



**Reno**  
950 Sandhill Road, Suite 100  
Reno, Nevada 89521  
775.827.6111

## **Ophir Hill Tentative Parcel Map**

### **Amendment of Conditions WTPM23-0006**

**Prepared for:**

**Burdick Excavating Company, Inc.  
P.O. Box 22330  
Carson City, Nevada 89721  
(775)297-4566**

**Prepared by:**

**Lumos & Associates  
950 Sandhill Road, Suite 100  
Reno, Nevada 89521  
(775)827-6111**

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**August 8, 2024**

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Ophir Hill</b>			
Project Description: Tentative Parcel Map to subdivide property into four residential parcels (HDR zone).			
Project Address: 632 Old US 395, Washoe Valley, Nevada 89704			
Project Area (acres or square feet): 11.35 ac.			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): 632 Old US 395, Washoe Valley, Nevada. Approx. 0.75 mi. south of Davis Creek Park Road. South Valleys Planning Area.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
046-032-02	5.17	046-032-05	3.58
046-032-04	2.48		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTPM23-0006, WSUP22-0027			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Burdick Excavating Company, Inc		Name: Lumos & Associates	
Address: P.O. Box 22330		Address: 950 Sandhill Road, Suite 100	
Carson City, NV	Zip: 89721	Reno, NV	Zip: 89521
Phone: 775-297-4566	Fax:	Phone: 775-827-6111	Fax:
Email: lburdick@burdickexc.com		Email: ethomas@lumosinc.com	
Cell: 530-362-1095	Other:	Cell:	Other:
Contact Person: Linda Burdick		Contact Person: Edward C. Thomas, P.E.	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same		Name: Lumos & Associates	
Address:		Address: 308 N. Curry Street	
	Zip:	Carson City, NV	Zip: 89706
Phone:	Fax:	Phone: 775-883-7077	Fax:
Email:		Email: gphillips@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Greg Phillips, P.L.S.	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

## Required Information

1. The following information is required for an Amendment of Conditions:
  - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
  - b. Identify the specific Condition or Conditions that you are requesting to amend.
  - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

Owner no longer wishes to convert the existing barn structure located on APN 046-032-02 to a livable structure and no longer wishes to demolish the existing residence on APN 046-032-04. To accomplish this change, the owner wishes to revise the proposed parcel layout to place the barn structure on proposed Parcel B with. With this change, the barn will be an accessory structure to the existing residence on Parcel B.

This application requests amendments to Conditions 1.h. and 1.i. Please see attached description of existing and amended language for Conditions 1.h and 1.i.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The requested amendment does not have an effect on public health, safety, or welfare.



**Reno**  
950 Sandhill Road, Suite 100  
Reno, Nevada 89521  
775.827.6111

August 8, 2024

Katy Stark, Planner  
Washoe County Community Services Department  
1001 E. 9<sup>th</sup> Street  
Reno, NV 89512

**Subject: WTPM23-0006 – Ophir Hill Tentative Parcel Map  
Amendment to Conditions 1.h. and 1.i.**

Dear Ms. Stark:

On behalf of the applicant, Burdick Excavating Company, Inc., we respectfully request amendments to Conditions 1.h. and 1.i. of the approved WTPM23-0006 – Ophir Hill.

**Original Language Condition 1.h.**

Prior to the recordation of the final map, the metal building/accessory structure located on Parcel D must be legally converted (with issued certificate of occupancy) to a main residence or a new residence must be constructed (with issued certificate of occupancy) or the accessory structure must be removed. All other structures/residences must be removed prior to recordation of the final map.

**Proposed Language Condition 1.h.**

This condition is no longer relevant and shall be stricken.

**Original Language Condition 1.i.**

The distance between the edge of the access easement and the west side of the structure on Parcel D must be a minimum of 30 feet. Prior to recordation of the final map, evidence of this 30-foot minimum setback must be provided.

**Proposed Language Condition 1.i.**

The distance between the edge of the access easement and the west side of the structure on Parcel B must be a minimum of 30 feet. Prior to recordation of the final map, evidence of this 30-foot minimum setback must be provided.

If you have any questions, please do not hesitate to contact me at 775.827.6111.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Edward C. Thomas', with a long horizontal flourish extending to the right.

Edward C. Thomas, P.E.  
Senior Engineer



# Parcel Map Review Committee Action Order

Tentative Parcel Map Case Number WTPM23-0006 (Ophir Hill)

Decision: **Approval with Conditions**  
Decision Date: July 13, 2023  
Mailing/Filing Date: July 14, 2023  
Property Owner: Burdick Excavating Co., Inc.  
Staff Planner: Katy Stark, Planner  
Phone: 775.328.3618  
E-Mail: krstark@washoecounty.gov

**Tentative Parcel Map Case Number WTPM23-0006 (Ophir Hill)** – For hearing, discussion, and possible action to approve a tentative parcel map to allow the merger and subsequent re-division of three existing parcels of land into four parcels of land. The existing parcels are 5.29 acres, 2.48 acres and 3.58 acres in size. The resulting parcels will be 2.53 acres, 2.53 acres, 2.97 acres, and 3.26 acres.

- Applicant / Property Owner: Burdick Excavating Co., Inc.
- Location: 632 Old US 395, Washoe Valley, NV 89704
- APN: 046-032-02, 046-032-04 & 046-032-05
- Parcel Size: 5.29 acres, 2.48 acres & 3.58 acres (total: 11.35 acres)
- Master Plan: Rural Residential
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: South Valleys
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Clark

Notice is hereby given that the Washoe County Parcel Map Review Committee granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 606, Parcel Maps. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Parcel Map Review Committee is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

The action was based on the Committee's review of the following criteria in accordance with Washoe County Development Code Article 606, Parcel Maps:

- 1) General improvement considerations for all parcel maps including, but not limited to:

To: Burdick Excavating Co., Inc.  
Subject: WTPM23-0006  
Mailing Date: July 14, 2023  
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- (i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
- (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
- (iii) The availability and accessibility of utilities.
- (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
- (v) Conformity with the zoning ordinances and master plan.
- (vi) General conformity with the governing body's master plan of streets and highways.
- (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
- (viii) Physical characteristics of the land such as floodplain, slope and soil.
- (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
- (x) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.
- (xi) Community antenna television (CATV) conduit and pull wire.
- (xii) Recreation and trail easements.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

**This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.**

Washoe County Community Services Department  
Planning and Building Division

*Chris Bronczyk*

Christopher Bronczyk, Parcel Map Review Committee Chair  
Senior Planner, Planning and Building Division

To: Burdick Excavating Co., Inc.  
Subject: WTPM23-0006  
Mailing Date: July 14, 2023  
Page: Page 3 of 3

CB/KS/AA

Enclosure: Conditions of Approval

Applicant/Owner: Burdick Excavating Co., Inc., Attn: Linda Burdick  
[lburdick@burdickexc.com](mailto:lburdick@burdickexc.com)

Consultant: KLS Planning & Design Group, Attn: John Krmpotic  
[johnk@klsdesigngroup.com](mailto:johnk@klsdesigngroup.com)

Other: Lumos Engineering, Attn: Ed Thomas  
[Ethomas@lumosinc.com](mailto:Ethomas@lumosinc.com)

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Matthew Philumalee, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District; Wesley Rubio, Health District; Timber Weiss, Water Rights; Faye-Marie Pekar, Regional Parks and Open Space; Steve Shell, Nevada Division of Water Resources, [sshell@water.nv.gov](mailto:sshell@water.nv.gov)



# Conditions of Approval

Tentative Parcel Map Case Number WTPM23-0006

The tentative parcel map approved under Parcel Map Case Number WTPM23-0006 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on July 13, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**



FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Building Division**

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Katy Stark, Planner, 775.328.3618, [krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. **The applicant shall include a condition response memorandum with the final map submittal. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.**
- c. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- d. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- e. The final map shall contain the following jurat:

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM23-0006 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 OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

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KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- f. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- h. Prior to recordation of the final map, the metal building/accessory structure located on Parcel D must be legally converted (with issued certificate of occupancy) to a main residence or a new residence must be constructed (with issued certificate of occupancy) or the accessory structure must be removed. All other structures/residences must be removed prior to recordation of the final map.
- i. The distance between the edge of the access easement and the west side of the structure on Parcel D must be a minimum of 30 feet. Prior to recordation of the final map, evidence of this 30-foot minimum setback must be provided.

### **Washoe County Engineering and Capital Projects**

2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact Name – Matthew Philumalee, PLS, 775.328.2315, [mphilumalee@washoecounty.gov](mailto:mphilumalee@washoecounty.gov)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. An NDOT driveway permit is required.
- c. Add the FEMA floodplains to the map.
- d. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
- e. Add the following note to the final map; “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.”
- f. All boundary corners must be set.
- g. Add a Security Interest Holder’s Certificate to the map if applicable.
- h. Add the following note to the map; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”
- i. Any Final Parcel Map associated with this Tentative Parcel Map shall not be approved or recorded until substation completion of the work associated with WSUP22-0027 (Ophir Hill Grading) is complete to the satisfaction of the County Engineer.

### **Washoe County Health District, Environmental Health Division**

3. The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Wesley Rubio, MPH, REHS, EHS Supervisor, 775.328.2434, [wrubio@washoecounty.gov](mailto:wrubio@washoecounty.gov)**

- a. Prior to approval, the septic system for the existing house (046-032-04) must be located and identified to ensure compliance with the DBOH Regulations Governing Sewage, Wastewater, and Sanitation.
  - i. Or the existing house must be removed, and the septic system abandoned under permit prior to any final approval.
- b. Identify all water wells on the proposed map, and the water source for the existing house. All wells and the type of usage must be identified on a map.
- c. Each proposed parcel will require a Test Trench to be completed and inspected by the Health District prior to any final approval.
- d. To obtain final approval and signature on the Final Map by the Health District the following must be provided:
  - i. Paper or electronic plot plan identifying the location of all wells, test trench locations, and the location of the existing septic system serving the House on current APN (046-032-04).
  - ii. Copies of the test trench inspection and any other documentation from the Health District must be included with the plan submittal for review and signature.

#### **Truckee Meadows Fire Protection District**

4. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.  
**Contact Name – Dale Way, Deputy Fire Chief – Fire Prevention, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us)**
  - a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

#### **Washoe County Water Rights**

5. The following conditions are a requirement of Washoe County Water Rights, which shall be responsible for determining compliance with these conditions.  
**Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626, [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)**
  - a. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
  - b. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded “**Affidavit of Relinquishment for Domestic Wells**” by the Nevada State Engineer’s office. The applicant shall complete the relinquishment process with the State Engineer’s office and record the approved form with the County Recorder’s office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
  - c. The Relinquishment form is available at the following site: [water.nv.gov/forms/forms20/Waiver\\_Drilling/4041F\\_Affidavit-Relinquishment\\_for\\_Domestic\\_Wells.pdf](http://water.nv.gov/forms/forms20/Waiver_Drilling/4041F_Affidavit-Relinquishment_for_Domestic_Wells.pdf)
  - d. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of*

*water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*

- e. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- f. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The parcel map under WTPM23-0006 will create only 1 newly created parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.
- g. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

**Nevada Division of Water Resources**

- 6. The following condition is a requirement of Nevada Division of Water Resources, which shall be responsible for determining compliance with this condition.

**Contact Name – Steve Shell, Water Rights Specialist II, 775.684.2836, [sshell@water.nv.gov](mailto:sshell@water.nv.gov)**

- a. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer’s Office.

**Washoe County Regional Parks and Open Space**

- 7. The following condition is a requirement of Washoe County Regional Parks and Open Space, which shall be responsible for determining compliance with this condition.

**Contact Name – Faye-Marie Pekar, Park Planner, 775.328.3623, [fpekar@washoecounty.gov](mailto:fpekar@washoecounty.gov)**

- a. In alignment with the Washoe County Open Space and Natural Resource Management Plan, Recreational Resources Goal 6: Minimize resource pressures posed by development near open space areas and Goal 6.3, fire breaks between developed areas and open space should be provided by the applicant to minimize wildland fire danger and minimize other potential urban interface conflicts.

\*\*\* End of Conditions \*\*\*

## NOTES

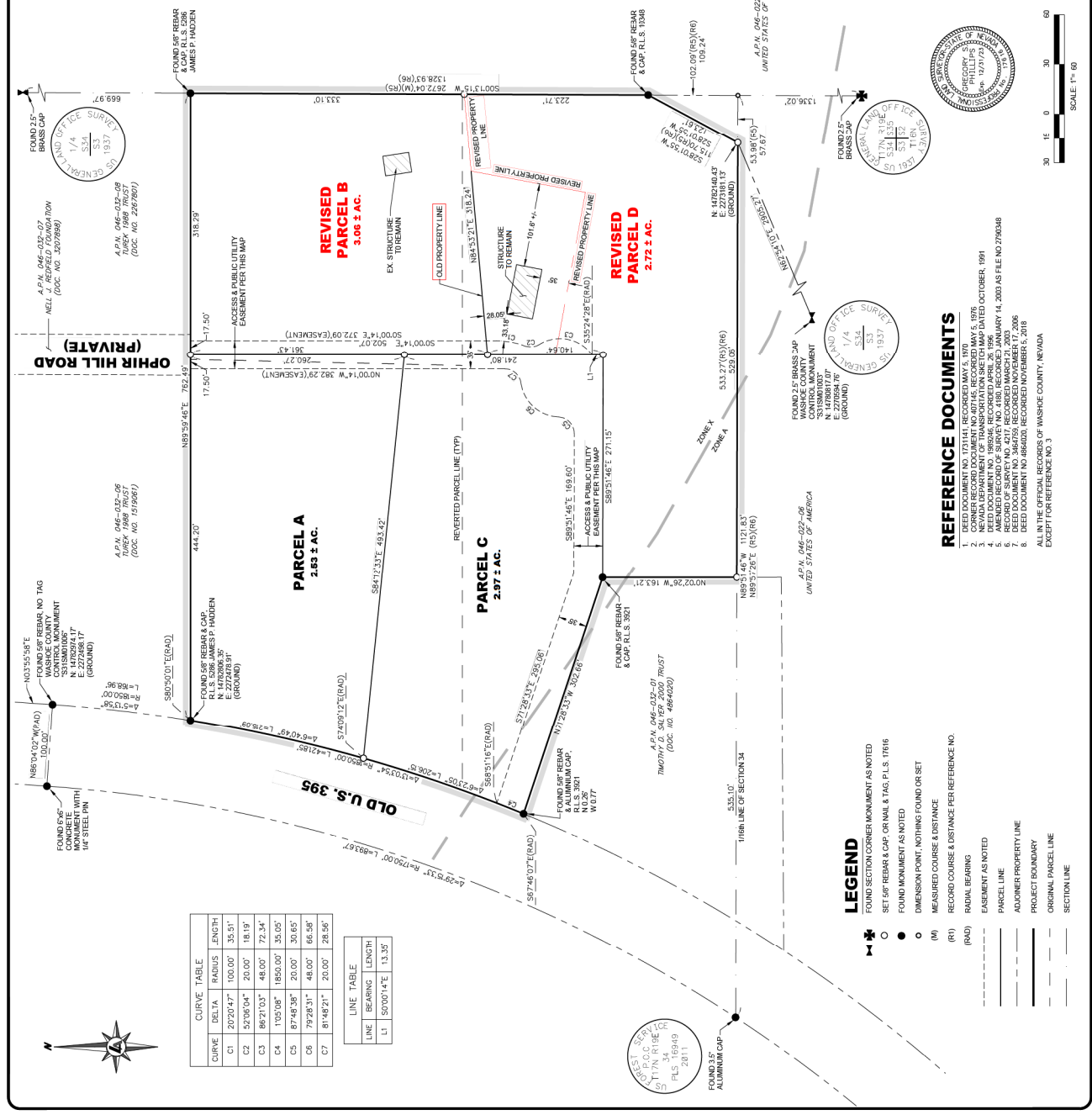
1. THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEVADA BOARD OF LAND SURVEYORS AND MEETS THE NATIONAL CERTAINLY TYPICAL A HIGH URBAN LAND BOUNDARY SURVEY DUE TO INTERMEDIATE AND INTERMEDIATE AND WASHOE COUNTY CONTROL NETWORKS. A DIFFERENT POSITIONAL TOLERANCE MUST BE DIRECTLY MEASURED AS PART OF THIS SURVEY. THAT ADDITIONAL TOLERANCE IS ESTIMATED TO BE 1"CM.
2. PUBLIC UTILITY EASEMENTS AND CABLE TV EASEMENTS ARE HEREBY GRANTED, TEN CENTERED ON THE INTERIOR PARCEL LINES CREATED HEREON.
3. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND THE UTILITY COMPANY.
4. PARCELS ARE FOR RESIDENTIAL USE.
5. ACCESS BY PRIVATE EASEMENT, MAINTENANCE OF SAME IS THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS.
6. THE NATURAL DRAINAGE WILL NOT BE IMPERED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
7. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE, ARTICLE 14.4.
8. ACCORDANCE WITH IBC CHAPTER 1809, AS PARCELS ARE DEVELOPED.
9. WASHOE COUNTY WILL PRE-ANNOY ADDRESS TO BE RELEASED ONCE AN ASSessor'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT NUMBER IS CHANGED, THE DEVELOPER SHALL RE-APPLY FOR A NEW ADDRESS. THE DEVELOPER WILL REQUEST AN NEW ADDRESS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY PERMIT, THE DEVELOPER SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY OF RENO TO INSTALL A WATER METER IN THE 10" PUBLIC UTILITY EASEMENT ADJACENT TO THE INTERIOR PARCEL LINE. THE WATER PAVEMENT SHALL WAIT THE RIGHT TO INSTALL A WATER METER IN THE 10" PUBLIC UTILITY EASEMENT ADJACENT TO THE INTERIOR PARCEL LINE. THE WATER PAVEMENT SHALL WAIT THE RIGHT TO INSTALL A WATER METER IN THE 10" PUBLIC UTILITY EASEMENT ADJACENT TO THE INTERIOR PARCEL LINE.
11. THIS PROPERTY LIES WITHIN FEMA FLOOD ZONE X (SPECIAL HAZARD). THE DEVELOPER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGE PATTERNS AND TO TAKE ALL NECESSARY MEASURES TO PREVENT ANY ADVERSE MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
12. ALL MARKET DRAINAGE EASEMENTS ARE HEREBY PLACED OVER ALL PARCELS, SPECIFIC TO THE INTERIOR PARCEL LINES AND ALL EXISTING DRAINAGE ROUTES AT THE TIME OF RECORDATION OF THE FINAL MAP.
13. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT TRAIL WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
14. TOTAL AREA OF THIS PARCEL MAP IS 1.26 GROSS ACRES, CONSISTING OF 4 PARCELS.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLATONIC MERIDIAN. THE MEASUREMENTS WERE TAKEN ON JANUARY 21, 2021 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER (TRIMBLE R10) TIED TO THE NATIONAL TRIPLET REAL TIME NETWORK, ADJUSTED BY A COMBINED FACTOR OF 1.00001939, SCALED FROM DDN.JOCE AND CONVERTED TO GROUND DISTANCES.

**PARCEL MAP FOR**  
**BOULDER CREEK ENTERPRISES**  
 A MERGER & RESUBDIVISION OF PARCELS DESCRIBED IN DEED DOCUMENTS NO. 3017446 & 1989246  
 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34 SECTION 34 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.  
 WASHOE COUNTY, STATE OF NEVADA

368 N. CARRY ST., SUITE 300  
 RENO, NV 89503  
 TEL: (775) 853-9071  
 FAX: (775) 853-9072  
 LUMOS INC.  
 LUMOSINC.COM  
 Drawing No. 910807PM



## REFERENCE DOCUMENTS

1. DEED DOCUMENT NO. 1701141, RECORDED MAY 5, 1970.
  2. CORNER RECORD DOCUMENT NO. 407145, RECORDED MAY 5, 1976.
  3. CORNER RECORD DOCUMENT NO. 148924, RECORDED OCTOBER, 1991.
  4. DEED DOCUMENT NO. 1989246, RECORDED APRIL 26, 1996.
  5. AMENDED RECORD OF SURVEY NO. 4180, RECORDED JANUARY 14, 2003 AS FILE NO. 2790348.
  6. DEED DOCUMENT NO. 3017446, RECORDED NOVEMBER 17, 2006.
  7. DEED DOCUMENT NO. 3667529, RECORDED NOVEMBER 17, 2006.
  8. DEED DOCUMENT NO. 8680021, RECORDED NOVEMBER 5, 2018.
- ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA EXCEPT FOR REFERENCE NO. 3

## LEGEND

- FOUND SECTION CORNER MONUMENT AS NOTED
- SET 5/6\"/>
- FOUND MONUMENT AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- MEASURED COURSE & DISTANCE
- RECORDED COURSE & DISTANCE PER REFERENCE NO.
- RADIAL BEARING
- PARCEL LINE
- ADJOINER PROPERTY LINE
- PROJECT BOUNDARY
- ORIGINAL PARCEL LINE
- SECTION LINE

CURVE	DELTA	RADIUS	LENGTH
C1	202°04'37"	100.00'	35.51'
C2	52°05'04"	20.00'	18.19'
C3	86°21'03"	48.00'	72.34'
C4	1°05'08"	1850.00'	35.05'
C5	87°48'38"	20.00'	30.65'
C6	79°28'31"	48.00'	66.58'
C7	81°48'21"	20.00'	28.56'

LINE	BEARING	LENGTH
L1	S00°01'42"	13.35'

**OWNER'S CERTIFICATE**

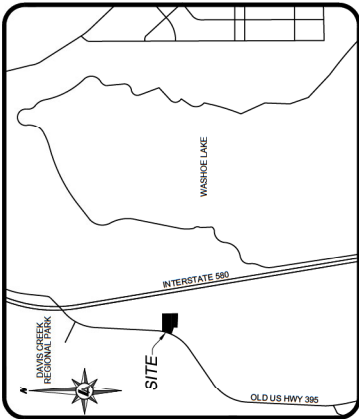
THIS IS TO CERTIFY THAT THE UNDERSIGNED, LINDA BURDICK, PRESIDENT OF BOULDER CREEK ENTERPRISES, A NEVADA CORPORATION & BURDICK EXCAVATING COMPANY, INC. A CALIFORNIA CORPORATION ARE THE OWNERS OF THE TRACTS OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT IN ACCORDANCE WITH CHAPTER 208 OF THE NEVADA REVISED STATUTES AND THE PROVISIONS OF THE NEVADA PLAT ACT, CHAPTER 208. THE PUBLIC UTILITY EASEMENTS AND ACCESS EASEMENTS SHOWN AND DESCRIBED BY NOTE ARE HEREBY GRANTED TOGETHER WITH THE RIGHTS OF INGRESS THERE TO AND EGRESS THERE FROM FOREVER.

BY: LINDA BURDICK  
ITS: PRESIDENT

STATE OF \_\_\_\_\_ } SS:  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2024, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT, WHO acknowledged that they executed the same in their authorized capacity and that the execution of the instrument was intended to effect the purposes and objectives of which the person acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.



**VICINITY MAP**  
NOT TO SCALE

**UTILITY COMPANY CERTIFICATES**

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

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

BY: \_\_\_\_\_

CHARTER COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

NEVADA BELL TELEPHONE COMPANY D/B/A BART NEVADA \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

STATE OF \_\_\_\_\_ } SS:

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2024, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT, WHO acknowledged that they executed the same in their authorized capacity and that by their signature on the instrument, the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF \_\_\_\_\_ } SS:

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2024, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT, WHO acknowledged that they executed the same in their authorized capacity and that by their signature on the instrument, the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF \_\_\_\_\_ } SS:

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2024, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT, WHO acknowledged that they executed the same in their authorized capacity and that by their signature on the instrument, the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

**SURVEYOR'S CERTIFICATE**

I, GREGORY S. PHILLIPS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF BOULDER CREEK ENTERPRISES.

1) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW1/4 OF THE NW1/4 OF SECTION 11, T. 18N, R. 18E, M.D.M., AND THE SURVEY WAS COMPLETED ON AUGUST 7, 2024.

2) 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.

3) THE MONUMENTS DEPICTED ON THE PLAT, BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



**DISTRICT BOARD OF HEALTH CERTIFICATE**

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS THE PROJECT DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 122 OF THE WASHOE COUNTY CHAPTER 110 DEVELOPMENT CODE.

FOR THE DISTRICT BOARD OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

**WATER & SEWER RESOURCES REQUIREMENTS**

THE PROJECT DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 122 OF WASHOE COUNTY CHAPTER 110 DEVELOPMENT CODE.

VAHD DENHARM \_\_\_\_\_ DATE \_\_\_\_\_

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

**TAX CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID, AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.206.

A.P.N. NO. 046-020-02, 046-020-04 & 046-020-05

LINDA JACOBS \_\_\_\_\_ DATE \_\_\_\_\_

WASHOE COUNTY TREASURER

**PARCEL MAP**  
FOR  
**BOULDER CREEK ENTERPRISES**  
A MERGER & RESUBDIVISION OF PARCELS DESCRIBED IN DEED DOCUMENTS NO. 3017446 & 1889246  
SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34 SECTION 34 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.  
WASHOE COUNTY STATE OF NEVADA

**LUMOS & ASSOCIATES**  
396 N. GARDEN ST., SUITE 200  
CARSON CITY, NV 89203  
TEL: (775) 885-9717  
FAX: (775) 885-9717  
LUMOSINC.COM  
Sharon R. Lums  
Job No.: 5145.003  
Sheet: 1 of 2  
Drawing No.:  
DATE PREPARED: 08/07/24

**DIRECTOR OF PLANNING & BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WPM24-1000 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE REQUIREMENTS IN THE FINAL CODES WITH THE EXCEPTED EASEMENTS AND CONDITIONS WHEREAS INCORPORATED HEREON BY THIS REFERENCE, AND THESE CONDITIONS HAVE BEEN SATISFIED ON REGRADATION OF THIS MAP.

THE FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE DIRECTOR OF PLANNING & BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 29A.471 THROUGH 29A.476.

BY: KELLY MULLIN \_\_\_\_\_ DATE \_\_\_\_\_

ITS: DIRECTOR OF PLANNING & BUILDING DIVISION

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LINDA BURDICK, OWNER OF RECORD AND INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW, THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON, OR ANY PART THEREOF FOR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED \_\_\_\_\_, 20\_\_\_\_ FOR THE BENEFIT FOR THE CITY, COUNTY, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

STEWART TITLE COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

- NOTES**
1. THE SURVEY MONUMENTS AND PART OF THE EASEMENT ARE HEREBY ESTABLISHED TO BE CENTERED IN EACH PARCEL WITH THE EXTERIOR BOUNDARY LINES AND CENTERED ON THE INTERIOR PARCEL LINES CREATED HEREON.
  2. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIST THAT PARCEL WITH SAID UTILITY. THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SAID UTILITY. THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SAID UTILITY.
  3. PARCELS ARE FOR RESIDENTIAL USE.
  4. ACCESS IS BY PRIVATE EASEMENT. MAINTENANCE OF SAME IS THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS.
  5. THE NATURAL DRAINAGE WILL NOT BE IMPERFECTED DURING THE DEVELOPMENT OR CONSTRUCTION OF THE PARCELS.
  6. ANY STRUCTURES WITHIN A PARCEL SHALL BE INSTALLED IN ACCORDANCE WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 14.6.
  7. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH CHAPTER 18.09 AS PARCELS ARE DEVELOPED.
  8. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN EASEMENT IS INSTALLED. THE PRE-ASSIGNED ADDRESSES DO NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED. THE UTILITY COMPANY WILL REQUEST A NEW ADDRESS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  9. EASE FOR IMPROVEMENT PLANNING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  10. THE SURVEY MONUMENTS SHALL BE PLACED AT THE CORNERS AND MIDPOINTS OF THE LOTS WITHIN EACH ZONE AND ZONE A WILL BE LOCATED INSIDE OF THE LOTS WITHIN EACH ZONE AND ZONE B WILL BE LOCATED INSIDE OF THE LOTS WITHIN EACH ZONE AND DO NOT REPRESENT SURVEYED LOCATIONS OF THE ZONE BOUNDARIES.
  11. ALL PROPERTIES RECORDED IN THIS SURVEY ARE LOCATED WITHIN OR OUTSIDE OF A PUBLIC UTILITY EASEMENT. THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SAID UTILITY. THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SAID UTILITY. THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SAID UTILITY.
  12. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER ALL PARCELS, SPECIFIC TO THE UTILITY COMPANY'S USE OF SAID UTILITY. THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SAID UTILITY.
  13. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
  14. TOTAL AREA OF THIS PARCEL MAP IS 11.26 GROSS ACRES, CONSISTING OF 4 PARCELS.

**LEGEND**

- FOUND SECTION CORNER MONUMENT AS NOTED
- SET 5/6" REBAR & CAP OR WALL & TAG, P.L.S. 1/8" 1/8"
- FOUND MONUMENT AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- MEASURED COURSE & DISTANCE
- RECORD COURSE & DISTANCE PER REFERENCE NO.
- RADIAL BEARING
- PARCEL LINE
- ADJOINER PROPERTY LINE
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- SECTION LINE

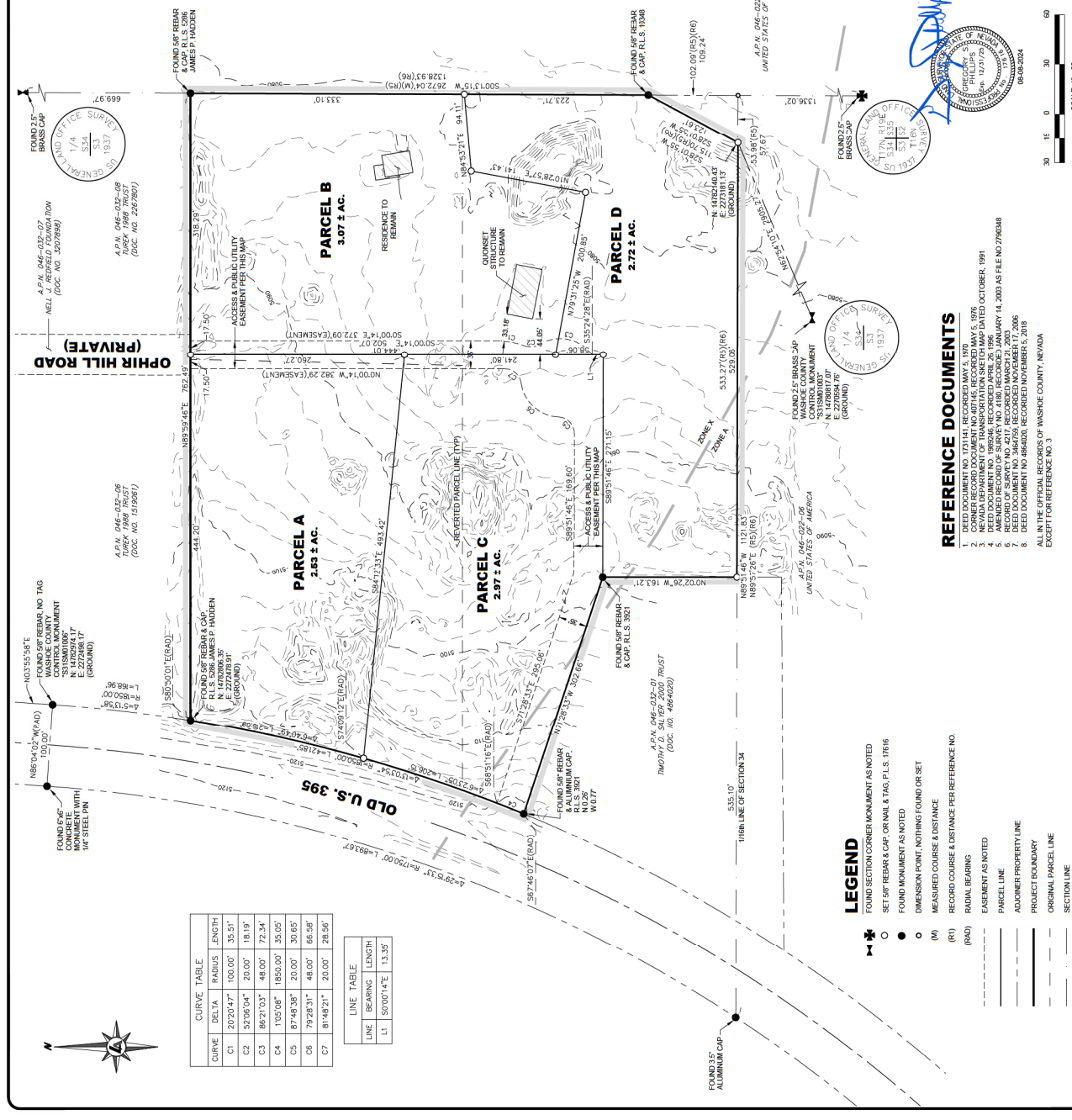
**REFERENCE DOCUMENTS**

1. DEED DOCUMENT NO. 170141, RECORDED MAY 5, 1970
2. CORNER RECORD DOCUMENT NO. 407145, RECORDED MAY 5, 1970
3. DEED DOCUMENT NO. 188264, RECORDED APRIL 26, 1996
4. AMENDED RECORD OF SURVEY NO. 4180, RECORDED JANUARY 14, 2003 AS FILE NO. 2790248
5. DEED DOCUMENT NO. 364759, RECORDED NOVEMBER 17, 2006
6. DEED DOCUMENT NO. 486800, RECORDED NOVEMBER 5, 2018

ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA EXCEPT FOR REFERENCE NO. 3

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE MOUNTAIN MEAN TIME MEAN SOLAR OBSERVATIONS, OBSERVED JANUARY 7, 2021 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER. THE NETWORK ADJUSTED BY A COMBINED FACTOR OF 1.00019939, SCALED FROM 0.001 JOG, AND CONVERTED TO UTM COORDINATES ON THIS MAP ARE



**PARCEL MAP FOR**  
**BOULDER CREEK ENTERPRISES**  
 A MERGER & RESUBDIVISION OF PARCELS DESCRIBED IN DEED DOCUMENTS NO. 3017466 & 1989246  
 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34 SECTION 34 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.  
 WASHOE COUNTY, NEVADA

366 N. CARRY ST., SUITE 200  
 CARSON CITY, NV 89203  
 TEL: (775) 883-0071  
 LUMOSINC.COM  
 DRAWING NO. 910800TFM

Sheet No. 1485  
 Sheet 2 of 2  
 Job No. 9148.003

**LEGEND**

- FOUND SECTION CORNER MONUMENT AS NOTED
- SET 5/6" REBAR & CAP OR WALL & TAG, P.L.S. 1/8" 1/8"
- FOUND MONUMENT AS NOTED
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**LEGEND**

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- SET 5/6" REBAR & CAP OR WALL & TAG, P.L.S. 1/8" 1/8"
- FOUND MONUMENT AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- MEASURED COURSE & DISTANCE
- RECORD COURSE & DISTANCE PER REFERENCE NO.
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ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA EXCEPT FOR REFERENCE NO. 3

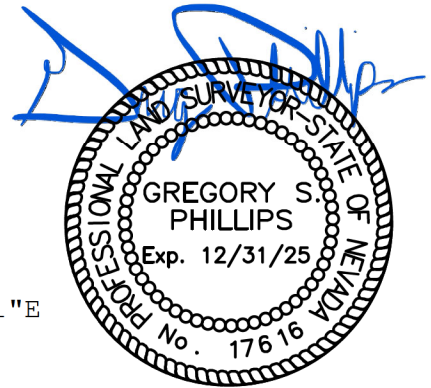
**Boulder Creek Enterprises - Revised TPM**

Name: **Parcel A**

End North: 14782595.8922' East: 2272432.2240'

Segment #1 : Curve

Length: 215.69' Radius: 1850.00'  
Delta: 6°40'49" Tangent: 107.97'  
Chord: 215.57' Course: N12° 30' 23"E  
Course In: N74° 09' 12"W Course Out: S80° 50' 01"E  
RP North: 14783101.0604' East: 2270652.5316'  
End North: 14782806.3471' East: 2272478.9053'



08/08/24

Segment #2 : Line

Course: N89° 59' 46"E Length: 444.20'  
North: 14782806.3773' East: 2272923.1053'

Segment #3 : Line

Course: S0° 00' 14"E Length: 260.27'  
North: 14782546.1073' East: 2272923.1230'

Segment #4 : Line

Course: N84° 12' 33"W Length: 493.42'  
North: 14782595.8919' East: 2272432.2210'

Perimeter: 1413.59' Area: 110174.00 Sq. Ft. **2.53 Acres**  
Error Closure: 0.0030 Course: S84° 58' 00"W  
Error North: -0.00026 East: -0.00299

Precision 1: 471153.33

\*\*\*\*\*

Name: **Parcel C**

North: 14782362.3679' East: 2272923.1398'

Segment #1 : Line

Course: S0° 00' 14"E Length: 58.06'  
North: 14782304.3079' East: 2272923.1438'

Segment #2 : Line

Course: N89° 51' 46"W Length: 271.15'



North: 14782304.9573' East: 2272651.9945'

Segment #3 : Line

Course: N71° 28' 33"W Length: 302.66'  
North: 14782401.1138' East: 2272365.0154'

Segment #4 : Curve

Length: 206.15' Radius: 1850.00'  
Delta: 6°23'05" Tangent: 103.18'  
Chord: 206.05' Course: N19° 02' 20"E  
Course In: N67° 46' 07"W Course Out: S74° 09' 12"E  
RP North: 14783101.0575' East: 2270652.5380'  
End North: 14782595.8923' East: 2272432.2310'

Segment #5 : Line

Course: S84° 12' 33"E Length: 493.42'  
North: 14782546.1077' East: 2272923.1330'

Segment #6 : Line

Course: S0° 00' 14"E Length: 183.74'  
North: 14782362.3677' East: 2272923.1454'

Perimeter: 1515.19' Area: 129507.01 Sq. Ft. **2.97 Acres**  
Error Closure: 0.0056 Course: S87° 24' 01"E  
Error North: -0.00026 East: 0.00563

Precision 1: 270550.00

\*\*\*\*\*

Name: **Parcel B**

North: 14782473.2975' East: 2273240.1127'

Segment #1 : Line

Course: S84° 53' 21"W Length: 94.11'  
North: 14782464.9140' East: 2273146.3768'

Segment #2 : Line

Course: S10° 28' 57"W Length: 141.43'  
North: 14782325.8444' East: 2273120.6457'

Segment #3 : Line

Course: N79° 31' 25"W      Length: 200.85'  
North: 14782362.3650'      East: 2272923.1439'

Segment #4 : Line

Course: N0° 00' 14"W      Length: 183.74'  
North: 14782546.1050'      East: 2272923.1315'

Segment #5 : Line

Course: N0° 00' 14"W      Length: 260.27'  
North: 14782806.3750'      East: 2272923.1138'

Segment #6 : Line

Course: N89° 59' 46"E      Length: 318.29'  
North: 14782806.3966'      East: 2273241.4038'

Segment #7 : Line

Course: S0° 13' 15"W      Length: 333.10'  
North: 14782473.2990'      East: 2273240.1199'

Perimeter: 1531.79'      Area: 133714.66 Sq. Ft.      **3.07 Acres**  
Error Closure:            0.0074      Course: N78° 08' 45"E  
Error North:              0.00152      East: 0.00726

Precision 1: 206998.65

\*\*\*\*\*

Name: **Parcel D**

North: 14782140.4831'      East: 2273181.1598'

Segment #1 : Line

Course: N89° 51' 46"W      Length: 529.06'  
North: 14782141.7502'      East: 2272652.1013'

Segment #2 : Line

Course: N0° 02' 26"W      Length: 163.21'  
North: 14782304.9602'      East: 2272651.9858'

Segment #3 : Line

Course: S89° 51' 46"E      Length: 271.15'  
North: 14782304.3108'      East: 2272923.1350'

Segment #4 : Line

Course: N0° 00' 14"W      Length: 58.06'  
North: 14782362.3708'      East: 2272923.1311'

Segment #5 : Line

Course: S79° 31' 25"E      Length: 200.85'  
North: 14782325.8502'      East: 2273120.6329'

Segment #6 : Line

Course: N10° 28' 57"E      Length: 141.43'  
North: 14782464.9198'      East: 2273146.3640'

Segment #7 : Line

Course: N84° 53' 21"E      Length: 94.11'  
North: 14782473.3034'      East: 2273240.0998'

Segment #8 : Line

Course: S0° 13' 15"W      Length: 223.71'  
North: 14782249.5950'      East: 2273239.2376'

Segment #9 : Line

Course: S28° 01' 55"W      Length: 123.61'  
North: 14782140.4862'      East: 2273181.1454'

Perimeter: 1805.19'      Area: 118385.64 Sq. Ft. **2.72 Acres**  
Error Closure:              0.0148      Course: N77° 56' 40"W  
Error North:              0.00308      East: -0.01443

Precision 1: 121972.30