

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.



Glen C. Armstrong
Nevada PLS 16451

Professional Land Surveyor

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 Scannell Properties #497, LLC			
Project Description: Dividing APN 538-931-20 into 2 Parcels (Parcel 1 = 8.82 ac, Parcel 2 = 36.04 ac) which will be used for an Industrial Warehouse on Parcel 2 and a remainder Parcel 1.			
Project Address: 10 Isidor Court, Washoe County, Nevada 89441			
Project Area (acres or square feet): 44.86 acres			
Project Location (with point of reference to major cross streets AND area locator): Located at the end of Isidor Court right after the intersection of Isidor Court and Academy Way.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
530-931-20	44.82		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Scannell Properties # 497, LLC		Name: US Geomatics	
Address: 8801 River Crossing Blvd, Suite 100		Address: P.O. Box 3299	
Indianapolis, Indiana	Zip: 46240	Reno, Nevada	Zip: 89505
Phone: (317) 218-1667	Fax:	Phone: (775) 786-5111	Fax:
Email: chrism@scannellproperties.com		Email: info@usgeomatics.com	
Cell: (219) 671-4748	Other:	Cell:	Other:
Contact Person: Chris Miller		Contact Person: Glen C. Armstrong	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Scannell Properties		Name: Glen C. Armstrong	
Address: 8801 River Crossing Blvd, Suite 100		Address: 648 Lander Street	
Indianapolis, Indiana	Zip: 46240	Reno, Nevada	Zip: 89505
Phone: (317) 218-1667	Fax:	Phone: (775) 786-5111	Fax:
Email: chrism@scannellproperties.com		Email: garmstrong@usgeomatics.com	
Cell: (219) 671-4748	Other:	Cell: 775.560.8516	Other:
Contact Person: Chris Miller		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: Scannell Properties #497, LLC

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 INDIANA)
)
COUNTY OF MARION)

I, Marc D. Pflieger, Manager of Scannell Properties #497, LLC,
(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): 530-931-20

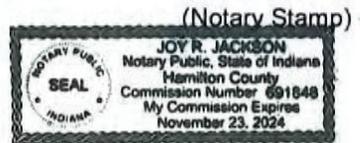
Scannell Properties #497, LLC
By: Marc D. Pflieger, Manager
Printed Name _____

Signed *Marc D. Pflieger*

8801 River Crossing Blvd, Suite 300
Indianapolis, IN 46240
Address _____

Subscribed and sworn to before me this
29th day of June, 2021.

Joy R. Jackson
Notary Public in and for said county and state
My commission expires: 11/23/24



*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

Account Detail

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[Change of Address](#)

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CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
53093120	Active	7/6/2021 1:39:37 AM

Current Owner:

SCANNELL PROPERTIES # 497 LLC

8801 RIVER CROSSING BLVD STE 100
INDIANAPOLIS, IN 46240

SITUS:

10 ISIDOR CT
WASHOE COUNTY NV

Taxing District

4000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$44,476.90	\$44,476.90	\$0.00	\$0.00	\$0.00
2019	\$42,358.96	\$42,358.96	\$0.00	\$0.00	\$0.00
2018	\$40,418.87	\$40,418.87	\$0.00	\$0.00	\$0.00
2017	\$38,789.86	\$38,789.86	\$0.00	\$0.00	\$0.00
2016	\$38,789.62	\$38,789.62	\$0.00	\$0.00	\$0.00
Total					\$0.00

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

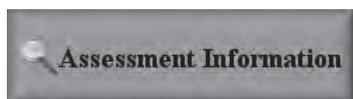
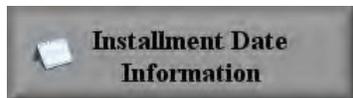
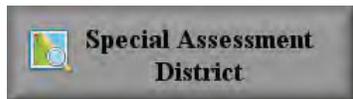
Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:

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

Overnight Address:

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



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)?

10 Isidor Court, Washoe County, NV 89441

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
530-931-20	Vacant Property - Land Use 150 - Land Zoning I	44.86

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

Existing conditions include a graded site with minor utility work done, no buildings

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	8.82	36.04		
Proposed Minimum Lot Width	N/A	N/A		

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	I	I		
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.)

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

a. Sewer Service	Washoe County
b. Electrical Service/Generator	NV Energy
c. Water Service	Truckee Meadows Water Authority

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

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Truckee Meadows Water Authority

b. Available:

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

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

a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County

b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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: PARCEL IS ANNEXED INTO TMWA COVERAGE PER DOCUMENT NO. 4591216

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 checked="" type="checkbox"/> Yes	<input 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?

Access Easements will be granted to provide access for each parcel
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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

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?

Cut 100,000 CY Fill 100,000 CY 0 CY Export
--

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?

0 CY Export, See 18

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?

Yes. Mitigation will be done with screen walls and landscaping.

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?

3:1 Slope. Slope to be revegetated.

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?

Retaining wall will be required. The height of walls varies between 4 to 8 feet. Wall will be rockery.

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?

All seed should be uniformly broadcast at 21 lbs./ac and lightly covered by raking or dragging.

The designated seeded areas shall be sprayed with tackifier after seed has been broadcast and raked. the tackifier shall be m-binder applied - the rate of 200 lbs. per acre. All seeded areas shall be applied with Ecoaegis bonded fiber matrix of equal for erosion control. Ecoaegis shall be hydraulically applied per the manufacturers direction at the rate of 2000 lbs./ac. the bonded fiber matrix shall be installed the same day as seeding to prevent wind erosion of the seeds and soil.

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

The landscape contractor shall submit shop drawings of temporary irrigation system for approved by landscape architect (2) two weeks prior to installation.

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

28. Surveyor:

Name	Scannell Properties # 497, LLC
Address	8801 River Crossing Blvd, Suite 100
Phone	(775) 786-5111
Cell	775.560.8516
E-mail	chrism@scannellproperties.com
Fax	
Nevada PLS #	16451

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SCANNELL PROPERTIES #497, LLC, IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THE FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH AND SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

NAME: _____ DATE: _____
TITLE: _____

NOTARY PUBLIC ACKNOWLEDGMENT:

STATE OF _____ } s.s.
COUNTY OF _____ }
ON THIS _____ DAY OF _____, 2021, _____ OF SCANNELL PROPERTIES #497, LLC, DID PERSONALLY APPEAR BEFORE ME TO PERSONALLY ACKNOWLEDGE THIS INSTRUMENT.
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SCANNELL PROPERTIES #497, LLC, AN INDIANALIMITED LIABILITY COMPANY, ARE THE ONLY OWNERS OF RECORD OF SAID LAND, THAT NO LIENS OR ENCUMBRANCES HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE YEAR 2020 HAVE BEEN PAID AND THAT THE PROPERTY FROM ABOVE IS NOT BEING PAID PURSUANT TO NRS. 30A.020. APN: 5304831200

NAME: _____ DATE: _____
TITLE: _____

TAX CERTIFICATE:

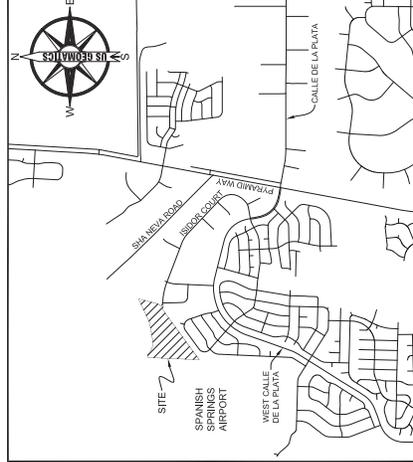
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE YEAR 2020 HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE YEAR 2020 HAVE BEEN PAID AND THAT THE PROPERTY FROM ABOVE IS NOT BEING PAID PURSUANT TO NRS. 30A.020.

WASHOE COUNTY TREASURY DEPARTMENT
NAME: _____ DATE: _____
TITLE: _____

WATER AND SEWER RESOURCE CERTIFICATE:

THE PROJECT DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 442 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT
NAME: _____ DATE: _____
TITLE: _____



VICINITY MAP
(NOT TO SCALE)

UTILITY COMPANIES CERTIFICATE:

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

CHARTER COMMUNICATIONS
NAME: _____ DATE: _____
TITLE: _____

NEVADA BELL TELEPHONE COMPANY
DDBA AT&T NEVADA
NAME: _____ DATE: _____
TITLE: _____

SERVA PACIFIC POWER COMPANY
DDBA NV ENERGY
NAME: _____ DATE: _____
TITLE: _____

TRUCKEE MEADOWS WATER AUTHORITY
NAME: _____ DATE: _____
TITLE: _____

COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

WAYNE HANDBROOK, PLS
WASHOE COUNTY SURVEYOR

DISTRICT BOARD OF HEALTH CERTIFICATE:

THE FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH AND SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

DISTRICT BOARD OF HEALTH
NAME: _____ DATE: _____
TITLE: _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THIS MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472.

MODIRA HALBERSTEN
DIRECTOR, PLANNING AND BUILDING DIVISION
DATE: _____

SURVEYOR'S CERTIFICATE:

GLEN C. ARMSTRONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFIES THAT: 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SCANNELL PROPERTIES #497, LLC. 2. THE SURVEY FOR THE SECTION 15 AND THE WEST 1/4 OF SECTION 22, T4N, 20E, W30E, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON APRIL 13, 2021. 3. THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL. 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



GLEN C. ARMSTRONG
PROFESSIONAL LAND SURVEYOR NO. 19451

COUNTY RECORDER'S CERTIFICATE

FILE NO. _____ PARCEL MAP FOR
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2021,
AT _____ MINUTES PAST _____ O'CLOCK _____ M.,
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA,
COUNTY RECORDER _____
BY: BEVITY _____

SCANNELL PROPERTIES #497, LLC
A PORTION OF PARCEL 3A OF RECORD OF SURVEY NO. 4819
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 15
TOWNSHIP 21 NORTH, RANGE 20 EAST, T4N, 20E, W30E,
WASHOE COUNTY, NEVADA

P.O. BOX 3200
RENO, NV 89509
648 LANDER STREET
RENO, NV 89509
PHONE (775) 786-5111
WWW.SCANNELLPROPERTIES.COM
INFO@SCANNELLPROPERTIES.COM



Parcel Map for Scannell Properties # 497, LLC

Contact Information Sheet

Owner – Scannell Properties # 497, LLC

Contact Name & Company: Chris Miller, Scannell Properties
Address: 8801 River Crossing Boulevard, Suite 100, Indianapolis, Indiana 46240
Phone: Cell: (219) 671-4748
Office: (317) 218-1667
Email: Chrism@scannellproperties.com

Contact Name & Company: Ben Roney, Scannell Properties
Address: 8801 River Crossing Boulevard, Suite 100, Indianapolis, Indiana 46240
Phone: Cell: (815) 216-0615
Email: BenR@scannellproperties.com

Miscellaneous Contacts:

Name & Company: Dylan Marchand – U.S. Geomatics Inc
Parcel Map Draftsman
Address: 648 Lander Street, Reno, Nevada 89509
Phone:
Office: (775)-786-5111 Cell: (775)-636-0008
Email: dmarchand@usgeomatics.com

Name & Company: Ryan Toole, PLS – U.S. Geomatics Inc
Survey Department Director
Phone:
Office: (775)-786-5111 Cell: (775)-750-0682
Email: rtoole@usgeomatics.com

Name & Company: Glen Armstrong, PLS – U.S. Geomatics Inc
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