

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: Map of Division into Large Parcels for DRF Freedom 2018 Exempt Trust			
Project Description: Request to merge and re-subdivide APNs 076-172-03 and 076-172-06			
Project Address: 0 Pyramid Way, Washoe County 89510			
Project Area (acres or square feet): 177.55 acres			
Project Location (with point of reference to major cross streets AND area locator): The parcels are located along Pyramid Hwy, approx 1/3-mile south of Axe Handle Canyon Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
076-172-03	95.68 acres		
076-172-06	81.87 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Unknown			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: DRF Freedom 2018 Exempt Trust		Name: Lumos & Associates	
Address: 4120 Douglas Blvd. Ste 306-428		Address: 9222 Prototype Drive	
Granite Bay, CA	Zip: 95746	Reno, NV	Zip: 89521
Phone: 916-797-0207	Fax:	Phone: 775-827-6111	Fax:
Email: robert@libertyholding.com		Email: ccdebaca@lumosinc.com	
Cell: 775-737-3243	Other:	Cell:	Other:
Contact Person: Robert Freiheit, Attorney-in-fact for Principals		Contact Person: Carl C. deBaca	
Applicant/Developer:		Other Persons to be Contacted:	
Name: DRF Freedom 2018 Exempt Trust		Name:	
Address: 4120 Douglas Blvd. Ste 306-428		Address:	
Granite Bay, CA	Zip: 95746		Zip:
Phone: 916-797-0207	Fax:	Phone:	Fax:
Email: robert@libertyholding.com		Email:	
Cell: 775-737-3243	Other:	Cell:	Other:
Contact Person: Robert Freiheit, Attorney-in-fact for Principals		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?

APN: 076-172-03 is 95.68 acres, APN: 076-172-06 is 81.87 acres

2. What is the average lot size?

Average lot size is 88.78 acres

3. What is the proposed use of each parcel?

Nothing planned at this time.

4. Utilities:

a. Sewer Service	septic
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	AT&T
g. Water Service	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 #		acre-feet per year	
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).

TBD

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.

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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8. Surveyor:

Name	Lumos & Associates / Carl C. deBaca
Address	9222 Prototype Drive, Reno, NV 89521
Phone	775-827-6111
Fax	
Nevada PLS #	7633

Property Owner Affidavit

Applicant Name: Mr Robert Frenheit

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)
) Douglas
COUNTY OF WASHOE)

I, Mr Robert Frenheit
(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): 076-172-03 & 076-172-06

Printed Name Mr Robert Frenheit

Signed Mr Robert Frenheit

Address PO Box 22607

Lehigh Cove, NV 89448

Subscribed and sworn to before me this 19 day of June, 2019.

Renee Pedalino

Notary Public in and for said county and state

My commission expires: 6-11-2022

(Notary Stamp)



*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

Erika F. Baldwin, Trustee of the EFB Freedom 2018 Exempt Trust, and Derek R. Freiheit, Trustee of the DRF Freedom 2018 Exempt Trust (collectively “Principals”) hereby appoint H. Robert Freiheit (“Agent”) as Principals’ true and lawful attorney-in-fact for Principals.

Agent is authorized to take the following actions for Principal and in Principal’s name, place, and stead:

1. To manage, control, lease, sublease, and otherwise act concerning Principal’s interest in the real property approximately 177.45 acres of undeveloped land located in the unincorporated area of Washoe County, Nevada (Assessor Parcel Nos. 076-172-03 and 076-172-06) (“Property”); to collect and receive rents or income therefrom; to pay taxes, charges, and assessments on the same; to repair, maintain, protect, preserve, alter, and improve the same; to commit Principal’s resources and contract on Principal’s behalf regarding the same; and to do all things necessary or expedient to be done in Agent’s judgment in connection with the Property.

2. To grant, sell, transfer, mortgage, deed in trust, convey, pledge, and otherwise encumber and deal in the Property and to execute such instruments as Agent considers proper, specifically including but not limited to the power to do the following:

(a) Represent Principals in negotiations for the sale of the Property including, but not limited to, entering into listing agreements with brokers or other agents regarding such sale.

(b) Execute, acknowledge, and deliver agreements, contracts, affidavits, instruments, and other documents regarding the entitlement and development of, and improvement to, the Property.

(c) Execute, acknowledge, and deliver contracts of sale, escrow instructions, deeds, covenants, agreements, assignments of agreements, and all other documents needed with respect to the sale of the Property.

3. Without limiting the generality of the foregoing, generally to do, execute, and perform any other act, deed, matter, or thing that in the Agent’s opinion ought to be done, executed, or performed in conjunction with this power of attorney, of every kind and nature, including the power to bring suit against any institution, person, or other entity that fails or refuses to honor this durable power of attorney, as fully and effectively as the Principals could do if personally present.

4. Agent’s signature under the authority granted herein may be accepted by any third party or organization as having the same force and effect that Principals’ signatures would have if Principals were personally present and acting on Principals’ own behalf. No person or organization that relies on Agent’s authority shall incur any liability to Principal or Principal’s estate, heirs, successors, or assigns because of reliance on this instrument. Principal’s estate, heirs, successors, and assigns shall be bound by Agent’s acts hereunder.

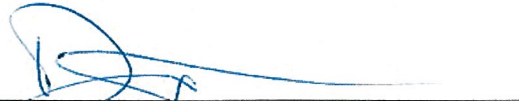
5. No person who relies on any representation Agent may make regarding (a) the fact that the powers of Agent are then in effect; (b) the scope of Agent's authority hereunder; (c) either Principal's competency at the time this instrument is executed; (d) the fact that this instrument has not been amended, terminated, or revoked; or (e) the fact that Agent continues to serve as Principals' Agent shall incur any liability to Principals, Principals' estate, or Principals' heirs, successors, or assigns for permitting Agent to exercise any power granted herein, nor shall any person who deals with Agent be responsible to determine or ensure the proper application of funds or property.

6. This Power of Attorney shall not be affected by a Principal's subsequent incapacity. Principals declare that they understand the importance of this Power of Attorney, recognize that Agent is granted broad power to hold, administer, and control the Property, and recognizes that this Power of Attorney will become effective immediately on execution and will continue indefinitely until specifically revoked or terminated by death, even if a Principal later becomes incapacitated.

IN WITNESS WHEREOF, Principals have signed this Power of Attorney on May 31, 2019.



Erika F. Baldwin, Trustee of the EFB
Freedom 2018 Exempt Trust



Derek R. Freiheit, Trustee of the DRF
Freedom 2018 Exempt Trust

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of Arizona

County of Maricopa

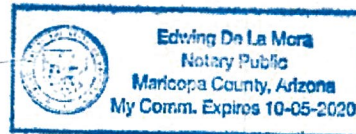
On June 8th, 2019, before me, Edwing De La Mora, Notary Public, personally appeared, Derek R. Freiheit, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California

County of Placer

On 06/05/2019, 2019, before me, Christian Talavera-Alfaro, Notary Public, personally appeared, Erika F. Baldwin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Seal)

Notary Public



Washoe County Treasurer
Tammi Davis

Bill Detail

[Back to Account Detail](#)[Change of Address](#)[Print this Page](#)**Washoe County Parcel Information**

Parcel ID	Status	Last Update
07617203	Active	7/17/2019 2:07:42 AM
Current Owner: DRF FREEDOM 2018 EXEMPT TRUST 4120 DOUGLAS BLVD STE 306 428 GRANITE BAY, CA 95746		SITUS: 0 PYRAMID WAY WCTY NV
Taxing District 4400		Geo CD:
Legal Description		
Township 22 Section 35,36 Lot Block Range 20 SubdivisionName PALOMINO VALLEY UNIT 5		

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
<u>Palomino Valley</u>	\$123.42	(\$40.95)	\$82.47
<u>State of Nevada</u>	\$49.98	(\$16.58)	\$33.40
<u>Truckee Meadows Fire Dist</u>	\$158.76	(\$52.67)	\$106.09
<u>Washoe County</u>	\$409.16	(\$135.76)	\$273.40
<u>Washoe County Sc</u>	\$334.72	(\$111.06)	\$223.66
Total Tax	\$1,076.04	(\$357.02)	\$719.02

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	2018070639	B18.261075	\$188.94	4/12/2019
2018	2018070639	B18.161611	\$0.01	12/19/2018
2018	2018070639	B18.161613	\$179.75	12/19/2018
2018	2018070639	B18.41851	\$359.51	8/14/2018

Pay By CheckPlease 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) 328-3642Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

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.

Washoe County Treasurer
Tammie Davis

Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
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Parcel ID	Status	Last Update
07617203	Active	7/17/2019 2:07:42 AM
Current Owner: DRF FREEDOM 2018 EXEMPT TRUST 4120 DOUGLAS BLVD STE 306 428 GRANITE BAY, CA 95746		SITUS: 0 PYRAMID WAY WCTY NV
Taxing District: 4400		Geo CD:
Legal Description		
Township 22 Section 35,36 Lot Block Range 20 SubdivisionName PALOMINO VALLEY UNIT 5		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$188.39	\$0.00	\$0.00	\$188.39
INST 2	10/7/2019	2019	\$188.38	\$0.00	\$0.00	\$188.38
INST 3	1/6/2020	2019	\$188.38	\$0.00	\$0.00	\$188.38
INST 4	3/2/2020	2019	\$188.38	\$0.00	\$0.00	\$188.38
Total Due:			\$753.53	\$0.00	\$0.00	\$753.53

Tax Detail

	Gross Tax	Credit	Net Tax
Palomino Valley	\$123.42	(\$36.99)	\$86.43
State of Nevada	\$49.98	(\$14.98)	\$35.00
Truckee Meadows Fire Dist	\$158.76	(\$47.58)	\$111.18
Washoe County	\$409.16	(\$122.63)	\$286.53
Washoe County_Sc	\$334.72	(\$100.33)	\$234.39
Total Tax	\$1,076.04	(\$322.51)	\$753.53

Payment History

No Payment Records Found

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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

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
07617206	Active	7/18/2019 2:07:39 AM
Current Owner: DRF FREEDOM 2018 EXEMPT TRUST 4120 DOUGLAS BLVD STE 306 428 GRANITE BAY, CA 95746		SITUS: 0 PYRAMID WAY WCTY NV
Taxing District 4400	Geo CD:	
Legal Description		
Township 22 Section 35,36 Lot Block Range 20 SubdivisionName PALOMINO VALLEY UNIT 5		

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
<u>Palomino Valley</u>	\$123.42	(\$40.95)	\$82.47
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2018	2018070038	B18.161612	\$0.01	12/19/2018
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Tammi Davis

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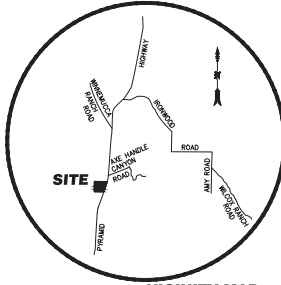
OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DRF FREEDOM 2018 EXEMPT TRUST, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PRIVATE ACCESS, SLOPE, AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED.

DRF FREEDOM 2018 EXEMPT TRUST

BY: _____
DEREK R. FREDHEIT TRUSTEE

BY: _____
ERIKA F. BALDWIN TRUSTEE



VICINITY MAP
NOT TO SCALE

NOTARY CERTIFICATES

STATE OF _____ } S.S.
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____ PERSONALLY APPEARED BEFORE ME,
A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

STATE OF _____ } S.S.
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____ PERSONALLY APPEARED BEFORE ME,
A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

DISTRICT BOARD OF HEALTH CERTIFICATE

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

BY: _____ DATE: _____

NAME: _____
FOR THE DISTRICT BOARD OF HEALTH

WATER & SEWER RESOURCE REQUIREMENTS

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

BY: _____ DATE: _____
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES

DIRECTOR OF PLANNING AND BUILDING 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 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 _____ 2018 BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA IN ACCORDANCE WITH NRS 278.471 THROUGH 278.472.5.

BY: _____ DATE: _____
NAME: _____
TITLE: _____

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 301A.065.

A.P.N. 076-172-03 AND 076-172-06

WASHOE COUNTY TREASURER

BY: _____ DATE: _____
NAME: _____
DEPUTY TREASURER

SURVEYOR'S CERTIFICATE

I, CARL R. C. de BACA, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DRF FREEDOM 2018 EXEMPT TRUST.
- 2) THE LANDS SURVEYED LIE WITHIN SECTION 35 AND SECTION 36, T.22 N., R.20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON APRIL 4, 2019.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
- 5) THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE AND MEETS THE POSITIONAL CERTAINTY FOR A HIGH URBAN LAND BOUNDARY SURVEY. DUE TO INDETERMINATE AND ULTIMATELY UNQUANTIFIABLE UNCERTAINTY OBSERVABLE THROUGHOUT THE WASHOE COUNTY CONTROL NETWORK, A DIFFERENT POSITIONAL STANDARD MUST BE CLAIMED FOR ANY TIES TO WASHOE COUNTY CONTROL POINTS THAT WERE NOT DIRECTLY MEASURED AS PART OF THIS SURVEY. THAT POSITIONAL TOLERANCE IS ESTIMATED TO BE ±15CM.

CARL R. C. de BACA, P.L.S.
NEVADA CERTIFICATE No. 7633

7/10/19

FILED No. _____
FEE: _____
FILE FOR RECORD AT THE REQUEST OF LUMOS AND ASSOCIATES, INC.
ON THIS _____ DAY OF _____
2019, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
COUNTY RECORDER
BY: _____
DEPUTY

MAP OF DIVISION INTO LARGE PARCELS FOR DRF FREEDOM 2018 EXEMPT TRUST
A MERGER AND RESUBDIVISION OF PARCELS 36.2.0.4 AND 36.2.0.9 OF DIVISION OF LAND MAP NO. 10 W.C.O.R.
SITUATE IN THE S.E. 1/4 OF SECTION 35, AND THE S.W. 1/4 OF SECTION 36, TWP. 22 N., RNG. 20 E., M.D.M.
COUNTY OF WASHOE STATE OF NEVADA

8222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL: (775) 827-6111
FAX: (775) 827-6122

Drawn By: CRC
Sheet: 1 OF 2
Job No.: 9743.000
Dwg No.: 9743.000DLP.DWG

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SURVIVOR 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 _____ 2019.

TICOR TITLE OF NEVADA, INC.

BY: _____
NAME: _____

UTILITY COMPANIES' CERTIFICATE

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

SIERRA PACIFIC POWER CO. d/b/a NV ENERGY

SIGNATURE: _____ DATE: _____
PRINTED NAME: _____

NEVADA BELL TELEPHONE CO. d/b/a AT&T NEVADA

SIGNATURE: _____ DATE: _____
PRINTED NAME: _____

NOTARY CERTIFICATES - UTILITY SIGNATURES

STATE OF _____ } S.S.
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____ PERSONALLY APPEARED BEFORE ME,
A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

STATE OF _____ } S.S.
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____ PERSONALLY APPEARED BEFORE ME,
A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

LEGEND

- FOUND: MONUMENT AS NOTED
- ✱ FOUND SECTION CORNER - AS NOTED
- ✱ FOUND ONE-QUARTER CORNER - AS NOTED
- ✱ SET: 5/8" BRASS W/CAP PLS 7633
- CALCULATION POINT, NOTHING FOUND OR SET
- (R) RADIAL BEARING
- O.A. OVERALL DIMENSION
- W.C.O.R. WASHOE COUNTY OFFICIAL RECORDS
- C.O.D. CONTINUOUS OFFER OF DEDICATION
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- ESMT EASEMENT SIDELINE

LINE TABLE

- L1 N88°51'47"W 79.23'
- L2 N88°51'47"W 79.97'
- L3 N88°51'47"W 185.48'
- L4 N01°05'40"E 449.58'
- L5 N89°06'31"W 79.78' (N89°06'14"W 79.67')(1)
- L6 N20°36'26"E 55.31'
- L7 N89°20'54"W 77.20'
- L8 N89°20'54"W 76.89'
- L9 N20°36'26"E 130.10'
- L10 S69°23'55"E 101.11'
- L11 S69°23'55"E 26.10'

CURVE TABLE

- C1 Δ=20°36'05" R=300.00' L=107.87'
- C2 Δ=90°00'00" R=10.00' L=15.71'
- C3 Δ=20°36'05" R=275.00' L=88.88'
- C4 Δ=20°36'05" R=325.00' L=116.86'
- C5 Δ=48°11'23" R=25.00' L=21.03'
- C6 Δ=46°19'03" R=50.00' L=40.42'
- C7 Δ=91°52'19" R=50.00' L=80.17'
- C8 Δ=86°28'34" R=50.00' L=75.46'
- C9 Δ=51°42'49" R=50.00' L=45.13'

BASIS OF BEARINGS

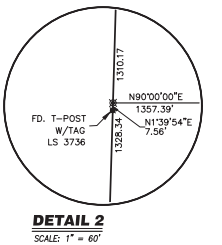
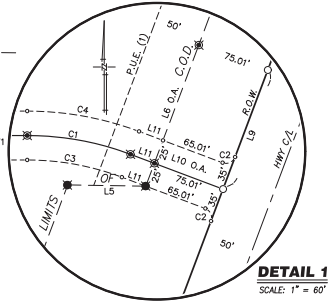
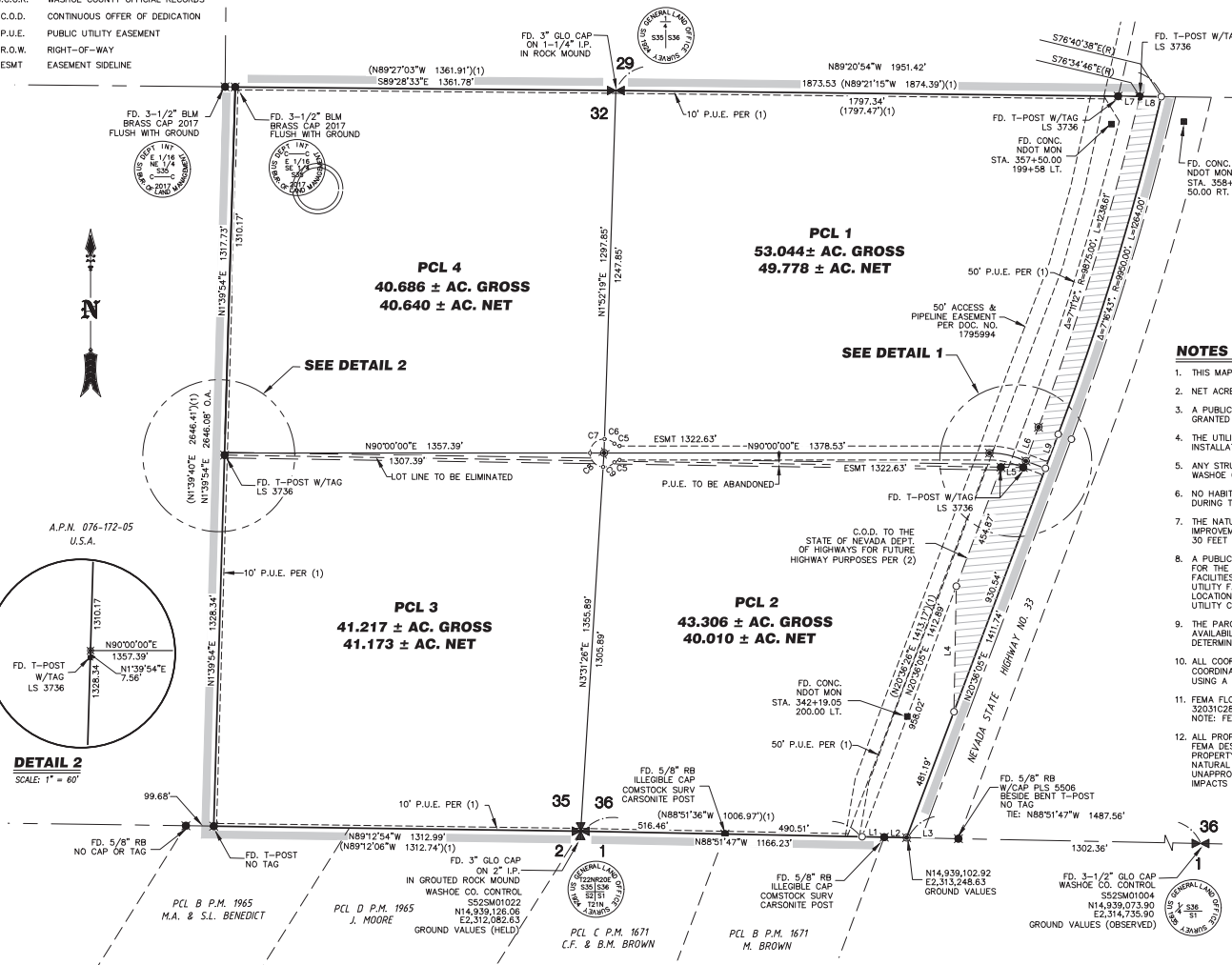
THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED IN JULY 2018 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM WASHOE COUNTY CONTROL POINT WNSM00207 MODIFIED BY A COMBINED FACTOR OF 1.000197939, SCALED FROM 0.00' O.D.C.E. AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

REFERENCES

- (1) RECORD OF SURVEY NO. 984 DOC. NO. 425172 W.C.O.R.
- (2) LAND DIVISION MAP NO. 10 DOC. NO. 425180 W.C.O.R.

NOTES

1. THIS MAP CONSISTS OF 4 PARCELS TOTTALLING 178,253 GROSS ACRES OF LAND.
2. NET ACREAGE EXCLUDES NEW ROADWAY PER THIS MAP AND AREA OF C.O.D.
3. A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED 20 FEET IN WIDTH, CENTERED ON ALL INTERIOR PARCEL LINES.
4. THE UTILITY EASEMENTS SHOWN ON THIS PLAN INCLUDE USE FOR THE INSTALLATION OF CABLE TELEVISION FACILITIES.
5. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
6. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
7. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS. NO BUILDINGS WILL BE PERMITTED WITHIN 30 FEET OF A PERENNIAL DRAINAGE CHANNEL.
8. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THE PARCEL, WITH 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 AND THE UTILITY COMPANY AT THE TIME OF INSTALLATION.
9. THE PARCELS ON THIS PLAN HAVE NOT BEEN REVIEWED FOR WATER AVAILABILITY OR ADEQUACY, NOR HAS SANITARY WASTE SUITABILITY BEEN DETERMINED FOR ANY OF THE PARCELS SHOWN.
10. ALL COORDINATES SHOWN ON THIS MAP ARE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94), CONVERTED TO GROUND VALUES USING A COMBINED SCALE FACTOR OF 1.000197939.
11. FEMA FLOOD ZONE INFORMATION IS TAKEN FROM THE LATEST FIRM PANEL, 32031C28556. THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE X. NOTE: FEMA FLOOD ZONES DO NOT AFFECT RECORD TITLE INTEREST.
12. 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.



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LUMS
 ASSOCIATES