

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

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

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department for Technical Plan Check.
 2. **Development Application:** A completed Washoe County Development Application form.
 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
 4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
 5. **Application Materials:** The completed Tentative Parcel Map Application materials.
 6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.
- Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**
7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge, all information contained in this application is correct and meets all Washoe County Development Code requirements.



Professional Land Surveyor

Parcel Map Waiver

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

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due the Engineering Department for Technical Plan Check.
 2. **Development Application:** A completed Washoe County Development Application form.
 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
 4. **Application Materials:** The completed Parcel Map Waiver Application materials.
 5. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.
- Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**
6. **Development Plan Specifications:**
 - a. Record of Survey.
 7. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ 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 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 to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.

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 LOMBARDI LANE PARTNERS LLC			
Project Description: PARCEL MAP			
Project Address: 0 LOMBARDI LN			
Project Area (acres or square feet): 24.02 ACRES			
Project Location (with point of reference to major cross streets AND area locator): LOMBARDI LANE & HOLCOMB RANCH LANE			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
041-190-11	24.02		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: MST SURVEYING		Name: MST SURVEYING	
Address: 15506 QUICKSILVER DRIVE RENO, NV Zip: 89509		Address: 15506 QUICKSILVER DR RENO, NV Zip: 89511	
Phone: 775-690-7978 Fax:		Phone: 775-544-7817 Fax: 775-677-844	
Email: MSTSURVEYING@HOTMAIL.COM		Email: MSTSURVEYING@HOTMAIL.COM	
Cell: 775-690-7978 Other:		Cell: 775-544-7817 Other:	
Contact Person: STEVE RYCKEBOSCH		Contact Person: MICHAEL TALONEN	
Applicant/Developer:		Other Persons to be Contacted:	
Name: LOMBARDI LANE PARTNERS LLC		Name: MICHAEL TALONEN	
Address: 1100 CALIFORNIA AVE RENO, NV Zip: 89509		Address: 15506 QUICKSILVER DR RENO, NV Zip: 89511	
Phone: 775-690-7978 Fax:		Phone: 775-544-7817 Fax: 775-677-844	
Email: steve.trchomes@gmail.com		Email: MSTSURVEYING@HOTMAIL.COM	
Cell: 775-7978 Other:		Cell: 775-544-7817 Other:	
Contact Person: STEVE RYCKEBOSCH		Contact Person: MICHAEL TALONEN	
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: _____

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, _____
(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 _____

Signed _____

Address _____

Subscribed and sworn to before me this
_____ day of _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

- *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)?

2900' SOUTH WEST OF HOLCOMB RANCH LANE & LAKESIDE DRIVE

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
041-190-11	SINGLE FAMILY RESIDENCE	24.02

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

VACANT

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	4 AC	4 AC	8.83 AC	7.19 AC
Proposed Minimum Lot Width	357'	357'	611'	431'

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	MDR	MDR	MDR	MDR
Proposed Zoning Area	MDR	MDR	MDR	MDR

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

Yes
 No

6. Utilities:

a. Sewer Service	NONE
b. Electrical Service/Generator	NV ENERGY
c. Water Service	NONE

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

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

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

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

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

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

GATED

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?

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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	MST SURVEYING
Address	15506 QUICKSILVER DRIVE RENO, NV
Phone	775-544-7817
Cell	775-544-7817
E-mail	MSTSURVEYING@HOTMAIL.COM
Fax	775-677-8408
Nevada PLS #	19567

**Parcel Map Waiver Application
Supplemental Information**
(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

N/A

a. If a utility, is it Public Utility Commission (PUC) regulated?

Yes No

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

2900' SOUTH WEST OF HOLCOMB RANCH LANE & LAKESIDE DRIVE

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
041-190-11	SINGLE FAMILY RESIDENCE	24.02

3. Please describe:

a. The existing conditions and uses located at the site:

VACANT

b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	RANCH
South	RANCH
East	RANCH
West	SINGLE FAMILY RESIDENCE

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	4 AC	4 AC	8.83 AC	7.19 AC
Proposed Minimum Lot Width	357'	357'	611'	431'

5. Utilities:

a. Sewer Service	NONE
b. Electrical Service/Generator	NV ENERGY
c. Water Service	NONE

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

a. Water System Type:

<input checked="" type="checkbox"/> Individual wells	WELL
<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. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

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7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" 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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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

N/A

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

ZONE A NO BASE FLOOD ELEVATIONS DETERMINED
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b. Does 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
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Explanation:

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- c. 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, the Hillside Ordinance applies.	<input checked="" type="checkbox"/> No, it does not.
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Explanation:

SITE GRADING TO BE DONE UNDER BUILDING PERMIT
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9. Surveyor:

Name	MST SURVEYING
Address	15506 QUICKSILVER DRIVE RENO, NV
Phone	775-544-7817
Fax	775-677-8408
Nevada PLS #	19567

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 4A:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SOUTHWEST (SE) 1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST MDM, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST (NE) CORNER OF PARCEL 4 OF PARCEL MAP NO. 3590 RECORDED NOVEMBER 22ND, 1999 AS FILE NUMBER 2400153 IN THE OFFICIAL RECORD OF WASHOE COUNTY.

THENCE SOUTH 00°01'48" EAST 358.02 FEET;

THENCE SOUTH 89°59'37" WEST, 486.80 FEET;

THENCE NORTH 00°01'48" WEST 357.81 FEET;

THENCE NORTH 89°58'12" EAST 486.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.00 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567

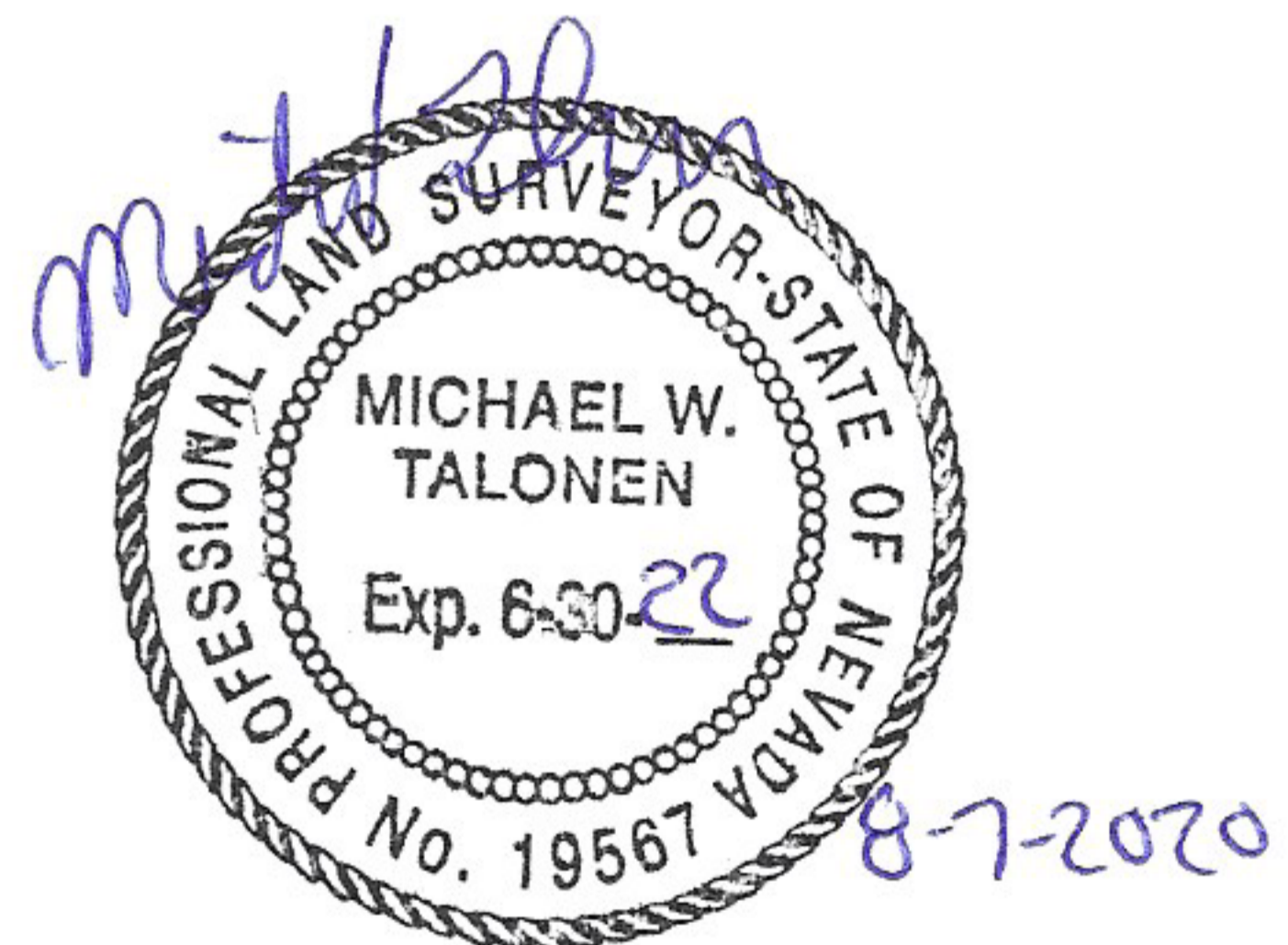


EXHIBIT B
LEGAL DESCRIPTION

PARCEL 4B:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SOUTHWEST (SE) 1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST MDM, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF PARCEL 4 OF PARCEL MAP NO. 3590 RECORDED NOVEMBER 22ND, 1999 AS FILE NUMBER 2400153 IN THE OFFICIAL RECORD OF WASHOE COUNTY. THENCE SOUTH 00°01'48" EAST 358.02 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°01'48" EAST 358.02 FEET;

THENCE NORTH 89°58'57" WEST, 486.80 FEET;

THENCE NORTH 00°01'48" WEST 357.81 FEET;

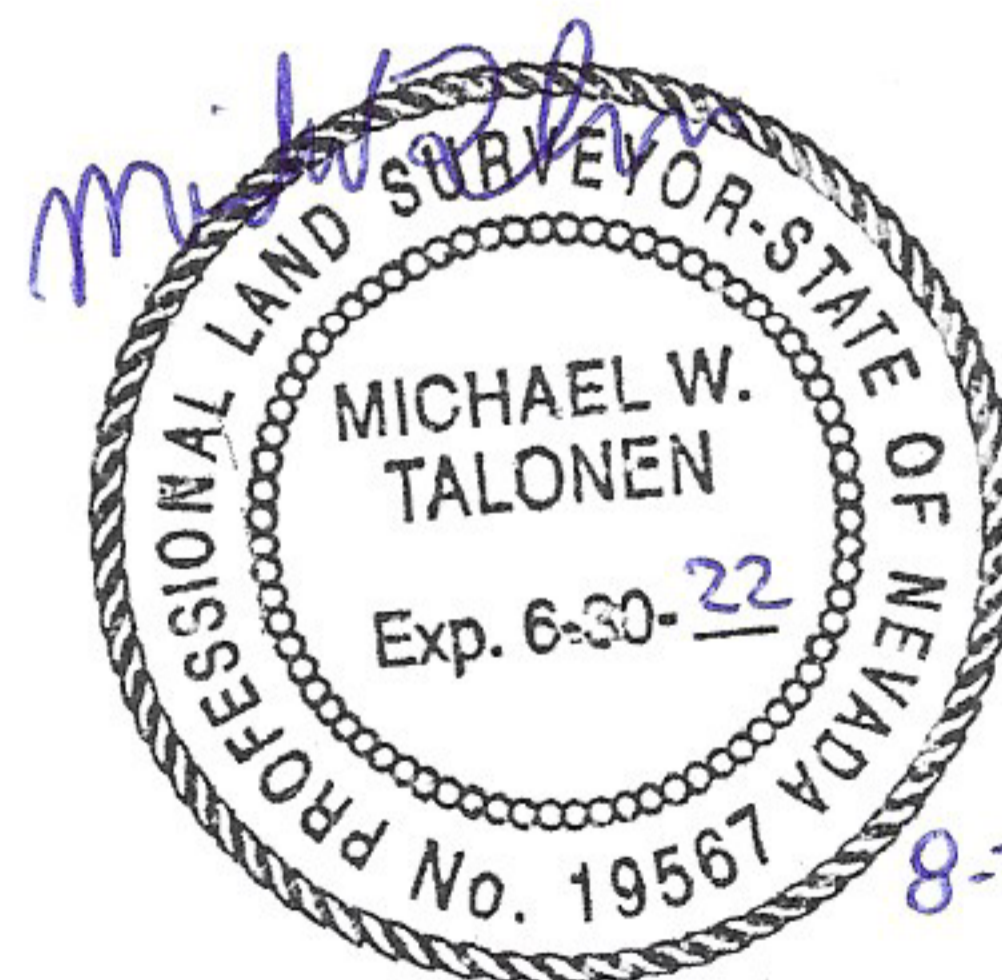
THENCE NORTH 89°59'37" EAST 486.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.00 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567



0202-6-8

EXHIBIT C
LEGAL DESCRIPTION

PARCEL 4C:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SOUTHWEST (SE) 1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST MDM, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST (SW) CORNER OF PARCEL 4 OF PARCEL MAP NO. 3590 RECORDED NOVEMBER 22ND, 1999 AS FILE NUMBER 2400153 IN THE OFFICIAL RECORD OF WASHOE COUNTY.

THENCE NORTH 00°59'23" EAST 616.05 FEET;

THENCE SOUTH 89°58'57" WEST, 619.26 FEET;

THENCE SOUTH 00°25'32" EAST 611.19 FEET;

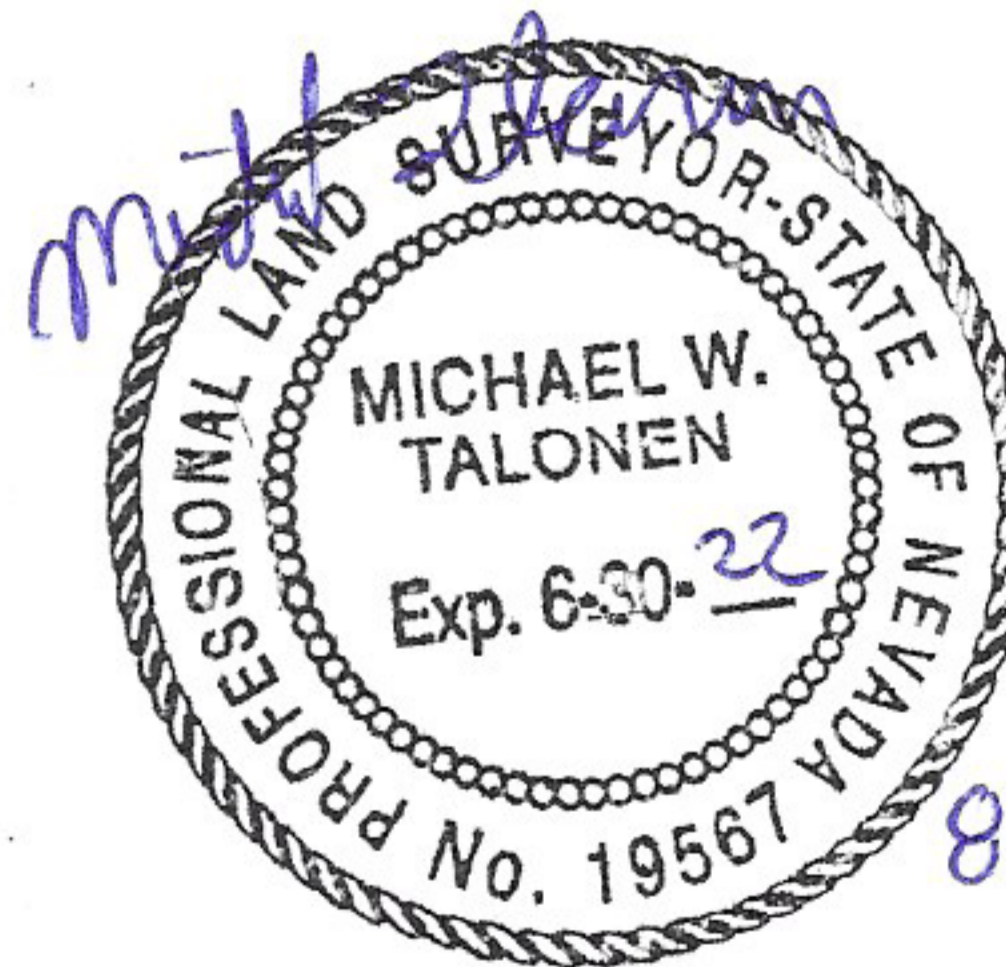
THENCE SOUTH 89°35'07" WEST 634.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.83 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567



8-7-2020

EXHIBIT D
LEGAL DESCRIPTION

PARCEL 4D:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SOUTHWEST (SE) 1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST MDM, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST (NW) CORNER OF PARCEL 4 OF PARCEL MAP NO. 3590 RECORDED NOVEMBER 22ND, 1999 AS FILE NUMBER 2400153 IN THE OFFICIAL RECORD OF WASHOE COUNTY.

THENCE NORTH 89°58'12" EAST 431.50 FEET;

THENCE SOUTH 00°01'48" EAST, 715.62 FEET;

THENCE NORTH 89°58'57" WEST 444.23 FEET;

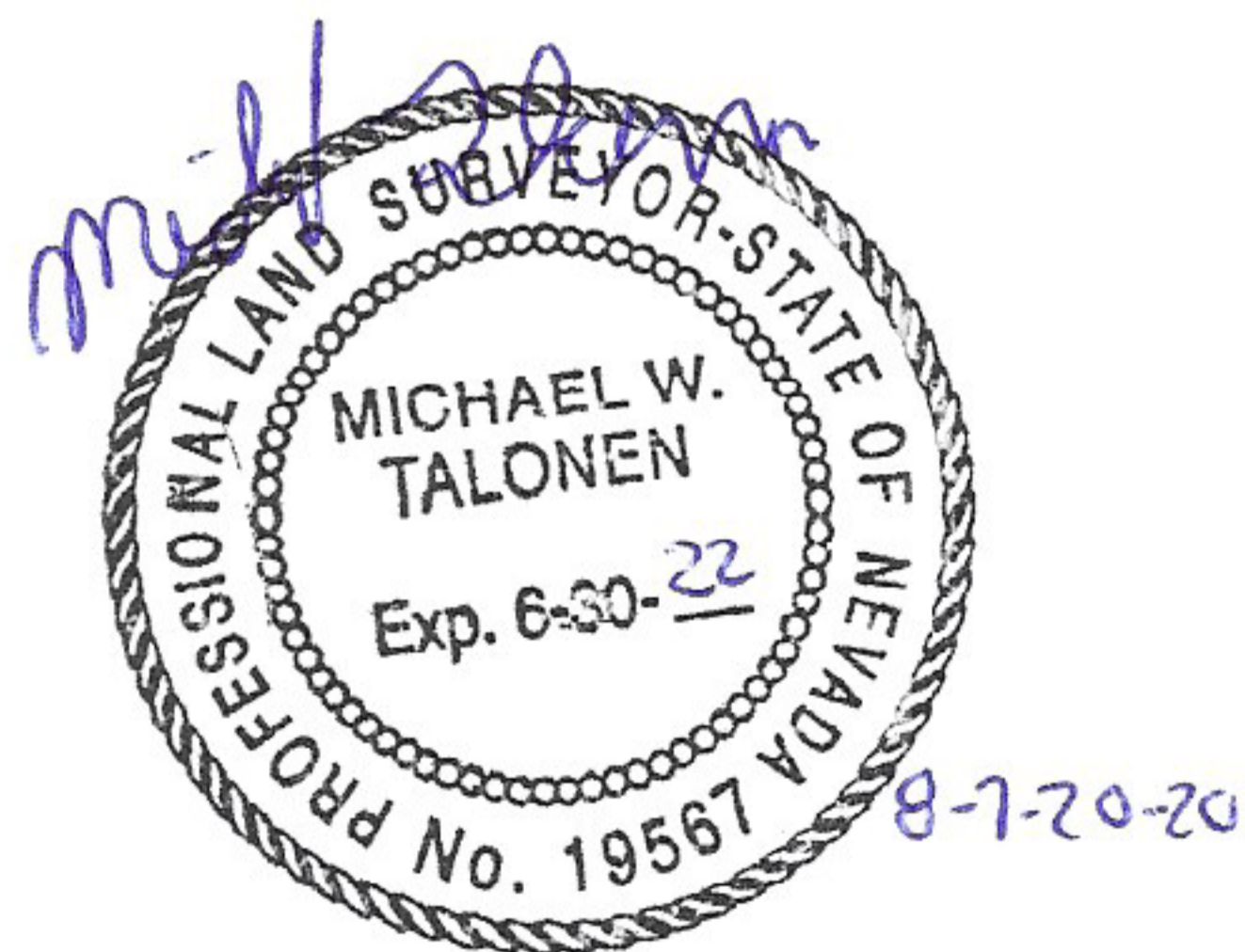
THENCE NORTH 00°59'23" EAST 715.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.19 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567





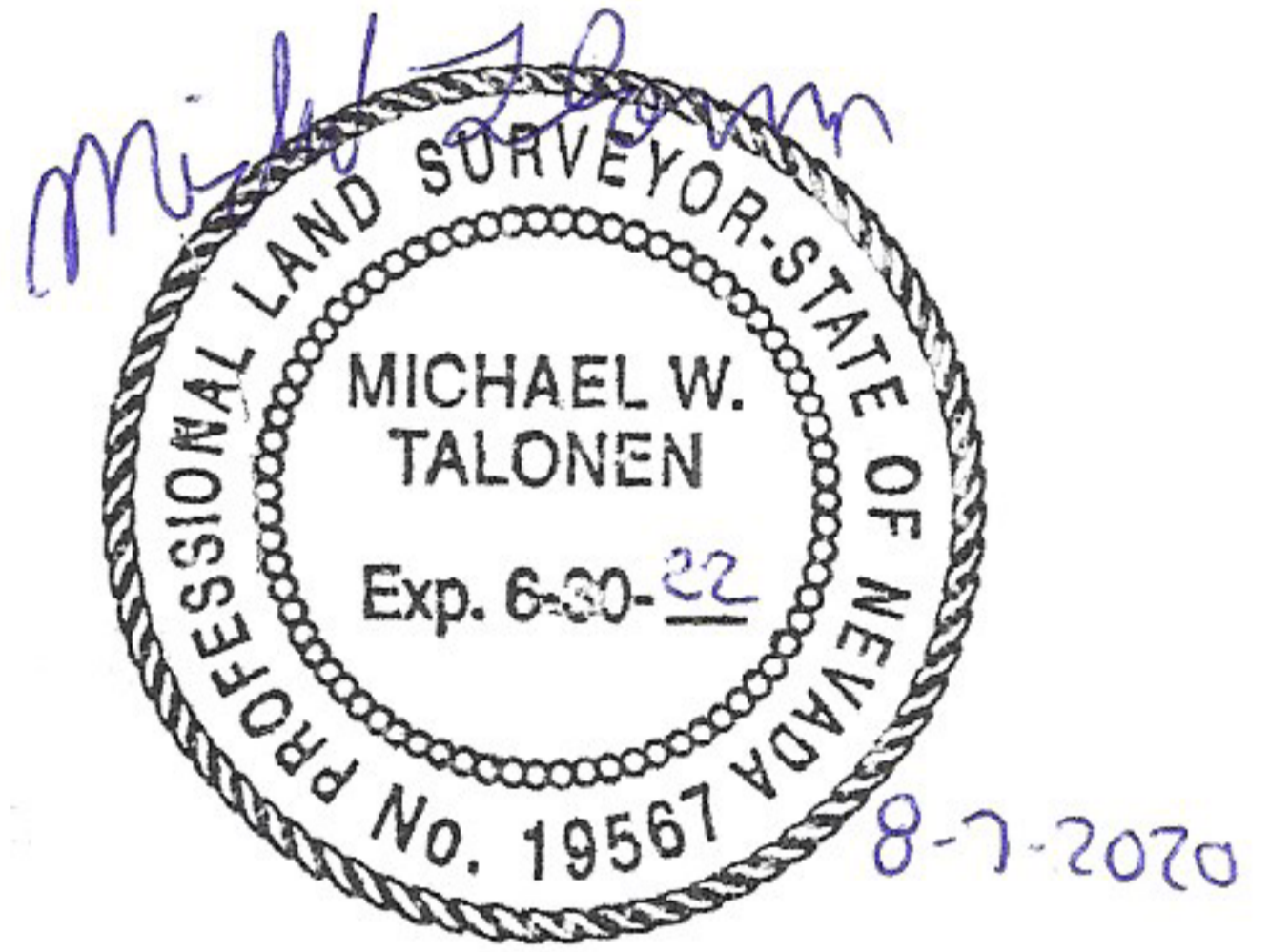
COMMITMENT FOR TITLE INSURANCE

SCHEDULE C

The Land is described as follows:

Parcel 4 of Parcel Map No. 3590 for PATRICK T. BRADY, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on November 22, 1999, as File No. 2400153, Official Records.

APN: 041-190-11



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT A
LEGAL DESCRIPTION

36' ACCESS & UTILITY EASEMENT:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SOUTHWEST (SE) 1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST MDM, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF PARCEL 1 OF PARCEL MAP NO. 3590 RECORDED NOVEMBER 22ND, 1999 AS FILE NUMBER 2400153 IN THE OFFICIAL RECORD OF WASHOE COUNTY. THENCE SOUTH 69°30'11" WEST 103.14 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 69°30'11" WEST 540.29 FEET;

THENCE SOUTH 88°15'06" WEST, 538.30 FEET;

THENCE SOUTH 66°54'05" WEST 302.05 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 77.00 FEET, THROUGH A CENTRAL ANGLE OF 23°04'07", A DISTANCE OF 31.00 FEET;

THENCE SOUTH 89°58'12" WEST 279.93 FEET;

THENCE SOUTH 00°01'48" EAST 77.44 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, TO WHICH A RADIUS BEARS SOUTH 89°15'54" EAST, HAVING A RADIUS OF 42.00 FEET, THROUGH A CENTRAL ANGLE OF 89°14'06", A DISTANCE OF 65.41 FEET;

THENCE NORTH 89°58'12" WEST 237.93 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 113.00 FEET, THROUGH A CENTRAL ANGLE OF 23°04'07", A DISTANCE OF 45.50 FEET;

THENCE NORTH 66°54'05" EAST 295.27 FEET;

THENCE NORTH 88°15'06" EAST, 537.46 FEET;

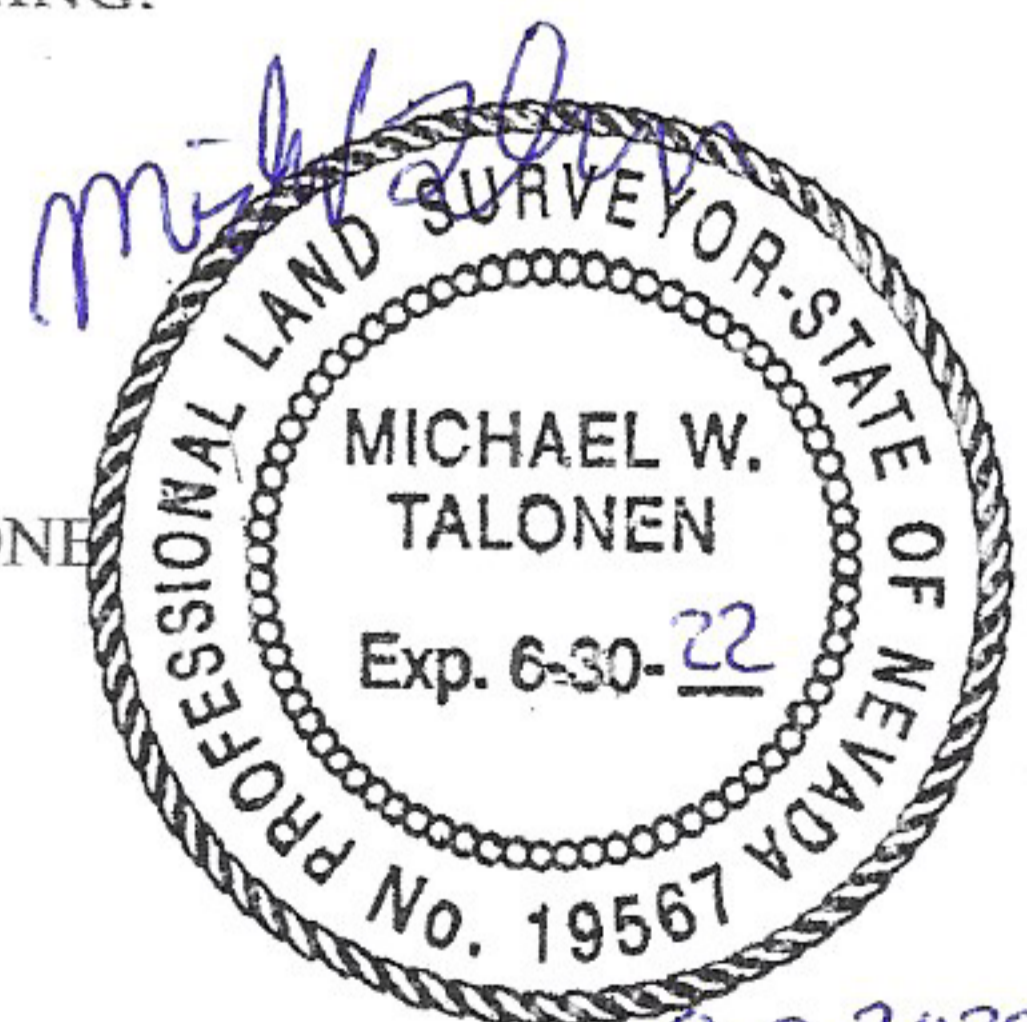
THENCE NORTH 69°30'11" EAST 546.23 FEET;

THENCE NORTH 20°29'49" WEST 36.00 FEET TO THE POINT OF BEGINNING.

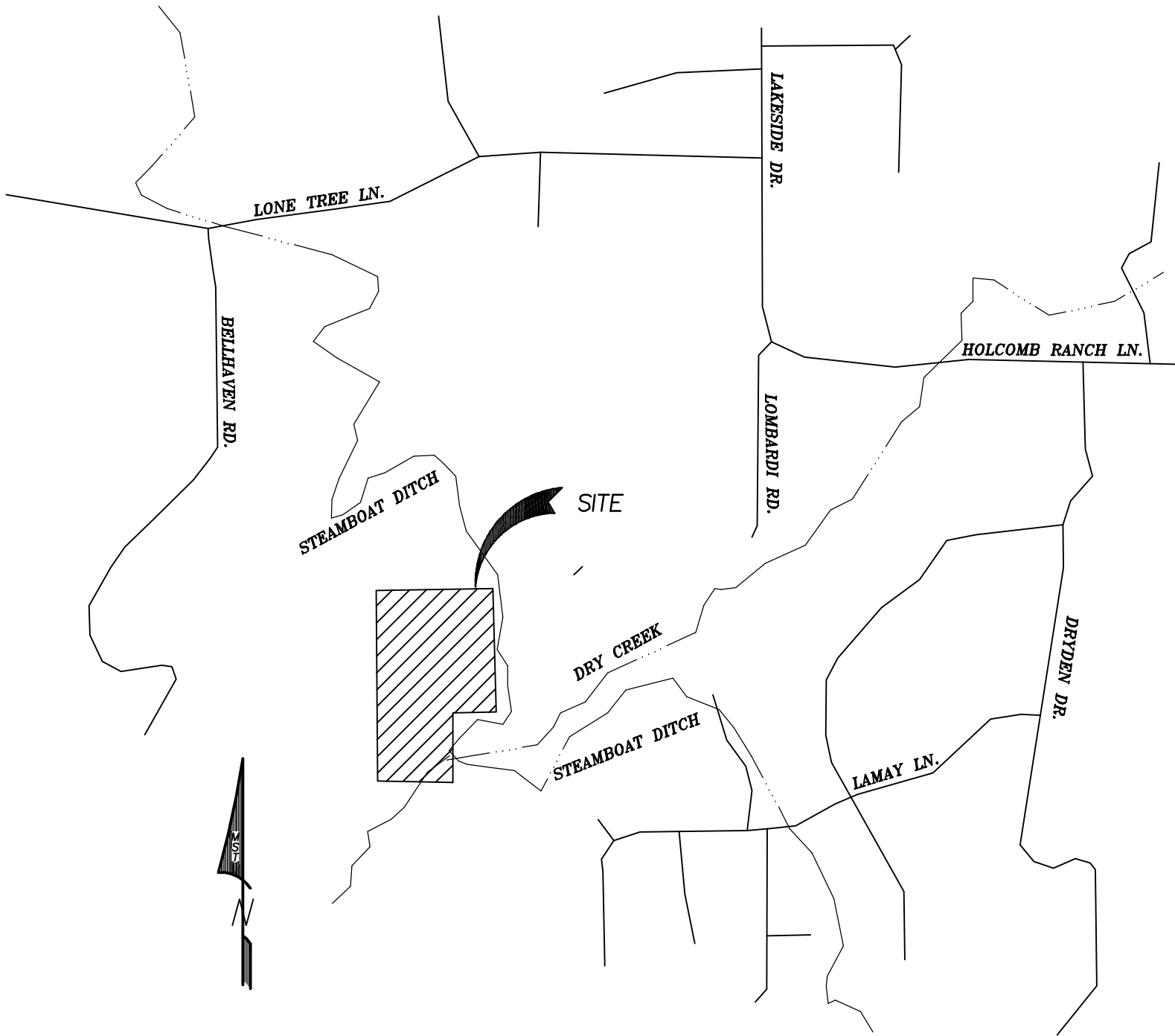
CONTAINING 61,506 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE



MICHAEL TALONEN, P.L.S. 19567



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

THIS TO CERTIFY THAT THE UNDERSIGNED, LOMBARDI LANE PARTNERS LLC IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND HAS THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278; AND THE OWNER HEREBY GRANTS TO ALL PUBLIC UTILITY COMPANIES (INCLUDING CABLE TV), THE PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER.

STEVEN RYKENBOSCH _____ DATE _____

NOTARY CERTIFICATE

STATE OF NEVADA)
) S.S.
 COUNTY OF WASHOE)

ON THIS _____ DAY OF _____, 2020,
 I DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____

SURVEYOR'S CERTIFICATE

I, MICHAEL TALONEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF TRC HOMES LLC
2. THE LAND SURVEYED LIES WITHIN THE SE 1/4 OF SECTION 11, T18N, R19E, NDM, AND THE SURVEY WAS COMPLETED ON JULY 24TH, 2020.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE 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 CHAPTER 825 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



MICHAEL TALONEN (PLS) _____ DATE _____

EXP. 06/30/2022

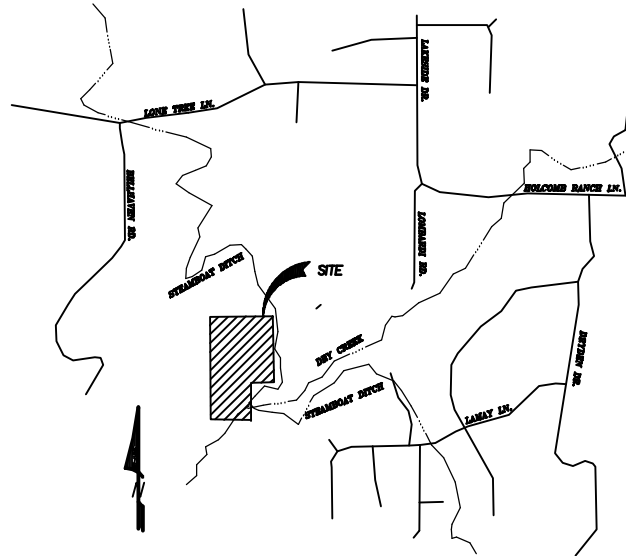
TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT 1331 TERRACE DRIVE IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT HENRY HARRIS & ANDREW HARRIS, CO-TRUSTEES OF THE HARRIS FAMILY TRUST HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND DOC. NO. 4884020 AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: _____ DATE _____

TITLE: _____



VICINITY MAP
NOT TO SCALE

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, _____ HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THE CREATION AND DEDICATION OF ALL UTILITY EASEMENTS SHOWN HEREON, AND HEREBY SUBORDINATES ANY LIENS HELD BY THE UNDERSIGNED TO THE UTILITY EASEMENTS CREATED BY THIS MAP, SUCH THAT IN THE EVENT OF ANY ENFORCEMENT OF THE UNDERSIGNED'S LIEN, THE UTILITY EASEMENTS WOULD REMAIN AN EASEMENT AND ENCUMBRANCE ON THE PROPERTY.

BY: 7777777777777777 _____ DATE _____

TITLE: _____

STATE OF)
) S.S.
 COUNTY OF)

ON THIS _____ DAY OF _____, 2020, _____ AS _____ OF THE _____, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____ MY COMMISSION EXPIRES: _____

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 _____

DIRECTOR OF PLANNING AND DEVELOPING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. _____ 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 OFFERS OF DEDICATION IS CASE REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20 _____ BY THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278-471 THROUGH 278-472.

NOURA HALDENSTEIN _____ DATE _____
DIRECTOR OF PLANNING AND DEVELOPING DIVISION

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

THE PROJECT / DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 310 (DEVELOPMENT CODE).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

UTILITY COMPANIES CERTIFICATE

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

SERRA PACIFIC POWER COMPANY D/B/A NV ENERGY _____ DATE _____

NAME & TITLE _____

NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA _____ DATE _____

NAME & TITLE _____

CHARTER COMMUNICATIONS _____ DATE _____

NAME & TITLE _____

STEAMBOAT DITCH CO. _____ DATE _____

NAME & TITLE _____

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 N.R.S. 381A.265.

APN 502-070-02 & 502-070-03

WASHOE COUNTY TREASURER _____

TITLE: _____ DATE _____

NOTES

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH 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 THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 7.5' IN WIDTH CONCORDANT WITH ALL STREET RIGHT-OF-WAY, PRIVATE AND PUBLIC, 5' IN WIDTH CONCORDANT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
4. ACCESS IS BY PRIVATE STREET.
5. ANY PROPOSED SEPTIC SYSTEM MUST MEET THE MINIMUM SETBACK REQUIREMENTS TO THE STEAMBOAT DITCH.
6. ANY FUTURE SEPTIC PROPOSAL MAY REQUIRE THE FOLLOWING:
 - A. AN ENGINEERED DESIGN.
 - B. REVIEW AND APPROVAL BY WASHOE COUNTY HEALTH DISTRICT SEWAGE, WASTEWATER AND SANITATION ADVISORY BOARD PRIOR TO APPROVAL BY THE DISTRICT BOARD OF HEALTH.
8. 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.
9. ALL PUE'S INCLUDE CATV.

MST Surveying

SURVEYORS

15506 Quicksilver Dr., Reno, Nevada 89511
(775) 544-7817 * (775) 677-8408 Fax * mstsurveying@hotmail.com

PARCEL MAP
FOR
LOMBARDI LANE PARTNERS LLC
A DIVISION OF PARCEL 4 OF P.M. NO. 3590
SITUATE IN THE SE 1/4 OF SECTION 11, T18N, R19E, NDM

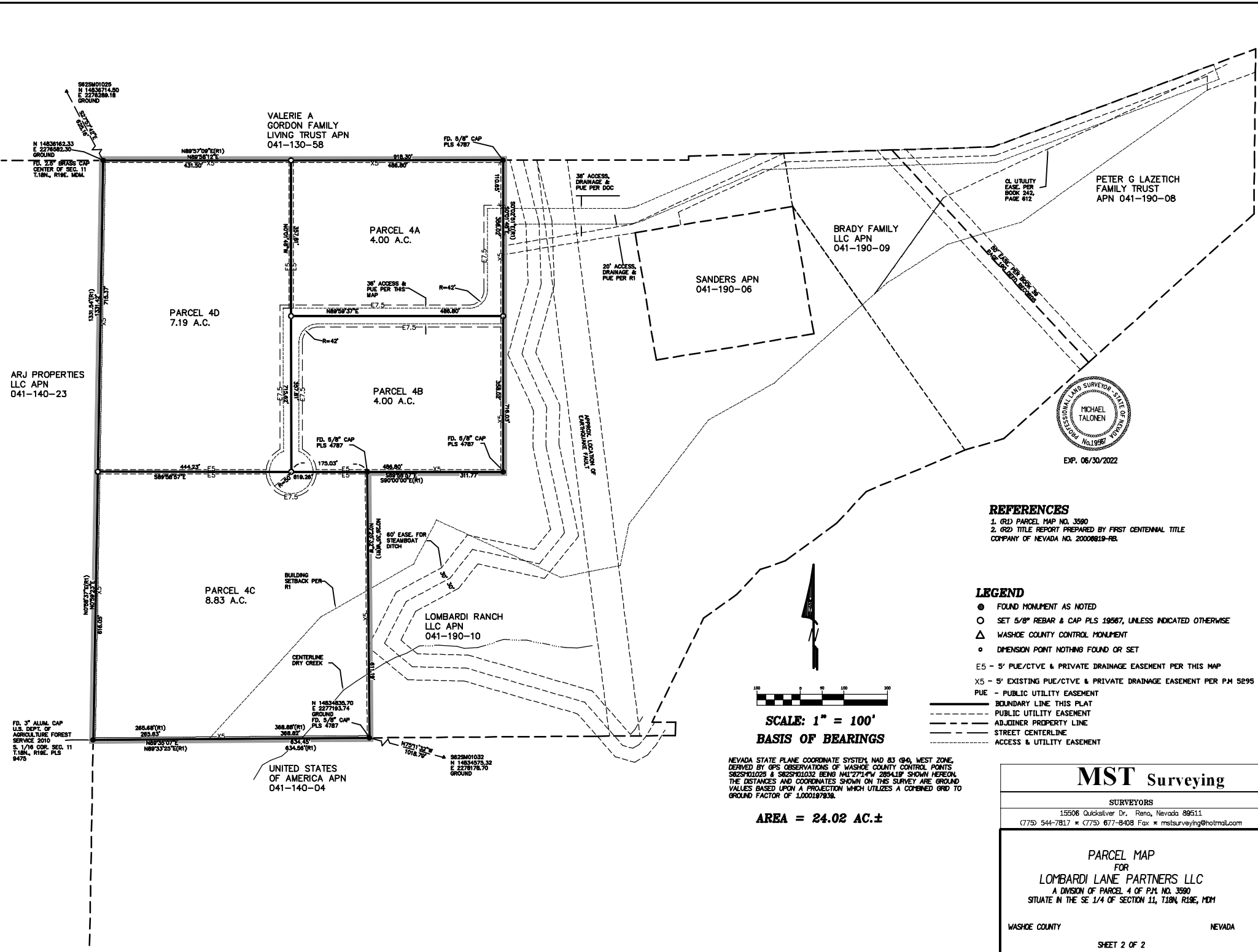
WASHOE COUNTY _____ NEVADA _____

SHEET 1 OF 2

FILE NO. _____
FILED FOR RECORD AT THE
REQUEST OF _____
THIS _____ DAY OF _____,
2020, AT _____ MINUTES PAST
_____ O'CLOCK _____ P.M. OFFICIAL
RECORDS OF WASHOE COUNTY,
NEVADA

COUNTY RECORDER _____

BY: _____ DEPUTY _____
FEE: _____



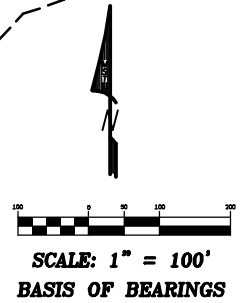
EXP. 06/30/2022

REFERENCES

- (R1) PARCEL MAP NO. 3590
- (R2) TITLE REPORT PREPARED BY FIRST CENTENNIAL TITLE COMPANY OF NEVADA NO. 20008819-RB.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & CAP PLS 19567, UNLESS INDICATED OTHERWISE
- △ WASHOE COUNTY CONTROL MONUMENT
- DIMENSION POINT NOTHING FOUND OR SET
- ES - 5' PUE/CTVE & PRIVATE DRAINAGE EASEMENT PER THIS MAP
- X5 - 5' EXISTING PUE/CTVE & PRIVATE DRAINAGE EASEMENT PER PM 5295
- PUE - PUBLIC UTILITY EASEMENT
- BOUNDARY LINE THIS PLAT
- - - PUBLIC UTILITY EASEMENT
- - - ADJACENT PROPERTY LINE
- - - STREET CENTERLINE
- - - ACCESS & UTILITY EASEMENT



SCALE: 1" = 100'
BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE, DERIVED BY GPS OBSERVATIONS OF WASHOE COUNTY CONTROL POINTS 822901029 & 822901032 BEING MAJ 271.4°W 285.119' SHOWN HEREON. THE DISTANCES AND COORDINATES SHOWN ON THIS SURVEY ARE GROUND VALUES BASED UPON A PROJECTION WHICH UTILIZES A CORNERED GRID TO GROUND FACTOR OF 1.000187938.

AREA = 24.02 AC.±

MST Surveying

SURVEYORS
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(775) 544-7817 * (775) 677-8408 Fax * mstsurveying@hotmail.com

PARCEL MAP
FOR
LOMBARDI LANE PARTNERS LLC
A DIVISION OF PARCEL 4 OF P.M. NO. 3590
SITUATE IN THE SE 1/4 OF SECTION 11, T18N, R19E, MDM

WASHOE COUNTY WENOVA