

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: <u>DM15-019</u>	
Project Name: Ponderosa Ranch - Bull Wheel/Fume Trail Tentative Parcel Map			
Project Description: Proposed parcel map to subdivide a 144.60 acre parcel (APN 130-010-10) to a 18.646 acre parcel (Incline Flume trail segment) to be conveyed to a public entity.			
Project Address: Sweetwater Road/Ponderosa Ranch Road			
Project Area (acres or square feet): 18.646 acres			
Project Location (with point of reference to major cross streets AND area locator): Ponderosa Ranch - east of Ponderosa Ranch Rd. and Tunnel Creek Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
130-010-10	144.60		
New parcel for trail/bullwheel	18.646		
Section(s)/Township/Range: Portions of Sections 23 & 24, T16N - R18E, M.D.M.			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Ponderosa Ranch LLC		Name: Midkiff & Associates, Inc.	
Address: P.O. Box 4237		Address: P.O. Box 12427	
Incline Village, NV	Zip: 89450	Zephyr Cove, NV	Zip: 89448
Phone: 775-298-3057	Fax: 775-831-7711	Phone: 775-588-1090	Fax: 775-588-1091
Email: Elizabeth@nevadapacific.com		Email: Gary@midkiffandassoc.com	
Cell: 775-762-2070	Other:	Cell: 775-690-9815	Other:
Contact Person: Elizabeth Tuoto		Contact Person: Gary D. Midkiff	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Ponderosa Ranch LLC		Name: Lancaster Land Surveys	
Address: P.O. Box 4237		Address: P.O. Box 7227	
Incline Village, NV	Zip: 89450	Tahoe City, CA	Zip: 96145
Phone: 775-298-3057	Fax: 775-831-7711	Phone: 775-721-3118	Fax:
Email: Elizabeth@nevadapacific.com		Email: lancasterls@gmail.com	
Cell: 775-762-2070	Other:	Cell: same	Other:
Contact Person: Elizabeth Tuoto		Contact Person: Roger B. Lancaster	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Ponderosa Ranch LLC

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Chris Watts
(please print name)

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


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

Assessor Parcel Number(s): 130-010-10

Printed Name Chris Watts

Signed 

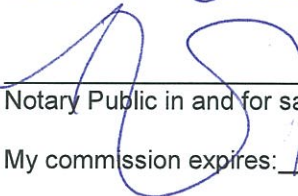
Address PO Box 6714, Incline Village NV 89450



Subscribed and sworn to before me this 26 day of OCTOBER, 2015.

(Notary Stamp)

BY COREY CHRISTOPHER WATTS


Notary Public in and for said county and state

My commission expires: 10/01/17



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

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

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

1. What is the location (address or distance and direction from nearest intersection)?

The nearest intersection to the parcel is at Ponderosa Ranch Road and State Route 28/Tahoe Blvd. Access to the proposed parcel is via Tunnel Creek Road and Powerline Road across NV State Park and USFS lands to the SE corner of APN# 130-010-10. See attached map.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
130-010-10	Undeveloped Forest Lands	144.60 acres

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

The 144.60 acre parcel is a part of the Ponderosa Ranch. The 18.646 acre parcel that will be subdivided and conveyed to the U.S. Forest Service via Nevada Land Trust. Parcel is undeveloped except for a segment of the Incline Flume trail and Historic Bull Wheel of the Great Incline Railway of the Sierra built in the 1880's.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	N/A			
Minimum Lot Width	N/A			

4. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Community Development staff for additional materials that are required to be submitted.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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5. Utilities: N/A

a. Sewer Service	N/A
b. Electrical Service/Generator	N/A
c. Water Service	N/A

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

- a. Water System Type: N/A

<input type="checkbox"/> Individual wells			
<input type="checkbox"/> Private water	Provider:	N/A	
<input type="checkbox"/> Public water	Provider:	N/A	

- b. Available: N/A

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type: N/A

<input type="checkbox"/> Individual septic			
<input type="checkbox"/> Public system	Provider:	N/A	

- b. Available: N/A

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

8. 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: N/A

a. Permit #	N/A	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

None. The proposed trail parcel will be conveyed to a public entity for public recreation and historic preservation.

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

Yes No If yes, include a separate set of attachments and maps.

10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.) Refer to site survey.

Yes No If yes, include a separate set of attachments and maps.

11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge Unknown if property contains geological hazards.

Yes No If yes, include a separate set of attachments and maps.

12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

Yes No If yes, include a separate set of attachments and maps.

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

None. The proposed parcel will be conveyed to a public entity. The parcel will be accessed from Tunnel Creek Road and Powerline Road.

14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

No, the proposed parcel is not adjacent to an existing residential subdivision.

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply

Yes No If yes, include a separate set of attachments and maps.

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

None, the proposed parcel will be conveyed to a public entity.

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

Yes No If yes, include a separate set of attachments and maps.

Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

18. How many cubic yards of material are you proposing to excavate on site? None

The proposed Tentative Parcel Map will not require excavation on-site.

19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

There will be no materials exported and imported to the site.

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

There will be no materials exported and imported to the site.

21. What is the slope (Horizontal:Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

No cut and fill areas are proposed.

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

No berms are proposed.

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

No retaining walls are required.

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

No grading nor the removal of trees are proposed.

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

No revegetation will be required.

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

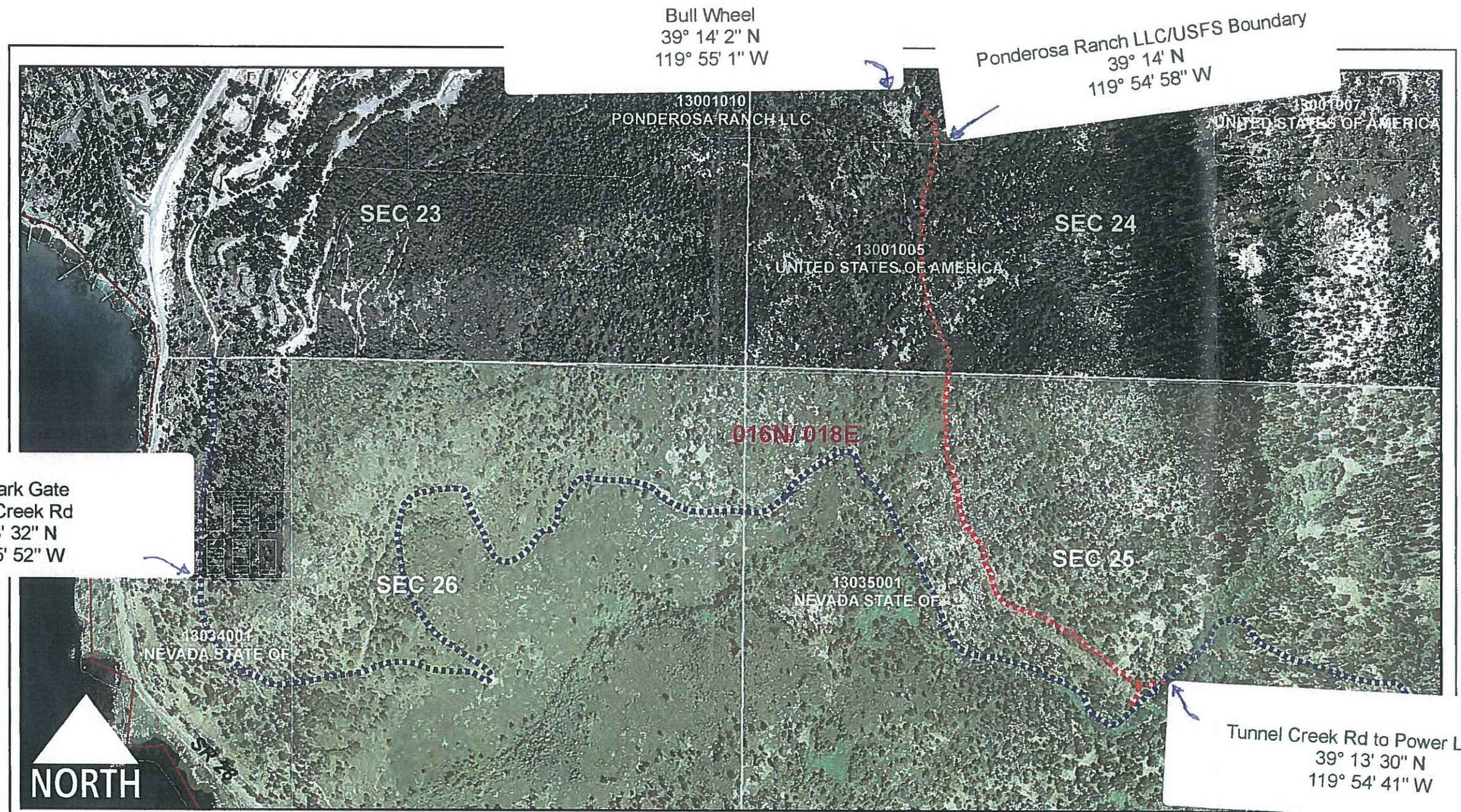
No temporary irrigation is proposed.

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

No revegetation plans are proposed.

28. Surveyor:

Name	Lancaster Land Surveys/ Roger Lancaster
Address	P.O. Box 7227, Tahoe City, CA 96145
Phone	775-721-3118
Cell	
E-mail	Lancaster.LS@gmail.com
Fax	
Nevada PLS #	15660



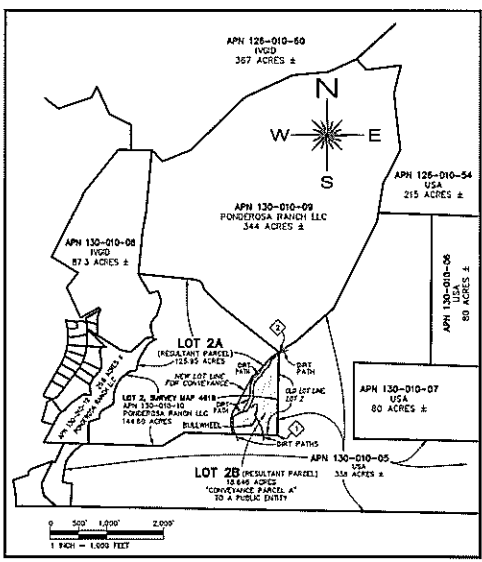
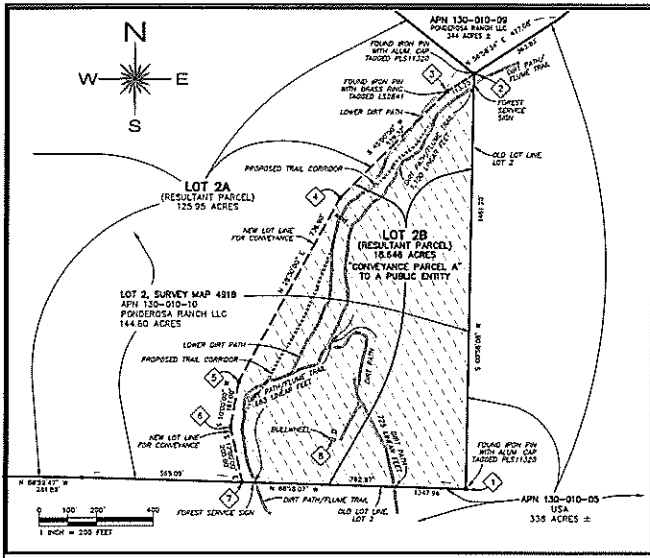
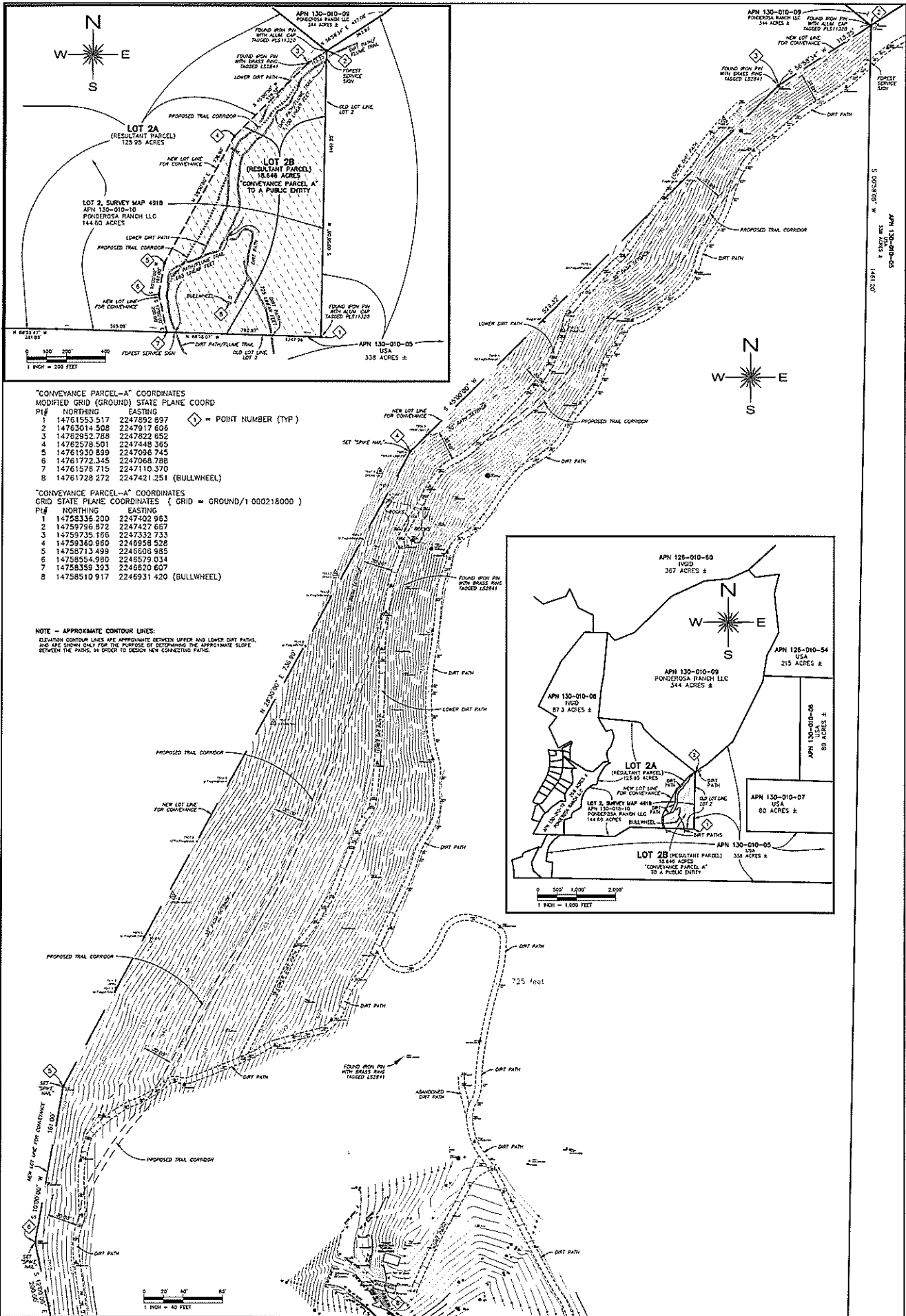
**NORTHERN LAKE TAHOE NEVADA STATE PARK
TUNNEL CREEK ROAD LOCATION
WASHOE COUNTY, NV**

- TUNNEL CREEK ROAD
- POWER LINE ROAD
- LTNSP BOUNDARY



Revised 5/1/2014

This map has been prepared for the use of the Nevada Division of State Lands for 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 hereon.



'CONVEYANCE PARCEL-A' COORDINATES
MODIFIED GRID (GROUND) STATE PLANE COORD

PI#	NORTHING	EASTING	POINT NUMBER (TYP)
1	14761553.517	2247892.897	◆
2	14763014.508	2247917.606	
3	14762952.768	2247922.852	
4	14762578.501	2247448.365	
5	14761930.899	2247096.745	
6	14761772.345	2247068.788	
7	14761576.715	2247110.370	
8	14761728.272	2247421.251 (BULLWHEEL)	

'CONVEYANCE PARCEL-A' COORDINATES
GRID STATE PLANE COORDINATES (GRID = GROUND/1 000218000)

PI#	NORTHING	EASTING
1	14758336.200	2247402.963
2	14759796.872	2247427.657
3	14759735.166	2247332.733
4	14759360.960	2246858.528
5	14758713.499	2246608.985
6	14758554.980	2246579.034
7	14758350.393	2246820.607
8	14758510.917	2246931.420 (BULLWHEEL)

NOTE - APPROXIMATE CONTOUR LINES:
 ELEVATION CONTOUR LINES ARE APPROXIMATE BETWEEN UPPER AND LOWER DIRT PATHS, AND ARE SHOWN ONLY FOR THE PURPOSE OF DETERMINING THE APPROXIMATE SLOPE BETWEEN THE PATHS, IN ORDER TO DESIGN NEW CONNECTING PATHS.

Conveyance to Public Entity
 Lot 2, Record of Survey Map 4918
 A.P.N. 130-010-10 / Washoe County
 Swothwater Road, Incino Village, Nevada

NOTES:
 1) OWNER'S NAME: PONDOSA RANCH LLC
 P.O. BOX 4337
 INCINO, NEVADA, NV 89450
 2) ELEVATION CONTOUR LINES ARE APPROXIMATE BETWEEN UPPER AND LOWER DIRT PATHS, AND ARE SHOWN ONLY FOR THE PURPOSE OF DETERMINING THE APPROXIMATE SLOPE BETWEEN THE PATHS, IN ORDER TO DESIGN NEW CONNECTING PATHS.

DISCLAIMER:
 THE DRAWING WAS PREPARED EXCLUSIVELY FOR NEVADA PROJECT CONSULTING AND ACCURACY IS GUARANTEED TO THE BEST OF MY KNOWLEDGE, THE MATTERS CONTAINED HEREIN AS OF THE DATE SHOWN HEREIN, IN AGREEMENT BETWEEN NEVADA PROJECT CONSULTING AND LANCASTER LAND SURVEYS, IN WHICH THE TERMS AND CONDITIONS CONTROL THE USE OF THIS DRAWING AND ELECTRONIC MEDIA.

ROGER B. LANCASTER, LAND SURVEYOR

Lancaster Land Surveys
 Roger B. Lancaster, PLS
 P.O. Box 7227, Tallahassee, FL 32309
 776.721.3118
 email: Lancaster.LS@gmail.com

Not Applicable

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Ponderosa Ranch LLC

Address: P.O. Box 4237

Phone : 775-298-3057

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.)

N/A

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: _____

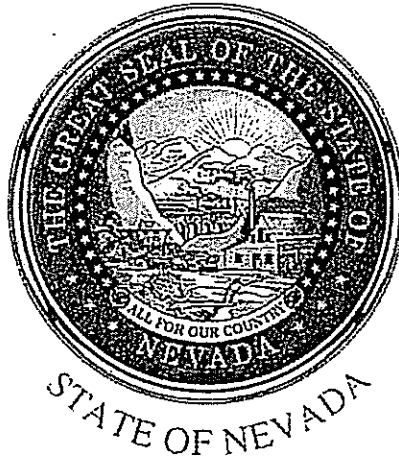
Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027

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

SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

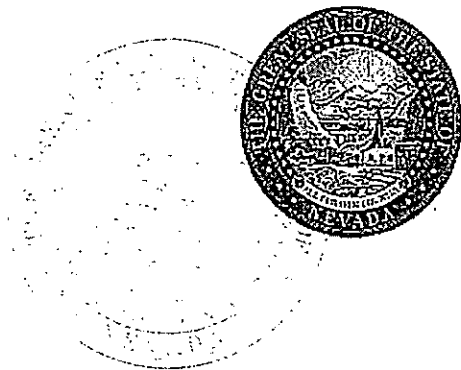
PONDEROSA RANCH, LLC

Nevada Business Identification # NV20041174750

Expiration Date: July 31, 2016

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on July 15, 2015

Barbara K. Cegavske

BARBARA K. CEGAVSKE
Secretary of State

You may verify this license at www.nvsos.gov under the Nevada Business Search.

License must be cancelled on or before its expiration date if business activity ceases.
Failure to do so will result in late fees or penalties which by law cannot be waived.

INITIAL/ANNUAL LIST OF MANAGERS OR MANAGING MEMBERS AND STATE BUSINESS LICENSE APPLICATION OF:

PONDEROSA RANCH, LLC
NAME OF LIMITED-LIABILITY COMPANY

ENTITY NUMBER
LLC17246-2004



100402

FOR THE FILING PERIOD OF JUL 2015 TO JUL 2016

USE BLACK INK ONLY - DO NOT HIGHLIGHT

****YOU MAY FILE THIS FORM ONLINE AT www.nvsilverflume.gov****

Return one file stamped copy. (If filing not accompanied by order instructions, file stamped copy will be sent to registered agent.)

IMPORTANT: Read instructions before completing and returning this form.

- Print or type names and addresses, either residence or business, for all manager or managing members. A Manager, or if none, a Managing Member of the LLC must sign the form. **FORM WILL BE RETURNED IF UNSIGNED.**
- If there are additional managers or managing members, attach a list of them to this form.
- Return completed form with the fee of \$125.00. A \$75.00 penalty must be added for failure to file this form by the deadline. An annual list received more than 90 days before its due date shall be deemed an amended list for the previous year.
- State business license fee is \$200.00. Effective 2/1/2010, \$100.00 must be added for failure to file form by deadline.
- Make your check payable to the Secretary of State.
- Ordering Copies:** If requested above, one file stamped copy will be returned at no additional charge. To receive a certified copy, enclose an additional \$30.00 per certification. A copy fee of \$2.00 per page is required for each additional copy generated when ordering 2 or more file stamped or certified copies. Appropriate instructions must accompany your order.
- Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, Nevada 89701-4201, (775) 684-5708.
- Form must be in the possession of the Secretary of State on or before the last day of the month in which it is due. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties. Failure to include annual list and business license fees will result in rejection of filing.

Filed in the office of <i>Barbara K. Cegavske</i> Barbara K. Cegavske Secretary of State State of Nevada	Document Number 20150299225-57 Filing Date and Time 06/29/2015 8:08 AM Entity Number LLC17246-2004
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ABOVE SPACE IS FOR OFFICE USE ONLY

ANNUAL LIST FILING FEE: \$125.00 LATE PENALTY: \$75.00 (if filing late) BUSINESS LICENSE FEE: \$200.00 LATE PENALTY: \$100.00 (if filing late)

CHECK ONLY IF APPLICABLE AND ENTER EXEMPTION CODE IN BOX BELOW

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee. Exemption code:

NRS 76.020 Exemption Codes

- 001 - Governmental Entity
- 005 - Motion Picture Company
- 006 - NRS 680B.020 Insurance Co.

NOTE: If claiming an exemption, a notarized Declaration of Eligibility form must be attached. Failure to attach the Declaration of Eligibility form will result in rejection, which could result in late fees.

NAME DAVID A. DUFFIELD TRUST	MANAGER OR MANAGING MEMBER		
ADDRESS NEVADA PACIFIC CONSULTING 956 LAKESHORE BLVD	CITY INCLINE VILLAGE	STATE NV	ZIP CODE 89451
NAME CHRIS WATTS	MANAGER OR MANAGING MEMBER		
ADDRESS NEVADA PACIFIC CONSULTING 956 LAKESHORE BLVD	CITY INCLINE VILLAGE	STATE NV	ZIP CODE 89451
NAME CATHY FLEMING	MANAGER OR MANAGING MEMBER		
ADDRESS NEVADA PACIFIC CONSULTING 956 LAKESHORE BLVD	CITY INCLINE VILLAGE	STATE NV	ZIP CODE 89451
NAME ELIZABETH TUOTO	MANAGER OR MANAGING MEMBER		
ADDRESS NEVADA PACIFIC CONSULTING 956 LAKESHORE BLVD	CITY INCLINE VILLAGE	STATE NV	ZIP CODE 89451

None of the managers or managing members identified in the list of managers and managing members has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of a manager or managing member in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X *Elizabeth Tuoto*
Signature of Manager, Managing Member or
Other Authorized Signature

Title
MANAGER

Date
6/22/15

ATTACHMENT TO:

ANNUAL LIST OF MANAGERS OR MANAGING MEMBERS OF:

PONDEROSA RANCH, LLC

FILE NO.
LLC17246-2004

FOR THE PERIOD JULY, 2015 TO JULY, 2015

DUE BY JULY 31, 2015

LIST OF ADDITIONAL MANAGERS

NAME STEVE HILL	TITLE(S) MANAGER		
ADDRESS : 956 Lakeshore Blvd	CITY Incline Village	STATE NV	ZIP 89451

NAME NICK FERRIS	TITLE(S) MANAGER		
ADDRESS 956 LAKESHORE BLVD.	CITY INCLINE VILLAGE	STATE NV	ZIP 89451

NAME	TITLE(S)		
ADDRESS	CITY	STATE	ZIP

NAME	TITLE(S)		
ADDRESS	CITY	STATE	ZIP

NAME	TITLE(S)		
ADDRESS	CITY	STATE	ZIP

NAME	TITLE(S)		
ADDRESS	CITY	STATE	ZIP

NAME	TITLE(S)		
ADDRESS	CITY	STATE	ZIP

NAME	TITLE(S)		
ADDRESS	CITY	STATE	ZIP

DESCRIPTION
"CONVEYANCE PARCEL A"

Exhibit 'A'

Situate in the County of Washoe, State of Nevada, as follows:

All that real property, being a portion of Section 23 and Section 24, T.16N., R.18E., M.D.B.&M., more particularly described as follows:

COMMENCING at the southeast corner of Lot 2, as said Lot is shown on Record of Survey Map 4918, Washoe County, Nevada, filed in the office of the county recorder of said county on June 20, 2007, file number 3546076, being also the **TRUE POINT OF BEGINNING** of this description;

THENCE, along the easterly boundary line of said Lot, N 0°58'08" E, 1461.20 feet to the easterly-most corner thereof;

THENCE, leaving the easterly boundary line of said Lot, S 56°58'34" W, 113.25 feet;

THENCE, S 45°00'00" W, 529.32 feet;

THENCE, S 28°30'00" W, 736.90 feet;

THENCE, S 10°00'00" W, 161.00 feet;

THENCE, S 12°00'00" E, 200.00 feet, to the southerly boundary line of said Lot 2;

THENCE, along the southerly boundary line of said Lot, S 88°18'07" E, 782.87 feet, to the **TRUE POINT OF BEGINNING** of this description.

Containing 18.65 acres, more or less.

The Basis of Bearings for this description is the Easterly line of said Lot 2, Record of Survey Map 4918, taken as N 0°58'08" E.

See "EXHIBIT 'C', PLAT TO ACCOMPANY DESCRIPTION" attached hereto and made a part of this description by reference.

Prepared by: Roger B. Lancaster, PLS
P.O. Box 7227
Tahoe City, CA 96145



Roger B. Lancaster
03 JUN 2014

DESCRIPTION
LOT 2A, A RESULTANT PARCEL

Exhibit 'B'

Situate in the County of Washoe, State of Nevada, as follows:

All that real property, being a portion of Section 23 and Section 24, T.16N., R.18E., M.D.B.&M., more particularly described as follows:

All of Lot 2, as said Lot is shown on Record of Survey Map 4918, Washoe County, Nevada, filed in the office of the county recorder of said county on June 20, 2007, file number 3546076.

EXCEPTING THEREFROM that portion of said Lot 2 herein referred to as "Conveyance Parcel A", said portion more particularly described as follows:

COMMENCING at the southeast corner of Lot 2, as said Lot is shown on Record of Survey Map 4918, Washoe County, Nevada, filed in the office of the county recorder of said county on June 20, 2007, file number 3546076, being also the **TRUE POINT OF BEGINNING** of this description;

THENCE, along the easterly boundary line of said Lot, N 0°58'08" E, 1461.20 feet to the easterly-most corner thereof;

THENCE, leaving the easterly boundary line of said Lot, S 56°58'34" W, 113.25 feet;

THENCE, S 45°00'00" W, 529.32 feet;

THENCE, S 28°30'00" W, 736.90 feet;

THENCE, S 10°00'00" W, 161.00 feet;

THENCE, S 12°00'00" E, 200.00 feet, to the southerly boundary line of said Lot 2;

THENCE, along the southerly boundary line of said Lot, S 88°18'07" E, 782.87 feet, to the **TRUE POINT OF BEGINNING** of this description.

Containing 125.95 acres, more or less.

The Basis of Bearings for this description is the Easterly line of said Lot 2, Record of Survey Map 4918, taken as N 0°58'08" E.

See "EXHIBIT 'C', PLAT TO ACCOMPANY DESCRIPTION" attached hereto and made a part of this description by reference.

Prepared by: Roger B. Lancaster, PLS
P.O. Box 7227
Tahoe City, CA 96145

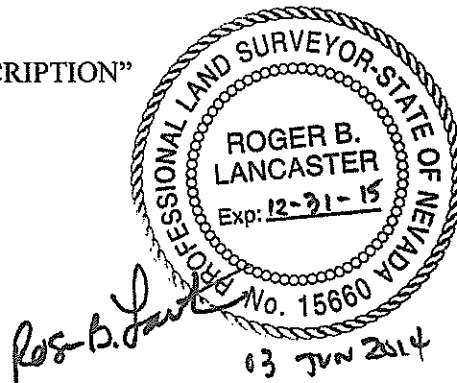


EXHIBIT 'C'

PLAT TO ACCOMPANY DESCRIPTION
FOR CONVEYANCE TO A PUBLIC ENTITY

LOT 2,
RECORD OF SURVEY MAP 4918
INCLINE VILLAGE,
WASHOE COUNTY, NEVADA

SWEETWATER ROAD
APN 130-010-10



LOT 1, SURVEY MAP 4918
APN 130-010-09
S 45°16'20" E
374.52'

S 51°33'00" E
1310.17'

OLD PROPERTY LINE, LOT 2,
AFTER CONVEYANCE

SOUTHEAST CORNER, LOT 2,
RECORD OF SURVEY MAP 4918
(POINT OF COMMENCEMENT)

S 00°58'08" W 1461.20'

LOT 2B
RESULTANT PARCEL
18.65 ACRES ±
"CONVEYANCE PARCEL A"
TO A PUBLIC ENTITY

NEW PROPERTY LINE
AFTER CONVEYANCE

LOT 2, SURVEY MAP 4918
APN 130-010-10
PONDEROSA RANCH LLC
144.60 ACRES ±

LOT 2A
RESULTANT PARCEL
125.95 ACRES ±

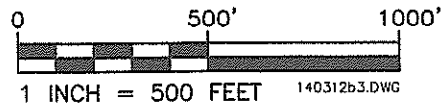
782.87'
N 88°18'07" W 1347.96'
APN 130-010-05
N 88°59'47" W 281.89'
S 59°00'28" W 457.52'

LAND AREAS

CONVEYANCE PAR-A	18.65 ACRES
LOT 2A - RESULTANT	125.95 ACRES
LOT 2 - R/S 4918	144.60 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 56°58'34" W	113.25
L2	S 45°00'00" W	529.32
L3	S 28°30'00" W	736.90
L4	S 10°00'00" W	161.00
L5	S 12°00'00" E	200.00

PREPARED BY:
ROGER LANCASTER
PLS 15660
P.O. BOX 7227
TAHOE CITY, CA 96145
28 MAY 2014



October 28, 2015

To: Attention of Michael Gump
County Surveyor
Washoe County

Re: Ponderosa Ranch Donation Parcel - Tentative Parcel Map

Item #13 of Application check list-

The proposed language to be put on the Final Map:

Access to the parcel is limited to pedestrian, equestrian, and bicycle non-motorized use except for "Authorized Motor Only". Authorized motor vehicle access is intended to be limited to activities such as operations and maintenance of trails, historic preservation activities, fuels reduction programs, and to adjacent backcountry powerline access, etc.