

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

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: TOM NICHOLS 2008 TRUST			
Project Description: PARCEL MAP			
Project Address: 9380 BELLHAVEN RD, RENO NV 89511			
Project Area (acres or square feet): 20.20 ACRES			
Project Location (with point of reference to major cross streets AND area locator): 1/2 MILE SOUTH OF THE INTERSECTION OF SHELLBOURNE ST. AND BRUNSWICK MILL RD.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
041-140-22	20.20		
Section(s)/Township/Range: SEC 11, T. 18 N., R. 19 E., 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: TOM NICHOLS 2008 TRUST		Professional Consultant:	
Name: TOM NICHOLS		Name: DANIEL T. KELSOE, PLS	
Address: 1491 GIANNOTTI DR		Address: 846 VICTORIAN AVE, SUITE #20	
SPARKS, NV	Zip: 89436	SPARKS, NV	Zip: 89431
Phone:	Fax:	Phone: 775-852-2251	Fax:
Email:		Email: DAN@ROBISONENG.COM	
Cell:	Other:	Cell: 775-852-2251	Other:
Contact Person: TOM NICHOLS		Contact Person: DANIEL KELSOE	
Applicant/Developer:		Other Persons to be Contacted:	
Name: TOM NICHOLS 2008 TRUST		Name:	
Address: SAME		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: TOM NICHOLS 2008 TRUST

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)
) *Lyon*
COUNTY OF WASHOE)

I, Thomas B. Nichols
(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): 041-140-22

Printed Name Thomas B Nichols
Signed *Thomas B Nichols*
Address 1491 Giannotti Dr.

Subscribed and sworn to before me this
14th day of February, 2018.

Alisa Rhyno
Notary Public in and for said county and state

My commission expires: 1/28/2020

(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

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)?

9380 BELLHAVEN RD, RENO, NV, 89511

HALF A MILE SOUTH OF THE INTERSECTION OF SHELLBOURNE ST AND
BRUNSWICK MILL RD

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
041-140-22	MDR <i>162</i>	20.20

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

VACANT LAND

3. What are the proposed lot standards? *size*

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	<i>10.20 Ac</i>	<i>5.00 Ac</i>	<i>5.00 Ac</i>	
Minimum Lot Width	<i>319.56'</i>	<i>323.04'</i>	<i>346.73'</i>	

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 Planning and Building 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	NONE
b. Electrical Service/Generator	NONE
c. Water Service	NONE

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

- 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?

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14. 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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15. 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

16. 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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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.

17. How many cubic yards of material are you proposing to excavate on site?

N/A

18. 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

19. 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

20. 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

21. 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

22. 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

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

N/A

24. 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

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

N/A

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

N/A

27. Surveyor:

Name	DANIEL T. KELSOE, PLS
Address	846 VICTORIAN AVE., SUITE #20 SPARKS, NV. 89431
Phone	775-852-2251
Cell	775-852-2251
E-mail	DAN@ROBISONENG.COM
Fax	N/A
Nevada PLS #	18874

WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

Received By:
 Location:
 Session:

smartell
 Treasurer's Office
 SMartell-0-02162018

Receipt Number: U17.19971
 Receipt Year: 2017
 Date Received: 02/16/2018

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining	
Real	Bill Number: 2017174009 Bill Year: 2017 PIN: 04114022 Primary Owner: TOM NICHOLS 2008 TRUST Property Addr: SCHELLBOURNE ST Property Desc: Township 18 Section 11 Lot 3-B Block Range 19 SubdivisionName _	1,117.81	1,117.81	0.00	0.00	1,117.81	1,117.81	0.00	
Totals:		1,117.81	1,117.81	0.00	0.00	1,117.81	1,117.81	0.00	
Tender Information:		Charge Summary:							
Check #9/1077		1,117.81	Real						1,117.81
Total Tendered		1,117.81	Total Charges						1,117.81

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

TOM NICHOLS
 1491 GIANNOTTI DR
 SPARKS NV 89436

PAID
FEB 15 2018
 W. C. T. O. 27

BALANCE REMAINING	0.00
CHARGES	1,117.81
PAID	1,117.81
CHANGE	0.00

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 Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

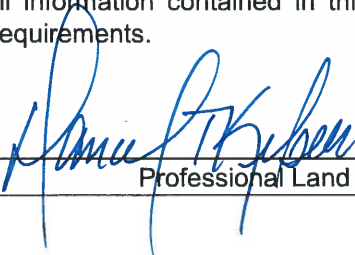
Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.

7. **Development Plan Specifications: (If the requirement is "Not Applicable," please check the box preceding the requirement)**
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
 - g. The location and outline to scale of each existing building or structure that is not to be moved in the development.

- h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge,, all information contained in this application is correct and meets all Washoe County Development Code requirements.



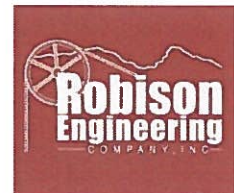
 Professional Land Surveyor

**TOM NICHOLS 2008 TRUST
A.P.N. 041-140-22**

**PARCEL MAP
CLOSURE CALCULATIONS**

**TOTAL ACREAGE = 20.20 ACRES
NUMBER OF PARCELS = 3**

**PREPARED BY: ROBISON ENGINEERING Co.
846 VICTORIAN AVE. SUITE 20
SPARKS, NEVADA 89431
775-852-2251
SURVEYOR: DANIEL T. KELSOE, PLS 18974**



Lot Report

Feb 08, 2018

OVERALL BOUNDARY

PNT#	Bearing	Distance	Northing	Easting
20001			14834705.656	2273953.387
	S 89°23'51" E	472.20		
20023			14834700.690	2274425.564
	S 13°47'02" W	177.63		
20024			14834528.175	2274383.242
Radius: 24.98 Length: 30.77 Chord: 28.86 Delta: 70°34'44"				
Chord BRG: S 49°02'29" W Rad-In: N 76°14'53" W Rad-Out: N 05°40'09" W				
Radius Pt: 20025 14834534.114,2274358.976 Tangent: 17.68 Dir: Right				
Tangent-In: S 13°45'07" W Tangent-Out: S 84°19'51" W Non Tangential-In Non Tangential-Out				
20005			14834509.254	2274361.443
Radius: 50.00 Length: 218.63 Chord: 81.65 Delta: 250°31'44"				
Chord BRG: S 40°57'06" E Rad-In: S 05°41'14" E Rad-Out: N 76°12'58" W				
Radius Pt: 20006 14834459.500,2274366.398 Tangent: 70.71 Dir: Left				
Tangent-In: S 84°18'46" W Tangent-Out: N 13°47'02" E Non Tangential-In Tangential-Out				
20007			14834447.587	2274414.958
	N 13°47'02" E	429.24		
20008			14834864.461	2274517.229
	S 52°47'40" E	492.06		
20009			14834566.922	2274909.142
	S 32°32'50" W	67.22		
20010			14834510.259	2274872.978
	S 03°37'01" W	323.04		
20011			14834187.862	2274852.598
	S 68°12'32" W	98.88		
20012			14834151.156	2274760.784
	S 43°07'07" W	210.13		
20013			14833997.774	2274617.157
	S 20°10'51" W	171.42		
20014			14833836.878	2274558.020
	S 34°22'42" W	161.59		
20015			14833703.513	2274466.777
	S 16°18'54" W	128.40		
20016			14833580.284	2274430.707
	S 63°19'33" W	136.78		
20017			14833518.881	2274308.484
	N 89°30'27" W	367.56		
20018			14833522.041	2273940.937
	N 00°36'09" E	1183.68		
20001			14834705.656	2273953.387

Closure Error Distance > 0.0000
Total Distance > 4669.23
Area: 879986.05 Sq. Feet, 20.20 Acres

PARCEL 3-B-1

PNT#	Bearing	Distance	Northing	Easting
20008			14834864.461	2274517.229
	S 52°47'40" E	492.06		
20009			14834566.922	2274909.142
	S 32°32'50" W	67.22		
20010			14834510.259	2274872.978
	S 72°46'59" W	530.70		
20019			14834353.176	2274366.060
	S 13°47'02" W	445.65		
20020			14833920.361	2274259.879
	S 80°38'01" W	319.56		
20021			14833868.353	2273944.580
	N 00°36'09" E	837.35		
20001			14834705.656	2273953.387
	S 89°23'51" E	472.20		
20023			14834700.690	2274425.564
	S 13°46'57" W	177.63		
20003			14834528.174	2274383.246
Radius: 25.00 Length: 30.77 Chord: 28.87 Delta: 70°31'42"				
Chord BRG: S 49°02'55" W Rad-In: N 76°12'56" W Rad-Out: N 05°41'14" W				
Radius Pt: 20004 14834534.131,2274358.966 Tangent: 17.68 Dir: Right				
Tangent-In: S 13°47'04" W Tangent-Out: S 84°18'46" W Non Tangential-In				
Tangential-Out				
20005			14834509.254	2274361.443
Radius: 50.00 Length: 218.63 Chord: 81.65 Delta: 250°31'44"				
Chord BRG: S 40°57'06" E Rad-In: S 05°41'14" E Rad-Out: N 76°12'58" W				
Radius Pt: 20006 14834459.500,2274366.398 Tangent: 70.71 Dir: Left				
Tangent-In: S 84°18'46" W Tangent-Out: N 13°47'02" E Tangential-In Tangential-				
Out				
20007			14834447.587	2274414.958
	N 13°47'02" E	429.24		
20008			14834864.461	2274517.229

Closure Error Distance > 0.0000

Total Distance > 4021.01

Area: 444332.37 Sq. Feet, 10.20 Acres

PARCEL 3-B-2

PNT#	Bearing	Distance	Northing	Easting
20019			14834353.176	2274366.060
	N 72°46'59" E	530.70		
20010			14834510.259	2274872.978
	S 03°37'01" W	323.04		
20011			14834187.862	2274852.598
	S 68°12'32" W	98.88		
20012			14834151.156	2274760.784
	S 43°07'07" W	210.13		
20013			14833997.774	2274617.157
	S 20°10'51" W	20.96		
20022			14833978.101	2274609.927
	S 80°38'01" W	354.78		
20020			14833920.361	2274259.879
	N 13°47'02" E	445.65		
20019			14834353.176	2274366.060

Closure Error Distance > 0.0000

Total Distance > 1984.14

Area: 217854.08 Sq. Feet, 5.00 Acres

PARCEL 3-B-3

PNT#	Bearing	Distance	Northing	Easting
20022			14833978.101	2274609.927
	S 20°10'51" W	150.46		
20014			14833836.878	2274558.020
	S 34°22'42" W	161.59		
20015			14833703.513	2274466.777
	S 16°18'54" W	128.40		
20016			14833580.284	2274430.707
	S 63°19'33" W	136.78		
20017			14833518.881	2274308.484
	N 89°30'27" W	367.56		
20018			14833522.041	2273940.937
	N 00°36'09" E	346.33		
20021			14833868.353	2273944.580
	N 80°38'01" E	674.34		
20022			14833978.101	2274609.927

Closure Error Distance > 0.0000

Total Distance > 1965.46

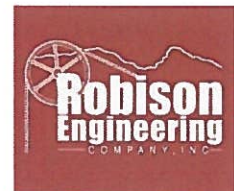
Area: 217800.00 Sq. Feet, 5.00 Acres

**TOM NICHOLS 2008 TRUST
A.P.N. 041-140-22**

**PARCEL MAP
LEGAL DESCRIPTIONS**

**TOTAL ACREAGE = 20.20 ACRES
NUMBER OF PARCELS = 3**

**PREPARED BY: ROBISON ENGINEERING Co.
846 VICTORIAN AVE. SUITE 20
SPARKS, NEVADA 89431
775-852-2251
SURVEYOR: DANIEL T. KELSOE, PLS 18974**



LEGAL DESCRIPTIONS
A.P.N. 041-140-22

ORIGINAL BOUNDARY

A.P.N. 041-140-22

All that real property situate in the State of Nevada, County of Washoe, being that portion of the SouthWest Quarter (SW ¼) of Section 11, Township 18 North, Range 19 East, M.D.M., described as follows:

BEING all that portion of Parcel 3-B, as shown on that Second Record of Survey, In Support of a Boundary Line Adjustment for ARJ Properties, Map No. 5348, Official Records of Washoe County, Nevada.

EXCEPTING that portion of Shellbourne Street, as Dedicated in Document No. 3740640.

CONTAINING: 20.20 ACRES, more or less

PROPOSED BOUNDARIES

PARCEL 3-B-1

BEGINNING at the most Northwest corner of said Parcel 3-B per Record of Survey Map No. 5348;

THENCE along the North line of said Parcel 3-B, S89°23'51"E a distance of 472.21 feet, to the Westerly Right-of-Way line of Shellbourne Street, Dedicated per Document No. 3740640, Official Records of Washoe County, Nevada;

THENCE along said Westerly Right-of-Way, S13°47'02"W a distance of 177.63 feet;

THENCE continuing along said Westerly Right-of-Way, through a curve to the right, having a radius of 25.00 feet, through a central angle of 70°31'42", and an arc length of 30.77 feet;

THENCE continuing along said Westerly Right-of-Way, through a reverse curve to the left, having a radius of 50.00 feet, through a central angle of 250°31'44", and an arc length of 218.63 feet, to the Easterly Right-of-Way of said Shellbourne Street;

THENCE along said Easterly Right-of-Way line, N13°47'02"E a distance of 429.24 feet;

THENCE leaving said Easterly Right-of-Way line, S52°47'40"E a distance of 492.06 feet;

THENCE S32°32'50"W a distance of 67.22 feet;

THENCE S72°46'59"W a distance of 530.70 feet;

THENCE S13°47'02"W a distance of 445.65 feet;

THENCE S80°38'01"W a distance of 319.56 feet, to the West line of Said Parcel 3-B and the West line of Section 11;

THENCE along said West lines, N00°36'09"E a distance of 837.35 feet, to the **POINT OF BEGINNING**,

CONTAINING: 10.20 Acres, more or less

PARCEL 3-B-2

COMMENCING at the most Northwest corner of said Parcel 3-B per Record of Survey Map No. 5348;

THENCE along the West lines of said Parcel 3-B and the West line of Section 11, S00°36'09"W a distance of 837.35 feet;

THENCE leaving said West lines, N80°38'01"E a distance of 319.56 feet, to the **POINT OF BEGINNING**;

THENCE N13°47'02"E a distance of 445.65 feet;

THENCE N72°46'59"E a distance of 530.70 feet;

THENCE S03°37'01"W a distance of 323.04 feet;

THENCE S68°12'32"W a distance of 98.88 feet;

THENCE S43°07'07"W a distance of 210.13 feet;

THENCE S20°10'51"W a distance of 20.96 feet;

THENCE S80°38'01"W a distance of 354.78 feet, to the **POINT OF BEGINNING**,

CONTAINING: 5.00 Acres, more or less

PARCEL 3-B-2

COMMENCING at the most Northwest corner of said Parcel 3-B per Record of Survey Map No. 5348;

THENCE along the West lines of said Parcel 3-B and the West line of Section 11, S00°36'09"W a distance of 837.35 feet, to the **POINT OF BEGINNING**;

THENCE leaving said West lines, N80°38'01"E a distance of 674.34 feet;

THENCE S20°10'51"W a distance of 150.46 feet;

THENCE S34°22'42"W a distance of 161.59 feet;

THENCE S16°18'54"W a distance of 128.40 feet;

THENCE S63°19'33"W a distance of 136.78 feet;

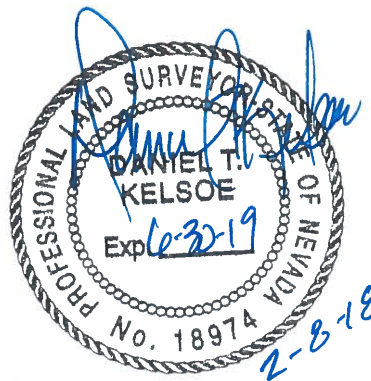
THENCE N89°30'27"W a distance of 367.56 feet;

THENCE N00°36'09"E a distance of 346.33 feet, to the **POINT OF BEGINNING**,

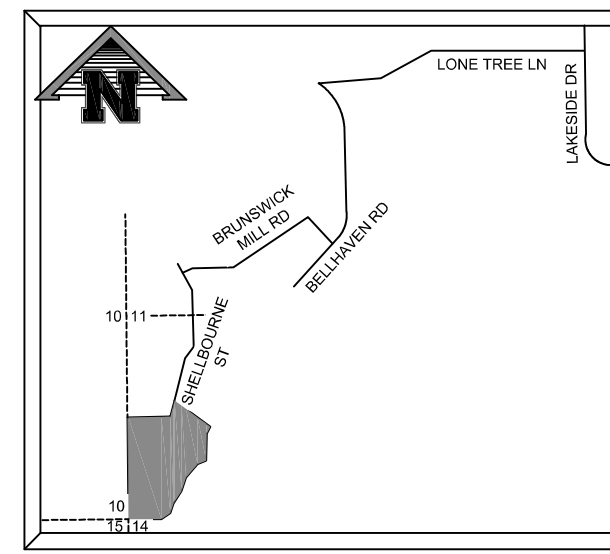
CONTAINING: 5.00 Acres, more or less

BASIS OF BEARINGS: The Basis of Bearings for these descriptions is NAD 83/94 Nevada State Plane Coordinate System, West Zone, based on ties to Washoe County Control Points S62SM01186 AND S62SM01026. Using a combined Grid to Ground factor of 1.000197939.

Daniel T. Kelsoe, PLS 18974
Prepared by the Firm of:
Robison Engineering Company, Inc.
846 Victorian Avenue, Suite 20
Sparks, Nevada 89431
775-852-2251

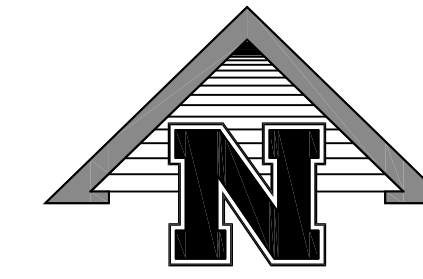


PARCEL MAP OF A.P.N. 041-140-22 TOM NICHOLS 2008 TRUST



VICINITY MAP

N.T.S.



OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TOM NICHOLS 2008 TRUST, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY, SNOW STORAGE, SIGNAGE AND DRAINAGE ARE HEREBY GRANTED.

TOM NICHOLS 2008 TRUST

TOM NICHOLS

DATE: _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF NEVADA } s.s.
COUNTY OF WASHOE }

ON THIS _____ DAY OF _____, 2018, TOM NICHOLS, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT TOM NICHOLS 2008 TRUST, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR THE DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST AMERICAN TITLE

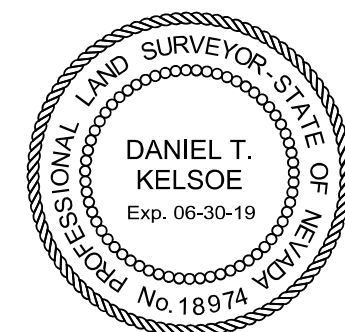
BY: _____

DATE: _____

PRINT NAME AND TITLE

SURVEYOR'S CERTIFICATE:

- DANIEL T. KELSÖE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:
 - THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF TOM NICHOLS 2008 TRUST.
 - THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST (SW 1/4) OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, CITY OF RENO, COUNTY OF WASHOE, STATE OF NEVADA,
 - THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
 - THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



DANIEL T. KELSÖE, PLS 18974
FOR AND ON BEHALF OF
ROBISON ENGINEERING CO., INC.

WATER AND SEWER RESOURCE REQUIREMENTS:

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 DEVELOPMENT CODE.

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

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

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCELS NUMBER 041-140-22 FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

BY: _____

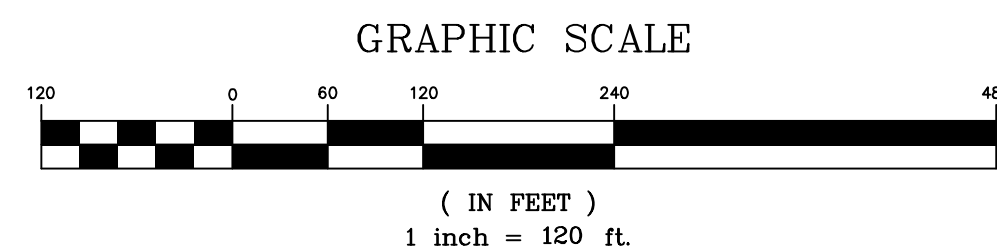
DATE: _____

DEPUTY TREASURER

AREAS:

PARCEL 3-B-1: 10.20 ACRES
PARCEL 3-B-2: 5.00 ACRES
PARCEL 3-B-3: 5.00 ACRES

TOTAL AREA: 20.20 ACRES



REFERENCES:

- RECORD OF SURVEY MAP No. 5348
- RECORD OF SURVEY MAP No. 5140
- PARCEL MAP No. 4898
- DOCUMENT No. 3740640

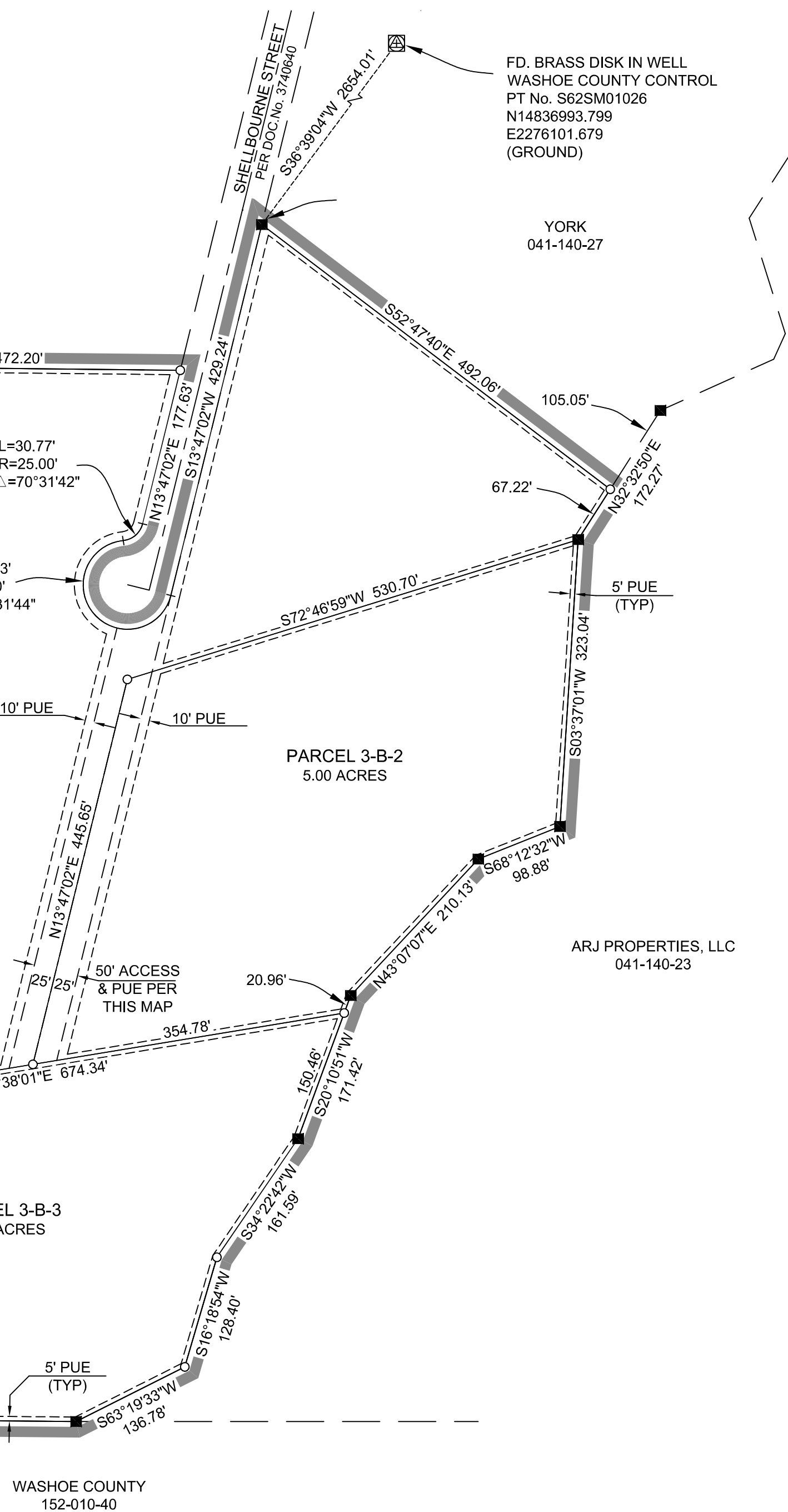
BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON TIES TO THE WASHOE COUNTY CONTROL POINTS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED. ALL DISTANCES SHOWN HEREON ARE GROUND.

FD. 2 1/2" G.L.O. BRASS CAP
AT W. 1/4 CORNER
WASHOE COUNTY CONTROL
PT No. S62SM01186
N14836160.796
E2273968.901
(GROUND)

WASHOE COUNTY
152-010-37

FD. 2 1/2" G.L.O.
BRASS CAP AT
SECTION CORNER



LEGEND:

- FOUND 5/8" REBAR, NO CAP PLS 19020 OR AS NOTED
- SET 5/8" REBAR & PLASTIC CAP OR NAIL & WASHER, "PLS 18974", AS CONDITIONS ALLOW
- ⊠ FOUND WASHOE COUNTY CONTROL MONUMENT AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- ⊠ SECTION CORNER
- ⊠ QUARTER (1/4) SECTION CORNER
- PUE PUBLIC UTILITY EASEMENT

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED, OR TO REMAIN HAVE BEEN APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

SIERRA PACIFIC POWER COMPANY, dba NV ENERGY DATE
BY: _____

NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA DATE
BY: CLIFF COOPER, MGR-OSP PLANNING AND ENGINEERING DESIGN

CHARTER COMMUNICATIONS DATE
BY: _____

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE
BY: DWAYNE SMIT, DIRECTOR OF ENGINEERING

TRUCKEE MEADOWS WATER AUTHORITY DATE
BY: JOHN R. ZIMMERMAN, WATER RESOURCES MANAGER

NOTES:

- PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
- A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- PARCELS ARE FOR RESIDENTIAL USE.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- 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 WASHOE COUNTY WITH A WILL SERVE LETTER.
- FEEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. 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 _____, 2018, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND DEVELOPMENT

FILE NO: _____
FILED FOR RECORD AT THE REQUEST OF: _____
ON THIS _____ DAY OF _____, 2018, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
COUNTY RECORDER
BY: _____ DEPUTY
FEE: _____

PARCEL MAP FOR
TOM NICHOLS 2008 TRUST
A.P.N. 41-140-22
BEING PARCEL 3-B, PER RECORD OF SURVEY MAP No. 5348, ALSO BEING A PORTION OF THE SOUTHWEST (SW 1/4) OF SECTION 11, T. 18 N., R. 19 E., WASHOE COUNTY, NEVADA.
M.D.M.

DRAWN BY: DTK
DATE: SEP 2017
PROJ. CODE: AWC
PROJ. #: 353-13.001
1 SHEET OF 1

Robison Engineering
846 VICTORIAN AVENUE
SPARKS, NV 89431
www.robisoneng.com
775-852-2251