

WTDLP 19-0001

ORIGINAL

Community Services Department
Planning and Building
DIVISION OF LAND INTO LARGE
PARCELS APPLICATION



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

Telephone: 775.328.6100

Property Owner Affidavit

Applicant Name: Joe Bucher

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

i, Joe Bucher
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 508 010 02

Printed Name: Joe Bucher

Signed: [Signature]

Address: P.O. Box 886 Crystal Bay NV 89402

[Signature]
Jared Wiss
(Notary Stamp)

Subscribed and sworn to before me this 27 day of March, 2019.

By Joe Bucher ***
Notary Public in and for said county and state

My commission expires: 2-14-2020



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

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: Bucher Division of Land into Large Parcels			
Project Description: A division of 165+/- acres into four (4) aliquot parcels of 41+/- acres			
Project Address: 8180 CHIMNEY RD.			
Project Area (acres or square feet): 165.53 acres			
Project Location (with point of reference to major cross streets AND area locator): Sun Vally area of Washoe County 1.5 mi north of intersection of Sun Valley Blvd. and Leon Dr. via Chimney Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
508-010-02	165.53 acres		
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: Joe Bucher		Name: Arnett & Associates, Inc.	
Address: P.O. BOX 908		Address: 120 Country Club Dr., Unit #13	
Kings Beach, CA Zip: 96143		Incline Village, NV Zip: 89451	
Phone: (775) 745-1305 Fax:		Phone: (775)831-8618 Fax:	
Email:		Email: ken@arnettconsultants.com	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: Ken Arnett, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		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):	

Division of Land into Large Parcels Application Supplemental Information

(All required information may be separately attached)

1. What are the number and sizes of each lot?

Four (4) 41+/- acre parcels

2. What is the average lot size?

41+/- acres

3. What is the proposed use of each parcel?

Residential

4. Utilities:

a. Sewer Service	On-site septic
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	Local
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Spectrum
g. Water Service	Domestic well

5. 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 #	V04884	acre-feet per year	18+/-
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

6. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

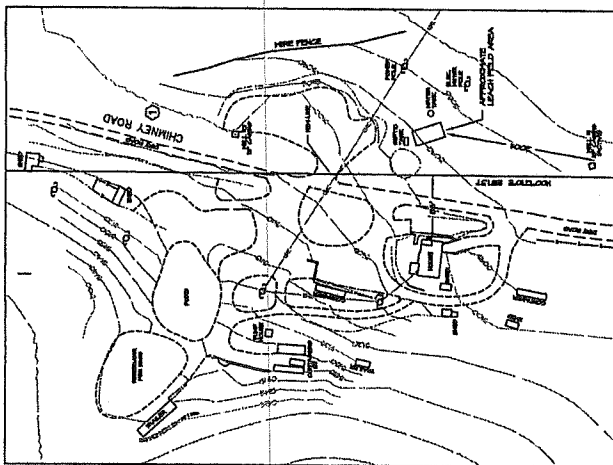
Applicant

7. When water service is by domestic wells, the Washoe County Comprehensive Plan allows the County to grant an exemption from the water dedication requirements for the existing parcel. Check the box below to indicate if you wish to request the exemption.

Yes No

8. Surveyor:

Name	Arnett & Associates, Inc.
Address	120 Country Club Dr. Unit #13, Incline Village, NV 89451
Phone	(775)831-8618
Fax	
Nevada PLS #	7629

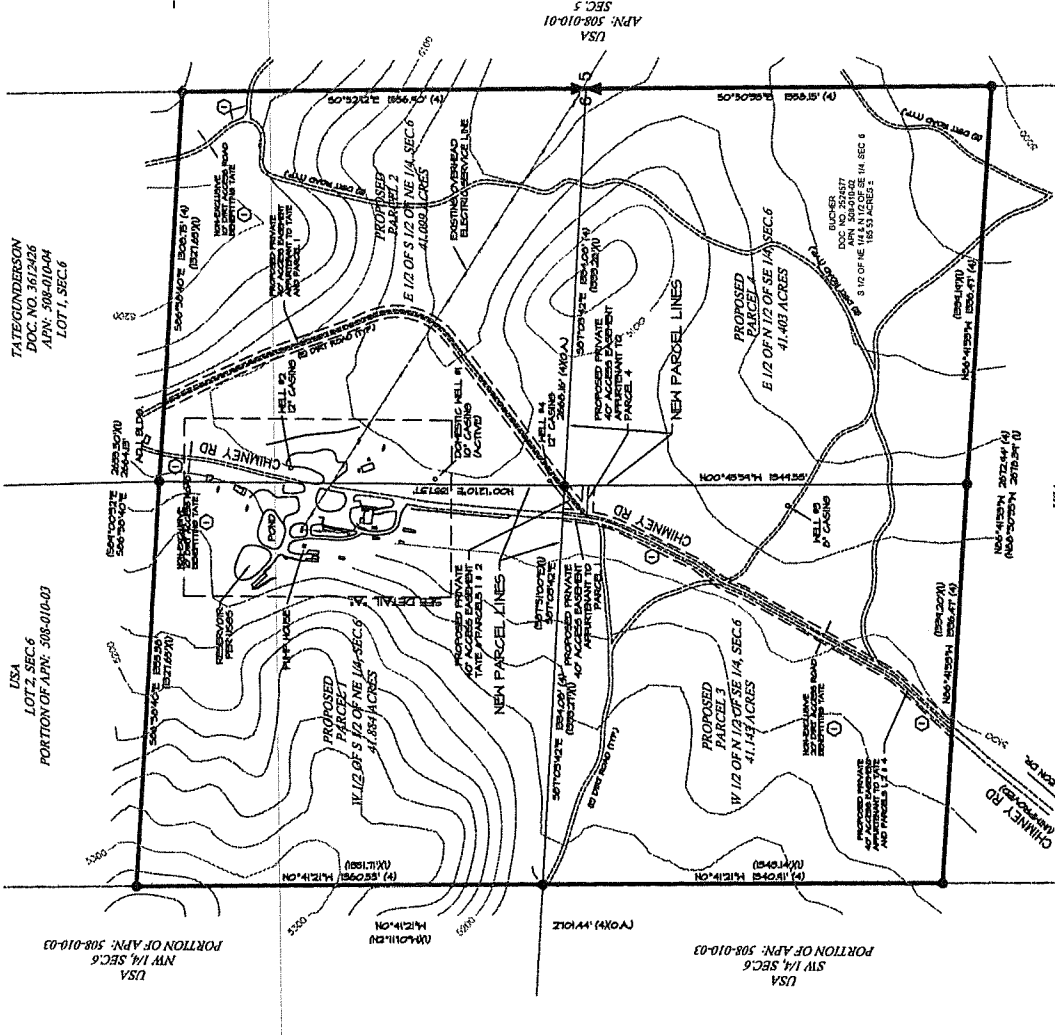


DETAIL "A" - EXISTING DEVELOPMENT
SCALE: 1" = 60'

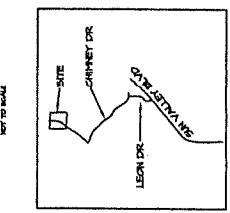
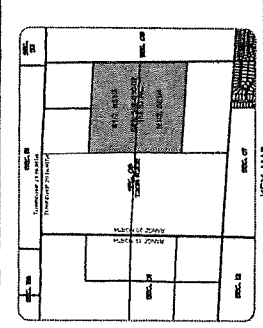
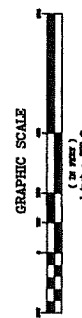
- LEGEND**
- 1 SET 5/8" REBAR IN GAP STAMPED "PLS RUSH"
 - 2 FOUND MONUMENT AS NOTED
 - 3 FOUND BLM BRASS CAP FOR NORTH CORNER AS DEPICTED
 - 4 FOUND 3/4" BRASS CAP AT PLS CORNER AS DEPICTED
 - 5 ASSESSOR PARCEL NUMBER
 - 6 APN
 - 7 RECORD OF SURVEY NO. 646 FOR HARRY J. WILLIAMS, ORIGINAL RECORDS TO, HERRI, MARICOPA COUNTY
 - 8 SCALE: 1/4" = 100'. AS SECTIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

TITLE NOTES:
 1. THIS MAP IS SUBMITTED IN COMPLIANCE WITH ALL APPLICABLE ARTICLES OF THE CHARTER OF THE COUNTY OF MARICOPA, ARIZONA, AND THE STATE OF ARIZONA.
 2. NO NEW DEVELOPMENT IS PROPOSED.
 3. UNPROPOSED PROPERTY BOUNDARIES ARE INDICATED AS TO CHANGES OR ACCORDS TO RECORDS ON FILE IN THE COUNTY OF MARICOPA, ARIZONA.
 4. THE LOCATION OF THE PROPERTY BOUNDARIES IS BASED ON THE RECORDS OF THE COUNTY OF MARICOPA, ARIZONA.
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GENERAL NOTES:
 1. THIS MAP IS SUBMITTED IN COMPLIANCE WITH ALL APPLICABLE ARTICLES OF THE CHARTER OF THE COUNTY OF MARICOPA, ARIZONA, AND THE STATE OF ARIZONA.
 2. NO NEW DEVELOPMENT IS PROPOSED.
 3. UNPROPOSED PROPERTY BOUNDARIES ARE INDICATED AS TO CHANGES OR ACCORDS TO RECORDS ON FILE IN THE COUNTY OF MARICOPA, ARIZONA.
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1/2 OF SE 1/4, SEC. 6
 PORTION OF APN: 508-010-03



SURVEYOR/
REGISTERED
PROFESSIONAL
LAND SURVEYOR
NO. 1000
STATE OF ARIZONA
PHONE: (714) 962-2000

LANDOWNER:
JOE BUCHER
1200 N. 100TH AVENUE
PHOENIX, ARIZONA 85020
(714) 748-1500

SITE INFORMATION:
APN: 508-010-03
SECTION: 6
RANGE: 14S
TOWNSHIP: 10N
COUNTY: MARICOPA

LAND USE INFORMATION:
TOTAL LOT AREA: 164.53 ACRES
EXISTING ZONING AND USE DETERMINATION:
OR - RESIDENTIAL, SINGLE-FAMILY
OR - RESIDENTIAL, SINGLE-FAMILY
OR - RESIDENTIAL, SINGLE-FAMILY

DENSITY:
TOTAL PROPOSED PARCELS = 4 PARCELS
TOTAL PROPOSED ACRES = 41.403 ACRES
ALLOWED DENSITY (DENS) = 40 UNITS/ACRE

TOTAL AREA: 164.53 ACRES

TENTATIVE MAP
DIVISION OF LAND INTO LARGE PARCELS
JOE BUCHER

LETING WITHIN THE S 1/2 OF NE 1/4 & N 1/2 OF SE 1/4, SEC. 6
 T. 20 N. R. 35 E. MERIDIAN
 MARICOPA COUNTY, ARIZONA

DATE: 11-02-01
 DATE: 5/20/01
 SCALE: 1" = 500'
 SHEET 1 OF 1

JOE BUCHER & ASSOCIATES, INC.
 100 COUNTY ROAD 200, SUITE 100, PHOENIX, ARIZONA 85020



Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Bill Detail

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

Washoe County Parcel Information

Parcel ID 50801002	Status Active	Last Update 3/19/2019 2:06:42 AM
Current Owner: BUCHER, JOE PO BOX 908 KINGS BEACH, CA 96143	SITUS: 8180 CHIMNEY RD WCTY NV	
Taxing District 4000	Geo CD:	
Legal Description		
Section 6 Township 20 Range 20 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/1/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/7/2019	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/4/2019	2018	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$113.61	\$0.00	\$113.61
Truckee Meadows Fire Dist	\$360.87	\$0.00	\$360.87
Washoe County	\$930.03	\$0.00	\$930.03
Washoe County Sc	\$760.82	\$0.00	\$760.82
SPANISH SPRINGS WATER BASIN	\$0.15	\$0.00	\$0.15
Total Tax	\$2,165.48	\$0.00	\$2,165.48

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	2018105989	U18.14914	\$1,158.62	12/4/2018
2018	2018105989	U18.14920	\$1,082.66	12/4/2018

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

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

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

WHEN RECORDED, RETURN TO:

JOHN J. GEZELIN
Law Offices of John J. Gezelin
436 Court Street
Reno, NV 89501

APN: 508-010-02 and
APN: 508-010-04

RECIPROCAL GRANT OF EASEMENTS

THIS INDENTURE, dated this 22nd day of August, 2000, is made by and between VOHNDELL E. BURROUGHS and LINDA B. REICHLIN, individually and as attorney-in-fact for VOHNDELL E. BURROUGHS, (collectively "BURROUGHS"), and TATE LAND AND CATTLE CO., a Nevada corporation ("TATE").

WHEREAS, BURROUGHS is the owner of that certain real property located in the unincorporated area of Washoe County, State of Nevada, more particularly described in Exhibit 'A', attached hereto and by reference made a part hereof; and

WHEREAS, TATE is the owner of that certain real property located in the unincorporated area of Washoe County, State of Nevada, more particularly described in Exhibit 'B', attached hereto and by reference made a part hereof; and

WHEREAS, BURROUGHS desires to acquire certain rights in the TATE property and TATE desires to acquire certain rights in the BURROUGHS property in the form of reciprocal easements more particularly set forth herein.

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration the receipt of which is hereby acknowledged, the parties agree as follows:

1. **GRANT OF EASEMENT FOR THE BENEFIT OF THE TATE PROPERTY:**

- (a) **Grant of Easement:** BURROUGHS hereby grants to TATE a Roadway Easement to the TATE property as hereinafter limited and described.



- (b) **Use of Easement:** The easement granted by Paragraph 1(a) above is to provide access to the TATE property by pedestrians and automobiles.

All costs and expenses related to TATE's use of the easement, and the maintenance thereof, shall be the sole responsibility of TATE.

- (c) **Location:** The easement granted herein is depicted on the map described in Exhibit 'C', attached hereto and by reference made a part hereof. Said description is intended to coincide with an existing unimproved roadway traversing the BURROUGHS property and continuing over and across the adjoining parcel of real property onto the TATE property. Said roadway continues northerly across the BURROUGHS property to its northern boundary and continues onto the TATE property, forming a U-shaped road back toward the easterly boundary of the TATE PROPERTY.

The present location of the easement is not intended to be permanent. Should development of the BURROUGHS property necessitate moving of the easement, the parties agree that the location of the easement shall be relocated to roadways compatible with the development of the BURROUGHS property. BURROUGHS agrees that reasonable access to the TATE property shall be maintained and provided through the construction phase and permanent development of the property.

- (d) **Non-Exclusive:** The easement granted herein is non-exclusive. BURROUGHS, their successors and assigns, shall have the right of co-existing use of the easement provided such use does not substantially interfere with the use of the easement by TATE.
- (e) **Gates:** Prior to the development of the property, BURROUGHS and TATE agree to maintain a system of locked gates which provide independent access to the property for each party.

2. **GRANT OF EASEMENT FOR THE BENEFIT OF THE BURROUGHS PROPERTY:**

- (a) **Grant of Easement:** TATE hereby grants to BURROUGHS a Roadway Easement to the BURROUGHS property as hereinafter limited and described.
- (b) **Use of Easement:** The easement granted by Paragraph 1(a) above is to provide access to the BURROUGHS property by pedestrians and automobiles.



All costs and expenses related to BURROUGHS' use of the easement, and the maintenance thereof, shall be the sole responsibility of BURROUGHS.

- (c) **Location:** The easement granted herein is depicted on the map described in Exhibit 'D', attached hereto and by reference made a part hereof. Said description is intended to coincide with an existing unimproved roadway traversing the TATE property and terminating at the TATE property boundary onto BLM land. Said roadway continues across the southerly boundary of the TATE property, forming a U-shaped road back toward the easterly boundary of the TATE property.

The present location of the easement is not intended to be permanent. Should development of the TATE property necessitate moving of the easement, the parties agree that the location of the easement shall be relocated to roadways compatible with the development of the TATE property. TATE agrees that reasonable access to the BURROUGHS property shall be maintained and provided through the construction phase and permanent development of the property.

- (d) **Non-Exclusive:** The easement granted herein is non-exclusive. TATE, its successors and assigns, shall have the right of co-existing use of the easement provided such use does not substantially interfere with the use of the easement by BURROUGHS.
- (e) **Gates:** Prior to the development of the property, TATE and BURROUGHS agree to maintain a system of locked gates which provide independent access to the property for each party.

3. **PROVISIONS COMMON TO BURROUGHS AND TATE:**


- (a) **Entire Agreement:** This Indenture constitutes the entire agreement between the parties pertaining to the subject matter contained in it and supersedes all prior and contemporaneous agreements, representations, and understandings of the parties. No supplement, modification, or amendment of this Indenture shall be binding unless executed in writing by all the parties. No waiver of any of the provisions of this Indenture shall be deemed, or shall constitute, a waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.
- (b) **Binding Effect:** This Indenture shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, executors, administrators, and assigns.





(c) **Attorney's Fees:** If any legal action or any arbitration or other proceeding is brought for the enforcement of this Indenture, or because of an alleged dispute, breach, default, or misrepresentation in connection with any of the provisions of this Indenture, the successful or prevailing party or parties shall be entitled to recover reasonable attorney's fees and other costs incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled.

IN WITNESS WHEREOF, the parties hereto have executed this Indenture the day and year first above written.


VOHNDELL E. BURROUGHS
15650 Toll Road
Reno, NV 89511


LINDA B. REICHLIN, individually and
as Attorney-In-Fact for VOHNDELL E.
BURROUGHS
15650 Toll Road
Reno, NV 89511

TATE LAND AND CATTLE CO.,
a Nevada corporation
903 E. 4th Street
Reno, NV 89512

By: 
WILLIAM J. TATE
Its: 



STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on the 22nd day of August, 2000 by VOHNDELL E. BURROUGHS.



Elizabeth L. Zonneveld
NOTARY PUBLIC

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

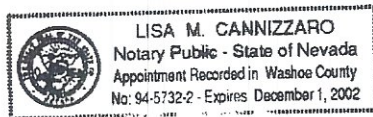
This instrument was acknowledged before me on the 22nd day of August, 2000 by LINDA B. REICHLIN, individually and as Attorney-In-Fact for VOHNDELL E. BURROUGHS.



Elizabeth L. Zonneveld
NOTARY PUBLIC

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on the 28th day of August, 2000 by Bill Tate, President of TATE LAND AND CATTLE CO., a Nevada corporation.



Lisa M. Cannizzaro
NOTARY PUBLIC
5



2483532
08/19/2000
5 of 8

EXHIBIT 'A'

The real property located in the County of Washoe, State of Nevada, and more particularly described as follows:

Township 20 North, Range 20 East, M.D.B.&M.

Section 6; S 1/2 NE 1/4, N 1/2 SE 1/4, according to the Official Plat of the Survey of the said land.

EXHIBIT 'A'



2483592
09/19/2009
6 of 9

EXHIBIT 'B'

All that certain real property situate in the County of Washoe, State of Nevada, being Assessor's Parcel No. 508-010-04, more particularly described as follows:

TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B.&M.

Section 6; Northeast quarter of the Northeast quarter.

Reference is made to the Record of Survey Map, filed in the Office of the County Recorder of Washoe County, Nevada, on October 10, 1969, under Filing No. 156322.

TOGETHER WITH an easement of Right of Way through the Rainbow Mining Claim, as granted by Ira A. Vandekker, et al., recorded July 20, 1970, as File No. 179525, Book 477, Page 55, Official Records, Washoe County, Nevada.

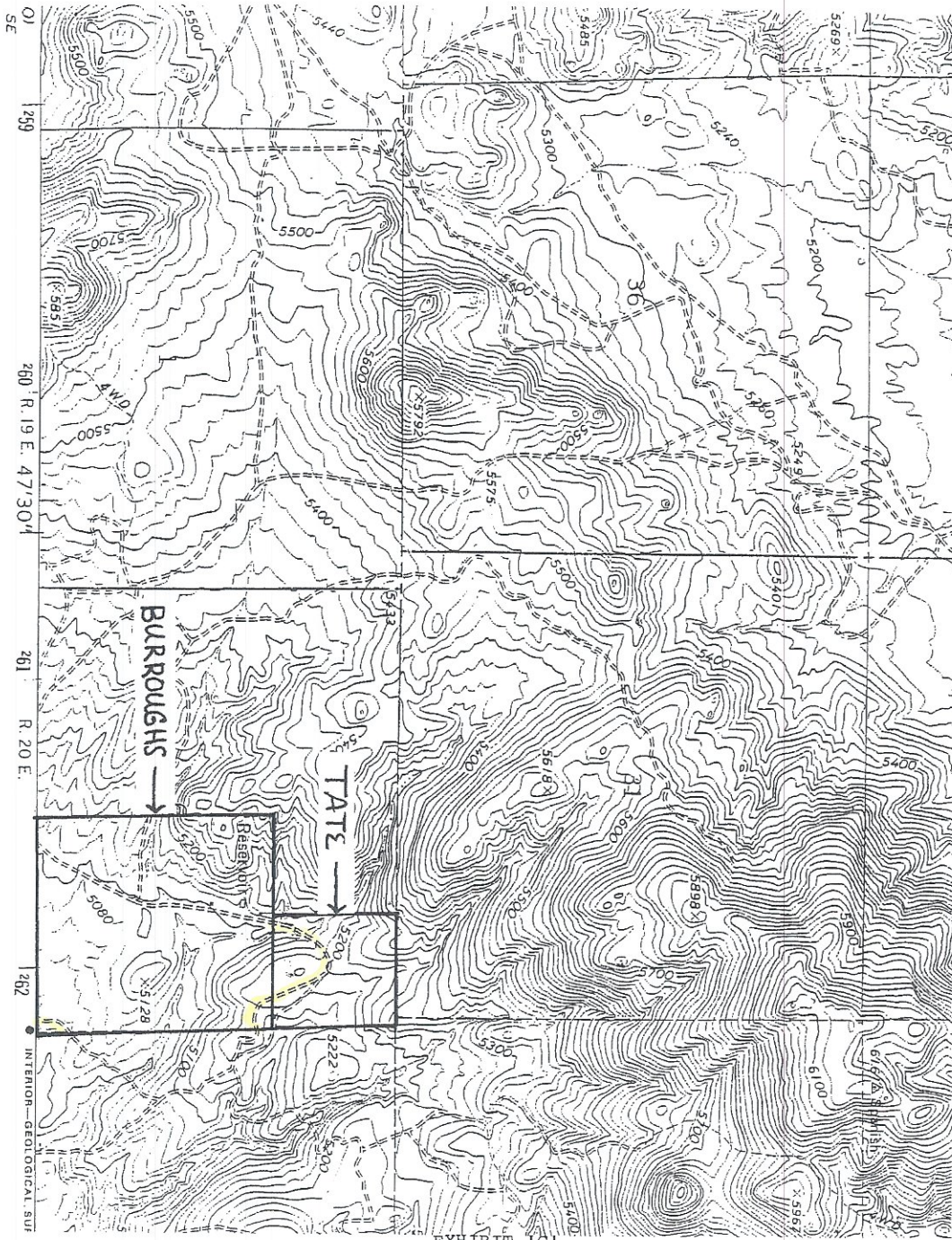
EXHIBIT 'B'



2483592
09/19/2008
7 of 9



2483592
99/19/2099
8 of 9



Parcel name: 1

North: 14904671.7098 East : 2289187.7706

Line Course: N 87-03-42 W Length: 1334.08

North: 14904740.0963 East : 2287855.4445

Line Course: N 00-41-21 W Length: 1360.53

North: 14906100.5278 East : 2287839.0802

Line Course: S 86-58-40 E Length: 1355.38

North: 14906029.0678 East : 2289192.5751

Line Course: S 00-12-10 W Length: 1357.37

North: 14904671.7063 East : 2289187.7711

Perimeter: 5407.36 Area: 1,824,473 sq. ft. 41.88 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0036 Course: S 08-36-03 E

Error North: -0.00356 East : 0.00054

Precision 1: 1,502,044.44

Parcel name: 2

North: 14906029.0676 East : 2289192.5715

Line Course: S 86-58-40 E Length: 1308.75

North: 14905960.0661 East : 2290499.5012

Line Course: S 00-52-12 E Length: 1356.90

North: 14904603.3225 East : 2290520.1041

Line Course: N 87-03-42 W Length: 1334.08

North: 14904671.7089 East : 2289187.7780

Line Course: N 00-12-10 E Length: 1357.37

North: 14906029.0704 East : 2289192.5819

Perimeter: 5357.10 Area: 1,790,260 sq. ft. 41.10 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0108 Course: N 75-10-18 E

Error North: 0.00277 East : 0.01046

Precision 1: 496,027.78

Parcel name: 3

North: 14904671.7098 East : 2289187.7706

Line Course: S 00-45-59 E Length: 1349.53

North: 14903322.3006 East : 2289205.8214

Line Course: N 86-41-53 W Length: 1336.47

North: 14903399.2784 East : 2287871.5701

Line Course: N 00-41-21 W Length: 1340.91

North: 14904740.0914 East : 2287855.4417

Line Course: S 87-03-42 E Length: 1334.08

North: 14904671.7050 East : 2289187.7678

Perimeter: 5360.99 Area: 1,792,182 sq. ft. 41.14 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0056 Course: S 30-10-00 W

Error North: -0.00483 East : -0.00281

Precision 1: 957,319.64

Parcel name: 4

North: 14904671.7098 East : 2289187.7706

Line Course: S 87-03-42 E Length: 1334.08

North: 14904603.3234 East : 2290520.0967

Line Course: S 00-50-33 E Length: 1358.15

North: 14903245.3202 East : 2290540.0667

Line Course: N 86-41-53 W Length: 1336.47

North: 14903322.2981 East : 2289205.8155

Line Course: N 00-45-59 W Length: 1349.53

North: 14904671.7074 East : 2289187.7647

Perimeter: 5378.23 Area: 1,803,499 sq. ft. 41.40 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0064 Course: S 67-34-17 W

Error North: -0.00245 East : -0.00594

Precision 1: 840,348.44

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND THE RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 21B.

THE PUBLIC UTILITY EASEMENT AS SHOWN HEREON ARE HEREBY GRANTED. THE PRIVATE ACCESS EASEMENT IS HEREBY OFFERED FOR DEDICATION IN ACCORDANCE WITH NRS CHAPTER 21B, BUT SHALL REMAIN PRIVATE UNTIL ACCEPTED BY THE GOVERNING BODY.

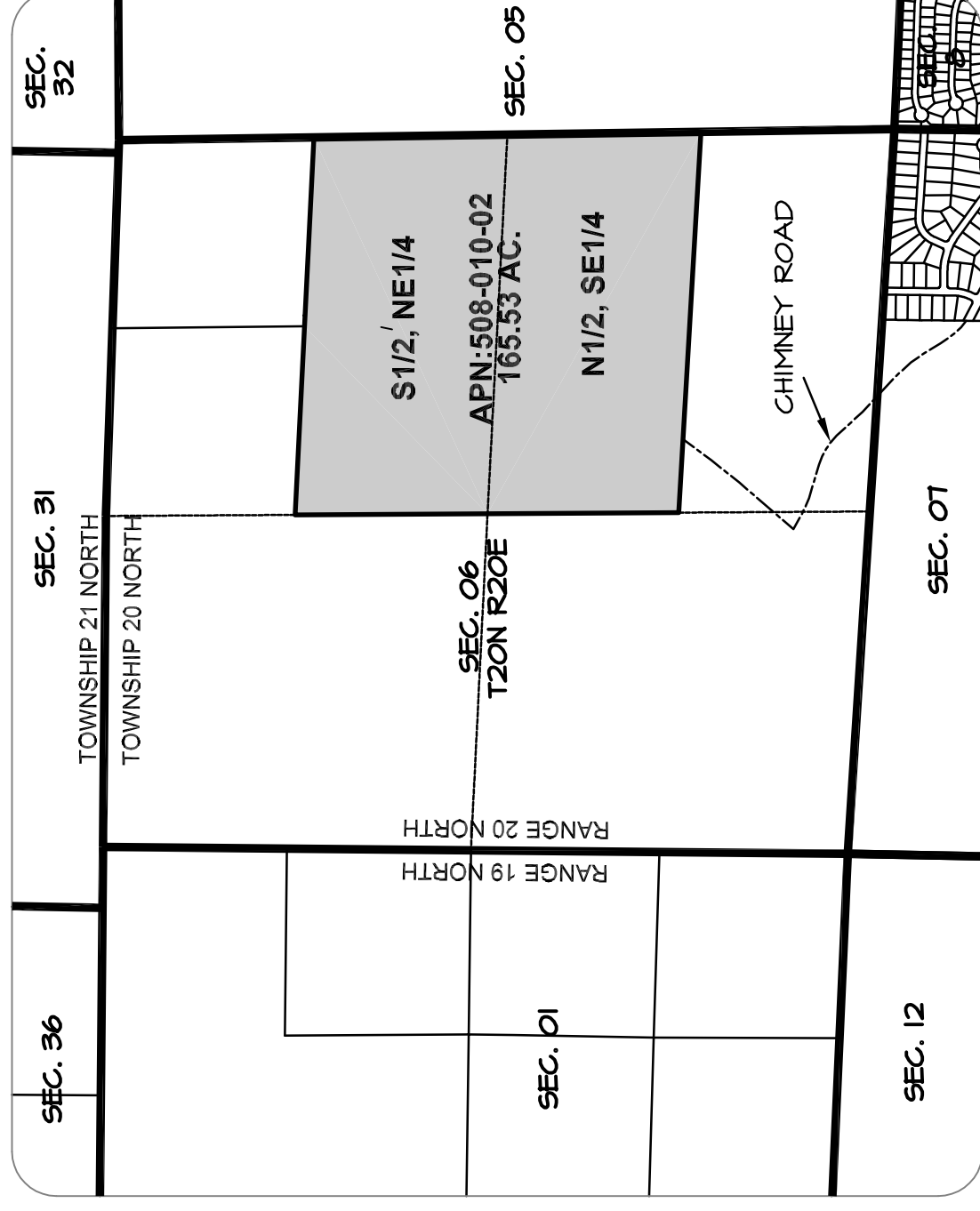
JOE BUCHER _____

ACKNOWLEDGMENT:

STATE OF NEVADA)
COUNTY OF WASHOE) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2019,
BY JOE BUCHER.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

- 1. KENNETH R. ARNETT, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
 - 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF JOE BUCHER.
 - 2. THE LANDS SURVEYED LIE WITHIN THE 5 1/2 OF NE 1/4 & N 1/2 OF SE 1/4 T. 20 N. R. 20 E., M.D.B.4M., AND THE SURVEY WAS COMPLETED MARCH 31, 2019.
 - 3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
 - 4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



KENNETH R. ARNETT
PLS NO. 16294

4/10/19
DATE

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.

PRINTED NAME: _____ DATE _____
FOR THE DISTRICT BOARD OF HEALTH

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

CHARTER SPECTRUM COMMUNICATIONS
NAME/TITLE: (PRINT) _____ DATE _____
MASHOE COUNTY DEPARTMENT
OF WATER RESOURCES

UTILITY COMPANIES CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY, D.B.A. NV ENERGY
NAME/TITLE: (PRINT) _____ DATE _____

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL MAP OF DIVISION INTO LARGE PARCELS CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE SET FORTH IN THIS REGULATION AND THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) SELECTED AT THIS TIME BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 21B.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2019, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 21B.411 THROUGH 21B.412S.

MOJRA HANIGSTEIN
DIRECTOR, PLANNING AND DEVELOPMENT DIVISION
NAME: _____ DATE _____

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND, ASSESSOR PARCEL NO. 508-010-02, FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE LAND FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

MASHOE COUNTY TREASURER

BY: _____ NAME: _____ DATE _____

RECORDER'S CERTIFICATE

FILE NO. _____
FEE _____
FILED FOR RECORD AT THE REQUEST OF ARNETT AND ASSOCIATES, INC. ON THIS _____ DAY OF _____, 2019 AT _____ MINUTES PAST _____ O'CLOCK _____M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER _____

DEPUTY _____

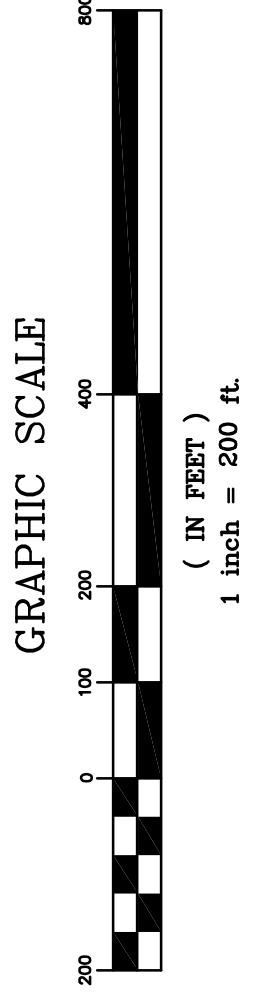
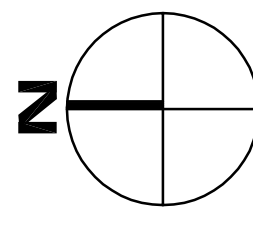
TOTAL AREA: 165.53 ACRES

MAP OF DIVISION INTO LARGE PARCELS FOR JOE BUCHER

LYING WITHIN 5 1/2 OF NE 1/4 & N 1/2 OF SE 1/4 SECTION 6, T. 20 N. R. 20 E., M.D.B.4M., WASHOE COUNTY, NEVADA

ARNETT & ASSOCIATES, INC.
LAND SURVEYORS • PLANNERS
20 COUNTRY CLUB DR., NO. 13, INCLINE VILLAGE, NV 89451

JOB: 19-02-07
DATE: 4/10/19
SHEET 1 OF 2



BASIS OF BEARINGS AND COORDINATES
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83(94) AND IS IDENTICAL TO RECORD OF SURVEY NO. 6034 OF SECTION 6, T20N, R20E, M.D.B.#M, RECORDED MARCH 14, 2019, FILE NO. 4849010, WASHOE COUNTY RECORDS. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00041951.

- LEGEND**
- FOUND MONUMENT AS NOTED
 - ◆ FOUND BLM BRASS CAP FOR 1/16TH CORNER AS DEPICTED
 - ⊕ FOUND 3-1/2" BRASS CAP AT PLS5 CORNER AS DEPICTED
 - ① RECORD OF SURVEY NO. 646 FOR HARRY J. WILLIAMS, RECORDED OCTOBER 10, 1961, WASHOE COUNTY RECORDS
 - ② RECORD OF SURVEY NO. 6034 OF SECTION 6, T20N, R20E, M.D.B.#M, RECORDED MARCH 14, 2019, FILE NO. 4849010, WASHOE COUNTY RECORDS

NOTES

1. CENTERLINE OF 40' PRIVATE ACCESS EASEMENT SHOWN IS APPURTENANT TO PARCELS 1 THROUGH 4 SHOWN HEREON AND ABUTTING LANDOWNER (TATE/ANDERSON). SAID EASEMENT IS BASED UPON A RECIPROCAL GRANT OF EASEMENTS RECORDED AS DOC. NO. 2483542, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. SAID EASEMENT DOCUMENT PROVIDED FOR NON-EXCLUSIVE INGRESS AND EGRESS AND IS NOT DEFINED OF WIDTH AND SPECIFIC LOCATION OF RECORD. A PROVISION OF THE EASEMENT ALLOWS FOR THE EASEMENT TO BE RELOCATED AS SHOWN. THE LOCATION OF THE 40' PRIVATE ACCESS EASEMENT IS BASED UPON A FIELD SURVEY OF THE EXISTING ROADS IN PLACE AT THE TIME OF THE FILING OF THIS MAP.
2. THE UTILITY EASEMENTS SHOWN ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
3. NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OF THIS PLAT. THE PLS5 CORNER OF SECTION 6, T20N, R20E, M.D.B.#M, SHALL BE PERMITTED WITHIN 30 FEET OF A PERENNIAL DRAINAGE CHANNEL.
4. THE PARCELS ON THIS PLAT HAVE NOT BEEN REVIEWED FOR WATER AVAILABILITY OR ADEQUACY, NOR HAS SANITARY WASTE SUITABILITY BEEN DETERMINED FOR ANY OF THE PARCELS SHOWN.

MAP OF DIVISION INTO LARGE PARCELS

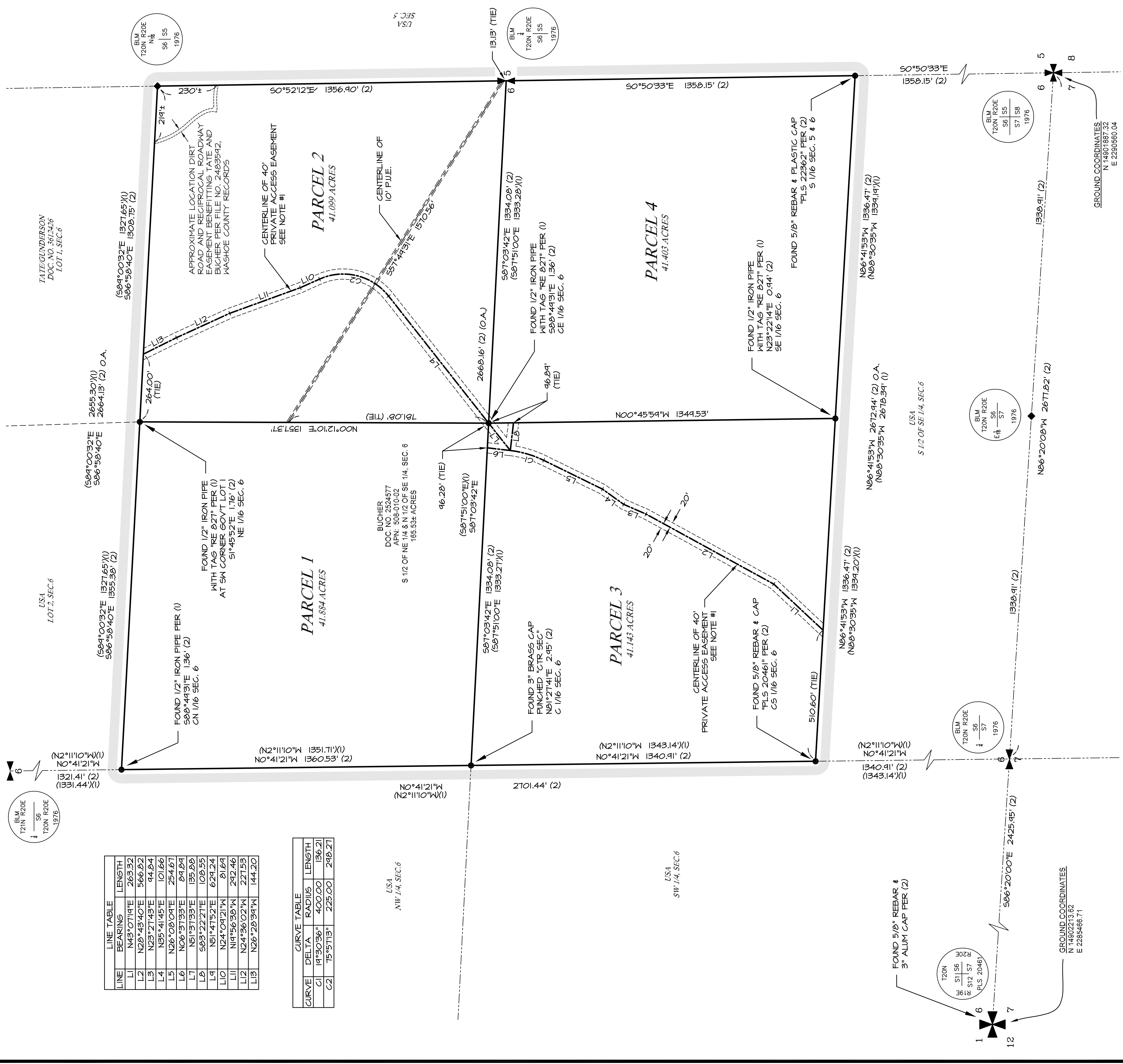
JOE BUCHER

LYING WITHIN 5 1/2 OF NE 1/4 & N 1/2 OF SE 1/4 SECTION 6, T. 20 N., R. 20 E., M.D.B.#M, WASHOE COUNTY, NEVADA

TOTAL AREA: 165.53 ACRES

FARNETT & ASSOCIATES, INC.
 LAND SURVEYORS • PLANNERS
 20 COUNTRY CLUB DR., NO. 13, INCLINE VILLAGE, NV 89451

JOB: 19-02-01
 DATE: 4/10/19
 SCALE: 1"=200'
 SHEET 1 OF 2



LINE	BEARING	LENGTH
L1	N43°07'19"E	265.32
L2	N28°43'40"E	566.82
L3	N23°27'45"E	94.84
L4	N35°41'45"E	101.66
L5	N26°09'09"E	254.67
L6	N06°37'33"E	84.89
L7	N51°37'33"E	135.88
L8	S03°22'27"E	102.55
L9	N51°47'52"E	624.24
L10	N24°04'21"W	81.61
L11	N1°56'38"W	242.46
L12	N24°36'02"W	271.53
L13	N26°28'34"W	144.20

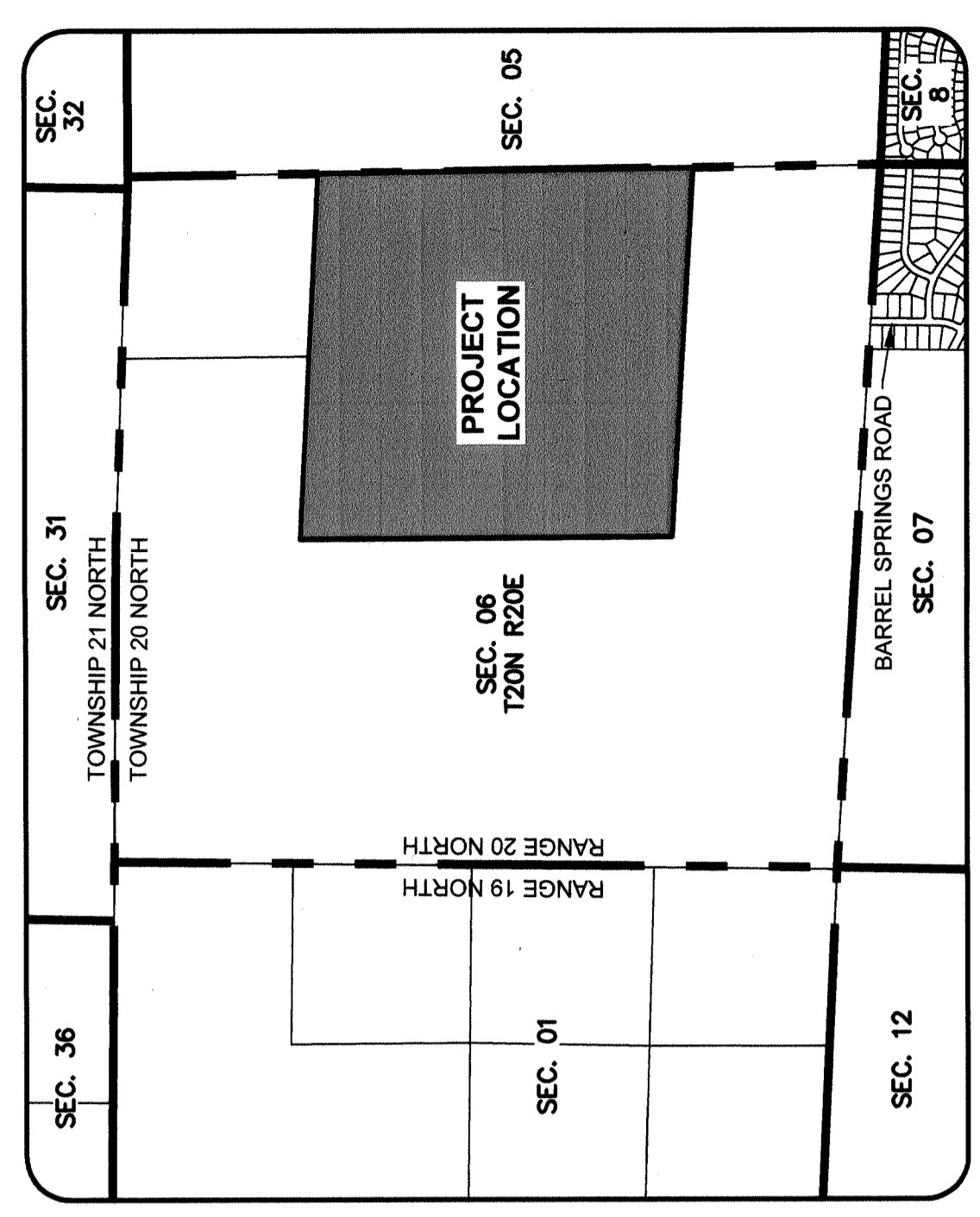
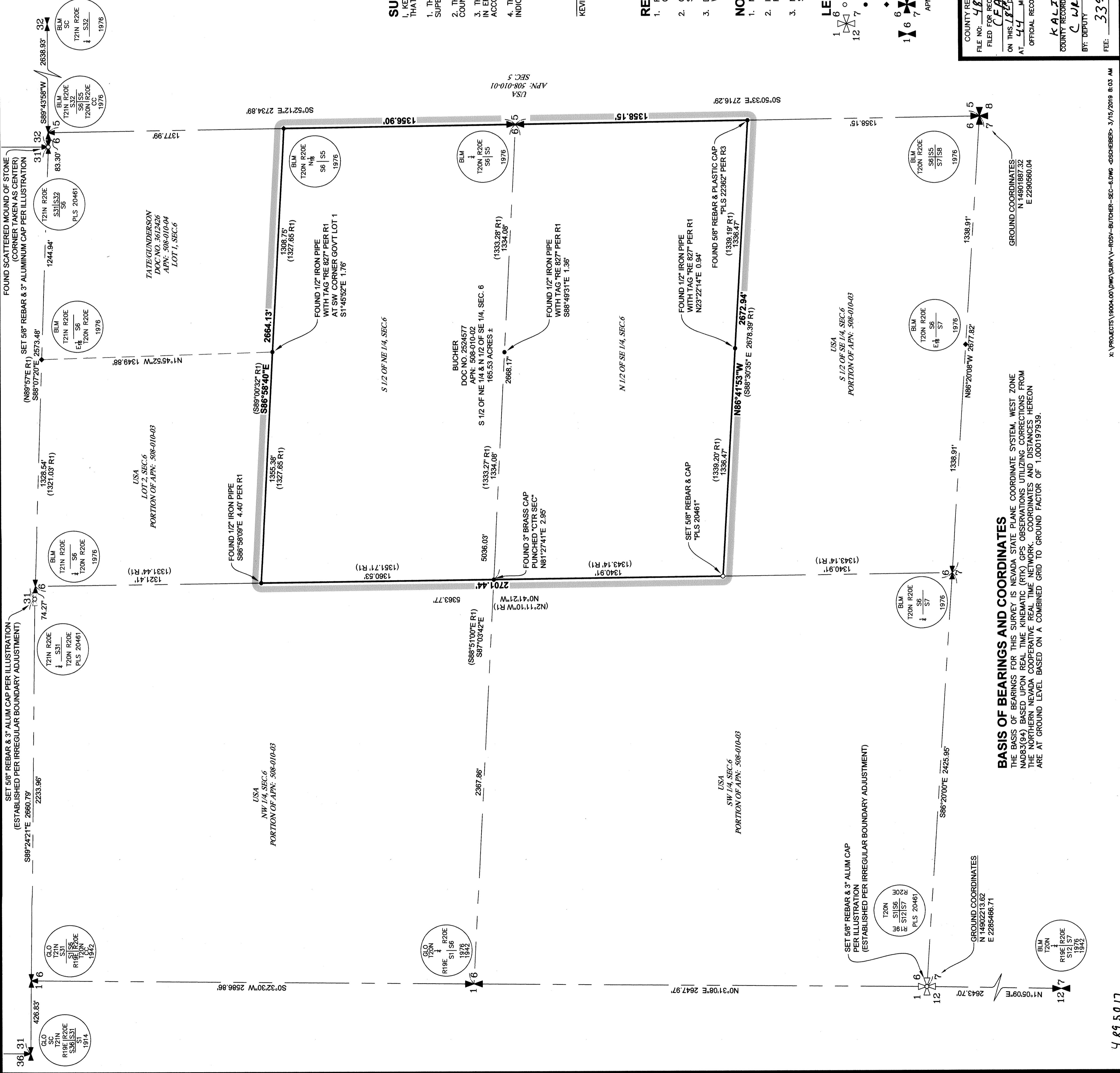
CURVE	DELTA	RADIUS	LENGTH
C1	14°30'36"	400.00	136.21
C2	75°57'18"	225.00	248.27

LS1, NW 1/4, SEC. 6

LS1, SW 1/4, SEC. 6

GROUND COORDINATES
 N 14502213.82
 E 2285468.71

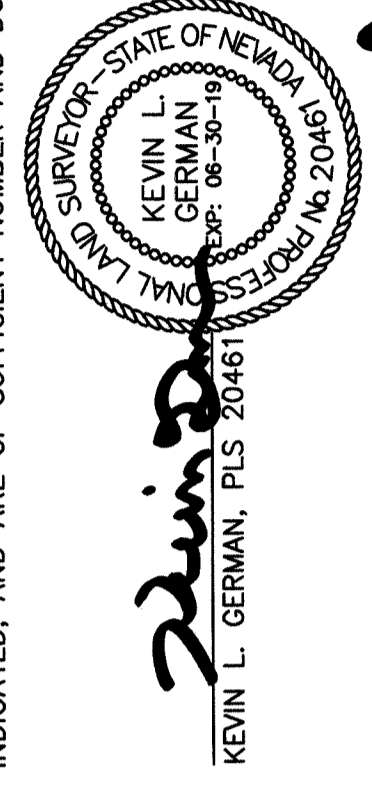
6034



SURVEYOR'S CERTIFICATE

I, KEVIN L. GERMAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JOE BUCHER.
2. THE LANDS SURVEYED LIE WITHIN THE EAST 1/2 OF SECTION 6, T20N, R20E, M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON FEBRUARY 22, 2019.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



3-18-19

REFERENCES

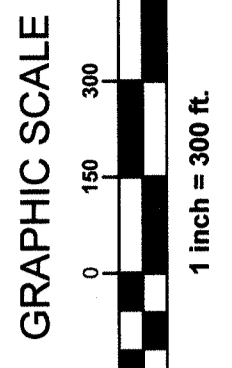
1. RECORD OF SURVEY MAP NO. 646 FOR HARRY J. WILLIAMS, RECORDED OCTOBER 10, 1069, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. GENERAL LAND OFFICE & BUREAU OF LAND MANAGEMENT SURVEY PLATS AND FIELD NOTES FOR SECTIONS 5, 6 AND 7 OF T20N, R20E AND SECTIONS 31 & 32, T21N, R20E, M.D.M.
3. DRAFT RECORD OF SURVEY OF SECTION 5, T20N, R20E, PREPARED BY ODYSSEY ENGINEERING FOR WASHOE COUNTY SCHOOL DISTRICT BOARD.

NOTES

1. NO ADDITIONAL LOTS ARE BEING CREATED AS A RESULT OF THIS SURVEY.
2. ILLUSTRATIONS OF FOUND SURVEY MONUMENTS ARE SIMPLIFIED REPRESENTATIONS OF ACTUAL FOUND MONUMENTATION
3. NORTH CORNERS OF SECTION 6 WERE CLOSED ON THE SOUTH LINES OF SECTION 31 & 32 PER THE BLM MANUAL OF SURVEYING INSTRUCTIONS.

LEGEND

- 1 SET MONUMENT AS NOTED OR DEPICTED
- 12 FOUND MONUMENT AS NOTED
- 6 FOUND BLM BRASS CAP FOR 1/16 CORNER AS DEPICTED
- 5 FOUND 3-1/2" BRASS CAP AT PLUSS CORNER AS DEPICTED
- 7 APN ASSESSOR PARCEL NUMBER



COUNTY RECORDER'S CERTIFICATE

FILE NO. 4815017
 FILED FOR RECORD AT THE REQUEST OF
CFA, INC.
 ON THIS 15th DAY OF MARCH, 2019,
 AT 44 MINUTES PAST 1 O'CLOCK P.M.,
 OFFICIAL RECORDS OF WASHOE COUNTY,
 NEVADA.

KALTE M WORK
 COUNTY RECORDER
 BY: DEPUTY
 3399

RECORD OF SURVEY FOR

JOE BUCHER

LYING WITHIN THE EAST 1/2 OF SECTION 6, T20N, R20E, M.D.M.
 WASHOE COUNTY
 NEVADA

CFA, INC.
 LAND SURVEYORS
 CIVIL ENGINEERS
 LAND USE PLANNERS
 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
 775-856-1150 MAIN • 775-856-160 FAX • CHREND.COM

JOB NO. 19004-00
 DRAWN BY KLG
 CHECKED BY KLG
 DATE FEBRUARY 2019
 SHEET 1 OF 1

BASIS OF BEARINGS AND COORDINATES

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON 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.

GROUND COORDINATES
 N 1340.91'
 E 2285466.71'

GROUND COORDINATES
 N 14907887.32'
 E 2280560.04'

4815017

RECORD OF SURVEY MAP 6034

X:\PROJECTS\19004-00\DWG\SURVY-ROSS-BUTCHER-SEC-6.DWG <DSCHIEBER> 3/15/2019 8:03 AM

CONSULTATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

6034

CONSULTATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP