

**Parcel Map for Salvador Padilla-Avina  
and Leonor Falcon;  
Tentative Parcel Map Application  
to Washoe County;**

**Prepared by:**

Lawrence (Larry) F. Grube

Nevada PLS 6995

Summit Engineering Corp.

5405 Mae Anne Avenue

(775)787-4369

Fax 747-8559

[www.summitnv.com](http://www.summitnv.com)



**April 8, 2026**

ITEM 2  
DEVELOPMENT APPLICATION

Tentative Parcel Map for  
Salvador Padilla-Avina and Leonor Falcon



Formerly Summit Engineering Corporation  
5405 Mae Anne Avenue  
Reno, NV 89523  
(775) 747-8550  
[www.sanbell.com](http://www.sanbell.com)

## 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: Parcel Map for Salvador Padilla-Avina and Leonor Falcon			
Project Description: A Division of Parcel 3-A of Record of Survey 6608 as described in Boundary Line Adjustment Document 5511641			
Project Address: 4907 Sun Valley Boulevard			
Project Area (acres or square feet): 82,633			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>.1 +/- Mile West of intersection Sun Valley Blvd and Rampion Way</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
035-120-35	1.90		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Salvador Padilla-Avina and Leonor Falcon		Name: Lawrence (Larry) F. Grube	
Address: P.O. Box 3111		Address: 5405 Mae Anne Avenue	
Sparks, NV	Zip: 89431	Reno, NV	Zip: 89523
Phone: 775-229-9015	Fax:	Phone: 775-787-4369	Fax:
Email: snvqualityservices@gmail.com		Email: lgrube@sanbell.com	
Cell: 775-229-9015	Other:	Cell: 775-224-4369	Other:
Contact Person: Salvador Padilla-Avina		Contact Person: Lawrence (Larry) F. Grube	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		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

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 8<sup>th</sup> of each month. If the 8<sup>th</sup> 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.**

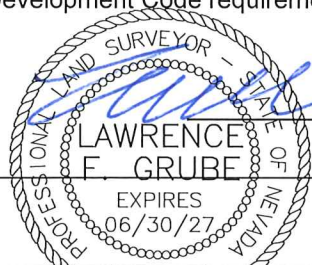

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to 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.
  - N/A  c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
  - N/A  d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
  - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.

- N/A f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
  - g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
  - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
  - i. Vicinity map showing the proposed development in relation to the surrounding area.
  - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
  - N/A 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

2/20/2026

ITEM 5  
APPLICATION MATERIALS

Tentative Parcel Map for  
Salvador Padilla-Avina and Leonor Falcon



Formerly Summit Engineering Corporation  
5405 Mae Anne Avenue  
Reno, NV 89523  
(775) 747-8550  
[www.sanbell.com](http://www.sanbell.com)

## 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)?

0.15 mile West of Sun Valley Boulevard/Rampion Way

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
035-120=35	120 Vacant, single family	1.90

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

Property is mostly vacant land except for a single wide mobile home 68'+/- by 12'+/-, property slopes 3+/-% West to East

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	0.40 Acre	1.06 Ac.	0.44	
Proposed Minimum Lot Width	87.75 ft	589.98 ft	116.56	

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

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:

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

NONE - N/A
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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
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27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

N/A
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28. Surveyor:

Name	Lawrence (Larry) F. Grube
Address	5405 Mae Anne Avenue Reno, NV 89523
Phone	775-747-8550
Cell	775-224-4369
E-mail	lgrube@sanbell.com
Fax	
Nevada PLS #	6995



ITEM 7  
APPLICATION MAP  
(REDUCED 8.5"X11")  
(SEE BACK POCKET FOR FULL SIZE)

Tentative Parcel Map for  
Salvador Padilla-Avina and Leonor Falcon



Formerly Summit Engineering Corporation  
5405 Mae Anne Avenue  
Reno, NV 89523  
(775) 747-8550  
[www.sanbell.com](http://www.sanbell.com)

# PARCEL MAP FOR SALVADOR PADILLA-AVINA and LEONOR FALCON

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SALVADOR PADILLA-AVINA AND LEONOR FALCON, HUSBAND AND WIFE, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAVE 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, PRIVATE ACCESS, PRIVATE UTILITY, AND DRAINAGE EASEMENTS DESCRIBED BY NOTE ARE HEREBY GRANTED, TOGETHER WITH THE RIGHTS OF IMPROVEMENT THERE TO AND EXPRESS THERE FROM FORTHWITH.

SALVADOR PADILLA-AVINA AND LEONOR FALCON, HUSBAND AND WIFE

SALVADOR PADILLA-AVINA \_\_\_\_\_ DATE \_\_\_\_\_

LEONOR FALCON \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY PUBLIC CERTIFICATE:**

STATE OF NEVADA }  
COUNTY OF WASHOE }

THIS INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026 BY SALVADOR PADILLA-AVINA AND LEONOR FALCON, HUSBAND AND WIFE.

NOTARY PUBLIC \_\_\_\_\_

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNERS SHOWN HEREON ARE THE OWNER OF RECORD OF SAID LAND AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

FIRST AMERICAN TITLE INSURANCE COMPANY

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

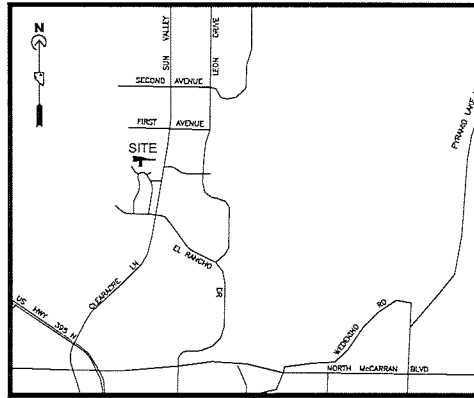
TITLE: \_\_\_\_\_

**SECURITY INTEREST HOLDER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT CHRISTOPHER DAVID RODRIGUEZ AND ALICIA ELEN RODRIGUEZ, TRUSTEES OF THE CHRIS AND ALICIA RODRIGUEZ LIVING TRUST LTD JANUARY 23, 2008 CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP BY SEPARATE DOCUMENT BEING RECORDED AS DOCUMENT No. \_\_\_\_\_ RECORDED \_\_\_\_\_ 2026, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST RECORDED JANUARY 27, 2023, AS DOCUMENT No. 535546), AND AMENDED JANUARY 18, 2025 AS DOCUMENT No. 551252).

**GENERAL NOTES:**

- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
- WITH THE DEVELOPMENT OF PARCEL 1 AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEED WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE WASHOE COUNTY WITH A WELL SERVE LETTER.
- NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.
- DRAINAGE FACILITIES OUTSIDE THE DEDICATED STREET RIGHT-OF-WAYS ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER OR THEIR SUCCESSORS AND ASSIGNS.
- NO FENCES SHALL BE ALLOWED WITHIN OR ACROSS ANY DRAINAGE OR UTILITY EASEMENT MAINTAINED BY WASHOE COUNTY.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO GO THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. IN ADDITION, ALL EASE PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT 5 FEET IN WIDTH CENTERED ABOUT THE PROPERTY LINE. ALSO, ALL REAR PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT 5 FEET IN WIDTH LOCATED WITHIN THE LOT, ADJACENT TO THE REAR PROPERTY LINE.
- THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY FACILITIES.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED IN CONJUNCTION WITH THE RELEASE OF THE ACCESSORS PARCEL NUMBERS. IF A PLANNED STRUCTURE WILL NOT FACE THE ADDRESS STREET, TYPICALLY ON CORNER LOTS, THE DEVELOPER MUST REVERT A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE FACILITIES AND NATURAL DRAINAGES AND NOT FORTIFY OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- A MINIMUM 10.00 FOOT PUBLIC UTILITY, TRAFFIC CONTROL, SIGNAGE, SIDEWALK, PLOWED SNOW STORAGE, AND USPS MAIL DELIVERY FACILITY EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAYS (DANLIE CIRCLE AND RAMSAY WAY). THE 10.00 FOOT PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM THE STREET RIGHT OF WAY ONLY.
- FUTURE DEVELOPMENT OF PARCEL 1 SHALL MEET AND COMPLY WITH ALL REQUIREMENTS OF CURRENTLY ADOPTED TRUCKEE MEADOWS FIRE PROTECTION DISTRICT FIRE CODES, ORDINANCES, AND STANDARDS AT THE TIME OF CONSTRUCTION TO INCLUDE INFRASTRUCTURE FOR FIRE APPARATUS ACCESS ROADS AND WATER SUPPLY.
- THE NATURAL DRAINAGE WILL NOT BE IMPAIRED.
- FOR EACH PARCEL CREATED BY THIS FINAL MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITHIN AN APPROVED RESIDENTIAL BUILDING PERMIT.
- THE BASES OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BACE NETWORK COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (DATA NUMBER/PA). NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 32°52'18.44843" NORTH AND 115° 53' 08.87671" WEST FOR REGIONAL EPS CODE 26010 (WASHOE COUNTY IDENTIFIER WASH01020). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000197039 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND. PARCEL DISTANCE AND BEARINGS ON THIS MAP ARE BOUNDARY TO [R12] AND [R10].
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PROVIDOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 50 PRIVATE RECIPROCAL ACCESS EASEMENT & PUE TO SERVE EACH PARCEL RESPECTIVELY.



VICINITY MAP  
(NOT TO SCALE)

**SURVEYOR'S CERTIFICATE:**

I, LAWRENCE F. GRUBE, 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 THE SALVADOR PADILLA-AVINA AND LEONOR FALCON, HUSBAND AND WIFE.
- THE LARGEST LOT IS WITHIN THE 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 20 EAST, MOH, AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_ 2026.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



LAWRENCE F. GRUBE

03-30-2026

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPA23-0003 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

**WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE**

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

DATE \_\_\_\_\_

**UTILITY CERTIFICATES**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, AND DO HEREBY REINFORCE THE 10' PUBLIC UTILITY EASEMENT GRANTED PER PW 11038 WITHIN PARCEL 2-2A OF PARCEL MAP CASE SHOWN HEREON AS 'RESUBDIVIDED HEREON'. SAID EASEMENTS ARE REINFORCED IN FAVOR OF THOSE EASEMENTS GRANTED, DELINEATED AND APPROVED HEREON.

SIERRA PACIFIC POWER COMPANY DBA NV ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

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

ITS: \_\_\_\_\_

TRUCKEE MEADOWS WATER AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

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

ITS: \_\_\_\_\_

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

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

ITS: \_\_\_\_\_

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_

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

ITS: \_\_\_\_\_

STATE OF NEVADA }  
COUNTY OF WASHOE }

**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 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 201A.265. APN 035-120-35

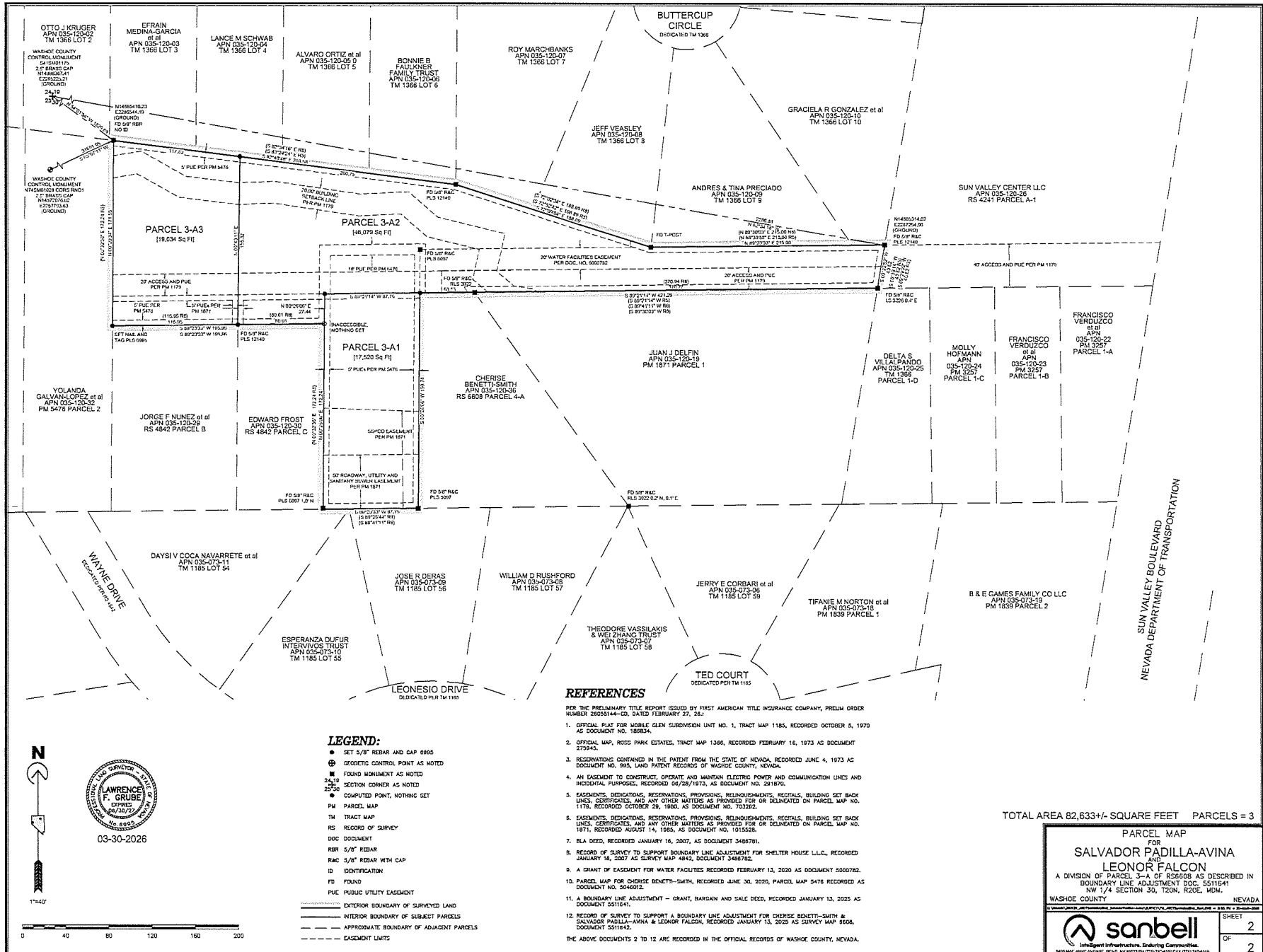
WASHOE COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

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

PARCEL MAP  
FOR  
**SALVADOR PADILLA-AVINA  
LEONOR FALCON**  
A DIVISION OF PARCEL 3-A OF RESUB AS DESCRIBED IN  
BOUNDARY LINE ADJUSTMENT DEC. 5511641  
NW 1/4 SECTION 30, T20N, R20E, M0W,  
WASHOE COUNTY NEVADA

**sanbell**  
Sanbell Infrastructure, Evolving Communities.  
5435 SAGE AVENUE, SUITE 100, WASHOE COUNTY, NEVADA 89703-7000

SHEET	1
OF	2



**REFERENCES**

- PER THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, PRELIM ORDER NUMBER 20203144-00, DATED FEBRUARY 27, 2021.
1. OFFICIAL PLAN FOR MOBILE GLEN SUBDIVISION UNIT NO. 1, TRACT MAP 1185, RECORDED OCTOBER 5, 1970 AS DOCUMENT NO. 188834.
  2. OFFICIAL MAP, ROSS PARK ESTATES, TRACT MAP 1386, RECORDED FEBRUARY 16, 1973 AS DOCUMENT 279445.
  3. RESERVATIONS CONTAINED IN THE PATENT FROM THE STATE OF NEVADA, RECORDED JUNE 4, 1973 AS DOCUMENT NO. 903, LAND PATENT RECORDS OF WASHOE COUNTY, NEVADA.
  4. AN EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC POWER AND COMMUNICATION LINES AND INCIDENTAL PURPOSES, RECORDED 06/29/1973, AS DOCUMENT NO. 291876.
  5. EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, REINDEVELOPMENTS, RECORDS, BUILDING SET BACK LINES, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON PARCEL MAP NO. 1178, RECORDED OCTOBER 28, 1980, AS DOCUMENT NO. 703292.
  6. EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, REINDEVELOPMENTS, RECORDS, BUILDING SET BACK LINES, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON PARCEL MAP NO. 1971, RECORDED AUGUST 14, 1985, AS DOCUMENT NO. 1915528.
  7. BIA DEED, RECORDED JANUARY 16, 2007, AS DOCUMENT 3489798.
  8. RECORD OF SURVEY TO SUPPORT BOUNDARY LINE ADJUSTMENT FOR SHELTER HOUSE LLC, RECORDED JANUARY 18, 2007 AS SURVEY MAP 4842, DOCUMENT 3488782.
  9. A GRANT OF EASEMENT FOR WATER FACILITIES RECORDED FEBRUARY 13, 2020 AS DOCUMENT 5000782.
  10. PARCEL MAP FOR CHERISE BENNETT-SMITH, RECORDED JUNE 30, 2020, PARCEL MAP 5476 RECORDED AS DOCUMENT NO. 5046012.
  11. A BOUNDARY LINE ADJUSTMENT - GRANT, BARGAIN AND SALE DEED, RECORDED JANUARY 13, 2025 AS DOCUMENT 5011641.
  12. RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR CHERISE BENNETT-SMITH & SALVADOR PADILLA-AVINA & LEONOR FALCON, RECORDED JANUARY 13, 2025 AS SURVEY MAP 5606, DOCUMENT 5011642.
- THE ABOVE DOCUMENTS 2 TO 12 ARE RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

TOTAL AREA 82,633+/- SQUARE FEET PARCELS = 3

PARCEL MAP  
FOR  
SALVADOR PADILLA-AVINA  
LEONOR FALCON  
A DIVISION OF PARCEL 3-A, R58608 AS DESCRIBED IN  
BOUNDARY LINE ADJUSTMENT DOC. 5011641  
NW 1/4 SECTION 30, T20N, R20E, WDM.  
WASHOE COUNTY

**sanbell**  
Intelligent Infrastructure. Enduring Commitment.  
SHEET 2 OF 2

**LEGEND:**

- SET 5/8" REBAR AND CAP 8995
- ⊕ GEODETIC CONTROL POINT AS NOTED
- ⊕ FOUND MONUMENT AS NOTED
- ⊕ SECTION CORNER AS NOTED
- ⊕ COMPUTED POINT, NOTHING SET
- PM PARCEL MAP
- TM TRACT MAP
- RS RECORD OF SURVEY
- DOC DOCUMENT
- BBR 5/8" REBAR
- RAC 5/8" REBAR WITH CAP
- ID IDENTIFICATION
- FD FOUND
- PUE PUBLIC UTILITY EASEMENT
- EXTERIOR BOUNDARY OF SURVEYED LAND
- INTERIOR BOUNDARY OF SUBJECT PARCELS
- APPROXIMATE BOUNDARY OF ADJACENT PARCELS
- EASEMENT LIMITS



ITEM 8  
STREET NAMES

N/A

Tentative Parcel Map for  
Salvador Padilla-Avina and Leonor Falcon



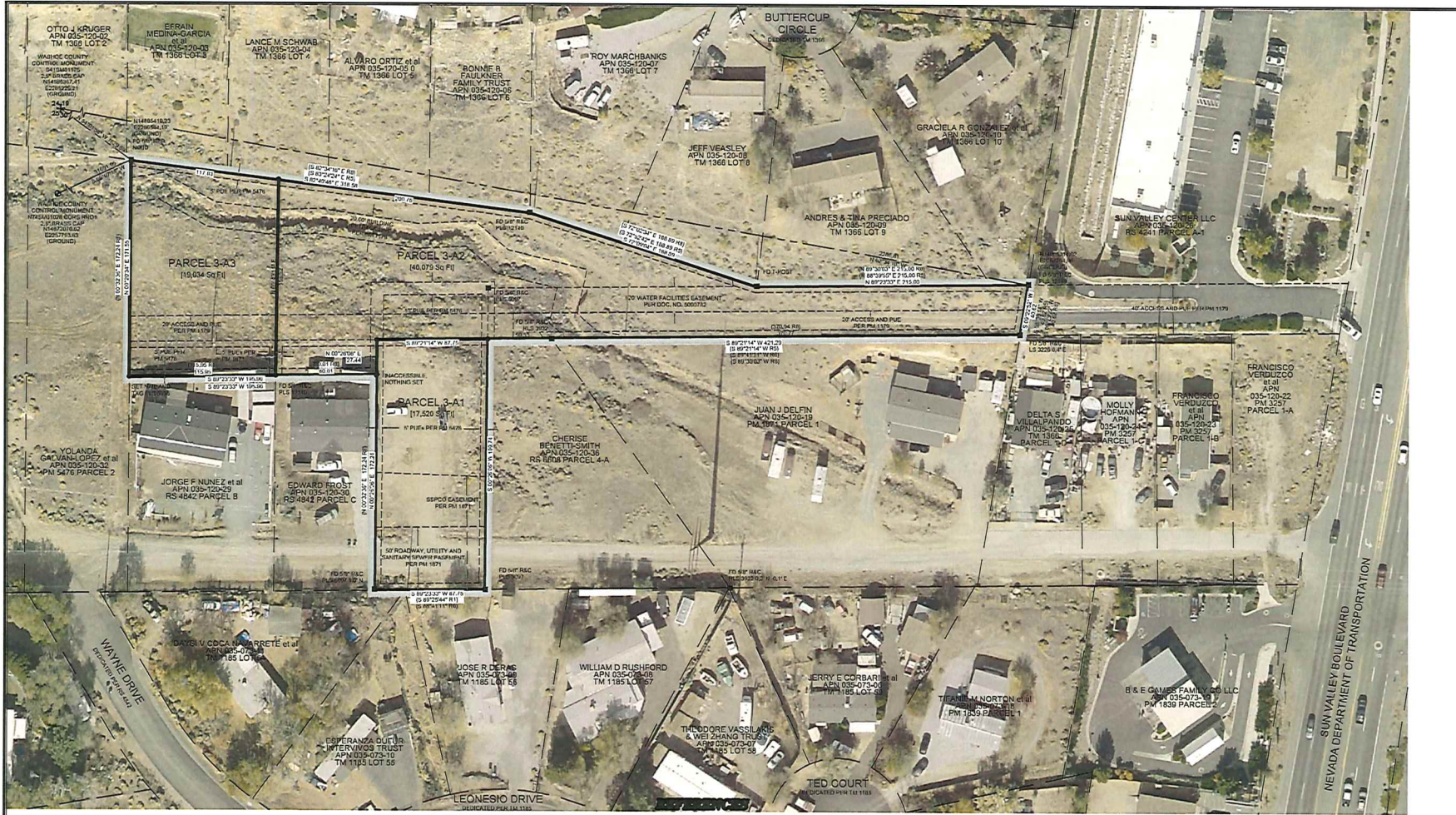
Formerly Summit Engineering Corporation  
5405 Mae Anne Avenue  
Reno, NV 89523  
(775) 747-8550  
[www.sanbell.com](http://www.sanbell.com)

ITEM 9  
SUPPORTING INFORMATION

Tentative Parcel Map for  
Salvador Padilla-Avina and Leonor Falcon



Formerly Summit Engineering Corporation  
5405 Mae Anne Avenue  
Reno, NV 89523  
(775) 747-8550  
[www.sanbell.com](http://www.sanbell.com)



FOR THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, PRELIM ORDER NUMBER 26255144-00, DATED FEBRUARY 27, 2026.

1. OFFICIAL PLAT FOR MOBILE GLEN SUBDIVISION UNIT NO. 1, TRACT MAP 1185, RECORDED OCTOBER 5, 1975 AS DOCUMENT NO. 186634.
2. OFFICIAL MAP, ROSS PARK ESTATES, TRACT MAP 1368, RECORDED FEBRUARY 18, 1973 AS DOCUMENT 272842.
3. RESERVATIONS CONTAINED IN THE PATENT FROM THE STATE OF NEVADA, RECORDED JUNE 4, 1973 AS DOCUMENT NO. 895, LAND PATENT REDDORS OF WASHOE COUNTY, NEVADA.
4. AN EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC POWER AND COMMUNICATION LINES AND INCIDENTAL PURPOSES, RECORDED 08/29/1973, AS DOCUMENT NO. 291870.
5. EASEMENTS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECEIPTS, BUILDING SET BACK LINES, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON PARCEL MAP NO. 1179, RECORDED OCTOBER 29, 1980, AS DOCUMENT NO. 703292.
6. EASEMENTS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECEIPTS, BUILDING SET BACK LINES, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON PARCEL MAP NO. 1871, RECORDED AUGUST 14, 1985, AS DOCUMENT NO. 1015528.
7. RIA DEED, RECORDED JANUARY 18, 2007, AS DOCUMENT 3488781.
8. RECORD OF SURVEY TO SUPPORT BOUNDARY LINE ADJUSTMENT FOR SHELTER HOUSE LLC, RECORDED JANUARY 18, 2007 AS SURVEY MAP 4842, DOCUMENT 3488782.
9. A GRANT OF EASEMENT FOR WATER FACILITIES RECORDED FEBRUARY 13, 2020 AS DOCUMENT 5000782.
10. PARCEL MAP FOR CHERISE BENNETT-SMITH, RECORDED JUNE 30, 2020, PARCEL MAP 5476 RECORDED AS DOCUMENT NO. 5049202.
11. A BOUNDARY LINE ADJUSTMENT - GRANT, BARGAIN AND SALE DEED, RECORDED JANUARY 13, 2025 AS DOCUMENT 5511841.
12. RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR CHERISE BENNETT-SMITH & SALVADOR PADILLA-AVINA & LEONOR FALCON, RECORDED JANUARY 13, 2025 AS SURVEY MAP 8606, DOCUMENT 5511842.

THE ABOVE DOCUMENTS 2 TO 12 ARE RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

TOTAL AREA 82,633+/- SQUARE FEET PARCELS = 3

PARCEL MAP FOR SALVADOR PADILLA-AVINA LEONOR FALCON  
 A DIVISION OF PARCEL 3-A OF RS6808 AS DESCRIBED IN BOUNDARY LINE ADJUSTMENT DOC. 5511841 NW 1/4 SECTION 30, T20N, R20E, MDM.  
 WASHOE COUNTY NEVADA

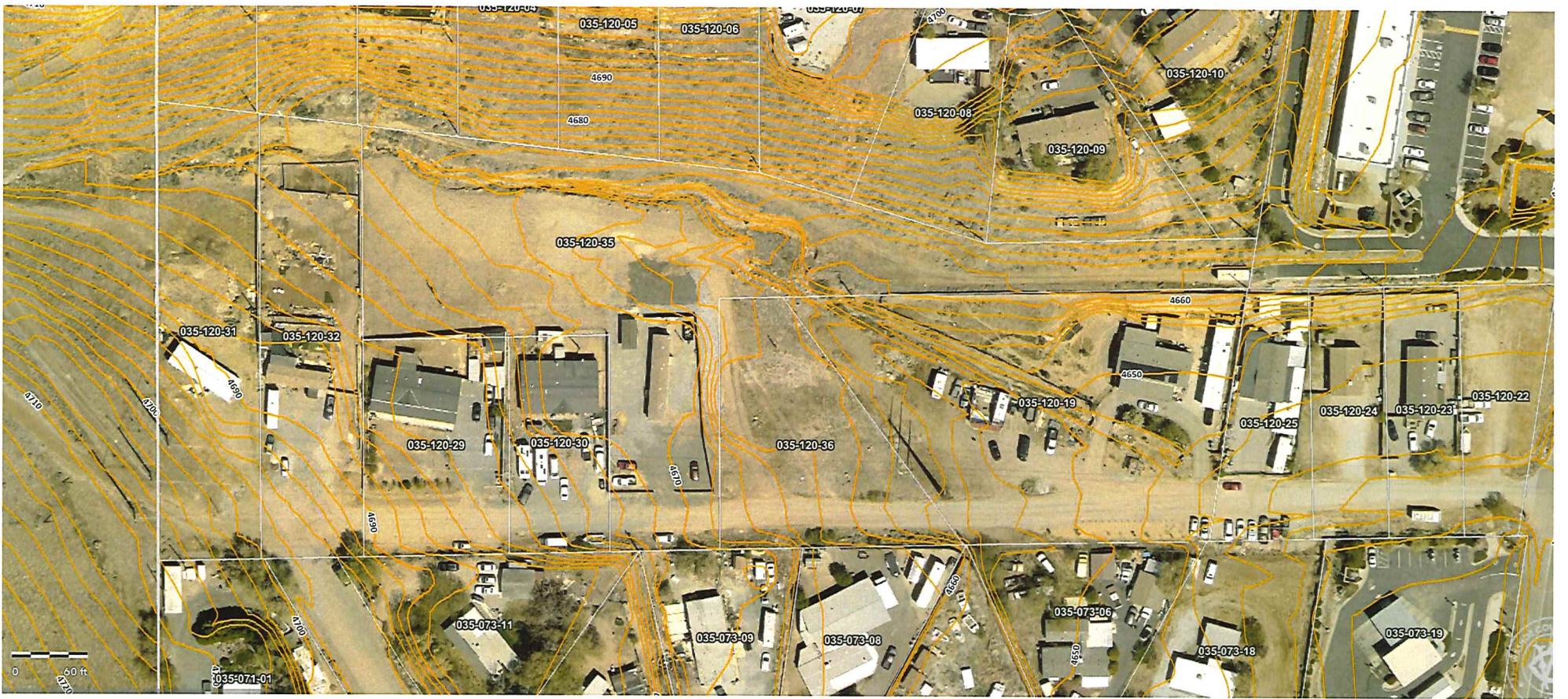
sanbell  
 Intelligent Infrastructure. Enduring Commitment.  
 5150 Lake Mead Avenue, Reno, NV 89502 (775) 784-0000 (TDD) FAX (775) 784-0000

SHEET 2 OF 2

03-30-2026

1"=40'

- LEGEND:**
- SET 5/8" REBAR AND CAP 8995
  - GEODETIC CONTROL POINT AS NOTED
  - FOUND MONUMENT AS NOTED
  - SECTION CORNER AS NOTED
  - COURTED POINT, NOTHING SET
  - PM PARCEL MAP
  - TR TRACT MAP
  - RS RECORD OF SURVEY
  - DC DOCUMENT
  - RRB 3/8" REBAR
  - RAC 3/8" REBAR WITH CAP
  - ID IDENTIFICATION
  - FD FOUND
  - PUE PUBLIC UTILITY EASEMENT
  - EXTERIOR BOUNDARY OF SURVEYED LAND
  - INTERIOR BOUNDARY OF SUBJECT PARCELS
  - - - APPROXIMATE BOUNDARY OF ADJACENT PARCELS
  - - - EASEMENT LIMITS



**OWNER'S CERTIFICATE**

WE THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE:  
1. WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.  
2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN BELOW.  
3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630 INCLUSIVE.  
4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.  
5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINES OR THE TRANSFER OF LAND.  
6. THE PROPERTY OWNERS HEREBY AGREE TO ACCEPT ANY DRAINAGE ONTO THEIR PROPERTY RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT.

CHERISE BENETTI-SMITH, AN UNMARRIED WOMAN  
APN: 035-120-33

Cherise Benetti-Smith  
DATE 12/14/24  
CHERISE BENETTI-SMITH  
(PRINT NAME)

SALVADOR PADILLA-AVINA, A MARRIED MAN,  
AS JOINT TENANT  
APN: 035-120-34

Salvador Padilla-Avina  
DATE 12/10/24  
Salvador Padilla-Avina  
(PRINT NAME)

LEONOR FALCON, A MARRIED WOMAN,  
AS JOINT TENANT  
APN: 035-120-34

Leonor Falcon  
DATE 12.04.24  
Leonor Falcon  
(PRINT NAME)

**NOTARY CERTIFICATE**

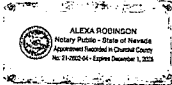
STATE OF Nevada } SS  
COUNTY OF Washoe

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,  
ON THIS 4th DAY OF December, 2024.

Cherise Benetti-Smith  
CHERISE BENETTI-SMITH, AN UNMARRIED WOMAN PERSONALLY  
APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT  
THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Alexa Robinson  
NOTARY PUBLIC  
Alexa Robinson  
(PRINT NAME/TITLE)



**NOTARY CERTIFICATE**

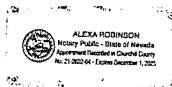
STATE OF Nevada } SS  
COUNTY OF Washoe

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,  
ON THIS 4th DAY OF December, 2024.

Salvador Padilla-Avina  
OF SALVADOR PADILLA-AVINA, A MARRIED MAN, AS JOINT TENANT,  
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO  
ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Alexa Robinson  
NOTARY PUBLIC  
Alexa Robinson  
(PRINT NAME/TITLE)



**NOTARY CERTIFICATE**

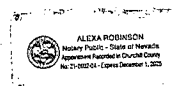
STATE OF Nevada } SS  
COUNTY OF Washoe

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,  
ON THIS 4th DAY OF December, 2024.

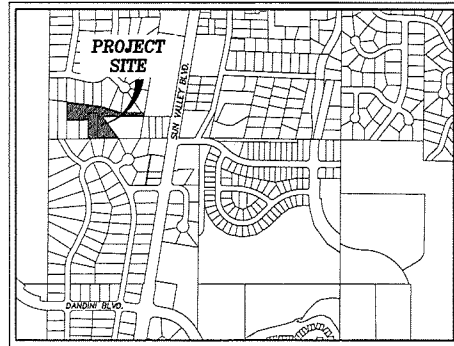
Leonor Falcon  
OF LEONOR FALCON, A MARRIED WOMAN, AS JOINT TENANT,  
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO  
ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Alexa Robinson  
NOTARY PUBLIC  
Alexa Robinson  
(PRINT NAME/TITLE)



**BOUNDARY LINE ADJUSTMENT FOR  
CHERISE BENETTI-SMITH,  
& SALVADOR PADILLA-AVINA,  
& LEONOR FALCON**



VICINITY MAP  
NOT TO SCALE

**SECURITY INTEREST HOLDER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT.

CHRISTOPHER DAVID RODAFAFFER AND ALICIA ELENI RODAFAFFER, TRUSTEES OF THE CHRIS AND ALICIA RODAFAFFER LIVING TRUST UTD JANUARY 23, 2008, BY DOCUMENT NO. 2553244, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE ORIGINAL DEED OF TRUST DOCUMENT NO. 5359440, RECORDED ON JANUARY 27, 2023).

**SURVEYOR'S CERTIFICATE**

I, DANIEL A. BIGRIGG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:  
THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CHERISE BENETTI-SMITH, SALVADOR PADILLA-AVINA AND LEONOR FALCON.

- 1. THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M., COUNTY OF WASHOE, STATE OF NEVADA AND THE SURVEY WAS COMPLETED ON December 7, 2024
- 2. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY HAVE BEEN DEFINED BY MONUMENTS OR AS REQUIRED BY NRS 625.340.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4. THIS MAP DELINEATES A BOUNDARY LINE ADJUSTMENT AND DOES NOT CREATE ANY ADDITIONAL PARCELS AND IS NOT IN CONFLICT WITH PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.



DANIEL A. BIGRIGG P.L.S.  
NEVADA CERTIFICATE NO. 19716

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNERS SHOWN HEREON ARE THE RECORD OWNERS OF SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED EXCEPT AS/IF SHOWN BELOW.

DOC NO. 535144D RECORDED ON JANUARY 2023  
FIRST CENTENNIAL TITLE COMPANY OF NEVADA

Lisa Quijia  
DATE 12-18-2024  
Lisa Quijia/Secretary  
(PRINT NAME/TITLE)

**GOVERNING AGENCY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY WASHOE COUNTY.

Wayne Handrock  
DATE 1-10-25  
WAYNE HANDROCK P.L.S. 20464  
WASHOE COUNTY SURVEYOR

**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.

James J. English  
DATE 01/02/2025  
JAMES J. ENGLISH EHS SUPERVISOR  
(PRINT NAME/TITLE)

**TAX CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON THE PROPERTY THAT IS THE SUBJECT OF THIS MAP.

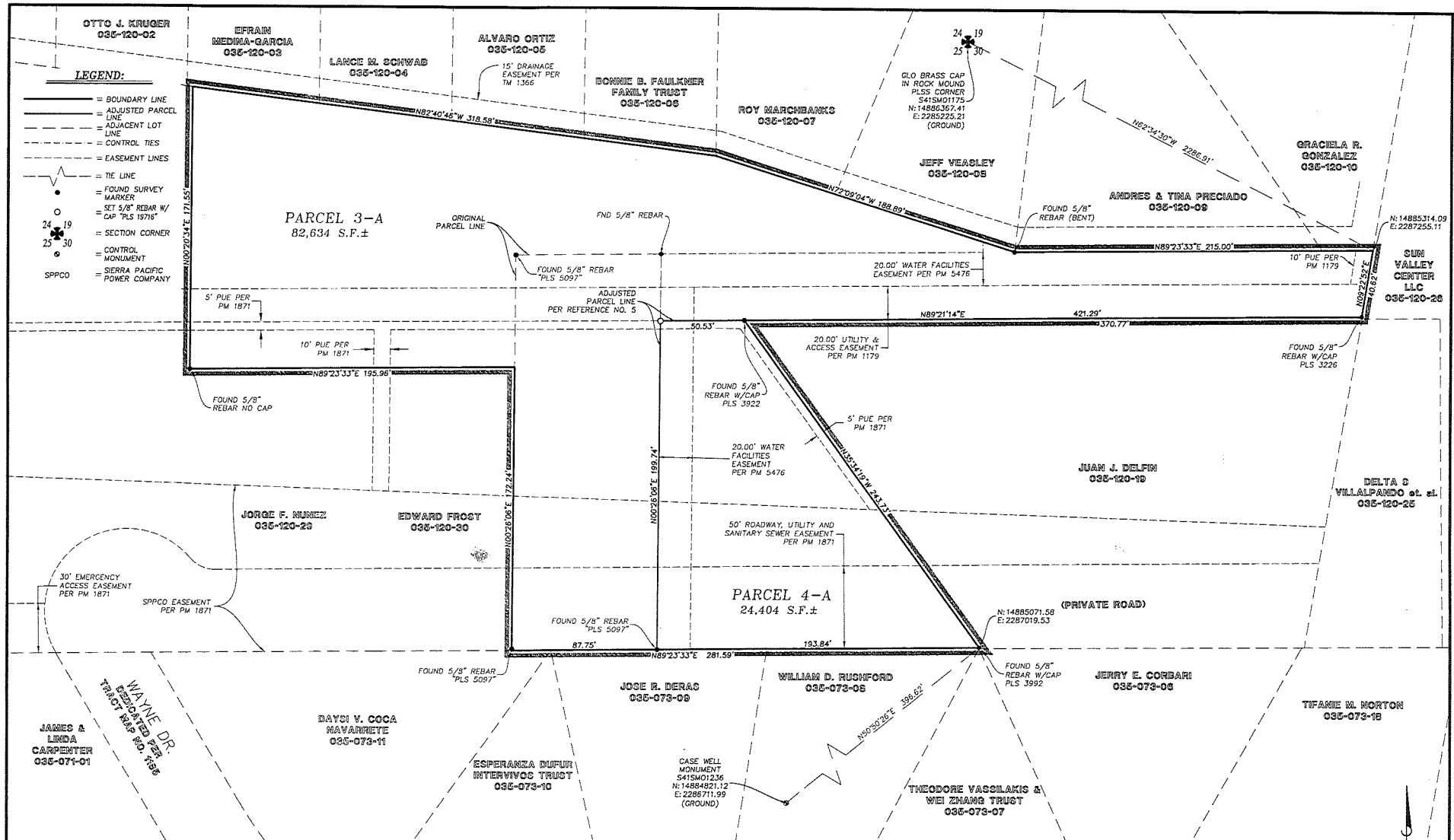
APN: 035-120-33  
APN: 035-120-34

Lauren Yantis-Hardoe  
DATE 12/12/24  
LAUREN YANTIS-HARDOE  
PRINT NAME/TREASURER

RELATIVE INDEXES  
SHOULD BE EXAMINED  
ON ANY SUBSEQUENT  
CHANGES TO THIS MAP

DOC #5511642 01/13/2025 03:37:48 PM Requested By CHERISE SMITH Washoe County Recorder Kalie M. Work Fee: \$45.00 Page 1 of 2	RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR CHERISE BENETTI-SMITH & SALVADOR PADILLA-AVINA, & LEONOR FALCON BEING PARCEL 3 AND 4 OF PARCEL MAP NO. 5476 SITUATE WITHIN THE NW 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M. WASHOE COUNTY
	NEVADA DRAWN BY: LHS DATE: JULY 2024 PROJ. CODE: SMC.WCNV PROJ. #: 01 SHEET 1 OF 2

**S6608**



**BASIS OF BEARINGS:**

BASIS OF BEARINGS FOR THIS SURVEY BEING THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994. HIGH ACCURACY NETWORK (NAD 83/94 HARN) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GS) OBSERVATIONS OF WASHOE COUNTY CONTROL POINTS S41SM01236 AND S41SM01175. THE BEARING BETWEEN POINTS S41SM01236 AND S41SM01175 IS TAKEN AS NORTH 43°52'33" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID TO GROUND FACTOR = 1.000197939.

**REFERENCES:**

- 1) PARCEL MAP 5476, FILE NO. 5246012, 6/30/2020.
  - 2) PARCEL MAP 1871, FILE NO. 1015528, 8/14/1985.
  - 3) PARCEL MAP 1179, FILE NO. 703292, 10/29/1980.
  - 4) RECORD OF SURVEY 4842, FILE NO. 3486782, 1/16/2007.
  - 5) BIA QUITCLAIM DEED DOCUMENT NO. 5511641, 11/3/2025.
- ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY.

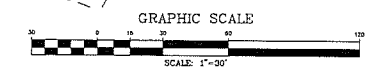
**AREA:**

PARCEL 4-A	=	24,404 S.F.±
PARCEL 3-A	=	82,634 S.F.±
TOTAL AREA	=	2.46 ACRES±

**NOTE:**

THIS RECORD OF SURVEY REPRESENTS THE RESULTS OF A BOUNDARY LINE ADJUSTMENT DEED FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY SHOWN AS REFERENCE NO. 5 ABOVE.

Surveyor's seal for Daniel A. Bivigg, State of Nevada, License No. 19716, dated 11/3/2025.



RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR  
**CHERIE BENETTI-SMITH & SALVADOR PADILLA-AVINA & LEONOR FALCON**  
 BEING PARCELS 3 AND 4 OF PARCEL MAP NO. 5476  
 SITUATED WITHIN THE NW 1/4 OF SECTION 30,  
 TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.  
 Washoe County Nevada

**Manhard CONSULTING LTD**  
 281 High Street, Suite 400, Reno, NV 89501 | 970-743-2020 | 970-744-2810 | manhard.com  
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: LHS  
 DATE: JULY 2024  
 PROJ. CODE: SNC-WCKV  
 PROJ. #.: 01  
 SHEET  
**2 OF 2**