

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



**Parcel Map for Silver Sky Ranch, LLC,
a Nevada limited liability company;
Tentative Parcel Map Application
to Washoe County;**

Prepared by:

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Community Services Department
Planning and Building
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Reno, NV 89512-2845

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October 10, 2022

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.
 - N/A 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.
 - N/A 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.
 - N/A 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.



A handwritten signature in blue ink, appearing to read "R. Cook", written over a horizontal line.

Professional Land Surveyor

10-10-2022

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 SILVER SKY RANCH, LLC, a Nevada limited liability company | | | |
| Project Description: DIVIDE PARCEL B OF BLA ROS 6008 RESULTING IN TWO LEGAL PARCELS ; NEW LINE BEING THE SAME AS THE ORIGINAL BOUNDARY PRIOR TO ROS 6008. | | | |
| Project Address: 10235 WHITE OWL DRIVE | | | |
| Project Area (acres or square feet): 91.11 ACRES | | | |
| Project Location (with point of reference to major cross streets AND area locator): SITE IS LOCATED BOTH AT THE WESTERLY TERMINUS OF WHITE OWL DR & ALONG RED ROCK RD AT PATHFINDER DR (S). | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| 086-250-80 | 91.11 ACRES | | |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). WBLA18-0012 | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| Name: SILVER SKY RANCH, LLC | | Name: SUMMIT ENGINEERING CORP. | |
| Address: 4790 CAUGHLIN PRKWY, PMB 519 | | Address: 5405 MAE ANNE AVENUE | |
| RENO, NV | Zip: 89519 | RENO, NV | Zip: 89523 |
| Phone: 775-750-5537 | Fax: | Phone: 775-787-4316 | Fax: 747-8559 |
| Email: rlissner@gmail.com | | Email: ryan@summitnv.com | |
| Cell: 775-750-5537 | Other: | Cell: 775-223-7432 | Other: |
| Contact Person: BOB LISSNER | | Contact Person: RYAN COOK, PLS | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: SILVER SKY RANCH, LLC | | Name: | |
| Address: 4790 CAUGHLIN PRKWY, PMB 519 | | Address: | |
| RENO, NV | Zip: 89519 | | Zip: |
| Phone: 775-750-5537 | Fax: | Phone: | Fax: |
| Email: rlissner@gmail.com | | Email: | |
| Cell: 775-750-5537 | Other: | Cell: | Other: |
| Contact Person: BOB LISSNER | | 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)

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

SITE IS LOCATED BOTH AT THE WESTERLY TERMINUS OF WHITE OWL DR & ALONG RED ROCK RD AT PATHFINDER DR (S).

- a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|--|----------------|
| 086-250-80 | EXISTING SINGLE FAMILY RESIDENCE (PARCEL D2) AND VACANT LAND (PARCEL B2) | 91.11 |
| | | |

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

ONE EXISTING 1,583SF SINGLE FAMILY RESIDENCE (PARCEL D2) AND VACANT LAND (PARCEL B2)

3. What are the proposed lot standards?

| | <i>GROSS</i> | <i>NET</i> | <i>GROSS</i> | <i>NET</i> |
|----------------------------|------------------|------------------|------------------|------------------|
| | Parcel <i>B2</i> | Parcel <i>B2</i> | Parcel <i>D2</i> | Parcel <i>D2</i> |
| Proposed Minimum Lot Area | 89.91 ACRES | 89.17 ACRES | 51,984 SF | 44,083 SF |
| Proposed Minimum Lot Width | 661' | 661' | 157' | 157' |

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 | N/A | N/A | | |
| Proposed Zoning Area | | | | |

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

Yes No

6. Utilities:

| | |
|---------------------------------|---|
| a. Sewer Service | EXISTING SEPTIC WITHIN PARCEL D2 & PROPOSED PUBLIC SEWER WITHIN PARCEL B2 |
| b. Electrical Service/Generator | NV ENERGY |
| c. Water Service | EXISTING PRIVATE WELL WITHIN PARCEL D2 & PROPOSED TMWA WITHIN PARCEL B2 |

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 | EXISTING PRIVATE WELL WITHIN PARCEL D2 | |
| <input type="checkbox"/> Private water | Provider: | |
| <input checked="" type="checkbox"/> Public water | Provider: | PROPOSED PUBLIC WATER (TMWA) WITHIN PARCEL B2 |

b. Available:

| | | | |
|------------------------------|---|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Now | <input checked="" type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|------------------------------|---|------------------------------------|-----------------------------------|

c. Washoe County Capital Improvements Program project?

| | |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

| | | | |
|---|----------------------------------|---|--|
| <input checked="" type="checkbox"/> Individual septic | EXISTING SEPTIC WITHIN PARCEL D2 | | |
| <input checked="" type="checkbox"/> Public system | Provider: | PROPOSED PUBLIC SEWER (RENO) WITHIN PARCEL B2 | |

b. Available:

| | | | |
|------------------------------|---|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Now | <input checked="" type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|------------------------------|---|------------------------------------|-----------------------------------|

c. Washoe County Capital Improvements Program project?

| | |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

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

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):

| |
|---|
| N/A; REFER TO ATTACHED (ITEM 9 SUPPORTING INFO) 7/25/2022 EMAIL FROM VAHID BEHMARAM; ALSO REFER TO NOTES 2 & 10 ON THE MAP JURAT. |
|---|

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. |
|------------------------------|--|---|

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. |
|------------------------------|--|---|

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. |
|------------------------------|--|---|

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. |
|------------------------------|--|---|

14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

| |
|-----|
| N/A |
|-----|

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. |
|------------------------------|--|---|

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 |
|-----|

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. |
|------------------------------|--|---|

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?

| |
|---------------------|
| NO GRADING PROPOSED |
|---------------------|

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?

N/A

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?

N/A

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?

N/A

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?

N/A

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?

N/A

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

N/A

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?

N/A

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

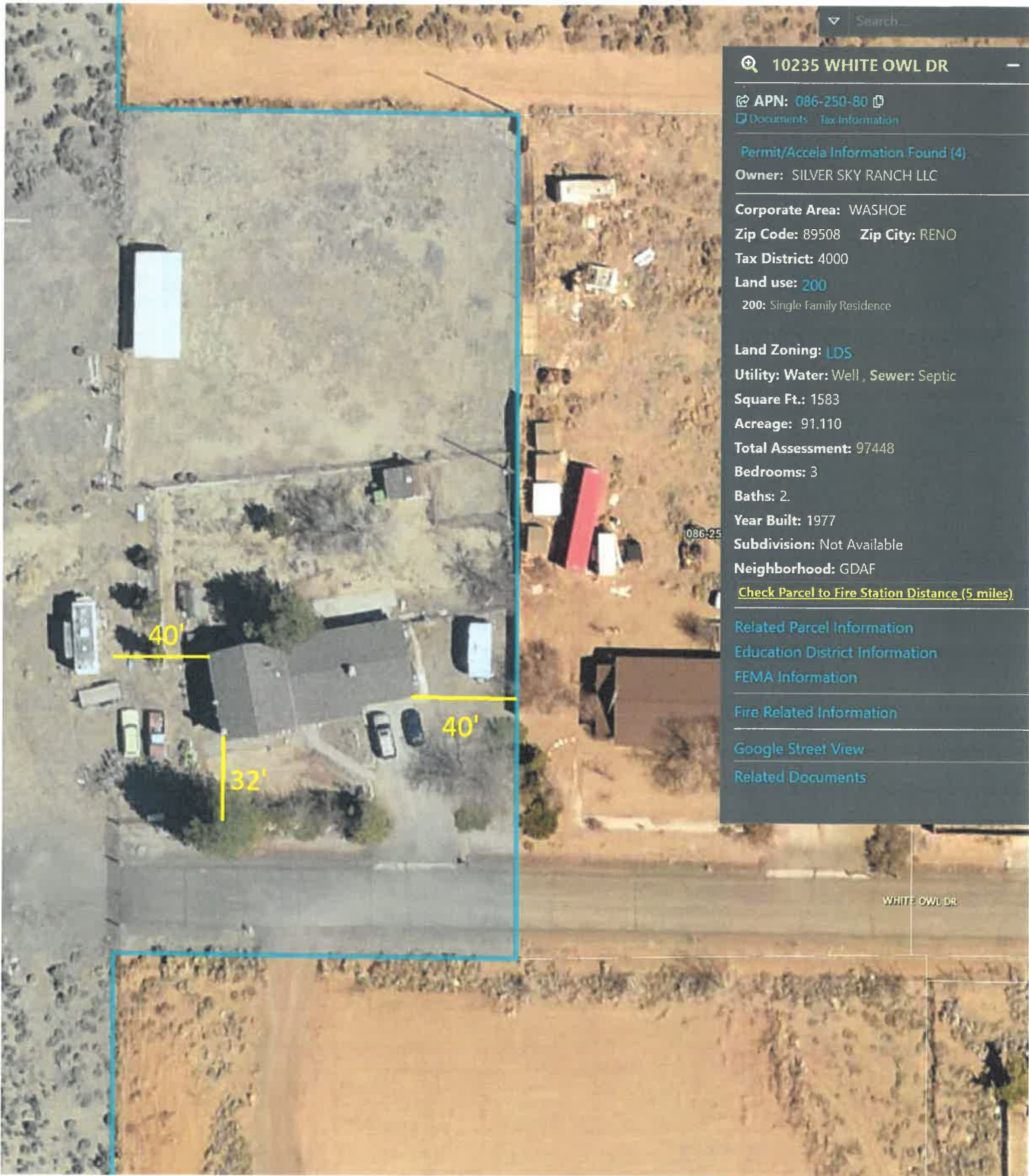
| |
|-----|
| N/A |
|-----|

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

| |
|-----|
| N/A |
|-----|

28. Surveyor:

| | |
|--------------|-------------------------------------|
| Name | SUMMIT ENGINEERING CORPORATION |
| Address | 5405 MAE ANNE AVENUE, RENO NV 89523 |
| Phone | 775-787-4316 |
| Cell | 775-223-7432 |
| E-mail | ryan@summitnv.com |
| Fax | 775-747-8559 |
| Nevada PLS # | 15224 |



Search

📍 10235 WHITE OWL DR

📄 APN: 086-250-80

📄 Documents Tax Information

Permit/Accela Information Found (4)

Owner: SILVER SKY RANCH LLC

Corporate Area: WASHOE

Zip Code: 89508 Zip City: RENO

Tax District: 4000

Land use: 200

200: Single Family Residence

Land Zoning: LDS

Utility: Water: Well, Sewer: Septic

Square Ft.: 1583

Acreage: 91.110

Total Assessment: 97448

Bedrooms: 3

Baths: 2

Year Built: 1977

Subdivision: Not Available

Neighborhood: GDAF

[Check Parcel to Fire Station Distance \(5 miles\)](#)

[Related Parcel Information](#)

[Education District Information](#)

[FEMA Information](#)

[Fire Related Information](#)

[Google Street View](#)

[Related Documents](#)

086-25

WHITE OWL DR

PARCEL MAP FOR SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY



VICINITY MAP

NOTES:

1. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HISTORIC PERIOD OF RESIDENCE.
2. FOR PARCEL 02, NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY UTILITY DIVISION (OR THE CITY OF RENO) AND THE WATER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY WASHOE COUNTY UTILITY DIVISION (OR BRIDGE WADOWS WATER AUTHORITY).
3. NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.
4. DRAINAGE FACILITIES OUTSIDE THE DEDICATED STREET RIGHT-OF-WAYS ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER, OR THEIR SUCCESSORS AND ASSIGNS.
5. NO FENCES SHALL BE ALLOWED WITHIN OR ACROSS ANY DRAINAGE OR UTILITY EASEMENT MAINTAINED BY WASHOE COUNTY.
6. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILIZED SPACE FACILITIES TO BE INSTALLED AND THE RIGHT TO CUT THAT LOT WITH EACH UTILITY FACILITY FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY MARKED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. IN ADDITION, ALL SUCH PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT TO FEET IN WIDTH CENTERED AROUND THE PROPERTY LINE. ALSO, ALL REAR PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT 5 FEET IN WIDTH LOCATED WITHIN THE LOT, ADJACENT TO THE REAR PROPERTY LINE.
7. THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAN INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF BRIDGE WADOWS WATER AUTHORITY AND CABLE TELEPHONE FACILITIES.
8. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED IN CONNECTION WITH THE RELEASE OF THE ASSESSORS PARCEL NUMBERS. IF A PLANNED STRUCTURE WILL NOT FACE THE ADDRESS STREET, TYPICALLY ON CORNER LOTS, THE DEVELOPER MUST REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. 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 DRAINAGE AND NOT PERFORM OR ALLOW UNAPPROVED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
10. WITH THE DEVELOPMENT OF PARCELS 02 AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCELS, THE OWNER SHALL GRANT WATER RIGHTS TO THE SURROUNDING UTILITY SUBJECT TO OBTAIN THE DEVELOPMENT AND SHALL PROVIDE THE APPROPRIATE LOCAL GOVERNMENT WITH A WELL DONE LETTER.
11. 1/4TH AREA OF PARCEL 02 IS COMPLETED BY THE OFFSHORE OF THE GROSS AREA OF PARCEL 02 AND THESE PORTIONS OF RED BOOK ROAD OFFERED FOR CONVEYANCE TO WASHOE COUNTY FOR THIS MAP. THE NET AREA OF PARCEL 02 IS COMPUTED BY THE OFFSHORE OF THE GROSS AREA OF PARCEL 02 AND THAT PORTION OF WHITE OAK DRIVE OFFERED FOR CONVEYANCE TO WASHOE COUNTY FOR THIS MAP.
12. A MINIMUM 10.00 FOOT PUBLIC UTILITY, TRAFFIC CONTROL, SIGNAGE, SIGNAGE, PLOUGH SHOW STORAGE, AND USPS MAIL DELIVERY FACILITY EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAYS (RED BOOK ROAD & WHITE OAK DRIVE). THE 10.00 FOOT PLOUGH SHOW STORAGE EASEMENT IS FOR PLOUGH SHOW FROM THE STREET RIGHT OF WAY ONLY.
13. PARCEL 02 SHOW HEREON IS SUBJECT TO THE GRANT OF EASEMENT FOR UTILITY FACILITIES, DOCUMENT NUMBER 333768, RECORDED MARCH 8, 2006, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
14. PARCEL 03 SHOW HEREON IS SUBJECT TO THE ROAD MAINTENANCE AGREEMENTS, DOCUMENT NUMBERS 138616, RECORDED APRIL 30, 1990, AND DOCUMENT NUMBER 103377, RECORDED DECEMBER 28, 1989, BOTH IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
15. ACCORDING TO THE PRELIMINARY REPORT PREPARED BY STANBURY TITLE COMPANY, ORDER NO. 17783289, PARCEL 02 SHOW HEREON IS SUBJECT TO THE EASEMENT AGREEMENTS, DOCUMENT NUMBER 396, PAGE 701 AS DOCUMENT NO. 104378 AND AMENDED CLAIMS RECORDED JULY 23, 1988, IN BOOK 492, PAGE 309 AS DOCUMENT NO. 149004, BOTH IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAN AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAN AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 270 AND 275, AND THAT THE STREETS, ALLEYS, HIGHWAYS AND ALL APPURTENANCES THEREON AS SHOWN ARE HEREBY GRANTED, DEDICATED AND SET APART TO BE USED AS PUBLIC HIGHWAYS FOREVER; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES NEWMARK LOCATIONS SHOWN, AND/OR NOTED, ON THIS PLAN FOR UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THEREON FOREVER, TO THE OWNER AND ASSIGNS OF PARCEL 02 ACROSS TO THE LINE OF RESIDUAL WATER METERS.

SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: ROBERT J. LISSNER _____ DATE _____
ITS: MANAGER

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA, S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY ROBERT J. LISSNER
AS MANAGER OF SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY.

(SIGNATURE OF NOTARIAL OFFICER) _____
(MY COMMISSION EXPIRES _____)

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 CONVEYANCE OF THE PROPERTY FROM APRIL 08 - 2008 - IS _____

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAN HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND GREAT BASHIN WATER CO.

SERENA PACIFIC POWER COMPANY DBA NV ENERGY _____ DATE _____
BY: _____
ITS: _____

CHARTER COMMUNICATIONS _____ DATE _____
BY: _____
ITS: _____

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____
BY: _____
ITS: _____

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA _____ DATE _____
BY: _____
ITS: _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED AND SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY OWNS AN INTEREST IN THE LANDS DESCRIBED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIES OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TRACES OF SPECIAL.

ASSESSMENTS, AS OF _____ 2022.

STANBURY TITLE COMPANY

BY: _____ DATE _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS. IT 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 RECORDEMENT OF THIS MAP.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2022, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 270.075. THE OPEN UP OF SECTIONS OF STREETS IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 270.

KELLY KULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SPRAWL 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.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

SURVEYOR'S CERTIFICATION

1. I, RYAN C. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:
 - 1) THIS PLAN REPRESENTS THE RESULT OF A SURVEY CONDUCTED UNDER MY SUPERVISION AS THE INSURANCE OF SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY.
 - 2) THE LAND SURVEYED LIES WITHIN THE SOUTH 1/2 SECTION 13, TOWNSHIP 21 NORTH, RANGE 16 EAST, M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON _____, 2022.
 - 3) THIS PLAN COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 183 OF THE NEVADA ADMINISTRATIVE CODE.
 - 4) THE MONUMENTS DEPICTED ON THIS PLAN ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

RYAN C. COOK



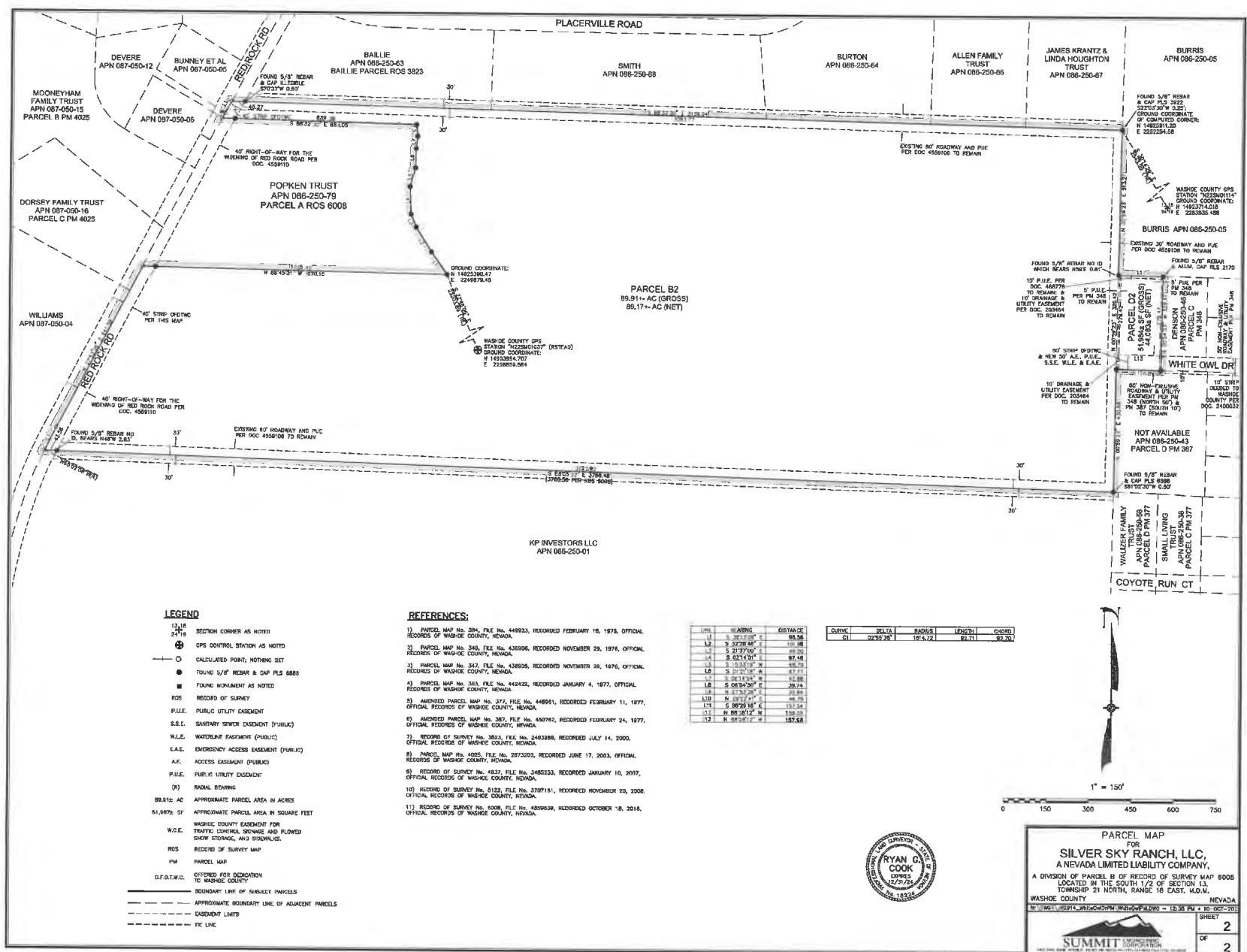
NEVADA P.L.S. 18224



| | |
|---|---------------------------------|
| <p>PARCEL MAP FOR SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY, A DIVISION OF PARCELS 02 OF RECORD OF SURVEY MAP 8008 LOCATED IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 21 NORTH, RANGE 16 EAST, M.D.M., WASHOE COUNTY, NEVADA</p> <p>THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA BOOK 492, PAGE 309 AS DOCUMENT NO. 149004, BOTH IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA</p> | <p>SHEET 1 OF 2</p> |
|---|---------------------------------|

PRELIMINARY, FOR REVIEW ONLY

PRELIMINARY, FOR REVIEW ONLY

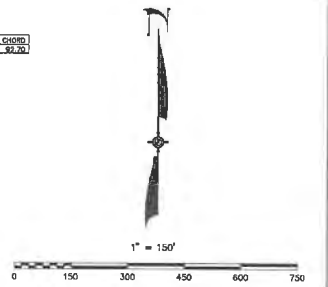


- LEGEND**
- 12 1/4" SECTION CORNER AS NOTED
 - 2 1/4" CDS CONTROL STATION AS NOTED
 - CALCULATED POINT, NOTHING SET
 - FOUND 5/8" REBAR & CAP PLS 8888
 - FOUND MONUMENT AS NOTED
 - ROS RECORD OF SURVEY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT (PUBLIC)
 - W.L.E. WATERLINE EASEMENT (PUBLIC)
 - E.A.E. EMERGENCY ACCESS EASEMENT (PUBLIC)
 - A.E. ACCESS EASEMENT (PUBLIC)
 - P.U.E. PUBLIC UTILITY EASEMENT
 - (R) RADIAL BEARING
 - 80.616 AC APPROXIMATE PARCEL AREA IN ACRES
 - 61,897.9 SF APPROXIMATE PARCEL AREA IN SQUARE FEET
 - W.C.E. WASHOE COUNTY EASEMENT FOR TRAFFIC CONTROL, SPRAWGE AND FLOWED SNOW STORAGE, AND SIGNAGE.
 - ROS RECORD OF SURVEY MAP
 - PM PARCEL MAP
 - D.F.O.T.W.C. OFFERED FOR DEDICATION TO WASHOE COUNTY
 - BOUNDARY LINE OF SUBJECT PARCELS
 - - - - - APPROXIMATE BOUNDARY LINE OF ADJACENT PARCELS
 - - - - - EASEMENT LIMITS
 - - - - - THE LINE

- REFERENCES:**
- 1) PARCEL MAP No. 334, FILE No. 44923, RECORDED FEBRUARY 16, 1976, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) PARCEL MAP No. 346, FILE No. 43696, RECORDED NOVEMBER 29, 1976, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) PARCEL MAP No. 357, FILE No. 43680, RECORDED NOVEMBER 20, 1976, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) PARCEL MAP No. 363, FILE No. 44922, RECORDED JANUARY 4, 1977, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) AMENDED PARCEL MAP No. 372, FILE No. 44861, RECORDED FEBRUARY 11, 1977, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 6) AMENDED PARCEL MAP No. 387, FILE No. 45072, RECORDED FEBRUARY 24, 1977, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 7) RECORD OF SURVEY No. 3823, FILE No. 2443886, RECORDED JULY 14, 2000, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 8) PARCEL MAP No. 4025, FILE No. 2873202, RECORDED JUNE 17, 2003, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 9) RECORD OF SURVEY No. 4837, FILE No. 3485233, RECORDED JANUARY 10, 2007, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 10) RECORD OF SURVEY No. 5122, FILE No. 3207161, RECORDED NOVEMBER 03, 2008, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 11) RECORD OF SURVEY No. 8008, FILE No. 4899039, RECORDED OCTOBER 18, 2016, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| L1 | S 88° 13' 00" W | 98.96 |
| L2 | S 37° 24' 46" W | 111.83 |
| L3 | S 21° 37' 00" W | 69.30 |
| L4 | S 02° 12' 00" W | 47.48 |
| L5 | S 13° 23' 19" W | 188.23 |
| L6 | S 20° 24' 00" W | 177.71 |
| L7 | S 28° 14' 34" W | 52.88 |
| L8 | S 08° 52' 20" E | 209.74 |
| L9 | S 11° 32' 20" E | 27.81 |
| L10 | N 07° 11' 11" E | 48.30 |
| L11 | S 00° 52' 14" E | 107.84 |
| L12 | N 08° 28' 12" W | 108.23 |
| L13 | N 88° 28' 12" W | 187.68 |

| CURVE | DELTA | RADIUS | LENGTH | CHORD |
|-------|-------------|---------|--------|-------|
| C1 | 92° 55' 36" | 1914.74 | 61.71 | 61.70 |



PARCEL MAP
FOR
SILVER SKY RANCH, LLC,
A NEVADA LIMITED LIABILITY COMPANY,
A DIVISION OF PARCEL B OF RECORD OF SURVEY MAP 6008
LOCATED IN THE SOUTH 1/2 OF SECTION 13,
TOWNSHIP 21 NORTH, RANGE 16 EAST, M.O.M.,
WASHOE COUNTY, NEVADA

SHEET
2
OF
2

SUMMIT SURVEYING & MAPPING, INC.
1000 S. RAY BLVD., SUITE 100, SPARK, NV 89411
TEL: 775-750-0000 FAX: 775-750-0001
WWW.SUMMIT-SURVEYING.COM

From: "Behmaram, Vahid" <VBehmaram@washoecounty.gov>
To: Thomas Gallagher <tomg@nevadawatersolutions.com>, Bob Lissner <rlissner@gmail.com>, scott <scott@sbcivilengineering.com>, Summit Engineering <RYAN@summitnv.com>, Robert <robert@summitnv.com>
Cc: Ishreno <Ishreno@gmail.com>, "Weiss, Timber A." <TWeiss@washoecounty.gov>
Sent: 7/25/2022 9:46 AM
Subject: RE: Parcel map

Hello Folks: this to confirm the process described below for the PM approval. When this area was in the Washoe County DWR service area (years ago) we would have a different approach. However, the process below is best suited for the current circumstances.

As an additional condition (not discussed with Tom G.), I would like to add the Standard TMWA note below to the Mylar PM as well. Please replace "City of Reno" with "appropriate Local Government" in the paragraph below.

Vahid Behmaram
Water Rights & Water Resources Consultant (Temporary Contractor)
vbehmaram@washoecounty.gov Office: (775)954-4647; Fax (775) 328-6133
Washoe County Community Services Dept.
1001 E. 9th, St., Reno, NV 89512

From: Thomas Gallagher <tomg@nevadawatersolutions.com>
Sent: Friday, July 22, 2022 2:47 PM
To: Bob Lissner <rlissner@gmail.com>; scott <scott@sbcivilengineering.com>; Summit Engineering <RYAN@summitnv.com>; Robert <robert@summitnv.com>
Cc: Ishreno <Ishreno@gmail.com>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Behmaram, Vahid <VBehmaram@washoecounty.gov>
Subject: RE: Parcel map

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello, to all,

This is to confirm my meeting on Tuesday with Washoe County staff Timber Weiss and Vahid Behmaram where we discussed what, if any, water rights need to be dedicated for the proposed parcel split. No water rights dedication will be needed for the parcel map approval. Instead, they said they will just need a record of a good-faith application for annexation of the larger parcel to the receive future water service from Truckee Meadows Water Authority, and a line-item condition of approval on the mylar parcel map that the owner agrees not to construct a domestic well on the larger parcel.

Best regards,

Thomas K. Gallagher, P.E.
Manager

CONFIDENTIALITY - This communication, including any attachments, is confidential and may be protected by privilege. If you are not the intended recipient, any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify the sender by telephone or email, and permanently delete all copies, electronic or other, you may have. The foregoing applies even if this notice is embedded in a message that is forwarded or attached.

From: Bob Lissner <rlissner@gmail.com>

Sent: Thursday, July 21, 2022 9:43 PM

To: Scott Benedict <scott@sbcivilengineering.com>; Ryan Cook <RYAN@summitnv.com>; Robert Gelu <Robert@summitnv.com>

Cc: Lifestyle Homes <lshreno@gmail.com>; Thomas Gallagher <tomg@nevadawatersolutions.com>

Subject: Parcel map

086 250 80

This is a 90 acre parcel with a one acre home site on the east end. We would like to parcel off that home site. It used to be a separate parcel, but got combined as part of a BLA. Your customer for all this is Silver Sky Ranch, attn. me.

I've written down how I think it might be handled. Please tell me where it could be better. In any case, please get back to me.

Ryan- Robert- Will you do the parcel map? I don't understand parcel maps well enough to understand if this can be submitted by Summit, or we should bring on board Mike Railey. I'm pretty sure there is no master plan or zoning issue.

Scott- We want to annex this to tmwa. It will use up some of the Silver Hills 2,000 GPM. Please confirm with TMWA that it will not slow down the Silver Hills pipeline. We'll need a discovery for 3 units per acre on the big parcel. The one acre at the east will not annex unless you say it should. The BLA won't be done immediately, so maybe the one acre has to come in.

Tom Gallagher is copied in case anyone wants more details from his conversation with Vahid and Timber at County. The three of them worked out a solution that protected our water rights in that basin, which was a problem.

Robert Lissner
4790 Caughlin Parkway PMB 519, Reno NV 89519
775-750-5537 call or text

PRELIMINARY, FOR REVIEW ONLY

PARCEL MAP FOR SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND 116, AND THAT THE STREETS, AVENUES, HIGHWAYS AND ALL APPURTENANCES THERETO AS SHOWN ARE HEREBY GRANTED, DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES PERMANENT EASEMENTS SHOWN, AND/OR NOTED, ON THIS PLAT FOR UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNER AND ASSIGNEES OF PARCEL B2 AGREE TO THE USE OF RESIDENTIAL WATER METERS.

SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: ROBERT J. LISSNER DATE
ITS: MANAGER

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY ROBERT J. LISSNER AS MANAGER OF SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY.

(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES _____)

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.
APN 086-250-80

WASHOE COUNTY TREASURER

BY: _____ DATE
DEPUTY

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND GREAT BASIN WATER CO.

SIERRA PACIFIC POWER COMPANY DBA NV ENERGY DATE
BY: _____

ITS: _____

CHARTER COMMUNICATIONS DATE
BY: _____

ITS: _____

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE
BY: _____

ITS: _____

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA DATE
BY: _____

ITS: _____

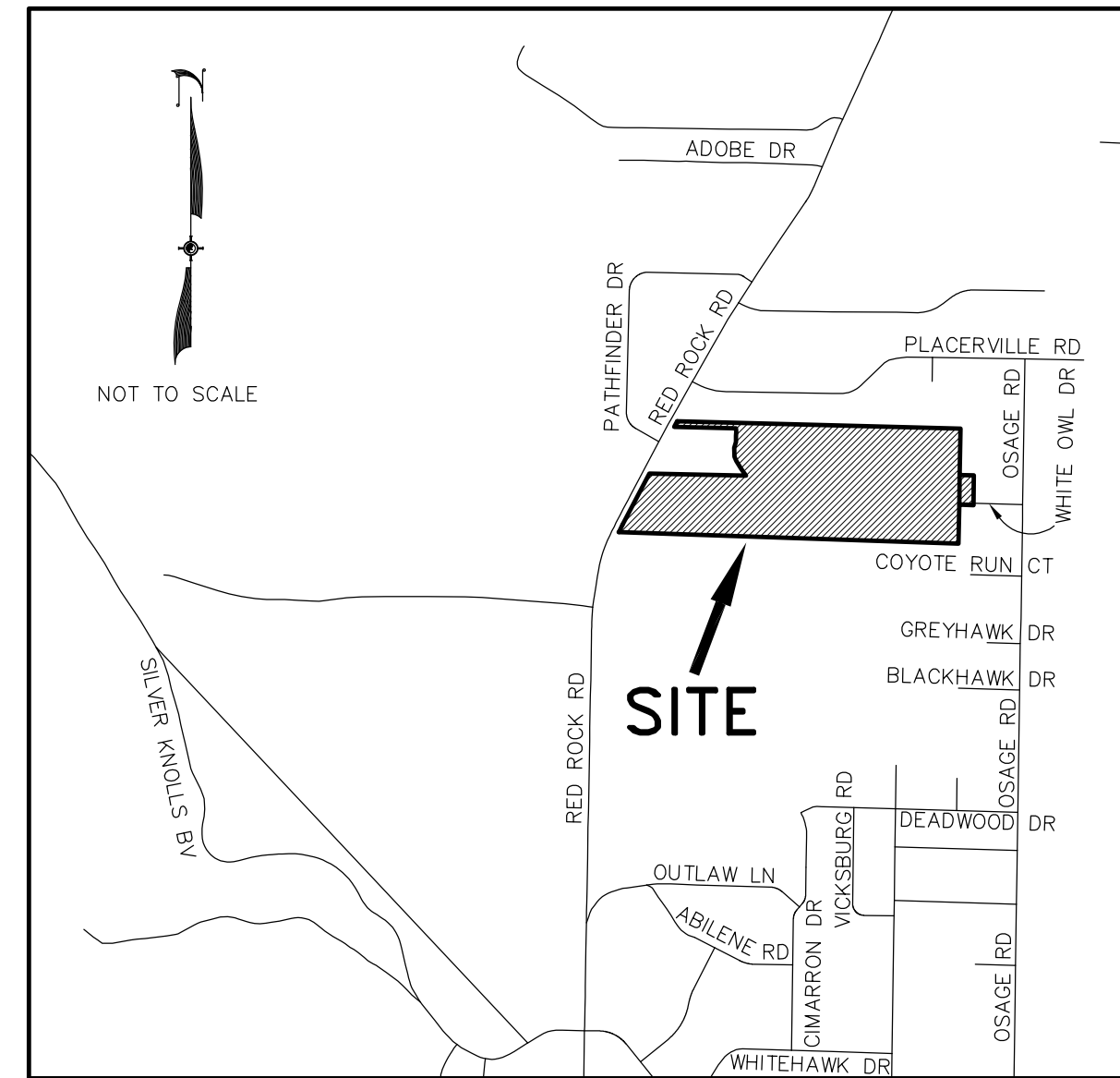
TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES OR SPECIAL

ASSESSMENTS, AS OF _____ 2022.

STEWART TITLE COMPANY

BY: _____ DATE



VICINITY MAP

NOTES:

- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
- FOR PARCEL B2, NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY UTILITY DIVISION (OR THE CITY OF RENO) AND THE WATER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY WASHOE COUNTY UTILITY DIVISION (OR TRUCKEE MEADOWS WATER AUTHORITY).
- NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.
- DRAINAGE FACILITIES OUTSIDE THE DEDICATED STREET RIGHT-OF-WAYS ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER, OR THEIR SUCCESSORS AND ASSIGNS.
- NO FENCES SHALL BE ALLOWED WITHIN OR ACROSS ANY DRAINAGE OR UTILITY EASEMENT MAINTAINED BY WASHOE COUNTY.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. IN ADDITION, ALL SIDE PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT TO FEET IN WIDTH CENTERED ABOUT THE PROPERTY LINE. ALSO, ALL REAR PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT 5 FEET IN WIDTH LOCATED WITHIN THE LOT, ADJACENT TO THE REAR PROPERTY LINE.
- THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF TRUCKEE MEADOWS WATER AUTHORITY AND CABLE TELEVISION FACILITIES.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED IN CONJUNCTION WITH THE RELEASE OF THE ASSESSORS PARCEL NUMBERS. IF A PLANNED STRUCTURE WILL NOT FACE THE ADDRESS STREET, TYPICALLY ON CORNER LOTS, THE DEVELOPER MUST REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 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.
- WITH THE DEVELOPMENT OF PARCEL B2 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 THE APPROPRIATE LOCAL GOVERNMENT WITH A WILL SERVE LETTER.
- NET AREA OF PARCEL B2 IS COMPUTED BY THE DIFFERENCE OF THE GROSS AREA OF PARCEL B2 AND THOSE PORTIONS OF RED ROCK ROAD OFFERED FOR DEDICATION TO WASHOE COUNTY PER THIS MAP. THE NET AREA OF PARCEL D2 IS COMPUTED BY THE DIFFERENCE OF THE GROSS AREA OF PARCEL D2 AND THAT PORTION OF WHITE OWL DRIVE OFFERED FOR DEDICATION TO WASHOE COUNTY PER THIS MAP.
- A MINIMUM 10.00 FOOT PUBLIC UTILITY, TRAFFIC CONTROL SIGNAGE, SIDEWALK, PLOWED SNOW STORAGE, AND USPS MAIL DELIVERY FACILITY EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAYS (RED ROCK ROAD & WHITE OWL DRIVE). THE 10.00 FOOT PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM THE STREET RIGHT OF WAY ONLY.
- PARCEL B2 SHOWN HEREON IS SUBJECT TO THE GRANT OF EASEMENT FOR UTILITY FACILITIES, DOCUMENT NUMBER 3359105, RECORDED MARCH 9, 2006, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL D2 SHOWN HEREON IS SUBJECT TO THE ROAD MAINTENANCE AGREEMENTS, DOCUMENT NUMBERS 1396610, RECORDED APRIL 30, 1990, AND DOCUMENT NUMBER 153337, RECORDED DECEMBER 26, 1991, BOTH IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- ACCORDING TO THE PRELIMINARY REPORT PREPARED BY STEWART TITLE COMPANY, ORDER NO. 17783269, PARCEL D2 SHOWN HEREON IS SUBJECT TO THE CC&R'S RECORDED ON DECEMBER 20, 1967, BOOK 298, PAGE 751 AS DOCUMENT NO. 104378 AND AMENDED CC&R'S RECORDED JULY 25, 1969, IN BOOK 492, PAGE 309 AS DOCUMENT NO. 149509, BOTH IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

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 _____, 2022, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725. THE OFFER OF DEDICATION OF STREETS IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

DISTRICT BOARD OF HEALTH CERTIFICATE:

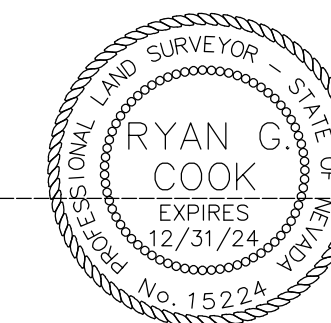
THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE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

FOR THE DISTRICT BOARD OF HEALTH DATE

SURVEYOR'S CERTIFICATION

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LAND SURVEYED LIES WITHIN THE SOUTH 1/2 SECTION 13, TOWNSHIP 21 NORTH, RANGE 18 EAST, M.D.M., WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON _____, 2022.
- THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

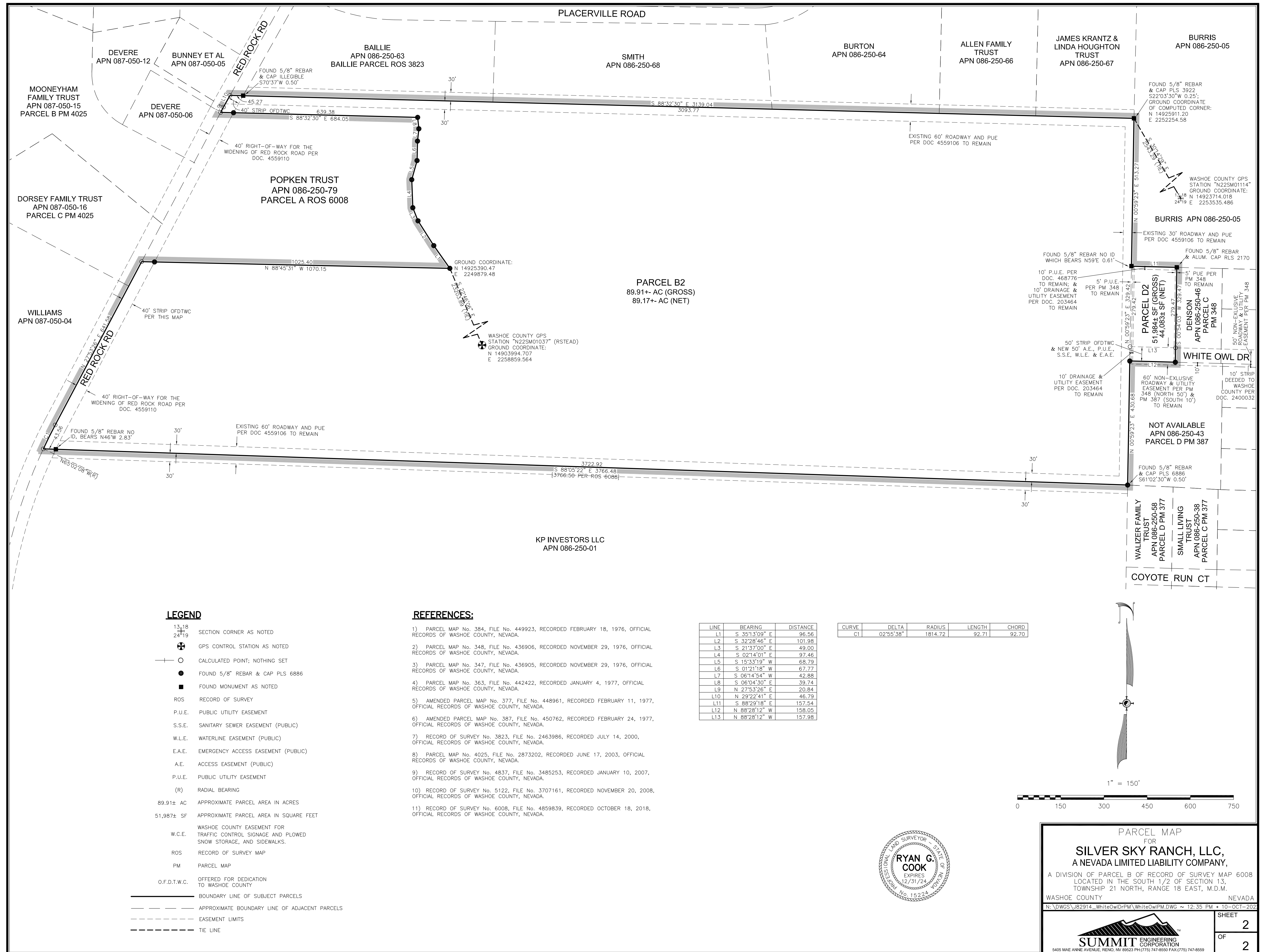


RYAN G. COOK NEVADA P.L.S. 15224



PARCEL MAP FOR SILVER SKY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY, A DIVISION OF PARCEL B OF RECORD OF SURVEY MAP 6008 LOCATED IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 21 NORTH, RANGE 18 EAST, M.D.M. WASHOE COUNTY NEVADA
N:\DWGS\JB2914_WhiteOwl\PM\WhiteOwl\PM.DWG ~ 12:35 PM • 10-OCT-2022
SHEET 1 OF 2
SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV 89523 PH:(775) 747-8500 FAX:(775) 747-8559

PRELIMINARY, FOR REVIEW ONLY



PARCEL MAP FOR
SILVER SKY RANCH, LLC,
 A NEVADA LIMITED LIABILITY COMPANY,
 A DIVISION OF PARCEL B OF RECORD OF SURVEY MAP 6008
 LOCATED IN THE SOUTH 1/2 OF SECTION 13,
 TOWNSHIP 21 NORTH, RANGE 18 EAST, M.D.M.
 WASHOE COUNTY NEVADA
 N:\DWG\J82914_WhiteOwlDr\PM\WhiteOwlDr.DWG ~ 12:35 PM • 10-OCT-2024
 SHEET 2 OF 2

SUMMIT ENGINEERING CORPORATION
 5405 MAE AVENUE, RENO, NV 89523 PH:(775) 747-8500 FAX:(775) 747-8559