

*ORIGINAL*

Community Services Department  
Planning and Development  
DIVISION INTO LARGE PARCELS  
APPLICATION



Community Services Department  
Planning and Development  
1001 E Ninth St., Bldg A.  
Reno, NV 89520

Telephone: 775.328.3600

ORIGINAL

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name: formerly known as Matera Ridge - new project name to be determined prior to Tentative Map			
Project Description: Division of Land into Large Parcels w/Waived Requirements to File Tentative Map. Create 59+/- ac parcel w/new APN for financing purposes. Development of project will proceed following Washoe Co. Tentative and Final Map process.			
Project Address: Undeveloped land - County Appraiser Address: 5500 Shawna Dr			
Project Area (acres or square feet): +/- 59 ac portion of 635.28 acres total			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Washoe Co, Galena Forest Area Plan, access from Fawn Lane, Shawna Lane, Cedarwood Lane			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
045-252-11	635.28		
Section(s)/Township/Range: T17N, R19E, MDM			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s): R09-022 (Forest Area Plan) AC06-005, TM03-013/TM06-003, VA06-004			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Gary Nelson and Jeannie Janning, Trustee		Name: Manhard Consulting	
Address: 355 Boxington Sparks, NV		Address: 9850 Double R. Blvd. Ste. 101 Reno, NV	
Zip: 89434		Zip: 89521	
Phone:		Phone: 775-746-3500 X4720	
Fax:		Fax:	
Email:		Email: jjuarex@manhard.com	
Cell:		Cell: 775-313-3357	
Other:		Other:	
Contact Person: Gary M. Nelson		Contact Person: Jerry D. Juarez - Survey Mgr.	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Symbio Development, LLC.		Name: Nicholas J. Pavich	
Address: 6151 Lakeside Dr. Reno, NV		Address: 180 Country Estates Circle Reno, NV	
Zip: 89511		Zip: 89511	
Phone: 775-843-4300		Phone: 775-329-0777	
Fax:		Fax:	
Email: michael@symbiopartners.com		Email: nick@pavich-assoc.com	
Cell: MB:775.843.4300 PT: Other: 233.9233		Cell: Other:	
Contact Person: Michael Barnes/Paul Tanguay		Contact Person: Nick Pavich	
<b>For Office Use Only</b>			
Date Received:		Planning Area:	
Initial:		Master Plan Designation(s):	
County Commission District:		Regulatory Zoning(s):	
CAB(s):			

## Tentative Map of Division into Large Parcels Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative maps of division into large parcels may be found in Article 612, Division of Land into Large Parcels.

1. What are the number and sizes of each lot?

Existing Parcel: +/- 635 ac

New Parcel: +/- 59 ac

Remainder Parcel: +/- 576 ac

2. What is the average lot size?

> 40 ac

3. What is the proposed use of each parcel?

Undeveloped property. New parcel created specific for financing purposes only.

Further development intends to follow Washoe Co. Tentative and Final Map process.

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4. Utilities:

a. Sewer Service	Washoe Co
b. Electrical Service	NV Energy
c. Telephone Service	TBD
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	TBD
f. Cable Television Service	TBD
g. Water Service	to be annexed into TMWA service area

5. 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 #	see attachments	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

see attachments

6. When water service is by domestic wells, the Washoe County Comprehensive Plan allows the County to grant an exemption from the water dedication requirements for the existing parcel. Check the box below to indicate if you wish to request the exemption:

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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7. Surveyor:

Name	Manhard Consulting
Address	9850 Double R. Blvd. Ste. 101 Reno, NV 89521
Phone	775-746-3500 X4720
Fax	
Nevada PLS #	Gerald D. Juarez, PLS #012140



# Property Owner Affidavit

**Applicant Name:** Symbio Development, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA     )  
  )  
COUNTY OF WASHOE    )

I, Jeannie Janning, Trustee  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 045-252-11

Printed Name Jeannie Janning

Signed Jeannie Janning

Address 355 Boxington Way  
Spruce, NV 89434

Subscribed and sworn to before me this  
18<sup>th</sup> day of February, 2016.

(Notary Stamp)

Rachel Ingraham  
Notary Public in and for said county and state

My commission expires: August 14, 2016



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

**Matera (APN 045-252-11) Property Tax Verification**  
**(see below from recent Title Report)**

23. A Declaration of Covenants executed by and between the parties named herein, subject to the terms, covenants and conditions therein provided, dated **July 14, 1994**, by and between **Betty Alyce Jones, Helen Jeane Jones, Iris G. Brewerton, Kenneth G. Walker and Gerald C. Smith, as Trustees of the Nell J. Redfield Revocable Trust Agreement dated May 21, 1980; Yankee Caithness Joint Venture L.P., a Delaware limited partnership; Steamboat Geothermal Holdings Corporation, a New York corporation; and Caithness Steam Company, Inc., a Delaware corporation**, recorded on **August 12, 1994, in Book 4129, Page 188**, as Document No. **1824089**, Official Records of Washoe County, Nevada.
24. Easement to construct, operate and maintain electric facilities, and incidental purposes, granted to **Sierra Pacific Power Company**, by **Grant of Easement for Overhead Electric Distribution and Communication**, recorded on **December 7, 1995, in Book 4448, Page 35** as Document No. **1948216**, Official Records of Washoe County, Nevada.
25. Easement for the passage of aircraft, and incidental purposes, granted to **Reno-Tahoe Airport Authority by Avigation Easement**, recorded on **February 23, 2006**, as Document No. **3352510**, Official Records of Washoe County, Nevada.
26. INTENTIONALLY OMITTED.
27. The requirement that a copy of the **C.W.H. 2011 Trust Agreement, and the W.B.H. 2011 Trust Agreement**, and any amendments thereto, referred to in the vesting herein, be supplied to this office for review prior to the issuance of any policy of title insurance.

NOTE: Taxes for the fiscal year **2015-2016**, in the amount of **\$10,808.90** have been paid in full. (APN 045-252-11 )

**Note: The following matters require special consideration and/or resolution prior to the close of escrow:**

The subject property appears to be **free and clear** of any liens or mortgages. Please make inquiry of the parties in title to verify that this property is in fact unencumbered by any loans or liens.

See Notes to Closer

THE FOLLOWING NOTES ARE FOR INFORMATION PURPOSES ONLY:

**WESTERN TITLE COMPANY RESERVES THE RIGHT TO AMEND THIS PRELIMINARY TITLE REPORT AT ANY TIME.**

**\*\*\*\*\*ATTENTION LENDERS\*\*\*\*\***

*THE 100 ENDORSEMENT IS NO LONGER BEING OFFERED. THE REPLACEMENT ALTERNATIVE IS THE ALTA 9.10-06 AND IS NOW REFLECTED IN THE ALTA SUPPLEMENT IN THE PRELIMINARY TITLE REPORT.*

NOTE: A search of the Official Records for the county referenced in the above order number, for the **24** months immediately preceding the date above discloses the following instruments purporting to convey the title to said land: **Trustee's Deed, recorded March 26, 2015, as Document No. 4450560, Official Records of Washoe County, Nevada.**

Matera Water Rights  
U.S. Forest Service Permits  
Tessa Wells

Permit	Diversion Rate	GPM	Duty	QTR QTR	Section	Bearing District Tie
65958	0.04377	19.6457268	31.669	SWSW	35	N.52°20'00"E.; 6,408 ft
65959	0.04377	19.6457268	31.669	NWSW	35	N.52°20'00"E.; 6,408 ft
65960	0.04375	19.63675	31.569	NESW	35	N.48°41'46"E.; 4,574 ft
65961	0.04377	19.6457268	31.669	NESW	35	N.48°41'46"E.; 4,574 ft
77729	0.04334	19.4976096	31.359	NESW	35	N.48°41'46"E.; 4,574 ft
<b>Total</b>	0.2184	98.07154	157.935			

• Water Rights Deeded to Washoe County by Stonefield, Inc.  
See Washoe County Recorded Document No. 3714700 Dated 12/23/2008

• Permit No. 77729 changed from 65957

Additional Matera Water Rights

<u>Permit</u>	<u>Changed</u>	<u>Total Duty</u>
61265	70262	103.33
61266	70261	103.33
61267	NA	103.33
61268	NA	130.01
61269	NA	135
61270	NA	135

Total combined duty of the amount being transferred: 41.17

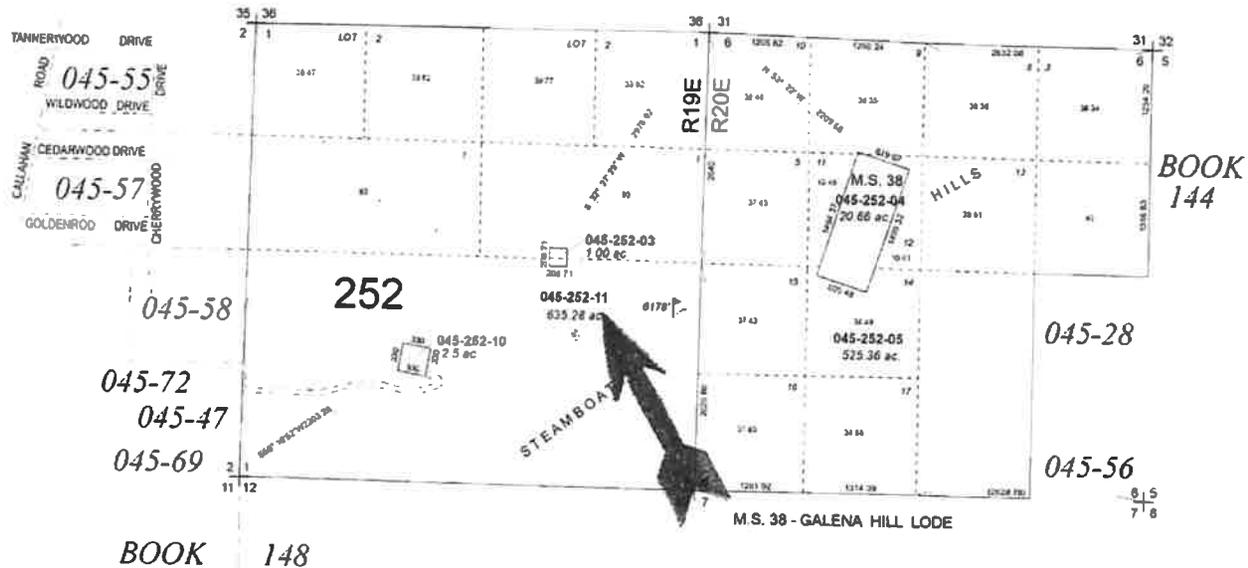
# SECTION 1, T17N - R19E & A PORTION OF SECTION 6, T17N - R20E

045-01

34 35  
5 2

3 2  
10 11

10 11  
15 14



Assessor's Map Number

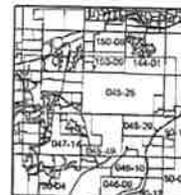
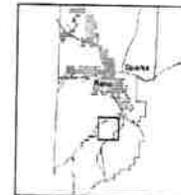
045-25

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor

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



1000 Feet  
0 100 200 300 400  
1 inch = 1,320 feet



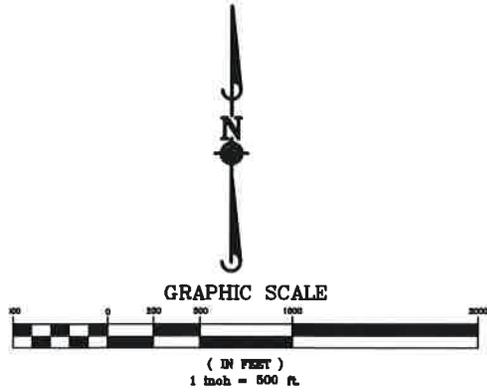
Created by TWT 11/19/2009

Not updated

As previously shown on maps

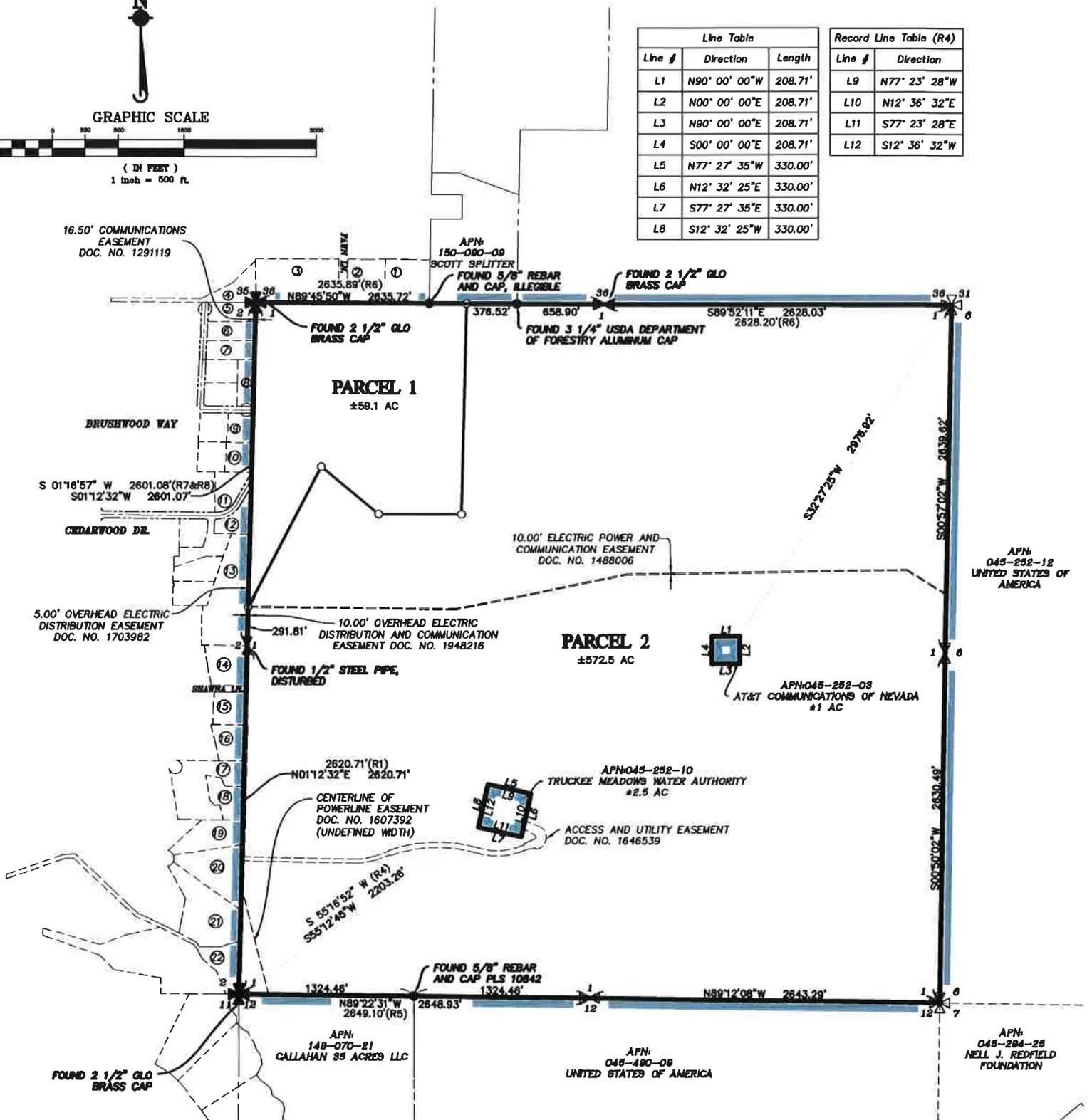
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data submitted herein.

# MATERA RIDGE - SITE PLAN



Line Table		
Line #	Direction	Length
L1	N90° 00' 00"W	208.71'
L2	N00° 00' 00"E	208.71'
L3	N90° 00' 00"E	208.71'
L4	S00° 00' 00"E	208.71'
L5	N77° 27' 35"W	330.00'
L6	N12° 32' 25"E	330.00'
L7	S77° 27' 35"E	330.00'
L8	S12° 32' 25"W	330.00'

Record Line Table (R4)	
Line #	Direction
L9	N77° 23' 28"W
L10	N12° 36' 32"E
L11	S77° 23' 28"E
L12	S12° 36' 32"W



**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, FBO C.W.H. 2011 REVOCABLE 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. THE PUBLIC UTILITY EASEMENTS AND CABLE TV COMPANIES AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER.

FBO C.W.H. 2011 REVOCABLE TRUST

BY: GARY NELSON  
CO-TRUSTEE

BY: JEANNIE JANNING  
CO-TRUSTEE

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

PRINT NAME/TITLE: \_\_\_\_\_

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

PRINT NAME/TITLE: \_\_\_\_\_

**NOTARY CERTIFICATE**

STATE OF NEVADA }  
COUNTY OF WASHOE } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, PERSONALLY  
APPEARED BEFORE ME, \_\_\_\_\_

OF FBO C.W.H 2011 REVOCABLE TRUST  
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT FBO C.W.H. 2011 REVOCABLE TRUST OWNS OF RECORD, AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF RECORD OF SAID LAND; THAT THE OWNER OF RECORD OF THE LAND HAS SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AND THAT A GUARANTEE DATED \_\_\_\_\_ FOR THE BENEFIT OF THE CITY OF RENO, WASHOE COUNTY NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
NAME/TITLE DATE

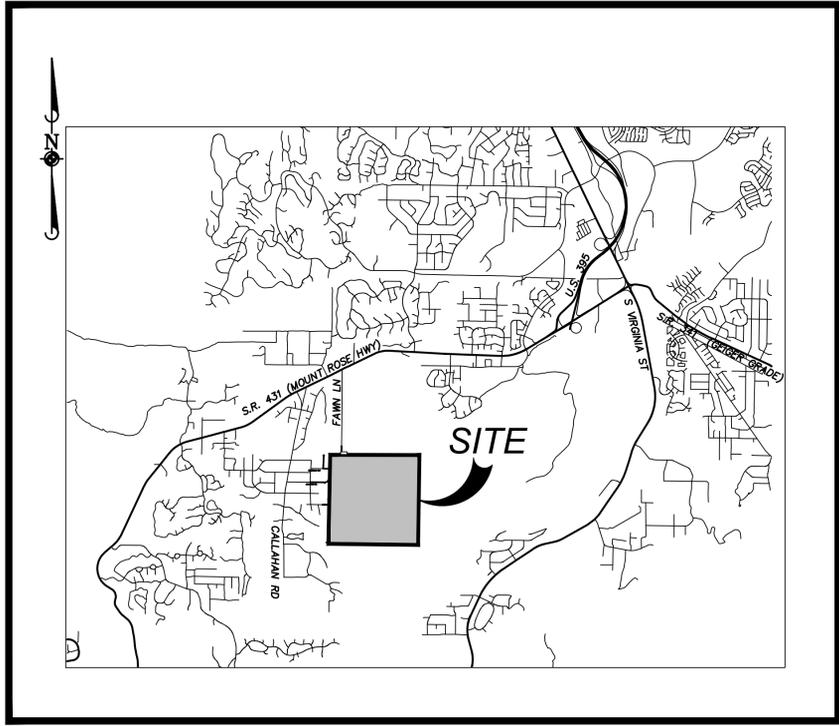
**TAX CERTIFICATE:**

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: 045-252-11

WASHOE COUNTY TREASURER

BY: TAMMI DAVIS, TREASURER DATE \_\_\_\_\_



**VICINITY MAP**  
1"=2000'

**SURVEYOR'S CERTIFICATE:**

I, GERALD D. JUAREZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR MANHARD CONSULTING, LTD., DO HEREBY CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF FBO C.W.H. 2011 REVOCABLE TRUST
- 2. THE LANDS SURVEYED LIE WITHIN SECTION 1, T17N, R19E, MDM, WASHOE COUNTY, NEVADA, AND THAT THE SURVEY WAS COMPLETED ON FEBRUARY 2, 2016.
- 3. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY;
- 4. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.



GERALD D. JUAREZ, P.L.S.  
NEVADA CERTIFICATE NO. 12140

**UTILITY COMPANIES' CERTIFICATE**

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

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE \_\_\_\_\_

NAME/TITLE (PRINT) \_\_\_\_\_

NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA DATE \_\_\_\_\_

NAME/TITLE (PRINT) \_\_\_\_\_

CHARTER COMMUNICATIONS DATE \_\_\_\_\_

NAME/TITLE (PRINT) \_\_\_\_\_

TRUCKEE MEADOWS WATER AUTHORITY DATE \_\_\_\_\_

NAME/TITLE (PRINT) \_\_\_\_\_

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL MAP OF DIVISION INTO LARGE PARCELS CASE NO. \_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; A WAIVER OF A TENTATIVE MAP WAS GRANTED BY WASHOE COUNTY PER NRS 278.4715.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA IN ACCORDANCE WITH NRS 278.471 THROUGH 278.4725.

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

NAME \_\_\_\_\_

TITLE \_\_\_\_\_

**WATER RIGHT DEDICATION CERTIFICATE:**

THE WATER AND SEWER REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: WASHOE COUNTY DEPT. OF WATER RESOURCES DATE \_\_\_\_\_

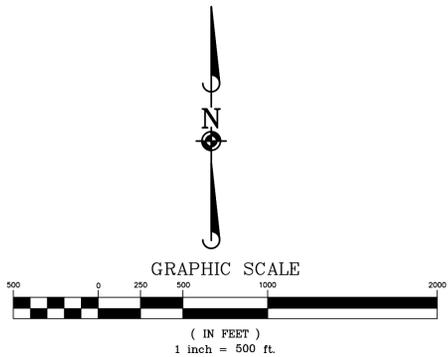
MAP OF DIVISION INTO LARGE PARCELS FOR FBO C.W.H. 2011 REVOCABLE TRUST A DIVISION OF DEED DOCUMENT NO. 4450560 BEING SEC. 1, T17N, R19E, MDM WASHOE COUNTY NEVADA

FILE No. \_\_\_\_\_ FEE. \_\_\_\_\_ FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA COUNTY RECORDER LAWRENCE R. BURTNES

BY: \_\_\_\_\_ DEPUTY

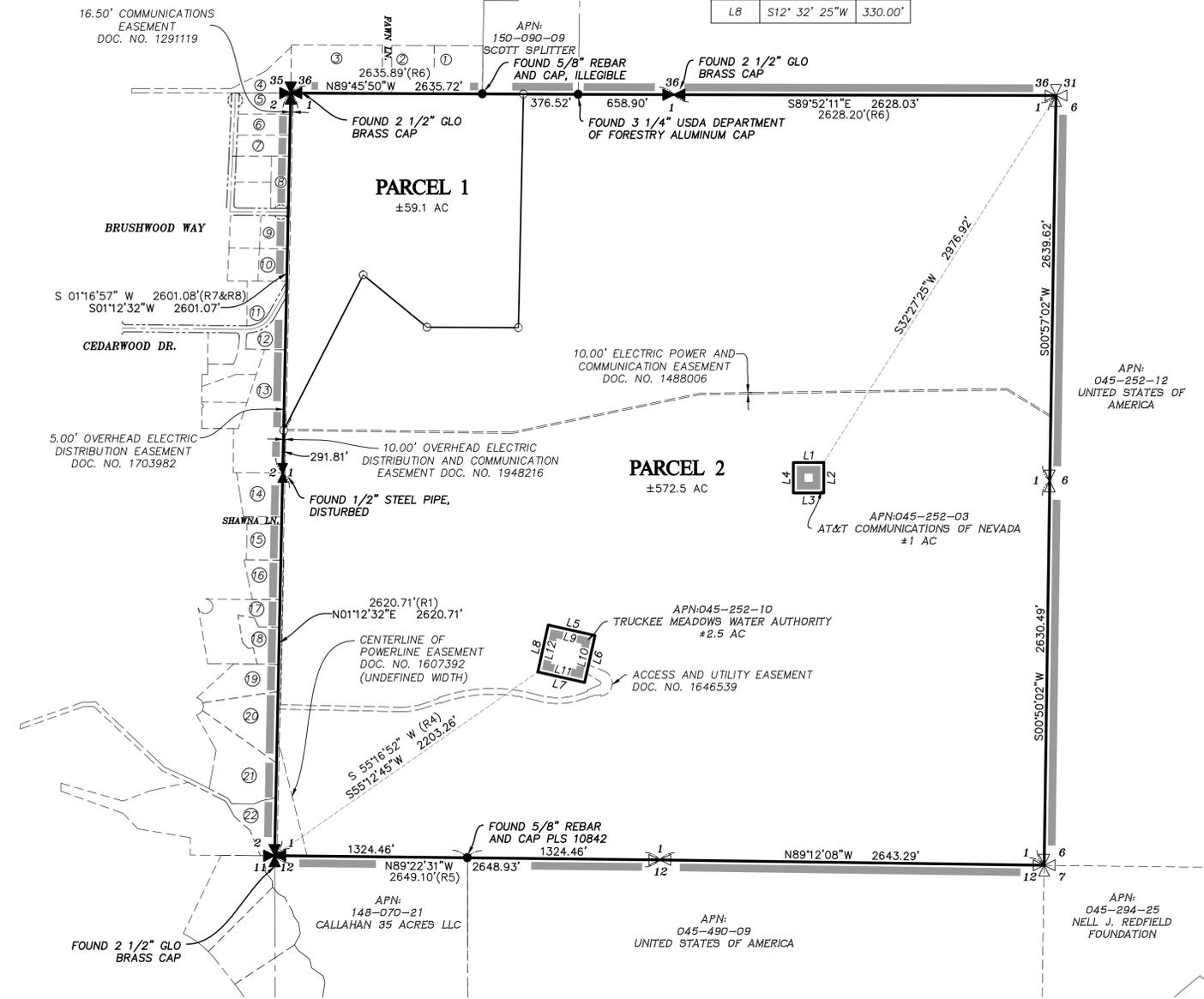
**Manhard CONSULTING LTD**  
9850 Double R Boulevard, Suite 101, Reno, NV 89521 ph: 775-748-3500 fx: 775-748-3520 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: HHF  
DATE: FEB 2016  
PROJ. CODE: SYMWCNV  
PROJ. #: \_\_\_\_\_  
SHEET 1 OF 2



Line #	Direction	Length
L1	N90° 00' 00"W	208.71'
L2	N00° 00' 00"E	208.71'
L3	N90° 00' 00"E	208.71'
L4	S00° 00' 00"E	208.71'
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Line #	Direction
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L10	N12° 36' 32"E
L11	S77° 23' 28"E
L12	S12° 36' 32"W



TAG #	APN#	OWNER
1	150-242-02	DARREL & JANET WELLS
2	150-242-01	KENNETH R. & SHERRY A. GENZ
3	150-241-11	PAUL J. JR. & MARJORIE L. EISENBARTH
4	150-451-23	TL MT. ROSE ESTATES LP
5	045-555-06	MICHAEL E. HAZLEWOOD ET AL
6	045-555-05	STEVEN L. & KATHLEEN A. CORKILL
7	045-555-04	BUCHANAN FAMILY TRUST
8	045-555-01	JENNIFER S. MUNGCCAL
9	045-554-15	JONES LIVING TRUST
10	045-554-14	DAVID M. & MEGAN SOLARO
11	045-575-05	JOHN P. & RONNIE J. SOLARO ET AL
12	045-571-25	BRIAN I. & PATRICIA M. WORCESTER
13	045-571-40	STEPHEN K. DURHAM
14	045-583-07	BRADLEY F. & JAN L. LYLES
15	045-582-31	NEAL R. & SUSAN DONALDSON
16	045-582-20	MARTIN J. & JULIE A. MORAN
17	045-582-32	MARVIN F. EVARTS
18	045-582-33	JOHN M. & DEANNA J. CONKLIN
19	045-722-01	JEFFERY B. LUCKEY
20	045-471-54	CONBOY LIVING TRUST
21	045-471-53	MADISON FAMILY TRUST AGREEMENT
22	045-690-27	SCOTT D. & NANETTE B. HOFFMEYER

- LEGEND**
- PROJECT BOUNDARY
  - NEW LOT LINE
  - - - ADJACENT PROPERTY LINE
  - - - ROADWAY CENTERLINE
  - - - EXISTING RIGHT-OF-WAY
  - - - EXISTING EASEMENT
  - - - SURVEY TIE
  - ⊕ SECTION OR QUARTER CORNER AS NOTED
  - ⊗ SECTION OR QUARTER NOT FOUND POSITION DETERMINED FROM RECORD
  - FOUND MONUMENT AS NOTED
  - SET 5/8" REBAR OR BRASS TAG "PLS 12140"
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - DOC. DOCUMENT
  - N.A.P. NOT A PART OF THIS SURVEY
  - APN ASSESSORS PARCEL NUMBER

- NOTES**
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10.0 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHT-OF-WAYS, 5.0 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES AND 10.0 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES. SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING LOT OWNERS.
  - A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FROM 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.
  - A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING LOT OWNERS, SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING LOT OWNERS.
  - ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE BASED ON NDOT GPS CONTROL POINTS "260084" AND "260069", HAVING A RECORD BEARING OF S89°45'50"E AS SHOWN ON PARCEL MAP NO. 4807 AND REPRESENTED HEREON.

A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND.  
 ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES.

- REFERENCES**
- U.S. PATENT NO. 173 VOLUME 30 PAGES 251-258 FILED JANUARY 1903.
  - DEED OF TRUST DOCUMENT NO. 4450560, RECORDED MARCH 26, 2015.
  - DEED OF CORRECTION DOCUMENT NO. 848757, RECORDED MARCH 18, 1983.
  - RECORD OF SURVEY NO. 2610, DOCUMENT NO. 1691067, FILED JULY 12, 1993.
  - PARCEL MAP NO. 3960, DOCUMENT NO. 2806283, RECORDED FEBRUARY 14, 2003.
  - PARCEL MAP NO. 4807, DOCUMENT NO. 3549669, RECORDED JUNE 29, 2007.
  - PARCEL MAP NO. 1271, DOCUMENT NO. 750599, RECORDED JULY 29, 1981.
  - PARCEL MAP NO. 810, DOCUMENT NO. 596261, RECORDED MARCH 28, 1979.

**AREAS**  
 PARCEL 1 AREA = 59.07 ACRES±  
 PARCEL 2 AREA = 572.46 ACRES±  
 TOTAL AREA = 631.53 ACRES±

MAP OF DIVISION INTO LARGE PARCELS FOR  
**FBO C.W.H. 2011 REVOCABLE TRUST**  
 A DIVISION OF DEED DOCUMENT NO. 4450560

SITUATE WITHIN SEC. 1, T.17N., R.19E., MDM  
 WASHOE COUNTY NEVADA

**Manhard CONSULTING LTD.**

9850 Double R Boulevard, Suite 101, Reno, NV 89521 ph: 775-748-3500 fx: 775-748-3520 manhard.com  
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DRAWN BY: EEM  
 DATE: 02/11/2016  
 PROJ. CODE: SYMWCNV  
 PROJ. #: 01

SHEET  
**2** OF **2**

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**MATERA RIDGE**  
**MAP OF DIVISION INTO LARGE PARCELS**  
**CLOSURE CALCULATIONS**

WASHOE COUNTY, NEVADA - February 23, 2016

**PARCEL 1**

North: 14812424.1152' East: 2280552.6449'

Segment #1 : Line

Course: S01°12'46"W Length: 1599.69'

North: 14810824.7836' East: 2280518.7869'

Segment #2 : Line

Course: N89°47'08"W Length: 629.75'

North: 14810827.1406' East: 2279889.0413'

Segment #3 : Line

Course: N50°40'37"W Length: 565.82'

North: 14811185.6963' East: 2279451.3313'

Segment #4 : Line

Course: S27°14'34"W Length: 1196.45'

North: 14810121.9627' East: 2278903.6421'

Segment #5 : Line

Course: N01°12'32"E Length: 2309.26'

North: 14812430.7087' East: 2278952.3618'

Segment #6 : Line

Course: S89°45'50"E Length: 1600.30'



North: 14812424.1140' East: 2280552.6482'

Perimeter: 7901.27' Area: 2572973.29 Sq. Ft.

Error Closure: 0.0035 Course: S69°43'15"E

Error North: -0.00120 East: 0.00325

Precision 1: 2257505.71

## **PARCEL 2**

North: 14812419.8483' East: 2281588.0547'

Segment #1 : Line

Course: S89°52'11"E Length: 2628.03'

North: 14812413.8728' East: 2284216.0779'

Segment #2 : Line

Course: S00°57'02"W Length: 2639.62'

North: 14809774.6161' East: 2284172.2878'

Segment #3 : Line

Course: S00°50'02"W Length: 2630.49'

North: 14807144.4046' East: 2284134.0047'

Segment #4 : Line

Course: N89°12'08"W Length: 2643.29'

North: 14807181.2082' East: 2281490.9709'

Segment #5 : Line

Course: N89°22'31"W Length: 2648.93'

North: 14807210.0902' East: 2278842.1984'

Segment #6 : Line

Course: N01°12'32"E Length: 2620.71'

North: 14809830.2168' East: 2278897.4889'

Segment #7 : Line

Course: N01°12'32"E Length: 291.81'

North: 14810121.9619' East: 2278903.6453'

Segment #8 : Line

Course: N27°14'34"E Length: 1196.45'

North: 14811185.6955' East: 2279451.3345'

Segment #9 : Line

Course: S50°40'37"E Length: 565.82'

North: 14810827.1398' East: 2279889.0445'

Segment #10 : Line

Course: S89°47'08"E Length: 629.75'

North: 14810824.7828' East: 2280518.7901'

Segment #11 : Line

Course: N01°12'46"E Length: 1599.69'

North: 14812424.1144' East: 2280552.6482'

Segment #12 : Line

Course: S89°45'50"E Length: 1035.42'

North: 14812419.8476' East: 2281588.0594'

Segment #13 : Line

Course: N90°00'00"W Length: 208.71'

North: 14812419.8476' East: 2281379.3494'

Segment #14 : Line

Course: S00°00'00"E Length: 208.71'

North: 14812211.1376' East: 2281379.3494'

Segment #15 : Line

Course: N90°00'00"E Length: 208.71'

North: 14812211.1376' East: 2281588.0594'

Segment #16 : Line

Course: N00°00'00"E Length: 208.71'

North: 14812419.8476' East: 2281588.0594'

Segment #17 : Line

Course: S12°32'25"W Length: 330.00'

North: 14812097.7202' East: 2281516.4078'

Segment #18 : Line

Course: S77°27'35"E Length: 330.00'

North: 14812026.0686' East: 2281838.5352'

Segment #19 : Line

Course: N12°32'25"E Length: 330.00'

North: 14812348.1960' East: 2281910.1868'

Segment #20 : Line

Course: N77°27'35"W Length: 330.00'

North: 14812419.8476' East: 2281588.0594'

Perimeter: 23284.84' Area: 24936565.16 Sq. Ft.

Error Closure: 0.0047 Course: S80°25'54"E

Error North: -0.00079 East: 0.00467

Precision 1: 4954223.40

**APN: 045-252-03 (NOT A PART)**

North: 14809901.9627' East: 2282409.7562'

Segment #1 : Line

Course: N90°00'00"E Length: 208.71'

North: 14809901.9627' East: 2282618.4662'

Segment #2 : Line

Course: S00°00'00"E Length: 208.71'

North: 14809693.2527' East: 2282618.4662'

Segment #3 : Line

Course: N90°00'00"W Length: 208.71'

North: 14809693.2527' East: 2282409.7562'

Segment #4 : Line

Course: N00°00'00"E Length: 208.71'

North: 14809901.9627' East: 2282409.7562'

Perimeter: 834.84' Area: 43559.86 Sq. Ft.

Error Closure: 0.0000 Course: N00°00'00"E

Error North: 0.00000 East: 0.00000

Precision 1: 834840000.00

**APN: 045-252-10 (NOT A PART)**

North: 14808467.1278' East: 2280651.6729'

Segment #1 : Line

Course: N12°32'25"E Length: 330.00'

North: 14808789.2552' East: 2280723.3245'

Segment #2 : Line

Course: S77°27'35"E Length: 330.00'

North: 14808717.6036' East: 2281045.4519'

Segment #3 : Line

Course: S12°32'25"W Length: 330.00'

North: 14808395.4762' East: 2280973.8003'

Segment #4 : Line

Course: N77°27'35"W Length: 330.00'

North: 14808467.1278' East: 2280651.6729'

Perimeter: 1320.00' Area: 108900.00 Sq. Ft.

Error Closure: 0.0000 Course: N00°00'00"E

Error North: 0.00000 East: 0.00000

Precision 1: 1320000000.00