

ORIGINAL

PM16-004

Tentative Parcel Map

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name (commercial/industrial projects only): TERRI COLE PARCEL MAP			
Project Description:			
Project Address: 265 THEABALD ROAD, RENO, NV. 89521			
Project Area (acres or square feet): 2.15 ACRES			
Project Location (with point of reference to major cross streets AND area locator): 600 FEET NORTHEASTERLY OF THE INTERSECTION OF ANDREW LANE AND NEILSON ROAD			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
017-342-29	2.15 AC.		
Section(s)/Township/Range: SECTION 4, T. 17N., R. 20E., MDM			
Indicate any previous Washoe County approvals associated with this application: Case Nos.			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: TERRI COLE		Name: LANDMARK SURVEYING	
Address: 265 THEABALD ROAD		Address: 2548 RAMPART TERRACE	
RENO, NV.	Zip: 89521	RENO, NV.	Zip: 89519
Phone: 775-772-2466	Fax:	Phone: 775-324-0904	Fax: 324-0904
Email: TCOLEREALESTATE@GMAIL.COM		Email: HUBTAC@SBCGLOBAL.NET	
Cell:	Other:	Cell:	Other:
Contact Person: TERRI COLE		Contact Person: DENNIS CHAPMAN	
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:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

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)?

600 FEET NORTHEASTERLY OF THE INTERSECTION OF ANDREW LANE AND NEILSON ROAD.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-342-29	LDS	2.15 AC.

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

THERE IS A SINGLE FAMILY RESIDENCE ON THE SOUTHERLY PORTION OF THE PROPERTY. THERE IS ALSO A SHED NORTHEASTERLY OF THE EXISTING HOUSE THAT WILL BE DEMOLISHED. THE REST OF THE PROPERTY IS VACANT LAND.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	43,927 SQ. FT.	49,775 SQ. FT.		
Minimum Lot Width	265 FEET	265 FEET		

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:

a. Sewer Service	SEPTIC
b. Electrical Service/Generator	NV ENERGY
c. Water Service	DOMESTIC WELLS

6. 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 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:

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

- b. Available:

<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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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:

a. Permit #	67368 & 67369	acre-feet per year	2
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):

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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.)

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

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

<h1>NA</h1>

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:

NONE

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.
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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

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.
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Tentative Parcel Map Development Application Submittal Requirements

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

1. **Fees:** See Tentative Parcel Map Fee Worksheet. **Make check payable to Washoe County. Bring check with your application to Community Development. Submit Fee Worksheet with "Original Packet" only. Do not include Fee Worksheet in other copies of the packet.**
 - A separate check for the engineering technical review fee is required upon submittal.
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. **Survey Computations:** All survey computations for verification check by the Department of Public Works, Engineering Division. Provide two (2) sets in a separate envelope with the project submittal.
10. **Packets:** Either one electronic packet (DVD or flash drive) with 5 paper copies **OR** 10 paper copies. **If packet on DVD or flash drive is incomplete, a replacement or additional paper copies will be required.** One (1) packet must be labeled "Original" and must include the fee worksheet (including the appropriate fees) and the original signed and notarized Owner Affidavit. **The original packet must 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 Community Development.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, that 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 Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

[Back to Search Results](#)

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Washoe County Parcel Information

Parcel ID 01734229	Status Active	Last Update 1/23/2016 2:08:55 AM
Current Owner: COLE TRUST, TERRI L 265 THEOBALD LN RENO, NV 89521		SITUS: 265 THEOBALD LN WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description Township 17 Section 4 Lot Block Range 20 SubdivisionName _UNSPECIFIED		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$3,271.92	\$2,453.94	\$0.00	\$0.00	\$817.98
2014	\$3,209.05	\$3,209.06	\$0.00	\$0.00	\$0.00
2013	\$3,170.18	\$3,170.18	\$0.00	\$0.00	\$0.00
2012	\$3,077.84	\$3,077.84	\$0.00	\$0.00	\$0.00
2011	\$3,065.12	\$3,065.12	\$0.00	\$0.00	\$0.00
Total					\$817.98

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$817.98
 Partial

[ADD TO CART](#)

\$0.00

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

Payment Information

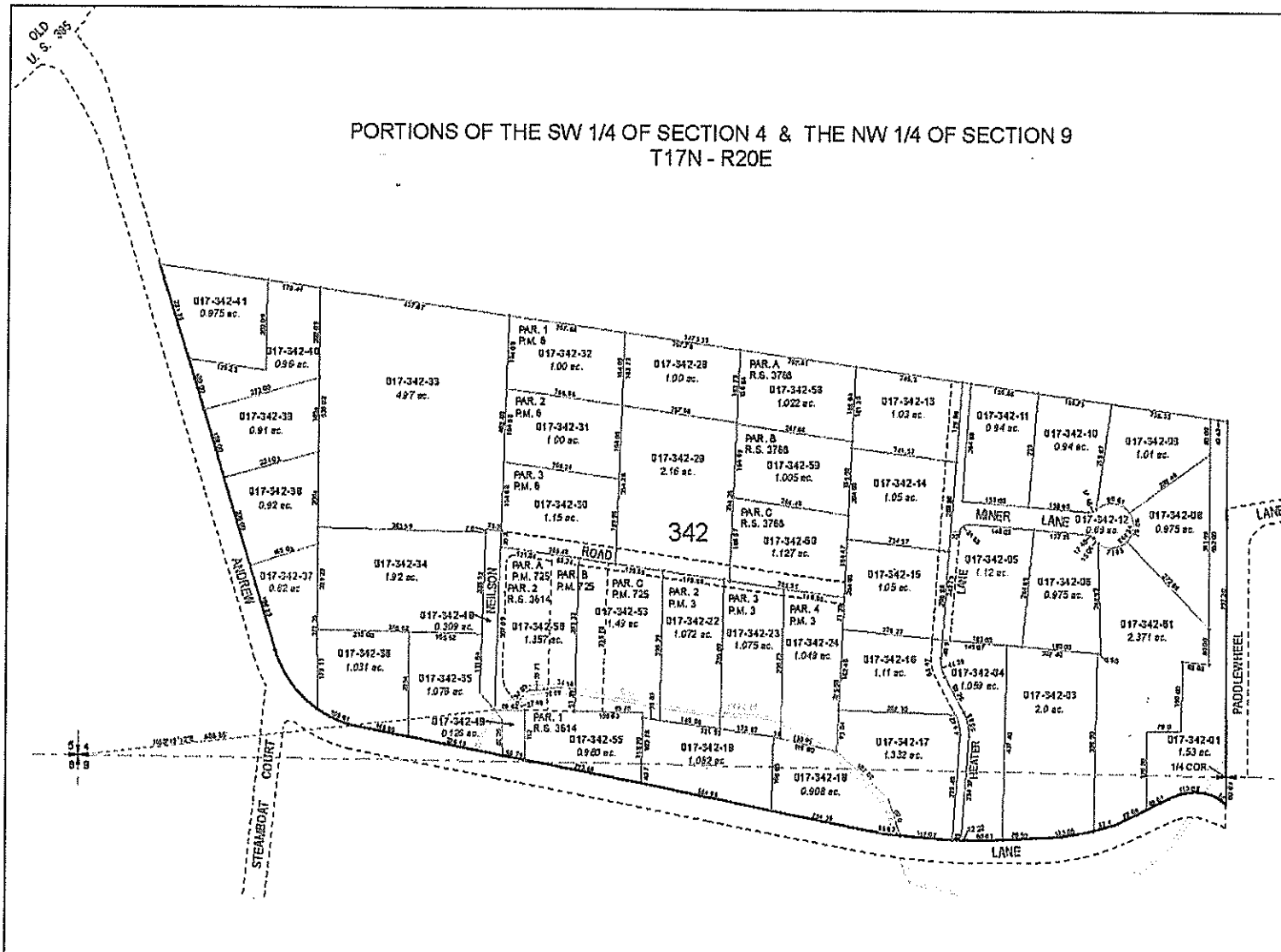
Special Assessment District

Installment Date Information

Assessment Information

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@washoecounty.us

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



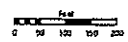
PORTIONS OF THE SW 1/4 OF SECTION 4 & THE NW 1/4 OF SECTION 9
T17N - R20E

Assessor's Map Number

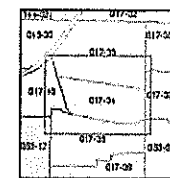
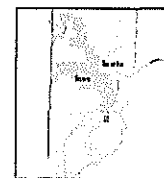
017-34

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

1001 East Main Street
 Building 9
 Reno Nevada 89512
 (775) 784-2221



1 inch = 200 feet

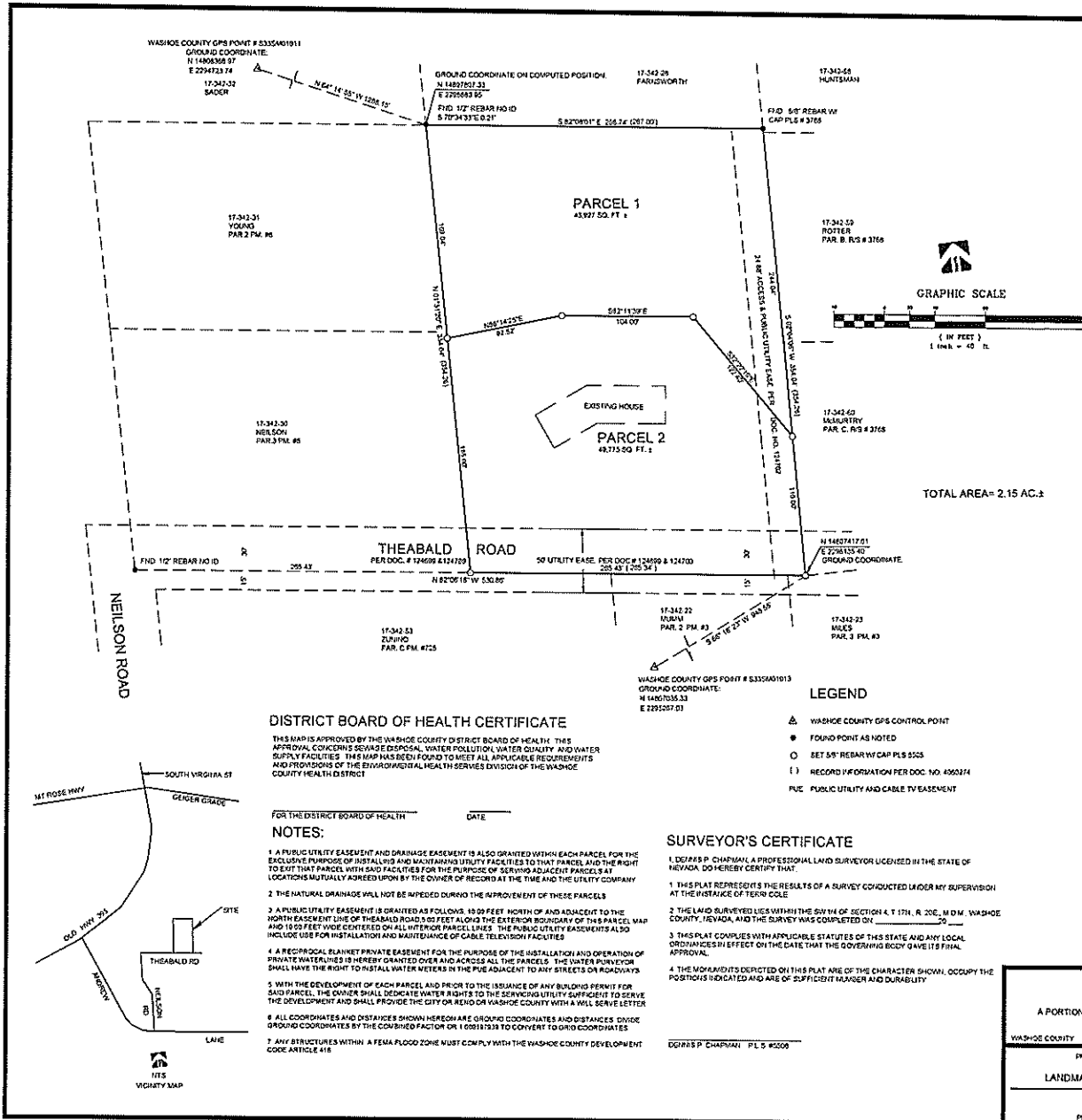


created by TWT 8/23/2014

last updated

west of north (from meridian)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is not a warranty of any kind. It does not represent any survey or other data. The Assessor is not responsible for the accuracy or correctness of the data shown on this map.



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDER-SIGNED, TERRIL L. COLE TRUST IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278. THE ACCESS, DRAINAGE, CABLE TV AND PUBLIC UTILITY EASEMENTS NOTED ARE HEREBY GRANTED FOR THE PURPOSE AND USE STATED.

TERRIL L. COLE TRUST
 TERRIL L. COLE, TRUSTEE _____ DATE _____

ACKNOWLEDGEMENT

STATE OF NEVADA
 COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____ BY TERRIL L. COLE, WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE ABOVE INSTRUMENT IN HER OWN FREE WILL AND INTENTION TO SET MY HAND AND AFFIX MY OFFICIAL SEAL, THE DATE AND YEAR FIRST WRITTEN ABOVE.

ROTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

COMMUNITY DEVELOPMENT CERTIFICATE

THIS 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 DEVELOPMENT DIVISION OF THE COUNTY OF NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.475.

BILL WHITNEY, DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION _____ DATE _____

UTILITY COMPANIES CERTIFICATE

THE UTILITY AND CABLE TV EASEMENTS SHOWN ON THIS PLAT HAVE BEEN APPROVED AND ACCEPTED BY THE UNDER-SIGNED PUBLIC UTILITY AND CABLE TV COMPANIES.

ZENITH PACIFIC POWER COMPANY
 DEARBY ENERGY _____ DATE _____

NEVADA BELL TELEPHONE CO
 DBA AT&T NEVADA _____ DATE _____

CHARTER COMMUNICATIONS _____ DATE _____

TRUCKEE HEADQUARTERS WATER AUTHORITY _____ DATE _____

WATER RIGHTS DEDICATION CERTIFICATE

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

WASHOE COUNTY DEPARTMENT OF WATER RESOURCES _____ DATE _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT TERRIL L. COLE TRUST OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND, THAT ALL THE OWNERS OF RECORD OF THE LANDS HAVE SIGNED THE TENTATIVE MAP, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

FIRST CLASSIFIED TITLE COMPANY OF NEVADA
 BY _____ DATE _____
 TITLE _____

PARCEL MAP FOR TERRIL L. COLE TRUST A PORTION OF THE SW 1/4 OF SEC. 4, T. 17N., R. 20E., M. 0M., WASHOE COUNTY, NEVADA		COUNTY RECORDER'S CERTIFICATE FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 20____ AT _____ MINUTES PAST _____ O'CLOCK, A.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
WASHOE COUNTY PREPARED BY LANDMARK SURVEYING	NEVADA SHEET 1 OF 1 SHEET	COUNTY RECORDER BY: _____ TITLE: _____
PN 775-524-0004		FILE: _____

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONSIDERS SEWER 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 _____

NOTES:

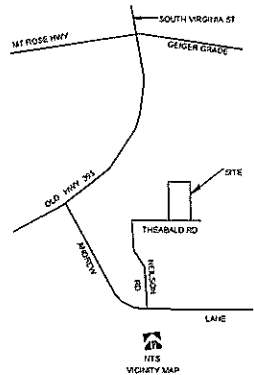
- A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS ALSO GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSES OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME AND THE UTILITY COMPANY.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.
- A PUBLIC UTILITY EASEMENT IS GRANTED AS FOLLOWS: 10.00 FEET NORTH OF AND ADJACENT TO THE NORTH EASEMENT LINE OF THEBALD ROAD 50 FEET ALONG THE EXTERIOR BOUNDARY OF THIS PARCEL MAP AND 10.00 FEET WIDE CENTERED ON ALL INTERIOR PARCEL LINES. THE PUBLIC UTILITY EASEMENTS ALSO INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- A RECIPROCAL PLANNET PRIVATE EASEMENT FOR THE PURPOSE OF THE INSTALLATION AND OPERATION OF PRIVATE WATERLINES IS HEREBY GRANTED OVER AND ACROSS ALL THE PARCELS. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL WATER METERS IN THE PUE ADJACENT TO ANY STREETS OR ROADS.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE CITY OF HENDON OR WASHOE COUNTY WITH A WELL SERVE LETTER.
- ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND COORDINATES AND DISTANCES (VDCE) GROUND COORDINATES BY THE COMBINED FACTOR OF 1.0001133 TO CONVERT TO GROUND COORDINATES.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.

- ### LEGEND
- ▲ WASHOE COUNTY GPS CONTROL POINT
 - FOUND POINT AS NOTED
 - SET 58" REBAR W/ CAP PLS 5505
 - () RECORD INFORMATION PER DOC. NO. 4360274
 - PUE PUBLIC UTILITY AND CABLE TV EASEMENT

SURVEYOR'S CERTIFICATE

- I, DEBBIE P. CHAPMAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF TERRIL COLE.
 - THE LAND SURVEYED LIES WITHIN THE SW 1/4 OF SECTION 4, T. 17N., R. 20E., M. 0M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON _____ 20____.
 - THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GIVES ITS FINAL APPROVAL.
 - THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT MAJORITY AND DURABILITY.

DEBBIE P. CHAPMAN P.L.S. #5509



COORDINATE FILE : COLE7113.CRD

AREA/LOT SUMMARY

SET #1 TOTAL BOUNDARY

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
		152	14807807.32	2295883.95		
152	SE 82 08'01"	266.74	303	14807770.81	2296148.18	4586.09
		65 RB CAP	3917			
303	SW 02 04'06"	354.04	150	14807417.01	2296135.40	
150	NW 82 06'16"	265.43	153	14807453.47	2295872.49	
153	NE 01 51'20"	354.04	152	14807807.32	2295883.95	

PERIMETER	AREA (sq ft)	AREA (acres)
1240.23	93699.70	2.15

COORDINATE FILE NAME: COLE7113.CRD
 TIME FOR THIS RUN : 0 hours 1 minutes
 TOTAL TIME ON FILE : 27 hours 44 minutes

AREA/LOT SUMMARY

SET #2 **PARCEL 1**

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
		152 14807807.32	2295883.95			
152	SE 82 08'01"	266.74	303 14807770.81	2296148.18	4586.09	
		65 RB CAP 3917				
303	SW 02 04'06"	176.64	165 14807594.29	2296141.80		
165	NW 66 16'06"	96.45	329 14807633.10	2296053.52	4590.07	
		TERI PC				
329	NW 82 11'33"	83.49	328 14807644.44	2295970.80	4590.94	
		TERI PC				
328	SW 33 47'50"	30.09	327 14807619.44	2295954.06	4591.59	
		TERI PC				
327	SE 17 35'28"	5.39	326 14807614.30	2295955.69	4591.70	
		TERI PC				
326	NW 84 54'38"	78.07	162 14807621.23	2295877.93		
162	NE 01 51'20"	186.19	152 14807807.32	2295883.95		

PERIMETER 923.05 AREA (sq ft) 43813.77 AREA (acres) 1.01

SET #3 **PARCEL 2**

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
		162 14807621.23	2295877.93			
162	SE 84 54'38"	78.07	326 14807614.30	2295955.69	4591.70	
		TERI PC				
326	NW 17 35'28"	5.39	327 14807619.44	2295954.06	4591.59	
		TERI PC				
327	NE 33 47'50"	30.09	328 14807644.44	2295970.80	4590.94	
		TERI PC				
328	SE 82 11'33"	83.49	329 14807633.10	2296053.52	4590.07	
		TERI PC				
329	SE 66 16'06"	96.45	165 14807594.29	2296141.80		
165	SW 02 04'06"	177.39	150 14807417.01	2296135.40		
150	NW 82 06'16"	265.43	153 14807453.47	2295872.49		
153	NE 01 51'20"	167.85	162 14807621.23	2295877.93		

PERIMETER 904.15 AREA (sq ft) 49885.93 AREA (acres) 1.15

TOTAL FOR SETS 2 THRU 3

PERIMETER 0.00 AREA (sq ft) 93699.70 AREA (acres) 2.15

COORDINATE FILE NAME: COLE7113.CRD
 TIME FOR THIS RUN : 0 hours 0 minutes
 TOTAL TIME ON FILE : 27 hours 44 minutes