

Community Services Department
Planning and Building
TENTATIVE PARCEL MAP
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

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

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects 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.
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. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order 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.
- (v) The Title Report should only be included in the one (1) original packet.

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.



 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: Merger and Resubdivision Parcel Map for Turquoise Solar, LLC			
Project Description: A Merger and resubdivision of the 2 existing Assessor Parcel Numbers (084-110-31 & 084-110-35) into 3 large parcels. Situate within Section 21 and the North 1/2 of Section 28, Township 20 North, Range 22 East, Mount Diablo Meridian (M.D.M.)			
Project Address: 21905 Reno Technology Parkway East & 21575 Reno Technology Pkwy E			
Project Area (acres or square feet): 591.44 +/- ACRES			
Project Location (with point of reference to major cross streets AND area locator): 21905 Reno Technology Pkwy E & 21575 Reno Technology Pkwy E, approximately 1.5+/- miles North of I80 East			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-110-31	447.32 +/- Acres		
084-110-35	143.93 +/- 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: Turquoise Solar, LLC		Name: Manhard Consulting, Ltd	
Address: 50 W. Liberty Street, Suite 430		Address: 241 Ridge Street, Suite 400	
Reno, Nevada	Zip: 89501	Reno, Nevada	Zip: 89501
Phone: 415-254-3419	Fax:	Phone: 602-297-8732	Fax:
Email: Jill.daniel@estuarypower.com		Email: jsegneri@atwell.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jill Daniel		Contact Person: Jason Segneri	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Turquoise Solar, LLC		Name:	
Address: [REDACTED]		Address:	
[REDACTED]	Zip: [REDACTED]	[REDACTED]	Zip:
Phone: [REDACTED]	Fax:	Phone:	Fax:
Email: [REDACTED]		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Jill Daniel		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)?

The nearest intersection is Interstate 80 E at Exit 28

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
084-110-31	Unassigned	447.32 +/- Acres
084-110-35	Unassigned	143..93 +/- Acres

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

Desert terrain with Electrical Transformers, and Solar Panels. Uses are for power generation

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	513.11 +/- Acres	69.66 +/- Acres	8.48 +/- Acres	
Proposed Minimum Lot Width	N/A	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 33% / GR 67%	I 98% / GR 2%	I 98% / GR 2%	
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	N/A
b. Electrical Service/Generator	N/A
c. Water Service	N/A

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 N/A		
<input type="checkbox"/> Private water	Provider:	N/A
<input type="checkbox"/> Public water	Provider:	N/A

b. Available:

<input 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	N/A	
<input type="checkbox"/> Public system	Provider:	N/A

b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

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

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

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10. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input 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?

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.
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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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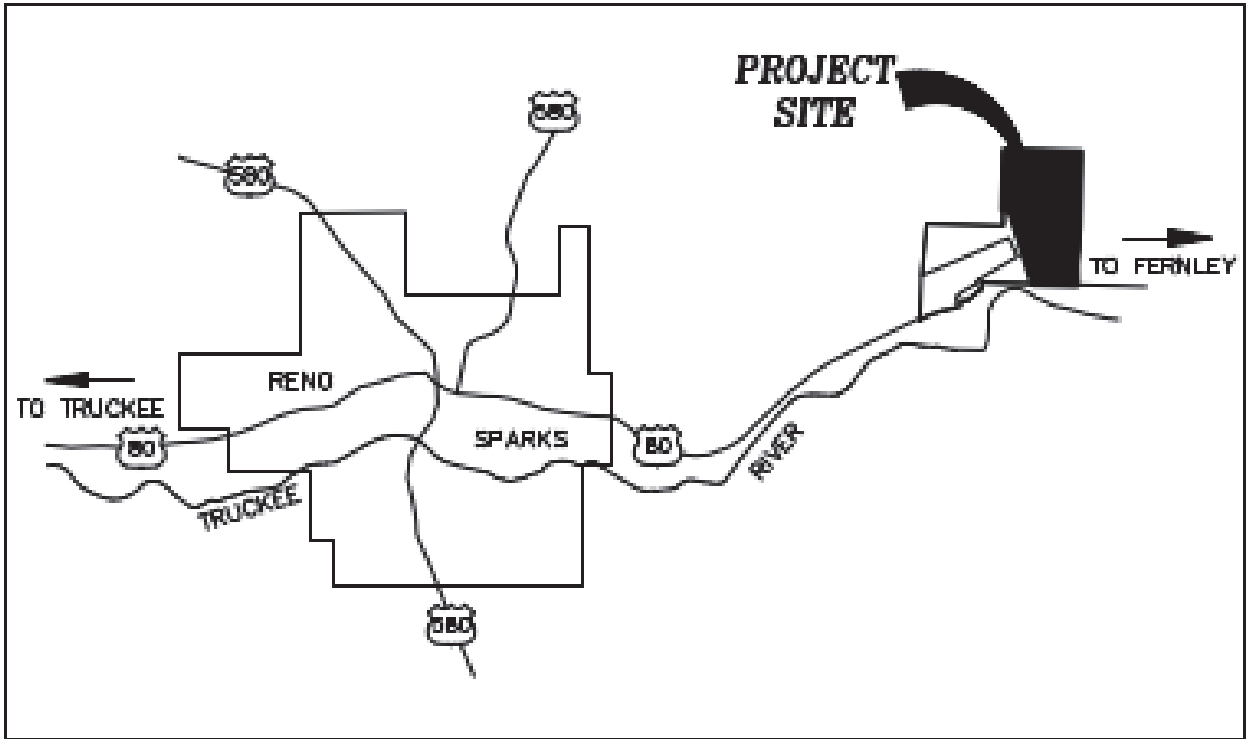
Grading

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?

No proposed grading is needed. All improvements are existing.

VICINITY MAP



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TURQUOISE SOLAR, 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, THE PUBLIC UTILITY EASEMENTS, TRUCKEE MEADOWS WATER AUTHORITY AND CABLE TV COMPANIES AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER.

TURQUOISE SOLAR, LLC
A NEVADA LIMITED LIABILITY COMPANY

_____, DATE _____

NAME(PRINT)

NOTARY PUBLIC CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS
THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THIS _____ DAY OF _____, 20____, BY _____ AS _____ OF TURQUOISE SOLAR, LLC, A NEVADA LIMITED LIABILITY COMPANY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER(S) LISTED IN THE OWNER'S CERTIFICATE, OWN OF RECORD AN INTEREST IN THE LANDS TO BE DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND, THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE PLAT, THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART HEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

TICOR TITLE OF NEVADA

_____, DATE _____

NAME/TITLE(PRINT)

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): 084-110-31 AND 084-110-35

WASHOE COUNTY TREASURER

_____, DATE _____

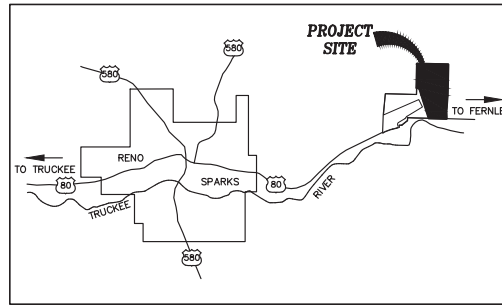
PRINT NAME/TREASURER

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.

WASHOE COUNTY DISTRICT BOARD OF HEALTH, DATE _____

NAME/TITLE (PRINT)



VICINITY MAP
NOT TO SCALE

NOTES:

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 5' IN WIDTH ALONG ALL EXTERIOR BOUNDARIES AND 10' IN WIDTH CENTERED ON THE PARCEL LINES CREATED HEREON.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO ENTER AND EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE EXCLUSIVE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
- PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE THE CITY OF RENO WITH A WELL-SERVE LETTER.
- SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
- ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH R.M.C. CHAPTER 18 AS PARCELS ARE DEVELOPED.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN A 10' PUBLIC UTILITY EASEMENT TO SERVE EACH PARCEL, RESPECTIVELY.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SURVEYOR'S CERTIFICATE

- JASON AARON SEGNERI, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF TURQUOISE SOLAR, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN SECTION 21 AND THE SOUTH 1/2 OF SECTION 28, TOWNSHIP 20N., RANGE 22E., M.D.M., COUNTY OF WASHOE, STATE OF NEVADA AND THE SURVEY WAS COMPLETED ON _____.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
- 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.

JASON AARON SEGNERI, P.L.S.
NEVADA CERTIFICATE NO. 026942



UTILITY COMPANIES CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY, DATE _____
D/B/A NV ENERGY

PRINT NAME _____

TITLE _____

SPECTRUM PACIFIC WEST, LLC, DATE _____

PRINT NAME _____

TITLE _____

TRUCKEE MEADOWS WATER AUTHORITY, DATE _____

PRINT NAME _____

TITLE _____

NEVADA BELL TELEPHONE COMPANY, DATE _____
D/B/A AT&T NEVADA

PRINT NAME _____

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, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

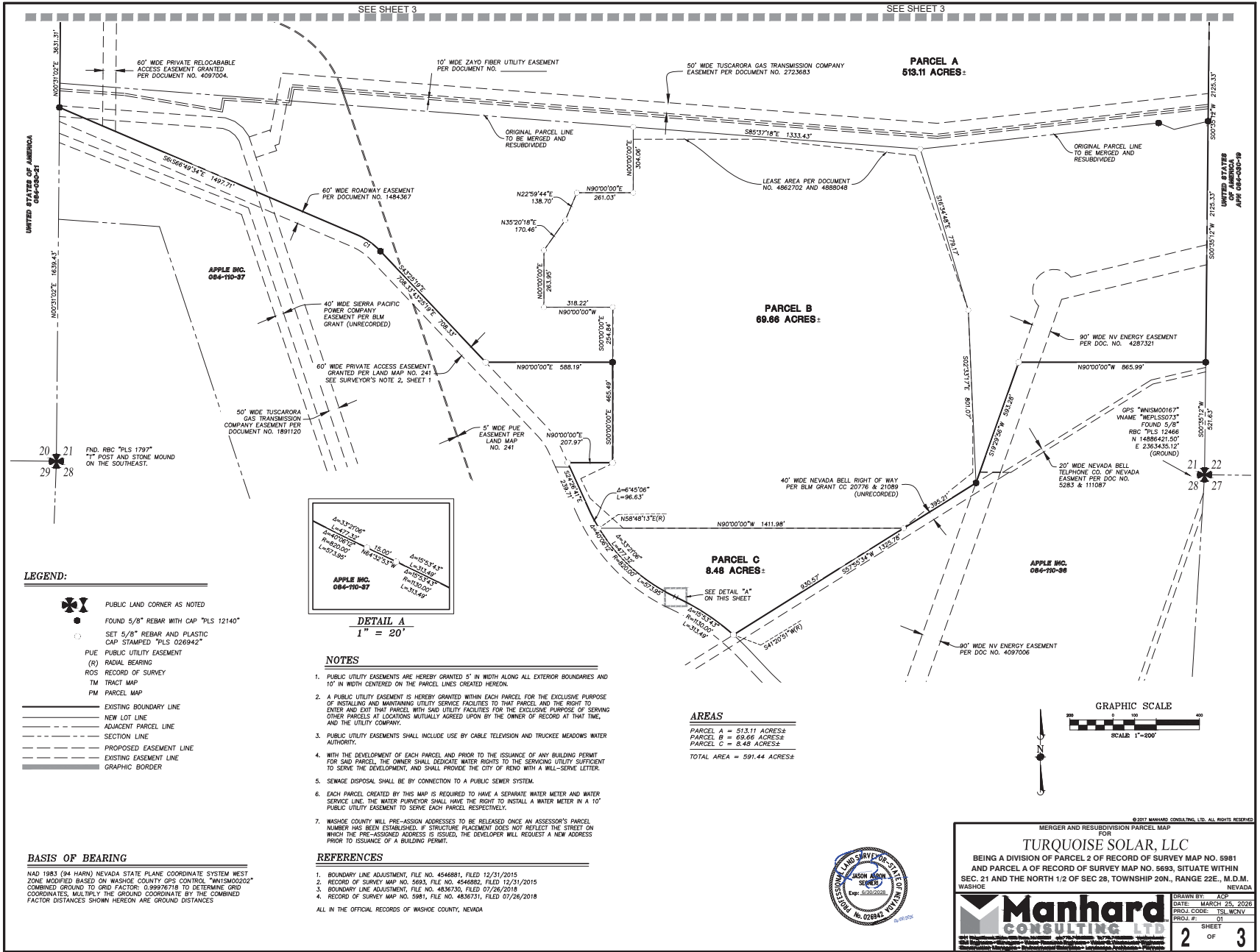
WAYNE HANDROCK, PLS 20464, DATE _____
WASHOE COUNTY SURVEYOR

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MERGER AND RESUBDIVISION PARCEL MAP
FOR
TURQUOISE SOLAR, LLC
BEING A DIVISION OF PARCEL 2 OF RECORD OF SURVEY MAP NO. 5981
AND PARCEL 4 OF RECORD OF SURVEY MAP NO. 5693, SITUATE WITHIN
SEC. 21 AND THE NORTH 1/2 OF SEC. 28, TOWNSHIP 20N., RANGE 22E., M.D.M.
WASHOE NEVADA

Manhard CONSULTING LTD

DRAWN BY: ACP
DATE: MARCH 25, 2026
PROJ CODE: TSL.MCNV
PROJ #: 01
SHEET 1 OF 3

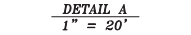


LEGEND:

- PUBLIC LAND CORNER AS NOTED
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BASIS OF BEARING

NAD 1983 (84 HARN) NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE MODIFIED BASED ON WASHOE COUNTY GPS CONTROL "WINSM00202" COMBINED GROUND TO GRID FACTOR: 0.9997818 TO OBTAIN GRID COORDINATES, MULTIPLY THE GROUND COORDINATE BY THE COMBINED FACTOR DISTANCES SHOWN HEREON ARE GROUND DISTANCES



NOTES

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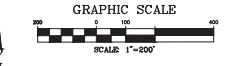
REFERENCES

1. BOUNDARY LINE ADJUSTMENT, FILE NO. 4546881, FILED 12/31/2015
2. RECORD OF SURVEY MAP NO. 5693, FILE NO. 4546882, FILED 12/31/2015
3. BOUNDARY LINE ADJUSTMENT, FILE NO. 4806700, FILED 07/26/2018
4. RECORD OF SURVEY MAP NO. 5981, FILE NO. 4836731, FILED 07/26/2018

ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

AREAS

PARCEL A = 513.11 ACRES±
 PARCEL B = 69.66 ACRES±
 PARCEL C = 8.48 ACRES±
 TOTAL AREA = 591.44 ACRES±



MERGER AND RESUBDIVISION PARCEL MAP FOR
TURQUOISE SOLAR, LLC
 BEING A DIVISION OF PARCEL 2 OF RECORD OF SURVEY MAP NO. 5981 AND PARCEL A OF RECORD OF SURVEY MAP NO. 5693, SITUATE WITHIN SEC. 21 AND THE NORTH 1/2 OF SEC 28, TOWNSHIP 20N., RANGE 22E., M.D.M. WASHOE

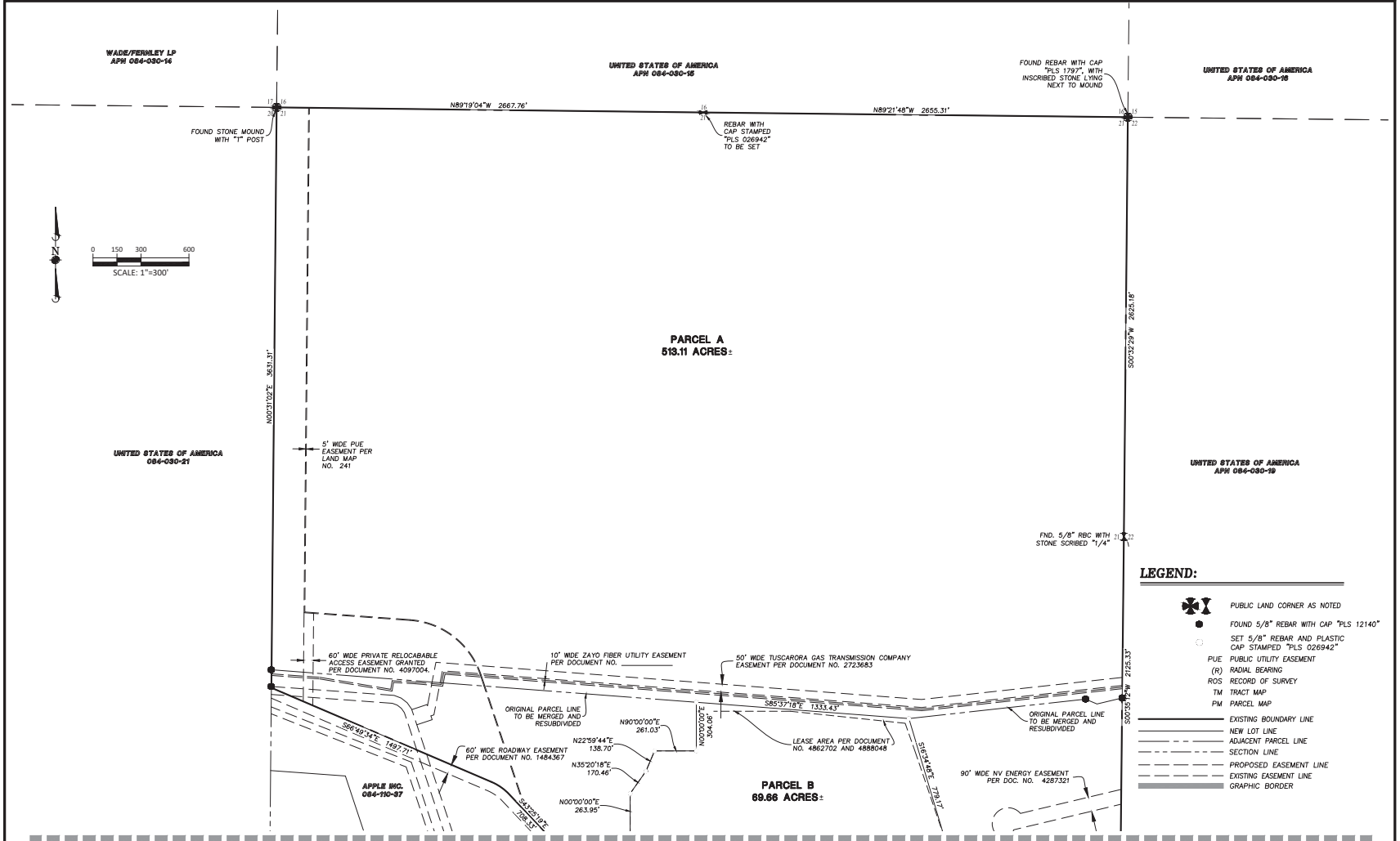
Manhard CONSULTING LTD

DRAWN BY: ACP
 DATE: MARCH 25, 2026
 PROJ. CODE: TSL INCV
 PROJ. #: 01

SHEET 2 OF 3

April 13, 2026 -- 10:45 -- Day Name: J:\Users\jason.alton@manhard.com\Projects\2026\Renov Map\2026-02-01_18002505E_Plot Area_Updated_By_samuelson

April 13, 2024 -- 10:45 Day Name: P:\Users\JL\My Documents\2024 Parcel Map\2024-02-01_10:00:00 PM.dwg Updated By: jason@manh



AREAS

PARCEL A = 513.11 ACRES±
PARCEL B = 89.66 ACRES±
PARCEL C = 8.48 ACRES±
TOTAL AREA = 591.44 ACRES±

BASIS OF BEARING

NAD 1983 (84 HARN) NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE MODIFIED BASED ON WASHOE COUNTY GPS CONTROL "WINSM00202" COMBINED GROUND TO GRID FACTOR: 0.99976718 TO DETERMINE GRID COORDINATES, MULTIPLY THE GROUND COORDINATE BY THE COMBINED FACTOR DISTANCES SHOWN HEREON ARE GROUND DISTANCES

- LEGEND:**
- PUBLIC LAND CORNER AS NOTED
 - FOUND 5/8" REBAR WITH CAP "PLS 12140"
 - SET 5/8" REBAR AND PLASTIC CAP STAMPED "PLS 026942"
 - PUE PUBLIC UTILITY EASEMENT
 - (R) RADIAL BEARING
 - ROS RECORD OF SURVEY
 - TM TRACT MAP
 - PM PARCEL MAP
 - EXISTING BOUNDARY LINE
 - NEW LOT LINE
 - ADJACENT PARCEL LINE
 - SECTION LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - GRAPHIC BORDER



MERGER AND RESUBDIVISION PARCEL MAP FOR
TURQUOISE SOLAR, LLC
BEING A DIVISION OF PARCEL 2 OF RECORD OF SURVEY MAP NO. 5981
AND PARCEL A OF RECORD OF SURVEY MAP NO. 5693, SITUATE WITHIN
SEC. 21 AND THE NORTH 1/2 OF SEC 28, TOWNSHIP 20N., RANGE 22E., M.D.M.
WASHOE NEVADA

Manhard CONSULTING LTD

DRAWN BY: ACP	DATE: MARCH 25, 2024
PROJ. CODE: TSL-WCNY	PROJ. #: 01
3	SHEET OF 3