

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.



Professional Land Surveyor

Parcel Map Waiver

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

Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Application Materials:** The completed Parcel Map Waiver Application materials.
5. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.
6. **Development Plan Specifications:**
 - a. Record of Survey.
7. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
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Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for Ronco LLC			
Project Description: A DIVISION OF DEED DOCUMENT NO. 5054421 INTO FOUR NEW PARCELS.			
Project Address: 3000 OLD US 395			
Project Area (acres or square feet): 8.96 ACRES			
Project Location (with point of reference to major cross streets AND area locator): I-580 & OLD US 395			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
046-032-12	8.96		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). NONE			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: RONCO LLC		Name: MICHAEL TALONEN	
Address:		Address:	
Phone:	Zip:	Phone:	Zip:
Fax:		Fax:	
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: PHILLIP MCCAULEY		Contact Person: MICHAEL TALONEN	
Applicant/Developer:		Other Persons to be Contacted:	
Name: PHILLIP MCCAULEY		Name: BRENDAN TALONEN	
Address:		Address:	
Phone:	Zip:	Phone:	Zip:
Fax:		Fax:	
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: PHILLIP MCCAULEY		Contact Person: BRENDAN TALONEN	
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)?

3000 OLD US 395

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
046-032-12	SINGLE FAMILY HOME	8.96

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

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.95	2.00	2.01	2.00
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	2.95 HDR	2.00 HDR	2.01 HDR	2.00 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
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6. Utilities:

a. Sewer Service	SEPTIC
b. Electrical Service/Generator	NV ENERGY
c. Water Service	WELL

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

- a. Water System Type:

☒ Individual wells	EXISTING WELL	
☐ 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	EXISTING 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 #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

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

☐ 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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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?

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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?

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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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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?

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?

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?

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?

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?

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

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?

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

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

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28. Surveyor:

Name	MICHAEL TALONEN
Address	
Phone	
Cell	
E-mail	
Fax	
Nevada PLS #	

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 #	

OWNER'S CERTIFICATE

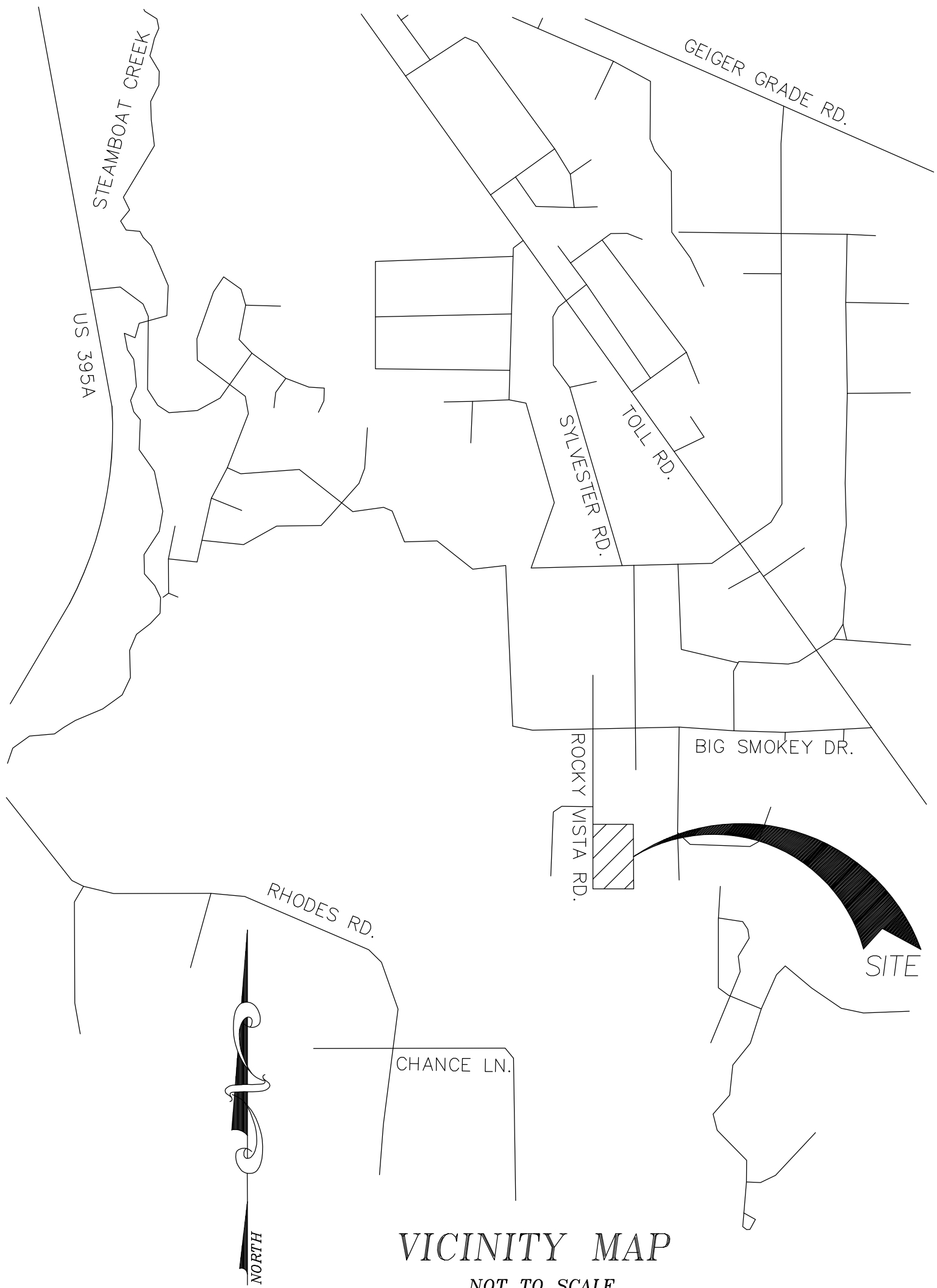
THIS IS TO CERTIFY THAT THE UNDERSIGNED, HARRY FRY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO ALL PUBLIC UTILITY COMPANIES AND ACCESS & DRAINAGE EASEMENTS.

RONCO LLC, A WYOMING LIMITED LIABILITY COMPANY DATE

STATE OF COUNTY OF S.S.

ON THIS DAY OF , 2026, HARRY FRY, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HERELUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE MY COMMISSION EXPIRES:



TAX CERTIFICATE

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

APN: 046-032-12 WASHOE COUNTY TREASURER

DEPUTY DATE NAME TITLE

DISTRICT BOARD OF HEALTH CERTIFICATE

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

FOR THE DISTRICT BOARD OF HEALTH DATE

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

WESTERN TITLE COMPANY DATE PRINT NAME:

UTILITY COMPANIES' CERTIFICATES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES. ALL PUBLIC UTILITY EASEMENTS INCLUDE CATV & TRUCKEE MEADOWS WATER AUTHORITY.

BY: SIERRA PACIFIC POWER COMPANY, D.B.A. NV ENERGY DATE

BY: NEVADA BELL TELEPHONE COMPANY, D.B.A. AT&T NEVADA DATE

BY: CHARTER COMMUNICATIONS DATE

BY: TRUCKEE MEADOWS WATER AUTHORITY DATE

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS DAY OF , 20, BY THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

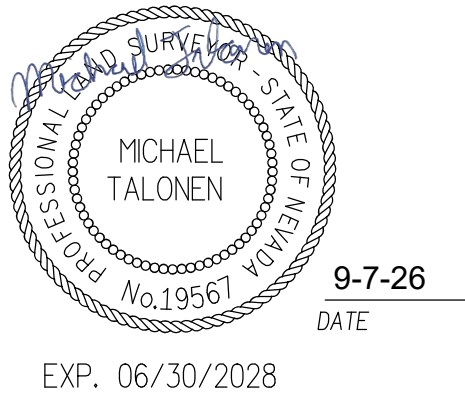
KELLY MULLIN, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION DATE

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

TOTAL AREA 4.86 ACRES



MST Surveying

SURVEYORS

15506 QUICKSILVER DRIVE RENO, NEVADA 89511

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

DRAFT

PARCEL MAP

FOR

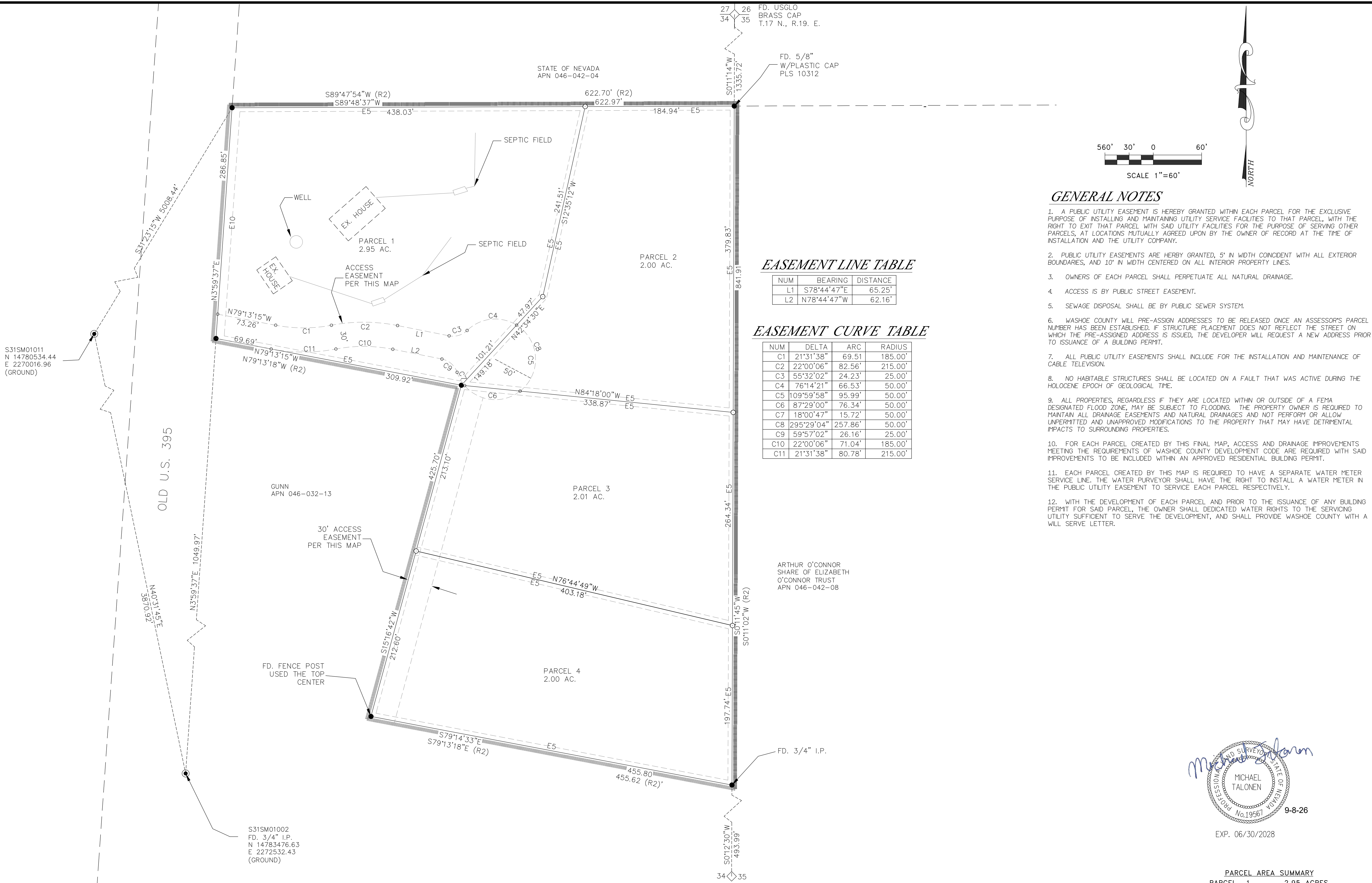
RONCO LLC

A DIVISION OF DEED DOCUMENT NO. 5054421 SITUATE IN THE NORTHEAST 1/4 OF SECTION 34, T17N, R19E, MDM

WASHOE COUNTY

NEVADA

SHEET 1 OF 2



S31SM01011
N 14780534.44
E 2270016.96
(GROUND)

OLD U.S. 395

GUNN
APN 046-032-13

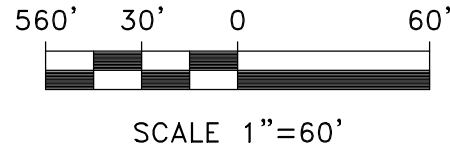
S31SM01002
FD. 3/4" I.P.
N 14783476.63
E 2272532.43
(GROUND)

FD. USGLO
BRASS CAP
T.17 N., R.19. E.

FD. 5/8"
W/PLASTIC CAP
PLS 10312

ARTHUR O'CONNOR
SHARE OF ELIZABETH
O'CONNOR TRUST
APN 046-042-08

FD. 3/4" I.P.



GENERAL NOTES

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. PUBLIC UTILITY EASEMENTS ARE HERBY GRANTED, 5' IN WIDTH COINCIDENT WITH ALL EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
4. ACCESS IS BY PUBLIC STREET EASEMENT.
5. SEWAGE DISPOSAL SHALL BE BY PUBLIC SEWER SYSTEM.
6. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION.
8. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
9. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
10. FOR EACH PARCEL CREATED BY THIS FINAL MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITHIN AN APPROVED RESIDENTIAL BUILDING PERMIT.
11. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE PUBLIC UTILITY EASEMENT TO SERVICE EACH PARCEL RESPECTIVELY.
12. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATED WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.

EASEMENT LINE TABLE

NUM	BEARING	DISTANCE
L1	S78°44'47"E	65.25'
L2	N78°44'47"W	62.16'

EASEMENT CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	21°31'38"	69.51	185.00'
C2	22°00'06"	82.56'	215.00'
C3	55°32'02"	24.23'	25.00'
C4	76°14'21"	66.53'	50.00'
C5	109°59'58"	95.99'	50.00'
C6	87°29'00"	76.34'	50.00'
C7	18°00'47"	15.72'	50.00'
C8	295°29'04"	257.86'	50.00'
C9	59°57'02"	26.16'	25.00'
C10	22°00'06"	71.04'	185.00'
C11	21°31'38"	80.78'	215.00'

LEGEND

- FOUND MONUMENT AS INDICATED
- SET 5/8" REBAR CAPPED PLS 19567, UNLESS INDICATED OTHERWISE
- DIMENSION POINT NOTHING FOUND OR SET
- ⦿ WASHOE COUNTY CONTROL MONUMENT
- ◊ CORNER SECTION MONUMENT
- R2 REFERENCE NUMBER
- FD. FOUND
- M. MEASURED
- BOUNDARY LINE THIS PLAT
- - - E5/E10 EASEMENT GRANTED PER THIS MAP
- - - ADJOINER PROPERTY LINE
- - - GPS TIE
- GRAPHIC BORDER

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE, DERIVED BY GPS OBSERVATIONS OF WASHOE COUNTY CONTROL POINTS S31SM01002 & S31SM01011 BEING N 40°31'45" E SHOWN HEREON. THE DISTANCES AND COORDINATES SHOWN ON THIS SURVEY ARE GROUND VALUES BASED UPON A PROJECTION WHICH UTILIZES A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

REFERENCES

1. DEED DOCUMENT NO. 5054421 RECORDED 7/17/2020.
2. RECORD OF SURVEY NO. 4217 FILE NO. 2824400 RECORDED 3/21/2003.
3. PARCEL MAP NO. 5207 FILE NO. 4545668 RECORDED 12/28/2015.
4. PRELIMINARY TITLE REPORT PREPARED BY CORE TITLE GROUP LLC AS ORDER NO. 2280CNV-MDD

MST Surveying

SURVEYORS

15506 QUICKSILVER DRIVE RENO, NEVADA 89511
(775) 544-7817 * (775) 677-8408 Fax * mke@mstsurveying.com



EXP. 06/30/2028

PARCEL AREA SUMMARY

PARCEL 1	2.95 ACRES
PARCEL 2	2.00 ACRES
PARCEL 3	2.01 ACRES
PARCEL 4	2.00 ACRES
TOTAL	8.96 ACRES

DRAFT

PARCEL MAP
FOR
RONCO LLC

A DIVISION OF DEED DOCUMENT NO. 5054421 SITUATE IN THE NORTHEAST 1/4
OF SECTION 34, T17N, R19E, MDM

WASHOE COUNTY

SHEET 2 OF 2

NEVADA

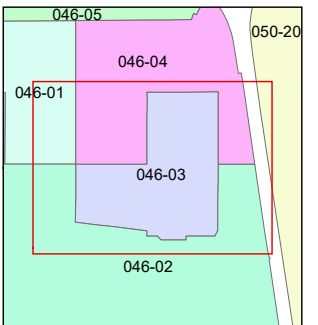
046-03

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



Feet

0 60 120 180 240 300



area previously shown on map(s):

INTERSTATE 580

032

031

046-02

