

Community Services Department  
Planning and Building  
DIVISION OF LAND INTO LARGE  
PARCELS APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## Division of Land into Large Parcels

Washoe County Code (WCC) Chapter 110, Article 612, Division of Land into Large Parcels, prescribes rules and procedures for the regulation and approval of tentative and final maps for the division of land into large parcels. See WCC 110.612, for further information.

A tentative subdivision map shall be required for all requests for a subdivision, merger and re-subdivision of existing lots, or a common-interest community consisting of five (5) or more units, as defined in Article 902, Definitions, except for divisions of land into large parcels as defined in Article 612, Divisions of Land into Large Parcels, and except for the creation of a lot or parcel for agriculture purposes that complies with Section 110.602.15.

## Development Application Submittal Requirements

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

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

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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 Division of Land into Large Parcels 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:**
  - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
  - 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. Indication of prominent landmarks, areas of unique natural beauty, rock outcroppings, vistas and natural foliage which will be deciding considerations in the design of the development.

- e. 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.
  - f. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
  - g. 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.
  - h. The location and outline, to scale, of each existing building or structure that is not to be moved in the development.
  - i. Existing roads, trails, or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.
  - j. Vicinity map showing the proposed development in relation to the surrounding area.
  - k. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
  - l. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
  - m. 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.
  - n. Boundary of any wetland areas within the project site.
  - o. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
8. **Street Names:** A completed "Request to Reserve New Street Name" 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.

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**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.

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

# Division of Land into Large Parcels Application Supplemental Information

(All required information may be separately attached)

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

--

2. What is the average lot size?

--

3. What is the proposed use of each parcel?

--

4. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

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

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

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

Name	
Address	
Phone	
Fax	
Nevada PLS #	

# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone : \_\_\_\_\_ Fax: \_\_\_\_\_  
    % Private Citizen                      % Agency/Organization

## Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)


If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

## Location

Project Name: \_\_\_\_\_  
                    % Reno                      % Sparks                      % Washoe County  
Parcel Numbers: \_\_\_\_\_  
                    % Subdivision                      % Parcelization                      % Private Street

Please attach maps, petitions and supplementary information.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
                    Regional Street Naming Coordinator  
                    % Except where noted  
Denied: \_\_\_\_\_ Date: \_\_\_\_\_  
                    Regional Street Naming Coordinator

## Washoe County Geographic Information Services

1001 E. Ninth Street  
Reno, NV 89512-2845

Phone: (775) 328-2325 - Fax: (775) 328-6133

APN's: 038-010-12 & 038-550-45

When Recorded Return To:  
Karen Ferroni  
P.O. Box 950  
Verdi, NV 89439

### **GRANT OF EASEMENT**

This indenture is made as of this \_\_\_\_\_ day of \_\_\_\_\_ 2026, by and between KAREN FERRONI, TRUSTEE OF THE HERBERT KRONISH TESTAMENTARY TRUST.

### **AGREEMENT**

KAREN FERRONI, TRUSTEE OF THE HERBERT KRONISH TESTAMENTARY TRUST does hereby grant a 50' Private Access and Utility Easement (the "Easement Area") described more specifically on Exhibit A and as shown on Exhibit A1, attached hereto and incorporated herein by reference, to their successors in interest.

The Parties do by these presents, GRANT, BARGAIN, AND CONVEY, all rights necessary to affect this Grant of Easement Area as described in Exhibit A.

**EXHIBIT "A"**

IN WITNESS WHEREOF, the PARTIES have caused these presents to be executed the day and year first above written.

**TESTAMENTARY TRUST ESTABLISHED UNDER THE  
LAST WILL AND TESTAMENT OF HERBERT KRONISH**

\_\_\_\_\_  
By: Karen Ferroni  
Its: Trustee

STATE OF NEVADA        )  
                                  )ss  
COUNTY OF WASHOE    )

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned, a Notary Public in and for said State, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purposes herein stated.

Witness my hand and official seal.

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

## EXHIBIT "A"

### PRIVATE ACCESS AND UTILITY EASEMENT

All that certain parcel of real property located within a portion of the Northwest One-quarter (1/4) of Section 8, Township 19 North, Range 18 East, M.D.B.&M, Washoe County, Nevada, being a portion of Lot B-A and Lot 6C as shown on that Record of Survey Map No. 6577, recorded September 4, 2024, as Document File No. 54811933, in the Official Records of Washoe County, Nevada, and being more particularly described as follows.

**BEGINNING** at a point on the West line of said Section 8, also being a point on the Westerly line of said Lot 6C, being a 5/8" rebar and cap stamped "RLS 2170", from which point the West One-quarter (1/4) corner of said Section 8 bears S 01°02'46" W, 1309.22 feet;

Thence, along the Westerly line of said Lot 6C, N 01°02'44" E, 696.24 feet;

Thence, leaving said Westerly line, S 88°58'04" E, 50.00 feet;

Thence, S 01°02'44" W, 696.28 feet, to the Northwest corner of Lot 1 of Block B, Riverdale Subdivision Unit No. 1, Tract Map No. 2500, being coincident with a point on the Easterly line of said Lot B-A;

Thence, along said Lot B-A the following nine (9) arcs, courses and distances:

- 1) Thence, S 01°02'27" W, 105.02 feet;
- 2) Thence, along a tangent curve to the left having a radius of 215.00 feet, a central angle of 24°30'00", and an arc length of 91.94 feet;
- 3) Thence, S 23°27'33" E, 246.42 feet;
- 4) Thence, along a tangent curve to the left having a radius of 35.00 feet, a central angle of 97°21'03", and an arc length of 59.47 feet, to a point of cusp, being the northerly right of way of Riverdale Circle, as shown on said Subdivision Tract Map No. 2500;
- 5) Thence, along a curve to the right, concave northerly, having a radial bearing of S 59°11'24" W, with a radius of 385.00 feet, a central angle of 11°11'03", and an arc length of 75.15 feet;
- 6) Thence, S 70°22'27" W, 51.93 feet;

**EXHIBIT "A" (cont.)**

- 7) Thence, leaving said northerly right of way, along a non-tangent curve to the left, concave to the northwest, having a radial bearing of N 19°37'33" W, a radius of 35.00 feet, a central angle of 93°50'00", and an arc length of 57.32 feet;
- 8) Thence, N 23°27'33" W, 245.04 feet;
- 9) Thence, along a tangent curve to the right having a radius of 265.00 feet, a central angle of 24°30'00", and an arc length of 113.32 feet;

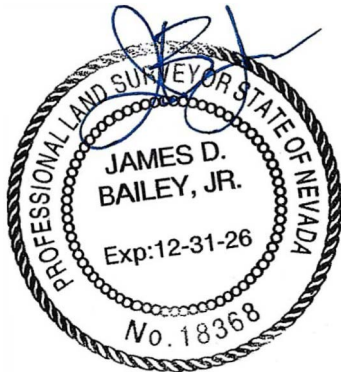
Thence, leaving said Lot B-A, N 01°02'27" E, 105.05 feet, to the **POINT OF BEGINNING**.

**CONTAINING:** 60,010 square feet of land, more or less.

See Exhibit A-1, attached hereto and made a part hereof.

**BASIS OF BEARINGS:** The basis of bearings for this survey is the Nevada state plane coordinate system, west zone (NAD 83/94).

James D. Bailey, Jr.  
P.L.S. 18368



James D. Bailey, Jr. Digitally signed  
by James D.  
Bailey, Jr.  
Date: 2026.06.08  
13:28:15 -07'00'

PREPARED BY THE FIRM OF  
**MERIDIAN SURVEYING & MAPPING, INC.**  
8725 Technology Way, Suite C2  
Reno, NV. 89521

LINE TABLE		
LINE	BEARING	DIST.
L1	S88°58'04"E	50.00'
L2	S1°02'27"W	105.02'
L3	S23°27'33"E	246.42'
L4	S70°22'27"W	51.93'
L5	N23°27'33"W	245.04'
L6	N1°02'27"E	105.05'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	24°30'00"	215.00	91.94'
C2	97°21'03"	35.00	59.47'
C3	11°11'03"	385.00	75.15'
C4	93°50'00"	35.00	57.32'
C5	24°30'00"	265.00	113.32'

HAB LIVING TRUST  
038-010-08

HERBERT KRONISH TRUST  
LOT 6C ROS 6577  
038-010-12

GRANT OF 50-FOOT PRIVATE  
ACCESS & UTILITY EASEMENT PER  
THIS DOCUMENT (60,010± SQ.FT.)

POINT OF BEGINNING  
FOUND 5/8" REBAR &  
ALUMINUM CAP "RLS 2170"

HERBERT KRONISH TRUST  
LOT B-A ROS 6577  
038-550-45

HERBERT KRONISH TRUST  
LOT 6C ROS 6577  
038-010-12

HERBERT KRONISH TRUST  
LOT B-A ROS 6577  
038-550-45

FLIKKEMA ET AL  
038-693-01

HILLARD-MASTIN  
FAMILY TRUST  
038-692-05

BLOCK B

CIRCLE

BLOCK C  
SUBD. T.M. 2500

BLOCK A

RIVERDALE

1/4 CORNER OF SEC. 7 & 8 CALCULATED  
PER ROS 1265 & SUB. T.M. 2500

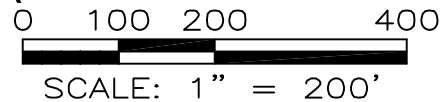
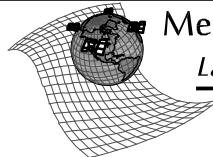


EXHIBIT A-1

GRANT OF 50-FOOT ACCESS AND  
PUBLIC UTILITY EASEMENT  
PORTION PARCEL 6C & B-A OF ROS 6577  
APN: 038-010-12 & 038-550-45

DRAWN BY: TDM | JUNE 2026 (FER26088)



Meridian Surveying & Mapping, Inc.

Land, Construction and Boundary Surveys

8725 Technology Way, Reno, NV 89521  
(775) 690-4194

# TENTATIVE LAND MAP OF DIVISION INTO LARGE PARCELS FOR HERBERT KRONISH TRUST

## TAXATION CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE 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 NRS 361A.265.  
A.P.N. 038-010-12

WASHOE COUNTY TREASURER

TITLE: \_\_\_\_\_ DATE \_\_\_\_\_

## UTILITY COMPANIES CERTIFICATE

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

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

(PRINT NAME & TITLE)

NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_

(PRINT NAME & TITLE)

SPECTRUM PACIFIC WEST, LLC \_\_\_\_\_ DATE \_\_\_\_\_

(PRINT NAME & TITLE)

## 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.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

## WATER & SEWER RESOURCE REQUIREMENTS

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

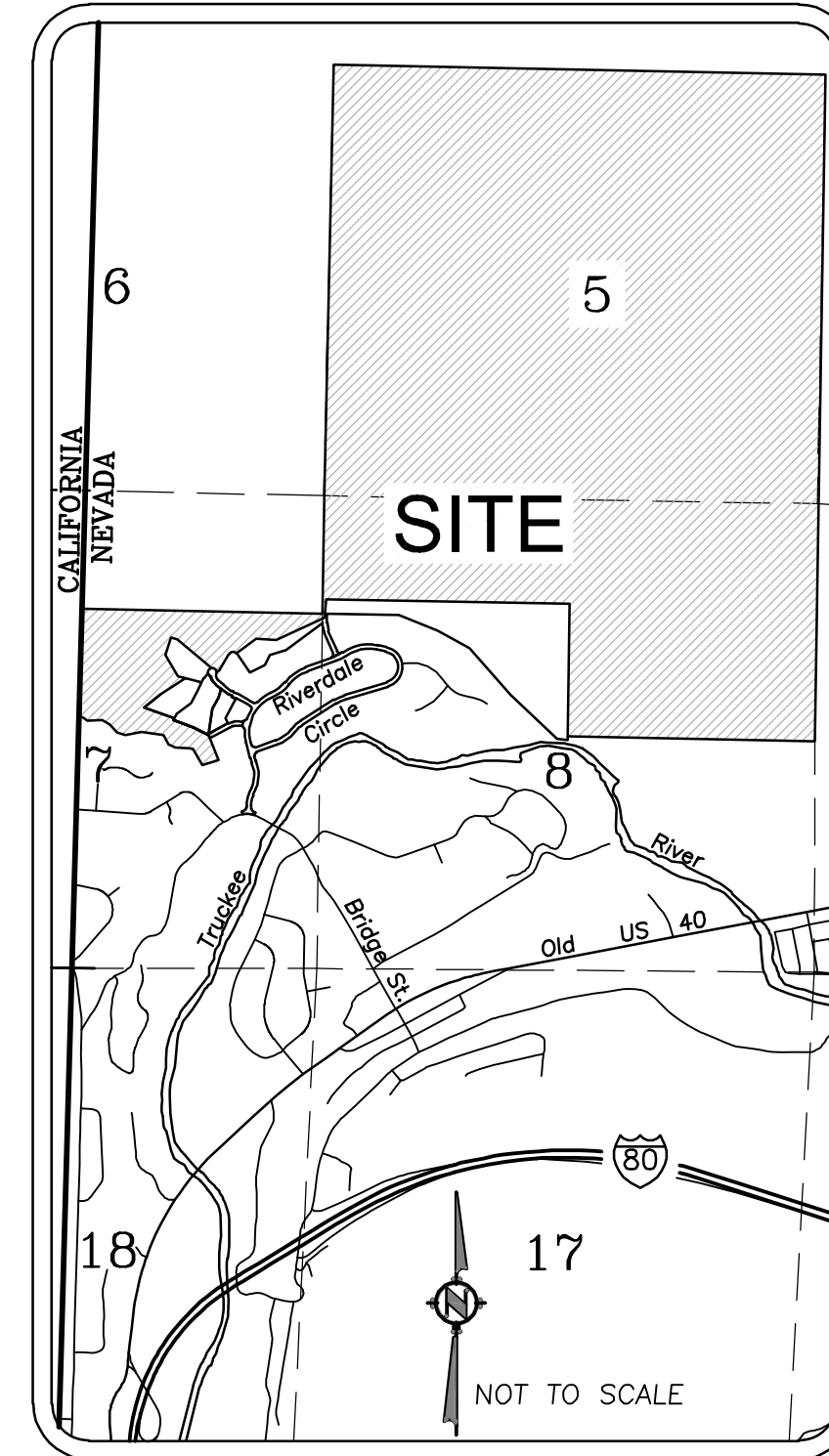
NAME: \_\_\_\_\_

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 \_\_\_\_\_



VICINITY MAP

## NOTES

1. A UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
3. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
4. ACCESS TO PARCEL 3 IS GRANTED PER A 50-FOOT PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT PER DOCUMENT NO. \_\_\_\_\_ AS SHOWN ON THIS MAP.
5. ACCESS TO PARCEL 1 IS VIA DEER CANYON COURT, A PRIVATE RIGHT OF WAY; AND A PRIVATE ACCESS, UTILITY AND EMERGENCY ACCESS EASEMENT GRANTED PER DOCUMENT NO. 4699103; AND A PRIVATE ACCESS AND UTILITY EASEMENT GRANTED PER DOCUMENT NO. 4956489.
6. ACCESS TO PARCEL 2 IS VIA DEER CANYON COURT, A PRIVATE RIGHT OF WAY, AND A PRIVATE ACCESS AND UTILITY EASEMENT PER DOCUMENT NO. 5143370.

## TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE ENTITY OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON AND THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

TICOR TITLE INSURANCE COMPANY

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

(NAME & TITLE) \_\_\_\_\_ DATE \_\_\_\_\_

## OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND GRANTS TO ALL PUBLIC UTILITY COMPANIES INCLUDING CABLE TV COMPANIES AND THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED AND NOTED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND CABLE TV SYSTEMS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOREVER, AND HEREBY GRANTS THE ACCESS EASEMENTS AS SHOWN ON THIS PLAT.

KAREN FERRONI AS SOLE TESTAMENTARY TRUSTEE OF THE TRUST FOR HERBERT KRONISH, DECEASED

BY: KAREN FERRONI  
ITS: TRUSTEE

## NOTARY'S CERTIFICATE

STATE OF NEVADA SS  
COUNTY OF WASHOE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES HEREIN STATED.

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

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF FOUR SHEETS, AND THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT.

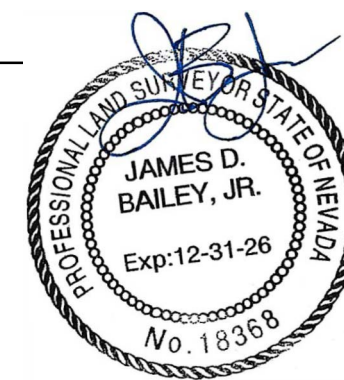
WAYNE HANDROCK P.L.S. 20464  
WASHOE COUNTY SURVEYOR

## SURVEYOR'S CERTIFICATE

I, JAMES D. BAILEY, JR., A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE HERBERT KRONISH TRUST.
2. THE LANDS SURVEYED LIE WITHIN SECTION 5, A PORTION OF SECTION 7, AND A PORTION OF THE NORTH 1/2 AND THE SOUTHWEST 1/4 OF SECTION 8, T. 19 N., R. 18 E., M.D.M., COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_;
2. THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE 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 CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
3. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JAMES D. BAILEY, JR. P.L.S. 18368



James D. Bailey, Jr.  
Digitally signed by James D. Bailey, Jr. Date: 2026.06.08 13:15:42 -0700

(FER26088)

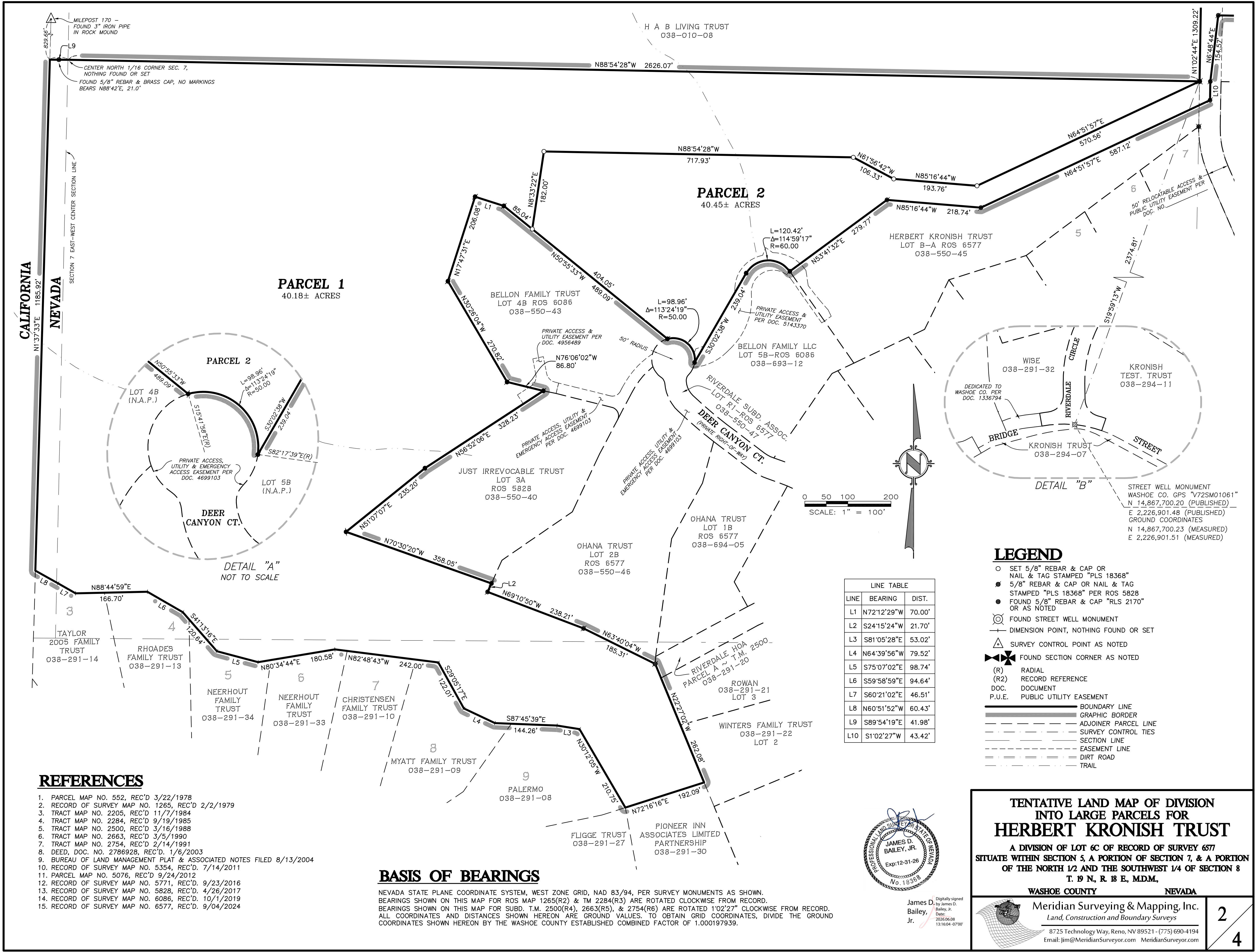
## TENTATIVE LAND MAP OF DIVISION INTO LARGE PARCELS FOR HERBERT KRONISH TRUST

A DIVISION OF LOT 6C OF RECORD OF SURVEY 6577  
SITUATE WITHIN SECTION 5, A PORTION OF SECTION 7, & A PORTION  
OF THE NORTH 1/2 AND THE SOUTHWEST 1/4 OF SECTION 8  
T. 19 N., R. 18 E., M.D.M.,

WASHOE COUNTY NEVADA

Meridian Surveying & Mapping, Inc.  
Land, Construction and Boundary Surveys  
8725 Technology Way, Reno, NV 89521 - (775) 690-4194  
Email: jim@MeridianSurveyor.com MeridianSurveyor.com

1  
4



CALIFORNIA  
NEVADA

MILEPOST 170 -  
FOUND 3" IRON PIPE  
IN ROCK MOUND

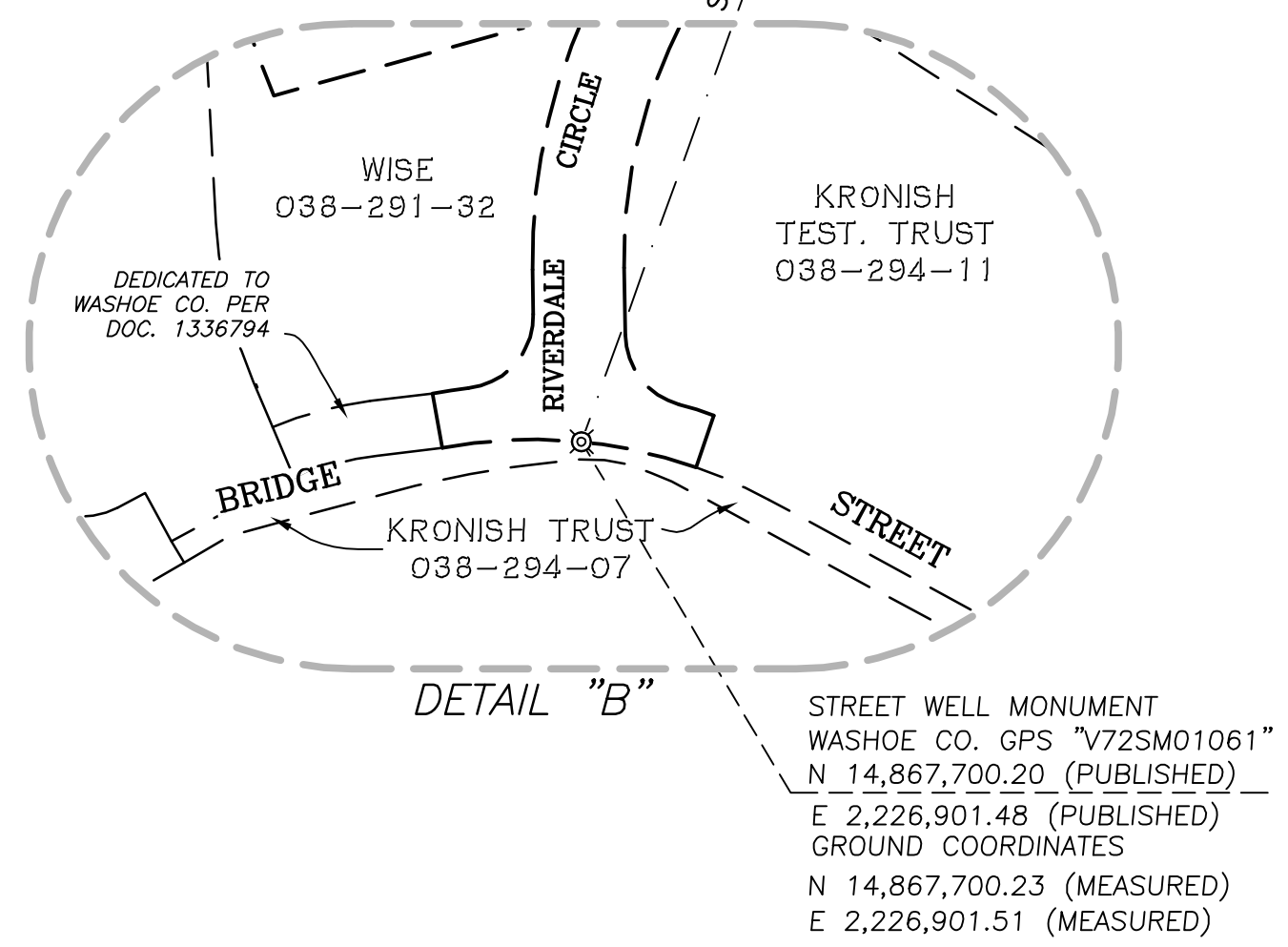
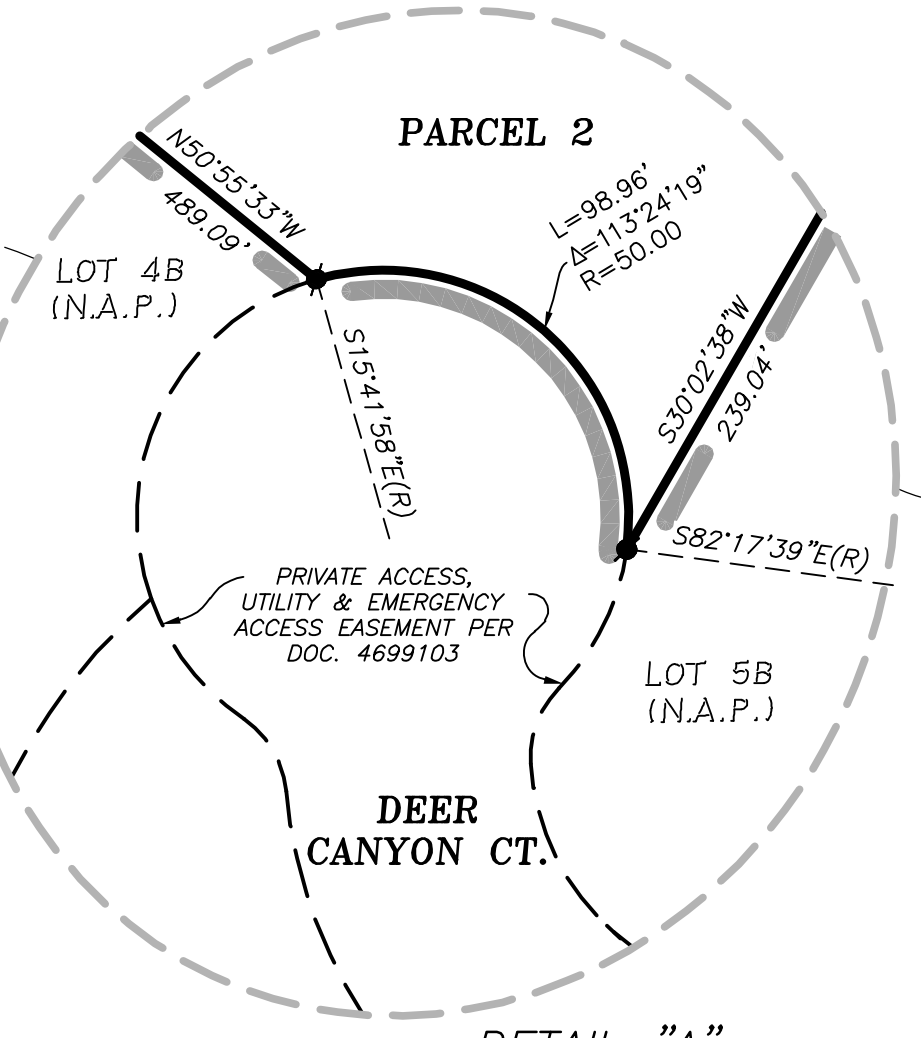
CENTER NORTH 1/16 CORNER SEC. 7,  
NOTHING FOUND OR SET

FOUND 5/8" REBAR & BRASS CAP, NO MARKINGS  
BEARS N88°42'E, 21.0'

H A B LIVING TRUST  
038-010-08

**PARCEL 1**  
40.18± ACRES

**PARCEL 2**  
40.45± ACRES



0 50 100 200  
SCALE: 1" = 100'

LINE	BEARING	DIST.
L1	N72°12'29"W	70.00'
L2	S24°15'24"W	21.70'
L3	S81°05'28"E	53.02'
L4	N64°39'56"W	79.52'
L5	S75°07'02"E	98.74'
L6	S59°58'59"E	94.64'
L7	S60°21'02"E	46.51'
L8	N60°51'52"W	60.43'
L9	S89°54'19"E	41.98'
L10	S1°02'27"W	43.42'

**LEGEND**

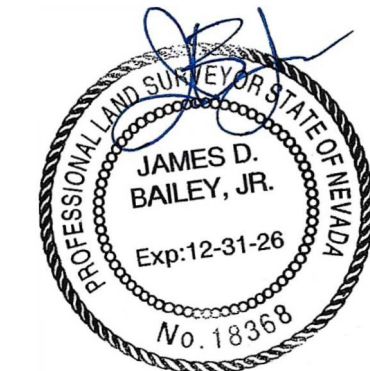
- SET 5/8" REBAR & CAP OR NAIL & TAG STAMPED "PLS 18368"
- 5/8" REBAR & CAP OR NAIL & TAG STAMPED "PLS 18368" PER ROS 5828
- FOUND 5/8" REBAR & CAP "RLS 2170" OR AS NOTED
- FOUND STREET WELL MONUMENT
- DIMENSION POINT, NOTHING FOUND OR SET
- △ SURVEY CONTROL POINT AS NOTED
- ✱ FOUND SECTION CORNER AS NOTED
- (R) RADIAL
- (R2) RECORD REFERENCE
- DOC. DOCUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- BOUNDARY LINE
- GRAPHIC BORDER
- ADJOINER PARCEL LINE
- SURVEY CONTROL TIES
- SECTION LINE
- EASEMENT LINE
- DIRT ROAD
- TRAIL

**REFERENCES**

1. PARCEL MAP NO. 552, REC'D 3/22/1978
2. RECORD OF SURVEY MAP NO. 1265, REC'D 2/2/1979
3. TRACT MAP NO. 2205, REC'D 11/7/1984
4. TRACT MAP NO. 2284, REC'D 9/19/1985
5. TRACT MAP NO. 2500, REC'D 3/16/1988
6. TRACT MAP NO. 2663, REC'D 3/5/1990
7. TRACT MAP NO. 2754, REC'D 2/14/1991
8. DEED, DOC. NO. 2786928, REC'D. 1/6/2003
9. BUREAU OF LAND MANAGEMENT PLAT & ASSOCIATED NOTES FILED 8/13/2004
10. RECORD OF SURVEY MAP NO. 5354, REC'D. 7/14/2011
11. PARCEL MAP NO. 5076, REC'D 9/24/2012
12. RECORD OF SURVEY MAP NO. 5771, REC'D. 9/23/2016
13. RECORD OF SURVEY MAP NO. 5828, REC'D. 4/26/2017
14. RECORD OF SURVEY MAP NO. 6086, REC'D. 10/1/2019
15. RECORD OF SURVEY MAP NO. 6577, REC'D. 9/04/2024

**BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/94, PER SURVEY MONUMENTS AS SHOWN. BEARINGS SHOWN ON THIS MAP FOR ROS MAP 1265(R2) & TM 2284(R3) ARE ROTATED CLOCKWISE FROM RECORD. BEARINGS SHOWN ON THIS MAP FOR SUBD. T.M. 2500(R4), 2663(R5), & 2754(R6) ARE ROTATED 1°02'27" CLOCKWISE FROM RECORD. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES. TO OBTAIN GRID COORDINATES, DIVIDE THE GROUND COORDINATES SHOWN HEREON BY THE WASHOE COUNTY ESTABLISHED COMBINED FACTOR OF 1.000197939.



James D. Bailey, Jr.  
Digitally signed by James D. Bailey, Jr. Date: 2026.06.08 13:16:04 -0700

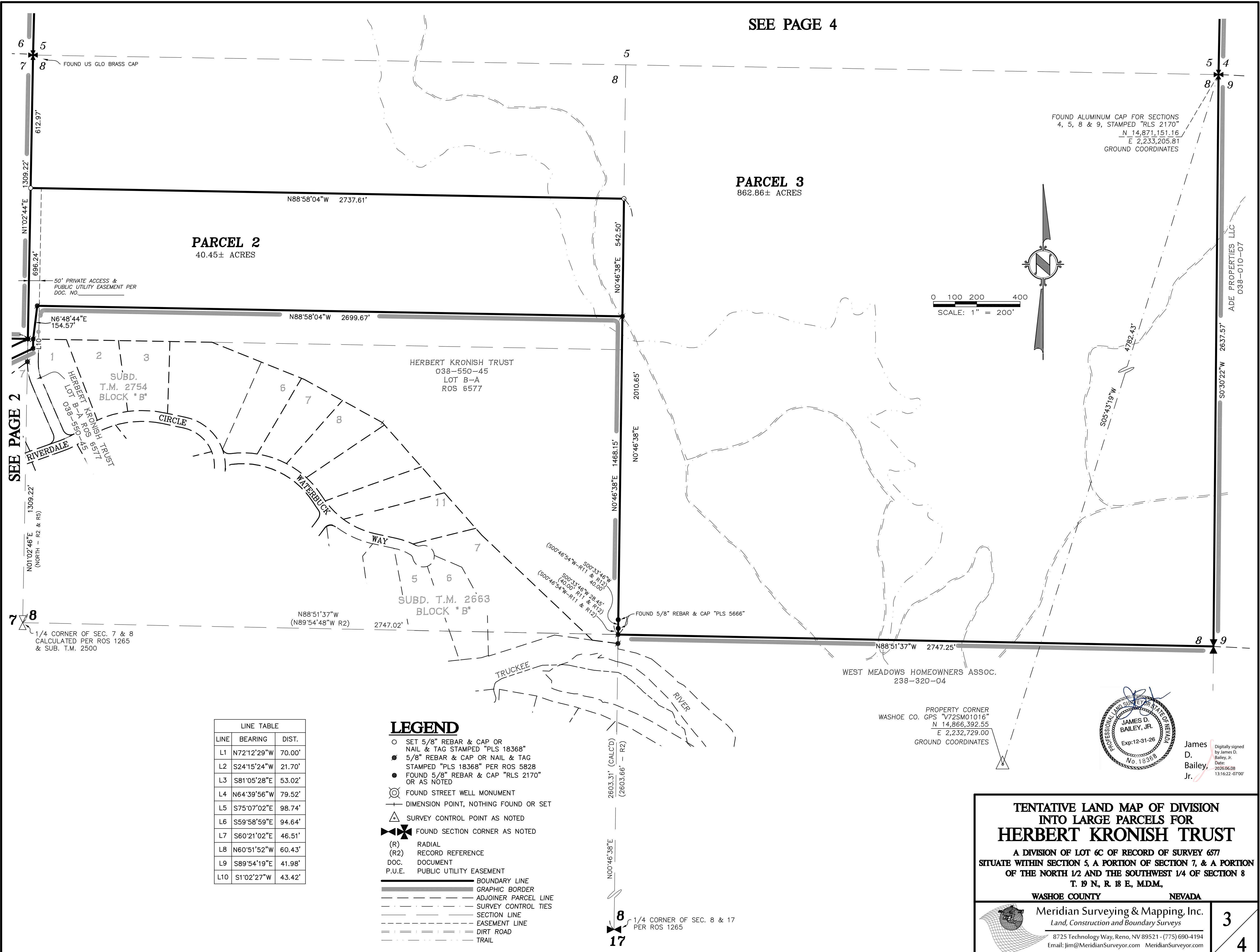
**TENTATIVE LAND MAP OF DIVISION INTO LARGE PARCELS FOR HERBERT KRONISH TRUST**

A DIVISION OF LOT 6C OF RECORD OF SURVEY 6577 SITUATE WITHIN SECTION 5, A PORTION OF SECTION 7, & A PORTION OF THE NORTH 1/2 AND THE SOUTHWEST 1/4 OF SECTION 8 T. 19 N., R. 18 E., MDM., WASHOE COUNTY NEVADA

Meridian Surveying & Mapping, Inc.  
Land, Construction and Boundary Surveys  
8725 Technology Way, Reno, NV 89521 - (775) 690-4194  
Email: jim@MeridianSurveyor.com MeridianSurveyor.com

2  
4

SEE PAGE 4



FOUND ALUMINUM CAP FOR SECTIONS  
4, 5, 8 & 9, STAMPED "RLS 2170"  
N 14,871,151.16  
E 2,233,205.81  
GROUND COORDINATES

**PARCEL 3**  
862.86± ACRES

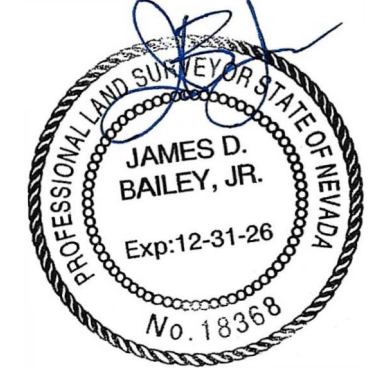
**PARCEL 2**  
40.45± ACRES

HERBERT KRONISH TRUST  
038-550-45  
LOT B-A  
ROS 6577

SUBD. T.M. 2663  
BLOCK "B"

WEST MEADOWS HOMEOWNERS ASSOC.  
238-320-04

PROPERTY CORNER  
WASHOE CO. GPS "V72SM01016"  
N 14,866,392.55  
E 2,232,729.00  
GROUND COORDINATES



James D. Bailey, Jr.  
Digitally signed by James D. Bailey, Jr.  
Date: 2026.06.08 13:16:22 -0700

LINE	BEARING	DIST.
L1	N72°12'29"W	70.00'
L2	S24°15'24"W	21.70'
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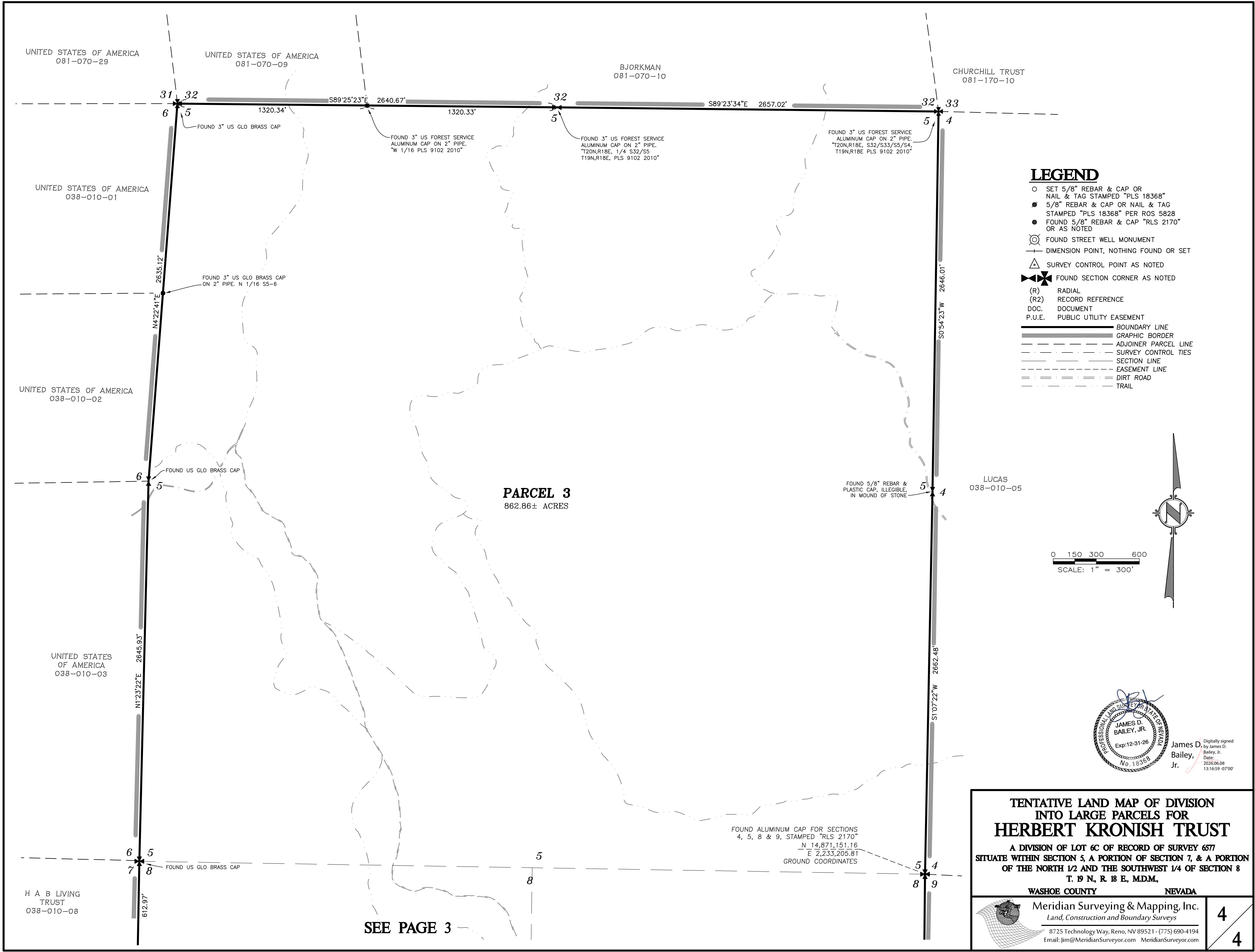
- LEGEND**
- SET 5/8" REBAR & CAP OR NAIL & TAG STAMPED "PLS 18368"
  - 5/8" REBAR & CAP OR NAIL & TAG STAMPED "PLS 18368" PER ROS 5828
  - FOUND 5/8" REBAR & CAP "RLS 2170" OR AS NOTED
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  - SECTION LINE
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  - TRAIL

**TENTATIVE LAND MAP OF DIVISION  
INTO LARGE PARCELS FOR  
HERBERT KRONISH TRUST**

A DIVISION OF LOT 6C OF RECORD OF SURVEY 6577  
SITUATE WITHIN SECTION 5, A PORTION OF SECTION 7, & A PORTION  
OF THE NORTH 1/2 AND THE SOUTHWEST 1/4 OF SECTION 8  
T. 19 N., R. 18 E., MDM.,  
WASHOE COUNTY NEVADA

Meridian Surveying & Mapping, Inc.  
Land, Construction and Boundary Surveys  
8725 Technology Way, Reno, NV 89521 - (775) 690-4194  
Email: jim@MeridianSurveyor.com MeridianSurveyor.com

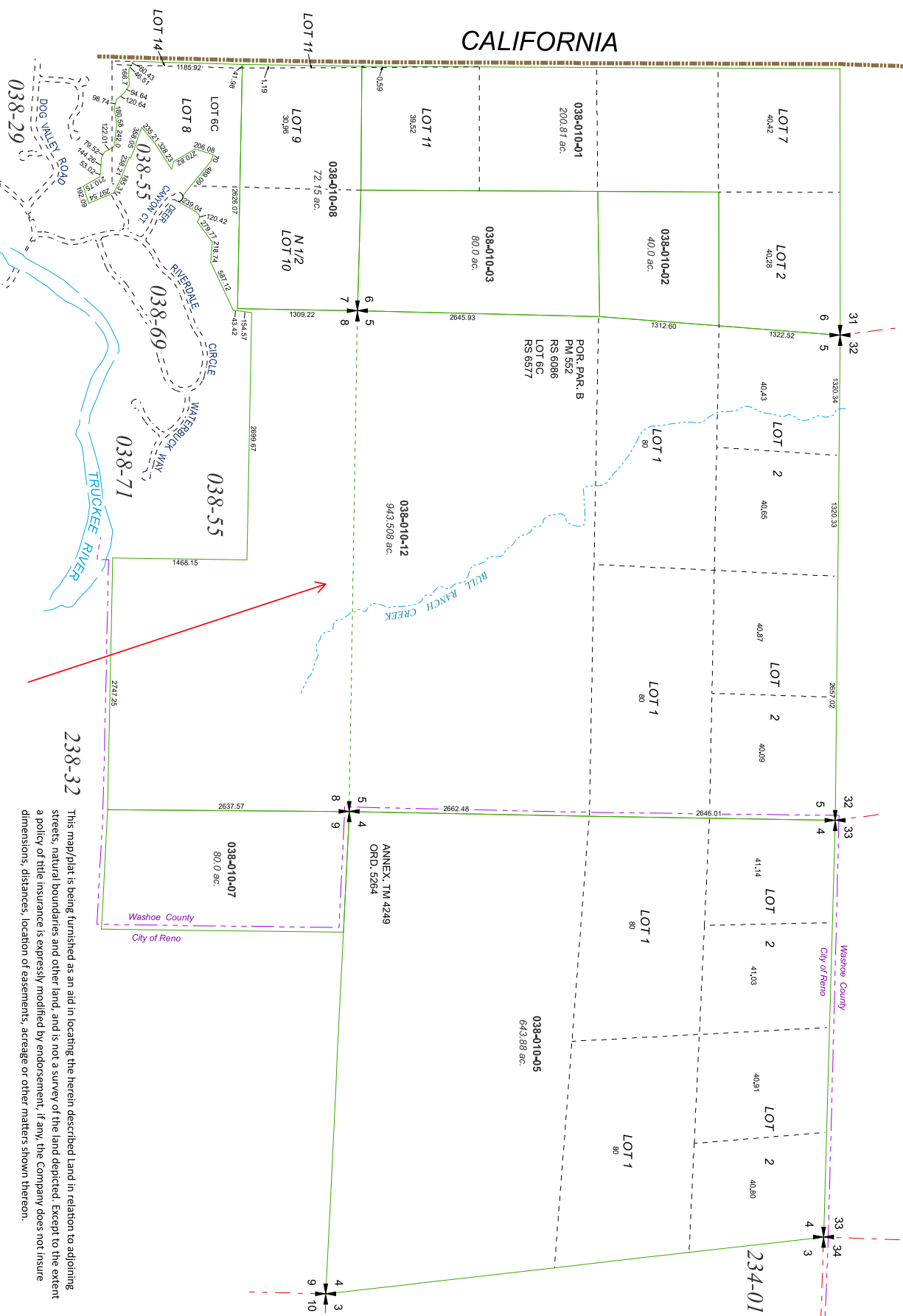
3  
4



SEE PAGE 3

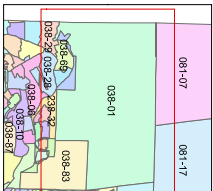
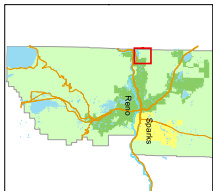
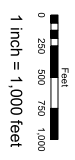
# SECTIONS 4, 5 & 6 AND POR. SECTIONS 7, 8 & 9 T19N - R18E

CALIFORNIA



Assessor's Map Number  
**038-01**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
1001 East Ninth Street, Building D  
Reno, NV 89402  
Phone: (775) 328-2231



created by: **KSB 10/14/2011**  
updated: **KSB 10/12/14**

area previously shown on map(s):  
**038-55**

**238-32**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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 for any error or inaccuracy of the data delineated hereon.

STATE OF NEVADA  
DIVISION OF WATER RESOURCES

# SUMMARY OF OWNERSHIP

Please retain this sheet on top of file

PERMIT: 49067  
CERTIFICATE: \_\_\_\_\_

USE: qm & dom  
ISSUED: \_\_\_\_\_

CFS: 0.854  
CFS: \_\_\_\_\_

DUTY: 425.04 AFA  
DUTY: \_\_\_\_\_ AFA

Page --- 1 OF 2  
ACRES  
ACRES

**REVIEW**

DATE: 9/1/2009

BY: DZ

**LAST**

UPDATE: 4/14/2014

BY: MMH

**SUPPLEMENTAL TO:**

TCD of Permits 46998, 47000, 47171, 47351, 47611, 47612, 47683, 47787  
49067, 49068, 49069, & 49586 thru 49589 shall not exceed 425.04 AFA

**APPURT-**

**CHANGED BY:**

**REFERENCED**

**OWNER**

**CFS**

**DUTY**

**AFA**

**ENANT**

**ACRES**

**STATUS**

**DOCUMENTS**

**DESCRIPTION**

Estate of Herbert Kronish  
Filiberto Ferroni, Co-Trustee  
Karen Ferroni, Co-Trustee

0.210

48.08

---

\_\_\_\_\_

Kronish Estate sold 219.70 af  
at 0.0015 cfs/af. The PER is for  
0.0020 cfs/af so difference in  
diversion rate stays w/ Kronish

Washoe County, a political subdivision  
of the State of Nevada

0.036

18.18

---

49067R01

RLP

**AFFIDAVIT OF RELINQUISHMENT**  
9 new lots  
Approved June 15, 2010

Pioneer Inn Associates Limited  
Partnership, a Nevada limited  
partnership

0.2526

173.64

---

75970

PER

Dead restricted cfs  
Actual pro-rata diversion rate  
would have been 0.349 cfs  
if bought at 0.0020 cfs/af

Washoe County, a political subdivision  
of the State of Nevada

0.236

119.18

---

58928

PER

Permit 58928 is not  
supplemental

Dead restricted cfs  
Actual pro-rata diversion rate  
would have been 0.054 cfs  
if bought at 0.0020 cfs/af

The Small LLC, a Nevada limited  
liability company

0.042

27.88

---

78444

WDR 1/11/2012

0.777

386.96

0.0

ENCUMBRANCE(S) : YES ( ) NO ( X )