

Community Services Department
Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for Braninburg Trust & P. & S. Sappenfield			
Project Description: Merger and resubdivision to create 4 parcels from 2 existing parcels			
Project Address: 0 Sylvester Rd. & 15370 Sylvester Rd.			
Project Area (acres or square feet): 2.05 Acres total			
Project Location (with point of reference to major cross streets AND area locator): East side of Sylvester Rd. approximately 650' northwesterly of Hot Springs Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-110-84	62,319 sq. ft.		
017-110-89	26,838 sq. ft.		
Section(s)/Township/Range: Section 34 Township 18N., R. 20E.			
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: Joseph B. Braninburg Living Trust		Name: Michael J. Miller P.L.S. Alpine Land Surveyors	
Address: Reno, NV Zip: 89521		Address: 7395 Gravel Ct., Reno, NV 89502 Reno, NV Zip: 89502	
Phone: 775-846-2667 Fax:		Phone: 775-636-8650 Fax:	
Email: braninburgconstruction@gmail.com		Email: mike@alpinelandsurveyors.com	
Cell: 775-846-2667 Other:		Cell: 775-771-1491 Other:	
Contact Person: Joe Braninburg		Contact Person: Michael Miller	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Joe Braninburg		Name:	
Address: 15850 Rocky Vista Rd. 15850 Rocky Vista Rd. Zip: 89521		Address: Zip:	
Phone: 775-846-2667 Fax:		Phone: Fax:	
Email: braninburgconstruction@gmail.com		Email:	
Cell: 775-846-2667 Other:		Cell: Other:	
Contact Person: Joe Braninburg		Contact Person:	
For Office Use Only			
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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

0 Sylvester Rd., Reno, NV & 15370 Sylvester Rd.
Parcel is on the east side of Sylvester Rd. approximately 675' northwesterly of Hot Springs Rd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-110-84	MDS	62,319 sq. ft.
017-110-89	MDS	26,838 sq. ft.

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

APN 017-110-84 is vacant. There is an existing house on APN: 017-110-89. This map will take 2 existing parcels and resubdivide to create 4 resultant lots. Single family homes exist on the north side of APN: 017-110-84.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	21,781 S.F.	21,782 S.F.	21,783 S.F.	23,811
Minimum Lot Width	136.17'	133.26'	93.8'	89.4'

4. 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.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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5. Utilities:

a. Sewer Service	Washoe County public sewer
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA

6. 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 type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TMWA

- 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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7. 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:	Washoe County

- 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. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

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

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

New parcels will receive water from TMWA

9. 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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10. 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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11. 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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12. 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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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A

14. 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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15. 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?

No

16. 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.

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

N/A

18. 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?

0

19. 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?

N/A

20. 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?

N/A

21. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

22. 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

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

No

24. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

N/A

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

N/A

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

No

27. Surveyor:

Name	JosephB. Braninburg Living Trust
Address	
Phone	
Cell	775-771-1491
E-mail	braninburgconstruction@gmail.com
Fax	
Nevada PLS #	6636

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

N/A

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

No

27. Surveyor:

Name	Alpine Land Surveyors: Michael J. Miller, P.L.S.
Address	7395 Gravel Ct. Reno, NV 89502
Phone	
Cell	775-771-1491
E-mail	mike@alpinelandsurveyors.com
Fax	
Nevada PLS #	6636

Property Owner Affidavit

Applicant Name: Josep Bell Braninburg

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 Braninburg
(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): 017-110-84 & 017-110-89

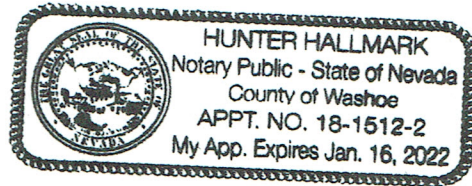
Printed Name Joseph B. Braninburg
Signed [Signature]
Address 15850 Rocky Vista Rd
[Signature]

Subscribed and sworn to before me this 12 day of March, 2020

Hunter Hallmark [Signature]
Notary Public in and for said county and state

My commission expires: 1/16/22

(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

Applicant Name: Pete + Shannon Sappenfield

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, Pete Sappenfield
(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): 017-110-84 & 017-110-89

Printed Name Pete Sappenfield

Signed [Signature]

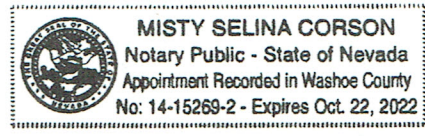
Address 15370 Sylvester Rd
 Reno, Nev 89521

Subscribed and sworn to before me this 15th day of October, 2019.

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: 10-22-22



*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

July 1, 2017

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 01711084
 AIN:

Balance Good Through:	03/12/2020
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO



JOSEPH B BRANINEURG LIVING TRUST
 15850 ROCKY VISTA RD
 RENO NV 89521

Description:

Situs: TOLL RD
 WASHOE COUNTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges

PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
01711084	2019	2019182451	1	08/19/2019	85.24	0.00	0.00	85.24	0.00
01711084	2019		2	10/07/2019	85.21	0.00	0.00	85.21	0.00
01711084	2019		3	01/06/2020	85.21	0.00	0.00	85.21	0.00
01711084	2019		4	03/02/2020	85.21	0.00	0.00	85.21	0.00
Current Year Totals					340.87	0.00	0.00	340.87	0.00

Prior Years

PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance
Prior Years Total							

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 01711089
 AIN:

Balance Good Through:	03/12/2020
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO



PETE & SHANNON L SAPPENFIELD
 15370 SYLVESTER RD
 RENO NV 89521

Description:

Situs: 15370 SYLVESTER RD
 WASHOE COUNTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges

PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
01711089	2019	2019185859	1	08/19/2019	703.94	0.00	0.00	703.94	0.00
01711089	2019		2	10/07/2019	703.92	0.00	0.00	703.92	0.00
01711089	2019		3	01/06/2020	703.92	0.00	0.00	703.92	0.00
01711089	2019		4	03/02/2020	703.92	0.00	0.00	703.92	0.00
Current Year Totals					2,815.70	0.00	0.00	2,815.70	0.00

Prior Years

PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance
Prior Years Total							

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THE CREATION AND DEDICATION OF ALL UTILITY EASEMENTS SHOWN HEREON; THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. ALL EASEMENTS SHOWN HEREON ARE GRANTED, THE OWNER AND HIS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

JOSEPH B. BRANINBURG LIVING TRUST, DATED APRIL 8, 2019

JOSEPH B. BRANINBURG, TRUSTEE _____ DATE _____

PETE SAPPENFIELD _____ DATE _____

SHANNON LEE SAPPENFIELD _____ DATE _____

ACKNOWLEDGMENT

STATE OF NEVADA) S.S.
 COUNTY OF WASHOE)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2020, BY JOSEPH B. BRANINBURG.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF NEVADA) S.S.
 COUNTY OF WASHOE)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2020, BY PETE SAPPENFIELD.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF NEVADA) S.S.
 COUNTY OF WASHOE)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2020, BY SHANNON LEE SAPPENFIELD.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT VICKIE SWANSON, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP BY SEPARATE DOCUMENT (DOCUMENT NO. _____, RECORDED ON _____, 2020), AS BENEFICIARY TO THE DEED OF TRUST, RECORDED AS DOCUMENT NO. 4693285, RECORDED APRIL 5, 2017, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

SECURITY INTEREST HOLDER'S CERTIFICATE

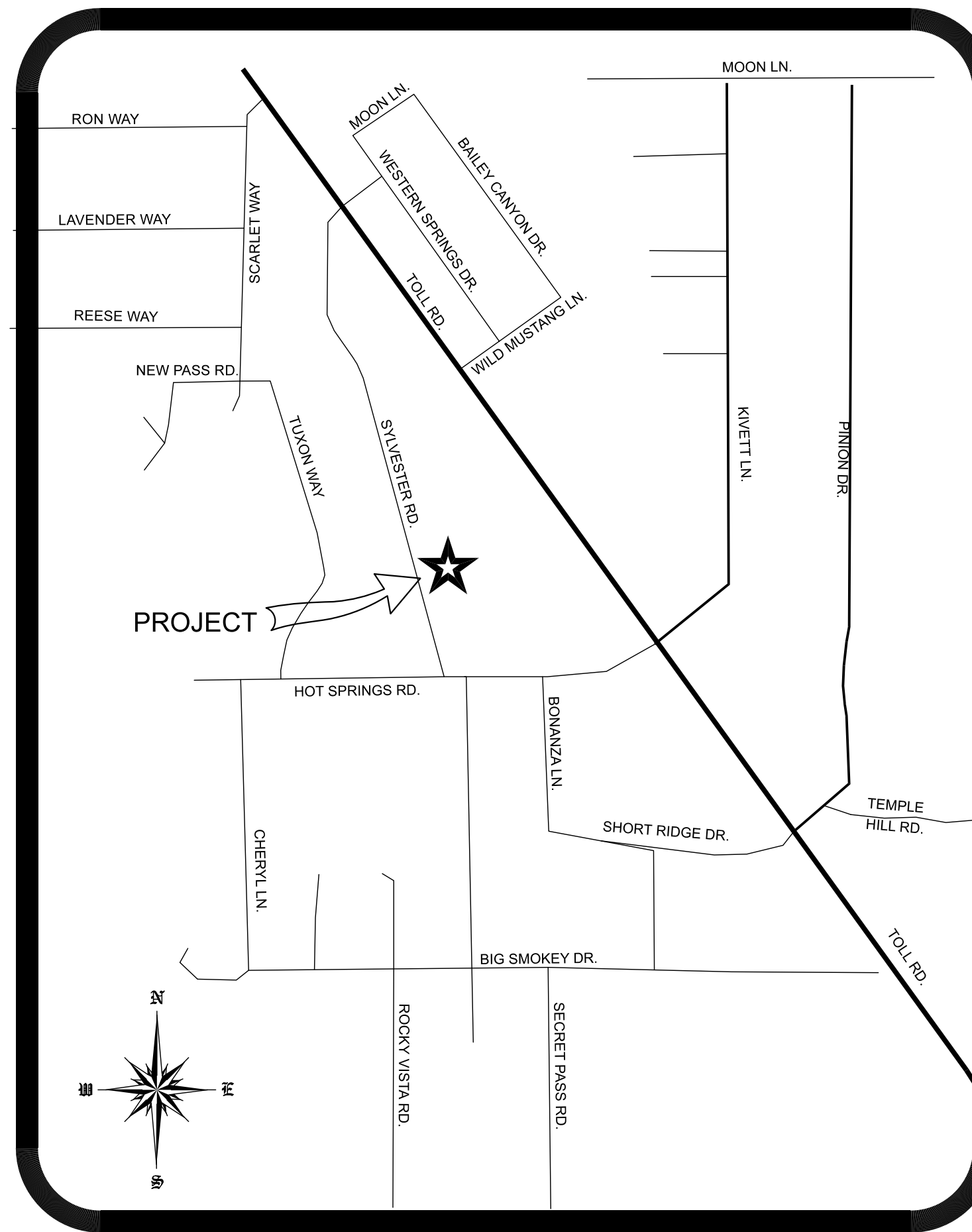
THIS IS TO CERTIFY THAT MOPRTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS A NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP BY SEPARATE DOCUMENT (DOCUMENT NO. _____, RECORDED ON _____, 2020), AS BENEFICIARY TO THE DEED OF TRUST, RECORDED AS DOCUMENT NO. 4815857, RECORDED MAY 18, 2018, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JOSEPH B. BRANINBURG OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND, EXCEPT FOR THAT DEED OF TRUST, RECORDED AS DOCUMENT NO. _____ ON APRIL 5, 2017, AND THAT DEED OF TRUST RECORDED AS DOCUMENT NO. _____ ON MAY 18, 2018, BOTH OF OFFICIAL RECORDS, WASHOE COUNTY, NEVADA; THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF _____, 2020.

FIRST AMERICAN TITLE

BY: _____ DATE _____
 TITLE _____



VICINITY MAP
 NO SCALE

UTILITY COMPANIES CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY

BY: _____ DATE _____

NAME/TITLE (PRINT)

TRUCKEE MEADOWS WATER AUTHORITY

BY: _____ DATE _____

NAME/TITLE (PRINT)

NEVADA BELL TELEPHONE COMPANY
 d/b/a AT&T NEVADA

BY: _____ DATE _____

NAME/TITLE (PRINT)

CHARTER COMMUNICATIONS

BY: _____ DATE _____

NAME/TITLE (PRINT)

TAX CERTIFICATE APN: 017-110-84 & 017-110-89

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE 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 AGRICULTURE USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

WASHOE COUNTY TREASURER

TITLE: _____ DATE _____

NOTES:

1. A PUBLIC UTILITY EASEMENT IS ALSO GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME AND THE UTILITY COMPANY.
2. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES OF ALL PARCELS.
3. THE PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
4. 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 SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
5. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND COORDINATES AND DISTANCES. DIVIDE GROUND COORDINATES BY THE COMBINED FACTOR OR 1.000197939 TO CONVERT TO GRID COORDINATES.
6. 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.
7. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
8. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
9. 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.
10. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP 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.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2020 BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR,
 PLANNING AND BUILDING DIVISION

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 FOR THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

SURVEYOR'S CERTIFICATE

I, MICHAEL J. MILLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JOSEPH B. BRANINBURG.
2. THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M., COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON JANUARY 25, 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.

MICHAEL J. MILLER - PLS 6636



MARCH 15, 2020

<p>PARCEL MAP FOR BRAINBURG TRUST AND P. & S. SAPPENFIELD A MERGER AND RESUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 5243 & PARCEL 2-A OF PARCEL MAP NO. 5343 LYING WITHIN THE NW 1/4 SEC. 34, T.18N., R.20E., M.D.M. WASHOE COUNTY NEVADA</p>		<p>COUNTY RECORDER'S CERTIFICATE FILE NO: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ O'CLOCK _____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. COUNTY RECORDER _____ BY: DEPUTY _____ FEE: _____</p>
<p>APINE LAND SURVEYORS 7395 GRAVEL CT., RENO, NV 89502 PH. 775-636-8650 EMAIL: mike@alpinelandsurveyors.com</p>		<p>SHEET 1 OF 2 SHEETS</p>

REFERENCES

1. PARCEL MAP NO. 476, RECORDED SEPTEMBER 21, 197.
2. PARCEL MAP NO. 67, RECORDED MAY 6, 1974.
3. PARCEL MAP NO. 5243, RECORDED JUNE 30, 2016.
4. PARCEL MAP NO. 5343, RECORDED MARCH 30, 2018.
5. PARCEL MAP NO. 2710, RECORDED MAY 27, 1993.
6. PARCEL MAP NO. 2132, RECORDED MAY 13, 1987.
7. PARCEL MAP NO. 5356, RECORDED JUNE 13, 2018.

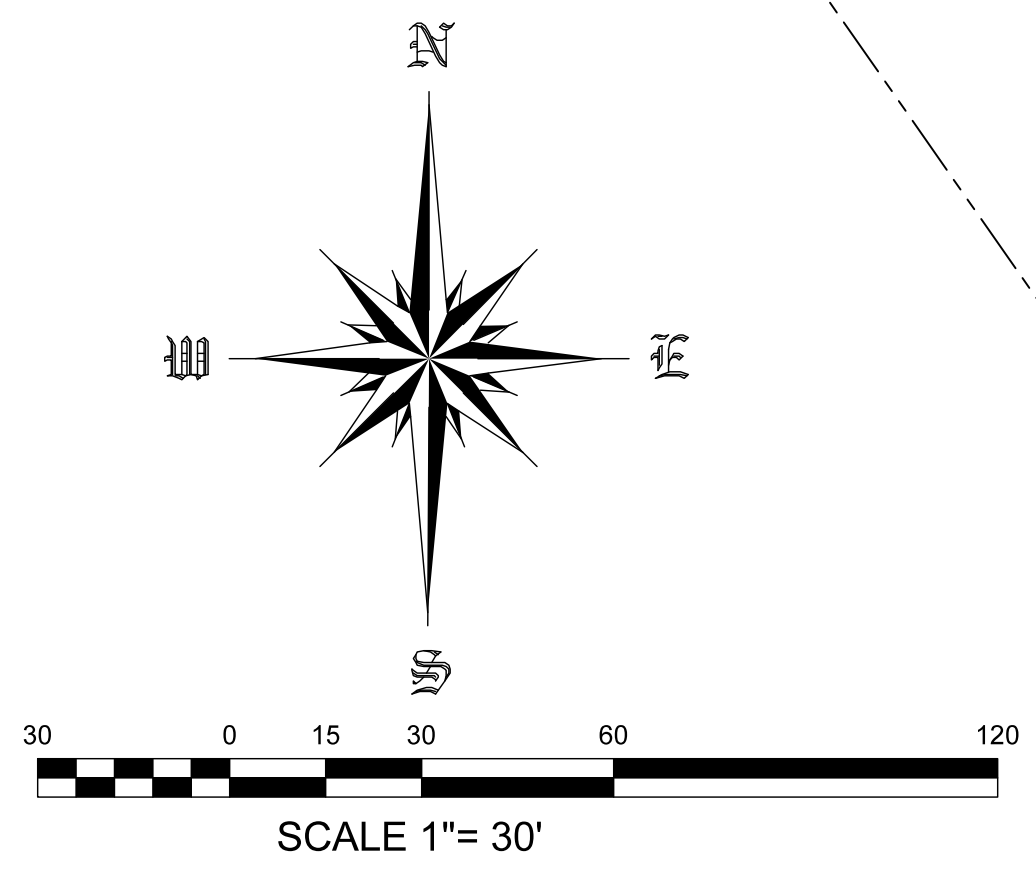
ALL OF OFFICIAL RECORDS, WASHOE COUNTY, NEVADA

8. TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE, POLICY NO. 9015-2586625, DATED FEBRUARY 14, 2020.

BASIS OF BEARINGS & COORDINATES

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94. BASED UPON STATIC GPS OBSERVATIONS TAKEN ON WASHOE COUNTY GPS CONTROL POINTS, ON FILE WITH THE WASHOE COUNTY ENGINEERS OFFICE.

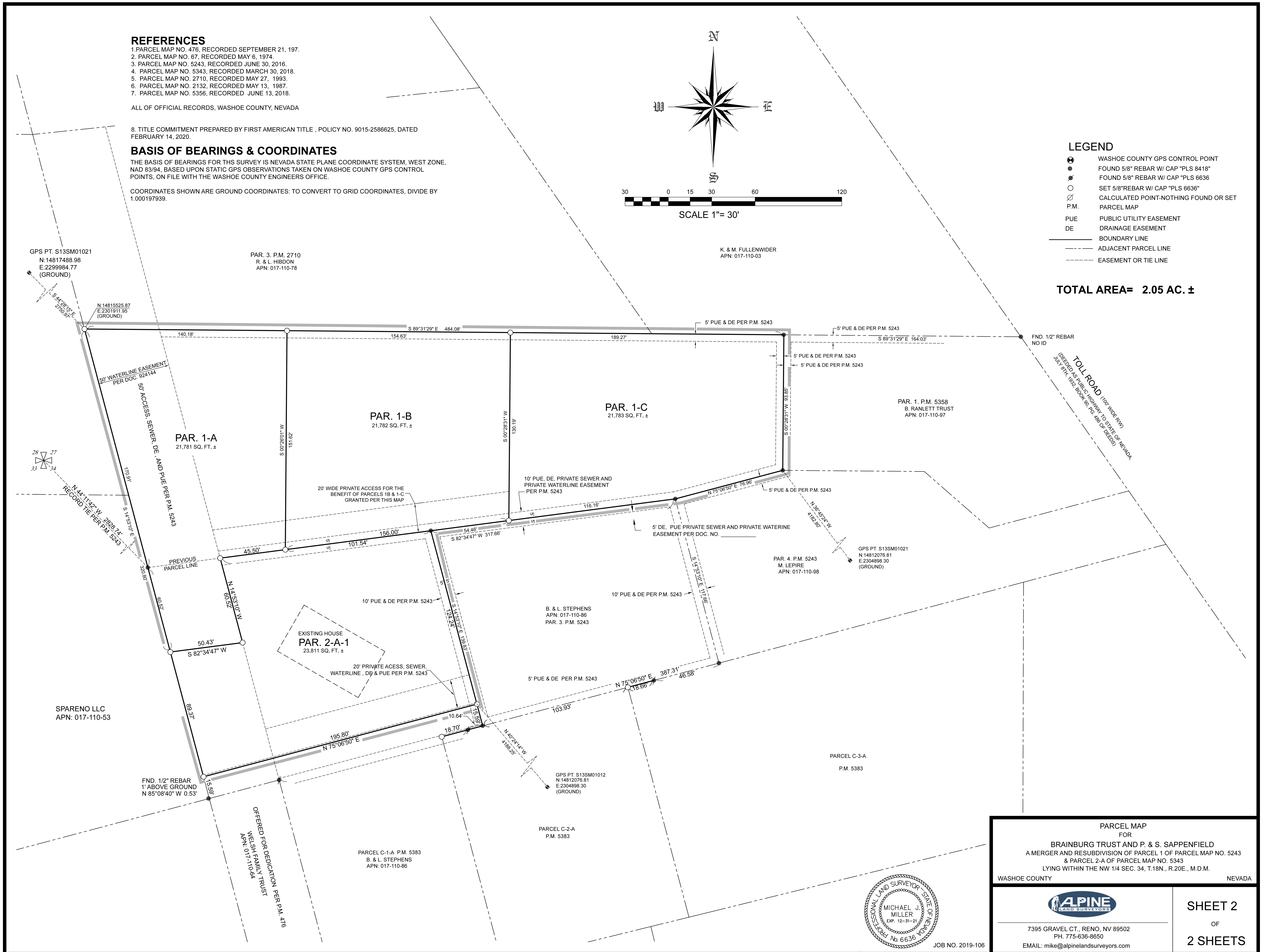
COORDINATES SHOWN ARE GROUND COORDINATES; TO CONVERT TO GRID COORDINATES, DIVIDE BY 1.000197939.



LEGEND

- WASHOE COUNTY GPS CONTROL POINT
- FOUND 5/8" REBAR W/ CAP "PLS 8418"
- FOUND 5/8" REBAR W/ CAP "PLS 6636"
- SET 5/8" REBAR W/ CAP "PLS 6636"
- CALCULATED POINT-NOTHING FOUND OR SET
- PARCEL MAP
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- BOUNDARY LINE
- ADJACENT PARCEL LINE
- EASEMENT OR TIE LINE

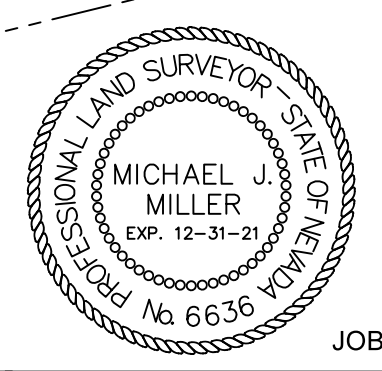
TOTAL AREA= 2.05 AC. ±



PARCEL MAP
FOR
BRAINBURG TRUST AND P. & S. SAPPENFIELD
A MERGER AND RESUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 5243
& PARCEL 2-A OF PARCEL MAP NO. 5343
LYING WITHIN THE NW 1/4 SEC. 34, T.18N., R.20E., M.D.M.
WASHOE COUNTY NEVADA

7395 GRAVEL CT., RENO, NV 89502
PH. 775-636-8650
EMAIL: mike@alpinelandsurveyors.com

SHEET 2
OF
2 SHEETS



JOB NO. 2019-106

5243

TOTAL AREA = 3.71 AC. +/-

MAP REFERENCES

- (1) Parcel Map 2710
- (2) Parcel Map 476
- (3) Parcel Map 67
- (4) Record of Survey 382
- (5) Record of Survey 171

LEGEND

- = FOUND POINT AS DESCRIBED
- ⊙ = SET 5/8" REBAR/CAP OR NAIL/TAG WITH PLS 8418
- = DIMENSION POINT
- PUE = PUBLIC UTILITY & CABLE TV EASEMENT
- DE = PRIVATE DRAINAGE EASEMENT

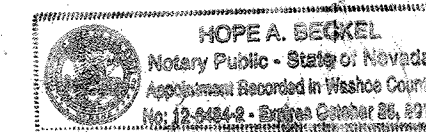
OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE 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, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY, DRAINAGE AND SNOW STORAGE AND SIGNAGE ARE HEREBY GRANTED.

Joseph Bell Braninburg 6-7-16
 JOSEPH BELL BRANINBURG DATE

STATE OF NEVADA
 COUNTY OF WASHOE
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7 DAY OF JUNE 2016 BY JOSEPH BELL BRANINBURG

Ann H. Beecher
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 10/25/19



DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM16-002 MEETS ALL THE 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.

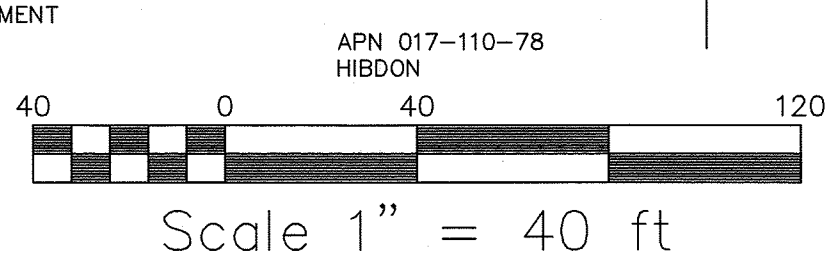
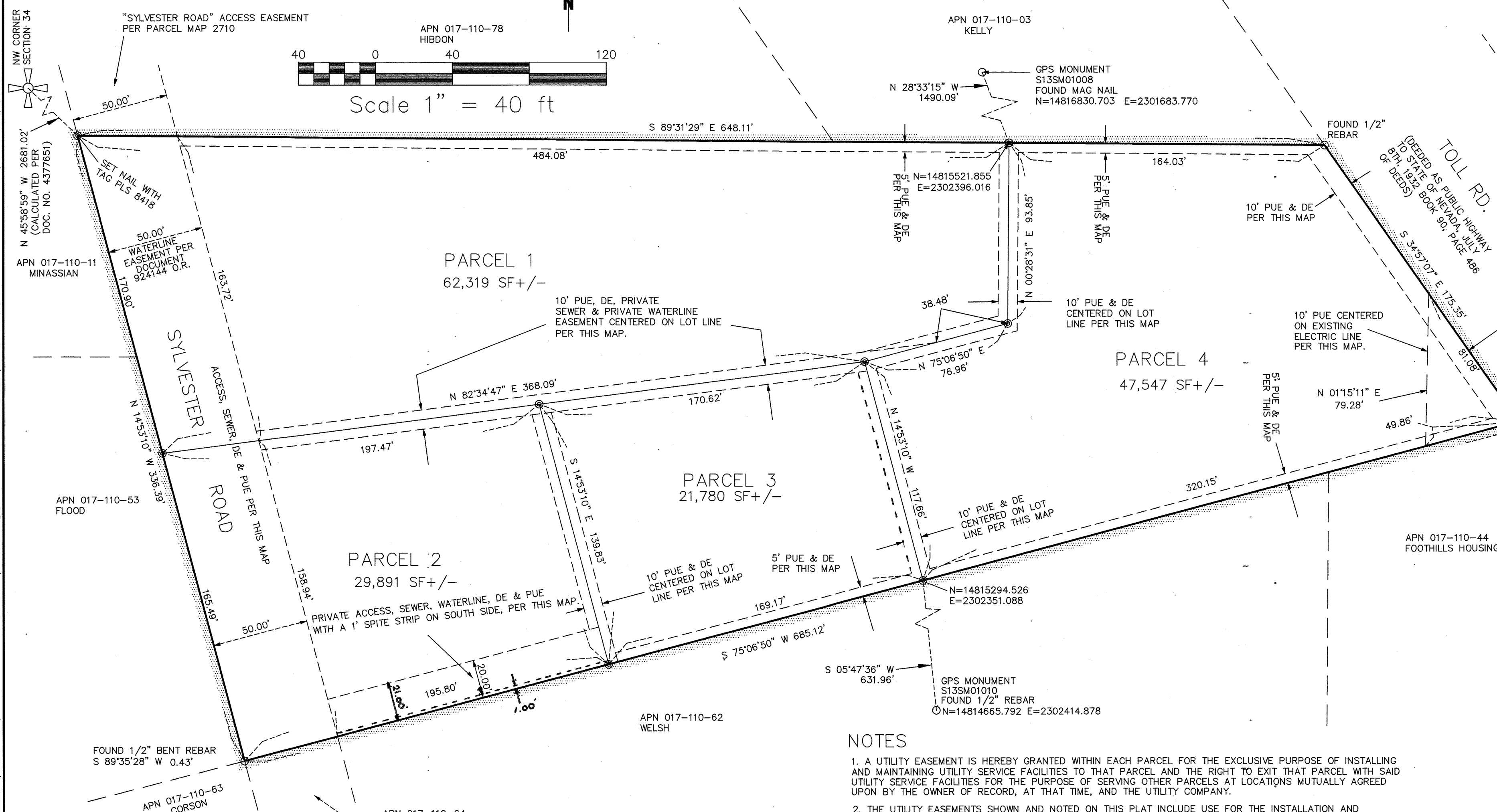
THIS FINAL MAP IS APPROVED AND ACCEPTED THIS 29th DAY OF JUNE, 2016, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725

William Whitney
 WILLIAM WHITNEY
 DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

DATE June 29, 2016

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY BEING THE NAD83/94 NEVADA STATE PLANE COORDINATE SYSTEM (WEST ZONE), AND WAS DETERMINED FROM THE MONUMENTS AS SHOWN. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND COORDINATES AND DISTANCES. DIVIDE GROUND COORDINATES BY THE COMBINED FACTOR OF 1.000197939 TO CONVERT TO GRID COORDINATES. BEARING & DISTANCE FROM WASHOE COUNTY GPS S135M01008 TO S135M01010 IS S 18°39'37" E 2285.03'. ROTATE THIS MAP COUNTER CLOCKWISE 00°44'20" TO MATCH RECORD DEED DOCUMENT NO. 4377651.



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.

Ann H. Beecher 06/07/2016
 FOR THE DISTRICT BOARD OF HEALTH DATE

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JOSEPH BELL BRANINBURG, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE/SHE/THEY ARE THE ONLY OWNER(S) OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A TITLE REPORT DATED 6/5/2016 FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

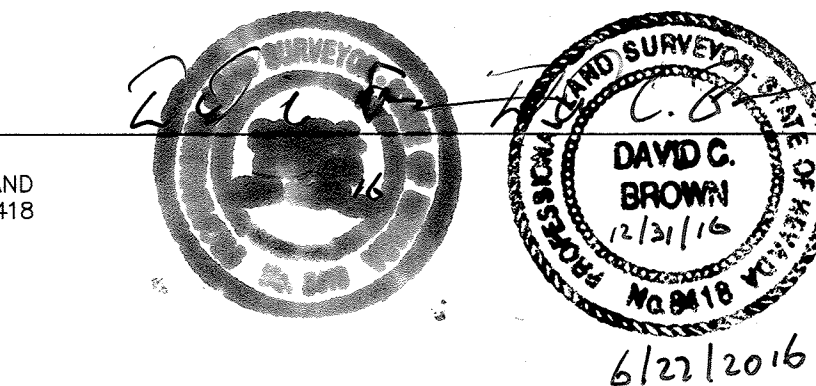
FIRST AMERICAN TITLE
 BY: *Cherie Taylor* DATE 6/2/2016 2459130-VT
 TITLE OF OFFICER: SR. Title Officer

SURVEYOR'S CERTIFICATE

I, DAVID C. BROWN, 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 JOSEPH BELL BRANINBURG.
2. THE LANDS SURVEYED LIE WITHIN THE N 1/2 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M., THE SURVEY WAS COMPLETED ON JUNE 15th 2016
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT AS OF THE DATE THAT THE GOVERNING BODY GAVE IT'S APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY FOR THE SURVEY TO BE RETRACED.

DAVID C. BROWN
 PROFESSIONAL LAND SURVEYOR NO. 8418



DATE: 6/7/2016

Plot date: 05/31/16 at 16:32

UTILITY COMPANIES CERTIFICATE

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

Sierra Pacific Power Company D.B.A. AS NV ENERGY
 DATE 06/06/16
Sierra Pacific Power Company D.B.A. AT & T NEVADA
 DATE 6-3-16
Charter Communications, Inc.
 DATE 6/3/16
Truckee Meadows Water Authority
 DATE 6/6/2016
Washoe County Community Services Department
 DATE 6/8/2016

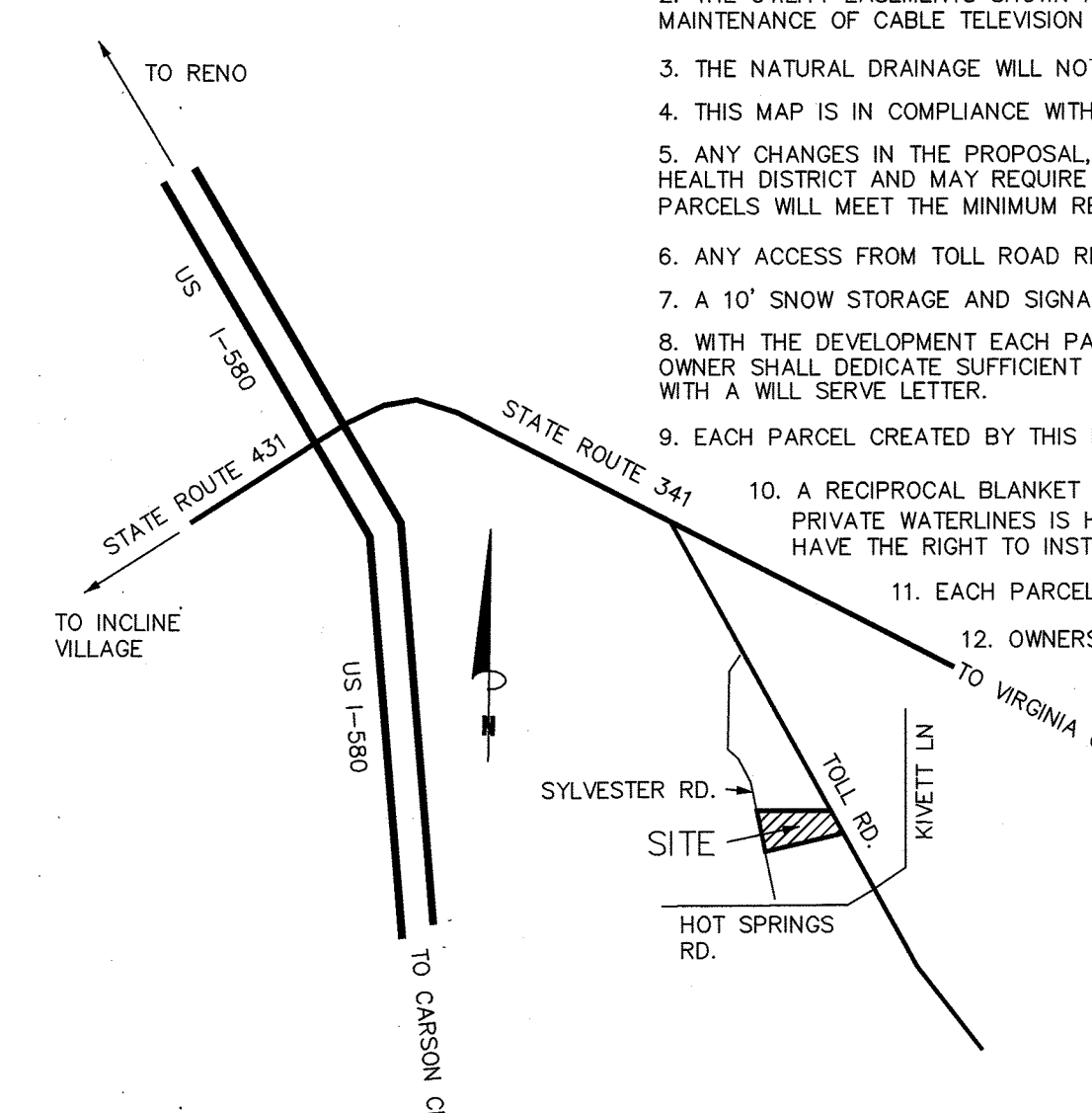
TAX CERTIFICATE

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

A.P.N. 017-110-51
 WASHOE COUNTY TREASURER
 BY: *Deputy* DATE 6/6/2016

NOTES

1. A UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
2. THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
4. THIS MAP IS IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.
5. ANY CHANGES IN THE PROPOSAL, WATER SERVICE, OR SEWER SERVICE WILL REQUIRE ADDITIONAL REVIEW BY THE HEALTH DISTRICT AND MAY REQUIRE AN UPDATED PARCEL MAP TO BE SUBMITTED INDICATING HOW ALL PROPOSED PARCELS WILL MEET THE MINIMUM REQUIREMENTS.
6. ANY ACCESS FROM TOLL ROAD REQUIRES REVIEW AND APPROVAL FROM FROM THE WASHOE COUNTY ENGINEER.
7. A 10' SNOW STORAGE AND SIGNAGE EASEMENT IS HEREBY GRANTED ALONG SYLVESTER AND TOLL ROADS.
8. WITH THE DEVELOPMENT EACH PARCEL AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR SAID PARCEL THE OWNER SHALL DEDICATE SUFFICIENT WATER RIGHTS TO THE SERVICING WATER PURVEYOR AND PROVIDE THE CITY WITH A WILL SERVE LETTER.
9. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE.
10. A RECIPROCAL BLANKET PRIVATE EASEMENT FOR THE PURPOSE OF THE INSTALLATION AND OPERATION OF PRIVATE WATERLINES IS HEREBY GRANTED OVER AND ACROSS ALL THE PARCELS. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL WATER METERS IN THE PUE ADJACENT TO ANY STREETS OR ROADWAYS.
11. EACH PARCEL CREATED BY THIS MAP SHALL HAVE A SEPARATE SEWER SERVICE LINE.
12. OWNERSHIP OF 2 OR MORE PARCELS PURCHASED ARE TO REMAIN SEPARATE PARCELS.



VICINITY MAP
 NOT TO SCALE

<p>PARCEL MAP FOR JOSEPH BELL BRANINBURG</p> <p>A DIVISION OF DOC. NO. 4377651</p> <p>A PORTION OF THE N 1/2 OF SEC. 34, T. 18 N., R. 20 E., MDM</p> <p>WASHOE COUNTY NEVADA</p>		<p>FILE NO. <u>4605190</u> FEE: <u>24.00</u></p> <p>FILED FOR RECORD AT THE REQUEST OF BROWN SURVEYING, ON THIS <u>30th</u> DAY OF <u>June</u>, 20<u>16</u></p> <p>AT <u>41</u> MINUTES PAST <u>8</u> O'CLOCK <u>A</u>.M.,</p> <p>OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.</p> <p><i>Lawrence R. Burtress</i> COUNTY RECORDER</p>
<p>B BROWN SURVEYING 2375 BRENDA WAY, WASHOE VALLEY, NV 89704 PHONE (775) 400-1305 E-MAIL: brownsurveying@gmail.com</p>	<p>SHEET 1 OF 1</p>	<p>BY: <i>A. Parslee</i> DEPUTY</p> <p>File name: C:\DWG\WC\PM\REV\1304</p>

Parcel Map 5243

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

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

5343

OWNER'S 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 RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. ALL EASEMENTS SHOWN HEREON ARE GRANTED. THE OWNER AND HIS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

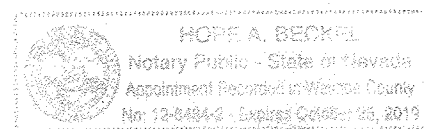
Signature of Joseph B. Braninburg

2-9-2018 DATE

ACKNOWLEDGMENT

STATE OF NEVADA) S.S. COUNTY OF WASHOE THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/9/2018, 2018, BY JOSEPH B. BRANINBURG.

Notary Public Signature and Commission Expires 10/25/19



SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE FOLLOWING, GERALD E. WELSH AND BARBARA J. WELSH, TRUSTEES OF THE WELSH FAMILY TRUST DATED JUNE 19, 1997, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP BY SEPARATE DOCUMENT (DOCUMENT NO. 4794285, RECORDED ON MARCH 8, 2018), AS BENEFICIARY TO THE DEED OF TRUST, RECORDED AS DOCUMENT NO. 4748606, RECORDED SEPTEMBER 21, 2017, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE FOLLOWING, JOSEPH DAVID COOTWARE AND SUSAN ANN MCCARTNEY, CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP BY SEPARATE DOCUMENT (DOCUMENT NO. 4794285, RECORDED ON MARCH 8, 2018), AS BENEFICIARY TO THE DEED OF TRUST, RECORDED AS DOCUMENT NO. 4718740, RECORDED JUNE 29, 2017, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

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 DEVELOPMENT CODE (CHAPTER 110)

Signature of Valid Behmaram, Washoe County Community Services Department

3/22/18 DATE

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES, AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Signature of Walter White, District Board of Health

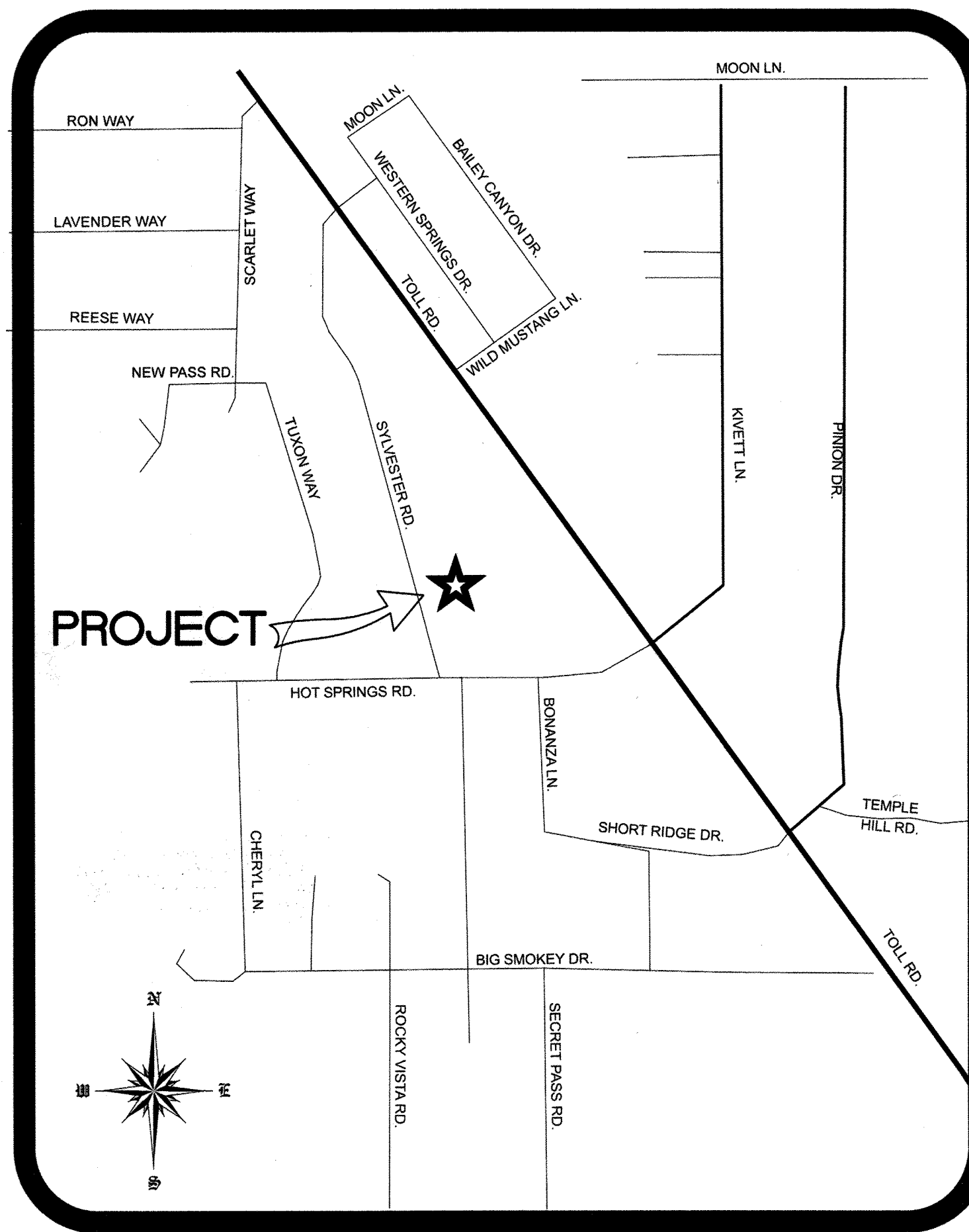
3/2/2018 DATE

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JOSEPH B. BRANINBURG OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND, EXCEPT FOR THAT DEED OF TRUST, RECORDED AS DOCUMENT NO. 4748606, ON 09/21/2017, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA; THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF February 8, 2018. And Deed of Trust Recorded 6/29/17 as Doc # 4718740

Signature of Vickie Taylor, Title Company

2/8/2018 DATE



VICINITY MAP NO SCALE

UTILITY COMPANIES CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY

Signature of Seth J. Horn, Land Craftsman, dated 3-2-2018

TRUCKEE MEADOWS WATER AUTHORITY

Signature of John R. Zimmerman, Water Resources Manager, dated 3-6-2018

NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA

Signature of Cliff Cooper, Manager, dated 3-9-2018

CHARTER COMMUNICATIONS

Signature of Darie Albrecht, HPL Designer III, dated 3-2-2018

TAX CERTIFICATE (APN 017-110-82 & 017-110-85)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE 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 AGRICULTURE USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

WASHOE COUNTY TREASURER

Signature of Danielle Carlton, Deputy Treasurer, dated 3/14/2018

NOTES:

- 1. A PUBLIC UTILITY EASEMENT IS ALSO GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME AND THE UTILITY COMPANY.
2. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES OF ALL PARCELS.
3. THE PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
4. A RECIPROCAL BLANKET PRIVATE EASEMENT FOR THE PURPOSE OF THE INSTALLATION AND OPERATION OF PRIVATE WATERLINES IS HEREBY GRANTED OVER AND ACROSS ALL THE PARCELS.
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 SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
6. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND COORDINATES AND DISTANCES. DIVIDE GROUND COORDINATES BY THE COMBINED FACTOR OR 1.000197938 TO CONVERT TO GRID COORDINATES.
7. 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.
8. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM, EXCEPT FOR PARCEL C-3.
9. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
10. 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.
11. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM17-0022 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.

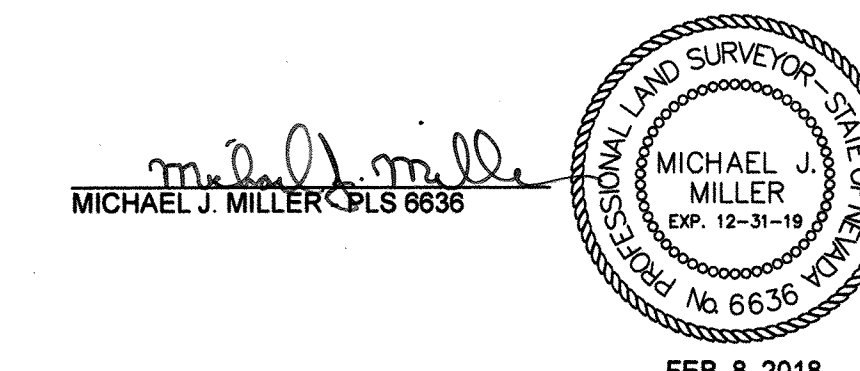
THIS FINAL MAP IS APPROVED AND ACCEPTED THIS 22 DAY OF MARCH, 2018 BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

Signature of Mojra Hauenstein, Director of Planning and Building Division

SURVEYOR'S CERTIFICATE

I, MICHAEL J. MILLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JOSEPH B. BRANINBURG.
2. THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M. COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON DECEMBER 12, 2017.
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.



FEB. 8, 2018

Table with 2 columns: Parcel Map information (Joseph B. Braninburg, Parcel Map No. 476) and County Recorder's Certificate information (File No. 4801032, Date March 30, 2018, Surveyors Alpine Land Surveyors).

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

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

4801032

JOB NO. 2017-239

Parcel map 5343

5343A

REFERENCES

1. PARCEL MAP NO. 476, RECORDED SEPTEMBER 21, 1977.
2. PARCEL MAP NO. 87, RECORDED MAY 6, 1974.
3. PARCEL MAP NO. 5243, RECORDED JUNE 30, 2016.
ALL OF OFFICIAL RECORDS, WASHOE COUNTY, NEVADA
4. TITLE POLICY PREPARED BY FIRST AMERICAN TITLE, POLICY NO. 2525032, DATED SEPTEMBER 21, 2017.

BASIS OF BEARINGS & COORDINATES

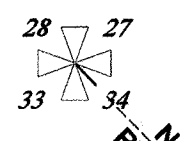
THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94, BASED UPON STATIC GPS OBSERVATIONS TAKEN ON WASHOE COUNTY GPS CONTROL POINTS, ON FILE WITH THE WASHOE COUNTY ENGINEERS OFFICE.

COORDINATES SHOWN ARE GROUND COORDINATES: TO CONVERT TO GRID COORDINATES, DIVIDE BY 1.000197939.

LEGEND

- WASHOE COUNTY GPS CONTROL POINT
- FOUND 5/8" REBAR W/ CAP "PLS 8418"
- FOUND 5/8" REBAR W/ CAP "PLS 8636"
- SET 5/8" REBAR W/ CAP "PLS 8636"
- CALCULATED POINT-NOTHING FOUND OR SET
- P.M.
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- BOUNDARY LINE
- ADJACENT PARCEL LINE
- EASEMENT OR TIE LINE

PAR. 4. P.M. 5243
M. LEPIRE
APN: 017-110-87



N 45° 14' 42" W 2289.74'
RECORD 1E PER P.M. 5243

SPARENO LLC
APN: 017-110-53

J. BRANINBURG
APN: 017-110-84
PAR. 1. P.M. 5243

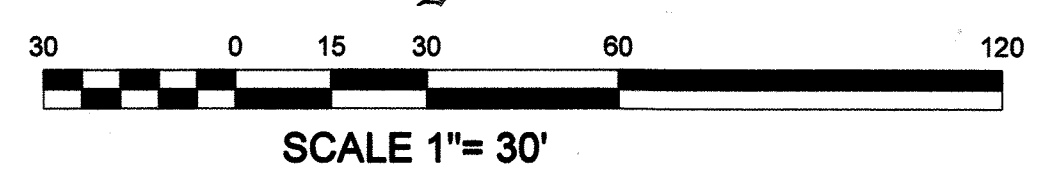
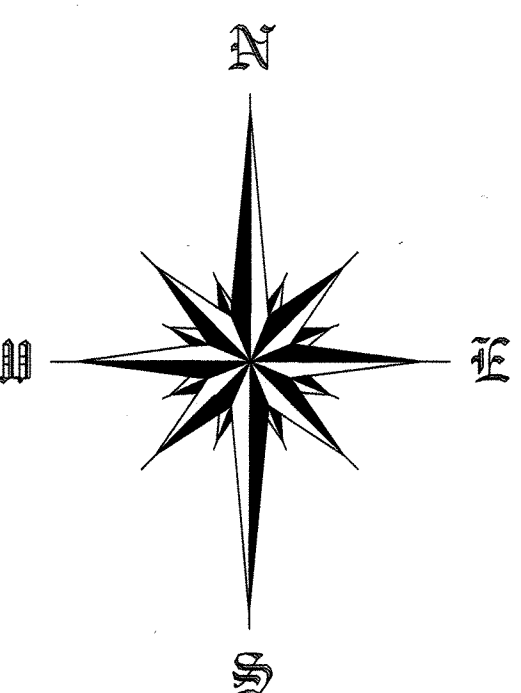
B. & L. STEPHENS
APN: 017-110-86
PAR. 3. P.M. 5243

FOOTHILLS HOUSING TRUST
APN: 017-110-44

PAR. B. P.M. 476
R. & C. VESTRIE
APN: 017-110-61

PAR. A. P.M. 476
WELSH FAMILY TRUST
APN: 017-110-60

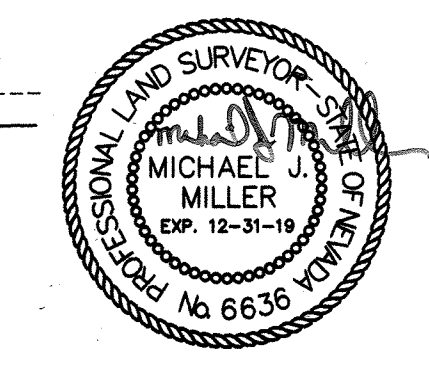
GPS PT. S13SM01012
N: 14812076.81
E: 2304898.30
(GROUND)



TOTAL AREA= 2.62 AC. ±

CUMULATIVE INDEXES
SHOULD BE EXAMINED
OR ANY SUBSEQUENT
CHANGES TO THIS MAP

480103a



JANUARY 15, 2018

JOB NO. 2017-239

PARCEL MAP
FOR
JOSEPH B. BRANINBURG
A MERGER AND RESUBDIVISION OF PARCEL C OF PARCEL MAP NO. 476
AND PARCEL 2 OF P.M. 5243
LYING WITHIN THE NW 1/4 SEC. 34, T.18N., R.20E., M.D.M.
WASHOE COUNTY NEVADA

ALPINE LAND SURVEYORS
7395 GRAVEL CT., RENO, NV 89502
PH. 775-636-8650

SHEET 2
OF
2 SHEETS

EMAIL: mike@alpinelandsurveyors.com

5343A

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

Parcel map 5343A