

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: Ostertag Family Parcel Map			
Project Description: A tentative parcel map to result in three parcels. The existing two parcels are to be merged and subdivided.			
Project Address: 11345 Thomas Creek Road			
Project Area (acres or square feet): 15.32 acres			
Project Location (with point of reference to major cross streets AND area locator): West of intersection of Thomas Creek Road and Foothill Road. Shown on Assessor's map number 230-10			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
230-101-08	14.46		
040-750-09	0.586		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). One permit listed in Accela records: WBLD22-103211			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Eric Ostertag		Name: Derek Wilson	
Address: 11345 THOMAS CREEK RD		Address: 265 High Chaparral Dr	
WASHOE COUNTY NV 89521		Sparks, NV 89521 Zip:	
Phone: 775-544-7785	Fax:	Phone: 775-527-5740	Fax:
Email: eric.ostertag@gmail.com		Email: d.wilson@rubicondesigngroup.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Eric Ostertag		Name: Jon Loder	
Address: 11345 THOMAS CREEK RD		Address: SE, 4515 Towne Drive	
WASHOE COUNTY NV 89521		Sparks, NV 89521 Zip:	
Phone: 775-544-7785	Fax:	Phone: (775) 828-7220	Fax:
Email: eric.ostertag@gmail.com		Email: j.loder@esandp.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
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)?

11345 Thomas Creek Road

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
230-101-08	vacant	14.46
040-750-09	vacant	0.586

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

Site is vacant. Driveway access from Thomas Creek Road is in place.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	5.0 acres+/-	5.06 acres+/-	5.26 acres+/-	
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	Not applicable. Total area is zoned HDR.			
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.)

☐ Yes ☒ No

6. Utilities:

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

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

- a. Water System Type:

☒ Individual wells		
☐ Private water	Provider:	
☐ Public water	Provider:	

b. Available:

☒ Now	☐ 1-3 years	☐ 3-5 years	☐ 5+ years
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c. Washoe County Capital Improvements Program project?

☐ Yes	☒ No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

☒ Individual septic		
☐ Public system	Provider:	

b. Available:

☒ Now	☐ 1-3 years	☐ 3-5 years	☐ 5+ years
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c. Washoe County Capital Improvements Program project?

☐ Yes	☒ No
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9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #		acre-feet per year	
b. Certificate #	16957	acre-feet per year	36.73
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):

please see attached title report

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.)

☐ Yes	☒ 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.)

☐ Yes	☒ 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.
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Included engineering drawings show FEMA zones

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

The project includes private driveways but no roads.
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15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

☐ Yes	☒ No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

No, the project intends to construct residential uses on residential zoning.
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17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

☒ Yes	☐ No	If yes, include a separate set of attachments and maps.
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Please see attached statement.

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?

This application does not include any development. Future development will be reviewed at the time permit submittal.
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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?

There is zero grading with this application.

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 disturbed area is generated with this application.

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 is generated with this application.

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 is generated with this application.

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?

No grading is generated with this application.

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

No grading is generated with this application.

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 is generated with this application.

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

There is no development proposed at this time. This application is solely to establish the parcels.

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

There is no development proposed at this time. This application is solely to establish the parcels.

28. Surveyor:

Name	Jon Loder
Address	Eastern Sierra Engineering 4514 Towne Drive, Reno, NV 89521
Phone	(775) 828-7220
Cell	
E-mail	jloder@esengr.com
Fax	
Nevada PLS #	10842

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:

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

☐ Yes	☐ No
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2. What is the location (address or distance and direction from nearest intersection)?

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- 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:

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- 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:

☐ Individual wells		
☐ Private water	Provider:	
☐ Public water	Provider:	

b. Available:

☐ Now	☐ 1-3 years	☐ 3-5 years	☐ 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:

☐ Individual septic		
☐ Public system	Provider:	

b. Available:

☐ Now	☐ 1-3 years	☐ 3-5 years	☐ 5+ years
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c. Washoe County Capital Improvements Program project?

☐ Yes	☐ 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?

☐ Yes	☐ 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.)

☐ Yes	☐ 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.)

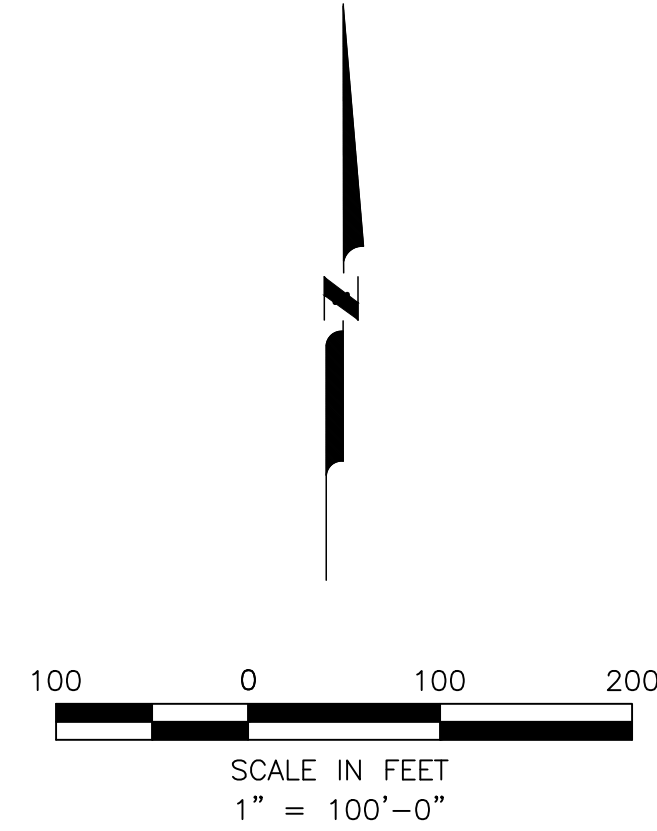
☐ Yes, the Hillside Ordinance applies.	☐ No, it does not.
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Explanation:

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9. Surveyor:

Name	
Address	
Phone	
Fax	
Nevada PLS #	

[illegible]

CLOSURE CALCULATION REPORT

To accompany application:

Parcel Map for Eric Ostertag

Prepared by

Jon B. Loder, PLS 10842

August 10, 2026



Parcel Map Check Report

Client: Eric Ostertag

Prepared by: JBL

Eastern Sierra Engineering, Inc

4515 Towne Drive, Reno, NV 89532

Date: 2026-07-22 2:41:23 PM

Parcel Name: ORIGINAL - (PARCEL D2, RS 6074 (R1))

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:14,831,129.2630' East:2,283,464.5788'

Segment# 1: Line

Course: S22° 09' 16"W Length: 239.16'
North: 14,830,907.7600' East: 2,283,374.3905'

Segment# 2: Line

Course: S89° 55' 52"W Length: 218.85'
North: 14,830,907.4968' East: 2,283,155.5406'

Segment# 3: Line

Course: N0° 34' 10"E Length: 1,019.10'
North: 14,831,926.5465' East: 2,283,165.6690'

Segment# 4: Line

Course: N88° 34' 54"E Length: 801.35'
North: 14,831,946.3816' East: 2,283,966.7735'

Segment# 5: Line

Course: N40° 35' 21"E Length: 362.96'
North: 14,832,222.0113' East: 2,284,202.9264'

Segment# 6: Line

Course: N44° 40' 19"E Length: 333.47'
North: 14,832,459.1565' East: 2,284,437.3713'

Segment# 7: Line

Course: S89° 29' 10"E	Length: 57.80'
North: 14,832,458.6381'	East: 2,284,495.1690'

Segment# 8: Line

Course: S0° 30' 50"W	Length: 50.00'
North: 14,832,408.6401'	East: 2,284,494.7205'

Segment# 9: Line

Course: S70° 17' 49"W	Length: 60.82'
North: 14,832,388.1349'	East: 2,284,437.4614'

Segment# 10: Line

Course: S44° 40' 19"W	Length: 281.25'
North: 14,832,188.1257'	East: 2,284,239.7295'

Segment# 11: Line

Course: S40° 35' 21"W	Length: 363.21'
North: 14,831,912.3061'	East: 2,284,003.4140'

Segment# 12: Line

Course: S45° 14' 35"W	Length: 164.44'
North: 14,831,796.5237'	East: 2,283,886.6451'

Segment# 13: Line

Course: S32° 13' 16"E	Length: 285.05'
North: 14,831,555.3724'	East: 2,284,038.6304'

Segment# 14: Line

Course: S47° 39' 52"W	Length: 113.71'
North: 14,831,478.7919'	East: 2,283,954.5744'

Segment# 15: Line

Course: S73° 39' 40"W	Length: 82.24'
North: 14,831,455.6563'	East: 2,283,875.6557'

Segment# 16: Line

Course: N86° 23' 26"W	Length: 57.30'
North: 14,831,459.2636'	East: 2,283,818.4694'

Segment# 17: Line

Course: S49° 43' 48"W	Length: 87.58'
North: 14,831,402.6528'	East: 2,283,751.6452'

Segment# 18: Line

Course: S57° 23' 45"W	Length: 120.45'
North: 14,831,337.7505'	East: 2,283,650.1766'

Segment# 19: Line

Course: S44° 50' 10"W	Length: 106.57'
North: 14,831,262.1788'	East: 2,283,575.0361'

Segment# 20: Line

Course: S39° 43' 58"W	Length: 172.84'
North: 14,831,129.2590'	East: 2,283,464.5554'

Perimeter: 4,978.14'	Area: 629,978.19Sq.Ft.
Error Closure: 0.0237	Course: S80° 26' 33"W
Error North : -0.00394	East: -0.02342

Precision 1: 210,048.52

Parcel Name: ORIGINAL - DOC. NO. 1598911 (R2)

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:14,830,907.7600'	East:2,283,374.3905'
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Segment# 1: Line

Course: N22° 09' 16"E	Length: 239.16'
North: 14,831,129.2630'	East: 2,283,464.5788'

Segment# 2: Line

Course: N39° 43' 58"E	Length: 172.84'
North: 14,831,262.1828'	East: 2,283,575.0595'

Segment# 3: Line

Course: N44° 50' 10"E	Length: 106.57'
North: 14,831,337.7544'	East: 2,283,650.2000'

Segment# 4: Line

Course: N57° 23' 45"E	Length: 120.45'
North: 14,831,402.6567'	East: 2,283,751.6687'

Segment# 5: Line

Course: N49° 43' 48"E	Length: 87.58'
North: 14,831,459.2676'	East: 2,283,818.4928'

Segment# 6: Line

Course: S86° 23' 26"E	Length: 57.30'
North: 14,831,455.6603'	East: 2,283,875.6791'

Segment# 7: Line

Course: N73° 39' 40"E	Length: 82.24'
North: 14,831,478.7959'	East: 2,283,954.5978'

Segment# 8: Line

Course: N47° 39' 52"E	Length: 113.71'
North: 14,831,555.3763'	East: 2,284,038.6538'

Segment# 9: Line

Course: N47° 31' 31"E	Length: 43.89'
North: 14,831,585.0137'	East: 2,284,071.0260'

Segment# 10: Line

Course: N63° 21' 19"E	Length: 50.51'
North: 14,831,607.6652'	East: 2,284,116.1720'

Segment# 11: Line

Course: N19° 32' 21"E	Length: 52.17'
North: 14,831,656.8309'	East: 2,284,133.6203'

Segment# 12: Line

Course: N25° 07' 14"E	Length: 91.34'
North: 14,831,739.5317'	East: 2,284,172.3964'

Segment# 13: Line

Course: N68° 24' 42"E	Length: 49.17'
North: 14,831,757.6230'	East: 2,284,218.1172'

Segment# 14: Line

Course: N35° 00' 00"E	Length: 60.01'
North: 14,831,806.7804'	East: 2,284,252.5375'

Segment# 15: Line

Course: N86° 28' 10"E	Length: 38.47'
North: 14,831,809.1494'	East: 2,284,290.9345'

Segment# 16: Line

Course: N37° 38' 52"E	Length: 36.40'
North: 14,831,837.9702'	East: 2,284,313.1678'

Segment# 17: Line

Course: N63° 37' 01"E	Length: 130.66'
North: 14,831,896.0316'	East: 2,284,430.2187'

Segment# 18: Line

Course: S59° 27' 36"E	Length: 13.98'
North: 14,831,888.9278'	East: 2,284,442.2593'

Segment# 19: Line

Course: S58° 22' 24"W	Length: 81.74'
North: 14,831,846.0648'	East: 2,284,372.6591'

Segment# 20: Curve

Length: 72.92'
Delta: 13°28'37"
Chord: 72.75'
Course In: S31° 37' 36"E
RP North: 14,831,582.1051'
End North: 14,831,800.9114'

Radius: 310.00'
Tangent: 36.63'
Course: S51° 38' 05"W
Course Out: N45° 06' 13"W
East: 2,284,535.2176'
East: 2,284,315.6185'

Segment# 21: Line

Course: S44° 53' 47"W
North: 14,831,702.7577'

Length: 138.56'
East: 2,284,217.8191'

Segment# 22: Curve

Length: 119.83'
Delta: 14°36'28"
Chord: 119.50'
Course In: S45° 06' 13"E
RP North: 14,831,371.0190'
End North: 14,831,608.0664'

Radius: 470.00'
Tangent: 60.24'
Course: S37° 35' 33"W
Course Out: N59° 42' 41"W
East: 2,284,550.7597'
East: 2,284,144.9167'

Segment# 23: Line

Course: S30° 17' 19"W
North: 14,831,582.6796'

Length: 29.40'
East: 2,284,130.0886'

Segment# 24: Curve

Length: 216.40'
Delta: 21°00'55"
Chord: 215.19'
Course In: N59° 42' 41"W
RP North: 14,831,880.2496'
End North: 14,831,419.7706'

Radius: 590.00'
Tangent: 109.43'
Course: S40° 47' 46"W
Course Out: S38° 41' 46"E
East: 2,283,620.6261'
East: 2,283,989.4880'

Segment# 25: Line

Course: S51° 18' 14"W
North: 14,831,267.3994'

Length: 243.72'
East: 2,283,799.2712'

Segment# 26: Curve

Length: 50.73'
Delta: 11°10'48"
Chord: 50.65'
Course In: S38° 41' 46"E
RP North: 14,831,064.4765'
End North: 14,831,232.0315'

Radius: 260.00'
Tangent: 25.45'
Course: S45° 42' 50"W
Course Out: N49° 52' 34"W
East: 2,283,961.8205'
East: 2,283,763.0107'

Segment# 27: Line

Course: S40° 07' 26"W
North: 14,831,066.4460'

Length: 216.55'
East: 2,283,623.4567'

Segment# 28: Curve

Length: 74.45'
Delta: 31°35'45"
Chord: 73.51'
Course In: S49° 52' 34"E
RP North: 14,830,979.4462'
End North: 14,830,999.4659'

Radius: 135.00'
Tangent: 38.20'
Course: S24° 19' 34"W
Course Out: N81° 28' 19"W
East: 2,283,726.6848'
East: 2,283,593.1775'

Segment# 29: Line

Course: S8° 31' 41"W
North: 14,830,908.0084'

Length: 92.48'
East: 2,283,579.4633'

Segment# 30: Line

Course: S89° 55' 52"W
North: 14,830,907.9951'

Length: 11.05'
East: 2,283,568.4133'

Segment# 31: Line

Course: N13° 12' 42"E
North: 14,831,048.5050'

Length: 144.33'
East: 2,283,601.3998'

Segment# 32: Line

Course: N40° 02' 42"E
North: 14,831,254.8026'

Length: 269.48'
East: 2,283,774.7803'

Segment# 33: Line

Course: N50° 41' 42"E	Length: 362.12'
North: 14,831,484.1869'	East: 2,284,054.9833'

Segment# 34: Line

Course: N39° 18' 18"W	Length: 51.70'
North: 14,831,524.1916'	East: 2,284,022.2340'

Segment# 35: Line

Course: S47° 39' 52"W	Length: 83.34'
North: 14,831,468.0645'	East: 2,283,960.6280'

Segment# 36: Line

Course: S73° 39' 40"W	Length: 87.12'
North: 14,831,443.5561'	East: 2,283,877.0263'

Segment# 37: Line

Course: N86° 23' 26"W	Length: 54.58'
North: 14,831,446.9921'	East: 2,283,822.5546'

Segment# 38: Line

Course: S49° 43' 48"W	Length: 83.55'
North: 14,831,392.9862'	East: 2,283,758.8054'

Segment# 39: Line

Course: S57° 23' 45"W	Length: 119.93'
North: 14,831,328.3641'	East: 2,283,657.7748'

Segment# 40: Line

Course: S44° 50' 10"W	Length: 104.71'
North: 14,831,254.1115'	East: 2,283,583.9457'

Segment# 41: Line

Course: S39° 43' 58"W	Length: 170.45'
North: 14,831,123.0296'	East: 2,283,474.9927'

Segment# 42: Line

Course: S22° 09' 16"W	Length: 232.40'
North: 14,830,907.7875'	East: 2,283,387.3536'

Segment# 43: Line

Course: S89° 55' 52"W	Length: 12.96'
North: 14,830,907.7720'	East: 2,283,374.3936'

Perimeter: 4,670.94'	Area: 37,328.15Sq.Ft.
Error Closure: 0.0124	Course: N14° 48' 11"E
Error North : 0.01200	East: 0.00317

Precision 1: 376,689.52

Parcel Name: TOTAL AREA - PARCEL 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:14,831,926.5429'	East:2,283,165.6738'
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Segment# 1: Line

Course: N88° 34' 54"E	Length: 801.35'
North: 14,831,946.3780'	East: 2,283,966.7783'

Segment# 2: Line

Course: N40° 35' 21"E	Length: 362.96'
North: 14,832,222.0077'	East: 2,284,202.9312'

Segment# 3: Line

Course: N44° 40' 19"E	Length: 333.47'
North: 14,832,459.1529'	East: 2,284,437.3762'

Segment# 4: Line

Course: S89° 29' 10"E	Length: 57.80'
North: 14,832,458.6345'	East: 2,284,495.1738'

Segment# 5: Line

Course: S0° 30' 50"W	Length: 50.00'
North: 14,832,408.6365'	East: 2,284,494.7254'

Segment# 6: Line

Course: S70° 17' 49"W	Length: 60.82'
North: 14,832,388.1313'	East: 2,284,437.4662'

Segment# 7: Line

Course: S44° 40' 19"W	Length: 281.25'
North: 14,832,188.1221'	East: 2,284,239.7344'

Segment# 8: Line

Course: S40° 35' 21"W	Length: 363.21'
North: 14,831,912.3025'	East: 2,284,003.4188'

Segment# 9: Line

Course: S45° 14' 35"W	Length: 164.44'
North: 14,831,796.5201'	East: 2,283,886.6500'

Segment# 10: Line

Course: S32° 13' 16"E	Length: 285.05'
North: 14,831,555.3688'	East: 2,284,038.6352'

Segment# 11: Line

Course: N47° 31' 31"E	Length: 43.89'
North: 14,831,585.0061'	East: 2,284,071.0074'

Segment# 12: Line

Course: N63° 21' 19"E	Length: 50.51'
North: 14,831,607.6577'	East: 2,284,116.1535'

Segment# 13: Line

Course: N19° 32' 21"E	Length: 52.17'
North: 14,831,656.8234'	East: 2,284,133.6018'

Segment# 14: Line

Course: N25° 07' 14"E	Length: 91.34'
North: 14,831,739.5241'	East: 2,284,172.3778'

Segment# 15: Line

Course: N68° 24' 42"E	Length: 49.17'
North: 14,831,757.6155'	East: 2,284,218.0986'

Segment# 16: Line

Course: N35° 00' 00"E	Length: 60.01'
North: 14,831,806.7728'	East: 2,284,252.5190'

Segment# 17: Line

Course: N86° 28' 10"E	Length: 38.47'
North: 14,831,809.1418'	East: 2,284,290.9159'

Segment# 18: Line

Course: N37° 38' 52"E	Length: 36.40'
North: 14,831,837.9626'	East: 2,284,313.1493'

Segment# 19: Line

Course: N63° 37' 01"E	Length: 130.66'
North: 14,831,896.0241'	East: 2,284,430.2001'

Segment# 20: Line

Course: S59° 27' 36"E	Length: 13.98'
North: 14,831,888.9203'	East: 2,284,442.2408'

Segment# 21: Line

Course: S58° 22' 24"W	Length: 81.74'
North: 14,831,846.0573'	East: 2,284,372.6405'

Segment# 22: Curve

Length: 72.92'	Radius: 310.00'
Delta: 13°28'37"	Tangent: 36.63'
Chord: 72.75'	Course: S51° 38' 05"W
Course In: S31° 37' 36"E	Course Out: N45° 06' 13"W

RP North: 14,831,582.0975'
End North: 14,831,800.9039'

East: 2,284,535.1990'
East: 2,284,315.5999'

Segment# 23: Line

Course: S44° 53' 47"W
North: 14,831,702.7502'

Length: 138.56'
East: 2,284,217.8005'

Segment# 24: Curve

Length: 119.83'
Delta: 14°36'28"
Chord: 119.50'
Course In: S45° 06' 13"E
RP North: 14,831,371.0115'
End North: 14,831,608.0588'

Radius: 470.00'
Tangent: 60.24'
Course: S37° 35' 33"W
Course Out: N59° 42' 41"W
East: 2,284,550.7412'
East: 2,284,144.8981'

Segment# 25: Line

Course: S30° 17' 19"W
North: 14,831,582.6720'

Length: 29.40'
East: 2,284,130.0701'

Segment# 26: Curve

Length: 216.40'
Delta: 21°00'55"
Chord: 215.19'
Course In: N59° 42' 41"W
RP North: 14,831,880.2421'
End North: 14,831,419.7631'

Radius: 590.00'
Tangent: 109.43'
Course: S40° 47' 46"W
Course Out: S38° 41' 46"E
East: 2,283,620.6075'
East: 2,283,989.4694'

Segment# 27: Line

Course: S51° 18' 14"W
North: 14,831,267.3919'

Length: 243.72'
East: 2,283,799.2526'

Segment# 28: Curve

Length: 50.73'
Delta: 11°10'48"
Chord: 50.65'
Course In: S38° 41' 46"E

Radius: 260.00'
Tangent: 25.45'
Course: S45° 42' 50"W
Course Out: N49° 52' 34"W

RP North: 14,831,064.4689'	East: 2,283,961.8019'
End North: 14,831,232.0240'	East: 2,283,762.9922'

Segment# 29: Line

Course: S40° 07' 26"W	Length: 216.55'
North: 14,831,066.4384'	East: 2,283,623.4382'

Segment# 30: Curve

Length: 74.45'	Radius: 135.00'
Delta: 31°35'45"	Tangent: 38.20'
Chord: 73.51'	Course: S24° 19' 34"W
Course In: S49° 52' 34"E	Course Out: N81° 28' 19"W
RP North: 14,830,979.4387'	East: 2,283,726.6663'
End North: 14,830,999.4583'	East: 2,283,593.1589'

Segment# 31: Line

Course: S8° 31' 41"W	Length: 92.48'
North: 14,830,908.0008'	East: 2,283,579.4447'

Segment# 32: Line

Course: S89° 55' 52"W	Length: 11.05'
North: 14,830,907.9876'	East: 2,283,568.3947'

Segment# 33: Line

Course: N13° 12' 42"E	Length: 144.33'
North: 14,831,048.4975'	East: 2,283,601.3812'

Segment# 34: Line

Course: N40° 02' 42"E	Length: 269.48'
North: 14,831,254.7950'	East: 2,283,774.7617'

Segment# 35: Line

Course: N50° 41' 42"E	Length: 362.12'
North: 14,831,484.1794'	East: 2,284,054.9647'

Segment# 36: Line

Course: N39° 18' 18"W	Length: 51.70'
North: 14,831,524.1841'	East: 2,284,022.2154'

Segment# 37: Line

Course: N39° 18' 18"W	Length: 12.02'
North: 14,831,533.4849'	East: 2,284,014.6014'

Segment# 38: Line

Course: N32° 47' 24"W	Length: 230.60'
North: 14,831,727.3414'	East: 2,283,889.7173'

Segment# 39: Line

Course: N86° 55' 54"W	Length: 726.70'
North: 14,831,766.2394'	East: 2,283,164.0591'

Segment# 40: Line

Course: N0° 34' 10"E	Length: 160.31'
North: 14,831,926.5415'	East: 2,283,165.6523'

Perimeter: 6,632.03'	Area: 217,880.92Sq.Ft.
Error Closure: 0.0215	Course: S86° 16' 51"W
Error North : -0.00140	East: -0.02149

Precision 1: 308,466.98

Parcel Name: TOTAL AREA - PARCEL 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:14,831,468.0598'	East:2,283,960.6319'
------------------------	----------------------

Segment# 1: Line

Course: S73° 39' 40"W	Length: 87.12'
North: 14,831,443.5513'	East: 2,283,877.0302'

Segment# 2: Line

Course: N42° 44' 39"W	Length: 240.13'
North: 14,831,619.9008'	East: 2,283,714.0478'

Segment# 3: Line

Course: S42° 32' 29"W	Length: 93.50'
North: 14,831,551.0110'	East: 2,283,650.8303'

Segment# 4: Line

Course: S65° 00' 42"W	Length: 240.61'
North: 14,831,449.3692'	East: 2,283,432.7429'

Segment# 5: Line

Course: S61° 25' 24"W	Length: 154.05'
North: 14,831,375.6818'	East: 2,283,297.4596'

Segment# 6: Line

Course: S39° 03' 19"W	Length: 220.56'
North: 14,831,204.4085'	East: 2,283,158.4914'

Segment# 7: Line

Course: N0° 34' 10"E	Length: 561.86'
North: 14,831,766.2408'	East: 2,283,164.0754'

Segment# 8: Line

Course: S86° 55' 54"E	Length: 726.70'
North: 14,831,727.3427'	East: 2,283,889.7336'

Segment# 9: Line

Course: S32° 47' 24"E	Length: 230.60'
North: 14,831,533.4863'	East: 2,284,014.6177'

Segment# 10: Line

Course: S39° 18' 18"E	Length: 12.02'
North: 14,831,524.1854'	East: 2,284,022.2318'

Segment# 11: Line

Course: S47° 39' 52"W	Length: 83.34'
North: 14,831,468.0583'	East: 2,283,960.6257'

Perimeter: 2,650.48'	Area: 229,843.08Sq.Ft.
Error Closure: 0.0063	Course: S76° 31' 25"W
Error North : -0.00147	East: -0.00613

Precision 1: 420,712.70

Parcel Name: TOTAL AREA - PARCEL 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:14,831,123.0193'	East:2,283,474.9932'
------------------------	----------------------

Segment# 1: Line

Course: S22° 09' 16"W	Length: 232.40'
North: 14,830,907.7772'	East: 2,283,387.3541'

Segment# 2: Line

Course: S89° 55' 52"W	Length: 231.81'
North: 14,830,907.4985'	East: 2,283,155.5442'

Segment# 3: Line

Course: N0° 34' 10"E	Length: 296.92'
North: 14,831,204.4039'	East: 2,283,158.4952'

Segment# 4: Line

Course: N39° 03' 19"E	Length: 220.56'
North: 14,831,375.6772'	East: 2,283,297.4634'

Segment# 5: Line

Course: N61° 25' 24"E	Length: 154.05'
North: 14,831,449.3646'	East: 2,283,432.7467'

Segment# 6: Line

Course: N65° 00' 42"E	Length: 240.61'
North: 14,831,551.0063'	East: 2,283,650.8341'

Segment# 7: Line

Course: N42° 32' 29"E	Length: 93.50'
North: 14,831,619.8961'	East: 2,283,714.0516'

Segment# 8: Line

Course: S42° 44' 39"E	Length: 240.13'
North: 14,831,443.5467'	East: 2,283,877.0340'

Segment# 9: Line

Course: N86° 23' 26"W	Length: 54.58'
North: 14,831,446.9828'	East: 2,283,822.5623'

Segment# 10: Line

Course: S49° 43' 48"W	Length: 83.55'
North: 14,831,392.9768'	East: 2,283,758.8131'

Segment# 11: Line

Course: S57° 23' 45"W	Length: 119.93'
North: 14,831,328.3547'	East: 2,283,657.7825'

Segment# 12: Line

Course: S44° 50' 10"W	Length: 104.71'
North: 14,831,254.1021'	East: 2,283,583.9534'

Segment# 13: Line

Course: S39° 43' 58"W	Length: 170.45'
North: 14,831,123.0202'	East: 2,283,475.0004'

Perimeter: 2,243.20'	Area: 219,582.35Sq.Ft.
Error Closure: 0.0073	Course: N82° 45' 50"E
Error North : 0.00092	East: 0.00727

Precision 1: 307,287.67

NOTES

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 AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY

PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED AS FOLLOWS:
5' ALONG ALL SIDE AND REAR LOT LINES
10' ALONG LOT LINES ADJACENT TO STREETS

PUBLIC UTILITY EASEMENTS INCLUDE CABLE TV.

THE NATURAL DRAINAGE WILL NOT BE IMPEDED.

UTILITY COMPANIES CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY	DATE
NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA	DATE
CHARTER COMMUNICATIONS	DATE
WASHOE COUNTY UTILITY SERVICES DIVISION	DATE

TAX CERTIFICATE

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

WASHOE COUNTY TREASURER

TITLE DATE

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES, AS OF

FIRST AMERICAN TITLE COMPANY OF NEVADA

BY: DATE

TITLE

PROJECT INFORMATION:

PARCELS:

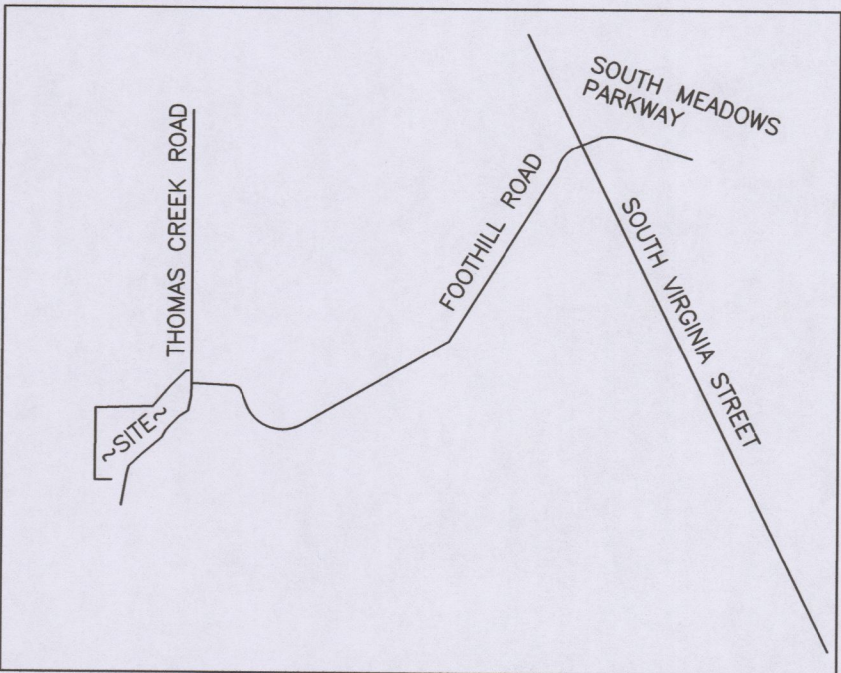
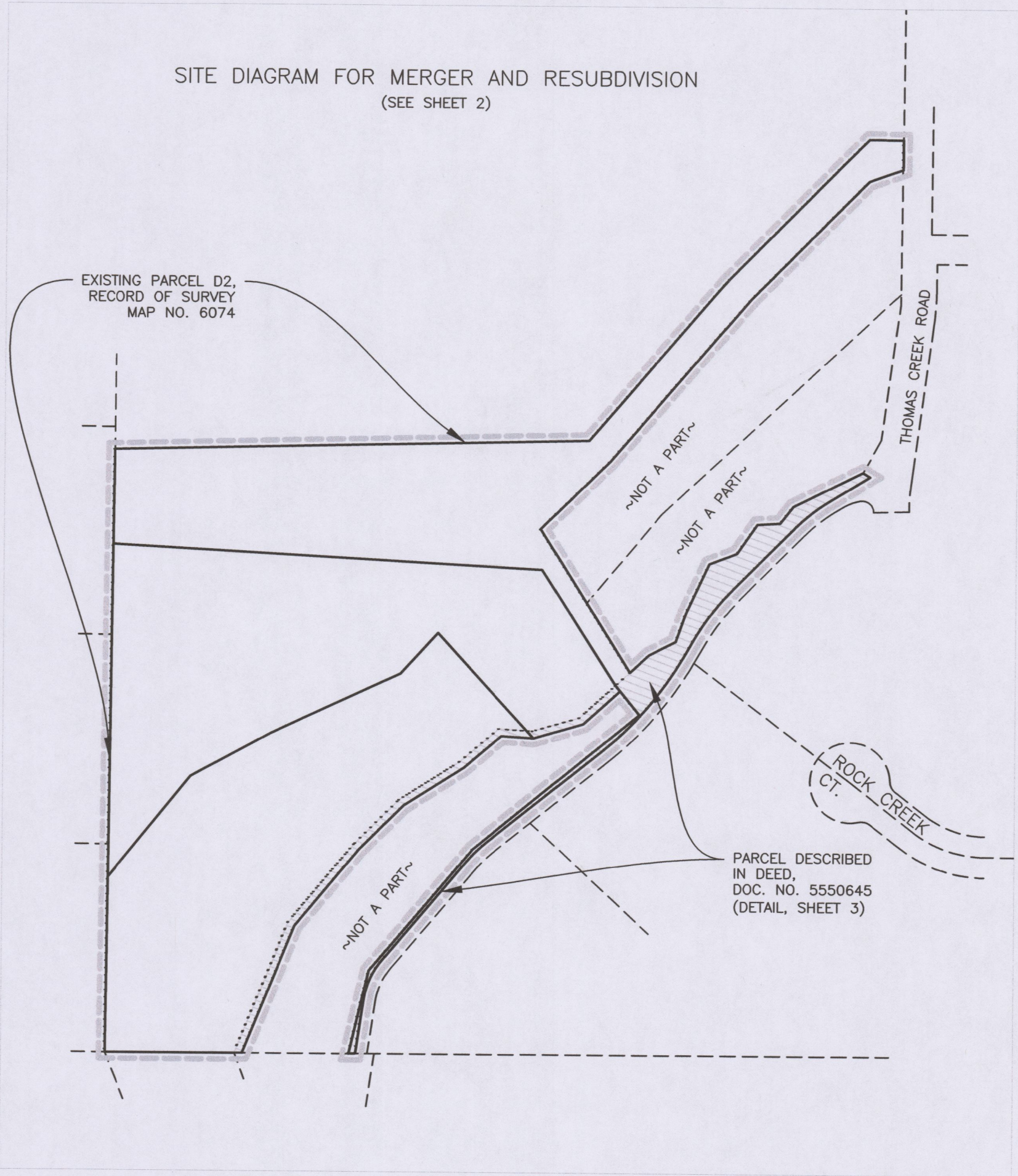
*APN 230-101-08
PARCEL D2, RECORD OF SURVEY MAP NO. 6074 (R1)
AREA: 14.46 ACRES, RECORD AND MEASURED

*APN 040-750-09
DOC. NO. 5550645 (R2)
AREA: 0.586 ACRES (RECORD), 37,327 S.F. / 0.86 ACRES (MEASURED)

*ASSESSOR PARCEL NUMBER AT THE TIME OF RESEARCH.

REFERENCES:

- (1) RECORD OF SURVEY MAP #6074, DOC. #4937890
- (2) DEED, DOC. NO. 5550645, JUNE 30, 2026
- (3) RECORD OF SURVEY MAP #2805, DOC. #1854709
- (4) DEED, DOC. NO. 4140336, AUGUST 10, 2012
- (5) SUBDIVISION TRACT MAP NO. 3903, DECEMBER 29, 2000
- (6) DEED, DOC. NO. 1598911, AUGUST 20, 1992



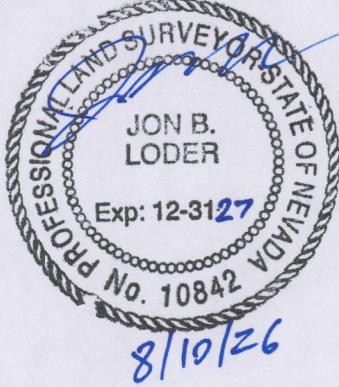
VICINITY
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I, JON B. LODER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ERIC OSTERTAG, TRUSTEE OF THE OSTERTAG FAMILY TRUST.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 19 EAST, MDM, AND THE SURVEY WAS COMPLETED ON 10 JUNE 2026.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JON B LODER, PLS 10842



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ERIC OSTERTAG, TRUSTEE OF THE OSTERTAG FAMILY TRUST, IS THE OWNER OF THE TRACT OF LAND REPRESENTED 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 THE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

OSTERTAG FAMILY TRUST

ERIC OSTERTAG, TRUSTEE

NOTARY PUBLIC CERTIFICATE

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

ON THIS DAY OF 2006, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, PAUL B. OLSON, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

WASHOE COUNTY DIRECTOR OF COMMUNITY SERVICES CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM 26- MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE PARCEL MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR THE RECORDATION OF THIS MAP. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS 2025 BY THE DIRECTOR OF COMMUNITY SERVICES
OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725 FOR A.P.N. 046-042-06.

NAME
DIRECTOR OF WASHOE COUNTY PLANNING DEPARTMENT

WASHOE COUNTY DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH: DATE:

PARCEL MAP
FOR
ERIC OSTERTAG

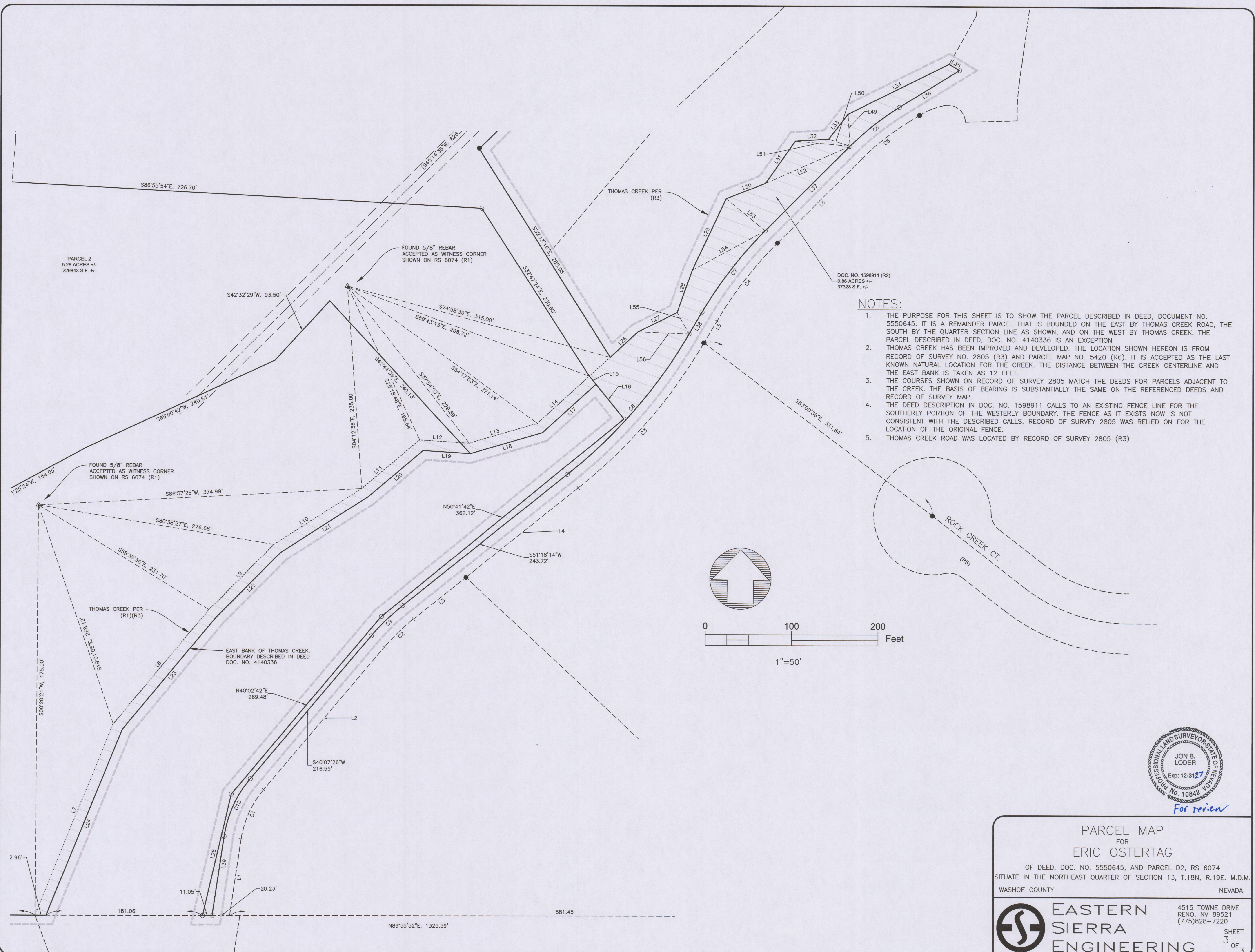
OF DEED, DOC. NO. 5550645, AND PARCEL D2, RS 6074
SITUATE IN THE NORTHEAST QUARTER OF SECTION 13, T.18N, R.19E. M.D.M.
WASHOE COUNTY NEVADA



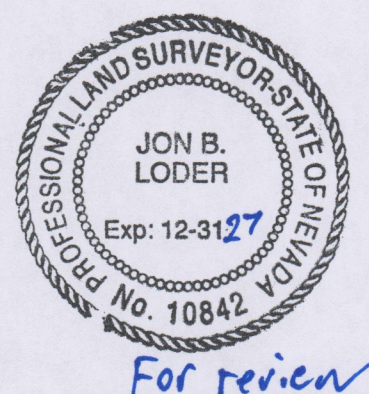
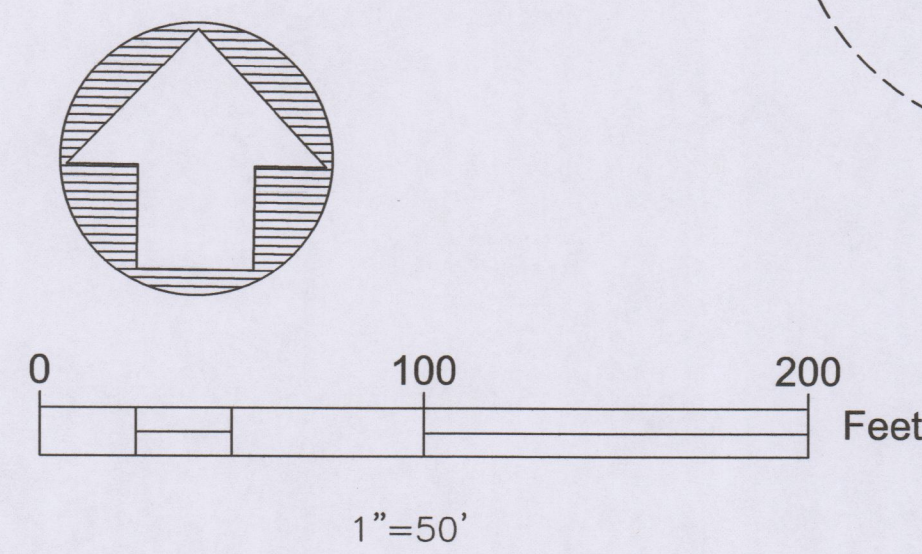
EASTERN
SIERRA
ENGINEERING

4515 TOWNE DRIVE
RENO, NV 89521
(775)828-7220

SHEET
1 OF 3



- NOTES:**
1. THE PURPOSE FOR THIS SHEET IS TO SHOW THE PARCEL DESCRIBED IN DEED, DOCUMENT NO. 5550645. IT IS A REMAINDER PARCEL THAT IS BOUNDED ON THE EAST BY THOMAS CREEK ROAD, THE SOUTH BY THE QUARTER SECTION LINE AS SHOWN, AND ON THE WEST BY THOMAS CREEK. THE PARCEL DESCRIBED IN DEED, DOC. NO. 4140336 IS AN EXCEPTION
 2. THOMAS CREEK HAS BEEN IMPROVED AND DEVELOPED. THE LOCATION SHOWN HEREON IS FROM RECORD OF SURVEY NO. 2805 (R3) AND PARCEL MAP NO. 5420 (R6). IT IS ACCEPTED AS THE LAST KNOWN NATURAL LOCATION FOR THE CREEK. THE DISTANCE BETWEEN THE CREEK CENTERLINE AND THE EAST BANK IS TAKEN AS 12 FEET.
 3. THE COURSES SHOWN ON RECORD OF SURVEY 2805 MATCH THE DEEDS FOR PARCELS ADJACENT TO THE CREEK. THE BASIS OF BEARING IS SUBSTANTIALLY THE SAME ON THE REFERENCED DEEDS AND RECORD OF SURVEY MAP.
 4. THE DEED DESCRIPTION IN DOC. NO. 1598911 CALLS TO AN EXISTING FENCE LINE FOR THE SOUTHERLY PORTION OF THE WESTERLY BOUNDARY. THE FENCE AS IT EXISTS NOW IS NOT CONSISTENT WITH THE DESCRIBED CALLS. RECORD OF SURVEY 2805 WAS RELIED ON FOR THE LOCATION OF THE ORIGINAL FENCE.
 5. THOMAS CREEK ROAD WAS LOCATED BY RECORD OF SURVEY 2805 (R3)



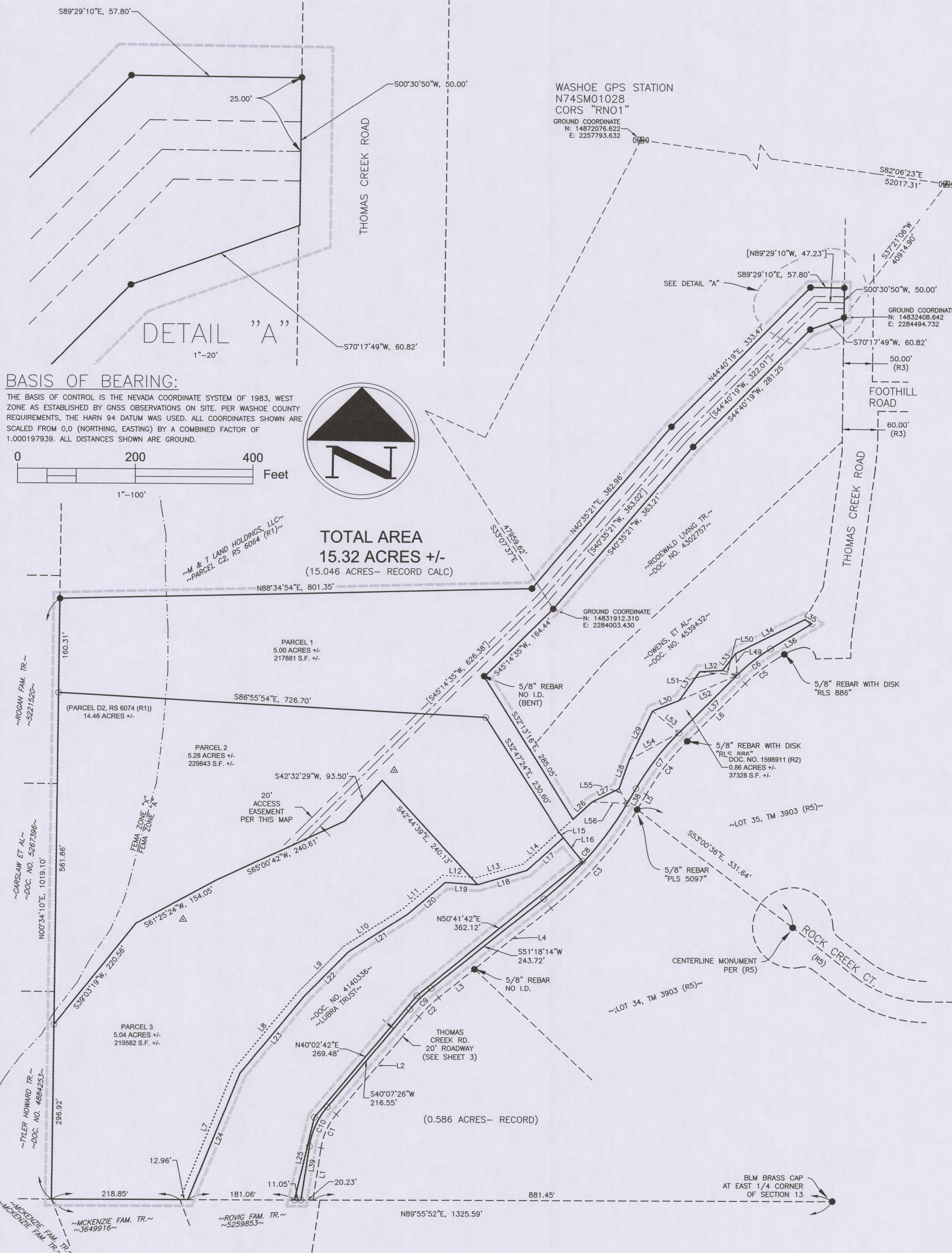
PARCEL MAP
FOR
ERIC OSTERTAG

OF DEED, DOC. NO. 5550645, AND PARCEL D2, RS 6074
SITUATE IN THE NORTHEAST QUARTER OF SECTION 13, T.18N, R.19E. M.D.M.
WASHOE COUNTY NEVADA

**EASTERN
SIERRA
ENGINEERING**

4515 TOWNE DRIVE
RENO, NV 89521
(775)828-7220

SHEET
3
OF
3

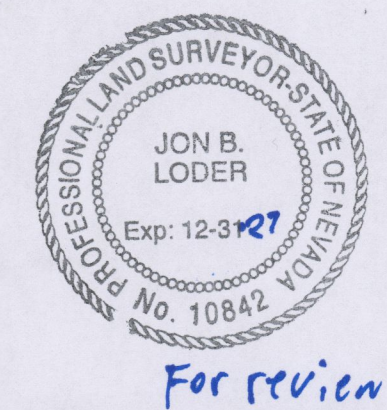


LEGEND

- FOUND 5/8" REBAR "PLS 15224" OR AS NOTED
- SET 5/8" REBAR "PLS 10842" OR AS NOTED
- △ FOUND WITNESS CORNER PER RS6074 (R4)
- ∅ NOTHING FOUND OR SET
- WASHOE COUNTY GNSS BASE STATION
- PUE PUBLIC UTILITY EASEMENT
- APN ASSESSOR PARCEL NUMBER AT THE TIME OF RESEARCH FOR THIS SURVEY. APN'S ARE SUBJECT TO CHANGE AND THEY ARE NOT LEGAL DESCRIPTIONS. THEY ARE USED ON THIS MAP FOR CONVENIENCE IN IDENTIFICATION.

Line Table		
Line #	Direction	Length
L1	S08° 31' 41"W	89.46'
L2	S40° 07' 26"W	216.55'
L3	S51° 18' 14"W	77.62'
L4	S51° 18' 14"W	166.10'
L5	S30° 17' 19"W	29.40'
L6	S44° 53' 47"W	138.56'
L7	S22° 09' 16"W	239.16'
L8	S39° 43' 58"W	172.84'
L9	S44° 50' 10"W	106.57'
L10	S57° 23' 45"W	120.45'
L11	S49° 43' 48"W	87.58'
L12	N86° 23' 26"W	57.30'
L13	S73° 39' 40"W	82.24'
L14	S47° 39' 52"W	113.71'
L15	S39° 18' 18"E	12.02'
L16	N39° 18' 18"W	51.70'
L17	S47° 39' 52"W	83.34'
L18	S73° 39' 40"W	87.12'
L19	N86° 23' 26"W	54.58'
L20	S49° 43' 48"W	83.55'
L21	S57° 23' 45"W	119.93'
L22	S44° 50' 10"W	104.71'
L23	S39° 43' 58"W	170.45'
L24	S22° 09' 16"W	232.40'
L25	N13° 12' 42"E	144.33'
L26	N47° 31' 31"E	43.89'
L27	N63° 21' 19"E	50.51'
L28	N19° 32' 21"E	52.17'
L29	N25° 07' 14"E	91.34'
L30	N68° 24' 42"E	49.17'
L31	N35° 00' 00"E	60.01'
L32	N86° 28' 10"E	38.47'
L33	N37° 38' 52"E	36.40'
L34	N63° 37' 01"E	130.66'
L35	S59° 27' 36"E	13.98'
L36	S58° 22' 24"W	81.74'
L37	S44° 53' 47"W	138.56'
L38	S30° 17' 19"W	29.40'
L39	S08° 31' 41"W	92.48'
L40	S03° 46' 58"E	37.14'
L50	N71° 32' 40"W	26.02'
L51	S84° 41' 05"E	63.35'
L52	S66° 03' 35"W	106.68'
L53	S51° 00' 23"E	58.44'
L54	S61° 23' 21"W	95.91'
L55	S29° 06' 59"E	28.60'
L56	N87° 44' 14"W	59.11'

Curve Table			
Curve #	Length	Radius	Delta
C1	63.42	115.00	31°35'45"
C2	46.83	240.00	11°10'48"
C3	223.74	610.00	21°00'55"
C4	114.73	450.00	14°36'28"
C5	68.21	290.00	13°28'37"
C6	72.92	310.00	13°28'37"
C7	119.83	470.00	14°36'28"
C8	216.40	590.00	21°00'55"
C9	50.73	260.00	11°10'48"
C10	74.45	135.00	31°35'45"



PARCEL MAP
FOR
ERIC OSTERTAG

OF DEED, DOC. NO. 5550645, AND PARCEL D2, RS 6074
SITUATE IN THE NORTHEAST QUARTER OF SECTION 13, T.18N, R.19E. M.D.M.
WASHOE COUNTY NEVADA

EASTERN
SIERRA
ENGINEERING

4515 TOWNE DRIVE
RENO, NV 89521
(775)828-7220

SHEET
2 OF 3

- ☐ 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.


Professional Land Surveyor



August 10, 2026

Ostertag Property – Tentative Parcel Map Application

Included here are the application materials for a Tentative Parcel Map on two existing parcels in Washoe County. As described in these materials, the proposed parcels meet the requirements of the existing zoning and they match the general development pattern of the area.

The proposed new parcel layout does not alter the road design of the area or otherwise impact existing parcels.

The project team remains available discuss this application as needed.

Existing Parcels

The aerial image below shows the existing parcels that are included in this application and the vicinity.

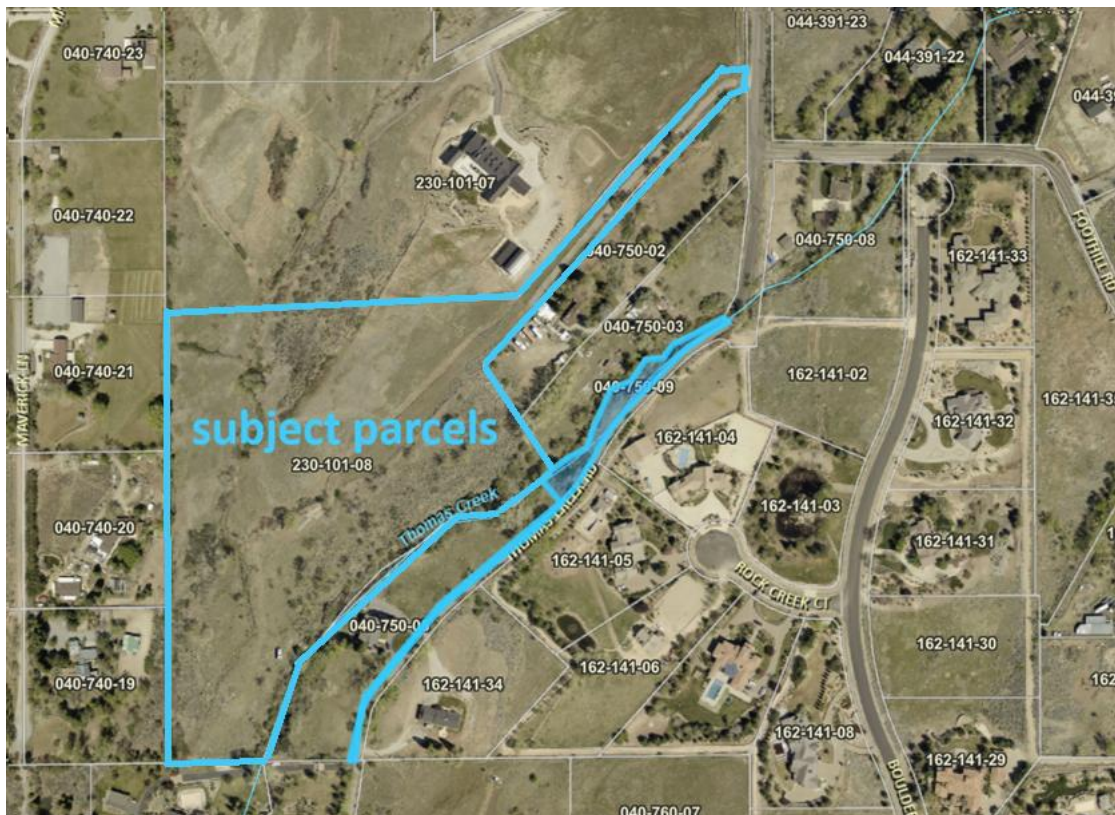


Figure 1 Existing Parcels and Vicinity

**1265 High Chaparral Drive • Reno, Nevada 89521
(775) 527-6710**

Existing Conditions

Existing parcel summary:

APN	Acres
230-101-08	14.460
040-750-09	0.586
total	15.046

Both parcels are undeveloped. Drive access is in place from Thomas Creek Road. A man-made irrigation channel is in place on the larger parcel. This channel serves only the subject parcel and there are no downstream users dependent on this channel.

Average slope across the site is moderate. There is roughly a 60' rise across the site from northeast to southwest, along a diagonal of length roughly 1175'. This yields an average slope of approximately 5%.

Thomas Creek crosses the site. The proposed new parcels are sufficiently sized to allow for flexible development footprints without encroaching on the creek zone.

Code Requirements

Per Washoe County Development Code Article 606, there are standards that must be met for the approval of a parcel map. As described here and shown on the included exhibits, the proposed parcels meet these standards. The area is surrounded by existing residential development and is therefore in an area surrounded by services. It is within existing service areas for schools, fire protection services, and roads. Well and septic systems are appropriate for the area and the parcels are generously sized to accommodate these systems.

Proposed Parcels

The proposed project is divide the existing parcels into 3 new parcels of just over 5 acres each. Figure 2 below shows the proposed parcel layout. Please see the full-size surveyor exhibits that accompany this application.

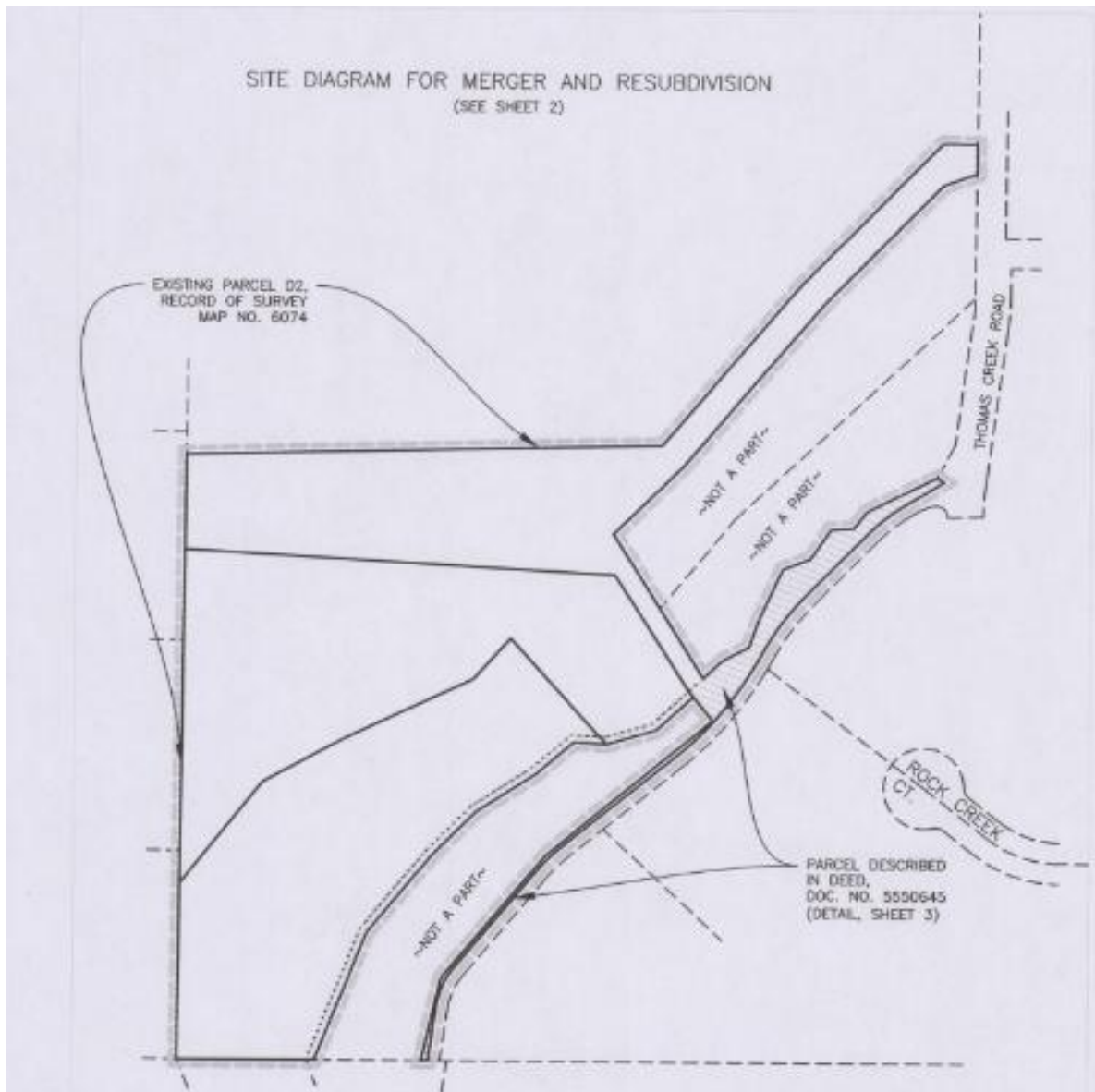


Figure 2
Proposed Parcel Layout

Zoning

The site is zoned High Density Rural (HDR). The HDR zone allows for minimum lot sizes of 2 acres (Washoe County Code Table 110.406.05.1). However, Northern Nevada Public Health code requires 5-acre parcels for septic systems. The proposed parcels therefore comply with both the zoning code and with health regulations.

Access

No changes to the road network or new driveways are required with this layout. There is an existing driveway serving the site from Thomas Creek Road. This driveway will be retained with the proposed layout.

Utilities

The site will be served by individual septic systems and wells on each lot. This is the standard development pattern for lots in the area. As stated above, the proposed lot size and layout meets Northern Nevada Public Health Department requirements for minimum lot size for septic systems.

Project Contacts

The project team is available to discuss this application as needed. Contact information is:

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