

**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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>PARCEL MAP FOR JEFF &amp; CARRIE TOWNSELL</b>			
Project Description: <b>PARCEL MAP</b>			
Project Address: 365 WESTBROOK LANE			
Project Area (acres or square feet): 26,000 SQ FT			
Project Location (with point of reference to major cross streets AND area locator): <b>WESTBROOK LANE &amp; CORETTA WAY</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
570-243-06	26,000 SQ FT		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: JEFF & CARRIE TOWNSELL		Name: MICHAEL TALONEN	
Address: 365 WESTBROOK LANE		Address: 15506 QUICKSILVER DR	
RENO, NV	Zip: 89506	RENO, NV	Zip: 89511
Phone:	Fax:	Phone: 775-544-7817	Fax: 775-677-8411
Email:		Email: MSTSURVEYING@HOTMAIL.COM	
Cell:	Other:	Cell:	Other:
Contact Person: MIKE TOWNSELL		Contact Person: MICHAEL TALONEN	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: MIKE TOWNSELL		Name: MIKE TALONEN	
Address: 365 WESTBROOK LANE		Address: 15506 QUICKSILVER DR	
RENO, NV	Zip: 89506	RENO, NV	Zip: 89511
Phone: 775-848-4451	Fax:	Phone: 775-544-7817	Fax: 775-6777-8411
Email: mtownsell@hotmail.com		Email: MSTSURVEYING@HOTMAIL.COM	
Cell: 775-848-4451	Other:	Cell: 775-544-7817	Other:
Contact Person: MIKE TOWNSELL		Contact Person: MIKE TALONEN	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



**Tentative Parcel Map Application  
Supplemental Information**  
(All required information may be separately attached)

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

**365 WESTBROOK LANE**

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
570-243-06	MDS	26,000 SQ FT

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

**SINGLE FAMILY RESIDENCE**

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	13,000	13,000		
Proposed Minimum Lot Width	100	100		

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	MDS		
Proposed Zoning Area				

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

Yes
  No

6. Utilities:

a. Sewer Service	PUBLIC
b. Electrical Service/Generator	NV ENERGY
c. Water Service	GRANDVIEW TERRACE GID

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

a. Water System Type:

<input type="checkbox"/> Individual wells		
<input checked="" type="checkbox"/> Private water	Provider:	GRANDVIEW TERRACE GID
<input type="checkbox"/> Public water	Provider:	



b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input type="checkbox"/> Individual septic
<input checked="" type="checkbox"/> Public system    Provider:    GRANDVIEW TERRACE GID

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #	NA	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

NA
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10. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

NA
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15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

NA
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17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

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

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

18. How many cubic yards of material are you proposing to excavate on site?

NA
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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?

NA

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?

NA

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?

NA

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?

NA



26. How are you providing temporary irrigation to the disturbed area?

NA

27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

NO

28. Surveyor:

Name	JEFF & CARRIE TOWNSELL
Address	365 WESTBROOK LANE
Phone	775-544-7817
Cell	775-544-7817
E-mail	
Fax	775-677-8408
Nevada PLS #	19567



**Parcel Map Waiver Application  
Supplemental Information**  
(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

**NA**

a. If a utility, is it Public Utility Commission (PUC) regulated?

Yes  No

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

**365 WESTBROOK LANE**

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
570-243-06	MDS	26,000 SQ FT

3. Please describe:

a. The existing conditions and uses located at the site:

**SINGLE FAMILY RESIDENCE**

b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	SINGLE FAMILY RESIDENCE
South	SINGLE FAMILY RESIDENCE
East	SINGLE FAMILY RESIDENCE
West	WASHOE COUNTY PARKS

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	13,000	13,000		
Proposed Minimum Lot Width	100	100		

5. Utilities:

a. Sewer Service	PUBLIC
b. Electrical Service/Generator	NV ENERGY
c. Water Service	GRANDVIEW TERRACE GID



6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

a. Water System Type:

<input type="checkbox"/> Individual wells		
<input checked="" type="checkbox"/> Private water	Provider:	GRANDVIEW TERRACE GID
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	GRANDVIEW TERRACE GID

b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

NA

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

ZONE X

b. Does 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
------------------------------	--



Explanation:

[Empty rectangular box for explanation]

- c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes, the Hillside Ordinance applies.	<input checked="" type="checkbox"/> No, it does not.
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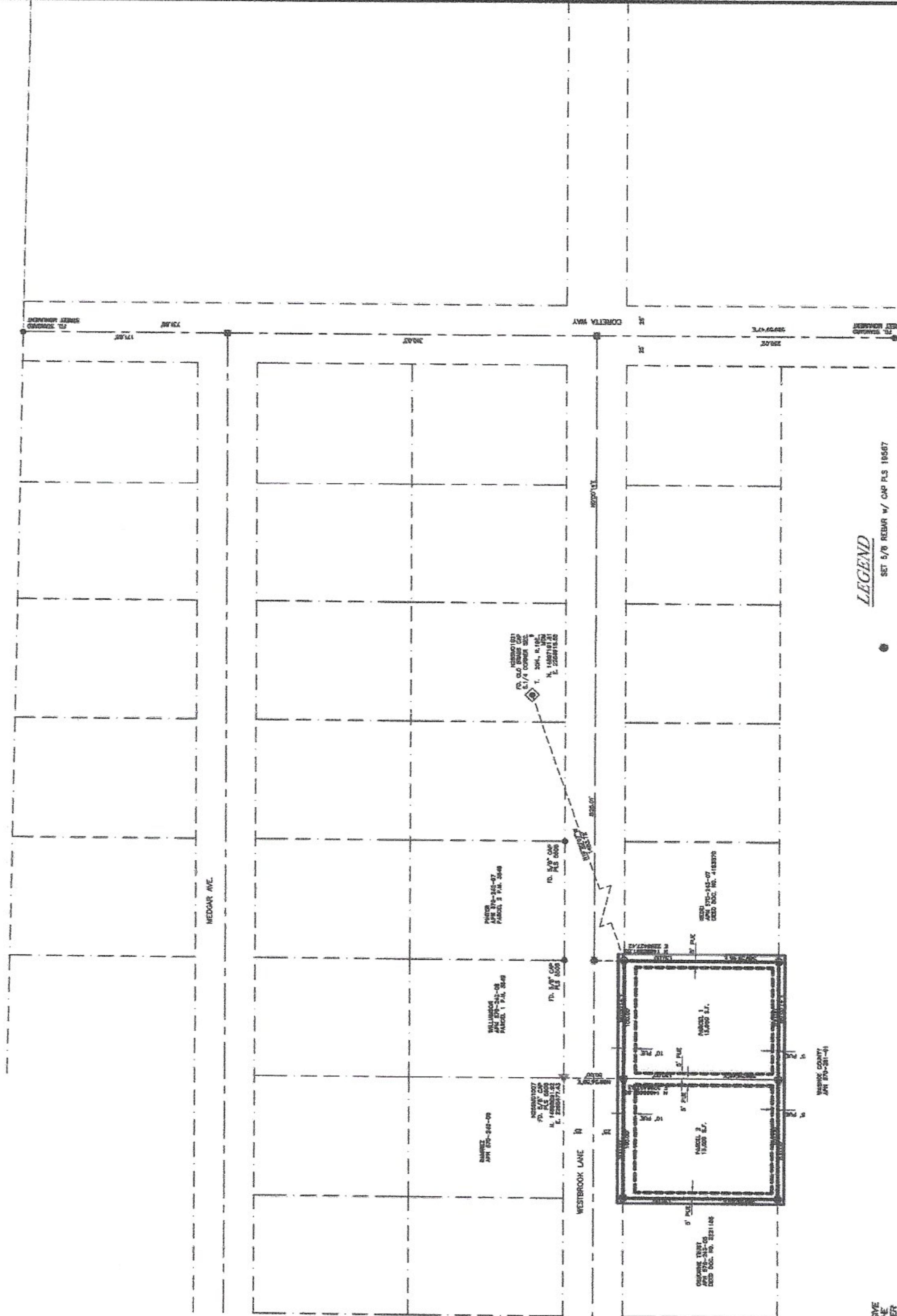
Explanation:

[Empty rectangular box for explanation]

9. Surveyor:

Name	JEFF & CARRIE TOWNSELL
Address	365 WESTBROOK LANE
Phone	775-544-7817
Fax	775-677-8408
Nevada PLS #	19567





**GENERAL NOTES**

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSES OF PROVIDING WATER AND SEWER SERVICE TO THAT PARCEL, WITH THE RIGHT TO ENTER THAT PARCEL WITH SAID UTILITY EQUIPMENT AND TO INSTALL AND OPERATE PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 7.5' IN WIDTH CONCURRENT WITH ALL STREET RIGHT-OF-WAY, PRIVATE AND PUBLIC, 5' IN WIDTH CONCURRENT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
4. ACCESS IS BY PUBLIC STREET.
5. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WALL SERVE LETTER.
6. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
7. EACH PARCEL CREATE BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER METER SHALL BE INSTALLED AT THE WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
8. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH RMC CHAPTER 18 AS PARCELS ARE DEVELOPED.
10. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
11. ALL PLS INCLUDE CATV.
12. ANY HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOGENE EPOCH OF GEOLOGICAL TIME.

**LEGEND**

- SET 5/8 REBAR W/ CAP PLS 18667
- DIMENSION PT - NOTHING FOUND / NOTHING SET
- FOUND MONUMENT AS INDICATED
- △ WASHOE COUNTY STATIONS
- ◇ SECTION 1/4 CORNER
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- SUBJECT PARCEL BOUNDARY
- EASEMENT - UTILITIES



**PARCEL AREA SUMMARY**

PARCEL 1	13,000 S.F.
PARCEL 2	13,000 S.F.
<b>TOTAL</b>	<b>26,000 S.F.</b>

**PARCEL MAP**  
**JEFF & CARRIE TOWNSELL**  
 A DIVISION OF DEED DOC. NO. 434849

SITUATE IN THE SW 1/4 OF SECTION 9, T20N R10E, N8N

**REFERENCES**

- CD DEED DOC. FILE NO. 434849 RECORDED 4/23/2014
- CD PARCEL MAP No. 3844 FILE No. 2066177 RECORDED 1/18/2020.
- CD PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE COMPANY ORDER NO. 108721-RTO DATED 3-2-2020.

**BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE IS ESTABLISHED BY THE COORDINATE STATIONS NAD83/07 & NAD83/02. THE MAP IS USING COORDINATES MULTIPLIED BY A COMBINED FACTOR OF 1.000187238.

**MST Surveying**

SURVEYORS  
 15506 GURKSILVER DRIVE RENO, NEVADA 89511  
 (775) 544-7817 • (775) 677-9408 Fax • mstsurveying@hotmail.com



**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JEFF TOWNSELL, SR. TRUSTEE & CARRIE TOWNSELL FITZ, TRUSTEES, ARE THE OWNERS OF THE ABOVE DESCRIBED LAND AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREIN ARE HEREBY GRANTED.

JEFF TOWNSELL, SR. TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_  
 CARRIE TOWNSELL FITZ, TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_ S.S.  
 COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, JEFF TOWNSELL, SR. DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DO DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF \_\_\_\_\_ S.S.  
 COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, CARRIE TOWNSELL, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DO DEPOSE AND SAY THAT SHE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**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 NRS 351A.285.

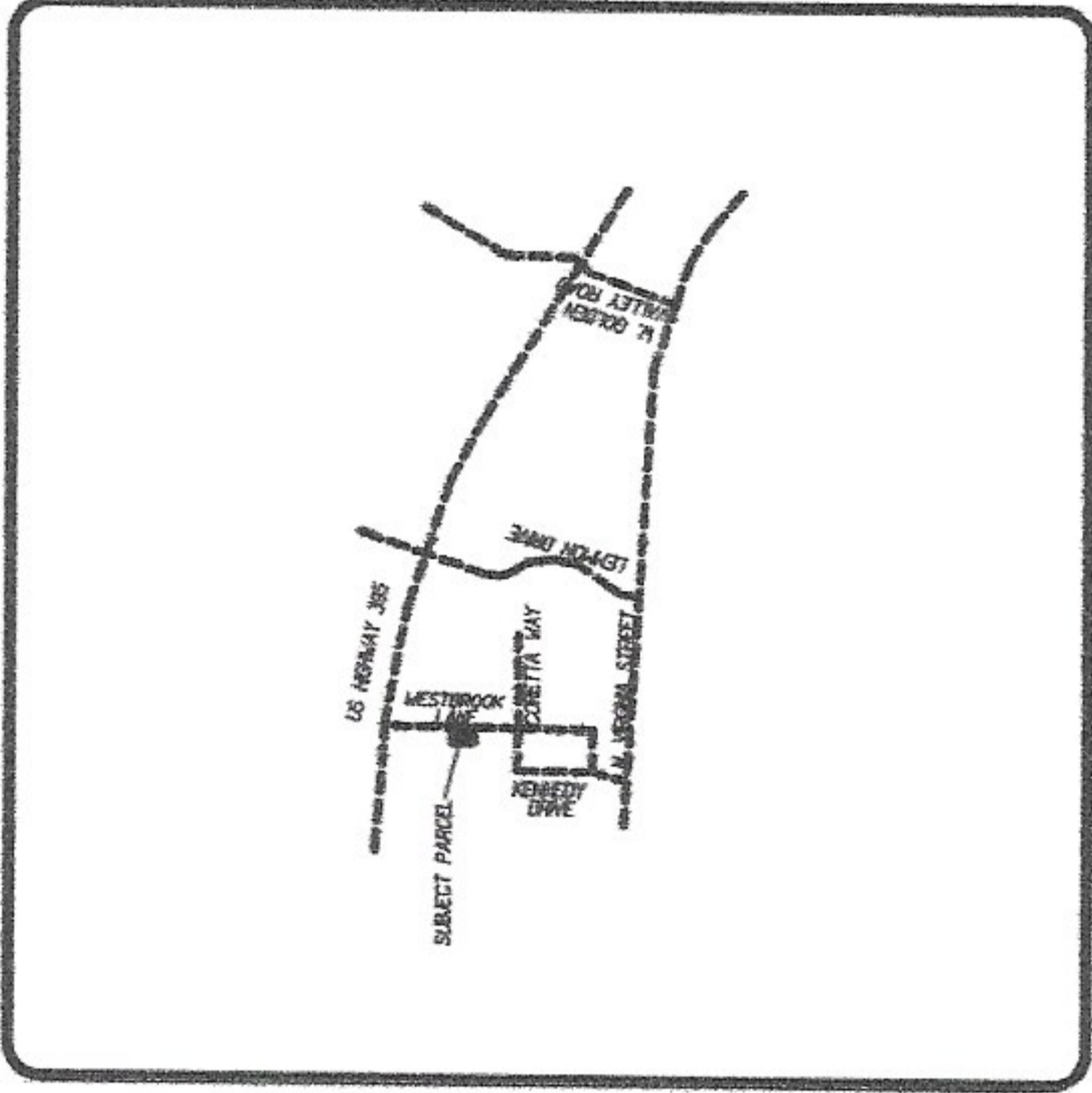
APR. 570-243-06  
 WASHOE COUNTY TREASURER

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_  
 NAME \_\_\_\_\_  
 TITLE \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE**

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THE APPROVAL CONCERNS ONLY THE ASPECTS OF PUBLIC HEALTH AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

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



VICINITY MAP  
 N.T.S.

**SURVEYOR'S CERTIFICATE**

I, MICHAEL TALONEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF L.V. LAND COMPANY.
2. THE LAND SURVEYED LIES WITHIN THE SW 1/4 OF SECTION 9, T20N, R18E, NDM, AND THE SURVEY WAS COMPLETED ON APRIL 5TH, 2020.
3. THIS PLAT COMPLES WITH APPLICABLE STATUTES OF THIS STATE 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 CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



MICHAEL TALONEN (P.L.S.) \_\_\_\_\_ DATE \_\_\_\_\_  
 EXP. 06/30/2020

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE CHARGES SHOWN HEREON ARE THE CHARGES OF RECORD OF SAID LAND THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE IS NO RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW.

WESTERN TITLE COMPANY

NAME: \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY COMPANIES' CERTIFICATES**

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 SIERRA PACIFIC POWER COMPANY, D.B.A. NV ENERGY  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 NEVADA BELL TELEPHONE COMPANY, D.B.A. AT&T NEVADA  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CHARTER COMMUNICATIONS  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 GRANDVIEW TERRACE G.A.D.

**SECURITY INTEREST HOLDER CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, GEORGE SCOTLE, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

GEORGE SCOTLE  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ S.S.  
 COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, GEORGE SCOTLE, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DO DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**DIRECTOR OF PLANNING AND DEVELOPING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS COMPLETION IS SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PLANNING AND DEVELOPMENT. THE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFICER OF RECORD HAS CAREFULLY REVIEWED THE TENTATIVE MAP AND THE CONDITIONS OF THIS MAP. THE OFFICER OF RECORD HAS CAREFULLY REVIEWED THE TENTATIVE MAP AND THE CONDITIONS OF THIS MAP. THE OFFICER OF RECORD HAS CAREFULLY REVIEWED THE TENTATIVE MAP AND THE CONDITIONS OF THIS MAP. THE OFFICER OF RECORD HAS CAREFULLY REVIEWED THE TENTATIVE MAP AND THE CONDITIONS OF THIS MAP.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.475.

FOUR TALONEN  
 DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE**

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

TOTAL AREA 26,000 S.F.

**PARCEL MAP**

JEFF & CARRIE TOWNSELL

A DIVISION OF DEED DOC. NO. 4348849

SITUATE IN THE SW 1/4 OF SECTION 9, T20N, R18E, NDM

FILE NO. \_\_\_\_\_  
 REQUESTED FOR RECORD AT THE \_\_\_\_\_  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 2020, AT \_\_\_\_\_ MINUTES PAST  
 O'CLOCK \_\_\_\_\_ J., OFFICIAL  
 RECORDS OF WASHOE COUNTY,  
 NEVADA

COUNTY RECORDER

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

WASHOE COUNTY

NEVADA

SHEET 1 OF 2

FEE: \_\_\_\_\_

**MST Surveying**

SURVEYORS

15509 GLENVIEW DRIVE, RENO, NEVADA 89511

(775) 844-7817 • (775) 877-9408 Fax • mstsurveying@hotmail.com



Property Owner Affidavit

Applicant Name: Mike Townsell

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, Jeff Townsell  
(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): 570-243-06

Printed Name Jeff Townsell

Signed Jeff & Townsell

Address 365 Westbrook Ln.

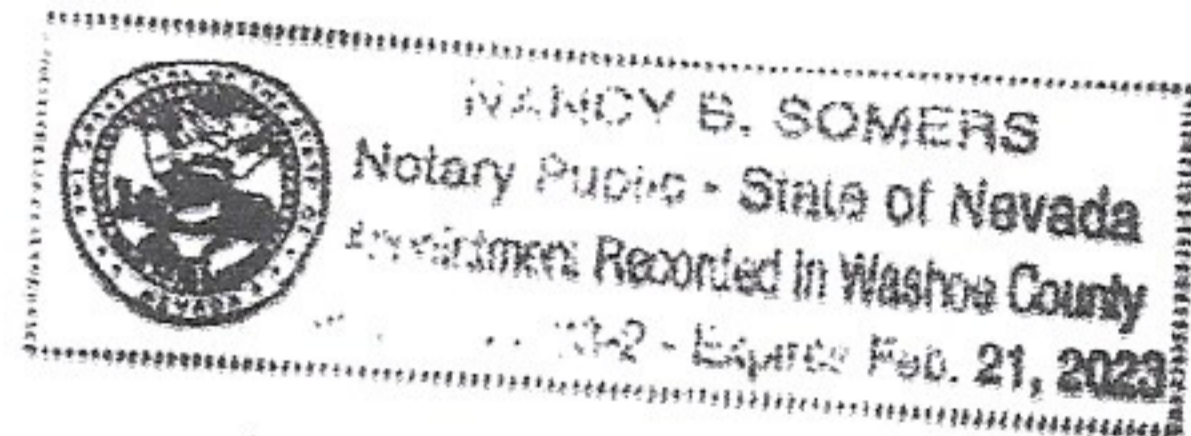
Reno, NV 89506

(Notary Stamp)

Subscribed and sworn to before me this  
11 day of MAY, 2020  
WASHOE COUNTY

Nancy B. Somers NEVADA  
Notary Public in and for said county and state

My commission expires: 2-21-2023



\*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



Property Owner Affidavit

Applicant Name: Mike Townsell

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, Carrie Townsell  
(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): 570-243-06

Printed Name Carrie Townsell

Signed Carrie Townsell

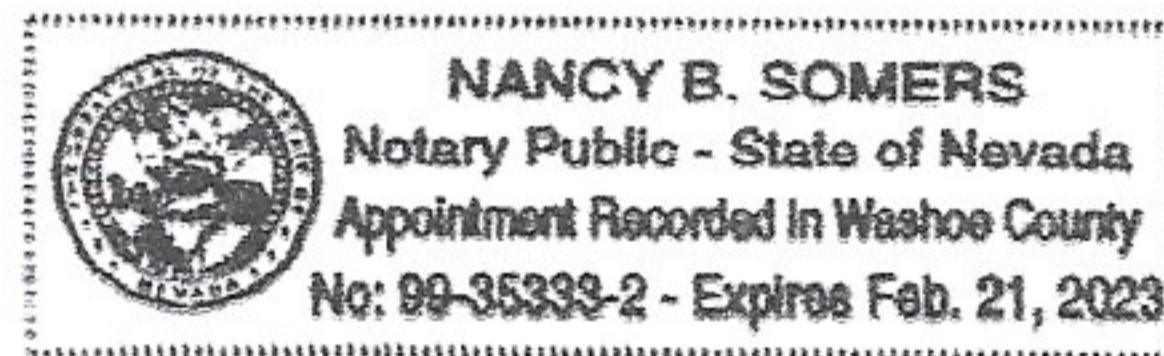
Address 3105 Westbrook Ln.

Reno, NV 89506

Subscribed and sworn to before me this  
11 day of MAY, 2020  
WASHOE COUNTY

(Notary Stamp)

Nancy B. Somers NEVADA  
Notary Public in and for said county and state



My commission expires: 2-21-2023

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

- Owner
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- 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



**J.E. SWEATT TRACT UNOFF.**  
**PORTION OF SW 1/4 SEC. 9**  
**T.20 N.-R. 19 E.**



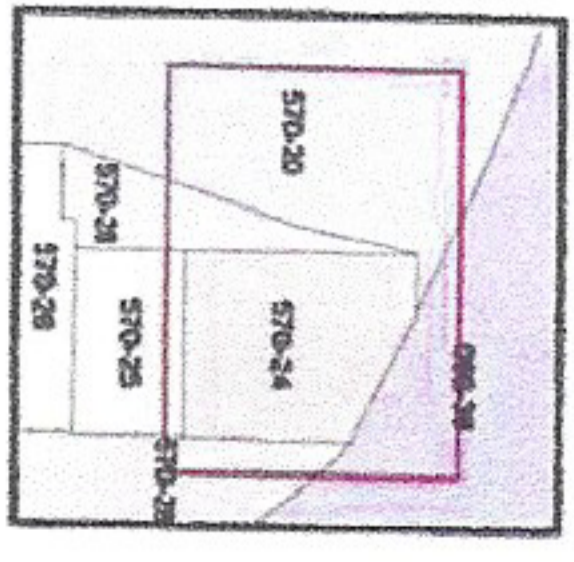
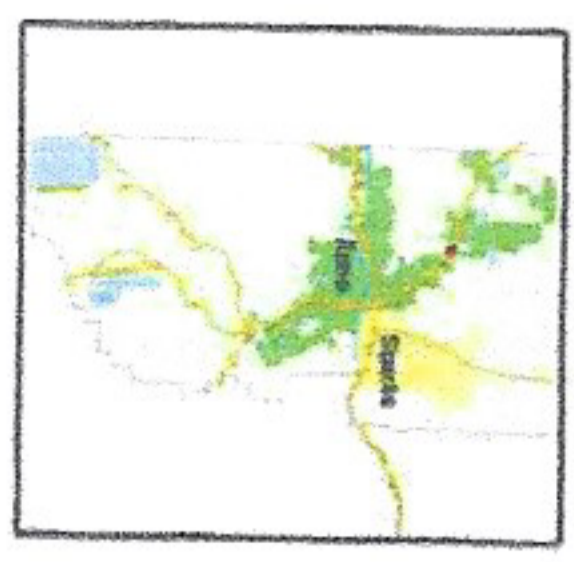
Assessor's Map Number  
**570-24**

STATE OF NEVADA  
**WASHOE COUNTY**  
 ASSESSOR'S OFFICE  
 Joshua G. Wilson, Assessor

1001 East Ninth Street  
 Reno, Nevada 89512  
 (775) 329-2231



Scale  
 0 50 100  
 Feet  
 1 inch = 100 feet



created by: **CFB 03/10/2011**  
 last updated: \_\_\_\_\_  
 note: \_\_\_\_\_  
 were previously shown on map(s) \_\_\_\_\_  
**082-12**

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is not a survey. It does not represent a survey of the parcel. The Assessor is not responsible for the accuracy or exclusivity of the data depicted hereon.







**EXHIBIT A**  
**LEGAL DESCRIPTION**

**PARCEL 2:**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SOUTHWEST (SW) 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 19 EAST IN COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH BOUNDARY OF SECTION 9, T.20 N., R.19 E., M.D.B. AND M., FROM WHICH THE 1/4 CORNER OF SECTION 9 AND 16, A STANDARD BRASS CAP. THENCE NORTH 01°00'24" EAST 875.13 FEET; THENCE NORTH 89°59'47" WEST 481.66 FEET TO THE CENTERLINE INTERSECTION OF CORETTA WAY AND WESTBROOK LANE; THENCE NORTH 01°00'14" EAST 625.01 FEET, THENCE NORTH 89°59'46" WEST 25.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89°59'49" WEST 130.00 FEET;

THENCE NORTH 01°00'14" EAST, 100.00 FEET;

THENCE SOUTH 89°49'46" WEST 130.00 FEET;

THENCE SOUTH 01°00'014" WEST, 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,000 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567





**EXHIBIT A**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SOUTHWEST (SW) 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 19 EAST IN COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH BOUNDARY OF SECTION 9, T.20 N., R.19 E., M.D.B. AND M., FROM WHICH THE 1/4 CORNER OF SECTION 9 AND 16, A STANDARD BRASS CAP. THENCE NORTH 01°00'24" EAST 875.13 FEET; THENCE NORTH 89°59'47" WEST 481.66 FEET TO THE CENTERLINE INTERSECTION OF CORETTA WAY AND WESTBROOK LANE; THENCE NORTH 01°00'14" EAST 525.01 FEET, THENCE NORTH 89°59'46" WEST 25.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89°59'49" WEST 130.00 FEET;

THENCE NORTH 01°00'14" EAST, 100.00 FEET;

THENCE SOUTH 89°49'46" WEST 130.00 FEET;

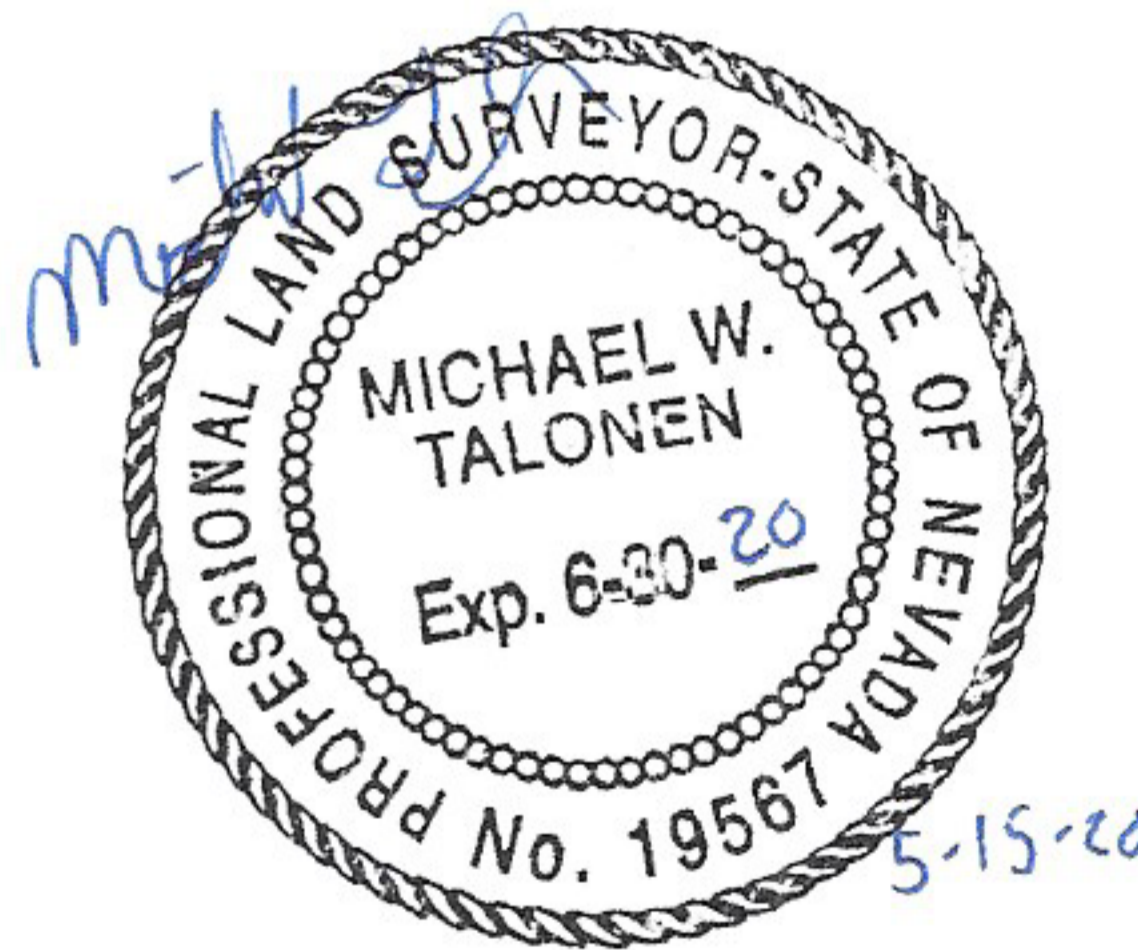
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CONTAINING 13,000 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567





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

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
57024306	Active	5/14/2020 2:21:22 AM

**Current Owner:**  
 TOWNSELL LIVING TRUST, JEFFIE L  
 365 WESTBROOK LN  
 RENO, NV 89506

**SITUS:**  
 365 WESTBROOK LN  
 WCTY NV

**Taxing District**  
 4030

**Geo CD:**

Legal Description

Section 9 Township 20 Range 19 SubdivisionName \_UNSPECIFIED

**Installments**

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

**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



INST 4	3/2/2020	2019	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

change online [click here](#)  
 Address change requests may also be faxed to: (775) 328-3642  
 Address change requests may also be mailed to:  
 Washoe County Assessor  
 1001 E 9th Street  
 Reno, NV 89512-2845

<b>Tax Detail</b>		Gross Tax	Credit	Net Tax
<u>State of Nevada</u>		\$48.07	(\$16.95)	\$31.12
<u>Truckee Meadows Fire Dist</u>		\$152.71	(\$53.84)	\$98.87
<u>Washoe County</u>		\$393.56	(\$138.74)	\$254.82
<u>Washoe County_Sc</u>		\$321.95	(\$113.52)	\$208.43
<b>Total Tax</b>		<b>\$916.29</b>	<b>(\$323.05)</b>	<b>\$593.24</b>

<b>Payment History</b>			
Tax Year	Bill Number	Receipt Number	Last Paid
2019	2019172766	B19.47563	8/14/2019
		\$593.24	

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.



**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED TOWNSELL, LINDA TRUST & CARRIE, TOWNSELL, FITZ, LINDA TRUST ARE THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THE PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS, CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED.

JEFF LEE TOWNSELL, SR, TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_  
CARRIE TOWNSELL, FITZ, TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, JEFF LEE TOWNSELL, SR, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH HE DEPOSE AND SAID THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL, ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, CARRIE TOWNSELL, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH SHE DEPOSE AND SAID THAT SHE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL, ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**TAX CERTIFICATE**

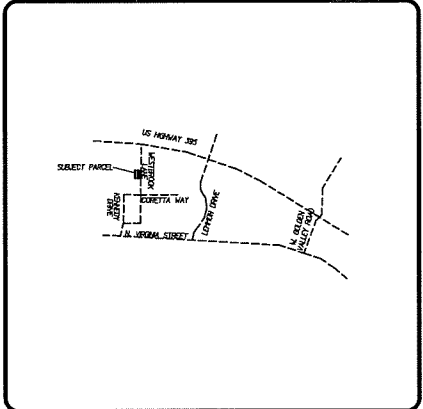
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.263.  
APR: 570-243-08  
WASHOE COUNTY TREASURER

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_  
NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE**

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWER, GROUND, 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  
N.T.S.

**SURVEYOR'S CERTIFICATE**

- 1. MICHAEL TALONEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LV LAND COMPANY
2. THE LAND SURVEYED LIES WITHIN THE SW 1/4 OF SECTION 9, T20N, R12E, PM1, AND THE SURVEY WAS COMPLETED ON APRIL 5TH, 2020.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE 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 CHAPTER 623 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



MICHAEL TALONEN, PLS \_\_\_\_\_ DATE 06/30/2020

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND THAT ARE HEIRS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW.

WESTERN TITLE COMPANY

NAME \_\_\_\_\_  
DATE \_\_\_\_\_

MST Surveying  
SUBBYEORS  
18506 QUICKSILVER DRIVE RENO, NEVADA 89511  
0752 544-7817 # 0752 577-9408 Fax # metbsurveying@netcom.com

**UTILITY COMPANIES' CERTIFICATES**

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
SIERRA PACIFIC POWER COMPANY, D.B.A. NV ENERGY  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
NEVADA BELL TELEPHONE COMPANY, D.B.A. AT&T NEVADA  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHARTER COMMUNICATIONS  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DRANOVEN TERRACE, LLC  
BY: \_\_\_\_\_ DATE \_\_\_\_\_

**SECURITY INTEREST HOLDER CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, GEORGE SOKETE, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.  
GEORGE SOKETE

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, GEORGE SOKETE, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH HE DEPOSE AND SAID THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL, ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**DIRECTOR OF PLANNING AND DEVELOPING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ SHEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREBY BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFERS OF RECORDATION IS CAREFULLY 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 THE PLANNING AND DEVELOPMENT DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.473, THROUGH 278.475.

NIJARA HALENSTEN \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPING DIVISION

**WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE**

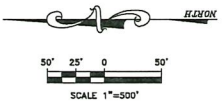
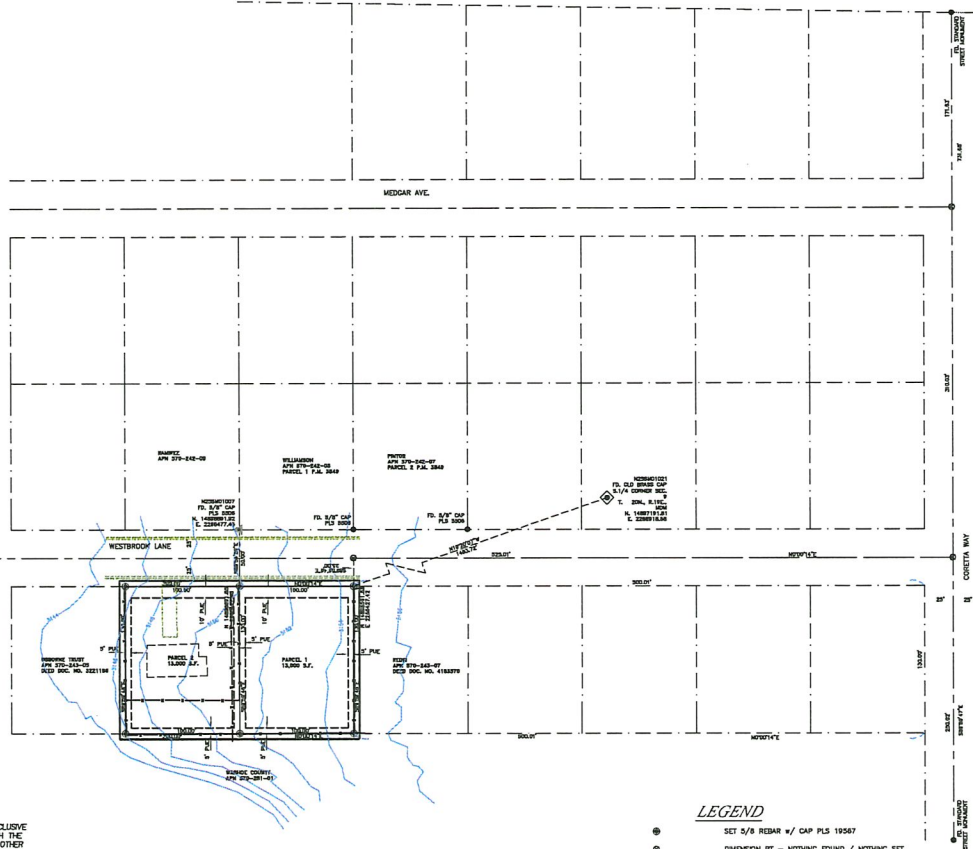
THE PROJECT / DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 DEVELOPMENT CODES.

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

TOTAL AREA 26,000 S.F.

FILE NO. \_\_\_\_\_  
FILED FOR RECORD AT THE \_\_\_\_\_  
REQUEST OF \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2020, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., ORIGINAL RECORDS OF WASHOE COUNTY, NEVADA  
COUNTY RECORDER \_\_\_\_\_  
BY: DEPUTY \_\_\_\_\_ WASHOE COUNTY NEVADA  
FEE: \_\_\_\_\_ SHEET 1 OF 2





**GENERAL NOTES**

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EJECT THAT PARCEL, WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 7.5' IN WIDTH CONCORDANT WITH ALL STREET RIGHT-OF-WAY, PRIVATE AND PUBLIC, 3' IN WIDTH CONCORDANT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
4. ACCESS IS BY PUBLIC STREET.
5. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WELL SERVICE LETTER.
6. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
7. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
8. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSORS PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH RMC CHAPTER 18 AS PARCELS ARE DEVELOPED.
10. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
11. ALL PUE'S INCLUDE CITY.
12. ANY HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.

**BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS ESTABLISHED BY TIES TO WASHOE COUNTY STATIONS NE0000007 & N25201021 AND NAD 83 (1994) COORDINATES MULTIPLIED BY A CORNERED FACTOR OF 1.000197930.

**REFERENCES**

- (1) DEED DOC. FILE NO. 4348849 RECORDED 425.2014.
  - (2) PARCEL MAP NO. 3048, FILE NO. 2665177 RECORDED 3.18.2002.
  - (3) PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE COMPANY ORDER NO. 108721-RTD DATED 3-2-2020.
- REFERENCED DOCUMENTS ARE RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY OF WASHOE, STATE OF NEVADA.

**LEGEND**

- SET 5/8 REBAR w/ CAP PLS 10567
- DIMENSION PT - NOTHING FOUND / NOTHING SET
- FOUND MONUMENT AS INDICATED
- △ WASHOE COUNTY STATIONS
- ◇ SECTION 1/4 CORNER
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- SUBJECT PARCEL BOUNDARY
- - - EASEMENT - UTILITIES



EXP. 06/30/2020

PARCEL AREA SUMMARY	
PARCEL 1	15,000 S.F.
PARCEL 2	13,000 S.F.
<b>TOTAL</b>	<b>28,000 S.F.</b>

**MST Surveying**

SURVEYORS

15306 QUICKSILVER DRIVE RENO, NEVADA 89511  
 (775) 544-7817 • (775) 677-5408 Fax • mstsurveying@bnetmd.com

**PARCEL MAP**  
**JEFF & CARRIE TOWNSELL**  
 A DIVISION OF DEED DOC. NO. 4348849  
 SITUATE IN THE SW 1/4 OF SECTION 9, T20N, R19E, M01

WASHOE COUNTY SHEET 2 OF 2 NEVADA