dr, and some distance South of E 4th Ave.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-154-61	.711		
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: Jeff Veasley Management LLC		Name: CFA, a Bowman Company	
Address: PO Box 11734		Address: 1150 Corporate Blvd	
Reno, NV	Zip: 89510	Reno, NV	Zip: 89502
Phone: 775-300-4888	Fax:	Phone: 775-432-6323	Fax:
Email: admin@jveasley.com		Email: esnyder@bowman.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jeff Veasley		Contact Person: Eric Snyder	
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)

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

5370 Carol Dr, Sun Valley, Washoe County, NV 89433

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-154-61	200 - Single Family Residence	.711

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

One single family residence with garage.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	15,472	15,502		
Proposed Minimum Lot Width	98 ft	98 ft		

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	Sun Valley GID
b. Electrical Service/Generator	NV Energy
c. Water Service	Sun Valley GID

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:	Sun Valley GID

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 GID

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):

N/A

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?

No

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	Eric Snyder
Address	1150 Corporate Blvd Reno, NV 89502
Phone	775-432-6323
Cell	
E-mail	esynder@bowman.com
Fax	
Nevada PLS #	11194

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JEFF VEASLY MANAGEMENT, LLC IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.E.S. CHAPTER 278, THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS, THE 20-FOOT ACCESS EASEMENT AND DRAINAGE EASEMENT (DE), SANITARY SEWER EASEMENT (SS) AS SHOWN HEREON ARE HEREBY GRANTED.

BY: JEFF VEASLY MANAGEMENT, LLC OWNER DATE

OWNER ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____ BY JEFFREY VEASLY, MANAGING MEMBER.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

DISTRICT BOARD OF HEALTH CERTIFICATE

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

FOR THE DISTRICT BOARD OF HEALTH DATE

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JEFF VEASLY MANAGEMENT, LLC OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED, EXCEPT PER DEED(S) OF TRUST 4309328, 2013 AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF _____, 20____.

CORE TITLE GROUP, LLC
TITLE OFFICER DATE

TAXATION CERTIFICATE

(APN: 085-154-81)
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

SECURITY INTEREST HOLDER CERTIFICATE

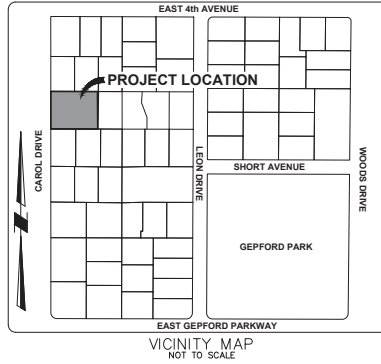
THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP FOR JEFF VEASLY MANAGEMENT, LLC AND THE CREATION AND DEDICATION OF ALL UTILITY EASEMENTS SHOWN HEREON, AND HEREBY RELINQUISHES AND SUBORDINATES ANY LIENS HELD BY THE UNDERSIGNED IN FAVOR OF SUCH UTILITY EASEMENTS CREATED BY THIS MAP.

BY: NAME: _____

SECURITY INTEREST ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____ BY _____

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

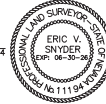


SURVEYOR'S CERTIFICATE

I, ERIC V. SNYDER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JEFFREY VEASLY.

- 1. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE 1/4 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 04, 2024.
2. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
3. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

ERIC V. SNYDER -- PLS 11194



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 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 PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION DATE

REFERENCES

- 1. TRACT MAP NO. 447 FOR SUN VALLEY SUBDIVISION NO. 2, FILE NO. 176053, RECORDED AUGUST 10, 1949, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. PARCEL MAP NO. 55 FOR HAROLD & MERVIN DE GIOVANNI, ET AL, FILE NO. 319118, RECORDED MARCH 6, 1974, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
3. PARCEL MAP NO. 1420 FOR ALLEN & KATHY LeCOMPTÉ, ET AL, FILE NO. 835656, RECORDED JANUARY 27, 1983, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
4. PARCEL MAP NO. 1657 FOR AVA E. BARTMESS, FILE NO. 930980, RECORDED JUNE 14, 1984, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
5. 13TH PARCEL MAP NO. 3459 FOR RICHARD GOLDEN, FILE NO. 2282809, RECORDED DECEMBER 7, 1998, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
6. PARCEL MAP NO. 3715 FOR MARY M. ATWELL, FILE NO. 2501654, RECORDED NOVEMBER 21, 2000, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
7. PARCEL MAP NO. 5746 FOR JEFFREY VEASLY, FILE NO. 5499373, RECORDED NOVEMBER 19, 2024, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

W\420412 - PARCEL MAP FOR 5370 CAROL DRIVE\420412-01-001 (SUR)\SURVEY\DWG\Y-PMAP-VEASLY 5370 CAROL DR.DWG <ESNYDER> 12/9/2024 10:20 AM

UTILITY COMPANY CERTIFICATES

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

Table with columns: COMPANY NAME, PRINT NAME/TITLE, DATE. Includes Charter Communications, Nevada Bell Telephone Co., Sierra Pacific Power Company, Sun Valley GID, and Washoe County Community Services.

NOTES

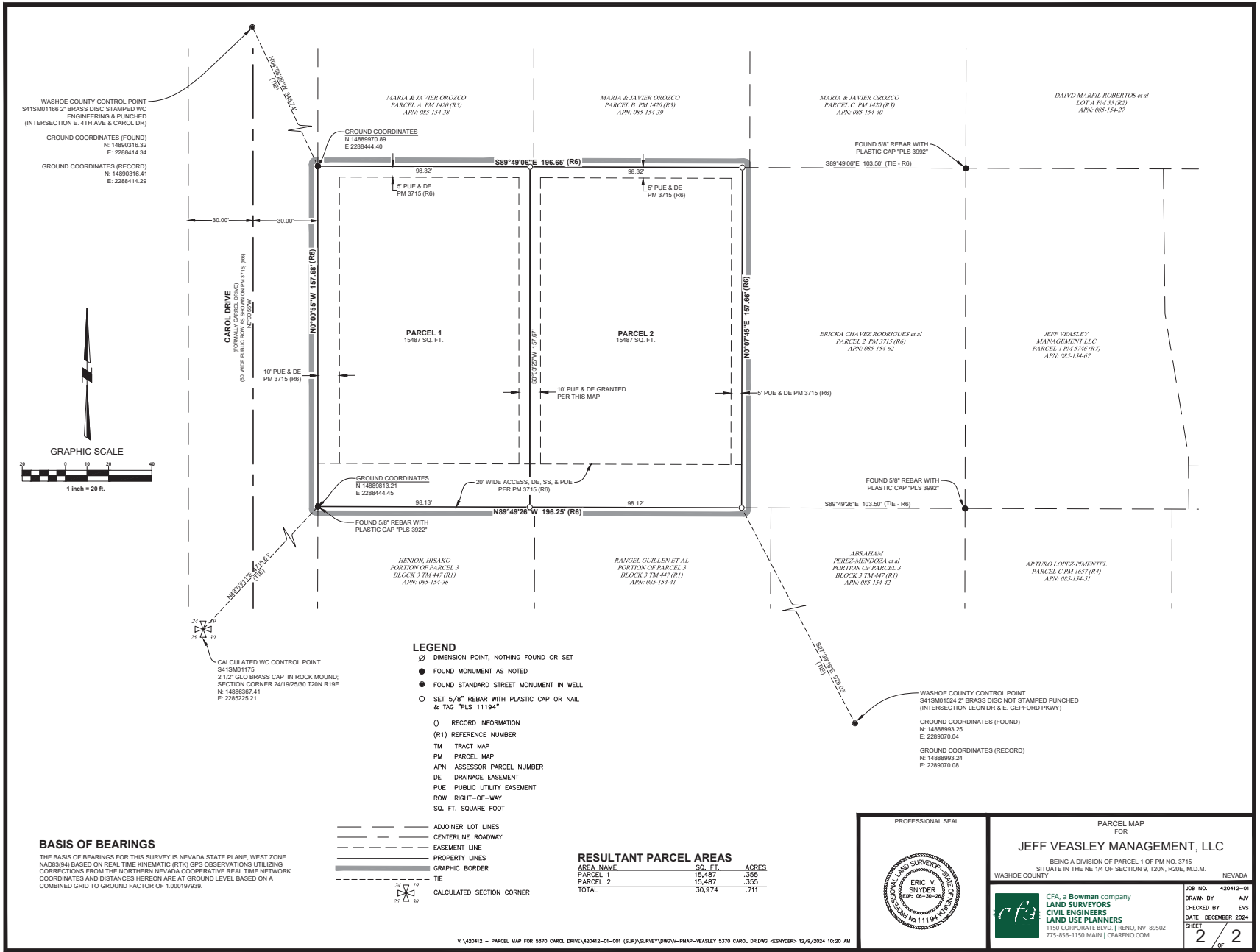
- 1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 7.5 FEET COINCIDENT WITH ANY PUBLIC RIGHT-OF-WAY; 5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES AND 10 FEET CENTERED ON ALL INTERIOR LOT LINES.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH CENTERED ON ALL EXISTING UTILITY FACILITIES IS HEREBY GRANTED.
3. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
4. PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
5. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE WASHOE COUNTY WITH A WILL-SERVE LETTER.
6. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
7. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH R.M.C. CHAPTER 18 AS PARCELS ARE DEVELOPED.
8. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
9. 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 A PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
10. FOR EACH PARCEL CREATED BY THIS FINAL MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITHIN AN APPROVED RESIDENTIAL BUILDING PERMIT.
11. WASHOE COUNTY WILL PRE ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
12. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
13. ANY STRUCTURES WITHIN A FEMMA FLOOD ZONE MUST COMPLY WITH WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
14. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
15. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
16. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.

WATER & SEWER RESOURCE REQUIREMENTS

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

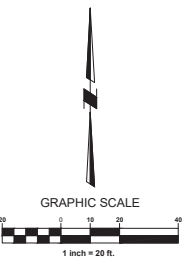
County Recorders Certificate box containing file information, notary details, and project information for Jeffrey Veasly Management, LLC. Includes a signature line and a date stamp for December 2024.



WASHOE COUNTY CONTROL POINT
S415M01166 2" BRASS DISC STAMPED WC
ENGINEERING & PUNCHED
(INTERSECTION E. 4TH AVE & CAROL DR.)

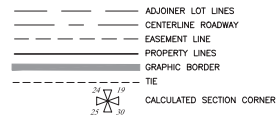
GROUND COORDINATES (FOUND)
N: 14889318.52
E: 2288414.34

GROUND COORDINATES (RECORD)
N: 14889316.41
E: 2288414.29



CALCULATED WC CONTROL POINT
S415M01175
2 1/2" GLO BRASS CAP IN ROCK MOUND:
SECTION CORNER 2419/25/30 T20N R19E
N: 14888367.41
E: 2288295.21

- LEGEND**
- DIMENSION POINT, NOTHING FOUND OR SET
 - FOUND MONUMENT AS NOTED
 - FOUND STANDARD STREET MONUMENT IN WELL
 - SET 5/8" REBAR WITH PLASTIC CAP OR NAIL & TAG "PLS 11194"
 - () RECORD INFORMATION
 - (R1) REFERENCE NUMBER
 - TM TRACT MAP
 - PM PARCEL MAP
 - APN ASSESSOR PARCEL NUMBER
 - DE DRAINAGE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - ROW RIGHT-OF-WAY
 - SQ. FT. SQUARE FOOT



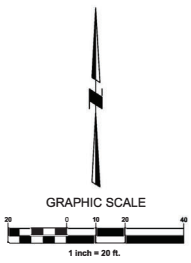
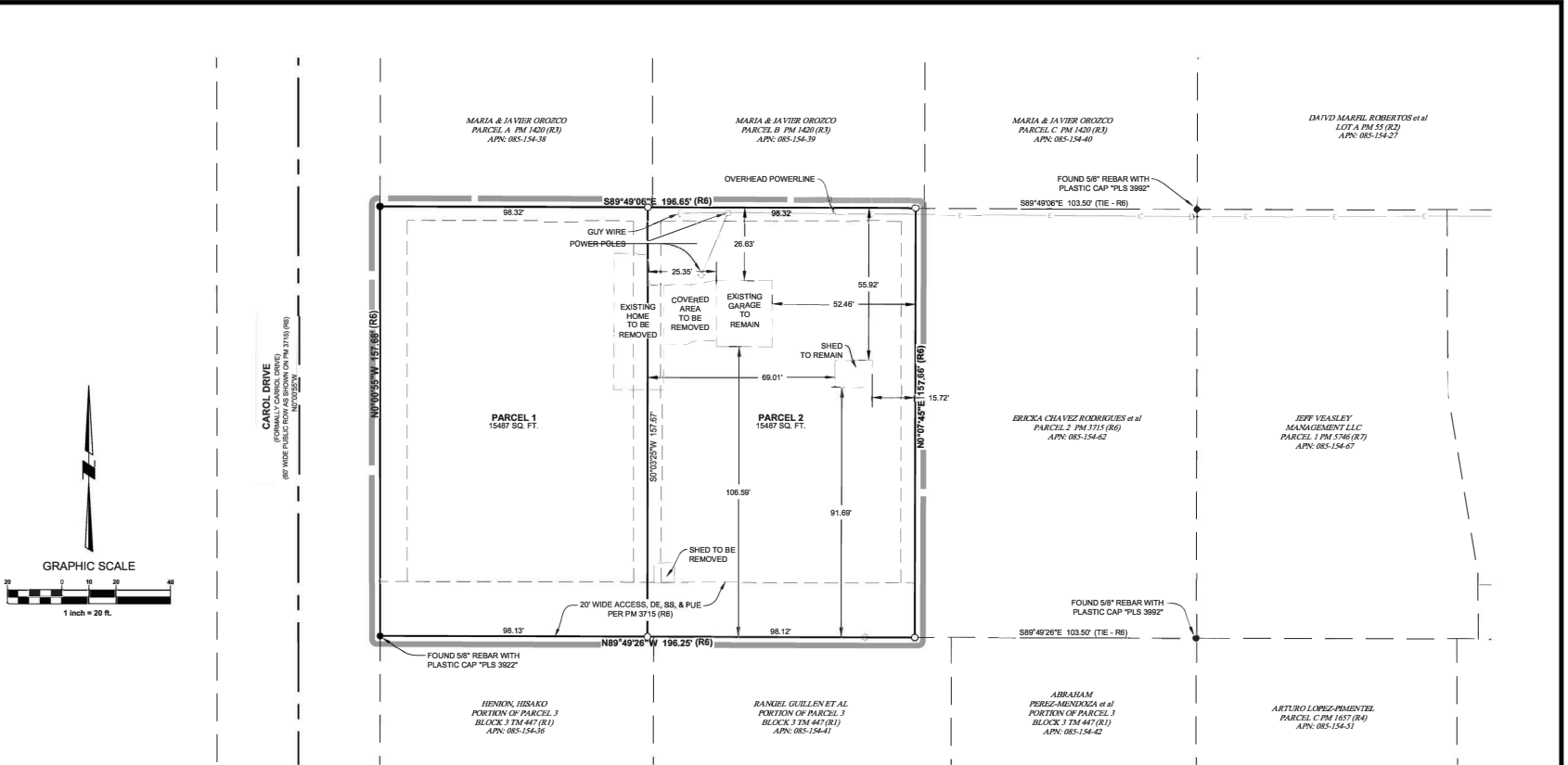
RESULTANT PARCEL AREAS

AREA NAME	SQ. FT.	ACRES
PARCEL 1	15,487	.355
PARCEL 2	15,487	.355
TOTAL	30,974	.711

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(114) 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.

PROFESSIONAL SEAL 	PARCEL MAP FOR JEFF VEASLEY MANAGEMENT, LLC BEING A DIVISION OF PARCEL 1 OF PM NO. 3715 SITUATE IN THE NE 14 OF SECTION 9, T20N, R20E, M.D.M. WASHOE COUNTY, NEVADA.	
	JOB NO. 42042-01 DRAWN BY AJV CHECKED BY EVS DATE DECEMBER 2024 SHEET 2 OF 2	CFA, a Bowman company LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BLVD. RENO, NV 89502 775-956-1150 MAIN CFARENO.COM



- LEGEND**
- ∅ DIMENSION POINT, NOTHING FOUND OR SET
 - FOUND MONUMENT AS NOTED
 - FOUND STANDARD STREET MONUMENT IN WELL
 - SET 5/8" REBAR WITH PLASTIC CAP OR NAIL & TAG "PLS 11194"
 - () RECORD INFORMATION
 - (R1) REFERENCE NUMBER
 - TM TRACT MAP
 - PM PARCEL MAP
 - APN ASSESSOR PARCEL NUMBER
 - DE DRAINAGE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - ROW RIGHT-OF-WAY
 - SQ. FT. SQUARE FOOT
 - ADJOINER LOT LINES
 - CENTERLINE ROADWAY
 - EASEMENT LINE
 - PROPERTY LINES
 - GRAPHIC BORDER
 - TIE

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(14) 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 1.000167936.

RESULTANT PARCEL AREAS

AREA NAME	SQ. FT.	ACRES
PARCEL 1	15,487	.355
PARCEL 2	15,487	.355
TOTAL	30,974	.711

SITE PLAN

PROFESSIONAL SEAL 	PARCEL MAP FOR JEFF VEASLEY MANAGEMENT, LLC BEING A DIVISION OF PARCEL 1 OF PM NO. 3715 SITUATE IN THE NE 1/4 OF SECTION 9, T20N, R20E, M.D.M. WASHOE COUNTY, NEVADA	JOB NO. 420412-01 DRAWN BY EVJ CHECKED BY EVJ DATE DECEMBER 2024 SHEET 2 OF 2
	CFA, a Bowman company LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BLVD. RENO, NV 89502 775-956-1150 MAIN CFARENO.COM	