

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 CWH 2011 Irrevocable Trust et al | | | |
| Project Description: A division of Parcel 5 as shown Land Map No. 248 into two parcels | | | |
| Project Address: 5500 Shawna Lane | | | |
| Project Area (acres or square feet): 406.56 Acres | | | |
| Project Location (with point of reference to major cross streets AND area locator): Being a parcel to the east of Ascension Court and Platinum Crest Drive | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| 045-252-21 | 406.56 | | |
| 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: CWH 2011 Irrevocable Trust et al. | | Name: | |
| Address: 355 Boxington Way | | Address: | |
| Sparks, NV | Zip: 89434 | | Zip: |
| Phone: | Fax: | Phone: | Fax: |
| Email: | | Email: | |
| Cell: | Other: | Cell: | Other: |
| Contact Person: | | Contact Person: | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: Odyssey Engineering Inc. | | Name: | |
| Address: 895 Roberta Lane Suite 104 | | Address: | |
| Sparks, Nevada | Zip: 89431 | | Zip: |
| Phone: 775-359-3303 | Fax: | Phone: | Fax: |
| Email: jgezelin@odysseyreno.com | | Email: | |
| Cell: | Other: | Cell: | Other: |
| Contact Person: Justin Gezelin | | Contact Person: | |
| For Office Use Only | | | |
| Date Received: | Initial: | Planning Area: | |
| County Commission District: | | Master Plan Designation(s): | |
| CAB(s): | | Regulatory Zoning(s): | |

**Supplemental Narrative in Support
of
Parcel Map Application for CWH 2011 Irrevocable Trust et al**

The proposed parcel map is for a division of Parcel 5 as shown on Land Map 248, recorded October 6, 2017, as File No. 4751622, Official Records of Washoe County Nevada. The Parcel is currently owned by CWH 2011 Irrevocable Trust et al and currently undeveloped.

The proposed parcel map would divide Parcel 5 into 2 new parcels, Parcel A (406.29± acres) and Parcel B (11,618± sf). Parcel B would accommodate a water tank and facilities operated by Truckee Meadows Water Authority to serve the nearby community. The Water Tank has been approved through building permit WBLD24-103167 and is supported by Subdivision permit WFNLMP22-0011 and Mass Grading Permit No. WBLD22-105385.

All permits have been previously approved and the sole purpose of this Parcel Map is to create a dedicated parcel (Parcel B) for the water tank and it accompanying facilities. No other development is planned on proposed Parcel B at this time.

Respectfully,

Odyssey Engineering Inc.

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)?

5500 Shawna Lane/0 Fawn Lane (both are shown on the assessors website), Property begins east of where Platinum Crest Drive Ends

- a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|---|----------------|
| 045-252-21 | Low Density Suburban 19%, Open Space 55% Medium Density 26% | 406.56 |
| | | |

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

Land is open space and unimproved

3. What are the proposed lot standards?

| | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|----------------------------|----------|----------|----------|----------|
| Proposed Minimum Lot Area | 12,000 | | | |
| Proposed Minimum Lot Width | 80 | | | |

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 | MDS | LDS/MDS/OS | | |
| Proposed Zoning Area | 11,618sf | 77.25/105.44/223.60 ac | | |

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

Yes
 No

6. Utilities:

| | |
|---------------------------------|-----------|
| a. Sewer Service | N/A |
| b. Electrical Service/Generator | NV Energy |
| c. Water Service | TMWA |

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 | N/A | |
| <input type="checkbox"/> Private water | Provider: | N/A |
| <input checked="" type="checkbox"/> Public water | Provider: | TMWA |

b. Available:

| | | | |
|------------------------------|---|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Now | <input checked="" type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|------------------------------|---|------------------------------------|-----------------------------------|

c. Washoe County Capital Improvements Program project?

| | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

| | |
|--|---------------|
| <input type="checkbox"/> Individual septic | N/A |
| <input type="checkbox"/> Public system | Provider: N/A |

b. Available:

| | | | |
|------------------------------|---|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Now | <input checked="" type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|------------------------------|---|------------------------------------|-----------------------------------|

c. Washoe County Capital Improvements Program project?

| | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

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 # | N/A | acre-feet per year | N/A |
| b. Certificate # | N/A | acre-feet per year | N/A |
| c. Surface Claim # | N/A | acre-feet per year | N/A |
| d. Other, # | N/A | acre-feet per year | N/A |

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. |
|------------------------------|--|---|

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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, include a separate set of attachments and maps. |
|---|-----------------------------|---|

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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, include a separate set of attachments and maps. |
|---|-----------------------------|---|

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. |
|------------------------------|--|---|

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. |
|------------------------------|--|---|

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?

| |
|-----|
| N/A |
|-----|

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. |
|------------------------------|--|---|

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?

| |
|--|
| APPROVED MASS GRADING PERMIT NO. WBLD22-105385 |
|--|

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?

APPROVED MASS GRADING PERMIT NO. WBLD22-105385

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?

YES, BLENDED INTO HILLSIDE WITH PAINTING OF WATER TANK

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?

2:1 Slopes with riprap as erosion control

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?

NO

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?

NO

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

NO

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 | John A. Gomez |
| Address | 895 Roberta Lane Suite 104 |
| Phone | 775-359-3303 |
| Cell | |
| E-mail | john@odysseyreno.com |
| Fax | |
| Nevada PLS # | 20123 |

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CWH 2011 IRREVOCABLE TRUST et al. ARE THE OWNERS OF THAT 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 NRS CHAPTER 278A AND 116 AND THAT THE STREETS AND ALL APPURTENANCES THERETO AS SHOWN ON THIS PLAT DESIGNATED PUBLIC ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES, TRUCKEE MEADOWS WATER AUTHORITY, AND WASHOE COUNTY PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR FLOWED SNOW STORAGE, THE CONSTRUCTION AND MAINTENANCE OF SEWER, STORM DRAIN AND UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER, THE WATER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO THE TRUCKEE MEADOWS WATER AUTHORITY. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS. THE UNDERSIGNED DO HEREBY RELINQUISH THE EXISTING EASEMENTS SHOWN HEREON AS "TO BE RELINQUISHED PER THIS MAP".

CWH 2011 IRREVOCABLE TRUST et al. DATE: _____
 NAME: _____
 BY: _____

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA }
 COUNTY OF WASHOE } S.S.

ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, _____, OF WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERELINTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES, AS OF _____, 2025.

WESTERN TITLE COMPANY

NAME _____ TITLE _____ DATE _____

TAX CERTIFICATE APN 045-252-21

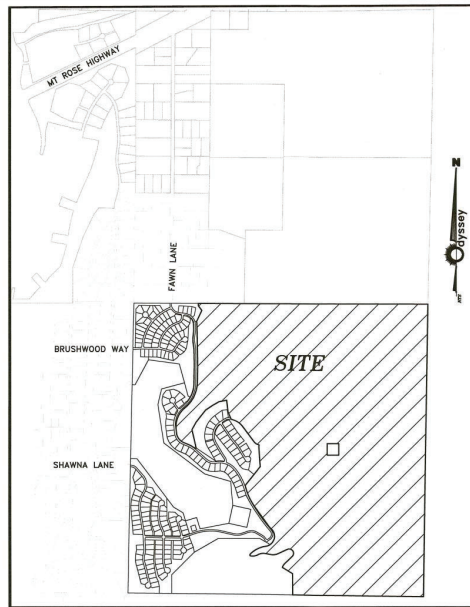
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER _____ DATE _____
 NAME, TITLE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL 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 _____



VICINITY MAP
 NOT TO SCALE

NOTES:

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, FIVE FEET IN WIDTH COINCIDENT WITH THE LOT LINES OF PARCEL B.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES AND CATV TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
- THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES AND TRUCKEE MEADOWS WATER AUTHORITY.
- THIS SUBDIVISION IS ENTIRELY WITHIN ZONE X (UNSHADED) AS SHOWN ON FEMA FIRM MAP NO. 32031C3245G, HAVING AN EFFECTIVE DATE OF MARCH 16, 2009.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. TRUCKEE MEADOWS WATER AUTHORITY SHALL HAVE THE RIGHT TO INSTALL A WATER METER WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREIN FOR THE PURPOSE TO SERVE EACH PARCEL RESPECTIVELY.
- 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 THE ISSUANCE OF A BUILDING PERMIT.
- FOR EACH PARCEL CREATED BY THIS MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITH AN APPROVED RESIDENTIAL BUILDING PERMIT.
- NO HABITABLE STRUCTURE SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF 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.
- FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
- FOR EACH PARCEL CREATED BY THIS FINAL MAP, DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITHIN AN APPROVED BUILDING PERMIT.

SURVEYOR'S CERTIFICATE

- JOHN A. GOMEZ, 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 CWH IRREVOCABLE TRUST et al.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 1, 117N, R19E, M.D.M., AND THE SURVEY WAS COMPLETED ON _____.
- THIS PLAT COMPLIES WITH ALL OF THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JOHN A. GOMEZ, PLS
 NEVADA CERTIFICATE NO. 20123



DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THIS FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND IT CONDITIONS WHICH ARE INCORPORATED HEREON BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

THE FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2025, BY THE DIVISION DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725

BY: _____ DATE: _____
 KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

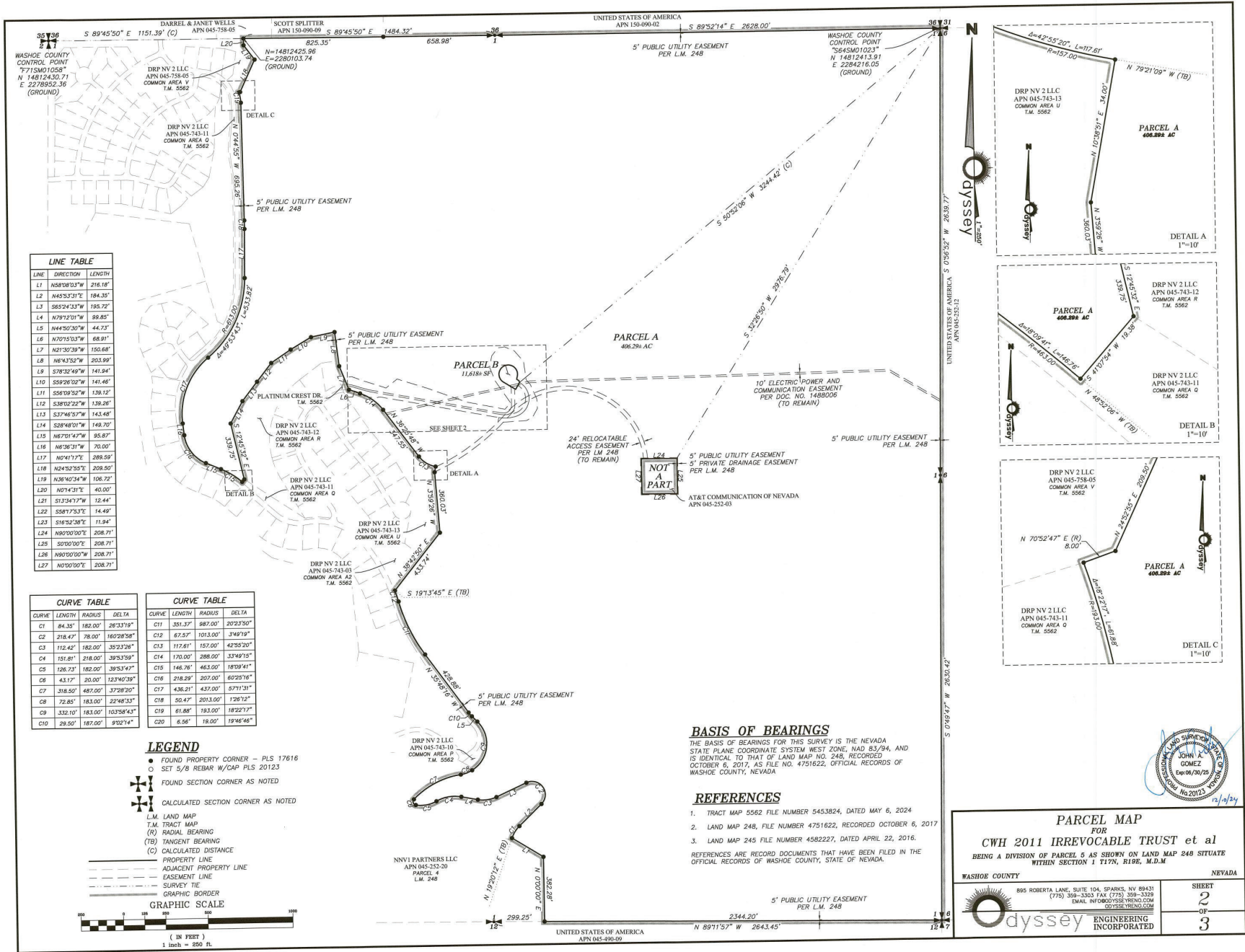
UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PARCEL MAP HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

| | |
|---|------------|
| NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA | DATE _____ |
| NAME/TITLE _____ | |
| SIERRA PACIFIC POWER CO. D/B/A NV ENERGY | DATE _____ |
| NAME/TITLE _____ | |
| CHARTER COMMUNICATIONS | DATE _____ |
| NAME/TITLE _____ | |
| TRUCKEE MEADOWS WATER AUTHORITY | DATE _____ |
| NAME/TITLE _____ | |
| WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT | DATE _____ |
| NAME/TITLE _____ | |

PARCEL MAP
 FOR
CWH 2011 IRREVOCABLE TRUST et al
 BEING A DIVISION OF PARCEL 5 AS SHOWN ON LAND MAP 248 SITUATE
 WITHIN SECTION 1 117N, R19E, M.D.M

| | |
|---|-------------------------------------|
| WASHOE COUNTY | NEVADA |
| 895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 399-3363 FAX (775) 399-3359 EMAIL INFO@DYSSEY-RENO.COM WWW.DYSSEY-RENO.COM | SHEET 1 OF 3 |
| dyssey ENGINEERING INCORPORATED | |



LINE TABLE

| LINE | DIRECTION | LENGTH |
|------|--------------|---------|
| L1 | N58°08'03" W | 216.10' |
| L2 | N44°53'31" E | 184.36' |
| L3 | S55°24'23" W | 195.72' |
| L4 | N79°12'01" W | 99.85' |
| L5 | N44°30'30" W | 44.73' |
| L6 | N70°15'03" W | 66.91' |
| L7 | N21°30'38" W | 150.68' |
| L8 | N6°43'52" W | 203.99' |
| L9 | S78°32'49" W | 141.94' |
| L10 | S59°26'02" W | 141.46' |
| L11 | S58°19'32" W | 138.12' |
| L12 | S38°52'22" W | 139.26' |
| L13 | S37°48'37" W | 143.48' |
| L14 | S28°48'01" W | 149.70' |
| L15 | N6°20'42" W | 95.87' |
| L16 | N8°26'31" W | 70.00' |
| L17 | N0°11'17" E | 288.59' |
| L18 | N24°52'52" E | 209.80' |
| L19 | N26°40'34" W | 106.72' |
| L20 | N0°14'13" E | 40.00' |
| L21 | S13°34'17" W | 12.44' |
| L22 | S58°17'53" E | 14.49' |
| L23 | S16°32'58" E | 11.94' |
| L24 | N80°00'00" E | 208.71' |
| L25 | S0°00'00" E | 208.71' |
| L26 | N80°00'00" W | 208.71' |
| L27 | N0°00'00" W | 208.71' |

CURVE TABLE

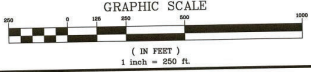
| CURVE | LENGTH | RADIUS | DELTA |
|-------|---------|---------|------------|
| C1 | 84.35' | 182.00' | 26°33'19" |
| C2 | 216.47' | 78.00' | 160°28'58" |
| C3 | 112.42' | 182.00' | 35°23'26" |
| C4 | 151.81' | 216.00' | 39°53'59" |
| C5 | 126.73' | 182.00' | 39°53'47" |
| C6 | 43.17' | 20.00' | 123°40'39" |
| C7 | 318.50' | 487.00' | 37°28'20" |
| C8 | 72.85' | 183.00' | 22°48'33" |
| C9 | 332.10' | 183.00' | 103°58'43" |
| C10 | 29.50' | 187.00' | 9°02'14" |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA |
|-------|---------|----------|-----------|
| C11 | 351.37' | 887.00' | 20°23'50" |
| C12 | 67.57' | 1013.00' | 3°49'19" |
| C13 | 117.81' | 157.00' | 42°59'20" |
| C14 | 170.00' | 288.00' | 33°49'15" |
| C15 | 146.76' | 463.00' | 18°39'41" |
| C16 | 218.29' | 207.00' | 60°25'16" |
| C17 | 436.21' | 437.00' | 57°11'31" |
| C18 | 50.47' | 203.00' | 17°02'12" |
| C19 | 61.88' | 183.00' | 18°22'17" |
| C20 | 6.96' | 19.00' | 19°46'46" |

LEGEND

- FOUND PROPERTY CORNER - PLS 17818
- SET 5/8 REBAR W/CAP PLS 20123
- FOUND SECTION CORNER AS NOTED
- ⊕ CALCULATED SECTION CORNER AS NOTED
- L.M. LAND MAP
- T.M. TRACT MAP
- (R) RADIAL BEARING
- (TB) TANGENT BEARING
- (C) CALCULATED DISTANCE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- · - · - SURVEY TIE
- · - · - GRAPHIC BORDER

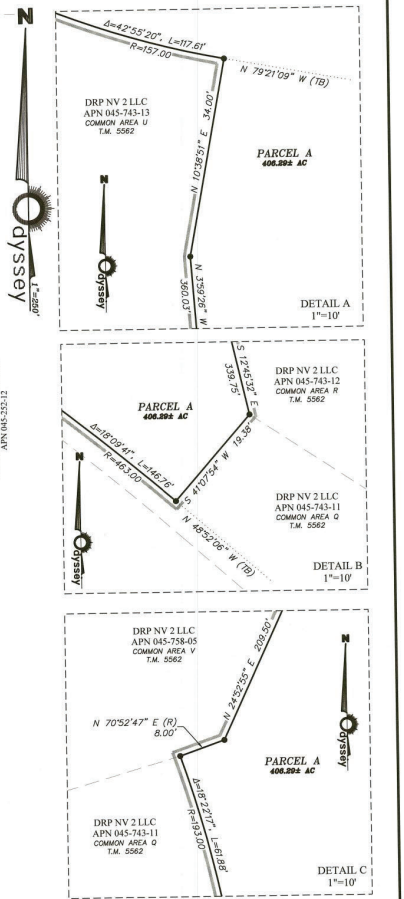


BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 83/94, AND IS IDENTICAL TO THAT OF LAND MAP NO. 248, RECORDED OCTOBER 6, 2011, AS FILE NO. 4751822, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

REFERENCES

- TRACT MAP 5562 FILE NUMBER 5453824, DATED MAY 6, 2024
- LAND MAP 248, FILE NUMBER 4751622, RECORDED OCTOBER 6, 2017
- LAND MAP 245 FILE NUMBER 4582227, DATED APRIL 22, 2016.

REFERENCES ARE RECORD DOCUMENTS THAT HAVE BEEN FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA.



PARCEL MAP FOR CWH 2011 IRREVOCABLE TRUST et al
 BEING A DIVISION OF PARCEL 5 AS SHOWN ON LAND MAP 248 SITUATE WITHIN SECTION 1 T17N, R19E, M.D.M

WASHOE COUNTY NEVADA

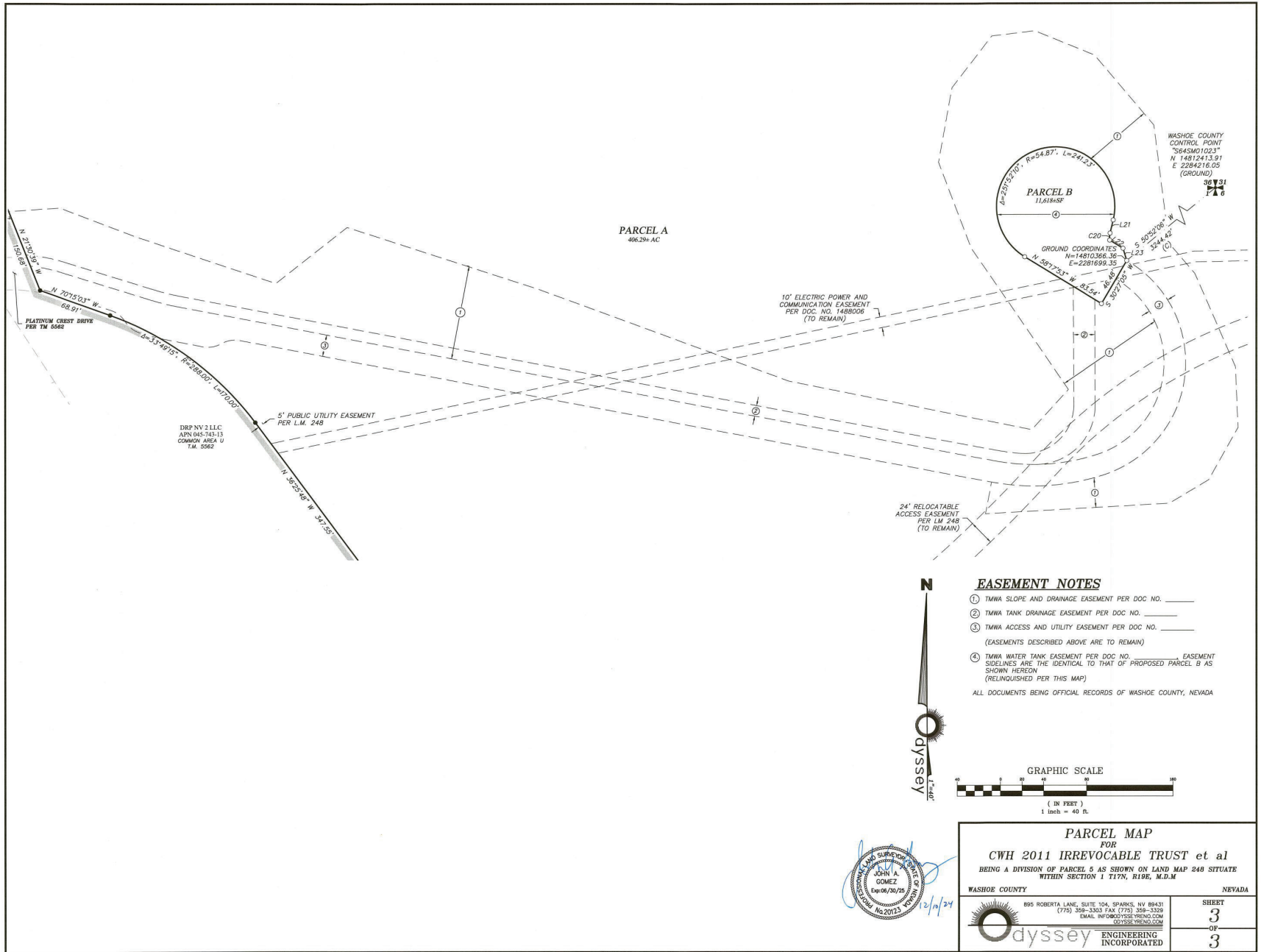
890 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
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SHEET 2 OF 3

12/19/24





- EASEMENT NOTES**
- ① TMWA SLOPE AND DRAINAGE EASEMENT PER DOC. NO. _____
 - ② TMWA TANK DRAINAGE EASEMENT PER DOC. NO. _____
 - ③ TMWA ACCESS AND UTILITY EASEMENT PER DOC. NO. _____
(EASEMENTS DESCRIBED ABOVE ARE TO REMAIN)
 - ④ TMWA WATER TANK EASEMENT PER DOC. NO. _____ EASEMENT
SIDELINES ARE THE IDENTICAL TO THAT OF PROPOSED PARCEL B AS
SHOWN HEREON (RELINQUISHED PER THIS MAP)
- ALL DOCUMENTS BEING OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA



PARCEL MAP
FOR
CWH 2011 IRREVOCABLE TRUST et al
BEING A DIVISION OF PARCEL 5 AS SHOWN ON LAND MAP 248 SITUATE
WITHIN SECTION 1 T17N, R19E, M.D.M.

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| WASHOE COUNTY | NEVADA |
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