

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for Hicks Family Trust			
Project Description: A Division of the Parcel described in Doc. No. 3654907			
Project Address: 9200 Timothy Dr.			
Project Area (acres or square feet): 8.627 ac.			
Project Location (with point of reference to major cross streets AND area locator): 1,600 ft. northerly of the intersection of Timothy Dr. x Holcomb Ranch Ln.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
040-640-05	8.627 ac.		
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: John R. Meyer		Name: John Randolph Meyer	
Address: PO Box 19193 Reno, NV 89511		Address: PO Box 19193	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89511
Phone:	Fax:	Phone: 775-830-3690	Fax:
Email: rmeyer@meyersurvey.com		Email: rmeyer@meyersurvey.com	
Cell: 775-686-5700	Other:	Cell: 775-830-3690	Other:
Contact Person: Larry R. Hicks		Contact Person: John "Randy" Meyer	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Christopher J. Hicks		Name:	
Address: 1400 W. Huffaker		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-338-0267	Fax:	Phone:	Fax:
Email: Cjhicksnv@yahoo.com		Email:	
Cell: 775-338-0267	Other:	Cell:	Other:
Contact Person: Chris Hicks		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: LARRY R. HICKS

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, LARRY R. HICKS

(please print name)

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

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

Assessor Parcel Number(s): _____

Printed Name LARRY R. HICKS

Signed [Signature]

Address 9200 TIMOTHY CT.

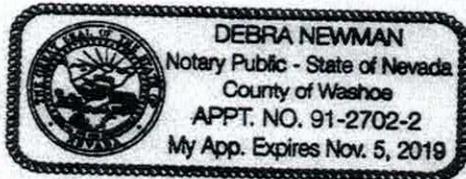
RENO, NV 89511

Subscribed and sworn to before me this 8th day of August, 2019.

(Notary Stamp)

Debra Newman
Notary Public in and for said county and state

My commission expires: Nov. 5, 2019



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

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

Property Owner Affidavit

Applicant Name: MARIANNE A. HICKS

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, MARIANNE A. HICKS

(please print name)

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

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

Assessor Parcel Number(s): _____

Printed Name MARIANNE A. HICKS

Signed Marianne A. Hicks

Address 9200 TIMOTHY LT.

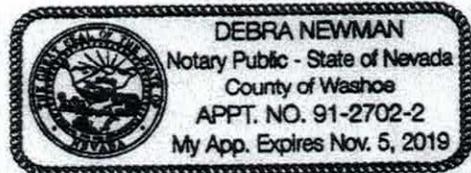
RENO, NV. 89511

(Notary Stamp)

Subscribed and sworn to before me this 8th day of August, 2019.

Debra Newman
Notary Public in and for said county and state

My commission expires: Nov. 5, 2019



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

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

**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)?

9200 Timothy Dr. Reno, NV 89511

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
040-640-05	200 (SFR)	8.627 ac.

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

Existing House, pasture

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	5.599 ac.	3.028		
Proposed Minimum Lot Width	665' +/-	300' +/-		

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	N/A	N/A		
Proposed Zoning Area	N/A	N/A		

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

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

a. Sewer Service	ex. septic
b. Electrical Service/Generator	NV Energy
c. Water Service	ex. well

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

- a. Water System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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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 checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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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 #	TBD	acre-feet per year	
b. Certificate #	TBD	acre-feet per year	
c. Surface Claim #	TBD	acre-feet per year	
d. Other, #	TBD	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):

N/A

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 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		
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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?

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?

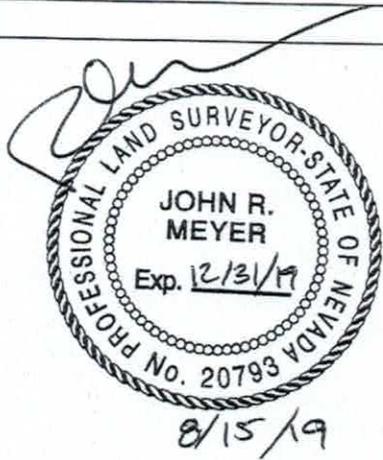
N/A

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	John R. Meyer
Address	PO Box 19193 Reno, NV 89511
Phone	775-830-3690
Cell	775-830-3690
E-mail	rmeyer@meyersurvey.com
Fax	N/A
Nevada PLS #	20793



OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ARE THE OWNERS OF THE PART OF LAND REPRESENTED ON THIS MAP AND HAVE CONSENTED TO THE PRESENTATION OF THIS MAP TO THE BOARD OF SUPERVISORS FOR RECORDING IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF CHAPTER 27A, THE PUBLIC UTILITY & TRANSPORTATION, SHOW STORMWATER MANAGEMENT AND CONSTRUCTION PROVISIONS (COMMONLY KNOWN AS HERRBY ORDINANCE).

DAVID T. HERRBY _____ DATE
(PRINTED)
ROBERT T. HERRBY _____ DATE
(PRINTED)

NOTARY PUBLIC CERTIFICATE:

STATE OF MICHIGAN }
COUNTY OF WASHTENAW } ss.
I, _____, Notary Public in and for the State of Michigan, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the undersigned and that the same is a true and correct copy of the original as shown to me by the undersigned and that the same is a true and correct copy of the original as shown to me by the undersigned.

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO US BY THE UNDERSIGNED AND THAT WE ARE THE ONLY OWNER OF RECORD OF THE LAND SHOWN ON THIS MAP AND THAT WE HAVE NO RECORD OF ANY OTHER INTEREST IN THE LAND SHOWN ON THIS MAP FOR RECORDED TITLE, COUNTY, MICHIGAN, FEDERAL, OR LOCAL, TODAY OR SINCE THE BEGINNING OF TIME.

DATE _____
TITLE _____

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EXAMINERS SHOWN ON THIS MAP HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES. THE UNDERSIGNED UTILITY COMPANIES HAVE REVIEWED AND APPROVED FOR THIS MAP AND HEREBY REPRESENTED AND WARRANTED AS SHOWN HEREON.

SEWER TREATMENT DISTRICT _____ DATE
DIAK, EAST MICHIGAN _____ DATE
MICHIGAN ELECTRIC POWER & LIGHT _____ DATE

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFY THAT ALL PROPERTY TAXES ON THE LAND SHOWN ON THIS MAP HAVE BEEN PAID TO THE LOCAL TAXING AGENCIES AND THAT THE PROPERTY TAXES ON ANY OTHER PROPERTY TAXES FOR THE COMMISSION OF THE MICHIGAN DEPARTMENT OF TREASURY HAVE BEEN PAID PURSUANT TO MCL 206.40-40-50.

PARCEL MAP _____ DATE
TITLE _____

DIRECTOR OF PLANNING & DEVELOPMENT CERTIFICATE:

THE FINAL PLANNING MAP DOES NOT VIOLATE ANY STATE, FEDERAL, LOCAL, OR COUNTY LAWS, ORDINANCES, REGULATIONS, RULES, OR POLICIES WHICH ARE APPLICABLE TO THE PROPOSED MAP AND THE CONDITIONS OF THE MAP. THE PROPOSED MAP IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 27A, THE PUBLIC UTILITY & TRANSPORTATION, SHOW STORMWATER MANAGEMENT AND CONSTRUCTION PROVISIONS (COMMONLY KNOWN AS HERRBY ORDINANCE) AND THE PROVISIONS OF THE ZONING ORDINANCE OF THE COUNTY OF WASHTENAW, MICHIGAN, AND THE PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF EAST LANSING, MICHIGAN.

DATE _____
TITLE _____

WATER & SEWER RESOURCE REQUIREMENTS:

THE PROJECT / DEVELOPMENT DESCRIBED ON THIS MAP IS IN COMPLIANCE WITH THE PROVISIONS OF ARTICLE 424 OF MICHIGAN COUNTY CHAPTER 110 (DEVELOPMENT CODE) OF THE COUNTY OF WASHTENAW.

DATE _____
TITLE _____

TRUCKEE HEADQUARTERS FIRE PROTECTION DISTRICT CERTIFICATE:

THIS MAP IS APPROVED BY THE TRUCKEE HEADQUARTERS FIRE PROTECTION DISTRICT.

DATE _____
TITLE _____

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE BOARD OF HEALTH OF THE COUNTY OF WASHTENAW, MICHIGAN, AND THE BOARD OF HEALTH OF THE CITY OF EAST LANSING, MICHIGAN, AND THE BOARD OF HEALTH OF THE CITY OF GRAND RAPIDS, MICHIGAN.

DATE _____
TITLE _____

SURVEYORS CERTIFICATE:

1. JOHN RICHARDSON SURVEYORS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MICHIGAN, DO HEREBY CERTIFY THAT THE PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCES OF:
LARRY B. HICKS & WENDIE A. HICKS
2. THE LANDS SURVEYED ARE PART OF A SECTION OF THE 3 1/2 OF SECTION 1 AND THE 1/2 OF SECTION 12 T19N, R17E, M21W, WASHTENAW COUNTY, MICHIGAN, AND THE SURVEY WAS CONDUCTED ON 08/08/2018.
3. THE PLAT COMPARES WITH APPROXIMATE STATE SURVEYS OF THE SAME AND ANY CORRECTIONS ARE ENTERED ON THE DATE THAT THE GOVERNMENT BOOK ONE IS FILED OFFICIALLY.
4. THE SURVEYORS APPROVED ON THE DATE OF THE COMPLETION OF THIS SURVEY, OCCUPY THE POSITIONS INDICATED, AND ARE OF SOUND MIND AND SOUND HEEL.

DATE _____
TITLE _____



FOR REVIEW

PARCEL MAP
FOR
HICKS FAMILY TRUST
A DIVISION OF DEED DOC. NO. 2065807
APR. 04-06-05
SITING IN A PORTION OF THE S1/2 OF SEC. 18
T19N, R17E, M21W, WASHTENAW COUNTY, MI 48830.

MEYER SURVEYING
SURVEYING & MAPPING LLC
1248 East 10th Ave, Grand Rapids, MI 49506
(616) 796-1144
www.meyersurveying.com

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, 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 NRS CHAPTER 278. THE PUBLIC UTILITY & DRAINAGE EASEMENTS, SNOW STORAGE & SIGNAGE EASEMENTS AND RE-LOCATABLE IRRIGATION EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

LARRY R. HICKS _____ DATE
(TRUSTEE)

MARIANNE A. HICKS _____ DATE
(TRUSTEE)

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA }
COUNTY OF WASHOE } S.S.
ON THIS ____ DAY OF _____, 2019, LARRY R. HICKS DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE

STATE OF NEVADA }
COUNTY OF WASHOE } S.S.

ON THIS ____ DAY OF _____, 2019, MARIANNE A. HICKS DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE

VICINITY
N.T.S.



TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT HICKS FAMILY TRUST OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS.

FIRST AMERICAN TITLE CO.
BY: _____ DATE: _____
TITLE: _____

DIRECTOR OF PLANNING & DEVELOPMENT CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. WTPM XXXXXXXXXX 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. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THE FINAL MAP IS APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2019, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

WILLIAM H. WHITNEY, DIRECTOR, PLANNING & DEVELOPMENT DIVISION _____ DATE

SURVEYOR'S CERTIFICATE:

- I, JOHN RANDOLPH MEYER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA DO HEREBY CERTIFY:
- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF:
LARRY R. HICKS & MARIANNE A. HICKS
- 2. THE LANDS SURVEYED LIES WITHIN A PORTION OF THE S 1/2 OF SECTION 1 AND THE N1/2 OF SECTION 12 T.18N., R.19E. M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON XXXXX, 2019.
- 3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JOHN RANDOLPH MEYER

PLS 20793

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES. THE EXISTING PUBLIC UTILITY EASEMENTS THAT ARE SHOWN AS ABANDONED PER THIS MAP ARE HEREBY RELINQUISHED AND RELOCATED AS SHOWN HEREON.

SIERRA PACIFIC POWER COMPANY _____ DATE
D.B.A. NV ENERGY

NV BELL TELEPHONE CO. _____ DATE
D.B.A. AT&T NEVADA

CHARTER COMMUNICATIONS _____ DATE

WATER & 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 DEPT. _____ DATE
OF WATER RESOURCES

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT CERTIFICATE:

THIS MAP IS APPROVED BY THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT.

FOR THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT _____ DATE
NAME:
TITLE:

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

FOR REVIEW

COUNTY RECORDER'S CERTIFICATE

FILE No.: _____
FILED FOR RECORD AT THE REQUEST OF _____

ON THIS ____ DAY OF _____, 2019
AT ____ MINUTES PAST ____ O'CLOCK ____M.

OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

KALIE WORK
COUNTY RECORDER

BY: _____ DEPUTY

FEE: _____

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND HAVE BEEN PAID FOR 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

APN 040-640-05

WASHOE COUNTY TREASURER _____ DATE

TITLE:

PARCEL MAP
FOR
HICKS FAMILY TRUST
A DIVISION OF DEED DOC. NO. 3654907
APN: 040-640-05
SITUATE IN A PORTION OF THE S1/2 OF SEC. 1 &
THE N1/2 SEC. 12, T.18N., R.19E., M.D.M.
WASHOE COUNTY, NEVADA

SHEET 1 OF 2



MEYER SURVEYING
SURVEYING | MAPPING | GIS

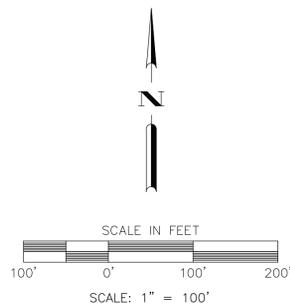
1248 Bon Rea Way Reno, NV
(775) 786-1166
meyersurvey.com

NOTES:

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 5' IN WIDTH ALONG ALL SIDE AND REAR PROPERTY LINES AND 7.5' IN WIDTH ALONG THE TIMOTHY DR. OF TIMOTHY CT.
3. PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TV.
4. THE NATURAL DRAINAGE WILL NOT BE IMPEDED.
5. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE SUFFICIENT WATER RIGHTS TO THE SERVICING WATER PURVEYOR AND PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
6. 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.
7. 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.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.

REFERENCES:

1. DEED DOC. No. 3654907, 05/29/2008.
2. PM 153, FILE No. 362431, 04/28/1975.
3. RS 160, FILE No. 190619, 12/04/1950.
4. RS 5626, FILE No. 4453309, 04/01/2015.



BASIS OF BEARINGS:

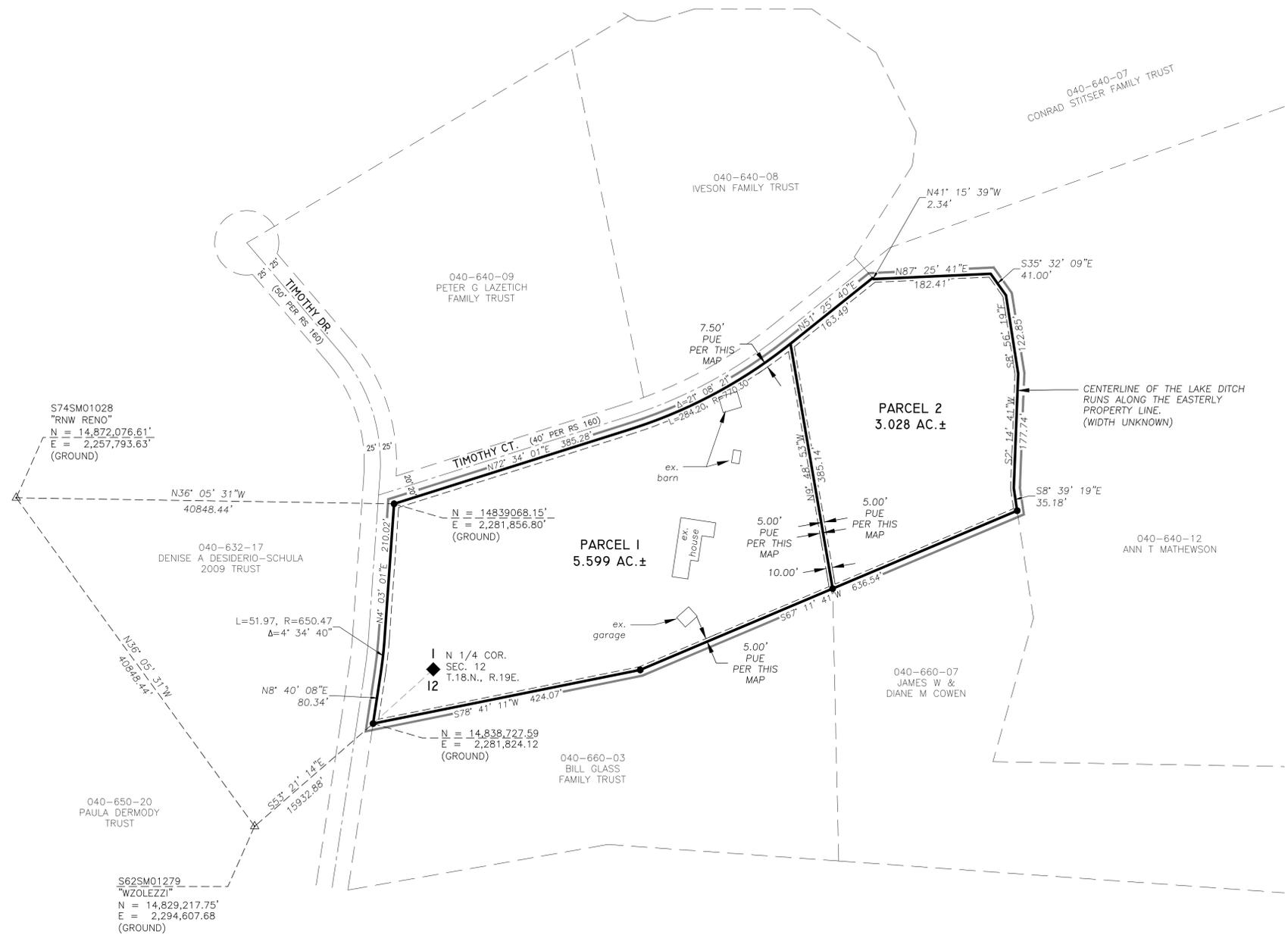
NAD 83(94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703). BASED ON GPS RTK OBSERVATIONS UTILIZING THE NORTHERN NEVADA REAL TIME NETWORK.

THE COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES. THE COMBINED GRID TO GROUND SCALE FACTOR = 1.000197939.

LEGEND:

- SET 5/8" REBAR W/ PLASTIC CAP "PLS 20793" OR AS NOTED
- FOUND 5/8" REBAR OR AS NOTED
- ✱ FOUND 5/8" REBAR W/ TAG "RE 886"
- FOUND 1/4" PIPE
- ◆ FOUND U.S.G.L.O. BRASS CAP SECTION CORNER

TOTAL AREA = 8.627 AC.±



FOR REVIEW

PARCEL MAP FOR HICKS FAMILY TRUST

A DIVISION OF DEED DOC. NO. 3654907
 APN: 040-640-05
 SITUATE IN A PORTION OF THE S1/2 OF SEC. 1 & THE N1/2 SEC. 12, T.18N., R.19E., M.D.M.
 WASHOE COUNTY, NEVADA

SHEET 2 OF 2



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