

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: Westview Parcel Map			
Project Description: Parcel map in support of a deed of combination			
Project Address: 2545 and 2565 Westview Blvd. Sparks, NV 89434			
Project Area (acres or square feet): 54,144 S.F.			
Project Location (with point of reference to major cross streets AND area locator): At the intersection of Westview Blvd. and Pleasant View Dr. and 2500' Northeast of the intersection of Vista Blvd. and E. Prater Way.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
030-191-01	1 acre		
030-181-16	1.3 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Shawn Marlow		Name: Daniel T. Kelsoe	
Address: 2545 Westview Blvd.		Address:	
Sparks, NV	Zip: 89434		Zip:
Phone: N/A	Fax: N/A	Phone:	Fax:
Email: smnewart@aol.com		Email: Dan@dksurveyinc.com	
Cell: 775-622-7083	Other: N/A	Cell: 775-750-0584	Other:
Contact Person: Shawn Marlow		Contact Person: Dan Kelsoe	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Chris Baxter, Robison Engineering, Inc.		Name:	
Address: 846 Victorian Ave		Address:	
Sparks, NV	Zip: 89431		Zip:
Phone: 775-852-2251	Fax: 775-852-9779	Phone:	Fax:
Email: chris@robisoneng.com		Email:	
Cell: 775-737-8717	Other: N/A	Cell:	Other:
Contact Person: Chris Baxter		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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: Westview Parcel Map			
Project Description: Parcel map in support of a deed of combination			
Project Address: 2545 and 2565 Westview Blvd. Sparks, NV 89434			
Project Area (acres or square feet): 54,144 S.F.			
Project Location (with point of reference to major cross streets AND area locator): At the intersection of Westview Blvd. and Pleasant View Dr. and 2500' Northeast of the intersection of Vista Blvd. and E. Prater Way.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
030-191-01	1 acre		
030-181-16	1.3 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Jasvinder Singh		Name: Daniel T. Kelsoe	
Address: 2565 Westview Blvd.		Address:	
Sparks, NV	Zip: 89434		Zip:
Phone: N/A	Fax: N/A	Phone:	Fax:
Email:		Email: Dan@dksurveyinc.com	
Cell:	Other: N/A	Cell: 775-750-0584	Other:
Contact Person: Jasvinder Singh		Contact Person: Dan Kelsoe	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Chris Baxter, Robison Engineering, Inc.		Name:	
Address: 846 Victorian Ave		Address:	
Sparks, NV	Zip: 89431		Zip:
Phone: 775-852-2251	Fax: 775-852-9775	Phone:	Fax:
Email: chris@robisoneng.com		Email:	
Cell: 775-737-8717	Other: N/A	Cell:	Other:
Contact Person: Chris Baxter		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Parvinder Kaur

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Parvinder Kaur
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 030-181-16, 030-191-01

Printed Name Parvinder Kaur

Signed P. Kaur

Address 2565 Westview Blvd.

Sparks, NV. 89434.

Subscribed and sworn to before me this
9 day of February, 2021.

E. Forgays
Notary Public in and for said county and state

My commission expires: May 8, 2023

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Shawn Marlow

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, SHAWN MARLOW
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 090-181-16, 090-191-01

Printed Name SHAWN MARLOW

Signed [Signature]

Address 2545 WESTVIEW BLVD

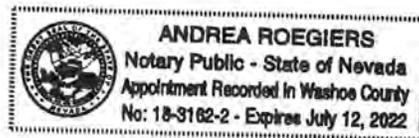
SPARKS NV 89434

(Notary Stamp)

Subscribed and sworn to before me this 2 day of February, 2021.

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

My commission expires: 7/12/2022



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Jasvinder Singh

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Jasvinder Singh
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 030-181-16, 030-191-01

Printed Name Jasvinder Singh

Signed [Signature]

Address 2565 Westview

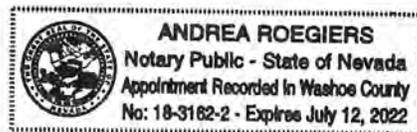
Bluebel Sparks NV

(Notary Stamp) 89434

Subscribed and sworn to before me this 2 day of February, 2021.

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

My commission expires: 7-12-2022



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Parvinder Kaur

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Parvinder Kaur
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 030-181-16, 030-191-01

Printed Name Parvinder Kaur

Signed P. Kaur

Address 2565 Westview Blvd.

Sparks, NV. 89434.

Subscribed and sworn to before me this 9 day of February, 2021.

(Notary Stamp)

E. Forgays
Notary Public in and for said county and state
My commission expires: May 8, 2023



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

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

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
03019101	Active	11/4/2021 1:39:11 AM

Current Owner:
 STEWART-MARLOW, NICOLE M
 2545 WESTVIEW BLVD
 SPARKS, NV 89434

SITUS:
 2545 WESTVIEW BLVD
 WASHOE COUNTY NV

Taxing District
 4000

Geo CD:

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

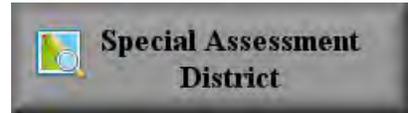
Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2021	\$3,077.77	\$3,077.77	\$0.00	\$0.00	\$0.00
2020	\$2,986.21	\$2,986.21	\$0.00	\$0.00	\$0.00
2019	\$2,899.22	\$2,899.22	\$0.00	\$0.00	\$0.00
2018	\$2,814.79	\$2,814.79	\$0.00	\$0.00	\$0.00
2017	\$2,217.32	\$2,217.32	\$0.00	\$0.00	\$0.00
Total					\$0.00

P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.gov

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

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)?

At the intersection of Westview Blvd. and Pleasant View Dr.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
030-191-01	200	1
030-181-16	200	1.3

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

Both parcels are primary residences.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	54,144 S.F.	45,969 S.F.		
Proposed Minimum Lot Width	193	172		

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	N/A	N/A		

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	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Well

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
---	------------------------------------	------------------------------------	-----------------------------------

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		
<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
---	------------------------------------	------------------------------------	-----------------------------------

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 #		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):

--

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 checked="" 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?

N/A

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	DANIEL T. KELSE
Address	2035 WOODHAVEN LN, SPARKS, NV 89434
Phone	775-750-0584
Cell	"
E-mail	DAN@DKSURVEYINC.COM
Fax	N/A
Nevada PLS #	18974

Robison Engineering Co.
846 Victorian Ave, Suite 20
Sparks, NV 89431

“EXHIBIT A”

ORIGINAL PARCELS:

Lot 3:

All that certain real property situate in the City of Sparks, County of Washoe, State of NEVADA, described as follows:

Lot 3 of SUNSET VIEW RANCHO ESTATES, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 6, 1973, as Document No. 389084.

APN: 030-191-01

Parcel 1:

Commencing at the Northwest corner of Section 1, Township 19 North, Range 20 East, M.D.B.&M.; thence South $0^{\circ}0'57''$ West along the West line of said section 1, a distance of 1575.00 feet to the point of beginning; thence South $89^{\circ}59'03''$ East, 261.60 feet; thence on a curve to the left having a radius of 15 feet, central angle of 90° a distance of 23.56 feet; thence North $0^{\circ}0'57''$ East, 142.50 feet; thence North $89^{\circ}59'03''$ West, 276.60 feet; thence South $0^{\circ}0'57''$ West, 157.50 feet to the point of beginning.

Parcel 2:

A portion of the NW $\frac{1}{4}$ of section 1, T19N, R20E, M.D.M., Washoe County, Nevada, more particularly described as follows:

Beginning at the Northwest corner of Lot 3 of SUNSET VIEW RANCHO ESTATES, as shown on the plat thereof, recorded as Document Number 289084, Tract map Number 1386, Official Records of Washoe County, Nevada; thence along the Northerly line of said Lot 3, S. $89^{\circ}59'03''$ E., 261.80 feet; thence N. $00^{\circ}00'57''$ W., 50.00 feet; thence N. $89^{\circ}59'03''$ W., 261.80 feet; thence S. $00^{\circ}00'57''$ W., 50.00 feet, to the point of beginning.

The above legal descriptions were taken from prior Document No. 1824841

APN: 030-181-16

Robison Engineering Co.
846 Victorian Ave, Suite 20
Sparks, NV 89431

ADJUSTED PARCEL:

PARCEL 1A

Being all that certain parcel shown as Lot 3 on Tract Map No. 1386, File No. 289084, Official Records of Washoe County, Nevada, and also being a portion of Parcel 2 as described in Document No. 4928203, Official Records of Washoe County, Nevada, situate within the Southwest One-Quarter (1/4) of the Northwest One-Quarter (1/4) of Section One (1) of Township Nineteen (19) North, Range Twenty (20) East, Mount Diablo Meridian, Washoe County, State of Nevada, being more particularly described as follows:

Beginning at the Southwest corner of Lot 3, as shown on Tract Map No. 1386, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 6, 1973 as File No. 289084; thence on the Westerly line of parcel 2 as described in Document 4928203, Official Records of Washoe County, State of Nevada, North 00°43'41" East, a distance of 203.25 feet; thence leaving said Westerly Line, South 87°01'42" East, a distance of 261.80 feet to a point on the Easterly Line of said Parcel 2; thence on the Easterly Line of said Parcel 2, South 00°43'41" West, a distance of 35.50 feet, to the Northeast Corner of said Lot 3; thence to the beginning of a non-tangent curve from which the radius bears South 00°43'41" West, a distance of 15.00 feet; thence on said curve through a central angle of 90°00'00" an arc length of 23.56 feet; thence leaving said curve on the Easterly line of said Lot 3, South 00°43'41" West, a distance of 142.50 feet; thence on the Southerly Line of said Lot 3, North 89°16'19" West, a distance of 276.60 feet, to the point of beginning, containing 54,144 square feet, more or less.

End of Description.

The Basis of Bearings for the above description is NAD 83/94 Nevada State Plane Coordinate System, West Zone, all distances are ground.

Refer this description to your title company before incorporating into any document.



Prepared by: _____

Daniel T. Kelsoe
P.L.S. 18974
Exp. 6/30/2023

Robison Engineering Co.
846 Victorian Ave, Suite 20
Sparks, NV 89431
ADJUSTED PARCEL:

PARCEL 2A

Being all that certain parcel of land known as Parcel 1 and a portion of Parcel 2 as described in Document No. 4928203, Official Records of Washoe County, State of Nevada, situate within the Southwest One-Quarter (1/4) of the Northwest One-Quarter (1/4) of Section One (1) of Township Nineteen (19) North, Range Twenty (20) East, Mount Diablo Meridian, Washoe County, Nevada, said Parcel being more particularly described as follows:

Beginning at the Southwest corner of Parcel 1, as described in said Document No. 4928203; thence on the Westerly Line of said Parcel 1, North 00°43'41" East, a distance of 157.50 feet; thence on the Northerly Line of said Parcel 1, South 89°16'19" East, a distance of 276.60 feet; thence on the Easterly Line of said Parcel 1, South 00°43'41", a distance of 142.50 feet; thence to the beginning of a tangent curve to the right having a radius of 15.00 feet, central angle of 90.00°, an overall distance of 23.56 feet; thence leaving said curve on the Easterly Line of said Parcel 2 as described in said Document No. 4928203, South 00°43'41" West, a distance of 14.50 feet; thence North 87°01'42" West, a distance of 261.80 feet; thence on the Westerly Line of said Parcel 2, North 00°43'41" East, a distance of 4.25 feet to the Point of beginning; containing 45969 square feet, more or less.

End of Description.

The Basis of Bearings for the above description is NAD 83/94 Nevada State Plane Coordinate System, West Zone, all distances are ground.

Refer this description to your title company before incorporating into any document.

Prepared by: _____

Daniel T. Kelsoe
P.L.S. 18974
Exp. 6/30/2023



MARLOW & SINGH RECORD OF SURVEY
A.P.N. 030-181-16 & 030-191-01

PARCEL MERGER & RESUBDIVISION MAP
CLOSURE CALCULATIONS

TOTAL ACREAGE = 2.30 ACRES
NUMBER OF PARCELS = 2



PREPARED BY: ROBISON ENGINEERING Co.
846 VICTORIAN AVE. SUITE 20
SPARKS, NEVADA 89431
775-852-2251
SURVEYOR: DANIEL T. KELSOE, PLS 18974



Closure Report

Oct 13, 2021

PARCEL 1A

Northing	Easting	Bearing	Distance
14873605.803	2315264.752		
		N 00°43'41" E	203.250
14873809.036	2315267.334		
		S 87°01'42" E	261.801
14873795.463	2315528.783		
		S 00°43'41" W	35.500
14873759.966	2315528.332		
Radius: 15.000 Chord: 21.213 Degree: 0°58'19" Dir: Right			
Length: 23.562 Delta: 90°00'00" Tangent: 15.000			
Chord BRG: S 44°16'19" E Rad-In: S 00°43'41" W Rad-Out: N 89°16'19" W			
Radius Point: 14873744.968,2315528.141			
14873744.777	2315543.140		
		S 00°43'41" W	142.500
14873602.288	2315541.330		
		N 89°16'19" W	276.600
14873605.803	2315264.752		

Closure Error Distance > 0.00000

Total Distance > 943.212

Polyline Area: 54144 sq ft, 1.2430 acres

PARCEL 2A

Northing	Easting	Bearing	Distance
14873864.877	2315216.591	N 00°43'41" E	157.500
14874022.365	2315218.592	S 89°16'19" E	276.600
14874018.850	2315495.170	S 00°43'41" W	142.500
14873876.362	2315493.359	Radius: 15.000 Chord: 21.213 Degree: 0°58'19" Dir: Right Length: 23.562 Delta: 90°00'00" Tangent: 15.000 Chord BRG: S 45°43'41" W Rad-In: N 89°16'19" W Rad-Out: N 00°43'41" E Radius Point: 14873876.552,2315478.360	
14873861.554	2315478.170	S 00°43'41" W	14.500
14873847.055	2315477.986	N 87°01'42" W	261.801
14873860.627	2315216.537	N 00°43'41" E	4.250
14873864.877	2315216.591		

Closure Error Distance > 0.00000
 Total Distance > 880.713
 Polyline Area: 45969 sq ft, 1.0553 acres

PARCEL MERGER AND RESUBDIVISION FOR MARLOW AND SINGH

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SHAWN MARLOW, IS THE OWNER OF THAT 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 NRS CHAPTER 278.

SHAWN MARLOW

BY: _____ DATE: _____

PRINT NAME AND TITLE

NOTARY PUBLIC ACKNOWLEDGEMENT:

STATE OF _____ } s.s.
COUNTY OF _____ }
ON THIS _____ DAY OF _____, 2021, _____
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

NOTARY PUBLIC

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JASVINDER SINGH, IS THE OWNER OF THAT 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 NRS CHAPTER 278.

JASVINDER SINGH

BY: _____ DATE: _____

PRINT NAME AND TITLE

NOTARY PUBLIC ACKNOWLEDGEMENT:

STATE OF _____ } s.s.
COUNTY OF _____ }
ON THIS _____ DAY OF _____, 2021, _____
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

NOTARY PUBLIC

TITLE COMPANY'S CERTIFICATE:

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

FISRT CENTENNIAL TITLE COMPANY OF NEVADA

BY: _____ DATE: _____

PRINT NAME AND TITLE

DOCUMENT NO:



LOCATION MAP
N.T.S.

UTILITY COMPANIES CERTIFICATE:

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

DATE: _____
SIERRA PACIFIC POWER COMPANY, dba NV ENERGY
BY: _____

DATE: _____
NEVADA BELL TELEPHONE COMPANY, dba AT&T NEVADA
BY: _____

DATE: _____
CHARTER COMMUNICATIONS
BY: _____

DATE: _____
TRUCKEE MEADOWS WATER AUTHORITY
BY: _____

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: _____

TAX CERTIFICATE:

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

APN's: 030-181-16 & 030-191-01

WASHOE COUNTY TREASURER

BY: _____ DATE: _____
DEPUTY TREASURER

PRINT NAME

COUNTY SURVEYOR CERTIFICATE

WASHOE COUNTY HAS REVIEWED AND ACCEPTED THIS MAP IN WASHOE COUNTY, NEVADA THIS _____ DAY OF _____, 2021.

DATE: _____

WAYNE HANDROCK, P.L.S. 20464
EXPIRES 6/30/2023

SURVEYOR'S CERTIFICATE:

I, DANIEL T. KELSÖE, 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 SHAWN MARLOW.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON DEC 30, 2020.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

DATE: _____
DANIEL T. KELSÖE, P.L.S.
NEVADA CERTIFICATE No. 18974
EXPIRES 6/30/2023



<p>FILE NO: _____ FILED FOR RECORD AT THE REQUEST OF: _____ ON THIS _____ DAY OF _____, 2021, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.</p> <p>COUNTY RECORDER _____ BY: DEPUTY _____ FEE: _____</p>	<p>PARCEL MERGER AND RESUBDIVISION FOR MARLOW AND SINGH BEING LOT 3 OF TRACT MAP 1386 AND A PORTION OF LOTS 1 AND 2 OF DOC #4928203 WASHOE COUNTY OFFICIAL RECORDS</p> <p>SITUATE WITHIN A PORTION OF THE NW 1/4 OF SECTION 1, T. 19 N., R. 20 E., M.D.M.</p> <p>WASHOE COUNTY NEVADA</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="font-size: 8px;"> <p>846 VICTORIAN AVENUE SPARKS, NV 89431 www.robisoneng.com 775-952-2251</p> </div> </div>	<p>DRAWN BY: CPB DATE: 2021-01-19 PROJ. CODE: MARLOW PROJ. #: 795-01.001 SHEET 1 OF 2</p>
---	---	---

