

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Cliff Bros. - Franktown Rd Parcel Map</b>			
Project Description: A division of APN 055-441-01 into two (2) parcels			
Project Address: 5545 Franktown Rd, Washoe Valley, NV 89704			
Project Area (acres or square feet): 57.73 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The northeast corner of subject property is located approximately 205 feet south of the intersection of JS Bar Ranch Rd and Franktown Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
055-441-01	57.73		
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: Cliff Bros Ranch LLC		Name: Farr West Engineering	
Address: 5545 Franktown Rd		Address: 5510 Longley Lane	
Washoe Valley, NV	Zip: 89704	Reno, NV	Zip: 89511
Phone:	Fax:	Phone: (775) 284-7177	Fax:
Email: Meg1000p@yahoo.com		Email: preimer@farrwestengineering.com	
Cell:	Other:	Cell:	Other:
Contact Person: Eugene & Michelle Huber		Contact Person: Phil Reimer	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Owner		Name: N/A	
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):	



# Property Owner Affidavit

**Applicant Name:** Cliff Bros Ranch, LLC - Christina A. Carlson, Owner

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.

*CALIFORNIA*  
STATE OF ~~NEVADA~~ )  
*ORANGE* )  
COUNTY OF ~~WASHOE~~ )

I, CHRISTINA A. CARLSON  
(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): 055-441-01

Printed Name CHRISTINA A. CARLSON

Signed *Christina Carlson*

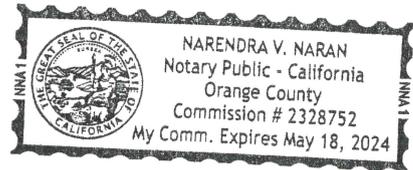
Address 7045 E Spotted Pony Lane Spoken CA 92808

*29th* Subscribed and sworn to before me this 29 day of JUNE, 2021.  
*Neaway* *Neaway*

Notary Public in and for said county and state

My commission expires: 05/18/2024

(Notary Stamp)



\*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)?

5545 Franktown Rd., Washoe Valley, NV 89704

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
055-441-01	General Rural and Medium Density Rural	57.73

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

Residence, out buildings, vacant land

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	41.05 ac	16.68		
Proposed Minimum Lot Width	1496 ft	304.84 ft		

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	25.99 ac - MDR	5.42 - MDR		
Proposed Zoning Area	15.06 ac - GR	11.26 ac - GR		

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:

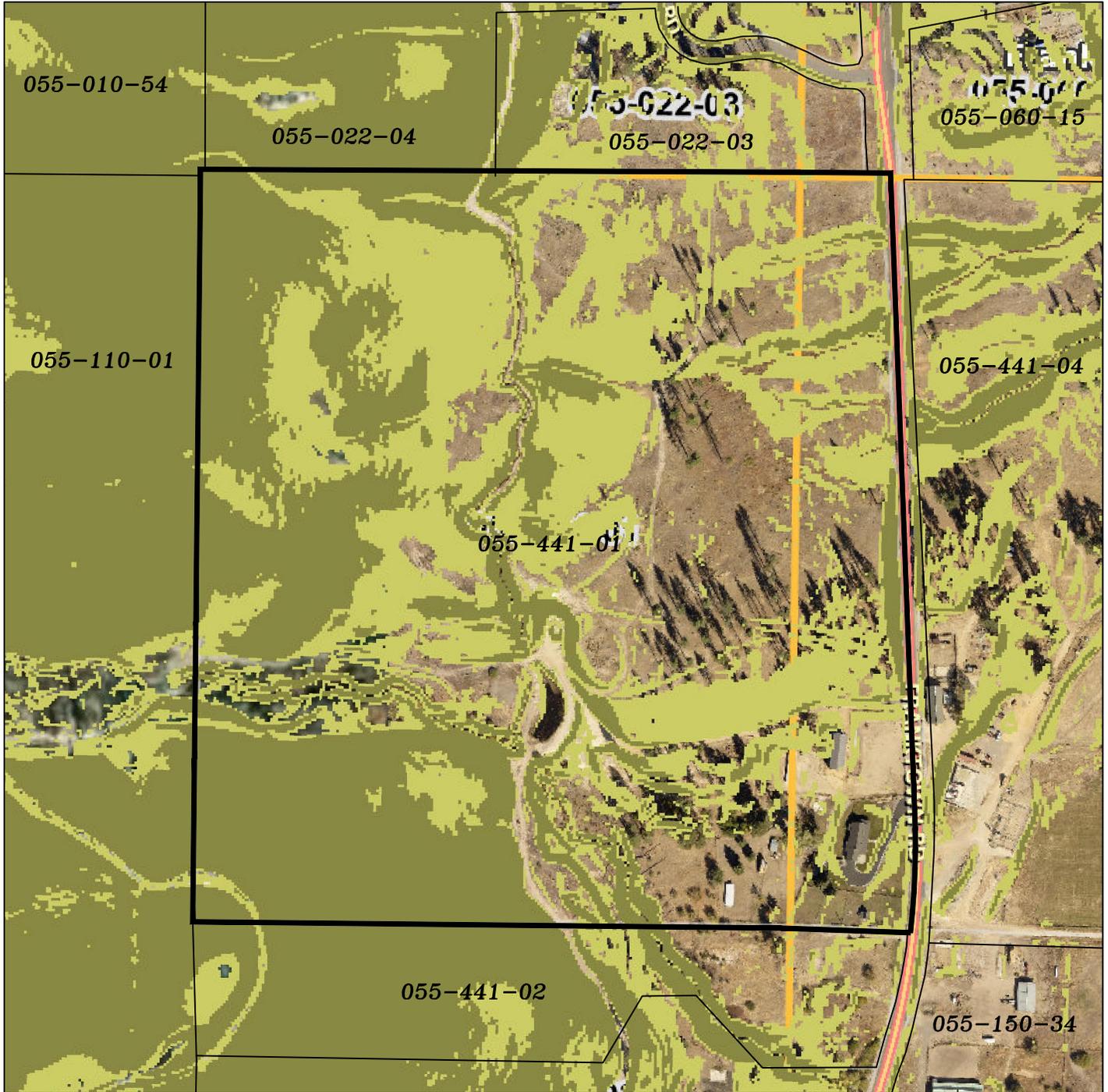
a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Well

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:	

CLIFF BROS RANCH LLC  
BEING A PORTION OF SECTIONS 15 & 16  
TOWNSHIP 16 NORTH, RANGE 19 EAST, M.D.M  
WASHOE COUNTY, NEVADA



-  >15% - 30%
-  >30%



**FARR WEST**  
**ENGINEERING**

5510 LONGLEY LANE  
RENO, NEVADA 89511  
PHONE: (775) 851-4788  
FAX: (775) 851-0766

*SLOPE MAP*  
SLOPE PERCENTAGE 2019  
WASHOE REGIONAL MAPPING SYSTEM

WASHOE COUNTY

NEVADA

JOB NO. 2046  
SHEET 1 OF 1

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CLIFF BROS RANCH, LLC, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS MAP AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS MAP AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND THAT THE PUBLIC UTILITY EASEMENTS, PRIVATE ACCESS, AND PRIVATE IRRIGATION EASEMENTS TO NOTED ENTITY, AS SHOWN HEREON, ARE HEREBY GRANTED.

CHRISTINA A. CARLSON / OWNER DATE  
CLIFF BROS RANCH, LLC

EUGENE F. HUBER III / OWNER, MANAGER DATE  
CLIFF BROS RANCH, LLC

**NOTARY PUBLIC CERTIFICATE:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS:

ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, \_\_\_\_\_ OF CLIFF BROS RANCH, LLC PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL.

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

**NOTARY PUBLIC CERTIFICATE:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS:

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WITNESS MY HAND AND OFFICIAL SEAL.

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

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS 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 AS OF \_\_\_\_\_, 20\_\_\_.

(ORDER NO. 1171947)

TITLE COMPANY: STEWART TITLE COMPANY

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

NAME \_\_\_\_\_  
NAME / TITLE \_\_\_\_\_

**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 110 DEVELOPMENT CODE.

WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DATE

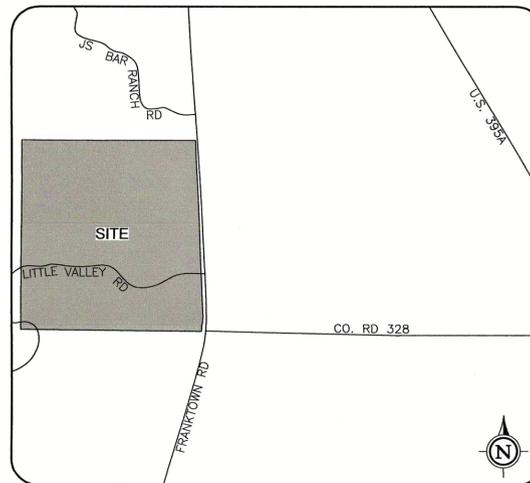
NAME / TITLE \_\_\_\_\_

**DIRECTOR OF PLANNING AND BUILDING 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.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH N.R.S. 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN DATE  
DIRECTOR OF PLANNING AND BUILDING DIVISION



VICINITY MAP  
N.T.S.

**UTILITY COMPANIES' CERTIFICATE:**

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

SIERRA PACIFIC POWER COMPANY d/b/a/ NV ENERGY NAME/TITLE (PRINT) DATE

NEVADA BELL COMPANY d/b/a/ ATT&T NEVADA NAME/TITLE (PRINT) DATE

CHARTER COMMUNICATIONS NAME/TITLE (PRINT) 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 PURSUANT TO NRS 361A.265.

(APN 055-441-01)

WASHOE COUNTY TREASURER 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

NAME / TITLE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, PHIL REIMER, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CLIFF BROS RANCH, LLC
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTIONS 15 & 16, TOWNSHIP 16 NORTH, RANGE 19 EAST, IN WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED DURING MARCH 2021.
- THIS MAP COMPLIES WITH THE APPLICABLE 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.
- ALL CORNERS AND ANGLE POINTS DEPICTED HEREON HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

PHIL REIMER, PLS  
NEVADA PROFESSIONAL LAND SURVEYOR  
PLS 13869



**COUNTY RECORDERS CERTIFICATE:**

FILE NUMBER \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF  
CHRISTINA A CARLSON  
ON THIS \_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_ AT \_\_\_ MIN PAST \_\_\_ O'CLOCK \_\_\_ M.  
OFFICIAL RECORDS OF WASHOE COUNTY,  
NEVADA.  
COUNTY RECORDER \_\_\_\_\_  
BY: \_\_\_\_\_  
DEPUTY  
FEE: \_\_\_\_\_

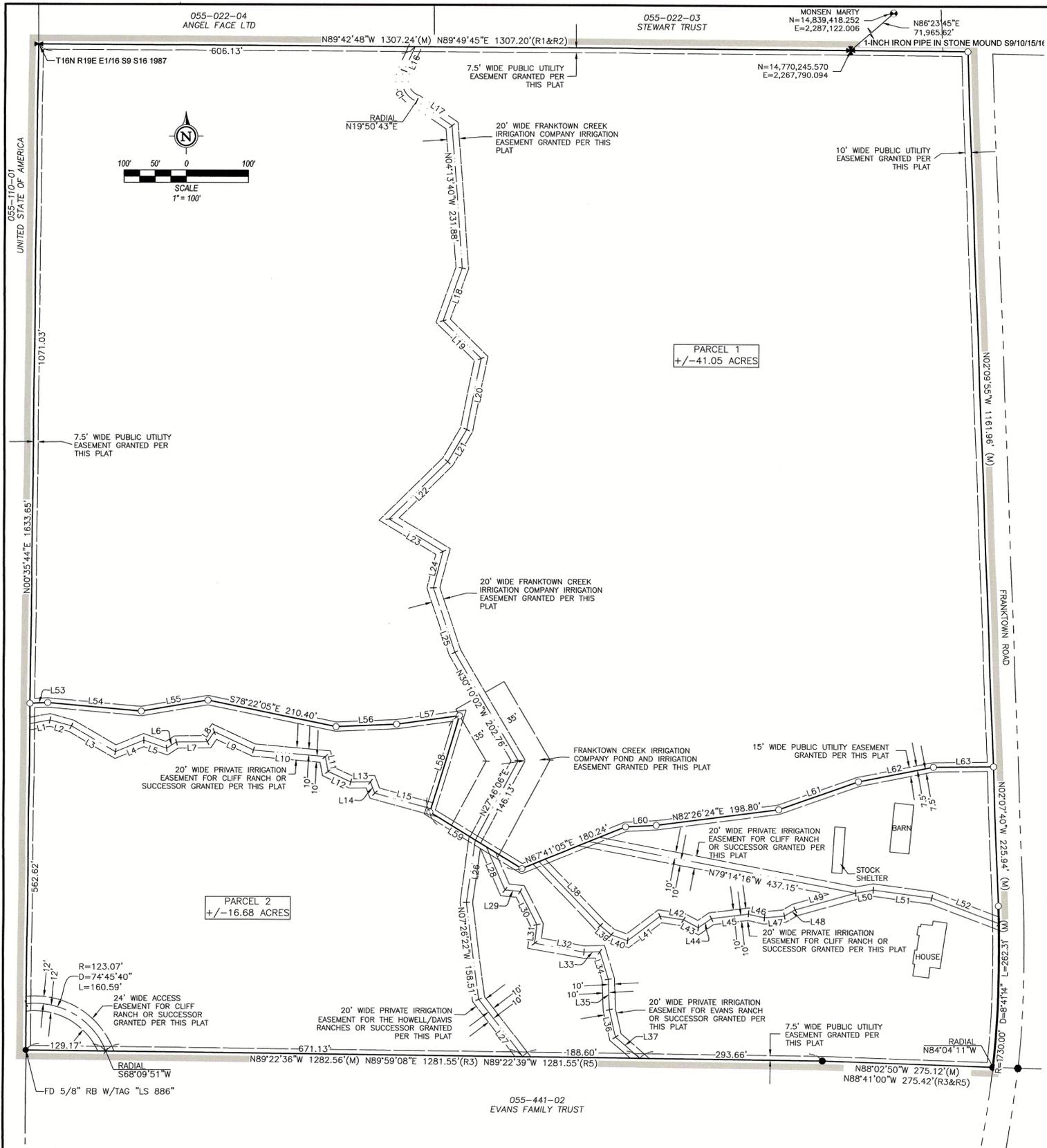
PARCEL MAP  
FOR  
CLIFF BROS RANCH LLC

A DIVISION OF THAT CERTAIN PARCEL AS DESCRIBED IN DEED 4185467, LYING WITHIN A PORTION OF SECTIONS 15 & 16, TOWNSHIP 16 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.

WASHOE COUNTY NEVADA

**FARR WEST ENGINEERING**  
5510 LONGLEY LANE  
RENO NV, 89511  
(775) 851-4788

JOB NO: 2046	DRAWN BY: KK	DWG NO: 0001
DATE: 2021.03.24	CHK'D BY: JO	SHEET: 1 OF 2



CURVE	RADIUS	DELTA	LENGTH
C1	36.47	94°32'47"	60.18'

LINE	DISTANCE	BEARING
L1	33.15'	N87°26'50"E
L2	35.61'	S74°27'06"E
L3	82.24'	S59°27'07"E
L4	49.43'	N67°34'31"E
L5	39.04'	S70°14'23"E
L6	18.69'	N57°26'38"E
L7	49.73'	N89°05'47"E
L8	19.86'	N34°01'58"E
L9	69.78'	S64°47'26"E
L10	116.06'	S84°54'20"E
L11	24.50'	S11°05'09"E
L12	40.34'	S65°12'16"E
L13	31.69'	N89°14'37"E
L14	19.70'	S21°01'24"E
L15	94.15'	S74°35'03"E
L16	42.89'	S24°23'30"W
L17	69.32'	S55°17'14"E
L18	90.99'	S19°54'17"W
L19	86.67'	S45°11'25"E
L20	117.88'	S11°18'53"W
L21	60.83'	S30°10'42"W
L22	132.26'	S45°12'52"W
L23	101.59'	S58°51'55"E
L24	60.86'	S14°52'31"W
L25	110.60'	S18°26'34"E
L26	102.20'	S08°11'56"W
L27	116.87'	S37°21'51"E
L28	75.66'	S22°57'13"E
L29	24.60'	S84°41'17"E
L30	60.43'	S26°39'50"E
L31	30.24'	S06°20'35"W
L32	80.83'	S79°59'35"E
L33	25.66'	N88°34'23"E
L34	46.74'	S16°59'21"E
L35	49.39'	S01°44'47"E
L36	45.57'	S12°23'47"E
L37	52.17'	S49°08'56"E
L38	142.80'	S43°40'08"E
L39	23.24'	S49°53'41"E
L40	28.08'	S70°02'50"E
L41	65.62'	N52°13'49"E
L42	38.16'	S81°45'49"E
L43	27.17'	S61°50'16"E
L44	25.65'	N54°46'41"E
L45	59.43'	N82°42'53"E
L46	27.00'	S77°14'49"E
L47	32.29'	N84°21'05"E
L48	20.01'	N59°45'36"E
L49	101.34'	N74°13'11"E
L50	28.81'	N79°51'58"E
L51	94.81'	S82°21'27"E
L52	115.93'	S69°11'55"E
L53	28.59'	N87°19'21"E
L54	151.15'	S84°49'40"E
L55	108.94'	N80°27'35"E
L56	97.65'	N87°27'34"E
L57	102.20'	N82°02'41"E
L58	163.46'	S16°46'31"W
L59	174.29'	S58°15'03"E
L60	49.73'	N86°53'38"E
L61	135.86'	N70°20'00"E
L62	122.85'	N78°39'54"E
L63	96.76'	N89°22'14"E

**LEGEND:**

- GRAPHIC BORDER
- PARCEL LINES
- ADJACENT PROPERTY
- RIGHT OF WAY
- EASEMENTS AS NOTED
- EASEMENT CENTERLINE
- BOUNDARY TIES

- FOUND AND ACCEPTED SECTION CORNER - BUREAU OF LAND MANAGEMENT BRASS CAP
- FOUND AND ACCEPTED 1/4 SECTION - BUREAU OF LAND MANAGEMENT BRASS CAP
- FOUND 5/8" REBAR WITH TAG STAMPED "LS 886"
- FOUND 5/8" REBAR CAP STAMPED "PLS3922"
- SET 5/8" REBAR & CAP STAMPED "REIMER PLS 13869"
- DIMENSION POINT - NOTHING FOUND OR SET
- WASHOE COUNTY GPS MONUMENT AS NOTED

**GENERAL NOTES:**

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH COINCIDENT WITH ALL STREETS, 7.5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 15 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
- PUBLIC UTILITY & CABLE EASEMENTS ARE ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE EXCLUSIVE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION, AND THE UTILITY COMPANY.
- PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION.
- ANY FURTHER DIVISION OF PARCELS 1 AND 2 MAY BE SUBJECT TO THE IMPOSITION OF SUBDIVISION IMPROVEMENT STANDARDS AS MAY BE LEGALLY IMPOSED AT THE TIME.
- THE PROPERTY SHOWN HEREON LIES WITHIN FEMA FLOOD ZONE "A" AND "X", AS SHOWN ON FIRM MAP 32031C3350G DATED MARCH 16, 2009.
- ROADWAYS DESIGNATED AS PUBLIC ROADS AS SHOWN HEREON WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED, AT NO COST TO THE COUNTY, TO PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE COUNTY COMMISSION AND IN EFFECT AT SUCH TIME AS THE ROADS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.

**REFERENCES:**

- (R1) RECORD DATA ACCORDING TO THE OFFICIAL PLAT 1351, FILED AS DOCUMENT NO. 269734 ON DECEMBER 21, 1972 FOR WASHOE COUNTY
- (R2) RECORD DATA ACCORDING TO THE PARCEL MAP 321, FILED AS DOCUMENT NO. 426163 ON SEPTEMBER 16, 1976 FOR WASHOE COUNTY
- (R3) RECORD DATA ACCORDING TO THE PARCEL MAP 1129, FILED AS DOCUMENT NO. 684061 ON JULY 23, 1980 FOR WASHOE COUNTY
- (R4) RECORD DATA ACCORDING TO THE PARCEL MAP 2260, FILED AS DOCUMENT NO. 1240461 ON APRIL 20, 1988 FOR WASHOE COUNTY
- (R5) RECORD DATA ACCORDING TO THE RECORD OF SURVEY 5542, FILED AS DOCUMENT NO. 4318971 ON JANUARY 21, 2014 FOR WASHOE COUNTY



**AREA SUMMARY:**  
 PARCEL 1 = 41.05 ACRES±  
 PARCEL 2 = 16.68 ACRES±  
 TOTAL AREA = 57.73 ACRES±

**BASIS OF BEARINGS:**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94 HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NINCRN GPS) THE BEARING BETWEEN GPS REFERENCE STATION "RW RENO" - N74SM01028 AND "RSTEAD" - N22SM01037 IS TAKEN AS NORTH 01°54'46" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR=1.000197939.

**PARCEL MAP FOR CLIFF BROS RANCH LLC**

A DIVISION OF THAT CERTAIN PARCEL AS DESCRIBED IN DEED 4185467, LYING WITHIN A PORTION OF SECTIONS 15 & 16, TOWNSHIP 16 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.

WASHOE COUNTY NEVADA

**FARR WEST ENGINEERING**

5510 LONGLEY LANE  
RENO NV, 89511  
(775) 851-4788

JOB NO: 2046	DRAWN BY: KK	DWG NO: 0001
DATE: 2021.09.08	CHK'D BY: JO	SHEET: 2 OF 2

**OWNER'S CERTIFICATE:**

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CHRISTINA A. CARLSON / OWNER DATE  
CLIFF BROS RANCH, LLC

EUGENE F. HUBER III / OWNER, MANAGER DATE  
CLIFF BROS RANCH, LLC

**NOTARY PUBLIC CERTIFICATE:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS:

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(ORDER NO. 1171947)

TITLE COMPANY: STEWART TITLE COMPANY

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

NAME \_\_\_\_\_  
NAME / TITLE

**WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE:**

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WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DATE

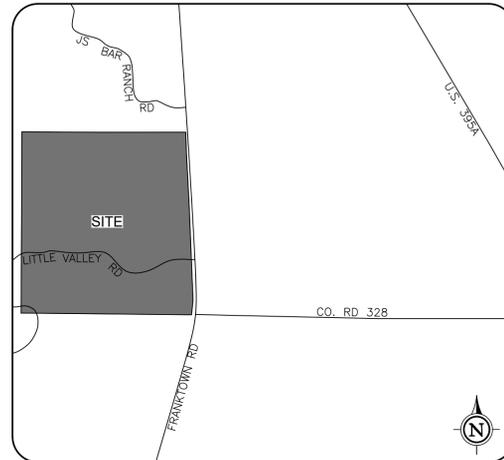
NAME / TITLE

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE:**

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MOJRA HAUENSTEIN DATE  
DIRECTOR OF PLANNING AND BUILDING DIVISION



VICINITY MAP  
N.T.S.

**UTILITY COMPANIES' CERTIFICATE:**

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

SIERRA PACIFIC POWER COMPANY d/b/a/ NV ENERGY NAME/TITLE (PRINT) DATE

NEVADA BELL COMPANY d/b/a/ ATT&T NEVADA NAME/TITLE (PRINT) DATE

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**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 PURSUANT TO NRS 361A.265.

(APN 055-441-01)

WASHOE COUNTY TREASURER 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

NAME / TITLE

**SURVEYOR'S CERTIFICATE:**

I, PHIL REIMER, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- 1. THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CLIFF BROS RANCH, LLC
- 2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTIONS 15 & 16, TOWNSHIP 16 NORTH, RANGE 19 EAST, IN WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED DURING MARCH 2021.
- 3. THIS MAP COMPLIES WITH THE APPLICABLE 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. ALL CORNERS AND ANGLE POINTS DEPICTED HEREON HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340
- 5. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

PHIL REIMER, PLS  
NEVADA PROFESSIONAL LAND SURVEYOR  
PLS 13869

**COUNTY RECORDERS CERTIFICATE:**

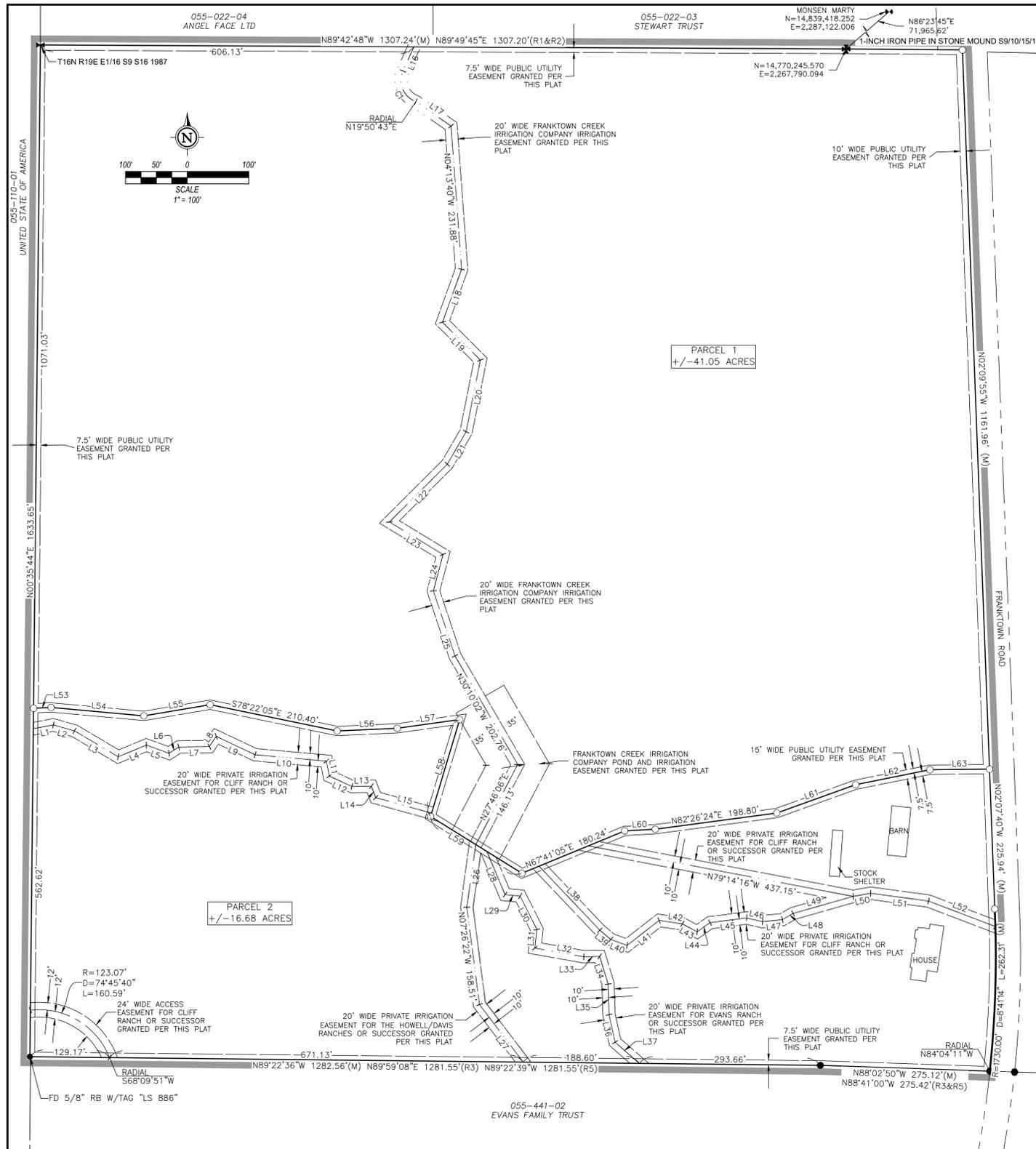
FILE NUMBER \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF  
CHRISTINA A. CARLSON  
ON THIS \_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_ AT \_\_\_ MIN PAST \_\_\_ O'CLOCK \_\_\_\_.  
OFFICIAL RECORDS OF WASHOE COUNTY,  
NEVADA.  
COUNTY RECORDER  
BY: \_\_\_\_\_  
DEPUTY  
FEE: \_\_\_\_\_

PARCEL MAP  
FOR  
CLIFF BROS RANCH LLC  
A DIVISION OF THAT CERTAIN PARCEL AS DESCRIBED IN DEED 4185467, LYING WITHIN A PORTION OF SECTIONS 15 & 16, TOWNSHIP 16 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.  
WASHOE COUNTY NEVADA

**FARR WEST ENGINEERING** 5510 LONGLEY LANE  
RENO NV, 89511  
(775) 851-4788

JOB NO: 2046 DRAWN BY: KK DWG NO: 0001  
DATE: 2021.03.24 CHK'D BY: JO SHEET: 1 OF 2

FILE SPEC: P:\Client Projects\Cliff Bros Ranch, LLC 656\Franktown Road Parcel Map - Water Rights 2046\6.0 Survey\6.1 Mapping\6.1.2 Dwg\2046\_PARCEL\_MAP\_9-7-21.dwg  
 PLOT DATE: Sep 10, 2021 - 10:04am



CURVE	RADIUS	DELTA	LENGTH
C1	36.47	94°32'47"	60.18'

LINE	DISTANCE	BEARING
L1	33.15'	N87°26'50"E
L2	35.61'	S74°27'06"E
L3	82.24'	S59°27'07"E
L4	49.43'	N67°34'31"E
L5	39.04'	S70°14'23"E
L6	18.69'	N57°26'38"E
L7	49.73'	N89°05'47"E
L8	19.86'	N34°01'58"E
L9	69.78'	S64°47'26"E
L10	116.06'	S84°54'20"E
L11	24.50'	S11°05'09"E
L12	40.34'	S65°12'16"E
L13	31.69'	N89°14'37"E
L14	19.70'	S21°01'24"E
L15	94.15'	S74°35'03"E
L16	42.89'	S24°23'30"W
L17	69.32'	S55°17'14"E
L18	90.99'	S19°54'17"W
L19	86.67'	S45°11'25"E
L20	117.88'	S11°18'53"W
L21	60.83'	S30°10'42"W
L22	132.26'	S45°12'52"W
L23	101.59'	S58°51'55"E
L24	60.86'	S14°52'31"W
L25	110.60'	S18°26'34"E
L26	102.20'	S08°11'56"W
L27	116.87'	S37°21'51"E
L28	75.66'	S22°57'13"E
L29	24.60'	S84°41'17"E
L30	60.43'	S26°39'50"E
L31	30.24'	S06°20'35"W
L32	80.83'	S79°59'35"E
L33	25.66'	N88°34'23"E
L34	46.74'	S16°59'21"E
L35	49.39'	S01°44'47"E
L36	45.57'	S12°23'47"E
L37	52.17'	S49°08'56"E
L38	142.80'	S43°40'08"E
L39	23.24'	S49°53'41"E
L40	28.08'	S70°02'50"E
L41	65.62'	N52°13'49"E
L42	38.16'	S81°45'49"E
L43	27.17'	S61°50'16"E
L44	25.65'	N54°46'41"E
L45	59.43'	N82°42'53"E
L46	27.00'	S77°14'49"E
L47	32.29'	N84°21'05"E
L48	20.01'	N59°45'36"E
L49	101.34'	N74°13'11"E
L50	28.81'	N79°51'58"E
L51	94.81'	S82°21'27"E
L52	115.93'	S69°11'55"E
L53	28.59'	N87°19'21"E
L54	151.15'	S84°49'40"E
L55	108.94'	N80°27'35"E
L56	97.65'	N87°27'34"E
L57	102.20'	N82°02'41"E
L58	163.46'	S16°46'31"W
L59	174.29'	S58°15'03"E
L60	49.73'	N86°53'38"E
L61	135.86'	N70°20'00"E
L62	122.85'	N78°39'54"E
L63	96.76'	N89°22'14"E

**LEGEND:**

- GRAPHIC BORDER
- PARCEL LINES
- ADJACENT PROPERTY
- RIGHT OF WAY
- EASEMENTS AS NOTED
- EASEMENT CENTERLINE
- BOUNDARY TIES

- ✱ FOUND AND ACCEPTED SECTION CORNER - BUREAU OF LAND MANAGEMENT BRASS CAP
- ✱ FOUND AND ACCEPTED 1/4 SECTION - BUREAU OF LAND MANAGEMENT BRASS CAP
- FOUND 5/8" REBAR WITH TAG STAMPED "LS 886"
- FOUND 5/8" REBAR CAP STAMPED "PLS3922"
- SET 5/8" REBAR & CAP STAMPED "REIMER PLS 13869"
- + DIMENSION POINT - NOTHING FOUND OR SET
- ✱ WASHOE COUNTY GPS MONUMENT AS NOTED

**GENERAL NOTES:**

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH COINCIDENT WITH ALL STREETS, 7.5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 15 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
- PUBLIC UTILITY & CABLE EASEMENTS ARE ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE EXCLUSIVE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION, AND THE UTILITY COMPANY.
- PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION.
- ANY FURTHER DIVISION OF PARCELS 1 AND 2 MAY BE SUBJECT TO THE IMPOSITION OF SUBDIVISION IMPROVEMENT STANDARDS AS MAY BE LEGALLY IMPOSED AT THE TIME.
- THE PROPERTY SHOWN HEREON LIES WITHIN FEMA FLOOD ZONE "A" AND "X", AS SHOWN ON FIRM MAP 32031C3350G DATED MARCH 16, 2009.
- ROADWAYS DESIGNATED AS PUBLIC ROADS AS SHOWN HEREON WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED, AT NO COST TO THE COUNTY, TO PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE COUNTY COMMISSION AND IN EFFECT AT SUCH TIME AS THE ROADS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.

**REFERENCES:**

- (R1) RECORD DATA ACCORDING TO THE OFFICIAL PLAT 1351, FILED AS DOCUMENT NO. 269734 ON DECEMBER 21, 1972 FOR WASHOE COUNTY
- (R2) RECORD DATA ACCORDING TO THE PARCEL MAP 321, FILED AS DOCUMENT NO. 426163 ON SEPTEMBER 16, 1976 FOR WASHOE COUNTY
- (R3) RECORD DATA ACCORDING TO THE PARCEL MAP 1129, FILED AS DOCUMENT NO. 684061 ON JULY 23, 1980 FOR WASHOE COUNTY
- (R4) RECORD DATA ACCORDING TO THE PARCEL MAP 2260, FILED AS DOCUMENT NO. 1240461 ON APRIL 20, 1988 FOR WASHOE COUNTY
- (R5) RECORD DATA ACCORDING TO THE RECORD OF SURVEY 5542, FILED AS DOCUMENT NO. 4318971 ON JANUARY 21, 2014 FOR WASHOE COUNTY

**BASIS OF BEARINGS:**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94 HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS) THE BEARING BETWEEN GPS REFERENCE STATION "RNW RENO" - N745M01028 AND "RSTEAD" - N225M01037 IS TAKEN AS NORTH 01°54'46" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR=1.000197939.

**AREA SUMMARY:**  
 PARCEL 1 = 41.05 ACRES±  
 PARCEL 2 = 16.68 ACRES±  
 TOTAL AREA = 57.73 ACRES±

**PARCEL MAP FOR CLIFF BROS RANCH LLC**

A DIVISION OF THAT CERTAIN PARCEL AS DESCRIBED IN DEED 4185467, LYING WITHIN A PORTION OF SECTIONS 15 & 16, TOWNSHIP 16 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.

WASHOE COUNTY NEVADA

**FARR WEST ENGINEERING**

5510 LONGLEY LANE  
 RENO NV, 89511  
 (775) 851-4788

JOB NO: 2046	DRAWN BY: KK	DWG NO: 0001
DATE: 2021.09.08	CHK'D BY: JO	SHEET: 2 OF 2

Account Detail

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[Change of Address](#)

[Print this Page](#)

**CollectionCart**

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

**Pay Online**

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
05544101	Active	6/9/2021 1:38:27 AM

**Current Owner:**  
CLIFF BROS RANCH LLC  
  
5545 FRANKTOWN RD  
WASHOE VALLEY, NV 89704

**SITUS:**  
5545 FRANKTOWN RD  
WASHOE COUNTY NV

**Taxing District**  
4000

**Geo CD:**

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2020</a>	\$1,689.71	\$1,689.71	\$0.00	\$0.00	\$0.00
<a href="#">2019</a>	\$1,668.19	\$1,668.19	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$475.41	\$475.41	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$738.29	\$738.29	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$1,308.84	\$1,308.84	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$1,575.91	\$1,575.91	\$0.00	\$0.00	\$0.00
<b>Total</b>					\$0.00

**Disclaimer**

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**