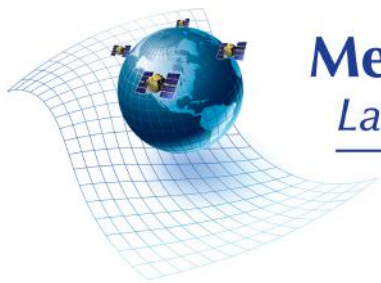


TENTATIVE PARCEL MAP

FOR

YUE FAMILY TRUST

Prepared by:



Meridian Surveying & Mapping, Inc.
Land, Construction and Boundary Surveys

8725 Technology Way, Ste., C2 • Reno, NV 89521 • (775) 690-4194
NV Lic. #18368 • CA Lic. #9019

Edward “Andy” Fuller, PLS 11827
(775) 842-3690
andy@meridiansurveyor.com

Prepared for:

Henry Yue and Jeanne H. Yue,
as Trustees of the **Yue Family Trust** created under Declaration of Trust dated September 18, 2003.
2208 Rusty Pump Road
Diamond Bar, CA 91765

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Tentative Parcel Map for Yue Family Trust			
Project Description: Subdivide APN:055-291-08 into two residential parcels.			
Project Address: 7508 Old US 395			
Project Area (acres or square feet): 6.64 Acres			
Project Location (with point of reference to major cross streets AND area locator): South Valleys Area (Washoe Valley); approximately 1/4 mile southerly of southerly intersection of Franktown Rd. and Old US 395.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
055-291-08	6.64		
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: Yue Family Trust		Name: Meridian Surveying & Mapping, Inc.	
Address: 2208 Rusty Pump Rd.		Address: 8725 Technology Way - C2	
Diamond Bar, CA	Zip: 91765	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: (775) 690-4194	Fax:
Email: jyue168@charter.net		Email: andy@meridiansurveyor.com	
Cell:	Other:	Cell: (775) 842-3690	Other:
Contact Person: Jeanne Yue		Contact Person: Edward "Andy" Fuller, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
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: Yue Family Trust, Henry Yue, Trustee

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, Henry Yue
(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): 055-291-08

Printed Name Henry Yue

Signed *Henry Yue*

Address 2208 Rusty Pump Road

Diamond Bar, CA 91765

Subscribed and sworn to before me this 9TH day of NOVEMBER, 2021

Rosy K. Chan
Notary Public in and for said county and state

My commission expires: 08-09-2025

(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

Property Owner Affidavit

Applicant Name: Yue Family Trust, Jeanne H. Yue, Trustee

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, Jeanne H. Yue
(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): 055-291-08

Printed Name Jeanne H. Yue


Signed 

Address 2208 Rusty Pump Road

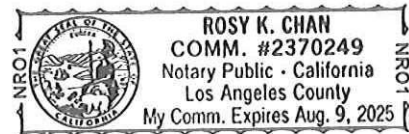
Diamond Bar, CA 91765

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(Notary Stamp)


Notary Public in and for said county and state

My commission expires: 08-09-2025



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- 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

Bill Detail

[← Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
05529108	Active	11/5/2021 1:39:17 AM
Current Owner: YUE FAMILY TRUST 2208 RUSTY PUMP RD DIAMOND BAR, CA 91765		SITUS: 0 US HIGHWAY 395 S WASHOE COUNTY NV
Taxing District 4000		Geo CD:
Legal Description		
PM 1395 FRAC LOT B		

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	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/3/2022	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/7/2022	2021	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
▼ State of Nevada	\$136.85	(\$62.29)	\$74.56
▼ Truckee Meadows Fire Dist	\$434.70	(\$197.87)	\$236.83
▼ Washoe County	\$1,120.34	(\$509.97)	\$610.37
▼ Washoe County Sc	\$916.49	(\$417.18)	\$499.31
Total Tax	\$2,608.38	(\$1,187.31)	\$1,421.07

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2021260676	B21.145308	\$355.27	9/30/2021
2021	2021260676	B21.145314	\$355.27	9/30/2021
2021	2021260676	B21.145318	\$355.26	9/30/2021
2021	2021260676	B21.62717	\$355.27	8/6/2021

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

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

South Valleys Area (Washoe Valley); approximately 1/4 mile southerly of southerly intersection of Franktown Rd. and Old US 395.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
055-291-08	120 Vacant, single family	6.64

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

vacant land

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	3.83 Acres	2.81 Acres		
Proposed Minimum Lot Width	325 ft	345 ft		

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	HDR	HDR		
Proposed Zoning Area				

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

Yes No

6. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Individual wells

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

- a. Water System Type:

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

b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	---	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

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

8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

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

b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	---	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

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

9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #	51088 & 52618	acre-feet per year	2.0
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

Yue Family Trust

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

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

N/A

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.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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?

N/A

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.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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?

N/A

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?

N/A

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?

N/A

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?

N/A

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?

N/A

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?

N/A

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

N/A

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?

N/A

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

N/A

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

N/A

28. Surveyor:

Name	Meridian Surveying & Mapping, Inc., Edward "Andy" Fuller, PLS
Address	8725 Technology Way C2, Reno, NV 89521
Phone	(775) 690-4194
Cell	(775) 842-3690
E-mail	andy@meridiansurveyor.com
Fax	
Nevada PLS #	11827

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP, CASE No. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS DAY OF _____, 2021, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION DATE

DISTRICT BOARD OF HEALTH CERTIFICATE

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

FOR THE DISTRICT BOARD OF HEALTH DATE

TAXATION CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR FISCAL YEAR 2020-2021 HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAVE BEEN PAID PURSUANT TO N.R.S. 361A.265.

APN 055-291-08.

WASHOE COUNTY TREASURER

TREASURER DATE

WATER AND SEWER RESOURCE CERTIFICATE

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 442 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

NAME: _____

TITLE: _____

UTILITY COMPANIES' CERTIFICATE

A PUBLIC UTILITY EASEMENT IS HEARBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY. ALL PUBLIC UTILITY EASEMENTS HEARBY GRANTED INCLUDE CATV. THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER CO. D/B/A NV ENERGY DATE

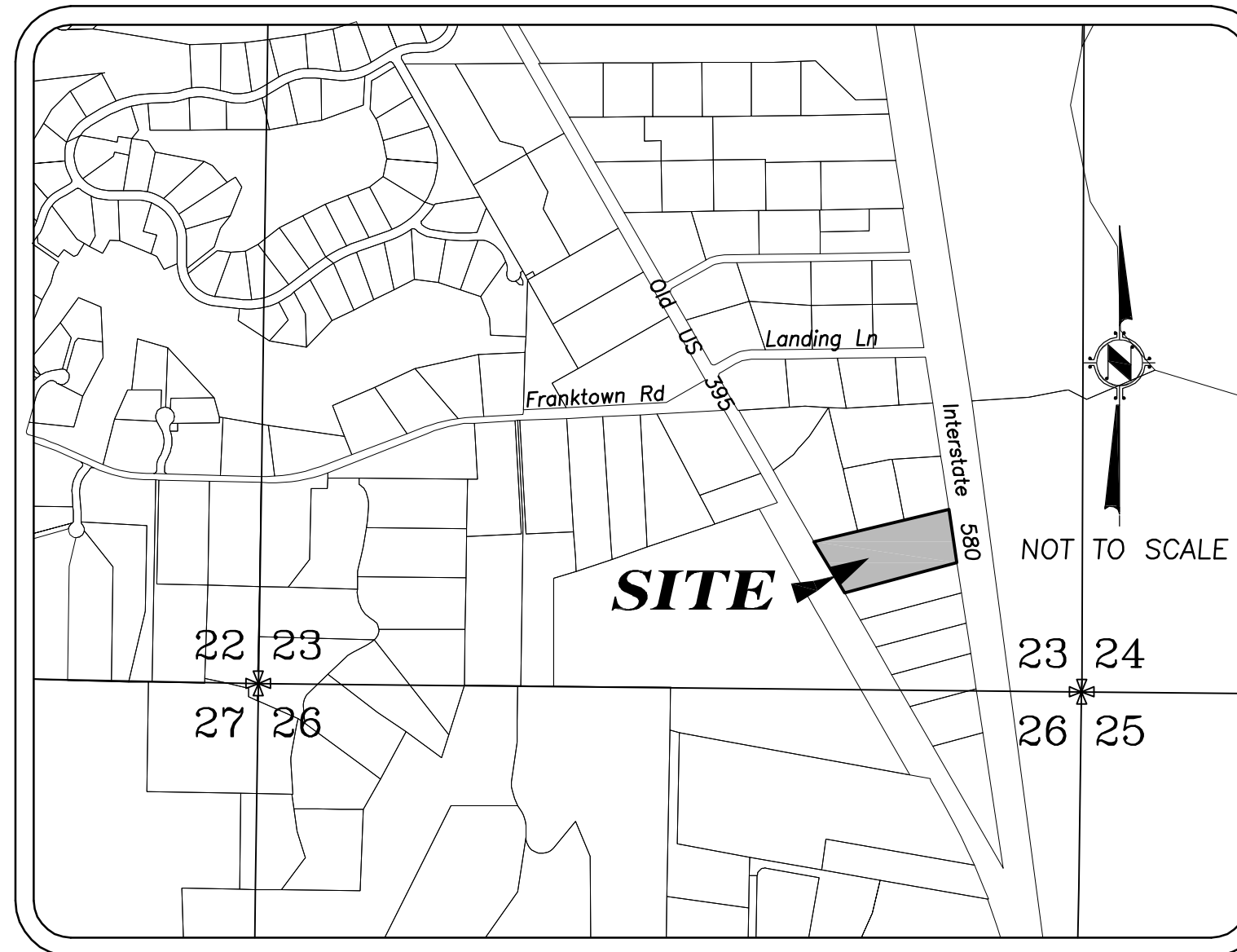
NAME / TITLE (PRINT)

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

NAME / TITLE (PRINT)

CHARTER COMMUNICATIONS DATE

NAME / TITLE (PRINT)

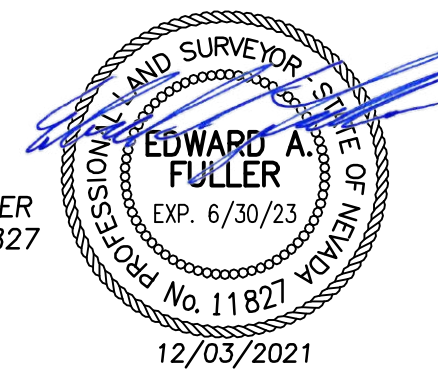


VICINITY MAP

SURVEYOR'S CERTIFICATE

I, EDWARD A. FULLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF YUE FAMILY TRUST.
2. THE LANDS REPRESENTED ON THIS PLAT LIE WITHIN A PORTION OF THE SOUTHEAST QUARTER, OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, WASHOE COUNTY, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON _____ 2021.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.
5. THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 THROUGH NRS 278.630 INCLUSIVE.



EDWARD A. FULLER
NEVADA PLS 11827

12/03/2021

GENERAL NOTES:

1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, FIVE (5) FEET IN WIDTH COINCIDENT WITH THE NORTHERLY BOUNDARY, AND TEN (10) FEET IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES, AS SHOWN HEREON.
2. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT EACH PARCEL WITH SAID UTILITY FACILITIES FOR THE FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AND THE UTILITY COMPANY AT TIME OF INSTALLATION.
3. ALL PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED HEREON INCLUDE CABLE TELEVISION FACILITIES.
4. THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN ZONE X (UN-SHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP No. 32031C3430G AND MAP No. 32031C3435G, BOTH HAVING AN EFFECTIVE DATE OF 03/16/2009, PER FEMA'S FLOOD MAP SERVICE CENTER.
5. THE NATURAL DRAINAGE SHALL NOT BE IMPEDED DURING DEVELOPMENT OR IMPROVEMENT OF THE SUBJECT PROPERTY.
6. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE A DESIGNATED FEMA FLOODZONE, MAY BE SUBJECT TO FLOODING. EACH PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGE WAYS AND TO NOT ALLOW OR PERFORM UNPERMITTED AND/OR UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE OR CAUSE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, YUE FAMILY TRUST, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPERATION AND RECORDATION OF THIS PARCEL MAP, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND HEREBY GRANTS TO ALL PUBLIC UTILITIES AND WASHOE COUNTY THOSE PERMANENT EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER.

YUE FAMILY TRUST

HENRY YUE, TRUSTEE DATE

JEANNE H. YUE, TRUSTEE DATE

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, HENRY YUE AND JEANNE H. YUE, PERSONALLY KNOWN (OR PROVEN) TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PARCEL MAP HAS BEEN EXAMINED AND THAT YUE FAMILY TRUST IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON AND THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNER FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, EXCEPT; _____, AS OF _____.

WESTERN TITLE COMPANY.

BY: MARY DINSMORE, V.P., REGIONAL MANAGER DATE

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94 (HARN), PER OBSERVED WASHOE COUNTY CONTROL NETWORK GPS MONUMENTS SHOWN HEREON. THE COORDINATES AND SURVEY DIMENSIONS SHOWN HEREON ARE GROUND VALUES, TO OBTAIN GRID VALUES DIVIDE GROUND VALUES BY A COMBINED FACTOR OF 1.000197939.

TOTAL AREA = 6.64± ACRES

RECORDER'S CERTIFICATE

FILE NO. _____
FILED FOR RECORD AT THE REQUEST OF

ON THIS _____ DAY OF _____, 2021, AT _____ MINUTES PAST _____ O'CLOCK, _____ M OFFICIAL RECORDS OF WASHOE COUNTY, NV.
KALIE M. WORK
WASHOE COUNTY RECORDER

BY: _____
DEPUTY

FEE: _____

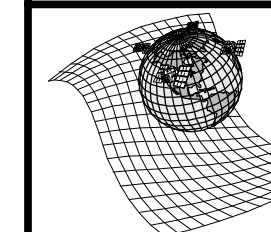
TENTATIVE PARCEL MAP
FOR
YUE FAMILY TRUST
BEING A DIVISION OF A PORTION OF
PARCEL "B" OF PARCEL MAP No. 1395

LOCATED WITHIN A PORTION OF THE SE 1/4,
OF SECTION 23, T16N, R19E, MOUNT DIABLO MERIDIAN

WASHOE COUNTY NEVADA

Meridian Surveying & Mapping, Inc.
Land, Construction and Boundary Surveys

8725 Technology Way C2, Reno, NV 89521 - (775) 690-4194



DRAWN BY: EAF
DATE: OCT. 2021
SHEET
1
OF SHEETS
2

LEGEND

- △ FOUND WASHOE COUNTY CONTROL POINT
- FOUND POINT AS NOTED
- SET 5/8" REBAR WITH CAP "PLS 11827"
- (R#) RECORD PER REFERENCE No. #
- (M) MEASURED
- PUE PUBLIC UTILITY EASEMENT

REFERENCE DOCUMENTS

1. RECORD OF SURVEY No. 853, FILE No. 324335, RECORDED APRIL 23, 1974.
2. PARCEL MAP No. 1395, FILE No. 825958, RECORDED NOVEMBER 29, 1982.
3. ABANDONMENT OF EASEMENT, FILE No. 1580927, RECORDED JUNE 19, 1992.
4. GRANT, BARGAIN, SALE DEED, FILE No. 1664921, RECORDED APRIL 16, 1993.
5. PARCEL MAP No. 2927, FILE No. 1904760, RECORDED JUNE 29, 1995.
6. PARCEL MAP No. 2928, FILE No. 1904761, RECORDED JUNE 29, 1995.
7. PARCEL MAP No. 3089, FILE No. 2025747, RECORDED AUGUST 30, 1996.
8. RECORD OF SURVEY No. 3621, FILE No. 2352617, RECORDED JUNE 21, 1999.
9. RECORD OF SURVEY No. 5805, FILE No. 4682156, RECORDED FEBRUARY 23, 2017.

GENERAL NOTES:

1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, FIVE (5) FEET IN WIDTH COINCIDENT WITH THE NORTHERLY BOUNDARY, AND TEN (10) FEET IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES, AS SHOWN HEREON.
2. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT EACH PARCEL WITH SAID UTILITY FACILITIES FOR THE FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AND THE UTILITY COMPANY AT TIME OF INSTALLATION.
3. ALL PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED HEREON INCLUDE CABLE TELEVISION FACILITIES.
4. THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN ZONE X (UN-SHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP No. 32031C3430G AND MAP No. 32031C3435G, BOTH HAVING AN EFFECTIVE DATE OF 03/16/2009, PER FEMA'S FLOOD MAP SERVICE CENTER.
5. THE NATURAL DRAINAGE SHALL NOT BE IMPEDED DURING DEVELOPMENT OR IMPROVEMENT OF THE SUBJECT PROPERTY.
6. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE A DESIGNATED FEMA FLOODZONE, MAY BE SUBJECT TO FLOODING. EACH PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGE WAYS AND TO NOT ALLOW OR PERFORM UNPERMITTED AND/OR UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE OR CAUSE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94 (HARN), PER OBSERVED WASHOE COUNTY CONTROL NETWORK GPS MONUMENTS SHOWN HEREON. THE COORDINATES AND SURVEY DIMENSIONS SHOWN HEREON ARE GROUND VALUES. TO OBTAIN GRID VALUES DIVIDE GROUND VALUES BY A COMBINED FACTOR OF 1.000197939.
TOTAL AREA = 6.64± ACRES

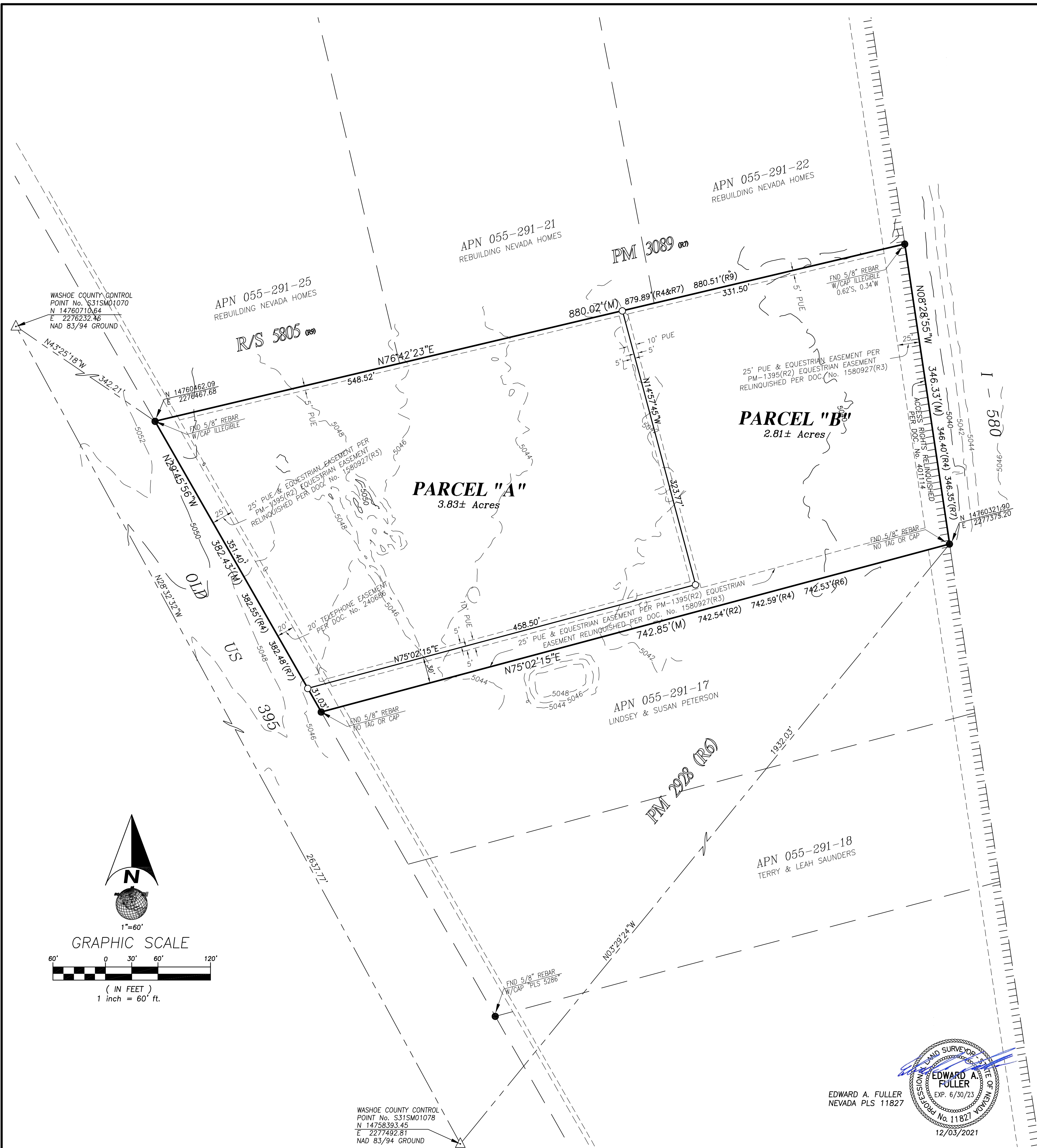
TENTATIVE PARCEL MAP
 FOR
YUE FAMILY TRUST
 BEING A DIVISION OF A PORTION OF
 PARCEL "B" OF PARCEL MAP No. 1395

LOCATED WITHIN A PORTION OF THE SE 1/4,
 OF SECTION 23, T16N, R19E, MOUNT DIABLO MERIDIAN

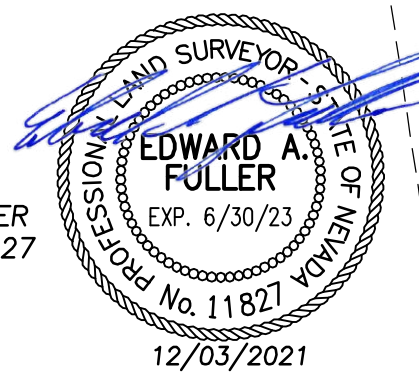
WASHOE COUNTY NEVADA

Meridian Surveying & Mapping, Inc.
 Land, Construction and Boundary Surveys
 8725 Technology Way C2, Reno, NV 89521 - (775) 690-4194

DRAWN BY: EAF
 DATE: OCT. 2021
 SHEET
2
 OF SHEETS

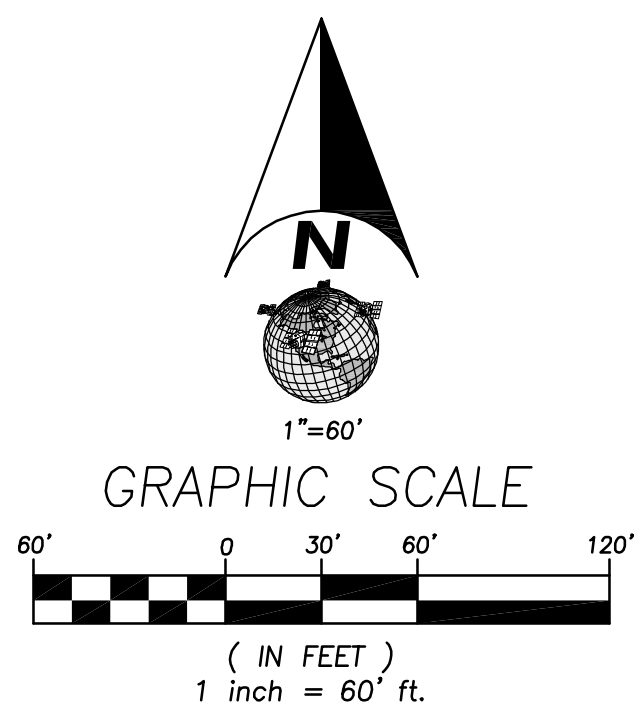


EDWARD A. FULLER
 NEVADA PLS 11827



12/03/2021

WASHOE COUNTY CONTROL POINT No. S31SM01078
 N 14758393.45
 E 2277492.81
 NAD 83/94 GROUND





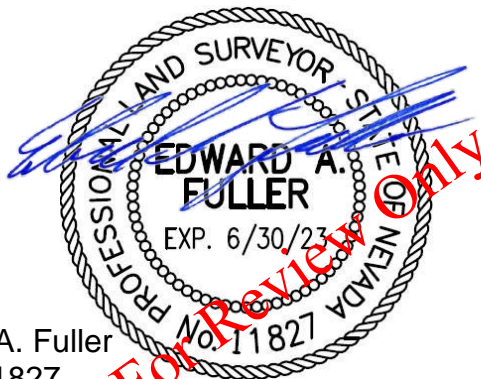
Meridian Surveying & Mapping, Inc.
Land, Construction and Boundary Surveys

***SURVEY CLOSURE
CALCULATIONS***

***PARCEL MAP
APN: 055-291-08***

FOR

YUE FAMILY TRUST



Edward A. Fuller
P.L.S. 11827

12/3/2021

Closure Calculations
Parcel Map for Yue Family Trust

PARCEL NAME: **APN: 055-291-08** ~ PORTION PARCEL B OF PM 1395 PER DOC. No. 1664921

North: 14760462.0905 East : 2276467.6800
Line Course: N 76-42-23 E Length: 880.02
North: 14760664.4434 East : 2277324.1195
Line Course: S 08-28-55 E Length: 346.33
North: 14760321.9014 East : 2277375.2024
Line Course: S 75-02-15 W Length: 742.85
North: 14760130.1074 East : 2276657.5387
Line Course: N 29-45-56 W Length: 382.43
North: 14760462.0811 East : 2276467.6805

Perimeter: 2351.63 Area: 289,180 sq.ft. 6.64 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0094 Course: S 02-38-35 E
Error North: -0.00943 East : 0.00044
Precision 1: 250,173.40

PARCEL NAME: **PARCEL A**

North: 14760462.0905 East : 2276467.6800
Line Course: N 76-42-23 E Length: 548.52
North: 14760588.2179 East : 2277001.5022
Line Course: S 14-57-45 E Length: 323.77
North: 14760275.4253 East : 2277085.0953
Line Course: S 75-02-15 W Length: 458.50
North: 14760157.0466 East : 2276642.1407
Line Course: N 29-45-56 W Length: 351.40
North: 14760462.0844 East : 2276467.6874

Perimeter: 1682.19 Area: 166,644 sq.ft. 3.83 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0096 Course: S 50-16-54 E
Error North: -0.00616 East : 0.00741
Precision 1: 175,228.13

Closure Calculations
Parcel Map for Yue Family Trust

PARCEL NAME: **PARCEL B**

North: 14760321.9061 East : 2277375.2030
Line Course: S 75-02-15 W Length: 742.85
North: 14760130.1120 East : 2276657.5393
Line Course: N 29-45-56 W Length: 31.03
North: 14760157.0481 East : 2276642.1344
Line Course: N 75-02-15 E Length: 458.50
North: 14760275.4267 East : 2277085.0890
Line Course: N 14-57-45 W Length: 323.77
North: 14760588.2193 East : 2277001.4959
Line Course: N 76-42-23 E Length: 331.50
North: 14760664.4448 East : 2277324.1131
Line Course: S 08-28-55 E Length: 346.33
North: 14760321.9028 East : 2277375.1960

Perimeter: 2233.98 Area: 122,536 sq.ft. 2.81 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0077 Course: S 64-54-27 W
Error North: -0.00327 East : -0.00698
Precision 1: 290,127.27