

## Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

### Development Application Submittal Requirements

**This sheet must accompany the original application and be signed by the Professional Land Surveyor.**

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.

**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**

7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
  - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
  - b. Property boundary lines, distances and bearings.
  - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
  - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
  - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
  - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
  - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
  - i. Vicinity map showing the proposed development in relation to the surrounding area.
  - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
  - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
  - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
  - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
  - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge,, all information contained in this application is correct and meets all Washoe County Development Code requirements.



KELLY R COMBES T  
PLS 16444

Professional Land Surveyor

## Parcel Map Waiver

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

### Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Application Materials:** The completed Parcel Map Waiver Application materials.
5. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.

**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**
6. **Development Plan Specifications:**
  - a. Record of Survey.
7. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
  - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
  - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
  - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.

## 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>Re-Parcel of APN: 077-130-17</b>			
Project Description: The existing 40.01 acre parcel will be divided equally into four (4) new parcels with common use access to the center of the existing parcel from Broken Spur Road. Each new parcel will be for residential use with individual domestic wells and on-site sewage disposal.			
Project Address: 3325 Broken Spur Road, Washoe County, NV 89510			
Project Area (acres or square feet): 40.01 acre			
Project Location (with point of reference to major cross streets AND area locator): 2 miles south of Whiskey Springs Road, 0.4 miles north of Sharrock Road, 0.25 miles east of Grass Valley Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
077-130-17	40.01		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). NONE			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Webb Family Trust		Name: Reno Tahoe Geo Associates, Inc.	
Address: 910 Fox Glove Court		Address: P.O. Box 18449	
Walnut Creek, CA	Zip: 91789	Reno, NV	Zip: 89511
Phone: (949) 397-0932	Fax: n/a	Phone: (775) 853-9100	Fax:
Email: alan_fu@outlook.com		Email: CCarnes@rtgeo.com	
Cell: n/a	Other: n/a	Cell: (775) 741-2300	Other: n/a
Contact Person: Alan Franco		Contact Person: Chad E. Carnes, P.E.	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Webb Family Trust		Name: n/a	
Address: 910 Fox Glove Court		Address:	
Wal-nut Creel, CA	Zip: 91789		Zip:
Phone: (949) 397-0932	Fax:	Phone:	Fax:
Email: alan_fu@outlook.com		Email:	
Cell: n/a	Other: n/a	Cell:	Other:
Contact Person: Alan Franco		Contact Person:	
<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)?

2 miles south of Whiskey Springs Road, 0.4miles north of Sharrock Road

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
077-130-17	LDS 53%/GR 47%	40.01

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

Site is un-developed with no roads or utilities. It is sparsely vegetated and slopes gently to the southeast from the northwest.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	10 acres			
Proposed Minimum Lot Width	660 feet			

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	10 acres			
Proposed Zoning Area	660 feet			

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	On-site sewage disposal systems (septic tank and leach field)
b. Electrical Service/Generator	Connection to existing overhead power from NV Energy
c. Water Service	On-site domestic wells

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

- a. Water System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<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 checked="" type="checkbox"/> Individual septic	Individual systems designed and sized per percolation test information		
<input type="checkbox"/> Public system	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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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 #		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):

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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?

There will be a common use cul-de-sac which will not be gated.
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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?

n/a
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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?

There will be no export from the site.
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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?

Approximately 250 cubic yards of import fill will be required to surface the common use cul-de-sac. Approximately 800 cubic yards of import will be required for each residence building pad to build in FEMA flood zone A. Building pad fill will be imported from a material pit source on an individual lot development basis.

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?

No. The raising of building pads to build in a flood zone will not provide visual impact from the surroundings.

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?

Property is essentially flat. Slopes will be less than 10percent.

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?

There will be no berms.

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?

There will be no retaining walls.

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

There are no trees on site.

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?

Re-vegetation of disturbed areas will be provided with landscaping of individual lots. No re-vegetation will be required as part of common use roadway construction.

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

No temporary irrigation will be required.

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

Yes and it does not apply to the proposed re-parceling.

28. Surveyor:

Name	Rusty Combest
Address	895 Roberta Ln Suite 104, Sparks, NV 89431
Phone	(775) 359-3303
Cell	n/a
E-mail	rusty@odysseyreno.com
Fax	n/a
Nevada PLS #	16444

**WEBB FAMILY TRUST**  
**BOUNDARY LINE ADJUSTMENT MATH CHECKS**



Prepared by:

**Odyssey Engineering, Inc.**  
895 Roberta Lane, Suite 104  
Sparks, NV 89431

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**PARCEL A**

Segment# 1: Line

Course: N89° 31' 10"W  
North: 14,955,385.0823'

Length: 15.00'  
East: 2,342,218.8926'

Segment# 2: Line

Course: N0° 28' 50"E  
North: 14,955,875.0651'

Length: 490.00'  
East: 2,342,223.0023'

Segment# 3: Line

Course: S89° 31' 10"E  
North: 14,955,871.3328'

Length: 445.00'  
East: 2,342,667.9866'

Segment# 4: Line

Course: S0° 28' 50"W  
North: 14,955,381.3500'

Length: 490.00'  
East: 2,342,663.8769'

Segment# 5: Line

Course: N89° 31' 10"W  
North: 14,955,384.9565'

Length: 430.00'  
East: 2,342,233.8920'

Perimeter: 1,870.00'

Error Closure: 0.0000  
Error North : 0.00000

Area: 218,050.00Sq.Ft.  
Course: N0° 00' 00"E  
East: 0.00000

Precision 1: 1,870,000,000.00

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**PARCEL B**

Segment# 1: Line

Course: N89° 31' 10"W  
North: 14,954,877.9744'

Length: 430.00'  
East: 2,342,229.6397'

Segment# 2: Line

Course: N0° 28' 50"E

North: 14,955,384.9565'

Length: 507.00'

East: 2,342,233.8920'

Segment# 3: Line

Course: S89° 31' 10"E

North: 14,955,381.3500'

Length: 430.00'

East: 2,342,663.8769'

Segment# 4: Line

Course: S0° 28' 50"W

North: 14,954,874.3679'

Length: 507.00'

East: 2,342,659.6246'

Perimeter: 1,874.00'

Error Closure: 0.0000

Error North : 0.00000

Area: 218,010.00Sq.Ft.

Course: N0° 00' 00"E

East: 0.00000

Precision 1: 1,874,000,000.00

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## PARCEL C

Segment# 1: Line

Course: N89° 31' 10"W

North: 14,954,881.5808'

Length: 430.00'

East: 2,341,799.6549'

Segment# 2: Line

Course: N0° 28' 50"E

North: 14,955,388.5630'

Length: 507.00'

East: 2,341,803.9072'

Segment# 3: Line

Course: S89° 31' 10"E

North: 14,955,385.0823'

Length: 415.00'

East: 2,342,218.8926'

Segment# 4: Line

Course: S89° 31' 10"E

Length: 15.00'

North: 14,955,384.9565'

East: 2,342,233.8920'

Segment# 5: Line

Course: S0° 28' 50"W

Length: 507.00'

North: 14,954,877.9744'

East: 2,342,229.6397'

Perimeter: 1,874.00'

Area: 218,010.00Sq.Ft.

Error Closure: 0.0000

Course: N90° 00' 00"W

Error North : 0.00000

East: 0.00000

Precision 1: 1,874,000,000.00

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## PARCEL D

Segment# 1: Line

Course: S0° 28' 50"W

Length: 490.00'

North: 14,955,385.0823'

East: 2,342,218.8926'

Segment# 2: Line

Course: N89° 31' 10"W

Length: 415.00'

North: 14,955,388.5630'

East: 2,341,803.9072'

Segment# 3: Line

Course: S0° 28' 50"W

Length: 507.00'

North: 14,954,881.5808'

East: 2,341,799.6549'

Segment# 4: Line

Course: N89° 31' 10"W

Length: 231.79'

North: 14,954,883.5249'

East: 2,341,567.8730'

Segment# 5: Line

Course: N1° 08' 01"E

Length: 1,321.63'

North: 14,956,204.8962'

East: 2,341,594.0201'

Segment# 6: Line

Course: S89° 30' 15"E

Length: 1,320.13'

North: 14,956,193.4721'

East: 2,342,914.1006'

Segment# 7: Line

Course: S1° 14' 25"W

North: 14,954,872.4716'

Length: 1,321.31'

East: 2,342,885.5006'

Segment# 8: Line

Course: N89° 31' 10"W

North: 14,954,874.3661'

Length: 225.88'

East: 2,342,659.6285'

Segment# 9: Line

Course: N0° 28' 50"E

North: 14,955,381.3483'

Length: 507.00'

East: 2,342,663.8808'

Segment# 10: Line

Course: N0° 28' 50"E

North: 14,955,871.3311'

Length: 490.00'

East: 2,342,667.9905'

Segment# 11: Line

Course: N89° 31' 10"W

North: 14,955,875.0634'

Length: 445.00'

East: 2,342,223.0062'

Perimeter: 7,274.74'

Error Closure: 0.0043

Error North : -0.00174

Area: 1,088,684.93Sq.Ft.

Course: S66° 03' 22"E

East: 0.00391

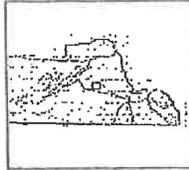
Precision 1: 1,691,800.00

Assessor's Map Number  
**077-13**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor  
1001 East Main Street  
Reno, Nevada 89502  
(775) 335-2331



Scale  
0 200 400 600 800  
Feet  
1 inch = 800 feet



Created by: CFB 02/06/2011

Map Update:

area previously shown on map(s)

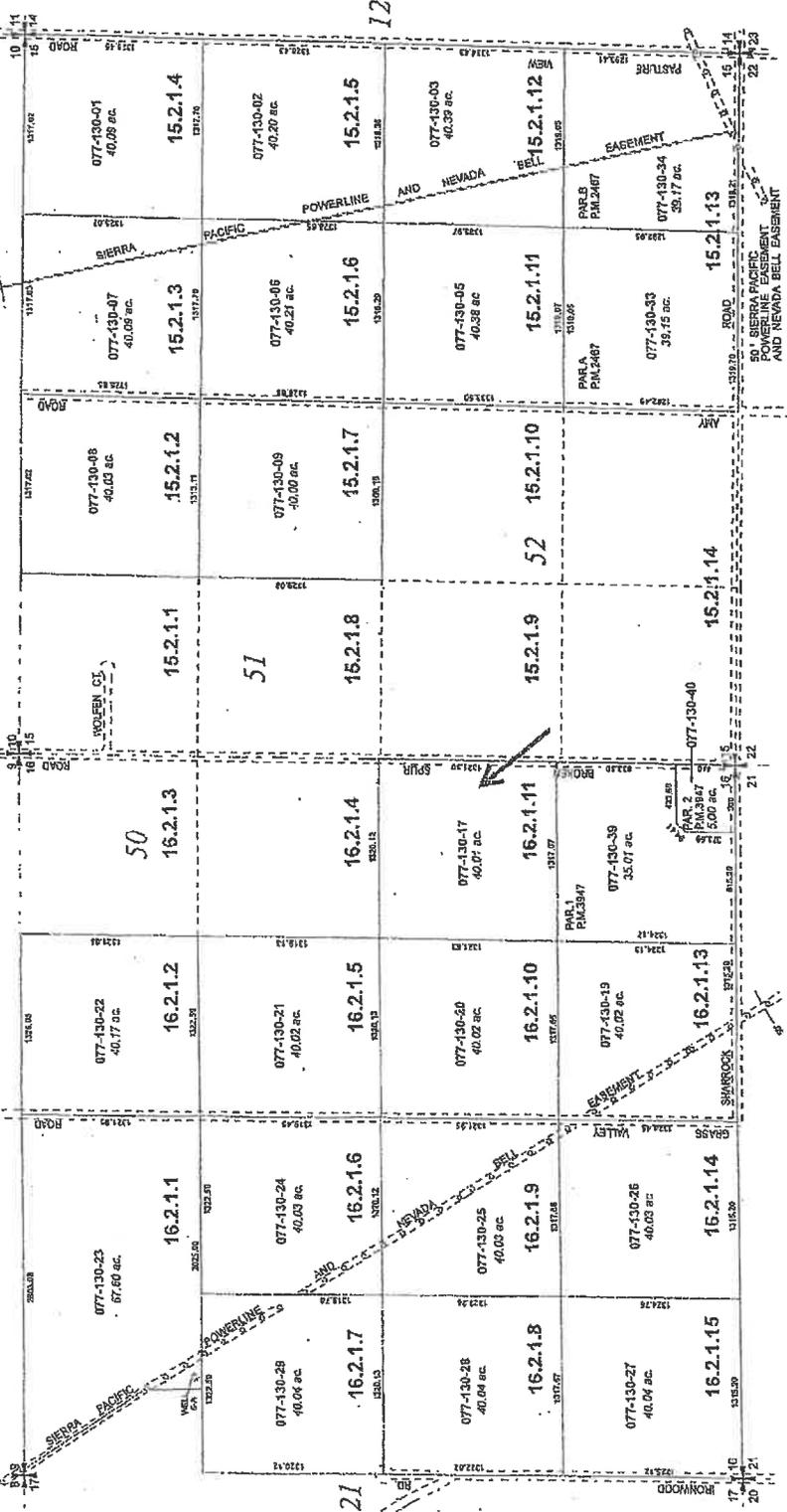
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and administrative purposes only. It is not intended as a warranty of accuracy of the data delineated hereon.

# MAP OF DIVISION INTO LARGE PARCELS # 1 - a.k.a. PALOMINO VALLEY UNIT 1

## SECTIONS 15 & 16, T.22 N - R. 21 E

R.S. 917

10



14

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROMMIE FRED WEBB AND LINDA SUE WEBB, TRUSTEES OF THE WEBB FAMILY TRUST, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. 278. THE 50' PRIVATE ACCESS AND EMERGENCY EASEMENT AND THE 50' PRIVATE RECIPROCAL ACCESS AND EMERGENCY EASEMENT IS HEREBY GRANTED. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITIES AND CABLE TV COMPANIES, THEIR SUCCESSORS AND ASSIGNS.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME: ROMMIE FRED WEBB

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME: LINDA SUE WEBB

**NOTARY PUBLIC CERTIFICATE**

STATE OF \_\_\_\_\_ } S.S.  
 COUNTY OF \_\_\_\_\_ }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
 BY ROMMIE FRED WEBB WHO PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
 (MY COMMISSION EXPIRES \_\_\_\_\_)

**NOTARY PUBLIC CERTIFICATE**

STATE OF \_\_\_\_\_ } S.S.  
 COUNTY OF \_\_\_\_\_ }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
 BY LINDA SUE WEBB WHO PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
 (MY COMMISSION EXPIRES \_\_\_\_\_)

**TITLE COMPANY CERTIFICATE**

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

TICOR TITLE OF NEVADA, INC.  
 BY \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**SECURITY INTEREST HOLDERS CERTIFICATE**

PCD SERVICING, LLC, AS BENEFICIARY, UNDER DEEDS OF TRUST DOCUMENT NUMBER 5005580 RECORDED FEBRUARY 28, 2020 THE OFFICIAL RECORDS OF WASHOE COUNTY NEVADA, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT PER SEPARATE DOCUMENT NO. \_\_\_\_\_

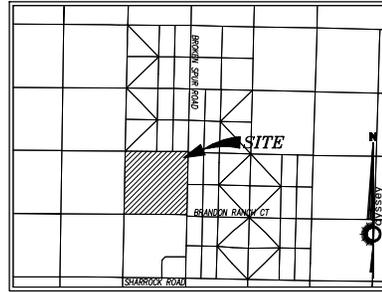
**UTILITY COMPANIES' CERTIFICATE**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE RELINQUISHED, GRANTED OR TO REMAIN HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV, AND PUBLIC UTILITY COMPANIES.

CHARTER COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_  
 D/B/A AT&T NEVADA  
 BY: \_\_\_\_\_

SIERRA PACIFIC POWER COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
 D/B/A NV ENERGY  
 BY: KATHERINE PERKINS  
 TITLE: ASSOCIATE RIGHT OF WAY AGENT

NEVADA BELL TELEPHONE COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: CLIFF COOPER  
 TITLE: MOR OSP PLANNING



VICINITY MAP  
 NOT TO SCALE

**NOTES**

1. THE NATURAL DRAINAGE SHALL NOT BE IMPEDED BY THE IMPROVEMENT OF THESE PARCELS.
1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
2. PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION.
3. DRAINAGE EASEMENTS ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
4. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICED FACILITIES TO THAT PARCEL, WITH THE RIGHT TO GO TO THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
5. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
6. A 50' PRIVATE RECIPROCAL ACCESS EASEMENT, AND EMERGENCY ACCESS EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF PARCELS A, B, C, AND D, AS SHOWN HEREON.
7. FOR EACH PARCEL CREATED BY THIS FINAL MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITHIN AN APPROVED RESIDENTIAL BUILDING PERMIT.
8. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
9. NO HABITAT STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.

**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 \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

- I, KELLY R. COMBEST, 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 WEBB FAMILY TRUST.
  2. THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF THE SE 1/2 OF SECTION 16, T22N, R21E, M.D.M., AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_
  3. THIS PLAT COMPLIES WITH ALL OF THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
  4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

KELLY R. COMBEST, P.L.S.  
 NEVADA CERTIFICATE NO. 16444



12-7-22

**TAX CERTIFICATE**

APN: 077-130-17

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

WASHOE COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE**

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

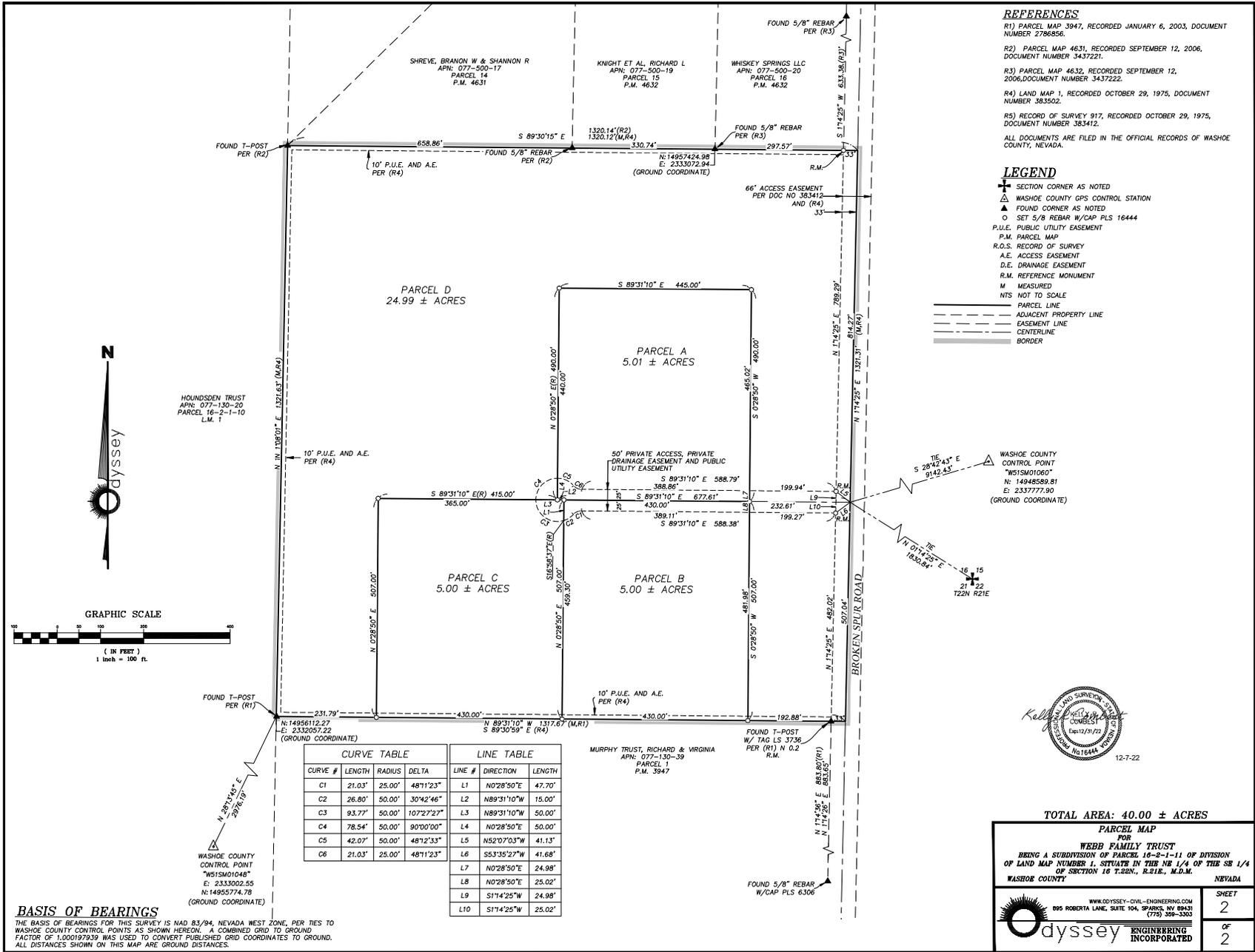
BY: \_\_\_\_\_ FOR THE DISTRICT BOARD OF HEALTH \_\_\_\_\_ DATE: \_\_\_\_\_

**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. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

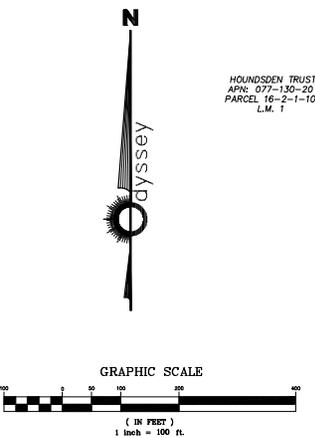
MORRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

PARCEL MAP FOR <b>WEBB FAMILY TRUST</b> BEING A SUBDIVISION OF PARCEL 16-2-1-11 OF DIVISION OF LAND MAP NUMBER 1, SITUATE ON THE NE 1/4 OF THE SE 1/4 OF SECTION 16 T.22N., R.21E, M.D.M. WASHOE COUNTY NEVADA	
SHEET	1
OF	2
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-5305 <b>dyssey</b> ENGINEERING INCORPORATED	



- REFERENCES**
- R1) PARCEL MAP 3947, RECORDED JANUARY 6, 2003, DOCUMENT NUMBER 2786856.
  - R2) PARCEL MAP 4631, RECORDED SEPTEMBER 12, 2006, DOCUMENT NUMBER 3437221.
  - R3) PARCEL MAP 4632, RECORDED SEPTEMBER 12, 2006, DOCUMENT NUMBER 3437222.
  - R4) LAND MAP 1, RECORDED OCTOBER 29, 1975, DOCUMENT NUMBER 383502.
  - R5) RECORD OF SURVEY 917, RECORDED OCTOBER 29, 1975, DOCUMENT NUMBER 383412.
- ALL DOCUMENTS ARE FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

- LEGEND**
- ⊕ SECTION CORNER AS NOTED
  - △ WASHOE COUNTY GPS CONTROL STATION
  - ▲ FOUND CORNER AS NOTED
  - SET 5/8" REBAR W/CAP PLS 16444
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.M. PARCEL MAP
  - R.O.S. RECORD OF SURVEY
  - A.E. ACCESS EASEMENT
  - D.E. DRAINAGE EASEMENT
  - R.M. REFERENCE MONUMENT
  - M MEASURED
  - NTS NOT TO SCALE
  - PARCEL LINE
  - - - ADJACENT PROPERTY LINE
  - - - EASEMENT LINE
  - CENTERLINE
  - BORDER



CURVE TABLE				LINE TABLE		
CURVE #	LENGTH	RADIUS	DELTA	LINE #	DIRECTION	LENGTH
C1	21.03'	25.00'	48°11'23"	L1	N02°28'50"E	47.70'
C2	26.80'	50.00'	30°42'46"	L2	N89°31'10"W	15.00'
C3	93.77'	50.00'	107°27'22"	L3	N89°31'10"W	50.00'
C4	78.54'	50.00'	90°00'00"	L4	N02°28'50"E	50.00'
C5	42.07'	50.00'	48°12'33"	L5	N52°07'03"W	41.13'
C6	21.03'	25.00'	48°11'23"	L6	S53°35'27"W	41.68'
				L7	N02°28'50"E	24.98'
				L8	N02°28'50"E	25.02'
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**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/94, NEVADA WEST ZONE, PER TIES TO WASHOE COUNTY CONTROL POINTS AS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.

12-7-22

**TOTAL AREA: 40.00 ± ACRES**

**PARCEL MAP**  
 FOR  
**WEBB FAMILY TRUST**  
 BEING A SUBDIVISION OF PARCEL 16-2-1-11 OF DIVISION  
 OF LAND MAP NUMBER 1, SITUATE IN THE NE 1/4 OF THE SE 1/4  
 OF SECTION 16 T.22N., R.21E., M.D.M.  
 WASHOE COUNTY NEVADA

WWW.DYSSSEY-CIVIL-ENGINEERING.COM  
 895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431  
 (775) 359-3303

**ENGINEERING INCORPORATED**

SHEET	2
OF	2

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROMMIE FRED WEBB AND LINDA SUE WEBB, TRUSTEES OF THE WEBB FAMILY TRUST, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. 278. THE 50' PRIVATE ACCESS AND EMERGENCY EASEMENT AND THE 50' PRIVATE RECIPROCAL ACCESS AND EMERGENCY EASEMENT IS HEREBY GRANTED. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITIES AND CABLE TV COMPANIES, THEIR SUCCESSORS AND ASSIGNS.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME: ROMMIE FRED WEBB

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME: LINDA SUE WEBB

**NOTARY PUBLIC CERTIFICATE**

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY ROMMIE FRED WEBB WHO PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
 (MY COMMISSION EXPIRES \_\_\_\_\_)

**NOTARY PUBLIC CERTIFICATE**

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY LINDA SUE WEBB WHO PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
 (MY COMMISSION EXPIRES \_\_\_\_\_)

**TITLE COMPANY CERTIFICATE**

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TICOR TITLE OF NEVADA, INC.

BY \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**SECURITY INTEREST HOLDERS CERTIFICATE**

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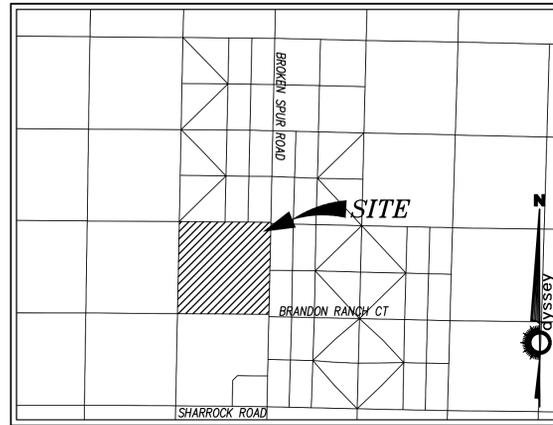
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CHARTER COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_  
 D/B/A AT&T NEVADA  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

SIERRA PACIFIC POWER COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
 D/B/A/ NV ENERGY  
 BY: KATHERINE PERKINS  
 TITLE: ASSOCIATE RIGHT OF WAY AGENT

NEVADA BELL TELEPHONE COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: CLIFF COOPER  
 TITLE: MGR OSP PLANNING



**VICINITY MAP**  
 NOT TO SCALE

**NOTES**

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

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KELLY R. COMBEST, P.L.S.  
 NEVADA CERTIFICATE NO. 16444



12-7-22

**TAX CERTIFICATE**

APN: 077-130-17

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

WASHOE COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE**

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

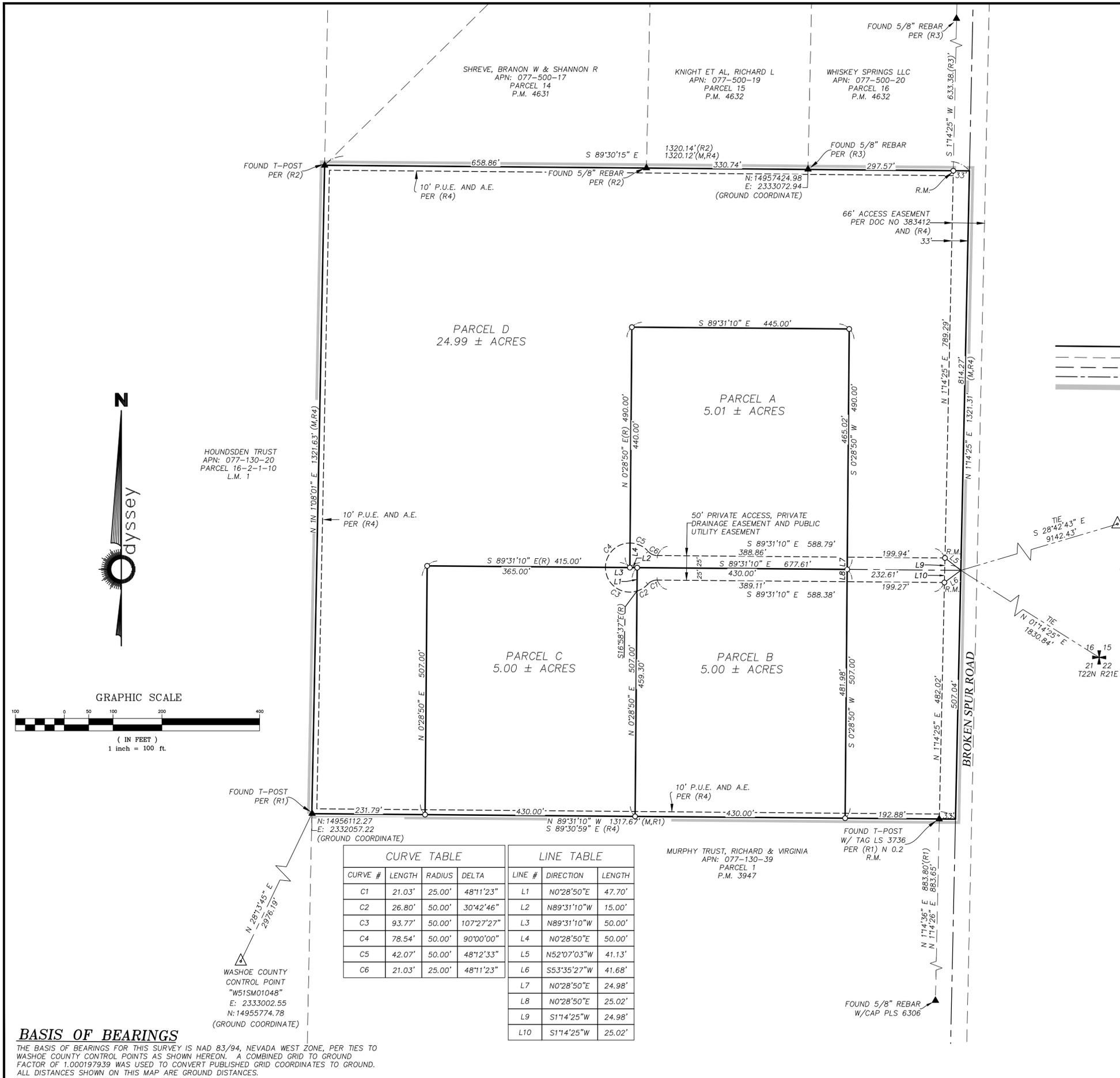
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 FOR THE DISTRICT BOARD OF HEALTH

**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. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

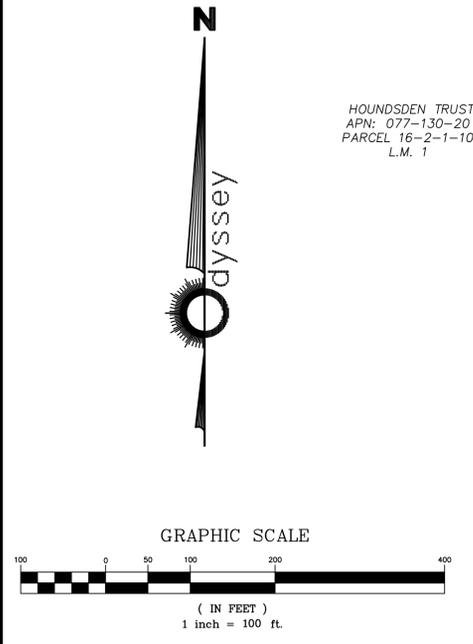
MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

PARCEL MAP FOR WEBB FAMILY TRUST BEING A SUBDIVISION OF PARCEL 16-2-1-11 OF DIVISION OF LAND MAP NUMBER 1, SITUATE IN THE NE 1/4 OF THE SE 1/4 OF SECTION 16 T.22N., R.21E., M.D.M. WASHOE COUNTY NEVADA	
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303 ENGINEERING INCORPORATED	SHEET 1 OF 2



- REFERENCES**
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- LEGEND**
- ✦ SECTION CORNER AS NOTED
  - △ WASHOE COUNTY GPS CONTROL STATION
  - ▲ FOUND CORNER AS NOTED
  - SET 5/8 REBAR W/CAP PLS 16444
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.M. PARCEL MAP
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  - M MEASURED
  - NTS NOT TO SCALE
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  - - - ADJACENT PROPERTY LINE
  - - - EASEMENT LINE
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  - BORDER



CURVE TABLE				LINE TABLE		
CURVE #	LENGTH	RADIUS	DELTA	LINE #	DIRECTION	LENGTH
C1	21.03'	25.00'	48°11'23"	L1	N0°28'50"E	47.70'
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**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/94, NEVADA WEST ZONE, PER TIES TO WASHOE COUNTY CONTROL POINTS AS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.

WASHOE COUNTY CONTROL POINT "W51SM01060"  
 N: 14948589.81  
 E: 2337777.90  
 (GROUND COORDINATE)



12-7-22

**TOTAL AREA: 40.00 ± ACRES**

PARCEL MAP  
 FOR  
**WEBB FAMILY TRUST**  
 BEING A SUBDIVISION OF PARCEL 16-2-1-11 OF DIVISION  
 OF LAND MAP NUMBER 1, SITUATE IN THE NE 1/4 OF THE SE 1/4  
 OF SECTION 16 T.22N., R.21E., M.D.M.  
 WASHOE COUNTY NEVADA

	WWW.ODYSSEY-CIVIL-ENGINEERING.COM 895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303
<b>Odyssey</b> ENGINEERING INCORPORATED	SHEET <b>2</b> OF <b>2</b>