



# Parcel Map Review Committee Staff Report

Meeting Date: February 10, 2022

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM21-0015 (3380 Mario Rd)

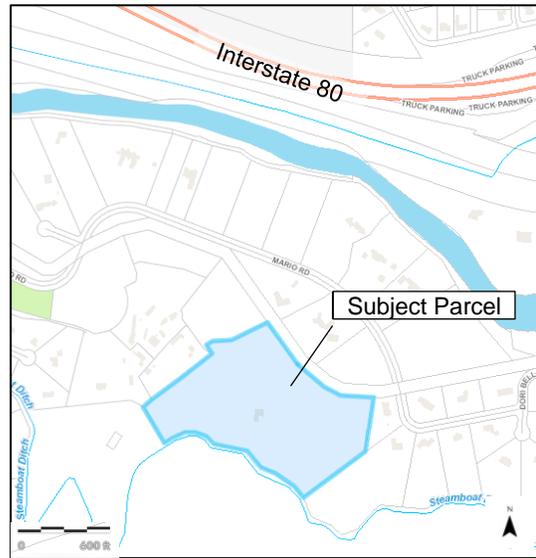
BRIEF SUMMARY OF REQUEST: Division of an existing parcel into 3 parcels

STAFF PLANNER: Planner's Name: Courtney Weiche  
Phone Number: 775.328.3608  
E-mail: cweiche@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion and possible action to approve a tentative parcel map dividing an 18.24-acre parcel into three parcels. Proposed parcels sizes are as follows: Parcel 1 would be 13.62 acres, Parcel 2 would be 2.00 acres and Parcel 3 would be 2.62 acres.

Applicant / Owner: Randall C. & Teresa A. Bell  
Location: 3380 Mario Rd, Reno NV 89523  
APN: 038-682-12  
Parcel Size: 18.24 acres  
Master Plan: Rural & Rural Residential  
Regulatory Zone: High Density Residential (41%) & General Rule (51%)  
Area Plan: Verdi  
Development Code: Authorized in Article 606  
Commission District: 5 – Commissioner Herman



Vicinity Map

### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTM21-0015 for Randall & Theresa Bell, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e).

*(Motion with Findings on Page 8)*

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## **Parcel Map**

The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, Parcel Maps. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to conditions of approval. Conditions of approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within 22 months from the date of approval and to record the map within the two-year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM21-0015 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



**Tentative Parcel Map Evaluation**

Requirement	Evaluation
Area Plan	Verdi
TMSA	Inside TMSA
Regulatory Zone	High Density Residential - HDR 41% / General Rural - GR 59%
Maximum Lot Potential	Three lots in HDR and 1 in GR
Number of Lots on Parcel Map	Three
Minimum Lot Size Required	2 acres (HDR) and 40 acres (GR)
Minimum Lot Size on Parcel Map	2.62 acres / 2 acres (HDR) and 13.62 acres (GR)
Minimum Lot Width Required	150'
Minimum Lot Width on Parcel Map	250'
Development Suitability Map	Most Suitable for Development
Hydrographic Basin	Truckee Canyon Segment Hydrographic Basin.

The tentative parcel map meets all minimum requirements for the two parcels proposed within the HDR regulatory zone. The remaining parcel has a General Rural regulatory zone and is considered nonconforming in size; however, the proposed parcel map does not increase the nonconformity and the portion of GR zoning is the same size as currently exists today.

The proposed division of land is not a second or subsequent division of a parcel map approved within the last five years.

**Development Information** The subject parcel is developed with a single-family residence which will remain located on resultant parcel 1. The required setbacks for the general rural (GR) regulatory zone are 30 feet from the front and rear property lines and 50 feet from the side property lines and the required setback of the high density rural (HDR) regulatory zone are 30 feet from the front and rear property lines and 15 feet from the side property lines. The existing single-family dwelling and all structures meet the above-mentioned setbacks. Future development will be required to meet the minimum design standards for each regulatory zone.

**Area Plan Evaluation**

The subject parcel is located within the Verdi Area Plan. No pertinent area plan policies were found.

**Reviewing Agencies**

The following agencies/individuals received a copy of the project application for review and evaluation.

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Water Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Jennifer Heeran jheeran@washoecounty.us
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly / dakelly@washoecounty.us
WCHD- EMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon/ blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County School District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

### **Staff Comment on Required Findings**

WCC Section 110.606.30(e) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
 

*Staff Comment:* Compliance with environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal will be ensured, as appropriate, with the recordation of the map and/or upon development on each parcel of land. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
 

*Staff Comment:* Water will be supplied by individual wells. Conditions of approval requiring appropriate water rights have been provided by Washoe County Water Rights staff, and these conditions are included in Exhibit A.
  - iii) The availability and accessibility of utilities.
 

*Staff Comment:* The proposed lots will be served by individual wells and individual septic systems. Power will be provided through NV Energy.

- iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The proposed parcel map would create two additional lots, which is anticipated to have minimal impacts on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks available to the Verdi Planning Area.

- v) Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan and with the regulatory zoning on the property.

- vi) General conformity with the governing body's master plan of streets and highways.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the area plan and master plans for streets and highways.

- vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for new streets or highways was received.

- viii) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The project area for division is identified as "most suitable for development" by the Verdi Area Plan Development Suitability Map.

- ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommended conditions of approval from the reviewing agencies have been included with the staff report.

- x) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: The application was reviewed by the Truckee Meadows Fire Protection District, and no recommendation for denial was received.

- xi) Community antenna television (CATV) conduit and pull wire.

Staff Comment: The application was reviewed by the appropriate agencies, and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.

- xii) Recreation and trail easements.

Staff Comment: The application was reviewed by Washoe County Regional Parks and Open Space (Parks) staff, and no conditions or recommendation for denial were received.

## **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM21-0015 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

## **Motion**

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM21-0015 for [Randall C. Bell and Teresa A. Bell], subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
  - ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created;
  - iii) The availability and accessibility of utilities;
  - iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
  - v) Conformity with the zoning ordinances and master plan;
  - vi) General conformity with the governing body's master plan of streets and highways;
  - vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
  - viii) Physical characteristics of the land such as floodplain, slope and soil;
  - ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
  - x) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
  - xi) Community antenna television (CATV) conduit and pull wire; and
  - xii) Recreation and trail easements.

## **Appeal Process**

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant: Jeff Brooke  
jbrooke@woodrogers.com

Owner: Randall C. & Teresa A. Bell; 3380 Mario Road Reno, NV 89532



# Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0015

The tentative parcel map approved under Parcel Map Case Number WTPM21-0015 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on February 10, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

**Any conditions set by the Health District must be appealed to the District Board of Health.**

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Building Division**

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact: Courtney Weiche. Senior Planner, 775.328.3608, [cweiche@washoecounty.us](mailto:cweiche@washoecounty.us)

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- c. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- d. The final map shall contain the following jurat:

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM21-0015 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 PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

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MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

### **Washoe County Engineering and Capital Projects**

- 2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact: Matthew Philumalee, PLS, [mphilumalee@washoecounty.us](mailto:mphilumalee@washoecounty.us)

- a) Comply with the conditions of the Washoe County technical check for this map.
- b) Complete the Surveyor's Certificate.
- c) Remove structures, trees, poles and hydrants from the map.
- d) Add a Water Rights Dedication Certificate.
- e) Add the following note to the map: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
- f) Add the following note to the final map; "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."
- g) Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
- h) All boundary corners must be set.
- i) Place a note on the map stating that the natural drainage will not be impeded.
- j) Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.

- k) Add the following note to the map; "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."

### **Washoe County Health District**

3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

Contact: David Kelly, 775.328.324, [dakelly@washoecounty.us](mailto:dakelly@washoecounty.us)

- a. EHS requires a test trench to be completed on each proposed parcel. If test trenches have been previously done, they will be accepted. Test trench reports must be provided prior to signing of parcel map. Test trench permit(s) require an application with EHS prior to excavation and inspection.

### **Truckee Meadows Fire Protection District**

4. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemmon, 775.326.6079 [blemon@washoecounty.us](mailto:blemon@washoecounty.us)

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>.
- b. Provide proof that the bridge that is being utilized by these parcels complies with access requirements per IFC (minimum of 20 feet) and is capable of supporting 75,000 pounds

\*\*\* End of Conditions \*\*\*

## Weiche, Courtney

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**From:** Lemon, Brittany  
**Sent:** Monday, December 20, 2021 2:57 PM  
**To:** Weiche, Courtney  
**Cc:** Way, Dale  
**Subject:** WTPM21-0015 (3380 Mario Road) Conditions of Approval

Hi Courtney,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

We want to confirm that the bridge that is being utilized by these parcels complies with access requirements per IFC (minimum of 20 feet) and is capable of supporting 75,000 pounds.

Thank you!

### **Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*"Committed to excellence, service, and the protection of life and property in our community"*

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

December 17, 2021

Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: 3380 Mario Road; 038-682-12  
Parcel Map; WTPM21-0015

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

**Contact Name – David Kelly**

1. EHS requires a test trench to be completed on each proposed parcel. If test trenches have been previously done, they will be accepted. Test trench reports must be provided prior to signing of parcel map. Test trench permit(s) require an application with EHS prior to excavation and inspection.

If you have any questions or would like clarification regarding the foregoing, please contact Dave Kelly, EHS Supervisor at [dakelly@washoecounty.us](mailto:dakelly@washoecounty.us) regarding all Health District comments.

Sincerely,



Dave Kelly, REHS  
EHS Supervisor  
Environmental Health  
Washoe County Health District





# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

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#### INTEROFFICE MEMORANDUM

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#### PARCEL MAP REVIEW

DATE: January 6, 2022

TO: Courtney Weiche, Planner - Department of Community Services

FROM: Matthew Philumalee, PLS, Engineering and Capital Projects Division

**SUBJECT: Parcel Map for: BELL**  
**Parcel Map Case No.: WTPM21-0015**  
**APN:038-682-12**  
**Review Date: 12/21/2021**

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The Engineering and Capital Projects Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Complete the Surveyor's Certificate.
3. Remove structures, trees, poles and hydrants from the map.
4. Add a Water Rights Dedication Certificate.
5. Add the following note to the map: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
6. Add the following note to the final map; "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."
7. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
8. All boundary corners must be set.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

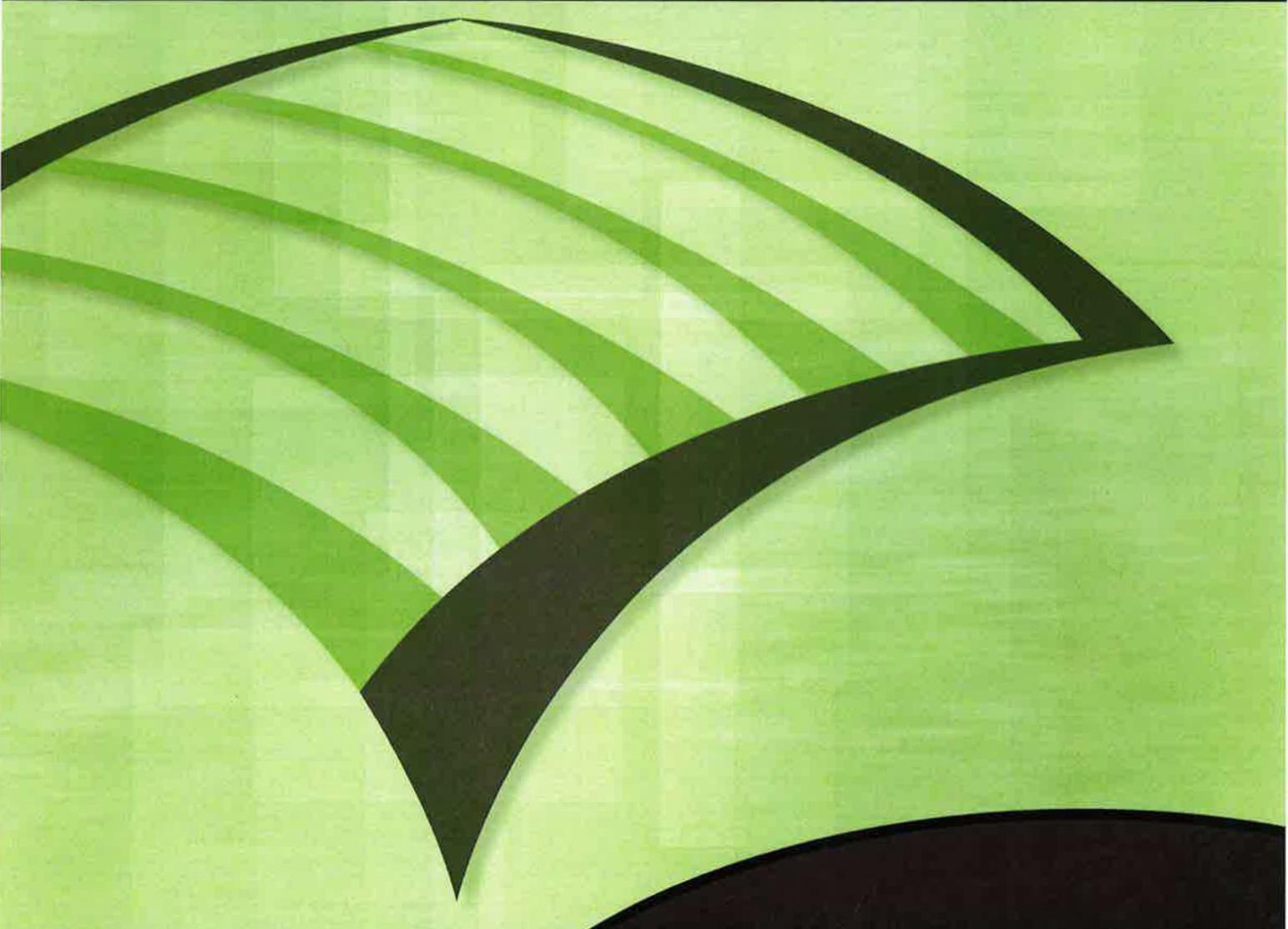
**WTPM21-0015**  
**EXHIBIT B**

Memo to: Courtney Weiche, Planner  
Subject: Parcel Map Case No.: WTPM21-0015  
Date: January 6, 2022  
Page: 2

9. Place a note on the map stating that the natural drainage will not be impeded.
10. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
11. Add the following note to the map; "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."

# Parcel Map Application

## Randall C. Bell and Teresa A. Bell



### PREPARED FOR

Randall C & Teresa A Bell  
3380 Mario Rd  
Washoe County, NV 89523

Submitted to Washoe County  
September 8, 2021

Prepared By



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

**WTPM21-0015**  
**EXHIBIT C**

## 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

**This sheet must accompany the original application and be signed by the Professional Land Surveyor.**

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department 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.

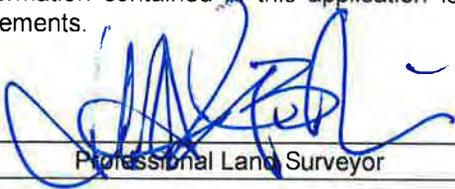
**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**
7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
  - 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. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. 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) 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 to clarify the potential impacts and potential conditions of development 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.
  - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

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

## 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: <b>Parcel Map for Randall C. Bell and Teresa A. Bell</b>			
Project Description: A division of Parcel B of Parcel Map 3376			
Project Address: 3380 Mario Rd. Washoe County, NV 89523			
Project Area (acres or square feet): 18.24 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>3380 Mario Rd, Washoe County, NV 89523</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
038-682-12	18.24		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Randall C & Teresa A Bell		Name: Wood Rodgers	
Address: 3380 Mario Rd		Address: 1361 Corporate Blvd	
Washoe County, NV	Zip: 89523	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email:		Email: jbrooke@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Jeff Brooke	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as above		Name: Wood Rodgers	
Address:		Address: 1361 Corporate Blvd	
	Zip:	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email:		Email: danderson@woodrodgers.com	
Cell:	Other:	Cell: 775-823-4067	Other:
Contact Person:		Contact Person: Derah Anderson	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** Randall C Bell

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, Randall C Bell  
(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 Building.

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

Assessor Parcel Number(s): 038-682-12

Printed Name Randall C Bell

Signed [Signature]

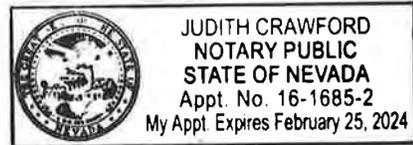
Address 3380 MARCO RD  
RENO NV 89523

Subscribed and sworn to before me this 10 day of August, 2021.

(Notary Stamp)

Washoe County, Nevada  
Notary Public in and for said county and state

My commission expires: 02/25/2024



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

- Owner
- Corporate Officer/Partner (Provide copy of record 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

# Property Owner Affidavit

**Applicant Name:** Teresa A Bell

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, Teresa A Bell  
(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 Building.

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

Assessor Parcel Number(s): 038-682-12

Printed Name Teresa A. Bell

Signed Teresa A. Bell

Address 3380 Mario Rd.

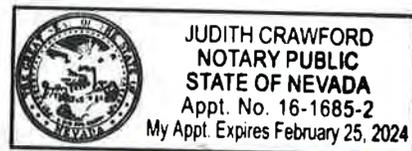
Reno, NV 89523

Subscribed and sworn to before me this  
10 day of August, 2021.

Washoe County Nevada  
Notary Public in and for said county and state

My commission expires: 02/25/2024

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of record 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

Washoe County Treasurer  
 Tammi Davis

## Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)
**Washoe County Parcel Information**

Parcel ID	Status	Last Update
03868212	Active	8/31/2021 1:39:44 AM
<b>Current Owner:</b> BELL, RANDALL C & TERESA A 3380 MARIO RD RENO, NV 89523		<b>SITUS:</b> 3380 MARIO RD WCTY NV
<b>Taxing District</b> 4811		<b>Geo CD:</b>
Legal Description Range 18 Lot B SubdivisionName BELLI RANCH ESTATES Township 19		

**Installments**

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/16/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/4/2021	2021	\$1,843.27	\$0.00	\$0.00	\$1,843.27
INST 3	1/3/2022	2021	\$1,843.26	\$0.00	\$0.00	\$1,843.26
INST 4	3/7/2022	2021	\$1,843.26	\$0.00	\$0.00	\$1,843.26
<b>Total Due:</b>			<b>\$5,529.79</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,529.79</b>

**Tax Detail**

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$541.37	(\$154.53)	\$386.84
<u>Truckee Meadows Fire Dist</u>	\$1,719.64	(\$490.87)	\$1,228.77
<u>Washoe County</u>	\$4,431.90	(\$1,265.09)	\$3,166.81
<u>Washoe County Sc</u>	\$3,625.56	(\$1,034.92)	\$2,590.64
<u>TRUCKEE CANYON SEG WATER BASIN</u>	\$2.05	\$0.00	\$2.05
Total Tax	<b>\$10,320.52</b>	<b>(\$2,945.41)</b>	<b>\$7,375.11</b>

**Payment History**

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2021247394	B21.90027	\$1,845.32	8/16/2021

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**

P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**

1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845

**Change of Address**

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to:  
 (775) 328-3642

Address change requests may also be mailed to:  
 Washoe County Assessor  
 1001 E 9th Street  
 Reno, NV 89512-2845

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washocounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

**WTPM21-0015**



**First Centennial Title Company of Nevada**  
1450 Ridgeview Dr, Ste 100, Reno, NV 89519  
Phone: (775)689-8510 • Fax:



## COMMITMENT FOR TITLE INSURANCE

---

**Today's Date:**  
August 24, 2021

**Order No.:** 21020704-RT  
**Escrow Officer:** Reno Title Only

**Proposed Buyer/Borrower:**

**Property Address:** 3380 Mario Road, Reno, NV 89523

**Lender:**

**Loan Amount:** \$0.00

---

First Centennial Title of Nevada

A handwritten signature in black ink that reads "Anne Ambrose".

Anne Ambrose, Authorized Signatory



## COMMITMENT FOR TITLE INSURANCE

### NOTICE

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

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

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

### COMMITMENT TO ISSUE POLICY

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

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

### COMMITMENT CONDITIONS

#### 1. DEFINITIONS

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

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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

#### 4. COMPANY'S RIGHT TO AMEND

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

#### 5. LIMITATIONS OF LIABILITY

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

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

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

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

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

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

**8. PRO-FORMA POLICY**

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

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## COMMITMENT FOR TITLE INSURANCE

### ***Transaction Identification Data for reference only:***

Issuing Agent: First Centennial Title Company of Nevada  
Issuing Office: 1450 Ridgeview Dr, Ste 100, Reno, NV 89519  
Issuing Office's ALTA® Registry ID: 1022833  
Commitment No.: 21020704-RT-1  
Issuing Office File No.: 21020704-RT  
Property Address: 3380 Mario Road, Reno, NV 89523

### SCHEDULE A

1. Commitment Date: July 23, 2021 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (06/17/06)  
Proposed Insured:  
Proposed Policy Amount: \$0.00
  - b.  
Proposed Insured:  
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is  
Fee Simple.
4. The Title is, at the Commitment Date, vested in:  
  
Randall C. Bell and Teresa A. Bell, husband and wife and Randall C. Bell and Teresa A. Bell, Trustees, or their successors in trust, under the BELL LIVING TRUST, dated December 15, 2004 and any amendments thereto, as their interests appear of record
5. The Land is described as follows:  
  
SEE SCHEDULE C ATTACHED HERETO

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**SCHEDULE A**  
(Continued)

First Centennial Title of Nevada

Anne Ambrose

Anne Ambrose, Authorized Signatory



John Wiley

By: John Wiley, Executive Vice President

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AMERICAN  
LAND TITLE  
ASSOCIATION



ALTA Commitment for Title Insurance (08-01-16)  
Schedule A

21020704-RT

**WTPM21-0015**  
**EXHIBIT C**



## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Prior to the close of escrow this office will require:  
***A Copy of the Trust Agreement, or a Notarized Certificate of Trust, for the BELL LIVING TRUST, dated December 15, 2004 as set forth in the vesting herein.***

**NOTE:**

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

**None.**

**NOTE:** This is preparatory to the issuance of an ALTA Extended 2006 Lender's Policy of Title Insurance. We have no knowledge of any fact which would preclude the issuance of said ALTA POLICY with Endorsements 9.10.06 and 22-06 attached.

There is located on said land ***a Single Family Residence*** designated as 3380 Mario Road, Reno, NV.

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## SCHEDULE B

(Continued)

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

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

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AMERICAN  
LAND TITLE  
ASSOCIATION



ALTA Commitment for Title Insurance (08-01-16)  
Schedule B

21020704-RT

**WTPM21-0015  
EXHIBIT C**

## SCHEDULE B

(Continued)

### SCHEDULE B, PART II Exceptions

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

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

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

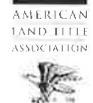
#### **Exceptions 1-7 will be omitted on extended coverage policies**

**NOTE:** The total liability of *First Centennial Title Company of Nevada, Inc. and Real Advantage Title Insurance Company* shall not exceed the total fee paid for the herein Preliminary Report of Title. Any reliance placed upon the matters expressed herein shall have no value or liability exceeding the above said fee and any liability extended by the herein report shall not extend beyond the date hereof.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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## SCHEDULE B

(Continued)

8. General and Special Taxes for the fiscal year 2021-2022, including any secured personal property taxes and any district assessments, a lien due and payable.

Total Tax for this fiscal year:	\$10,320.52
Tax-Cap Abatement Credit:	\$2,945.41
Total Tax Due for fiscal year:	\$7,375.11
1st ¼ Due by 8/16/2021:	\$1,845.32, Unpaid
2nd ¼ Due by 10/4/2021:	\$1,843.27, Unpaid
3rd ¼ Due by 1/3/2022:	\$1,843.26, Unpaid
4th ¼ Due by 3/7/2022:	\$1,843.26, Unpaid
Assessor's Parcel No.:	038-682-12

***Please contact the Washoe County Treasurer's Office at (775) 328-2510 to obtain current amounts due prior to the close of escrow.***

9. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.
10. Except all water, claims or rights to water, in or under said land.
11. Any liens that may be created for Delinquent Sewer Charges by reason of said premises lying within the City of Reno/Sparks, the County of Washoe (Sewer). Contact the following for Sewer/Water, and/or Tax Assessment information: City of Reno Sewer at (775) 334-2095; City of Sparks Sewer at (775) 353-2360; County of Washoe Sewer at (775) 954-4601; Washoe County Treasurer at (775) 328-2510. Delinquent amounts may be added to and collected through the secured real property tax roll of the Washoe County Assessor's Office and included in the tax installments referenced above.

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

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

Any liens which may be or may become due the Incline Village General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)832-1203.

12. Any unpaid charges for delinquent garbage fees, plus any interest and/or penalties, which would create a lien and attach to said premises, pursuant to Nevada Revised Statutes Section 444.520.
13. An easement as granted to Sierra Pacific Power Company, a Nevada corporation, to construct, operate and maintain electric power and communication lines and incidental purposes, by instrument recorded 12/11/1968, as Document No. 131706, in Book 360, Page 78, Washoe County Records.

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## SCHEDULE B

(Continued)

14. Provisions regarding the use of existing easements contained in Deed from Mario Belli, et ux., to W.K. Tower, Inc., recorded September 2, 1977, in Book 1123, Page 196, as [Document No. 485323](#), Official Records, Washoe County, Nevada.
15. Provisions regarding the use of existing easements contained in Deed from Mario Belli, et ux., to W.K. Tower, Inc., recorded September 2, 1977, in Book 1123, Page 203, as [Document No. 485324](#), Official Records, Washoe County, Nevada.
16. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the official map of Belli Ranch Estates.
17. Easements and/or rights-of-way for the Washoe Power Ditch, Steamboat Ditch and Roberts Creek Ditch, and any easements pertaining thereto, including but not limited to any prescriptive or implied rights and/or easements.
18. An easement for use of common area, and incidental purposes, as set forth in an instrument recorded 09/20/1983, in Book 1919, Page 730, as [Document No. 880300](#), Official Records.
19. An easement for use of common area, and incidental purposes, as set forth in an instrument recorded 09/20/1983, in Book 1919, Page 736, as [Document No. 880301](#), Official Records.
20. An easement for the purpose of access to Roberts Creek, and incidental purposes, as set forth in an instrument recorded 07/05/1985, in Book 2192, Page 870, as [Document No. 1007936](#), Official Records.
21. A Notice of Assessment charges which purports to amend the covenants, conditions and restrictions set forth herein, which assesses a \$50.00, transfer fee, recorded March 4, 1988, in Book 2700, Page 283, as [Document No. 1230449](#), Official Records, Washoe County, Nevada.
22. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on [Parcel Map No. 3376](#), recorded June 26, 1998, as Document No. 2224969.
23. An easement for irrigation and related purposes, and incidental purposes, as set forth in an instrument recorded 09/15/2000, as [Document No. 2482734](#), Official Records.
24. The effect of a Revolving Line of Credit Deed of Trust to secure an original principal amount of \$250,000.00, and any other amounts as therein provided, recorded May 3, 2007, as [Document Number 3528165](#), Official Records, Washoe County, Nevada.

Dated: March 20, 2007  
Trustor: Randall C. Bell and Teresa A. Bell, husband and wife  
Trustee: U.S. Bank Trust Company, National Association  
Lender: U.S. Bank, National Association N.D.

**Said Deed of Trust encumbers said land and other land**

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AMERICAN  
LAND TITLE  
ASSOCIATION



## SCHEDULE B

(Continued)

25. The terms, covenants, conditions and provisions as contained in an instrument, entitled "Affidavit to Relinquish Water Rights in Favor of use of Water for Domestic Wells", recorded October 27, 2009, as Document No. 3815478, of Official Records.
26. Covenants, conditions, restrictions, reservations, easements, assessments, liens and charges set forth in a Declaration of Restrictions, recorded March 23, 2017, as Document No. 4689499, Official Records, Washoe County, Nevada; but omitting any covenants or restrictions, if any, but not limited to those based on race, color, religion, sex, sexual orientation, familial status, marital status, disability handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

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## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE C

The Land is described as follows:

Parcel B of Parcel Map No. 3376 for RANDALL AND TERESA BELL, according to the Official Map thereof, filed in the office of the Washoe County Recorder, on June 26, 1998, as Document No. 2224969.

Assessors Parcel No.: 038-682-12

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ALTA Commitment for Title Insurance (08-01-16)  
Schedule C

21020704-RT

**WTPM21-0015  
EXHIBIT C**

BELLI RANCH ESTATES

POR. SEC. S 15 & 22

T. 19N. - R. 18E.



1/16 COR.
Drawn by G.S. 3/86
Revised by 7/98

Assessor's Map County of Washoe, Nevada  
 NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

NOTE: This map is 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 delineated herein.

**JLM TITLE, LLC, a Nevada Limited Liability Company, dba FIRST CENTENNIAL TITLE COMPANY**  
**PRIVACY POLICY**

Re: 3380 Mario Road, Reno, NV 89523

**We Are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

**Applicability**

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

**Types of Information**

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information we receive from providers of services to us, such as appraisers, appraisal management companies, real estate agents and brokers and insurance agencies (this may include the appraised value, purchase price and other details about the property that is the subject of your transaction with us).
- Information about your transactions with us, our Affiliated Companies, or others; and
- Information we receive from a consumer reporting agency.

**Use of Information**

We request information from you for our own legitimate business purposes and not for benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

**Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

**Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**Other Important Information**

We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will provide the new Privacy Policy and the ability to opt out (as required by law) before the new policy becomes effective.

**INITIALS** \_\_\_\_\_

J:\vabs\4081\_Bell\_Parcel\_04\comomates\mapping\temp.dwg 12/16/2021 2:35 PM Jeff Brooke

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RANDALL C. BELL AND TERESA A. BELL, HUSBAND AND WIFE AND RANDALL C. BELL AND TERESA A. BELL, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE BELL LIVING TRUST DATED DECEMBER 15, 2004 ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE 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 IRRIGATION EASEMENT AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS.

RANDALL C. BELL \_\_\_\_\_ TERESA A. BELL \_\_\_\_\_  
 \_\_\_\_\_

BELL LIVING TRUST DATED DECEMBER 15, 2004:

RANDALL C. BELL, TRUSTEE \_\_\_\_\_ TERESA A. BELL, TRUSTEE \_\_\_\_\_

**NOTARY CERTIFICATE:**

STATE OF NEVADA }  
 COUNTY OF WASHOE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY RANDALL C. BELL AND TERESA A. BELL.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 NOTARY PUBLIC

**NOTARY CERTIFICATE:**

STATE OF NEVADA }  
 COUNTY OF WASHOE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY RANDALL C. BELL AND TERESA A. BELL AS TRUSTEES OF THE BELL LIVING TRUST, DATED DECEMBER 15, 2004.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 NOTARY PUBLIC

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT RANDALL C. BELL AND TERESA A. BELL, HUSBAND AND WIFE AND RANDALL C. BELL AND TERESA A. BELL, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE BELL LIVING TRUST DATED DECEMBER 15, 2004 OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE PLAT; AND 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 COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; EXCEPT DOCUMENT NO. 3528165.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

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

NAME/TITLE (PRINT)

**TAX CERTIFICATE:**

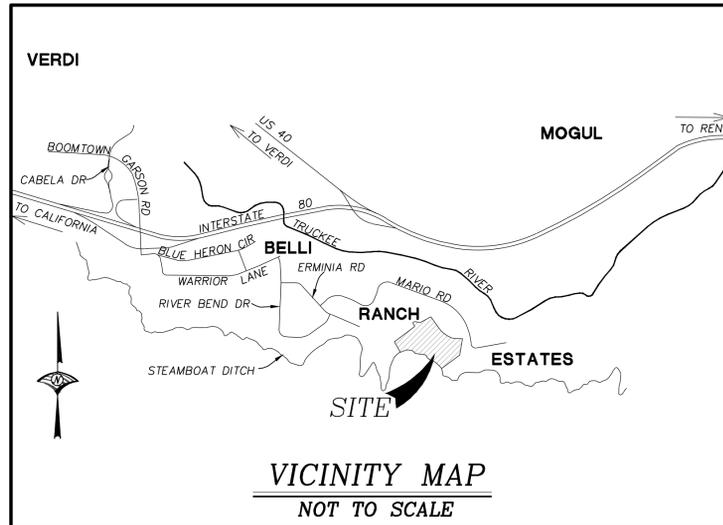
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

A.P.N. 038-682-12

WASHOE COUNTY TREASURER

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

NAME / TITLE (PRINT)



**DIRECTOR OF PLANNING AND DEVELOPMENT 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.

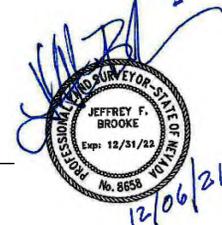
THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

**SURVEYOR'S CERTIFICATE:**

I, JEFFREY F. BROOKE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RANDALL C. BELL.
2. THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 22 AND THE SE 1/4 OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_, 20\_\_\_\_.
3. 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.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



JEFFREY F. BROOKE, PLS, CFedS  
 NEVADA CERTIFICATE NO. 8658

**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

**UTILITY COMPANIES' CERTIFICATE:**

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

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

NAME/TITLE (PRINT)

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

NAME/TITLE (PRINT)

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

NAME/TITLE (PRINT)

**SECURITY INTEREST HOLDER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT AND THE DEDICATION OF ALL UTILITY EASEMENTS SHOWN HEREON, AND HEREBY RELINQUISHES AND SUBORDINATES ANY LIENS HELD BY THE UNDERSIGNED IN FAVOR OF SUCH UTILITY EASEMENTS.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, BY DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**COUNTY SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF TWO SHEETS, AND THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT AND THAT AN ADEQUATE PERFORMANCE GUARANTEE HAS BEEN FILED GUARANTEEING THE MONUMENTS AS SHOWN HEREON WILL BE SET BY \_\_\_\_\_, 20\_\_\_\_.

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

**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: \_\_\_\_\_

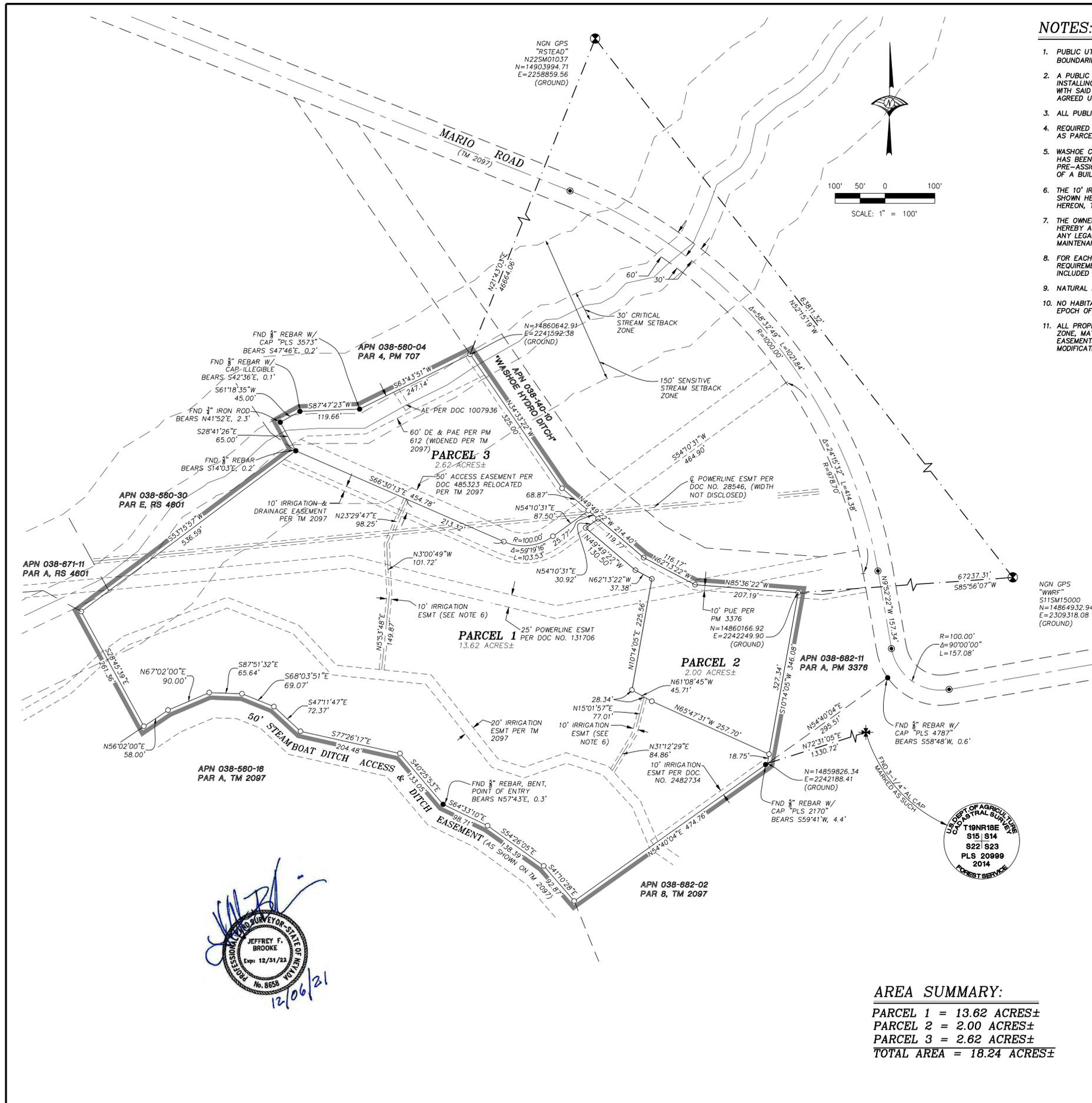
FILE NO. \_\_\_\_\_  
 FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK, \_\_\_\_\_M., OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.

COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY  
 FEE: \_\_\_\_\_

PARCEL MAP FOR RANDALL C. BELL AND TERESA A. BELL  
 A DIVISION OF PARCEL B OF PARCEL MAP 3378  
 SITUATE WITHIN THE NE 1/4 OF SECTION 22 & THE SE 1/4 OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M., WASHOE COUNTY NEVADA

WOOD ROGERS BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard Reno, NV 89502 Tel 775.823.4068 Fax 775.823.4068  
 JOB NO. 4081001 SHEET 1 OF 2

J:\Jobs\4081\_Bell\_Parcel\_04\Geomatics\mapping\temp.dwg 12/16/2021 2:35 PM Jeff Brooke



**NOTES:**

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 5' IN WIDTH COINCIDENT WITH ALL EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
- ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION
- REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH RMC CHAPTER 18.09 AS PARCELS ARE DEVELOPED.
- 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.
- THE 10' IRRIGATION EASEMENTS BEING GRANTED HEREON ARE TO BENEFIT PARCELS 2 & 3. THE LOCATION SHOWN HEREON IS AN APPROXIMATION. IF THE ACTUAL LOCATION VARIES FROM THE GEOMETRY SHOWN HEREON, THE CONSTRUCTED LOCATION WILL HOLD AS THE EASEMENT LOCATION.
- THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
- 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
- NATURAL DRAINAGE WILL NOT BE IMPEDED.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- 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.

**LEGEND:**

●	FND MONUMENT AS NOTED
○	FND. CENTERLINE MONUMENT IN WELL "RLS 1643" PER TM 2097
⊖	SET 5/8" REBAR & CAP - PLS 8658
+	DIMENSION POINT, NOTHING FOUND OR SET
⊕	PLSS SECTION CORNER, AS NOTED
⊙	NNCRN GPS REFERENCE STATION
DE	DRAINAGE EASEMENT
ESMT.	EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
AE	ACCESS EASEMENT
TM	TRACT MAP
PM	PARCEL MAP
S.F.	SQUARE FEET
---	SUBDIVISION BOUNDARY
---	GRAPHIC BORDER
---	LOT LINE
---	RIGHT-OF-WAY
---	CENTERLINE
---	ADJACENT PARCEL
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**REFERENCES:**

- SUBDIVISION TRACT MAP 2097, REC. JULY 15, 1983, DOC. NO. 866942
- PARCEL MAP 3376, REC. JUNE 26, 1998, DOC. NO. 2224969
- PARCEL MAP 707, REC. NOVEMBER 3, 1978, DOC. NO. 568394
- RECORD OF SURVEY, REC. JUNE 30, 2005, DOC. NO. 3238865
- PARCEL MAP 612, REC. JUNE 29, 1978, DOC. NO. 541744

ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

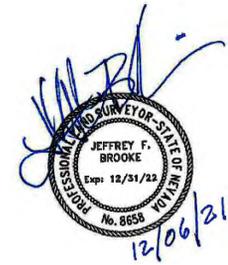
- COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST CENTENNIAL TITLE COMPANY OF NEVADA, ORDER NO. 21020704-RT, DATED JULY 23, 2021.

**BASIS OF BEARINGS:**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "WVRF" - S115M15000 AND "RSTEAD" - N225M01037 IS TAKEN AS NORTH 52°15'19" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

**AREA SUMMARY:**

PARCEL 1 = 13.62 ACRES±  
 PARCEL 2 = 2.00 ACRES±  
 PARCEL 3 = 2.62 ACRES±  
 TOTAL AREA = 18.24 ACRES±



**PARCEL MAP**  
FOR  
**RANDALL C. BELL**  
AND  
**TERESA A. BELL**

A DIVISION OF PARCEL B OF PARCEL MAP 3376  
SITUATE WITHIN THE NE 1/4 OF SECTION 22 & THE SE 1/4 OF SECTION 16,  
TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M.  
WASHOE COUNTY NEVADA

JOB NO. 4081001

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SHEET 2  
OF 2