

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name:			
Project Description: Subdivision of parcel, one of the parcels becoming the extension / completion of Nestle Court.			
Project Address: Nestle Court			
Project Area (acres or square feet): 4.578 ac.			
Project Location (with point of reference to major cross streets AND area locator): Montreux 2 South - Mount Rose Highway			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
148-222-24	4.578		
Section(s)/Township/Range: S03 & 10, T17N, R19E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Montreux Development Group, LLC		Name: TEC Civil Engineering Consultants	
Address: 500 Damonte Ranch Pkwy, Ste 980		Address: 9480 Double Diamond Pkwy, Ste 200	
Reno, NV	Zip: 89521	Reno, Nv	Zip: 89521
Phone: 775.825.1888	Fax:	Phone: 775.352.7800 Ex. 226	Fax: 775.352.7929
Email: ssj3232@aol.com		Email: jgilles@tecreno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Stanley Jaksick		Contact Person: Jason Gilles	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name: Jessica Clayton	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email: jtclaytone@aol.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Written Consent of Managers  
To Act Without An Annual Meeting  
and Resolutions  
of  
Montreux Development Group, LLC**

The Operating Agreement provides that any action which may be taken by the vote of the managers at a meeting may be taken without a meeting if authorized by the written consent of managers holding at least a majority of the voting power. Pursuant to the provisions of the Operating Agreement, the managers of Montreux Development Group, LLC, a Nevada limited liability company (the "**Company**"), by signing this document waive any notice that may be required for a managers annual meeting and take and consent to the following actions:

RESOLVED: That Stanley Jaksick is authorized to sign any and all agreements and documents relating to the tentative parcel map for Montreux Development Group.

IN WITNESS WHEREOF, the undersigned has executed this Unanimous Written Consent of Managers to Act without a Meeting and Resolutions.

Dated: September 21, 2016

  
\_\_\_\_\_  
Stanley S. Jaksick, Manager



## 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)?

Nestle Court, Montreux 2 South, Washoe County. Approximately 600 ft. West from the intersection of Bordeaux Drive and Nestle Court.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
148-222-24	LDS	4.58 ac.

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

Undeveloped parcel consist of natural vegetation and graded turnaround (Nestle Court bulb), serviced by Nestle Court. Parcel is bounded to the South and East by a golf course, North and West by existing parcels.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	0.83 ac.	3.49 ac.	0.26 ac.	
Minimum Lot Width				

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	Municipal
b. Electrical Service/Generator	NV Energy
c. Water Service	Municipal

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

- a. Water System Type:

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

- b. Available:

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

- b. Available:

<input checked="" 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 #		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):

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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?

<p>The extension / completion of the bulb on Nestle Court is anticipated. All of the roads within the subdivision are private and gated. Existing trail easements are throughout the existing subdivision.</p>
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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:

The parcel is a portion of an existing subdivision - Montreux Unit 2 - South, Subdivision Tract Map 3894.

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?

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?

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?

Nestle Court is already graded and in use, no tree removal is anticipated.

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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	Randal L. Briggs
Address	9480 Double Diamond Pkwy, Ste. 200 Reno, NV. 89521
Phone	775.352.7800 ex. 226
Cell	
E-mail	randalbriggs@gmail.com
Fax	
Nevada PLS #	7998

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**OWNER'S CERTIFICATE**

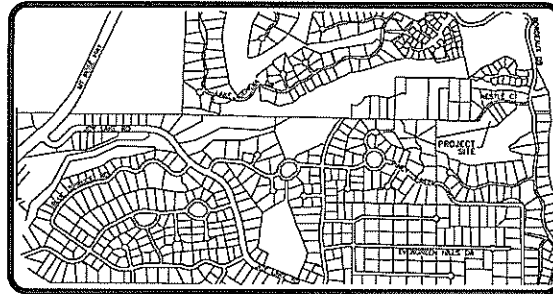
THIS IS TO CERTIFY THAT THE UNDERSIGNED, MONTREUX DEVELOPMENT GROUP, LLC IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 276 AND TITLE 17 OF THE CITY OF SPARKS AND THAT THE EASEMENTS SHOWN HEREON TO BE GRANTED PER THIS MAP ARE HEREBY GRANTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
 STANLEY S. JANSICK, MONTREUX DEVELOPMENT GROUP, LLC

STATE OF \_\_\_\_\_ S.S.  
 COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, STANLEY S. JANSICK, DO PERSONALLY APPEAR BEFORE ME, AND UPON OATH DO DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP  
 N.T.S.

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ MEETS ALL THE APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE PARCEL MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE AND THENCE, EASEMENTS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE INTEREST OF RECORDATION IS (ARE) RELATED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 276.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 276.47 THROUGH 276.47C.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
 BILL WARDEN

BY \_\_\_\_\_ DATE \_\_\_\_\_  
 BILL WARDEN  
 DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION

**SURVEYOR'S CERTIFICATE**

I, RANDAL L. BROGGS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF MONTREUX DEVELOPMENT GROUP, LLC.
- THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF SECTION 3 AND THE NE 1/4 OF SECTION 10, T. 17 N., R. 12E, M.D.M., AND THE SURVEY WAS COMPLETED ON MAY 26, 2016.
- THIS PLAT COMPLES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BROGGS, P.L.S. 7998 DATE \_\_\_\_\_ EXP. 12/31/18

**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT REFERRED AS DOC. NO. 223859 RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
 MICHAEL E. GUMP, P.L.S. 13927  
 WASHOE COUNTY SURVEYOR

**UTILITY COMPANIES' CERTIFICATES**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN ORDERED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

SERRA PACIFIC POWER COMPANY, D.B.A. NV ENERGY DATE \_\_\_\_\_

**NOTARY: NV ENERGY**

STATE OF NEVADA } ss  
 COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF \_\_\_\_\_ AS A REPRESENTATIVE OF NV ENERGY, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

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

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

**NOTARY: NEVADA BELL**

STATE OF NEVADA } ss  
 COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF \_\_\_\_\_ AS A REPRESENTATIVE OF NEVADA BELL TELEPHONE CO., D.B.A. AT&T, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

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

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

**NOTARY: CHARTER COMMUNICATIONS**

STATE OF NEVADA } ss  
 COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF \_\_\_\_\_ AS A REPRESENTATIVE OF CHARTER COMMUNICATIONS, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

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

TRUCKEE MEADOWS WATER AUTHORITY DATE \_\_\_\_\_

**NOTARY: TRUCKEE MEADOWS WATER AUTHORITY**

STATE OF NEVADA } ss  
 COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF \_\_\_\_\_ AS A REPRESENTATIVE OF TRUCKEE MEADOWS WATER AUTHORITY, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

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

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LANDS THAT NO OTHER RECORDS OF RECORD OR SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

BOOK TITLE OF NEVADA, INC.

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

NAME \_\_\_\_\_

TITLE \_\_\_\_\_

**TAX CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DELINQUENT PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS. 20A.220.

APR: 148-232-74  
 WASHOE COUNTY TREASURER

BY \_\_\_\_\_ DATE \_\_\_\_\_  
 DEPUTY

BY \_\_\_\_\_  
 NAME

BY \_\_\_\_\_  
 TITLE

**DISTRICT BOARD OF HEALTH CERTIFICATE**

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL, COVERING 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 \_\_\_\_\_

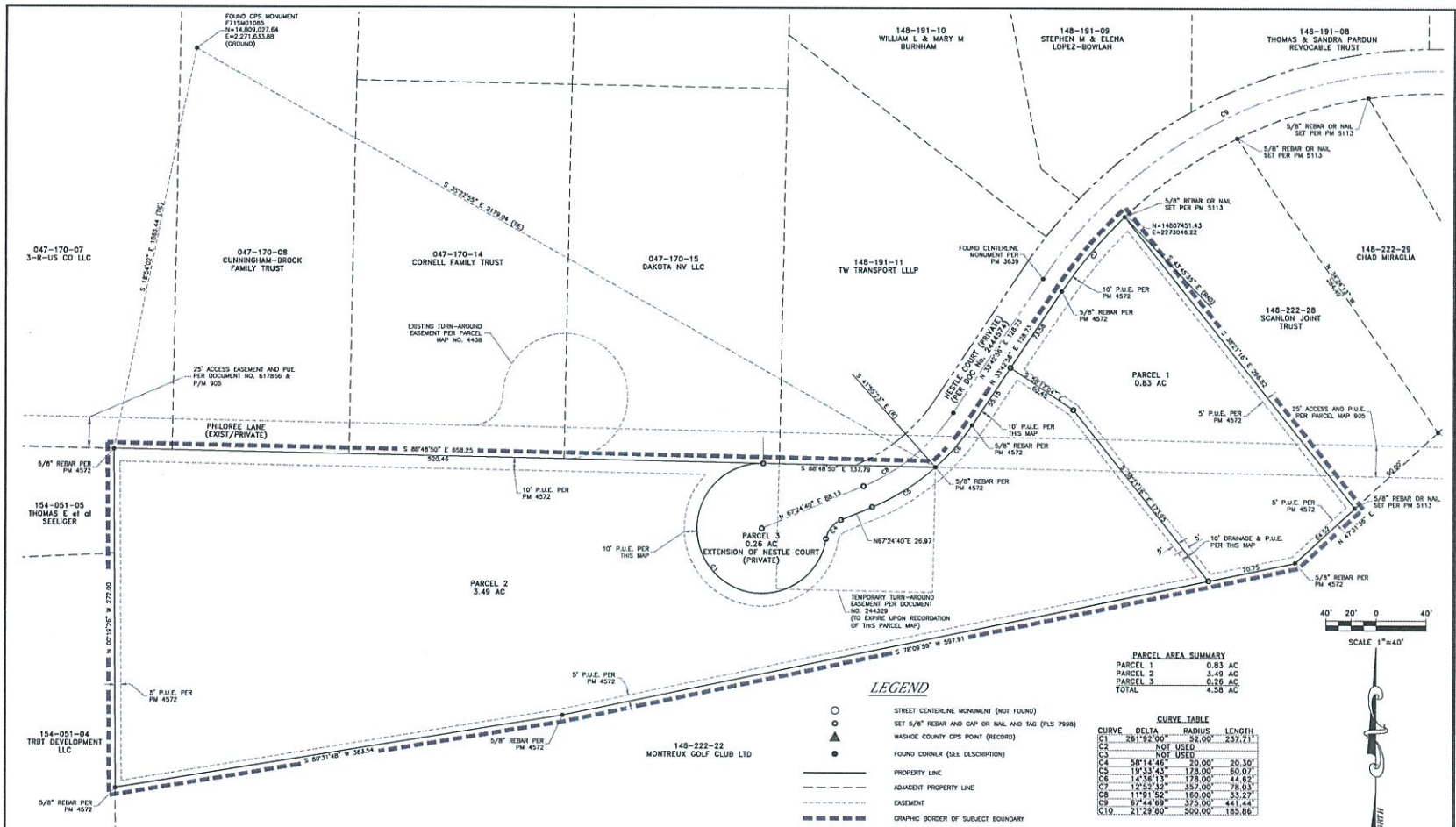
**REFERENCE DOCUMENTS**

REFERENCED DOCUMENTS ARE RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY OF WASHOE, STATE OF NEVADA.

- 1 - PARCEL MAP NO. 2619
- 2 - PARCEL MAP NO. 2619
- 3 - PARCEL MAP NO. 2640
- 4 - PARCEL MAP NO. 2640
- 5 - PARCEL MAP NO. 2640
- 6 - PARCEL MAP NO. 2640
- 7 - PARCEL MAP NO. 2640
- 8 - RECORD OF SURVEY MAP NO. 1915
- 9 - RECORD OF SURVEY MAP NO. 2000
- 10 - RECORD OF SURVEY MAP NO. 3778
- 11 - RECORD OF SURVEY MAP NO. 4114
- 12 - TRACT MAP NO. 2889
- 13 - TRACT MAP NO. 2891

TOTAL AREA ±4.58 AC

FILE NO. _____	<b>TENTATIVE PARCEL MAP</b> <b>MONTREUX DEVELOPMENT GROUP, LLC</b> BEING A DIVISION OF PARCEL NO. 3 OF PARCEL MAP NO. 5472 SITUATE WITHIN THE SE 1/4 OF SECTION 3 AND THE NE 1/4 OF SECTION 10, T. 17N., R. 12E., M.D.M. WASHOE COUNTY, NEVADA	SHEET 1 OF 2
FILED FOR RECORD AT THE REQUEST OF _____ ON _____ DAY OF _____ 2016, AT _____ MINUTES PAST O'CLOCK _____, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA LAWRENCE R. BURNISH COUNTY RECORDER BY _____ DEPUTY		



**PARCEL AREA SUMMARY**

PARCEL 1	0.83 AC
PARCEL 2	3.49 AC
PARCEL 3	0.26 AC
TOTAL	4.58 AC

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	281°52'00"	52.00'	237.71'
C2	NOT USED	NOT USED	NOT USED
C3	NOT USED	NOT USED	NOT USED
C4	58°14'46"	20.00'	20.30'
C5	19°53'45"	178.00'	60.01'
C6	14°36'13"	178.00'	44.62'
C7	12°56'32"	357.00'	78.03'
C8	17°51'52"	160.00'	33.27'
C9	67°44'08"	375.00'	441.44'
C10	41°28'50"	300.00'	183.86'

**NOTES**

- PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH CONCORDANT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH CONCORDANT WITH THE SIDE AND REAR LINES.
- A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL OF THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCELS AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AND LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- THIS PARCEL MAP IS SITUATED WITHIN FLOOD ZONE AD AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 22031C13276, DATED MARCH 16, 2006.
- ANY STRUCTURES LOCATED WITHIN FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE, ARTICLE 416.
- A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED CONCORDANT WITH ALL SIDE AND REAR PARCEL LINES.
- A 10 FOOT FLOODED SNOW STORAGE AND TRAFFIC CONTROL, SONAGE, EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY.
- NO OWNER OR TENANT SHALL OBSTRUCT DRAINAGE EASEMENT OR CHANNEL WITHIN THIS MAP.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF TIME.
- NO FENCES OR PERMANENT STRUCTURES ARE ALLOWED WITHIN OR ACROSS SANITARY SEWER OR WATER EASEMENTS MAINTAINED BY WASHOE COUNTY.
- THE MAINTENANCE OF ALL DRAINAGE CHANNELS AND ASSOCIATED STRUCTURES LOCATED ON PRIVATELY OWNED RESIDENTIAL LOTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF SAID LOTS.

**NOTES CONT'D**

- SEWAGE DISPOSAL SHALL BE COMMUNITY SEWER ONLY.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE WATER AND SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY DEPARTMENT OF WATER RESOURCES.
- THIS MAP IS SUBJECT TO THE MONTEUX SUBDIVISION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 2002868, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA AND ALL AMENDMENTS THEREIN.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT = 20'; SIDE = 10'; REAR (ADJACENT TO GOLF COURSE) = 30'.
- 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 THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH, CENTERED ON ALL EXISTING UTILITY FACILITIES IS HEREBY GRANTED.
- ALL BEARINGS AND DISTANCES INDICATED ARE MEASURED UNLESS NOTED OTHERWISE.

**LEGEND**

- STREET CENTERLINE MONUMENT (NOT FOUND)
- ▲ SET 5/8" REBAR OR CAP OR NAL AND TAG (PLS 7998)
- WASHOE COUNTY GPS POINT (RECORD)
- FOUND CORNER (SEE DESCRIPTION)
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- ▬ GRAPHIC BORDER OF SUBJECT BOUNDARY

**BASIS OF BEARING**

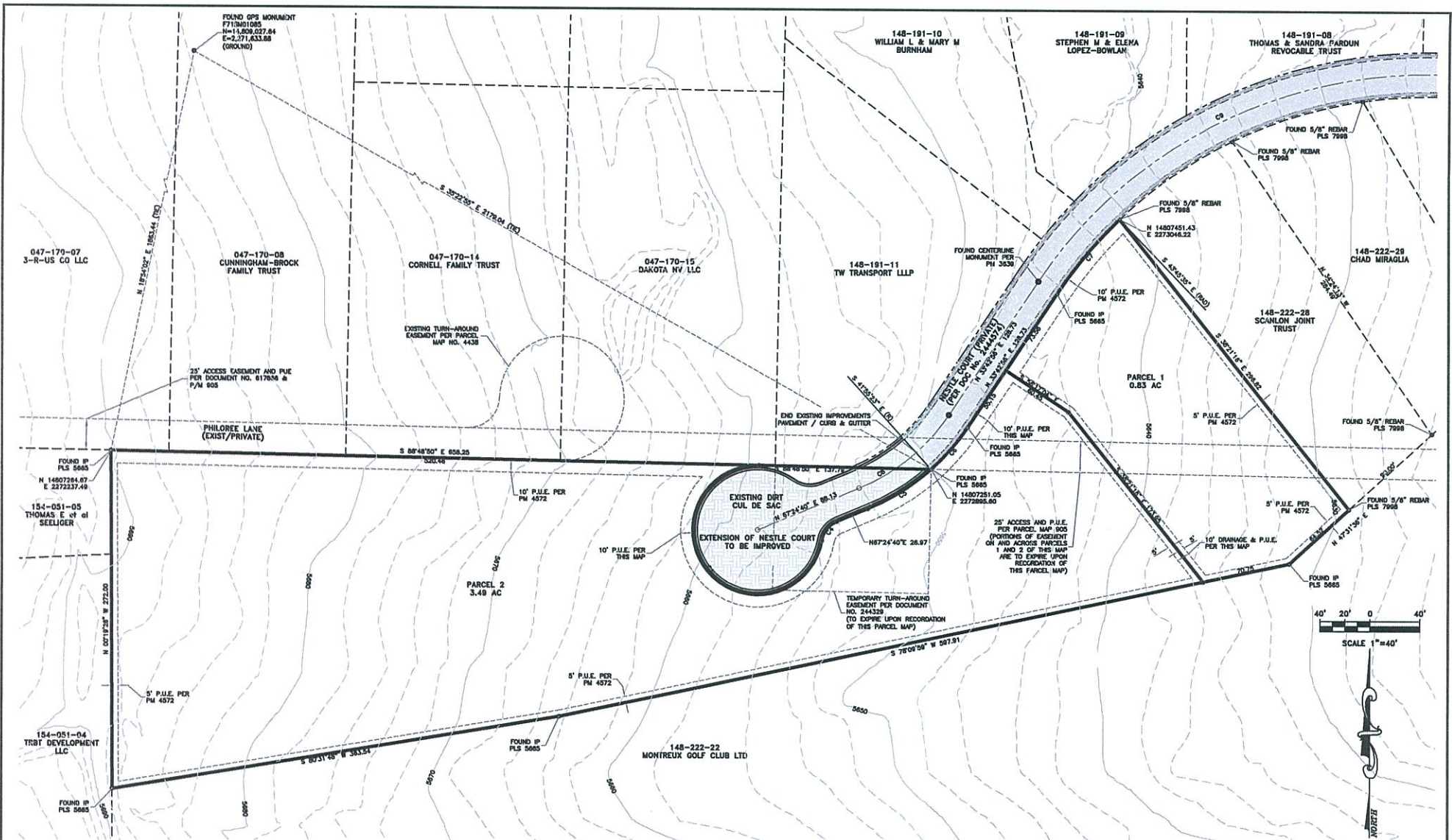
THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS N1748°13'W, BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "771830080" AND "771830108" WITH THE FOLLOWING NEVADA COORDINATE SYSTEM, NEVADA STATE PLANE WEST ZONE, VALUES BASED ON THE NORTH AMERICAN DATUM OF 1983/1994 HIGH ACCURACY REFERENCE NETWORK (NAD 83/94+HARN). THE GROUND COORDINATES ARE MODIFIED GRID, MULTIPLY GRID COORDINATES BY THE CORRECTION FACTOR OF 1.000197839 TO OBTAIN GROUND COORDINATES. ALL DISTANCES AND COORDINATES SHOWN ON MAP ARE GROUND.

FILE NO. \_\_\_\_\_  
 FEE: \_\_\_\_\_  
 FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 2016, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_  
 O'CLOCK, \_\_\_\_\_ A.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA  
 LAWRENCE R. BURTHNESS  
 COUNTY RECORDER  
 BY: \_\_\_\_\_  
 DEPUTY

**TENTATIVE PARCEL MAP**  
 FOR  
**MONTEUX DEVELOPMENT GROUP, LLC**  
 BEING A DIVISION OF PARCEL NO. 3 OF PARCEL MAP NO. 5472  
 SITUATE WITHIN THE SE 1/4 OF SECTION 3 AND THE NE 1/4 OF SECTION 10,  
 WASHOE COUNTY, NEVADA

T.E.C. CIVIL ENGINEERING CONSULTANTS  
 8400 DOUBLE DIAMOND PARKWAY, #200, RENO, NV  
 (775) 352-7800 Fax: (775) 352-7929

SHEET 2 OF 2  
 NEVADA



**TOPOGRAPHIC EXHIBIT**

FILE NO. \_\_\_\_\_  
 FEE: \_\_\_\_\_  
 FILED FOR RECORD AT THE REQUEST  
 OF \_\_\_\_\_  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 2016, AT \_\_\_\_\_ MINUTES PAST  
 O'CLOCK, \_\_\_\_\_ M., OFFICIAL RECORDS  
 OF WASHOE COUNTY, NEVADA  
 LAWRENCE R. BURNESS  
 COUNTY RECORDER  
 BY: \_\_\_\_\_  
 DEPUTY

**TENTATIVE PARCEL MAP**  
 FOR  
**MONTREUX DEVELOPMENT GROUP, LLC**  
 BEING A DIVISION OF PARCEL No. 3 OF PARCEL MAP No. 5472  
 SITUATE WITHIN THE SE 1/4 OF SECTION 3 AND THE NE 1/4 OF SECTION 10,  
 WASHOE COUNTY T.17N., R.19E., M.D.M NEVADA

**TEC** CIVIL ENGINEERING CONSULTANTS  
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