

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

Applications are accepted on the 8<sup>th</sup> of each month. If the 8<sup>th</sup> falls on a non-business day, applications will be accepted on the next business day.

**If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)**

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

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.
7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
  - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
  - b. Property boundary lines, distances and bearings.
  - 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. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

---

**Notes:**

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) The Title Report should only be included in the one (1) original packet.

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

*Daniel T. Kelsoe*

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. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **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.
6. **Development Plan Specifications:**
  - a. Record of Survey.
7. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

---

### Notes:

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

## 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>DIERKSEN PARCEL MAP</b>			
Project Description: <b>A SPLITTING OF PARCEL 017-110-81 INTO 4 PARCELS</b>			
Project Address: <b>16000 PERLITE DRIVE, RENO NEVADA 89521</b>			
Project Area (acres or square feet): <b>2.43 ACRES</b>			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>THE END OF PERLITE DR EAST OF TOURMALINE DR</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<b>017-110-81</b>	<b>2.43 ACRES</b>		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <b>SIERRA DIERKSEN, ET AL</b>		Name: <b>DAN KELSOE</b>	
Address: <b>16000 PERLITE DR</b>		Address: <b>2035 WOODHAVEN LANE</b>	
<b>RENO, NV</b> Zip: <b>89521</b>		<b>SPARKS, NV</b> Zip: <b>89434</b>	
Phone: <b>916-741-7925</b> Fax:		Phone: <b>775-750-0584</b> Fax:	
Email: <b>SIERRADIERKSEN@GMAIL.COM</b>		Email: <b>dan@dksurveyinc.com</b>	
Cell:                              Other:		Cell:                              Other:	
Contact Person: <b>DAN KELSOE</b>		Contact Person: <b>DAN KELSOE</b>	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <b>DAN KELSOE</b>		Name:	
Address: <b>2035 WOODHAVEN LANE</b>		Address:	
<b>SPARKS, NV</b> Zip: <b>89434</b>		Zip:	
Phone: <b>775-750-0584</b> Fax:		Phone:                              Fax:	
Email: <b>dan@dksurveyinc.com</b>		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person: <b>DAN KELSOE</b>		Contact Person:	
<b>For Office Use Only</b>			
Date Received:                      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

16000 PERLITE DR, APPROX 400' EAST OF TOURMALINE DR

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-110-81	220	2.43

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

RESIDENTIAL PROPERTY WITH OPEN SPACE

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	30,065 SF	30,789 SF	21,690 SF	23,297 SF
Proposed Minimum Lot Width	VARIABLE ON ALL PARCELS			

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

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	MDS	MDS	MDS	MDS
Proposed Zoning Area	NO CHANGE			

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	MUNICIPAL
b. Electrical Service/Generator	NVE
c. Water Service	MUNICIPAL

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

- a. Water System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

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

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

--

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A
-----

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

N/A
-----

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

## Grading

**Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.**

18. How many cubic yards of material are you proposing to excavate on site?

NO GRADING PROPOSED AT THIS TIME
----------------------------------

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?

NO GRADING PROPOSED AT THIS TIME

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?

NO GRADING PROPOSED AT THIS TIME

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?

NO GRADING PROPOSED AT THIS TIME

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?

NO GRADING PROPOSED AT THIS TIME

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?

NOT AT THIS TIME

24. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

NO GRADING PROPOSED AT THIS TIME

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?

NO GRADING PROPOSED AT THIS TIME

26. How are you providing temporary irrigation to the disturbed area?

NO GRADING PROPOSED AT THIS TIME

27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

NO

28. Surveyor:

Name	DANIEL T KELSOE, PLS 18974
Address	2035 WOODHAVEN LANE
Phone	775-750-0584
Cell	775-750-0584
E-mail	dan@dksurveyinc.com
Fax	
Nevada PLS #	PLS 18974

## 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:

--

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

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

--

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

3. Please describe:

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

--

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

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area				
Proposed Minimum Lot Width				

5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

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

a. Water System Type:

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

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

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:

--

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

a. Sewage System Type:

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

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

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:

--

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 type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

--

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 type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

--

- 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 type="checkbox"/> No, it does not.
---	---

Explanation:

--

9. Surveyor:

Name	
Address	
Phone	
Fax	
Nevada PLS #	

**DOC #5247985**

11/12/2021 04:02:24 PM

Electronic Recording Requested By  
TOIYABE TITLE

Washoe County Recorder

Kalie M. Work

Fee: \$43.00 RPTT: \$2050.00

Page 1 of 3

**APN: 017-110-81**

**RPTT: \$2,050.00**

**Escrow No. 2113408**

**When Recorded Return to:**

**Sierra M Dierksen and Marcus Vincent Vu Jabin**

**16000 Perlite Drive  
Reno, NV 89521**

**Mail Tax Statements to:**

**Grantee same as above.**

---

**Grant, Bargain and Sale Deed**

THIS INDENTURE WITNESSETH: That Stefano M. Biase, an unmarried man, as his sole and separate property

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Sierra M. Dierksen, a single woman, and Marcus Vincent Vu Jabin, a single man, as joint tenants

All that real property situated in the City of Reno, County of Washoe, State of Nevada, described as follows:

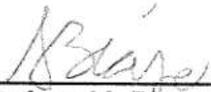
See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

*Signature continued on Page 2.*

Grant, Bargain, Sale Deed cont'd.  
Escrow No. 2113408  
Page Two.

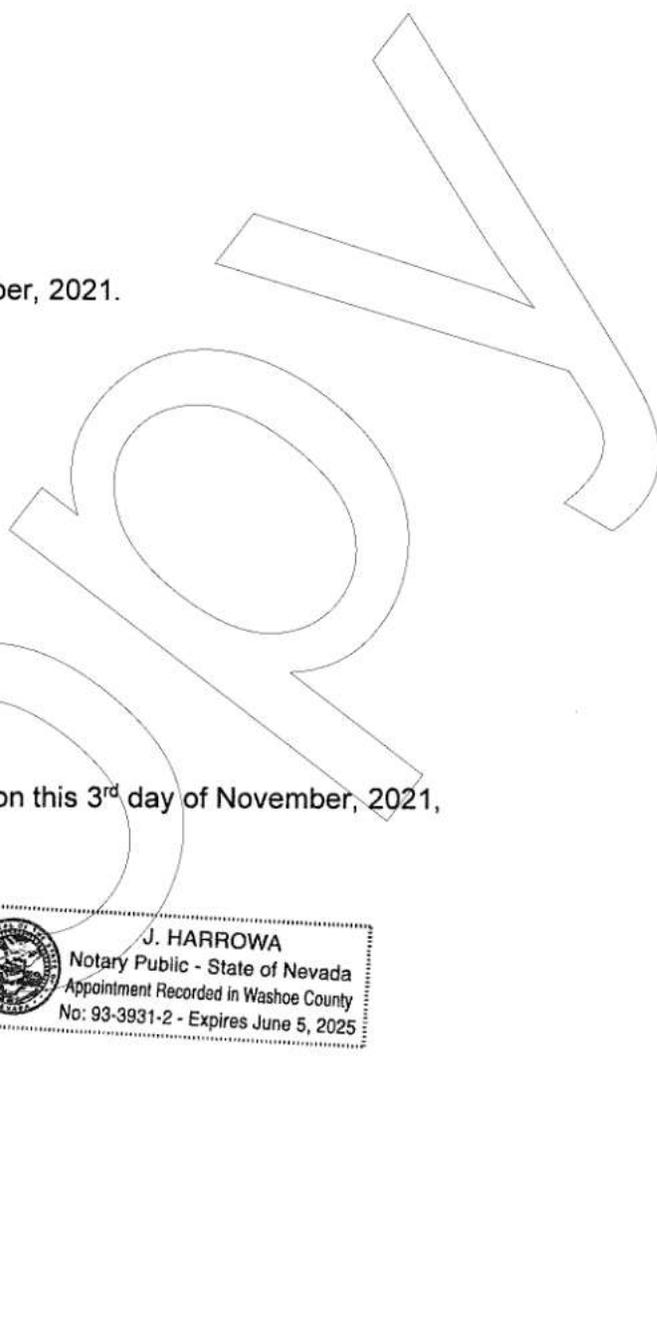
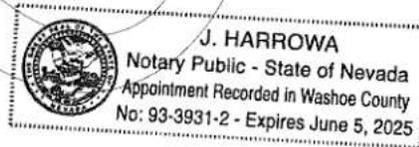
Witness my hand this 3rd day of November, 2021.

  
\_\_\_\_\_  
Stefano M. Biase

STATE OF Nevada  
COUNTY OF Washoe

This instrument was acknowledged before me on this 3<sup>rd</sup> day of November, 2021,  
by Stefano M. Biase\*\*\*

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



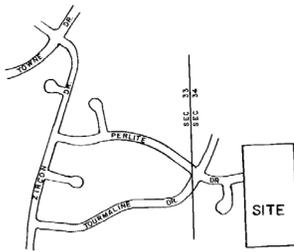
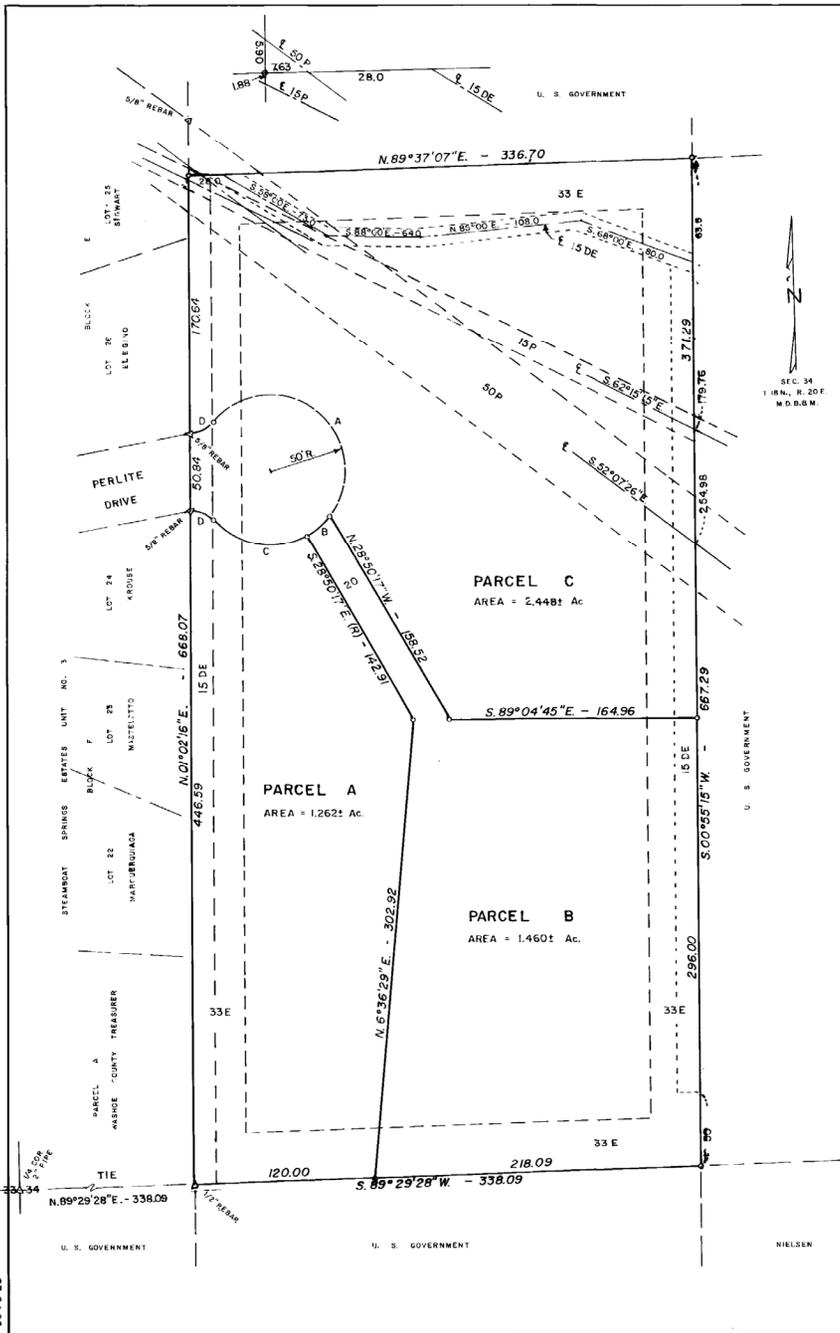
**Exhibit "A"**

A portion of Parcel C of that certain Parcel Map with the County Recorder on July 13, 1983, bearing Document No. 866584 and recorded as Parcel Map No. 1495, as adjusted by Boundary Line Adjustment, recorded September 1, 1993, in Book 3834, Page 195, as Document No. 1708694.

More Particularly described as follows:

Commencing at the west one-quarter corner of Section 34, Township 18 North, Range 20 East, Mount Diablo Base Meridian, thence along the south line of said northwest quarter North  $80^{\circ}29'28''$  East 676.18 feet; thence North  $00^{\circ}55'15''$  East 296.00 feet to the TRUE POINT OF BEGINNING; thence North  $89^{\circ}04'45''$  West 164.96 feet; thence North  $28^{\circ}50'17''$  West 158.52 feet; thence 89.89 feet along a curve convex to the North, having a radius of 50.00 feet, a central angle of  $102^{\circ}59'54''$  and whose long chord bears North  $89^{\circ}25'16''$  West; thence 17.29 feet along a reverse curve having a radius of 20.00 feet and a central angle of  $49^{\circ}32'40''$ ; thence North  $01^{\circ}02'16''$  East 221.48 feet; thence North  $89^{\circ}37'07''$  East 336.70 feet; thence South  $00^{\circ}55'15''$  West 371.29 feet, more or less, to the True Point of Beginning.

The above legal description appeared previously in that certain Document recorded on July 17, 2016, as Document No. 4609224, of Official Records, pursuant to NRS Section 6. NRS 111.312.



VICINITY MAP  
NO SCALE

**LEGEND**

- △ Found Point
- ⊕ Set 5/8" Rebar, Tag RLS 827
- 15 P Existing 15' Power Line Easement
- 33 E Existing 33' Government Easement
- 50 P Existing 50' Power Line Easement
- 15 DE 15' Drainage Easement

**BEARINGS**

Bearing source for this map is ties to found points of recorded plat of Steamboat Springs Estates, Unit No. 3, Document No. 453117.

**CURVES**

Curve	Δ	R	L	T
A	179°05'26"	50	153.67	1465.01
B	23°34'41"	50	20.58	1044
C	79°25'13"	50	69.31	41.53
D	49°32'40"	20	17.29	9.23

**SURVEYOR**

I, Ernest E. Muller, Sr., hereby certify that this map is a true and correct plat of the land shown hereon as taken from field notes of a survey made by me and completed on the 19th day of June, 1983 at the request of James Bowers. I do further certify that found and set monuments shown hereon occupy the positions indicated and that the said monuments are sufficient to enable this survey to be retraced.

*Ernest E. Muller, Sr.*  
Ernest E. Muller, Sr., R.L.S. No. 827

**OWNERS**

The undersigned do hereby certify that they are the owners of the tract of land represented on this map and consent to the preparation and recordation of this map, and do hereby grant those easements and dedications for utilities, drainage and access as shown hereon forever. A public utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that parcel at locations mutually agreed upon by the Owner of Record at the time of installation and the Utility Company.

*James L. Bowers* or *Lois E. Bowers*  
James L. Bowers Lois E. Bowers

STATE OF NEVADA  
COUNTY OF WASHOE SS:

On this 14th day of June, 1983, personally appeared before me, a Notary Public, James L. Bowers and Lois E. Bowers, known to me to be the owners of the land shown hereon, and upon oath did depose and say they executed the foregoing certificate freely and voluntarily for the uses and purposes stated hereon.



*Ernest E. Muller, Sr.*  
Notary Public

**UTILITY COMPANIES**

I hereby certify that I have examined and approved the easements shown on this Parcel Map to be used by my company.

- James L. Bowers* \_\_\_\_\_  
Sierra Pacific Power Company
- Lois E. Bowers* \_\_\_\_\_  
Telephone Company of Nevada
- Lois E. Bowers* \_\_\_\_\_  
Cable TV (TelCab Communications, Inc.)

**COUNTY COMMISSIONERS**

Approved and accepted by the Board of County Commissioners of Washoe County, Nevada on this 14th day of June, 1983. The offer of dedication of the Perlite Drive cul-de-sac for access is rejected at this time but will remain open per N.R.S. 278.390.

*Ernest E. Muller, Sr.*  
County Clerk

**RECORDER**

Filed for record on this 13th day of July, 1983 at 20 minutes past 4 o'clock P.M. at the request of Ernest E. Muller Sr.  
Document No. 866534 Fee \$10.00.

*Joe Melcher*  
County Recorder  
By *Allen E. Johnson*  
Deputy

SCALE: 1" = 40' SHEET 1 OF 1

**PARCEL MAP**  
FOR  
**JAMES L. and LOIS E. BOWERS**  
E 1/2 SW 1/4 NW 1/4 SECTION 34  
T. 18 N., R. 20 E., M. D. B. 8 M.  
WASHOE COUNTY, NEVADA

816 E. INC., 720 WEST PUEBLO ST., RENO, NV, 89509 83.04.06

Parcel Map # 1495

CUMULATIVE INCREASES  
SHOULD BE EXAMINED  
FOR CHANGES TO THIS MAP

2623

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROBERT P. HERMAN AND HEATHER HERMAN, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED BY PARCEL A ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N. R. S. CHAPTER 278, AND THAT THE STREETS, AVENUES AND HIGHWAYS AND ALL APPURTENANCES THERETO AS SHOWN, ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND HEREBY GRANT TO ALL PUBLIC UTILITIES, WASHOE COUNTY AND CONTINENTAL CABLEVISION, A PERMANENT EASEMENT AS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. WE ALSO CERTIFY THAT ALL PROPERTY TAXES ON THE SUBJECT PARCEL HAVE BEEN PAID PURSUANT TO NEVADA REVISED STATUTES, AND ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS AND TO SIGN ANY INSTRUMENTS NECESSARY TO THE PROVISIONS OF N. R. S. 278.010 TO 278.030, INCLUSIVE.

Robert P. Herman 7-25-93
ROBERT P. HERMAN DATE
Heather Herman 7-25-93
HEATHER HERMAN DATE

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA
COUNTY OF WASHOE
ON THIS 25TH DAY OF JULY, 1993, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF WASHOE, ROBERT P. HERMAN AND HEATHER HERMAN, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT.
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST WRITTEN ABOVE.

Arthur C. O'Connor Jr.
NOTARY PUBLIC
[Notary Seal]

OWNER'S CERTIFICATE

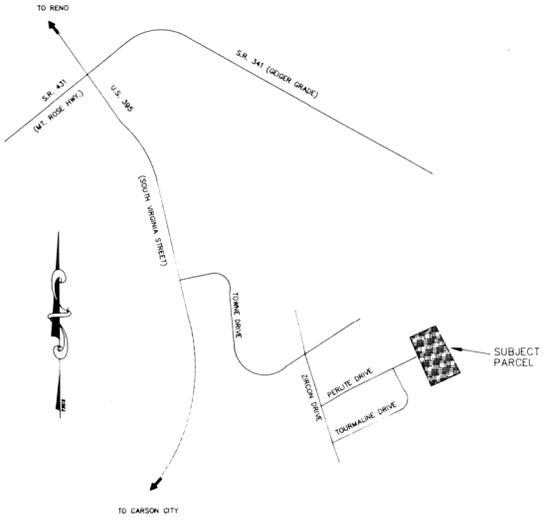
THIS IS TO CERTIFY THAT THE UNDERSIGNED, MICHELE MCCLOSKEY BIASE, IS THE OWNER OF THE TRACTS OF LAND REPRESENTED BY PARCELS B AND C ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE STREETS, AVENUES AND HIGHWAYS AND ALL APPURTENANCES THERETO, AS SHOWN, ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND HEREBY GRANTS TO ALL PUBLIC UTILITIES, WASHOE COUNTY AND CONTINENTAL CABLEVISION, A PERMANENT EASEMENT AS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. I ALSO CERTIFY THAT ALL PROPERTY TAXES ON THE SUBJECT PARCELS HAVE BEEN PAID PURSUANT TO NEVADA REVISED STATUTES, AND ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE. I AGREE TO EXECUTE THE REQUIRED DOCUMENTS AND TO SIGN ANY INSTRUMENTS NECESSARY TO THE PROVISIONS OF N. R. S. 278.010 TO 278.030, INCLUSIVE.

Michele McCluskey Biase 7-25-93
MICHELE MCCLOSKEY BIASE DATE

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA
COUNTY OF WASHOE
ON THIS 25TH DAY OF JULY, 1993, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF WASHOE, MICHELE MCCLOSKEY BIASE, WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT.

Arthur C. O'Connor Jr.
NOTARY PUBLIC
[Notary Seal]



VICINITY MAP
N. T. S.

SURVEYOR'S CERTIFICATE

I, ARTHUR C. O'CONNOR JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF ROBERT P. HERMAN, HEATHER HERMAN AND MICHELE MCCLOSKEY BIASE.
2. THE LANDS SURVEYED LIE WITHIN THE E 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18 N., RANGE 20 E., M.D.B. & M. AND THE SURVEY WAS COMPLETED ON 30 NOVEMBER 1992.
3. THIS COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

Arthur C. O'Connor Jr.
ARTHUR C. O'CONNOR JR.
P.L.S. NO. 5650
7/25/93

GOVERNING AGENCY CERTIFICATE

THIS FINAL MAP REVIEWED AND APPROVED THIS 26 DAY OF August 1993.

ATTEST: Jack M. Holmes
JACK M. HOLMES

COUNTY RECORDER'S CERTIFICATE

FILE NO. 1708695 FEE: \$10.00
FILED FOR RECORD AT THE REQUEST OF A.C. Egan/10/10/93
ON THIS 1 DAY OF Sept 1993, AT 28 MINUTES PAST 2 O'CLOCK P.M. IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

JOE MELCHER
COUNTY RECORDER
By: [Signature]
DEPUTY

1708695

SHEET 1 OF 2

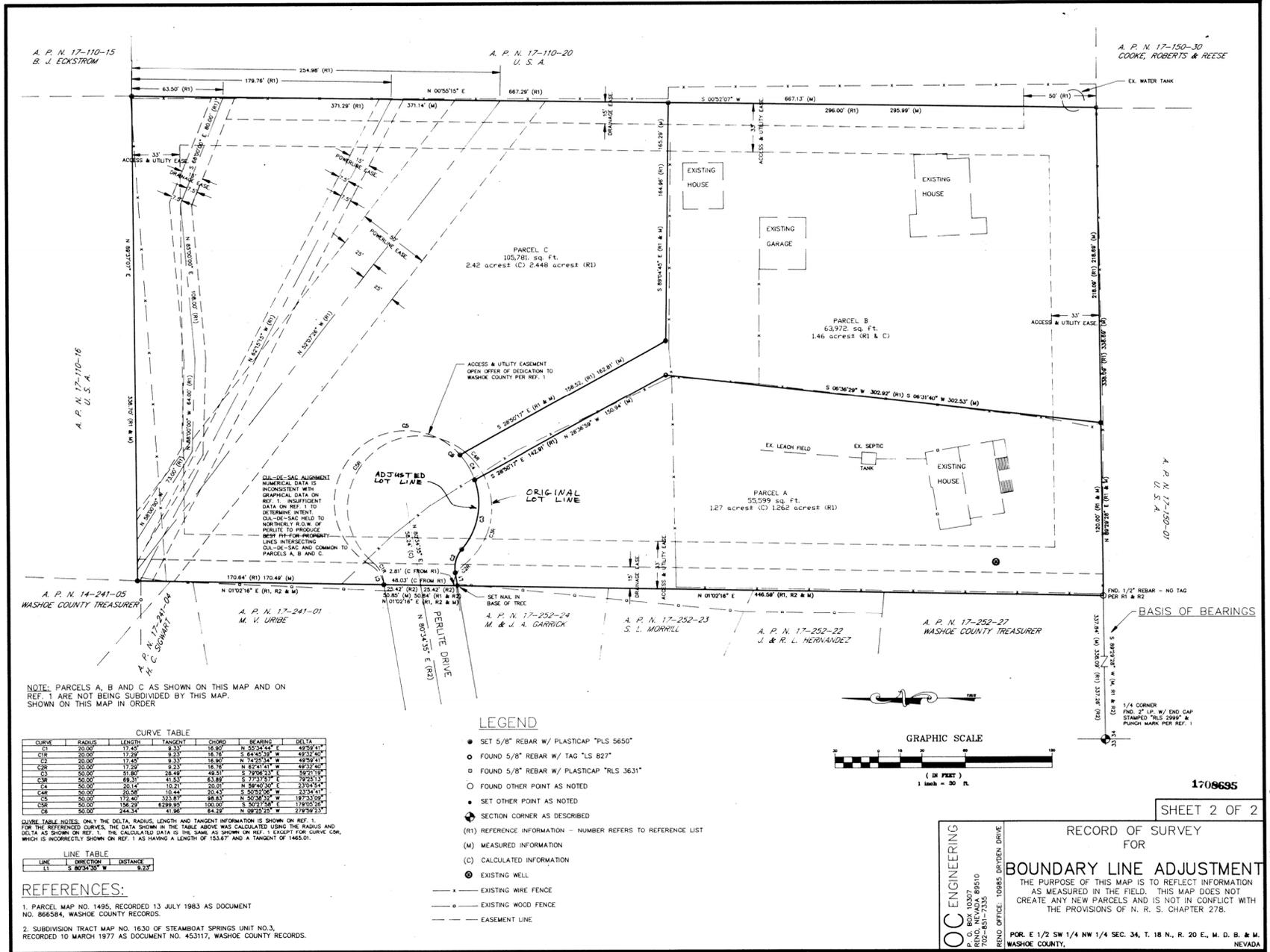
RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT
THE PURPOSE OF THIS MAP IS TO REFLECT INFORMATION AS MEASURED IN THE FIELD. THIS MAP DOES NOT CREATE ANY NEW PARCELS AND IS NOT IN CONFLICT WITH THE PROVISIONS OF N. R. S. CHAPTER 278.
POR: E 1/2 SW 1/4 NW 1/4 SEC. 34, T. 18 N., R. 20 E., M. D. B. & M., WASHOE COUNTY, NEVADA

ENGINEERING
P.O. BOX 10307
RENO, NV 89510
702-785-7335
RENO OFFICE: 10985 DRIVEN DRIVE

Records of Survey 2623

2623

2623A



Records of Survey 2623A

2623A

PORTION OF S 1/2 OF N 1/2  
SECTION 34, T18N - R20E

Assessor's Map Number

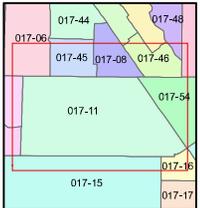
017-11

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Michael E. Clark, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



1 inch = 200 feet

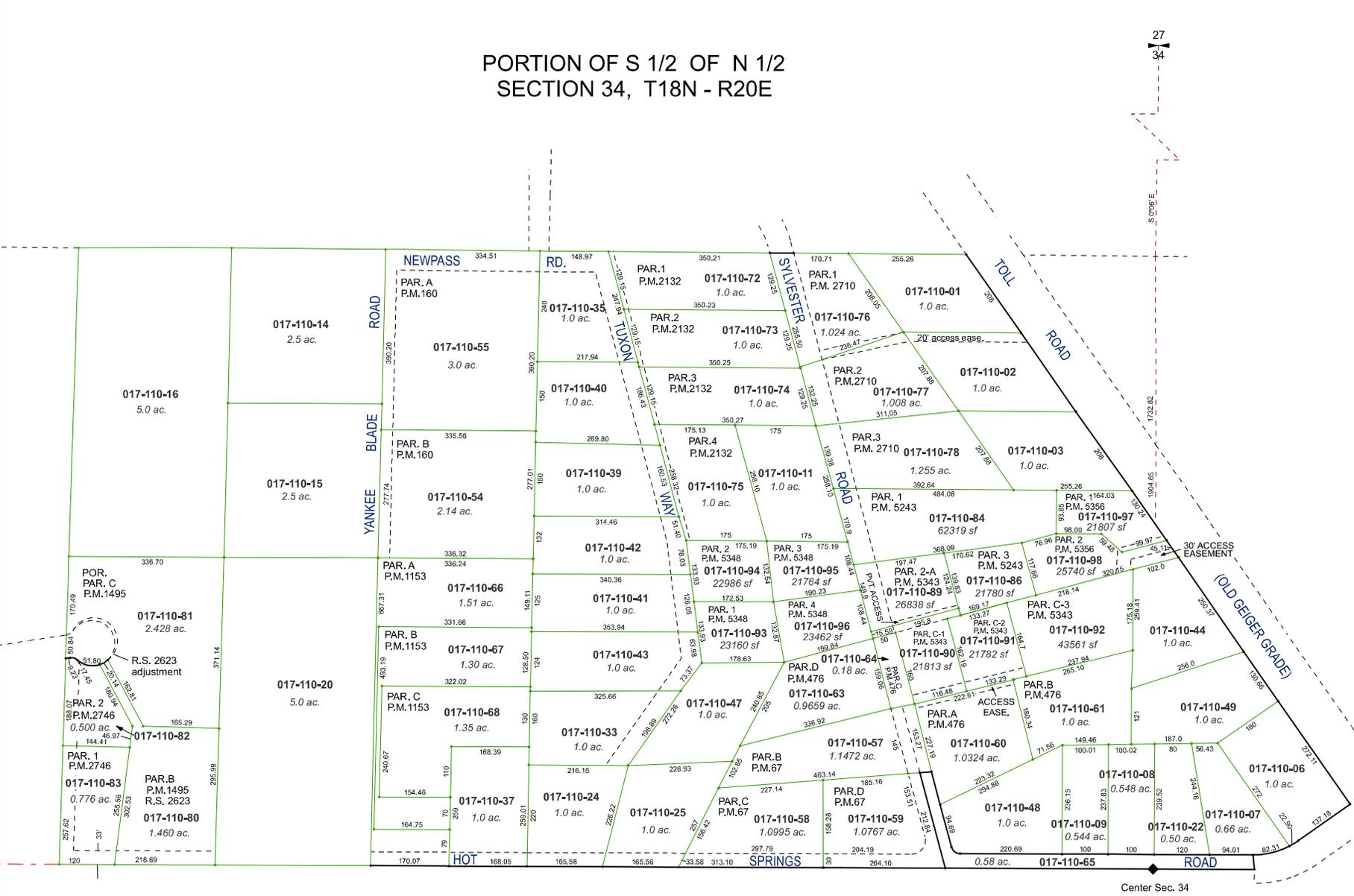


created by: CFB 9/14/2009

last updated: JKF 5/23/18 JKF 6/19/18

area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



**OWNERS CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SIERRA M DIERKSEN & MARCUS V VU JABIN, ARE THE OWNERS OF THAT 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 OWNER HEREBY GRANTS TO ALL UTILITIES AND TRUCKEE MEADOWS WATER AUTHORITY, THE PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. OWNER AND THEIR ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

SIERRA M DIESKSEN  
BY: \_\_\_\_\_

DATE: \_\_\_\_\_  
NAME AND OWNER

**NOTARY PUBLIC ACKNOWLEDGMENT**

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, SIERRA M DIERKSEN AS OWNER OF SAID PROPERTY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

NOTARY PUBLIC

MARCUS V VU JABIN  
BY: \_\_\_\_\_

DATE: \_\_\_\_\_  
NAME AND OWNER

**NOTARY PUBLIC ACKNOWLEDGMENT**

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, MARCUS V VU JABIN AS OWNER OF SAID PROPERTY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

NOTARY PUBLIC

**TITLE COMPANY'S 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 EXCEPT AS SHOWN.

TOIYABE TITLE

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

PRINT NAME AND TITLE

**TAX CERTIFICATE:**

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

APN: 017-110-81

WASHOE COUNTY TREASURER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEPUTY TREASURER

PRINT NAME

**DISTRICT BOARD OF HEALTH CERTIFICATE:**

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, 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: \_\_\_\_\_

**WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE:**

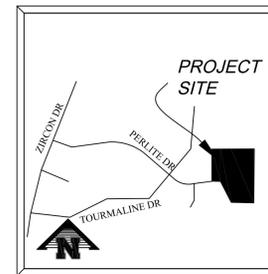
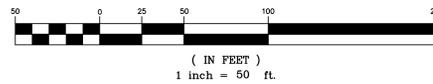
THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE (CHAPTER 110)

DATE: \_\_\_\_\_  
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

**PARCEL MAP  
FOR  
DIERKSEN & VU JABIN**



GRAPHIC SCALE

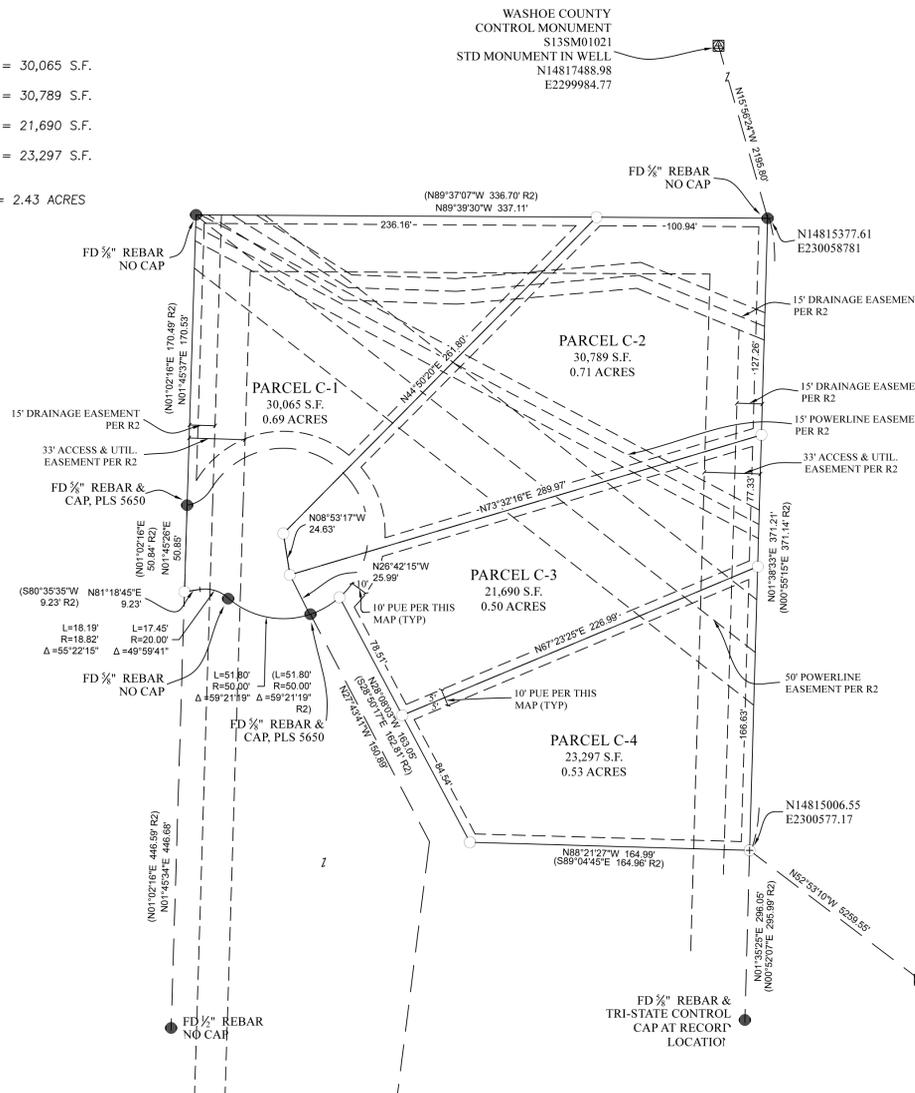


LOCATION MAP

N.T.S.

**AREAS:**

- PARCEL C-1 = 30,065 S.F. (0.69 ACRES)
- PARCEL C-2 = 30,789 S.F. (0.71 ACRES)
- PARCEL C-3 = 21,690 S.F. (0.50 ACRES)
- PARCEL C-4 = 23,297 S.F. (0.53 ACRES)
- TOTAL AREA = 2.43 ACRES



- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & PLASTIC CAP PLS 18974, NAIL & TAG IN CONCRETE OR SCRIBE IN CURB, AS CONDITIONS ALLOW
- ⊠ FOUND WASHOE COUNTY CONTROL MONUMENT
- + DIMENSION POINT ONLY, NOTHING FOUND OR SET
- ( ) RECORD
- (M) MEASURED
- (R&M) RECORD & MEASURED
- (C) CALCULATED

**REFERENCES:**

1. TITLE COMMITMENT ORDER #2314463
2. RECORD OF SURVEY MAP #2623, 09/01/1993
3. PARCEL MAP #1495, 07/13/1983

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83/94 NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON TIES TO THE WASHOE COUNTY CONTROL POINTS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED. ALL DISTANCES SHOWN HEREON ARE GROUND.

**NOTES:**

1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
2. IN ADDITION TO ANY EASEMENTS SHOWN, THE PARCELS SHOWN HEREON ARE SUBJECT TO 10' PUBLIC UTILITY/CABLE TV EASEMENTS AND DRAINAGE EASEMENTS 5' EACH SIDE OF ALL INTERIOR LOT LINES EXCEPT UNDER EXISTING BUILDINGS.
3. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH RMC CHAPER 18, AS PARCELS ARE DEVELOPED.
4. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
5. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE THE CITY OF RENO WITH A WILL SERVE LETTERS.
6. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
7. PUBLIC UTILITY EASEMENTS SHOWN HEREON INCLUDE CABLE TV & TRUCKEE MEADOWS WATER AUTHORITY .
8. A PUBLIC UTILITY EASEMENT, 10 FEET IN WIDTH, CENTERED ON ALL EXISTING UTILITIES, IS HEREBY GRANTED.
9. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE:**

THE FINAL PARCEL MAP CASE NO. WTPM23-XXXX 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 APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTE 278.471 THROUGH 278.4725

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

**UTILITY COMPANIES CERTIFICATE:**

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

- NEVADA BELL TELEPHONE COMPANY DATE: \_\_\_\_\_  
DBA AT&T NEVADA
- SIERRA PACIFIC POWER COMPANY, DBA NV ENERGY DATE: \_\_\_\_\_
- CHARTER COMMUNICATIONS DATE: \_\_\_\_\_
- TRUCKEE MEADOWS WATER AUTHORITY DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, DANIEL T. KELSÖE, 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 PF RENO III, LLC.
2. THE LANDS SURVEYED LIE WITHIN PORTIONS OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 10 AND THE SOUTHWEST QUARTER (SW ¼) OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, CITY OF RENO, COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED IN OCTOBER 2021.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



DANIEL T. KELSÖE, PLS 18974  
FOR AND ON BEHALF OF  
DK SURVEY, INC.

09-07-2023

PARCEL MAP FOR  
**DIERKSEN & VU JABIN**

BEING ALL THAT PORTION OF PARCEL C AS SHOWN ON RECORD OF SURVEY MAP, FOR A BOUNDARY LINE ADJUSTMENT. MAP NO. 2623, WITHIN THE SW ¼ OF THE NW ¼ OF SECTION 34, T.18N., R.20E., M.D.M.

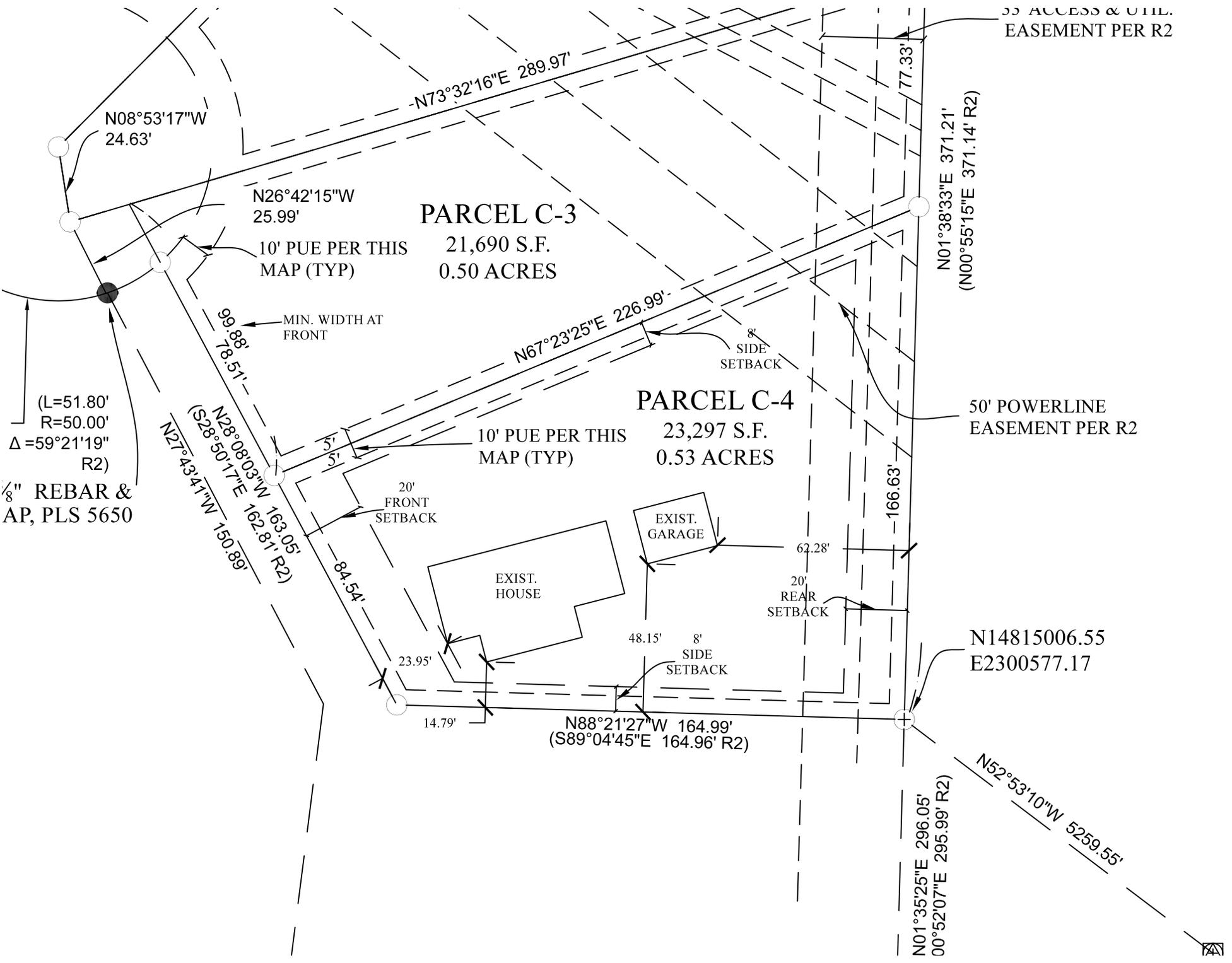
WASHOE COUNTY NEVADA

DK  
SURVEY, Inc.

2035 WOODHAVEN LANE  
SPARKS, NV 89434  
775-750-0584

DRAWN BY: DTK  
DATE: SEP 2023  
PROJ. CODE: DIERKSEN  
PROJ. #: 253-23-001

SHEET  
**1** OF **1**



**PARCEL C-3**  
 21,690 S.F.  
 0.50 ACRES

**PARCEL C-4**  
 23,297 S.F.  
 0.53 ACRES

N08°53'17"W  
 24.63'

N26°42'15"W  
 25.99'

N73°32'16"E 289.97'

10' PUE PER THIS  
 MAP (TYP)

99.88'  
 78.51'  
 MIN. WIDTH AT  
 FRONT

N67°23'25"E 226.99'

8'  
 SIDE  
 SETBACK

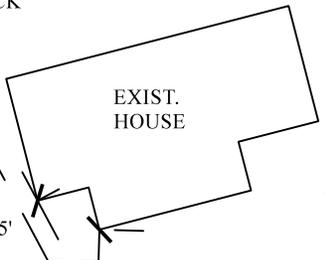
(L=51.80'  
 R=50.00'  
 Δ=59°21'19"  
 R2)

3/8" REBAR &  
 AP, PLS 5650

N28°08'03"W 163.05'  
 (S28°50'17"E 162.81' R2)  
 N27°43'41"W 150.89'

10' PUE PER THIS  
 MAP (TYP)

20'  
 FRONT  
 SETBACK



50' POWERLINE  
 EASEMENT PER R2

84.54'

62.28'  
 20'  
 REAR  
 SETBACK

N14815006.55  
 E2300577.17

48.15'  
 8'  
 SIDE  
 SETBACK

N88°21'27"W 164.99'  
 (S89°04'45"E 164.96' R2)

N01°35'25"E 296.05'  
 00°52'07"E 295.99' R2)

N52°53'10"W 5259.55'

55 ACCESS & UTIL.  
 EASEMENT PER R2

N01°38'33"E 371.21'  
 (N00°55'15"E 371.14' R2)

166.63'

77.33'

