

- 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Parcel Map for the Laws Family Trust</b>			
Project Description: Being a subdivision of that certain real property as described within Deed Document No. 2080096.			
Project Address: 5840 Parker Place, Sun Valley, NV 89433			
Project Area (acres or square feet): +/-48,622 s.f.			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Project Location is +/-550' northerly of the intersection of E 8th Street & Parker Place in Sun Valley, NV.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-500-08	48,662 s.f.		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Laws Family Trust		Name: Justin Moore - Odyssey Engineering	
Address: 5840 Parker Place		Address: 895 Roberta Lane, Suite 104	
Sun Valley, NV	Zip: 89433	Sparks, NV	Zip: 89431
Phone: 775-530-5372	Fax:	Phone: 775-236-0543	Fax: 359-3329
Email: robink530@yahoo.com		Email: justin@odysseyreno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Evelyn Laws		Contact Person: Justin Moore, PLS	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Justin Moore - Odyssey Engineering		Name:	
Address: 895 Roberta Lane, Suite 104		Address:	
Sparks, NV	Zip: 89431		Zip:
Phone: 775-236-0543	Fax: 359-3329	Phone:	Fax:
Email: justin@odysseyreno.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Justin Moore, PLS		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

5840 Parker Place, Sun Valley, NV 89433

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-500-08	320 - Three to Four Units	48,622 s.f.

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

The property currently has 3 mobile homes with individual meters and individual sewer servicing each residence.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	16,022	16,310	16,290	N/A
Proposed Minimum Lot Width	98.9'	101.0'	101.0'	

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	MDS	MDS	MDS	N/A
Proposed Zoning Area	MDS	MDS	MDS	

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

6. Utilities:

a. Sewer Service	3 sewer cleanouts located on the north side of the residences tie into the main sewer line within Parker Place
b. Electrical Service/Generator	3 electric meters existing along the proposed parcel lines services each of the residences.
c. Water Service	Water meters exist along Parker Place servicing the existing residences

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 checked="" type="checkbox"/> Public water	Provider:	Sun Valley General Improvement District (existing services)

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 type="checkbox"/> Individual septic	N/A		
<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
---	------------------------------------	------------------------------------	-----------------------------------

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):

<b>N/A - Existing water meters service the proposed mapping</b>
---

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.
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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.
------------------------------	--	---

## 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	Justin Moore
Address	895 Roberta Lane, Suite 104
Phone	775-236-0543
Cell	
E-mail	justin@odysseyreno.com
Fax	775-359-3329
Nevada PLS #	22362



**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, EVELYN M. LAWS, AS TRUSTEE OF THE LAWS FAMILY TRUST, HAS REVIEWED THIS INSTRUMENT 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. 209.010 THROUGH 209.015, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED.

LAWS FAMILY TRUST  
E. BRY AVENUE  
TILE NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_ } S.S.  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2023  
BY EVELYN M. LAWS, AS TRUSTEE OF LAWS FAMILY TRUST, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

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

**UTILITY COMPANY'S CERTIFICATE:**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND THE UNDERSIGNED HEREBY CERTIFIES THAT THE UTILITY EASEMENTS ARE IN ACCORDANCE WITH THE SAN VALLEY GENERAL IMPROVEMENT DISTRICT.

SERRA PACIFIC POWER COMPANY 2/6/76 NY ENERGY \_\_\_\_\_ DATE \_\_\_\_\_  
TILE \_\_\_\_\_

NEVADA BELL 2/72/76 AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_  
TILE \_\_\_\_\_

CHARTER COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_  
TILE \_\_\_\_\_

SUN VALLEY CDD \_\_\_\_\_ DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE \_\_\_\_\_

**WATER AND SEWER RESOURCE REQUIREMENTS:**

THE PROPOSED DEVELOPMENT SHOWN ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 DEVELOPMENT CODE.

WASHOE COUNTY COMMUNITY SERVICES DEVELOPMENT \_\_\_\_\_ 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. THE DISTRICT BOARD OF HEALTH HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

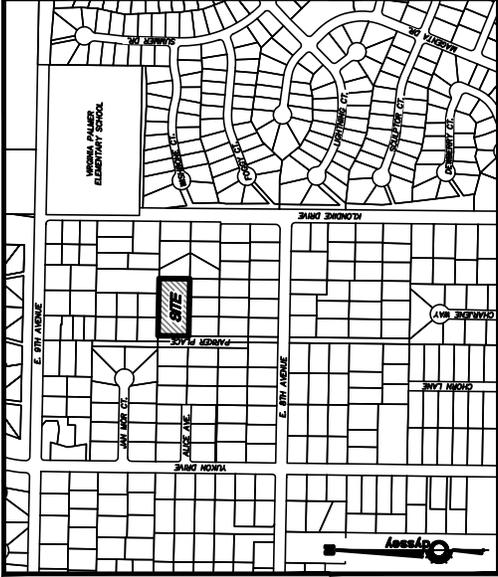
FOR THE DISTRICT BOARD OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

**TAX CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON HAVE BEEN PAID TO THE WASHOE COUNTY TREASURER. THE FULL AMOUNT OF PROPERTY TAXES FOR THE YEAR 2022 HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

A.P.A. 085-500-08  
WASHOE COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
DEPUTY TREASURER \_\_\_\_\_



**VICINITY MAP**

NOT TO SCALE

**NOTES:**

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, TEN FEET IN WIDTH CENTERED ABOUT ALL INTERIOR LOT LINES, FIVE FEET IN WIDTH CONCURRENT WITH THE REAR LOT LINE AND FIVE FEET IN WIDTH CONCURRENT WITH THE EXTERIOR BOUNDARIES AND TEN FEET ALONG PARKER PLACE.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE USE OF THE UTILITY COMPANY TO INSTALL AND MAINTAIN WATER AND SEWER LINES AND TO SERVE OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
- THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- THIS SUBDIVISION IS ENTIRELY WITHIN ZONE X(UNSHADED) AS SHOWN ON FEMA FIRM MAP NO. 32003C0302, DATED MARCH 16, 2006.
- PARCELS ARE FOR RESIDENTIAL USE.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO SUN VALLEY GENERAL IMPROVEMENT DISTRICT IN ACCORDANCE WITH THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- RES IMPROVEMENT PLAN CHECKS AND CONSTRUCTION INSPECTIONS SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE MADE PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- PARCELS DESIGNED BY THIS MAP SHALL BE SUBJECT TO RESERVATION OF RIGHTS AND RIGHTS FOR SERVICE LINES SUN VALLEY GENERAL IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO INSTALL WATER METER WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREIN FOR THE PURPOSE TO SERVE EACH PARCEL, RESPECTIVELY.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSessor'S PARCEL NUMBER HAS BEEN ESTABLISHED. STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PARCEL IS LOCATED. ADDRESS IS ISSUED. THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL THE PARCELS CREATED ON THIS MAP SHALL HAVE SEPARATE SEWER LINES TO BE CONNECTED AND SERVED BY SUN VALLEY GENERAL IMPROVEMENT DISTRICT.
- FOR EACH PARCEL CREATED BY THIS MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITH AN APPROVED RESIDENTIAL BUILDING PERMIT.
- NO HABITABLE STRUCTURE SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF FEMA DESIGNATED FLOOD ZONES, SHALL BE SUBJECT TO FLOODING. THE DEVELOPER SHALL OBTAIN AND PROVIDE TO THE APPLICANT AND APPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- THE 20-FOOT PRIVATE AND EMERGENCY ACCESS EASEMENT GRANTED HEREIN SHALL BE FOR THE DISTRICT.
- PERMITS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.

**SURVYOR'S CERTIFICATE:**

I, JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT FOR ODYSSEY ENGINEERING, INC., CERTIFY THAT:  
1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE LAWS FAMILY TRUST.  
2) THE LANDS SURVEYED LE WITHIN THE NORTHWEST 1/4 OF SECTION 17, T.20 N., R.20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON JUNE 2, 2023.  
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 AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 682.  
4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JUSTIN M. MOORE, P.L.S.  
NEVADA CERTIFICATE NO. 22362

DRAFT



6/2/2023

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:**

THE FINAL PARCEL MAP CASE NO. WPM20-\_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODES 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 \_\_\_\_\_ DATE OF \_\_\_\_\_, 2023. BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472S.

DIRECTOR OF PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_  
NAME \_\_\_\_\_

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE LAWS FAMILY TRUST OWNS OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF RECORD OF THE LAND DELINEATED HEREON. THE UNDERSIGNED HEREBY CERTIFIES THAT THERE ARE NO PARTS THEREOF FOR REINMENT STATE COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF \_\_\_\_\_, 2023.

ANCHOR TITLE AND EDDROW

BY: \_\_\_\_\_  
TITLE \_\_\_\_\_

**PARCEL MAP FOR LAWS FAMILY TRUST**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED WITHIN DEED DOCUMENT NO. 2080096.  
SITUATE WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.

SUN VALLEY  
WASHOE COUNTY  
STATE OF NEVADA



1 OF 2 SHEETS



# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 6/1/2023 1:38:50 PM

**Prepared by:**

Justin M. Moore P.L.S.

Odyssey Engineering, Inc.

895 Roberta Lane, Suite 104

Parcel Name: OVERALL BOUNDARY - OVERALL BOUNDARY

**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 14,896,045.5772'

East: 2,292,500.3279'

**Segment# 1: Line**

Course: N0° 37' 48"E

Length: 161.79'

North: 14,896,207.3575'

East: 2,292,502.1068'

**Segment# 2: Line**

Course: S88° 45' 25"E

Length: 300.94'

North: 14,896,200.8290'

East: 2,292,802.9760'

**Segment# 3: Line**

Course: S0° 31' 13"W

Length: 161.20'

North: 14,896,039.6356'

East: 2,292,801.5122'

**Segment# 4: Line**

Course: N88° 52' 06"W

Length: 301.24'

North: 14,896,045.5851'

East: 2,292,500.3310'

Perimeter: 925.18'

Area: 48,622.05Sq.Ft.

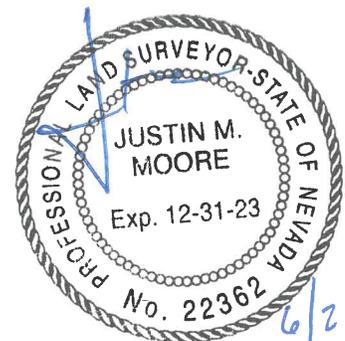
Error Closure: 0.0084

Course: N21° 34' 23"E

Error North : 0.00786

East: 0.00311

Precision 1: 110,139.29

6/2/2023  
1 OF 3

Parcel Name: PARCELS - PARCEL 1

**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 14,896,045.5772'

East: 2,292,500.3279'

**Segment# 1: Line**

Course: N0° 37' 48"E

Length: 161.79'

North: 14,896,207.3575' East: 2,292,502.1068'

Segment# 2: Line

Course: S88° 45' 25"E Length: 98.94'  
North: 14,896,205.2111' East: 2,292,601.0235'

Segment# 3: Line

Course: S0° 31' 19"W Length: 161.60'  
North: 14,896,043.6178' East: 2,292,599.5514'

Segment# 4: Line

Course: N88° 52' 06"W Length: 99.24'  
North: 14,896,045.5778' East: 2,292,500.3308'

Perimeter: 521.57' Area: 16,021.58Sq.Ft.  
Error Closure: 0.0030 Course: N79° 27' 43"E  
Error North : 0.00054 East: 0.00291

Precision 1: 173,856.67

---

Parcel Name: PARCELS - PARCEL 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 14,896,043.6172' East: 2,292,599.5533'

Segment# 1: Line

Course: N0° 31' 19"E Length: 161.60'  
North: 14,896,205.2105' East: 2,292,601.0254'

Segment# 2: Line

Course: S88° 45' 25"E Length: 101.00'  
North: 14,896,203.0195' East: 2,292,702.0017'

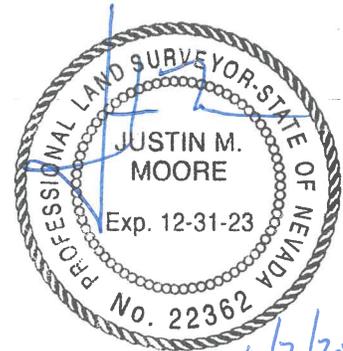
Segment# 3: Line

Course: S0° 31' 16"W Length: 161.40'  
North: 14,896,041.6261' East: 2,292,700.5337'

Segment# 4: Line

Course: N88° 52' 06"W Length: 101.00'  
North: 14,896,043.6209' East: 2,292,599.5534'

Perimeter: 525.00' Area: 16,310.16Sq.Ft.  
Error Closure: 0.0037 Course: N1° 34' 22"E



2002

Error North : 0.00366

East: 0.00010

Precision 1: 141,891.89

---

Parcel Name: PARCELS - PARCEL 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:14,896,203.0153'

East:2,292,702.0018'

Segment# 1: Line

Course: S88° 45' 25"E

Length: 101.00'

North: 14,896,200.8242'

East: 2,292,802.9781'

Segment# 2: Line

Course: S0° 31' 13"W

Length: 161.20'

North: 14,896,039.6309'

East: 2,292,801.5143'

Segment# 3: Line

Course: N88° 52' 06"W

Length: 101.00'

North: 14,896,041.6256'

East: 2,292,700.5340'

Segment# 4: Line

Course: N0° 31' 16"E

Length: 161.40'

North: 14,896,203.0189'

East: 2,292,702.0019'

Perimeter: 524.60'

Area: 16,290.31Sq.Ft.

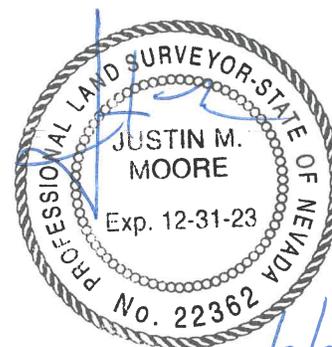
Error Closure: 0.0037

Course: N1° 28' 54"E

Error North : 0.00366

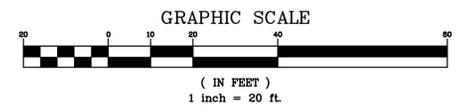
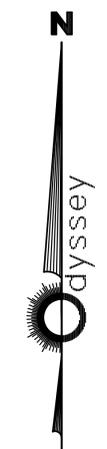
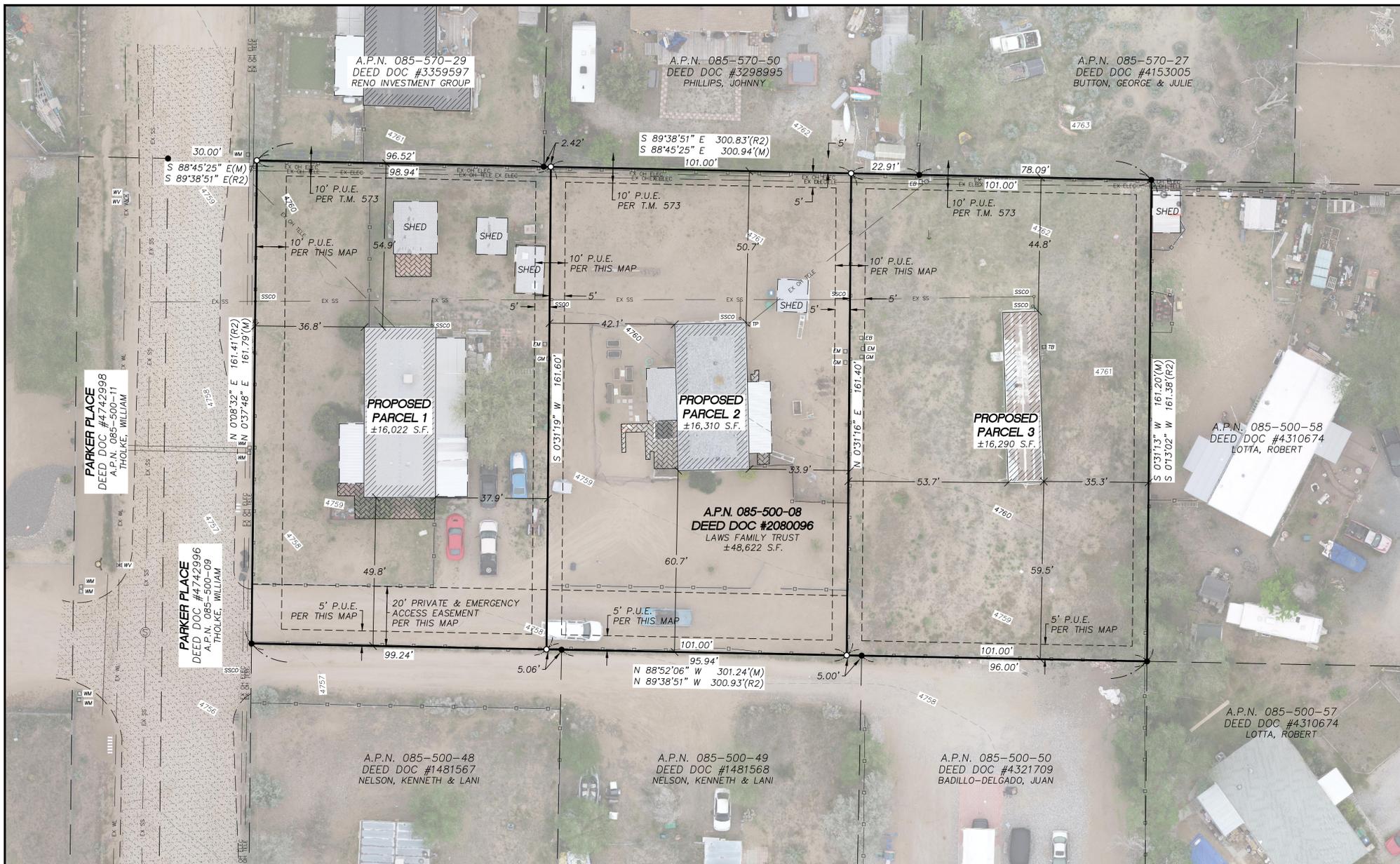
East: 0.00009

Precision 1: 141,783.78



6/2/2023

3 of 3



**BASIS OF BEARINGS:**  
 THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94, DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939.

**BASIS OF ELEVATIONS:**  
 DATUM: NAVD 88  
 PROJECT BENCHMARK = CITY OF RENO BENCHMARK NO. CC017 HAVING AN ELEVATION OF 4654.59'

**REFERENCES:**

- R1) PRELIMINARY TITLE REPORT, PREPARED BY ARCHER TITLE & ESCROW, ORDER NO. 2311332NV-A-ATE, EFFECTIVE DATE: MAY 12, 2023.
- R2) DEED DOCUMENT NO. 190747, RECORDED MARCH 14, 1997, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- R3) TRACT MAP NO. 573, DOCUMENT NO. 282962, RECORDED JANUARY 14, 1958, OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA.

**NOTES:**

- 1) FIELD WORK WAS PERFORMED ON MAY 25, 2023.

**SITE INFORMATION:**

A.P.N. 085-500-08  
 5840 PARKER PLACE  
 SUN VALLEY, NV 89433  
 DEED DOCUMENT NO. 190747  
 ±48,622 S.F.

**AERIAL PHOTOGRAPHY:**

RECTIFIED ORTHOMETRIC PHOTOGRAPH SHOWN HEREIN IS PROVIDED BY:  
 ODYSSEY ENGINEERING, INC.  
 FLIGHT DATE: MAY 25, 2023.  
 FLIGHT HEIGHT: 150 FEET  
 PHOTO RESOLUTION: 2.0 CM  
 SAMPLED ACCURACY: 0.12 FEET

**LEGEND:**

	PAVERS	●	FOUND PROPERTY CORNER AS NOTED
	GRAVEL ROADWAY	○	DIMENSION POINT
	BUILDING	TP □	TELEPHONE PANEL
	SUBJECT BOUNDARY LINE	TB □	TELEPHONE BOX
	ADJACENT BOUNDARY LINE	⊙	SANITARY SEWER MANHOLE
	CENTERLINE	SSCO ○	SANITARY SEWER CLEANOUT
	EASEMENT SIDELINE	⊕	FIRE HYDRANT
	FENCE LINE	WM □	WATER METER
	EXISTING WATER LINE	WMV X	WATER VALVE
	EXISTING SANITARY SEWER LINE	GM □	GAS METER
	EXISTING OVERHEAD ELECTRIC LINE	U □	UTILITY POLE
	EXISTING UNDERGROUND ELECTRIC LINE	GW →	GUY WIRE
	EXISTING OVERHEAD COMMUNICATIONS LINE	EB □	ELECTRIC BOX
	EXISTING UNDERGROUND COMMUNICATIONS LINE	EM □	ELECTRIC METER
A.P.N.	ASSESSOR'S PARCEL NUMBER		
T.M.	TRACT MAP		
S.F.	SQUARE FEET		
P.U.E.	PUBLIC UTILITY EASEMENT		
(M)	MEASURED COURSE AND DISTANCE		
(R1)	RECORD COURSE AND DISTANCE		
(C)	CALCULATED COURSE AND DISTANCE		

DATE: MAY 2023	BY: APP'D
SURVEY CREW: B.M.	DESCRIPTION
DRAWN BY: J.M.	DATE
CHECKED BY: J.M.	REV.
LAWS FAMILY TRUST <b>A.P.N. 085-500-08</b> <b>EXISTING CONDITIONS SITE PLAN</b> SUN VALLEY WASHOE COUNTY NEVADA	
WWW.ODYSSEY-CIVIL-ENGINEERING.COM 895 ROBERT LANE, SUITE 100, LAS VEGAS, NV 89161 (702) 359-5300 FAX (702) 359-3329 ODYSSEY ENGINEERING INCORPORATED	
SCALE HORIZ. 1"=20' VERT. 1" C.I.	
JOB NO. 4794	
SHEET 1 OF 1	

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, EVELYN M. LAWS, AS TRUSTEE OF THE LAWS FAMILY TRUST, 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 THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED.

LAWS FAMILY TRUST \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: EVELYN M. LAWS  
 TITLE: TRUSTEE

STATE OF \_\_\_\_\_ } s.s.  
 COUNTY OF \_\_\_\_\_ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2023

BY EVELYN M. LAWS AS TRUSTEE OF LAWS FAMILY TRUST, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

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

**UTILITY COMPANY'S CERTIFICATE:**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV, PUBLIC UTILITY COMPANIES, AND THE SUN VALLEY GENERAL IMPROVEMENT DISTRICT.

SIERRA PACIFIC POWER COMPANY d/b/o NV ENERGY \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

NEVADA BELL d/b/o AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

CHARTER COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

SUN VALLEY GID \_\_\_\_\_ DATE \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**WATER AND SEWER RESOURCE REQUIREMENTS:**

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

WASHOE COUNTY COMMUNITY SERVICES DEVELOPMENT \_\_\_\_\_ 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 \_\_\_\_\_

**TAX CERTIFICATE:**

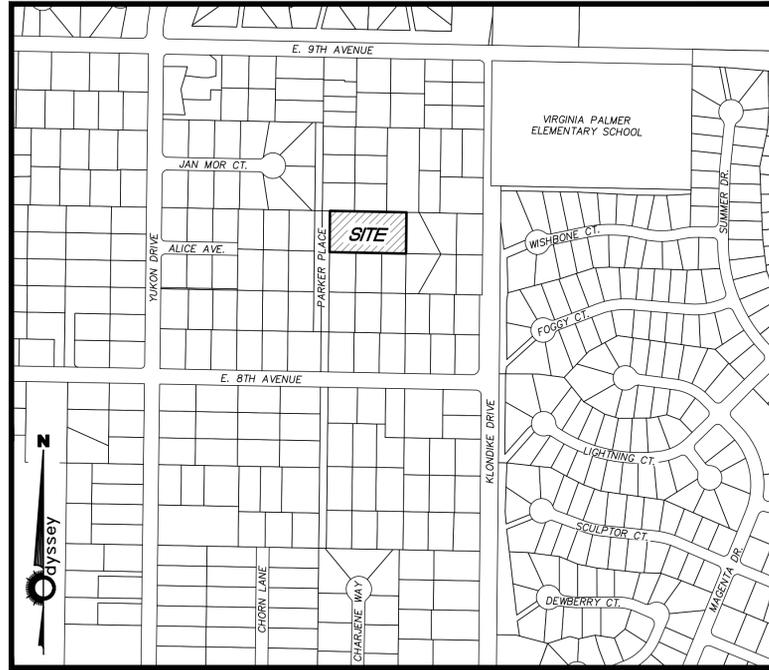
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

A.P.N. 085-500-08

WASHOE COUNTY TREASURER

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 NAME: \_\_\_\_\_

DEPUTY TREASURER



**VICINITY MAP**

NOT TO SCALE

**NOTES:**

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, TEN FEET IN WIDTH CENTERED ABOUT ALL INTERIOR LOT LINES, FIVE FEET IN WIDTH COINCIDENT WITH THE REAR LOT LINE AND FIVE FEET IN WIDTH COINCIDENT WITH THE EXTERIOR BOUNDARIES AND TEN FEET ALONG PARKER PLACE.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES AND CATV TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
- THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- THIS SUBDIVISION IS ENTIRELY WITHIN ZONE X(UNSHADED) AS SHOWN ON FEMA FIRM MAP NO. 32031C3032G, HAVING AN EFFECTIVE DATE OF MARCH 16, 2009.
- PARCELS ARE FOR RESIDENTIAL USE.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO SUN VALLEY GENERAL IMPROVEMENT DISTRICT SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. SUN VALLEY GENERAL IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO INSTALL A WATER METER WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREIN FOR THE PURPOSE 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 THE ISSUANCE OF A BUILDING PERMIT.
- ALL THE PARCELS CREATED ON THIS MAP SHALL HAVE SEPARATE SEWER LINES TO BE CONNECTED AND SERVED BY SUN VALLEY GENERAL IMPROVEMENT DISTRICT.
- FOR EACH PARCEL CREATED BY THIS MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITH AN APPROVED RESIDENTIAL BUILDING PERMIT.
- NO HABITABLE STRUCTURE SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF 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.
- THE 20-FOOT PRIVATE AND EMERGENCY ACCESS EASEMENT GRANTED HEREIN SHALL BE FOR THE BENEFIT OF THE PARCELS CREATED BY THIS MAP AND THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT.
- FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.

**SURVEYOR'S CERTIFICATE:**

I, JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT FOR ODYSSEY ENGINEERING, INC., CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE LAWS FAMILY TRUST.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST 1/4 OF SECTION 17, T.20 N., R.20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON JUNE 2, 2023.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JUSTIN M. MOORE, P.L.S.  
 NEVADA CERTIFICATE NO. 22362



**DRAFT**

6/2/2023

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:**

THE FINAL PARCEL MAP CASE NO. WTPM23-\_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODES 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 \_\_\_\_\_, 2023, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUES 278.471 THROUGH 278.4725.

DIRECTOR OF PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 NAME: \_\_\_\_\_

**TITLE COMPANY CERTIFICATE:**

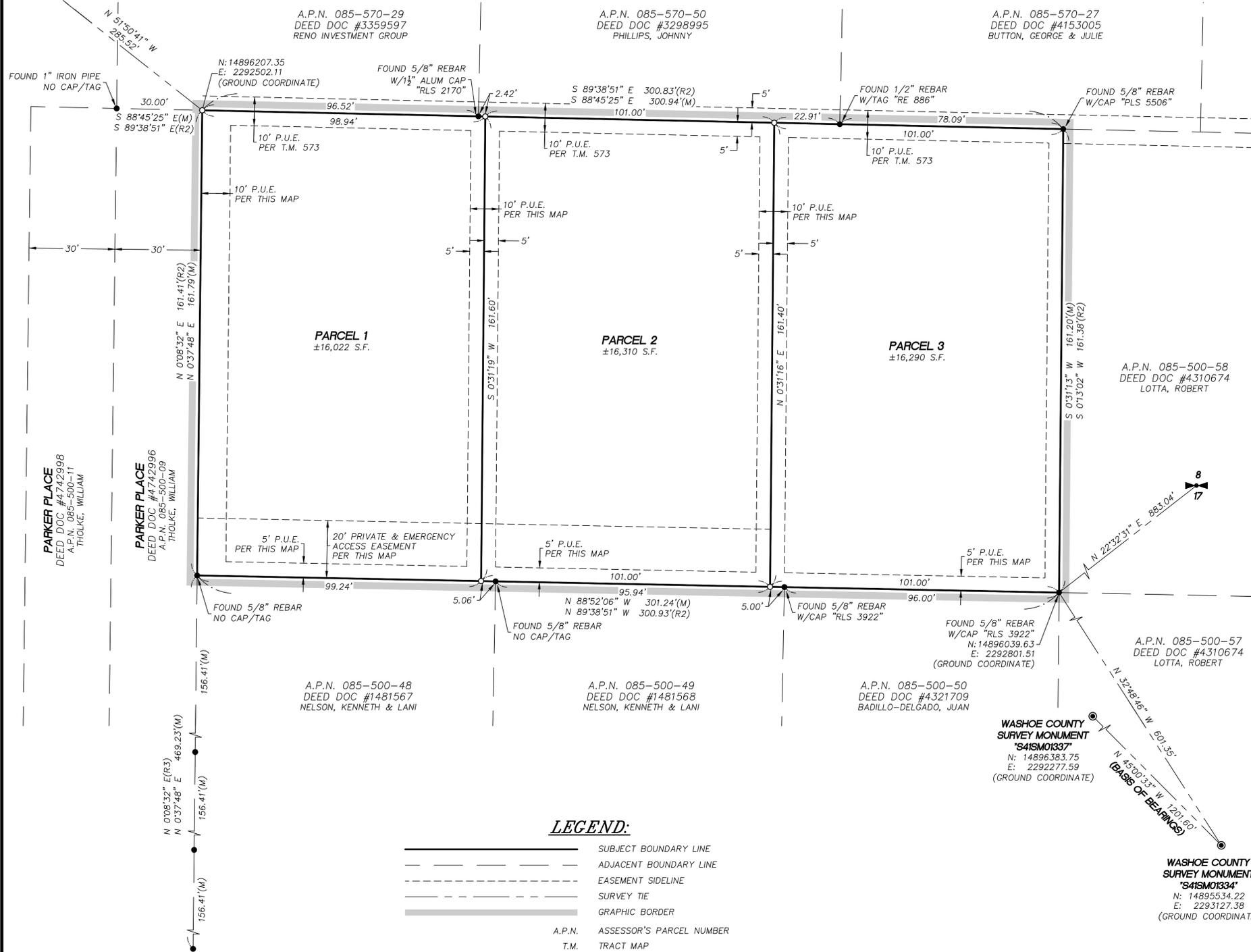
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE LAWS FAMILY TRUST, OWNS OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON, OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF \_\_\_\_\_, 2023.

ARCHER TITLE AND ESCROW

BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

<p><b>PARCEL MAP</b>                  FOR  <b>LAWS FAMILY TRUST</b>                  BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED                  WITHIN DEED DOCUMENT NO. 2080096.                  SITUATE WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 17,                  TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.</p>	
<p>SUN VALLEY      WASHOE COUNTY      STATE OF NEVADA</p>	<p>895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431                  (775) 359-3303                  WWW.ODYSSEY-CIVIL-ENGINEERING.COM</p>
	<p>SHEET  <b>1</b>                  OF  <b>2</b></p>

WASHOE COUNTY  
SURVEY MONUMENT  
"S415M01337"  
N: 14896383.75  
E: 2292277.59  
(GROUND COORDINATE)



**REFERENCES:**

- R1) PRELIMINARY TITLE REPORT, PREPARED BY ARCHER TITLE & ESCROW, ORDER NO. 2311332NV-A-ATE, EFFECTIVE DATE: MAY 12, 2023.
- R2) DEED DOCUMENT NO. 190747, RECORDED MARCH 14, 1997, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- R3) TRACT MAP NO. 573, DOCUMENT NO. 282962, RECORDED JANUARY 14, 1958, OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA.

PARKER PLACE  
DEED DOC #4742998  
A.P.N. 085-500-11  
THOLKE, WILLIAM

PARKER PLACE  
DEED DOC #4742996  
A.P.N. 085-500-09  
THOLKE, WILLIAM

A.P.N. 085-500-48  
DEED DOC #1481567  
NELSON, KENNETH & LANI

A.P.N. 085-500-49  
DEED DOC #1481568  
NELSON, KENNETH & LANI

A.P.N. 085-500-50  
DEED DOC #4321709  
BADILLO-DELGADO, JUAN

WASHOE COUNTY  
SURVEY MONUMENT  
"S415M01337"  
N: 14896383.75  
E: 2292277.59  
(GROUND COORDINATE)

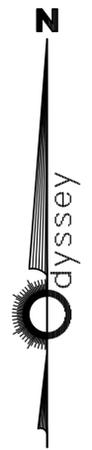
WASHOE COUNTY  
SURVEY MONUMENT  
"S415M01334"  
N: 14895334.22  
E: 2293127.38  
(GROUND COORDINATE)

**LEGEND:**

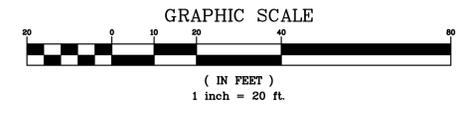
- SUBJECT BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- - - EASEMENT SIDELINE
- - - SURVEY TIE
- ▬ GRAPHIC BORDER
- A.P.N. ASSESSOR'S PARCEL NUMBER
- T.M. TRACT MAP
- S.F. SQUARE FEET
- P.U.E. PUBLIC UTILITY EASEMENT
- (M) MEASURED COURSE AND DISTANCE
- (R#) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
- FOUND SECTION CORNER AS NOTED
- ⊙ FOUND CENTERLINE MONUMENT IN WELL
- FOUND PROPERTY CORNER AS NOTED
- SET 5/8" REBAR AND CAP "PLS 22362"

**AREA:**

PARCEL 1 = ±16,022 S.F.  
PARCEL 2 = ±16,310 S.F.  
PARCEL 3 = ±16,290 S.F.  
TOTAL AREA: ±48,622 S.F.



**DRAFT**



**BASIS OF BEARINGS:**

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939.

**PARCEL MAP**  
FOR  
**LAW'S FAMILY TRUST**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED WITHIN DEED DOCUMENT NO. 2080096.

SITUATE WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.

SUN VALLEY      WASHOE COUNTY      STATE OF NEVADA

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