

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 8th of each month. If the 8th 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.

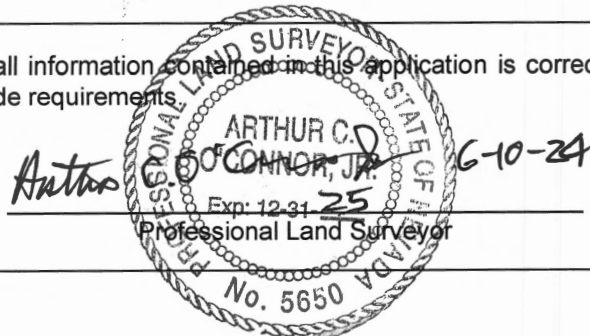
1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to 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.



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: O C Parcel Map 1			
Project Description: First parcel map to create two 5 ac. parcels and one 7.65 ac. parcel from an original 17.65 ac. parcel			
Project Address: 3180 MAKAYLA WAY			
Project Area (acres or square feet): 17.65 ac.			
Project Location (with point of reference to major cross streets AND area locator): 3180 Makayla Way, which is a private access easement off Old US 395 in west Washoe Valley, located near Davis Creek Park.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
046-042-06	17.65 ac.		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WMPA23-0005, WRZA23-0007			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: EGO Trust		Name: Art O'Connor, PE/PLS 5650	
Address: POB 19640		Address: POB 19640	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89511
Phone: 775-851-7335	Fax: None	Phone: 775-851-7335	Fax: None
Email: art@oceng.com		Email: Art@oceng.com	
Cell:	Other:	Cell:	Other:
Contact Person: Art O'Copnnor		Contact Person: Art O'Connor	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same		Name: Sarah O'Connor	
Address:		Address: POB 19640	
	Zip:	Reno, NV	Zip: 89511
Phone:	Fax:	Phone: 775-224-6062	Fax:
Email:		Email: sarah@renocadd.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Sarah O'Connor	
For Office Use Only			
Date Received:		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)?

3180 MAKAYLA WAY, 700 ft. east of intersection with Old US 395

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
046-042-06	MDA	7.65

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

Former cattle pasture, currently vacant but irrigated, no structures

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	7.65 ac.	5 ac.	5 ac.	
Proposed Minimum Lot Width				

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	NA	NA	NA	
Proposed Zoning Area				

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

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

a. Sewer Service	IDS
b. Electrical Service/Generator	Solar (off grid) or NVE
c. Water Service	Individual wells

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

- a. Water System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input 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 #	75139	acre-feet per year	7.0
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):

EOC Trust

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

☐ Yes ☒ 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.)?

☐ Yes ☒ 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?

No public access, not 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.

☐ Yes ☒ 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?

NO

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.

☐ Yes ☒ 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?

None

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?

None

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?

Future construction can be seen from I-580. No construction 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

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

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?

None

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

Only one small fir (30") o entire property and it will not be disturbed.

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 A private access and public utility easement, Makaya Way, is existing all the way to the site.

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

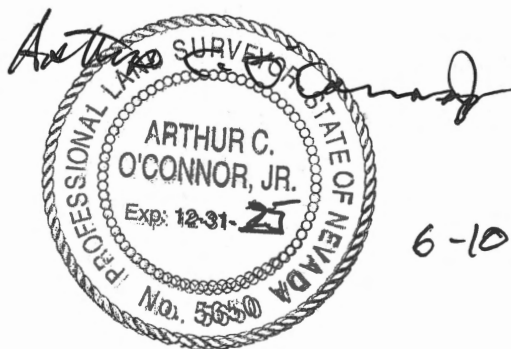
No disturbed areas.

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

No disturbed areas.

28. Surveyor:

Name	Arthur C. O'Connor Jr.
Address	PO Box 19640, Reno, NV 89511
Phone	775-851-7335
Cell	
E-mail	art@oceng.com
Fax	
Nevada PLS #	5650



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:

NA

- 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)?

3180 MAKAYLA WAY, 700 ft. east of intersection with Old US 395

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
046-042-06	MDR	17.65

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	Vacant (NDOT)
South	Vacant (BLM)
East	Interstate I-580
West	Single Family Homes

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	7.65 ac	5 ac	5 ac	
Proposed Minimum Lot Width	465.26'	570.17'	626.21'	

5. Utilities:

a. Sewer Service	IDS
b. Electrical Service/Generator	Solar (off grid) or NVE
c. Water Service	Individual wells

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
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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 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
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c. Washoe County Capital Improvements Program project?

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

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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
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Explanation:

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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 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:

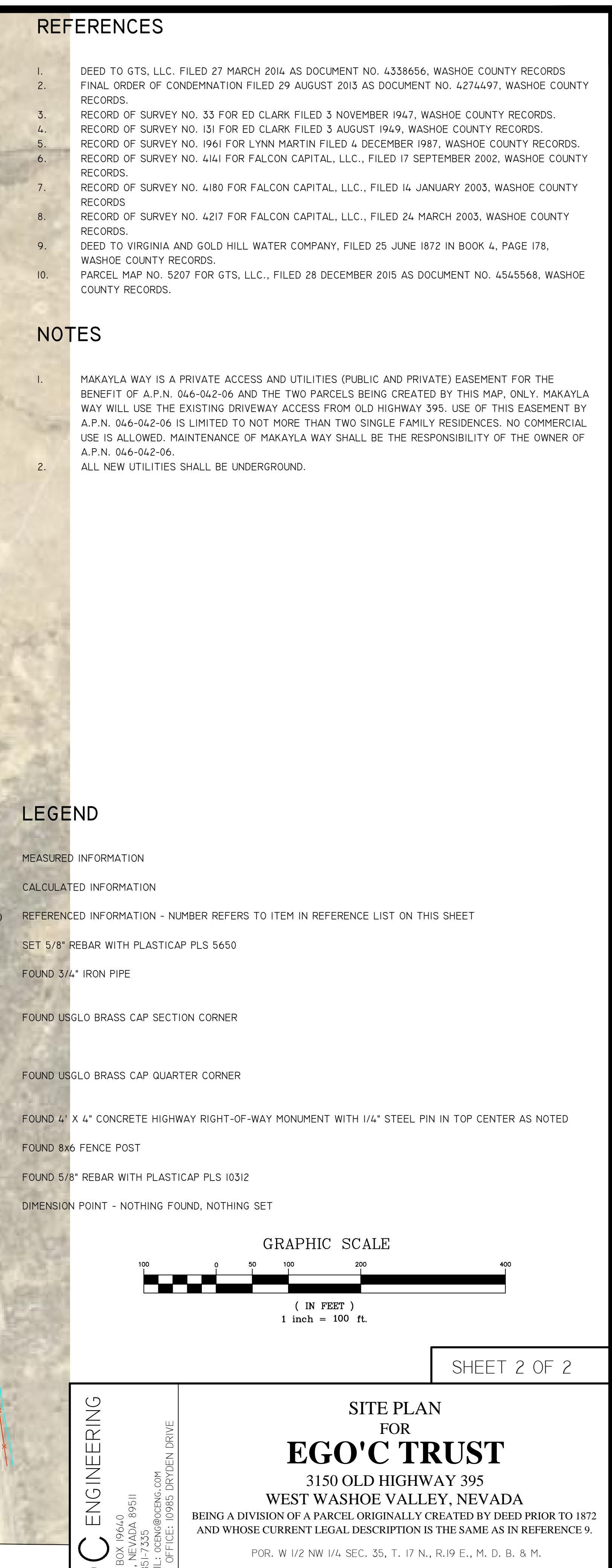
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9. Surveyor:

Name	Arthur C. O'Connor Jr.
Address	PO Box 19640, Reno, NV 89511
Phone	775-851-7335
Fax	None
Nevada PLS #	5650



6-10-24



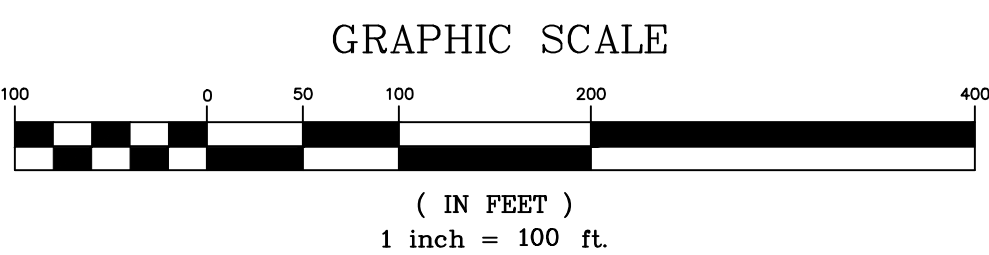
NOTES

1. DEED TO GTS, LLC., FILED 27 MARCH 2014 AS DOCUMENT NO. 4338656, WASHOE COUNTY RECORDS
2. FINAL ORDER OF CONDEMNATION FILED 29 AUGUST 2013 AS DOCUMENT NO. 4274497, WASHOE COUNTY RECORDS.
3. RECORD OF SURVEY NO. 33 FOR ED CLARK FILED 3 NOVEMBER 1947, WASHOE COUNTY RECORDS.
4. RECORD OF SURVEY NO. 131 FOR ED CLARK FILED 3 AUGUST 1949, WASHOE COUNTY RECORDS.
5. RECORD OF SURVEY NO. 1961 FOR LYNN MARTIN FILED 4 DECEMBER 1987, WASHOE COUNTY RECORDS.
6. RECORD OF SURVEY NO. 4161 FOR FALCON CAPITAL, LLC., FILED 17 SEPTEMBER 2002, WASHOE COUNTY RECORDS.
7. RECORD OF SURVEY NO. 4180 FOR FALCON CAPITAL, LLC., FILED 14 JANUARY 2003, WASHOE COUNTY RECORDS
8. RECORD OF SURVEY NO. 4217 FOR FALCON CAPITAL, LLC., FILED 24 MARCH 2003, WASHOE COUNTY RECORDS.
9. DEED TO VIRGINIA AND GOLD HILL WATER COMPANY, FILED 25 JUNE 1872 IN BOOK 4, PAGE 178, WASHOE COUNTY RECORDS.
10. PARCEL MAP NO. 5207 FOR GTS, LLC., FILED 28 DECEMBER 2015 AS DOCUMENT NO. 4545568, WASHOE COUNTY RECORDS.

1. MAKAYLA WAY IS A PRIVATE ACCESS AND UTILITIES (PUBLIC AND PRIVATE) EASEMENT FOR THE BENEFIT OF A.P.N. 046-042-06 AND THE TWO PARCELS BEING CREATED BY THIS MAP. ONLY, MAKAYLA WAY WILL USE THE EXISTING DRIVEWAY ACCESS FROM OLD HIGHWAY 395. USE OF THIS EASEMENT BY A.P.N. 046-042-06 IS LIMITED TO NOT MORE THAN TWO SINGLE FAMILY RESIDENCES. NO COMMERCIAL USE IS ALLOWED. MAINTENANCE OF MAKAYLA WAY SHALL BE THE RESPONSIBILITY OF THE OWNER OF A.P.N. 046-042-06.
2. ALL NEW UTILITIES SHALL BE UNDERGROUND.

LEGEND

- | | |
|----------|---|
| (M) | MEASURED INFORMATION |
| (C) | CALCULATED INFORMATION |
| (R#) | REFERENCED INFORMATION - NUMBER REFERS TO ITEM IN REFERENCE LIST ON THIS SHEET |
| ● | SET 5/8" REBAR WITH PLASTICAP PLS 5650 |
| ○ | FOUND 3/4" IRON PIPE |
| 26
35 | FOUND USGLO BRASS CAP SECTION CORNER |
| 0
0 | FOUND USGLO BRASS CAP QUARTER CORNER |
| | FOUND 4" X 4" CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT WITH 1/4" STEEL PIN IN TOP CENTER AS NOTED |
| | FOUND 8x6 FENCE POST |
| | FOUND 5/8" REBAR WITH PLASTICAP PLS 10312 |
| | DIMENSION POINT - NOTHING FOUND, NOTHING SET |



SHEET 2 OF 2

OC ENGINEERING

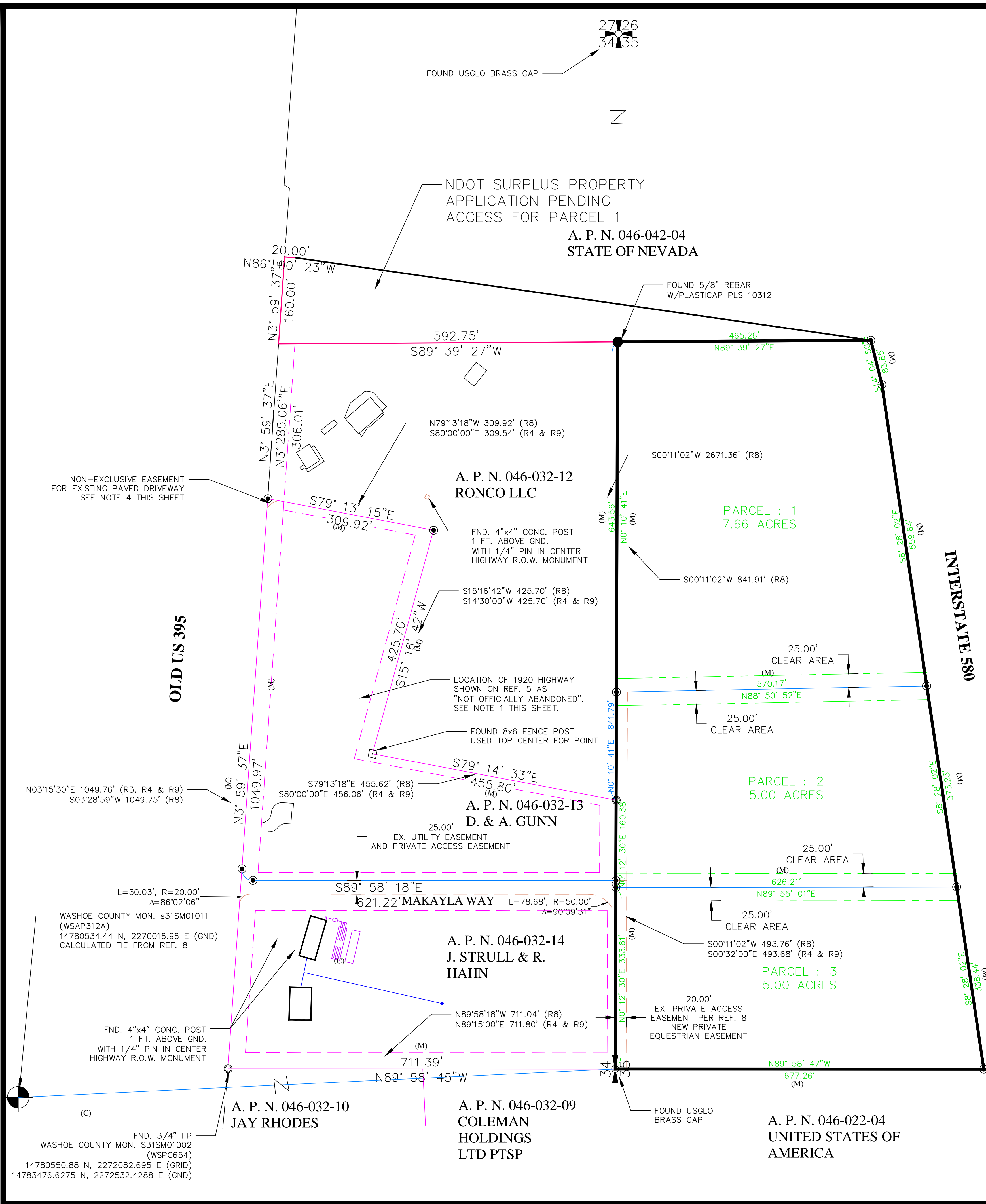
P. O. BOX 19640
RENO, NEVADA 89511
775-851-7335
E-MAIL: OCENG@OCENG.COM
RENO OFFICE: 10985 DRYDEN DRIVE

SITE PLAN
FOR
EGO'C TRUST
3150 OLD HIGHWAY 395
WEST WASHOE VALLEY, NEVADA
BEING A DIVISION OF A PARCEL ORIGINALLY CREATED BY DEED PRIOR TO 1872
AND WHOSE CURRENT LEGAL DESCRIPTION IS THE SAME AS IN REFERENCE 9.

POR. W 1/2 NW 1/4 SEC. 35, T. 17 N., R.19 E., M. D. B. & M.

WASHOE COUNTY NEVADA

NEVADA



REFERENCES

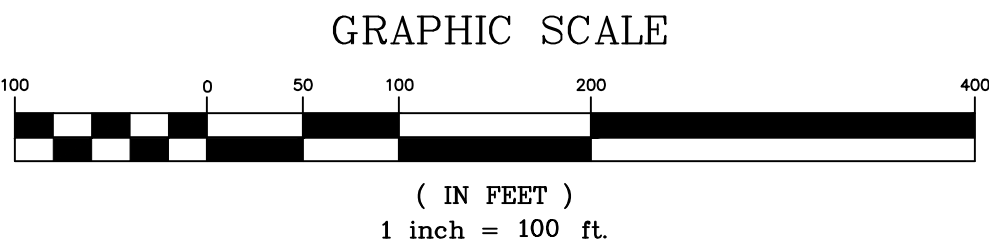
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- MAKAYLA WAY IS A PRIVATE ACCESS AND UTILITIES (PUBLIC AND PRIVATE) EASEMENT FOR THE BENEFIT OF A.P.N. 046-042-06 AND THE TWO PARCELS BEING CREATED BY THIS MAP. ONLY. MAKAYLA WAY WILL USE THE EXISTING DRIVEWAY ACCESS FROM OLD HIGHWAY 395. USE OF THIS EASEMENT BY A.P.N. 046-042-06 IS LIMITED TO NOT MORE THAN TWO SINGLE FAMILY RESIDENCES. NO COMMERCIAL USE IS ALLOWED. MAINTENANCE OF MAKAYLA WAY SHALL BE THE RESPONSIBILITY OF THE OWNER OF A.P.N. 046-042-06. A ROAD MAINTENANCE AGREEMENT BETWEEN THE TWO NEW PARCELS BEING CREATED HEREIN WILL BE RECORDED WITH EACH DEED.
- ALL NEW UTILITIES SHALL BE UNDERGROUND. NO P.U.E. IS BEING GRANTED OVER PARCEL 1 AT THIS TIME.
- "CLEAR AREA" IS DEFINED AS AN AREA ADJACENT TO A PROPERTY LINE THAT IS TO REMAIN CLEAR OF STRUCTURES, STORED MATERIALS, TEMPORARY STRUCTURES, VEHICLES OR OTHER OBSTRUCTIONS. THE PURPOSE OF THE CLEAR AREAS IS TO PROMOTE GOOD NEIGHBOR POLICES BY LIMITING OBJECTIONABLE ITEMS ADJACENT TO THE COMMON PROPERTY LINE. FENCES AND PLANTINGS, FOR EXAMPLE, TREES ARE PERMITTED IN THE CLEAR AREA.

LEGEND

- (M) MEASURED INFORMATION
- (C) CALCULATED INFORMATION
- (R8) REFERENCED INFORMATION - NUMBER REFERS TO ITEM IN REFERENCE LIST ON THIS SHEET
- SET 5/8" REBAR WITH PLASTICAP PLS 5650
- FOUND 3/4" IRON PIPE
- FOUND USGLO BRASS CAP SECTION CORNER
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- FOUND 8x6 FENCE POST
- FOUND 5/8" REBAR WITH PLASTICAP PLS 10312
- DIMENSION POINT - NOTHING FOUND, NOTHING SET



TENATIVE

SHEET 2 OF 2

OC ENGINEERING

P. O. BOX 19640
RENO, NEVADA 89511
TEL: 775-351-7335
FAX: 775-351-7335
WWW.OCENGINEERING.COM
RENO OFFICE: 10995 DRYDEN DRIVE

PARCEL MAP
FOR
EGO'C TRUST

3150 OLD HIGHWAY 395
WEST WASHOE VALLEY, NEVADA
BEING A DIVISION OF A PARCEL ORIGINALLY CREATED BY DEED PRIOR TO 1872
AND WHOSE CURRENT LEGAL DESCRIPTION IS THE SAME AS IN REFERENCE 9.

POR. W 1/2 NW 1/4 SEC. 35, T. 17 N., R.19 E., M. D. B. & M.

WASHOE COUNTY

NEVADA



First Centennial Title Company of Nevada

3700 Lakeside Dr, Ste 110, Reno, NV 89509

Phone: (775)689-1810 • Fax: 775-800-5701



COMMITMENT FOR TITLE INSURANCE

Issued By
REAL ADVANTAGE TITLE INSURANCE COMPANY

Today's Date:

May 8, 2023

Order No.: 23034795-CD

Escrow Officer: Cheryl Dougherty

Proposed Buyer/Borrower:

Property Address: 3180 Makayla Way, Washoe Valley, NV 89704

Lender:

Loan Amount: \$0.00

First Centennial Title of Nevada

A handwritten signature in black ink, appearing to read "Julie M. Moreno", is written over a horizontal line.

Julie M. Moreno, tr Authorized Signatory



COMMITMENT FOR TITLE INSURANCE

Issued By
REAL ADVANTAGE TITLE INSURANCE COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Real Advantage Title Insurance Company, a(n) California corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within n/a after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

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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- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; [and]
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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COMMITMENT FOR TITLE INSURANCE

Issued By
REAL ADVANTAGE TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: First Centennial Title Company of Nevada
Issuing Office: 3700 Lakeside Dr, Ste 110, Reno, NV 89509
Issuing Office's ALTA® Registry ID: 1022833
Loan ID No.:
Commitment No.: 23034795-CD-1
Issuing Office File No.: 23034795-CD
Property Address: 3180 Makayla Way, Washoe Valley, NV 89704

SCHEDULE A

1. Commitment Date: April 28, 2023 at 12:00 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (06/17/06)
Proposed Insured:
Proposed Policy Amount: \$0.00
 - b.
Proposed Insured:
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:

Arthur C. O'Connor, Trustee of the Arthur C. O'Connor Jr Share of the Elizabeth G. O'Connor Trust
5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

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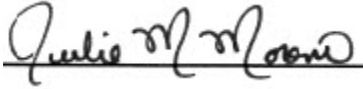
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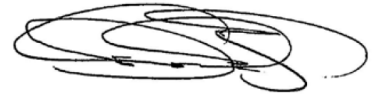
SCHEDULE A

(Continued)

First Centennial Title of Nevada



Julie M. Moreno, tr Authorized Signatory



By: John Wiley, Executive Vice President

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COMMITMENT FOR TITLE INSURANCE

Issued By
REAL ADVANTAGE TITLE INSURANCE COMPANY

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. **NOTE:** General and Special Taxes for proration purposes for the fiscal year 2022/2023 including any secured personal property and any district assessments, are PAID IN FULL.
Total Amount Taxed: \$49.55
Credit: \$21.20
Total Amount Paid: \$58.35
Assessor's Parcel No.: 046-042-06

Please contact the Washoe County Treasurer's Office at (775) 328-2510 to obtain current amounts due prior to the close of escrow.
6. **REQUIREMENT:** Prior to the close of escrow this office will require:
a. A Copy of the Trust Agreement, or a Notarized Certificate of Trust, for the trust set forth in the vesting herein.
A Full Copy of the Trust Agreement for the trust set forth in the vesting herein.
7. **NOTE:** APPLICABLE SHORT TERM RATE 80%.
8. **REQUIREMENT:** The requirement that an Owner's Declaration/Affidavit be completed and supplied for review prior to the issuance of any policy of title insurance.

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SCHEDULE B

(Continued)

9. **NOTE:** According to the public records there have been no conveyances of the property described in this Report within a period of 24 months prior to the date of this Report, except as follows:

A Grant, Bargain, Sale Deed, dated 09/26/2022, recorded 11/03/2022, as Document No. 5343315, Official Records, Washoe County, Nevada.

Grantor: GTS, LLC, a Limited Liability Company

Grantee: Sarah O'Connor, a single woman and Arthur O'Connor, a married man, as his sole and separate property, as joint tenants with right of survivorship

A Grant, Bargain, Sale Deed, dated 09/26/2022, recorded 11/03/2022, as Document No. 5343316, Official Records, Washoe County, Nevada.

Grantor: Gail S. O'Connor, a married woman and spouse of grantee

Grantee: Sarah O'Connor, a single woman and Arthur O'Connor, a married man, as his sole and separate property, as joint tenants with right of survivorship

A Grant, Bargain, Sale Deed, dated 11/04/2022, recorded 11/04/2022, as Document No. 5343521, Official Records, Washoe County, Nevada.

Grantor: Sarah O'Connor, a single woman and Arthur O'Connor, a married man, as his sole and separate property, as joint tenants with right of survivorship

Grantee: Arthur C. O'Connor, Trustee of the Arthur C. O'Connor Jr Share of the Elizabeth G. O'Connor Trust

10. **NOTE:** This report is preparatory to the issuance of a Policy of Title Insurance, in the amount of land only, no Endorsement will be issued.

Property Address: 3180 Makayla Way, Washoe Valley, NV.

11. **NOTE:** This is to give you notice that Orange Coast Title Company owns a membership interest in First Centennial Title Company and Orange Coast Title Company also owns Real Advantage Title Insurance Company. This underwriter may be chosen by First Centennial Title Company and this referral may provide Orange Coast Title Company a financial or other benefit.

You are NOT required to use the listed provider as a condition for settlement of your loan or purchase, sale or refinance of the subject property and you have the opportunity to select any of the First Centennial Title Company title insurance underwriters for your transaction. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

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SCHEDULE B

(Continued)

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
(b) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or which may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in Patents or in Acts authorizing the issuance thereof; (c) water rights, or claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

Exceptions 1-7 will be omitted on extended coverage policies

8. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.

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SCHEDULE B

(Continued)

9. Any liens that may be created for Delinquent Sewer Charges by reason of said premises lying within the City of Reno/Sparks, the County of Washoe (Sewer). Contact the following for Sewer/Water, and/or Tax Assessment information: City of Reno Sewer at (775) 334-2095; City of Sparks Sewer at (775) 353-2360; County of Washoe Sewer at (775) 954-4601; Washoe County Treasurer at (775) 328-2510. Delinquent amounts may be added to and collected through the secured real property tax roll of the Washoe County Assessor's Office and included in the tax installments referenced above.

Any liens as created by the Central Truckee Meadows Remediation District, the Golden Valley Aquifer Recharge Program, or the North Spanish Springs Floodplain Detention Facility. Please fax demands to Washoe County Utilities at (775) 328-3699.

Any liens which may be or may become due the Sun Valley General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)673-2220.

10. Any unpaid charges for delinquent garbage fees, plus any interest and/or penalties, which would create a lien and attach to said premises, pursuant to Nevada Revised Statutes Section 444.520.
11. Except all water, claims or rights to water, in or under said land.
12. Any right of way for Davis Creek and any and all tributaries of said Davis Creek and any and all drain ditches traversing said property which would be disclosed and located by an accurate survey.
13. An easement for road way, and incidental purposes, as set forth in an instrument recorded 02/26/1958, in Book 468, Page 478, as Document No. [284544](#), Deed Records.
- Said easement was amended by an instrument recorded July 24, 1958, in Book No. 482, Page 349, as Document No. [290292](#), Deed Records.
14. The terms, covenants, conditions and provisions as contained in an instrument, entitled "Agreement", recorded April 4, 1966, as Document No. [56998](#), in Book 165, Page 747, of Official Records.
15. Abutters rights of ingress and egress to or from U.S. Highway 395 have been relinquished in the document recorded April 19, 1972 in Book No. 629, Page 575 as Document No. [241500](#), Official Records.
16. A "Grant of Easement" for a 20' Private Access Easement recorded 03/21/2003 as Document No. [2824397](#), Official Records.
17. A "Grant of Easement" for a 20' Private Access Easement recorded 03/21/2003 as Document No. [2824398](#), Official Records.

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SCHEDULE B

(Continued)

18. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Record of [Survey Map No. 4217](#), recorded March 21, 2003 as Document No. 2824400, Official Records.

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

19. Reservations as reserved in a Grant, Bargain, Sale Deed recorded May 6, 2010 as Document No. 3878899 and Re-Recorded October 25, 2010 as Document No. [3936327](#), Official Records.
20. Easements as conveyed in that certain "Final Order of Condemnation" recorded August 29, 2013 as Document No. [4274497](#), Official Records.
21. A relinquishment of abutter's rights to and from I-580 lying contiguous to said land, said right having been acquired by the State of Nevada by instrument recorded 08/29/2013, as Document No. [4274497](#), Official Records, Washoe County, Nevada.
22. The terms, covenants, conditions and provisions as contained in an instrument, entitled "NOTICE OF ATTACHMENT OF TAX LIEN ON AGRICULTURAL AND OPEN SPACE REAL PROPERTY IN WASHOE COUNTY, PURSUANT TO NRS 361a", recorded August 30, 2022, as Document No. [5329524](#), of Official Records.
23. A Deed of Trust to secure an original principal amount of \$247,500.00, and any other amounts as therein provided, recorded 11/03/2022, as Document No. 5343317, Official Records, Washoe County, Nevada.

Dated: 11/02/2022

Trustor: Sarah O'Connor, a single woman and Arthur O'Connor, a married man as his sole and separate property

Trustee: U.S. Bank Trust Company, National Association

Beneficiary: U.S. Bank National Association

24. ANY CLAIM OF LIEN that may be filed against said land by reason of work recently completed thereon or now in progress as disclosed by a physical inspection.

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COMMITMENT FOR TITLE INSURANCE

Issued By
REAL ADVANTAGE TITLE INSURANCE COMPANY

SCHEDULE C

The Land is described as follows:

That portion of the Northwest 1/4 of Section 35, Township 17 North, Range 19 East, MDB&M, in the County of Washoe, State of Nevada, designated as Parcel 2 in that Deed for Boundary Line Adjustment recorded March 21, 2003 as Document No. 2824399 and shown and delineated as Parcel 2 of Record of Survey Map No. 4217, filed March 21, 2003 as Document No. 2824400, both of Official Records of Washoe County, State of Nevada and being more fully described as follows:

All that certain real property situate in the Northeast 1/4 of Section 34, Township 17 North, Range 19 East, MDB&M, located in the County of Washoe, State of Nevada and more particularly described as follows;

Commencing at the 1/4 corner common to Sections 34 and 35. T. 17N, R. 19E MDB&M and the Point of Beginning:

Thence along the following 4 courses:

Continuing along said Section Line,

1. N00°11'02" E, 1335.67 feet,

Leaving Said Section Line,

2. S 89°47'54"E. 473.42 feet, to the Westerly R/W of Hwy 395,

Along said R/W,

3. S08°29'07"E, 1352.47 feet,

Leaving said R/W,

4. N89°58'18"W, 677.25 feet, to the Point of Beginning.

EXCEPTING THEREFROM all that certain lot, piece or parcel of land conveyed to the State of Nevada. Department of Transportation identified as Parcel U-395-WA-006.810 under that certain Final Order of Condemnation recorded August 29, 2013 as Document No. 4274497, Official Records of Washoe County, State of Nevada

Prior Document No. 4338656.

APN: 046-042-06

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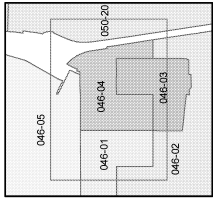
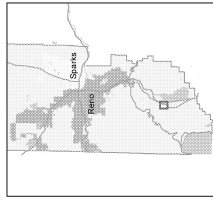
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STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Reno, Nevada 89512
(775) 328-2231



Feet
0 100 200 300 400
1 inch = 400 feet



created by **CFB 03/20/2012**
last updated: **CFB 09/17/2013**
area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor's Office for 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 obtained thereon.

**PORTION OF SECTIONS 26, 27, 34 & 35
T17N - R19E**

