

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: Record of Survey in support of a Parcel Map Waiver for TMWA			
Project Description: Proposed Water Tank			
Project Address: 15868 Toll Road, Reno, NV			
Project Area (acres or square feet): +/-80.93 acres			
Project Location (with point of reference to major cross streets AND area locator): Toll Road at Ravazza Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Portion: 016-762-10	1.35 acre		
Section(s)/Township/Range: 35 T18N R20E			
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: Frank & Lanora Omboli		Name: Bigby and Associates, Inc.	
Address: 1255 Autumn Hills		Address: 1280 Terminal Way, Suite 32 Reno, NV 89502	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89502
Phone: (775) 853-6894	Fax:	Phone: (775) 851-0432	Fax: 851-0434
Email: kathywilson@gmail.com		Email: bigbysurveys@sbcglobal.net	
Cell: (775) 848-2552	Other:	Cell: (775) 772-9944	Other:
Contact Person:		Contact Person: Greg Bigby	
Applicant/Developer:		Other Persons to be Contacted:	
Name: TMWA		Name: Carmen Larson	
Address: PO Box 30013		Address: (same)	
Reno, NV	Zip: 89502		Zip:
Phone: (775) 834-8071	Fax: 834-8280	Phone:	Fax:
Email: hedmunson@TMWA.com		Email:	
Cell: (775) 762-4162	Other:	Cell:	Other:
Contact Person: Heather Edmunson		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Parcel Map Waiver 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 parcel maps may be found in Article 606, Parcel Maps.

1. Identify the public agency or utility for which the parcel is being created:

(TMWA) Truckee Meadows Water Authority

- a. If a utility, is it Public Utility Commission (PUC) regulated?

Yes

No

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

15868 Toll Road, Reno, NV

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
016-762-10	MDR (25%) GR (75%)	80.93 +/-

3. Please describe:

- a. The existing conditions and uses located at the site:

Easement for ingress/egress 30' western line

Vacant Land

- b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	Vacant Land
South	Vacant Land
East	Vacant Land
West	Some Residential

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	58,645 SF			
Minimum Lot Width	239.59+/-			

5. Utilities:

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

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

- 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. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

N/A

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type: N/A Water Tank storage only

<input 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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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

N/A

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

N/A

- b. Does 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
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Explanation:

- c. 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 checked="" type="checkbox"/> Yes, the Hillside Ordinance applies.	<input type="checkbox"/> No, it does not.
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Explanation:

9. Surveyor:

Name	Bigby and Associates, Inc.
Address	1280 Terminal Way, Suite 32 Reno, NV 89502
Phone	(775) 851-0432
Fax	(775) 851-0434
Nevada PLS #	9102

Property Owner Affidavit

Applicant Name: Frank Omboli

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, Frank Omboli
(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): 016-762-10

Printed Name Frank Omboli

* Signed Frank Omboli

Address 1855 Autumn Hills Dr
Reno, NV 89511

Subscribed and sworn to before me this 8th day of October, 2018

[Signature]

Notary Public in and for said county and state

My commission expires: 10-13-20

(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: Lanora Omboli

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, Lanora Omboli
(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): 016-762-10

Printed Name Lanora Omboli

Signed Lanora D Omboli

Address 1255 Autumn Hills Dr
Reno, NV 89511

Subscribed and sworn to before me this 8th day of October, 2018

[Signature]

Notary Public in and for said county and state

My commission expires: 10-13-20

(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: Truckee Meadows Water Authority

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, MARK Force, General Manager
(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): 016-762-10

Printed Name MARK FORCE

Signed Mark Force

Address P.O. Box 30013
Reno, NV 89520

Subscribed and sworn to before me this 5th day of October, 2018.

Heather Edmunson

Notary Public in and for said county and state

My commission expires: 11-20-21



*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

EXHIBIT A

WATER TANK PARCEL 1
LEGAL DESCRIPTION

All that certain real parcel of land, situate within the South West (1/4) of Section 35, Township 18 North, Range 20 East, Mount Diablo Baseline and Meridian, County of Washoe, State of Nevada, over and across a portion of the South 1/2 of the Southwest 1/4 of said Section 35, being more particularly described as follows:

Commencing at a Southwest corner of said the aforementioned Section 35 thence along the Westerly line of said Section 35 North $01^{\circ}50'10''$ East a distance of 1316.26 feet to the Northwest corner of the South 1/2 of the Southwest 1/4 of the aforementioned Section 35;

Thence along the Northerly line of the South 1/2 of the Southwest 1/4 of said Section 35 North $89^{\circ}56'18''$ East a distance of 566.88 feet to the **True Point of Beginning**;

Thence continuing along the Northerly line of the South 1/2 of the Southwest 1/4 of said Section 35 North $89^{\circ}56'18''$ East a distance of 191.67 feet;

Thence departing said Northerly line South $26^{\circ}57'12''$ East a distance of 105.95 feet;

Thence South $00^{\circ}03'42''$ East a distance of 159.73 feet;

Thence South $89^{\circ}56'18''$ West a distance of 239.59 feet;

Thence North $00^{\circ}03'42''$ West a distance of 254.22 feet more or less to the **True Point of Beginning**.

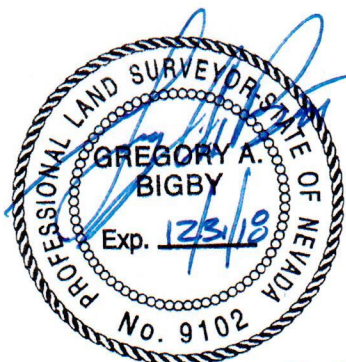
Containing 58,645 square feet of land more or less.

See Exhibit A-1 attached hereto and made a part of this description by reference.

The basis of bearings for this description is NAD83/94 Nevada State Plane Coordinate System (West) Zone

PREPARED BY:

By: Gregory A. Bigby, PLS 9102
Bigby and Associates, Inc.
1280 Terminal Way #32
Reno, Nevada 89502



10-02-2018

EXHIBIT B

ACCESS EASEMENT
LEGAL DESCRIPTION

All that certain real parcel of land, situate within the South West (1/4) of Section 35, Township 18 North, Range 20 East, Mount Diablo Baseline and Meridian, County of Washoe, State of Nevada, over and across a portion of the South ½ of the Southwest ¼ of said Section 35, being a strip of land twenty (20) feet in width, lying ten (10) feet on each side of and measured at right angles to the following described centerline;

Commencing at a Southwest corner of said the aforementioned Section 35 thence along the Westerly line of said Section 35 North $01^{\circ}50'10''$ East a distance of 98.14 feet to the **True Point of Beginning**;

Thence departing said Westerly line South $56^{\circ}06'49''$ East a distance of 158.62 feet to a point of curvature;

Thence along a tangent curve to the left having a radius of 10.00 feet, a central angle of $83^{\circ}20'10''$, an arc length of 14.49 feet to a point of tangency;

Thence North $40^{\circ}51'01''$ East a distance of 86.25 feet to a point of curvature;

Thence along a tangent curve to the left having a radius of 82.00 feet, through a central angle of $61^{\circ}17'43''$ an arc length of 87.72 feet to a point of tangency;

Thence North $27^{\circ}26'39''$ East a distance of 100.89 feet to a point of curvature;

Thence along a tangent curve to the right, having a radius of 180.00 feet, a central angle of $24^{\circ}43'14''$ an arc length of 77.66 feet to a point of tangency;

Thence North $02^{\circ}43'26''$ West a distance of 211.76 feet to a point of curvature;

Thence along a tangent curve to the right, having a radius of 180.00 feet, a central angle of $16^{\circ}13'56''$ an arc length of 51.00 feet to a point of tangency;

Thence North $13^{\circ}30'30''$ East a distance of 171.27 feet to a point of curvature;

Thence along a tangent curve to the left, having a radius of 740.00 feet, a central angle of $08^{\circ}17'10''$, an arc length of 107.02 feet to a point of reverse curvature;

Thence along a reversing curve to the right having a radius of 140.00 feet, a central angle of $68^{\circ}40'44''$, and arc length of 167.81 feet to a point of tangency;

Thence North $73^{\circ}53'53''$ East a distance of 79.00 feet to a point of curvature;

Thence along a tangent curve to the right having a radius of 60.00 feet, a central angle of 27°03'27" an arc length of 28.33 feet to a point of tangency;

Thence South 79°10'09" East a distance of 109.27 feet to a point of curvature;

Thence along a tangent curve to the left having a radius of 87.00 feet, a central angle of 97°33'50" an arc length of 148.14 feet more or less to a point on the Southerly line of the proposed water tank parcel, the **Point of Terminus** of this description.

The sidelines of this easement are to be lengthened or shortened so as to intersect at the Westerly line of said Section 35 and the Southerly line of the proposed water tank parcel.

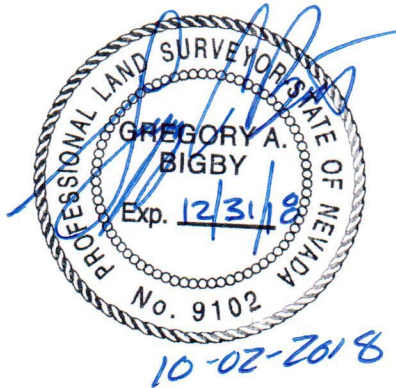
Containing 31,999 square feet of land more or less.

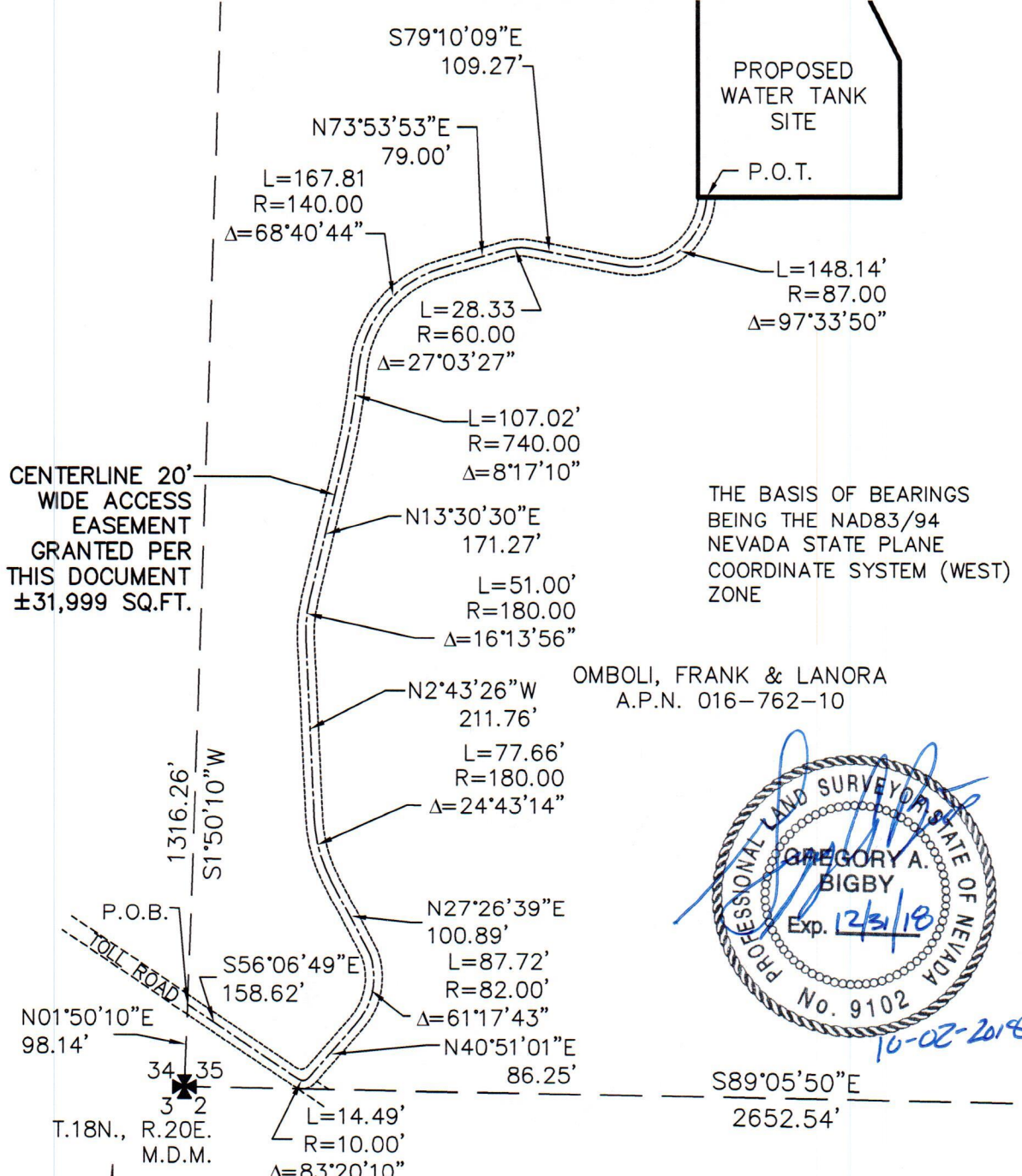
See Exhibit A-1 attached hereto and made a part of this description by reference.

The basis of bearings for this description is NAD83/94 Nevada State Plane Coordinate System (West) Zone

PREPARED BY:

By: Gregory A. Bigby, PLS 9102
Bigby and Associates, Inc.
1280 Terminal Way #32
Reno, Nevada 89502





N

NOT TO SCALE

B BIGBY AND ASSOCIATES, INC
 1280 TERMINAL WAY, #32
 RENO, NEVADA 89502 (775) 851-0432
EXHIBIT MAP B-1
 A.P.N. 016-762-10
 TMWA-ACCESS EASEMENT
 JOB NO. 201857
 DATE: 10-02-2018

EXHIBIT C

TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION

All that certain real parcel of land, situate within the South West (1/4) of Section 35, Township 18 North, Range 20 East, Mount Diablo Baseline and Meridian, County of Washoe, State of Nevada, over and across a portion of the South 1/2 of the Southwest 1/4 of said Section 35, being a strip of land fifty (50) feet in width, lying twenty five (25) feet on each side of and measured at right angles to the following described centerline;

Commencing at a Southwest corner of said the aforementioned Section 35 thence along the Westerly line of said Section 35 North $01^{\circ}50'10''$ East a distance of 98.14 feet to the **True Point of Beginning**;

Thence departing said Westerly line South $56^{\circ}06'49''$ East a distance of 158.62 feet to a point of curvature;

Thence along a tangent curve to the left having a radius of 10.00 feet, a central angle of $83^{\circ}20'10''$, an arc length of 14.49 feet to a point of tangency;

Thence North $40^{\circ}51'01''$ East a distance of 86.25 feet to a point of curvature;

Thence along a tangent curve to the left having a radius of 82.00 feet, through a central angle of $61^{\circ}17'43''$ an arc length of 87.72 feet to a point of tangency;

Thence North $27^{\circ}26'39''$ East a distance of 100.89 feet to a point of curvature;

Thence along a tangent curve to the right, having a radius of 180.00 feet, a central angle of $24^{\circ}43'14''$ an arc length of 77.66 feet to a point of tangency;

Thence North $02^{\circ}43'26''$ West a distance of 211.76 feet to a point of curvature;

Thence along a tangent curve to the right, having a radius of 180.00 feet, a central angle of $16^{\circ}13'56''$ an arc length of 51.00 feet to a point of tangency;

Thence North $13^{\circ}30'30''$ East a distance of 171.27 feet to a point of curvature;

Thence along a tangent curve to the left, having a radius of 740.00 feet, a central angle of $08^{\circ}17'10''$, an arc length of 107.02 feet to a point of reverse curvature;

Thence along a reversing curve to the right having a radius of 140.00 feet, a central angle of $68^{\circ}40'44''$, and arc length of 167.81 feet to a point of tangency;

Thence North $73^{\circ}53'53''$ East a distance of 79.00 feet to a point of curvature;

Thence along a tangent curve to the right having a radius of 60.00 feet, a central angle of 27°03'27" an arc length of 28.33 feet to a point of tangency;

Thence South 79°10'09" East a distance of 109.27 feet to a point of curvature;

Thence along a tangent curve to the left having a radius of 87.00 feet, a central angle of 97°33'50" an arc length of 148.14 feet more or less to a point on the Southerly line of the proposed water tank parcel, the **Point of Terminus** of this description.

The sidelines of this easement are to be lengthened or shortened so as to intersect at the Westerly line of said Section 35 and the Southerly line of the proposed water tank parcel.

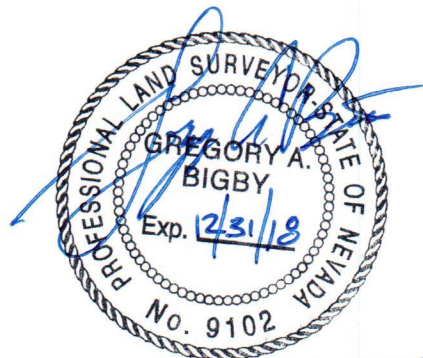
Containing 79,313 square feet of land more or less.

See Exhibit B-1 attached hereto and made a part of this description by reference.

The basis of bearings for this description is NAD83/94 Nevada State Plane Coordinate System (West) Zone

PREPARED BY:

By: Gregory A. Bigby, PLS 9102
Bigby and Associates, Inc.
1280 Terminal Way #32
Reno, Nevada 89502



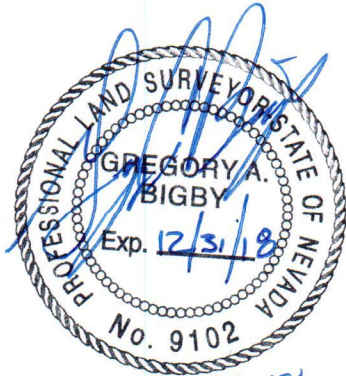
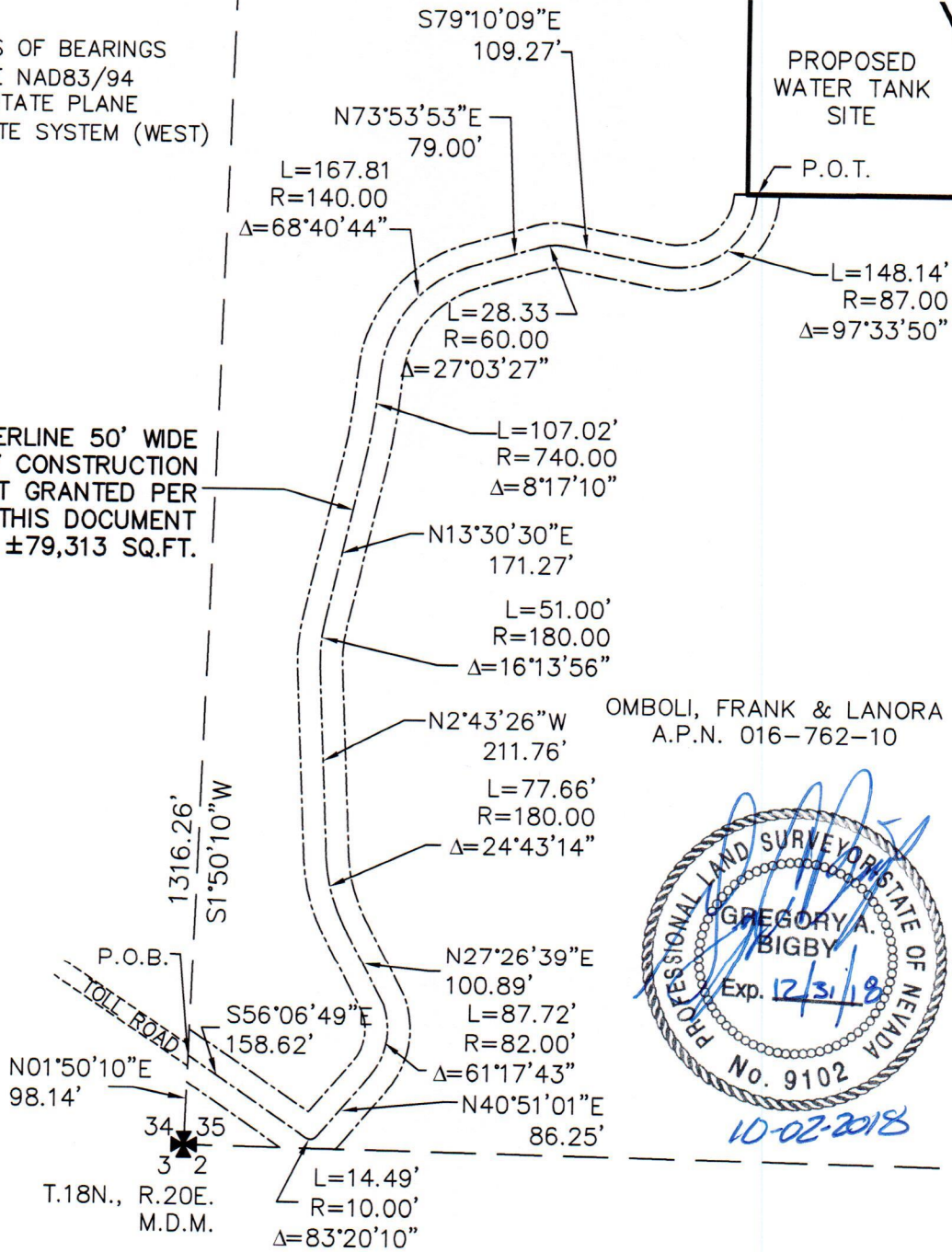
10-02-2018

THE BASIS OF BEARINGS
BEING THE NAD83/94
NEVADA STATE PLANE
COORDINATE SYSTEM (WEST)
ZONE

PROPOSED
WATER TANK
SITE

P.O.T.

CENTERLINE 50' WIDE
TEMPORARY CONSTRUCTION
EASEMENT GRANTED PER
THIS DOCUMENT
±79,313 SQ.FT.



10-02-2018



NOT TO SCALE

B BIGBY AND ASSOCIATES, INC
1280 TERMINAL WAY, #32
RENO, NEVADA 89502 (775) 851-0432
EXHIBIT MAP C-1

A.P.N. 016-762-10
TMWA-TEMPORARY CONSTRUCTION EASEMENT
JOB NO. 201857
DATE: 10-02-2018

OMBOLI PARCEL TENTATIVE PARCEL MAP
LEGAL DESCRIPTION

All that certain real parcel of land, being the South (1/2) of the South West (1/4) of Section 35, Township 18 North, Range 20 East, Mount Diablo Baseline and Meridian, County of Washoe, State of Nevada, more particularly described as follows:

Beginning at a Southwest corner of said the aforementioned Section 35 thence along the Westerly line of said Section 35 North $01^{\circ}50'10''$ East a distance of 1316.26 feet; thence departing said Westerly line North $89^{\circ}56'18''$ East a distance of 2617.73 feet; thence South $00^{\circ}19'39''$ West a distance of 1360.21 feet to the South $\frac{1}{4}$ Corner of said Section 35; thence along the Southerly line of said Section 35 North $89^{\circ}05'50''$ West a distance of 2652.54 feet more or less to the **True Point of Beginning**.

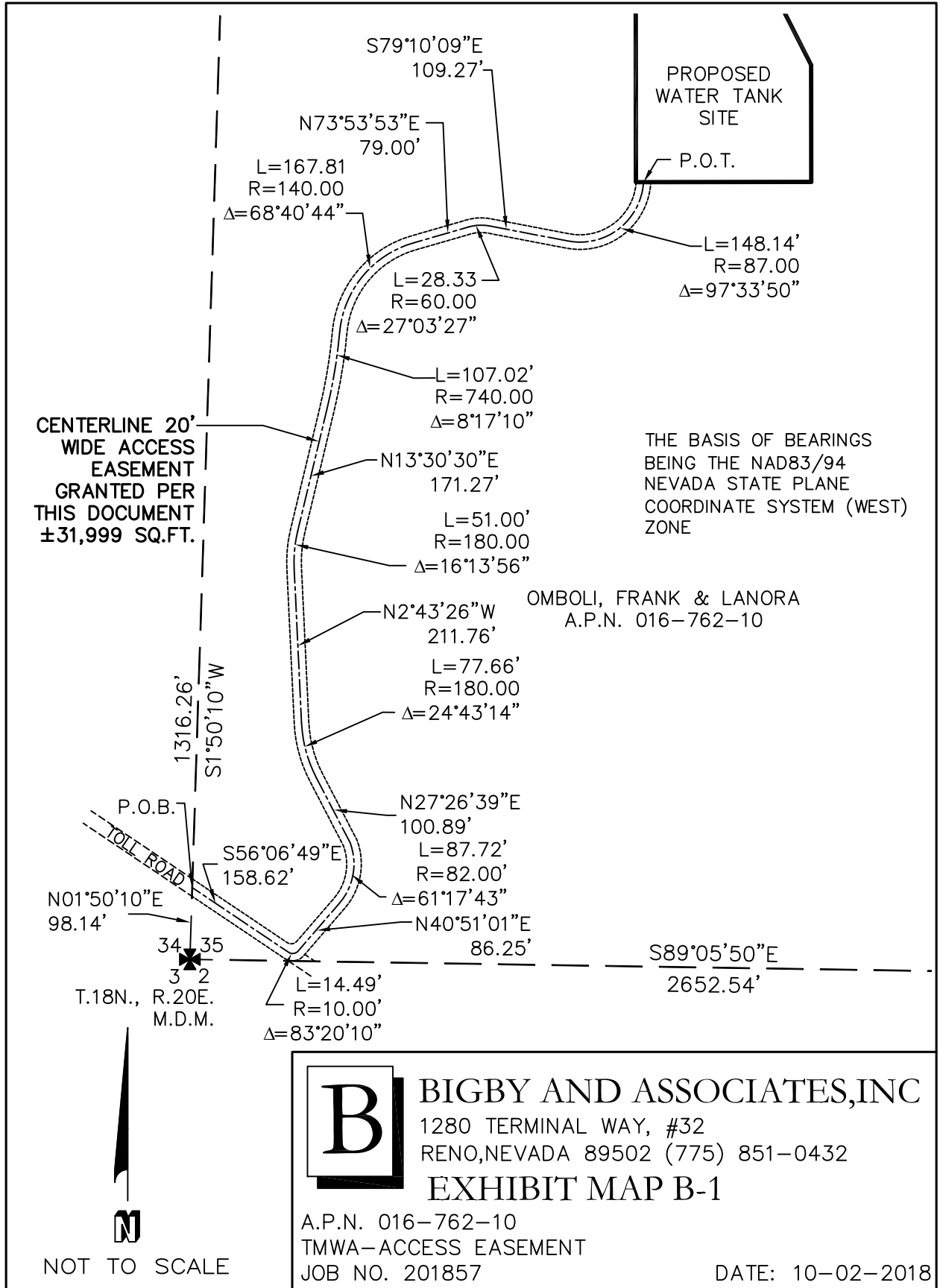
Containing 80.94 acres of land more or less.

The basis of bearings for this description is NAD83/94 Nevada State Plane Coordinate System (West) Zone

PREPARED BY:

By: Gregory A. Bigby, PLS 9102
Bigby and Associates, Inc.
1280 Terminal Way #32
Reno, Nevada 89502





B **BIGBY AND ASSOCIATES, INC**
 1280 TERMINAL WAY, #32
 RENO, NEVADA 89502 (775) 851-0432
EXHIBIT MAP B-1

A.P.N. 016-762-10
 TMWA-ACCESS EASEMENT
 JOB NO. 201857

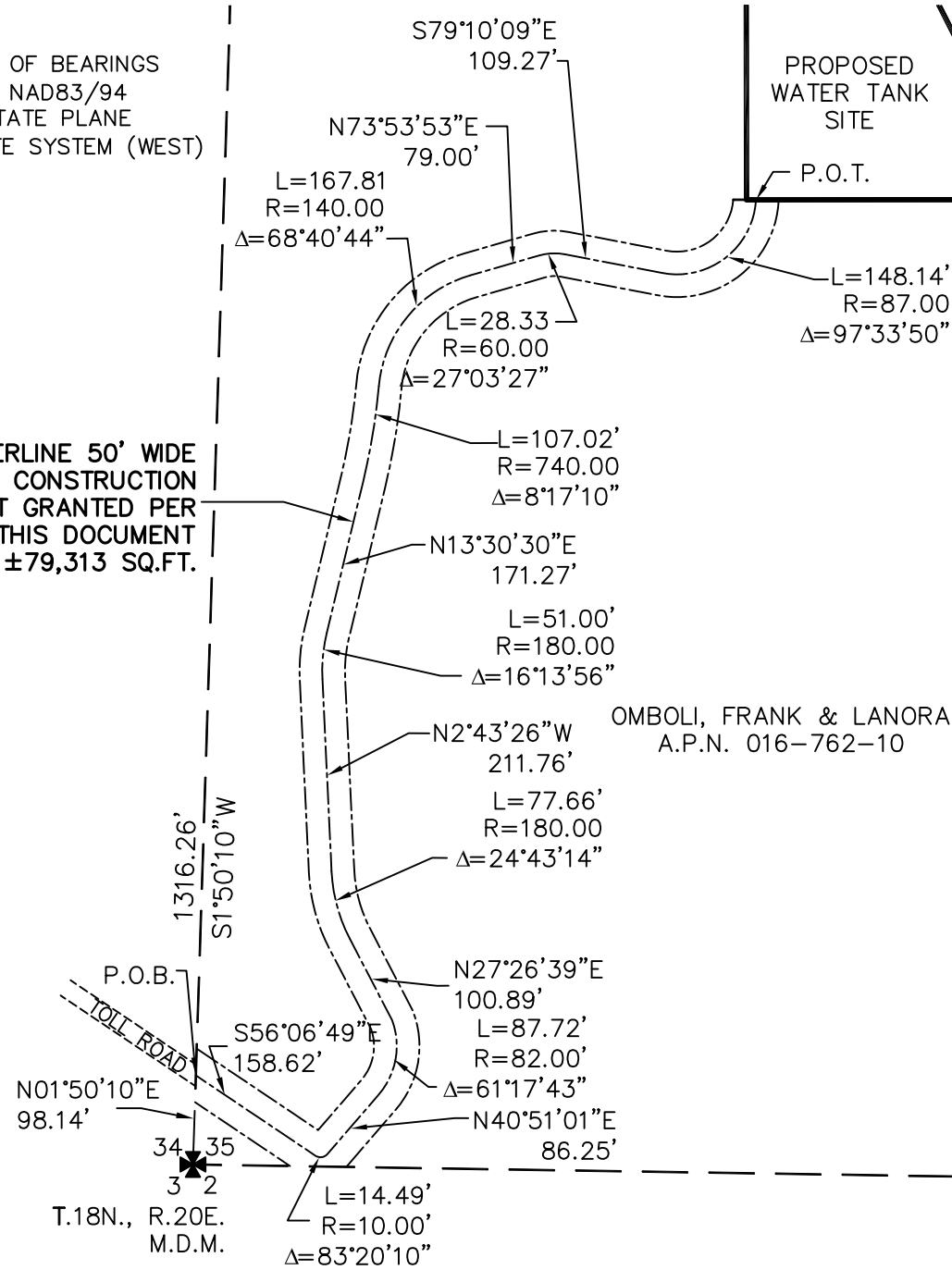
DATE: 10-02-2018

THE BASIS OF BEARINGS
BEING THE NAD83/94
NEVADA STATE PLANE
COORDINATE SYSTEM (WEST)
ZONE

CENTERLINE 50' WIDE
TEMPORARY CONSTRUCTION
EASEMENT GRANTED PER
THIS DOCUMENT
±79,313 SQ.FT.

PROPOSED
WATER TANK
SITE

P.O.T.



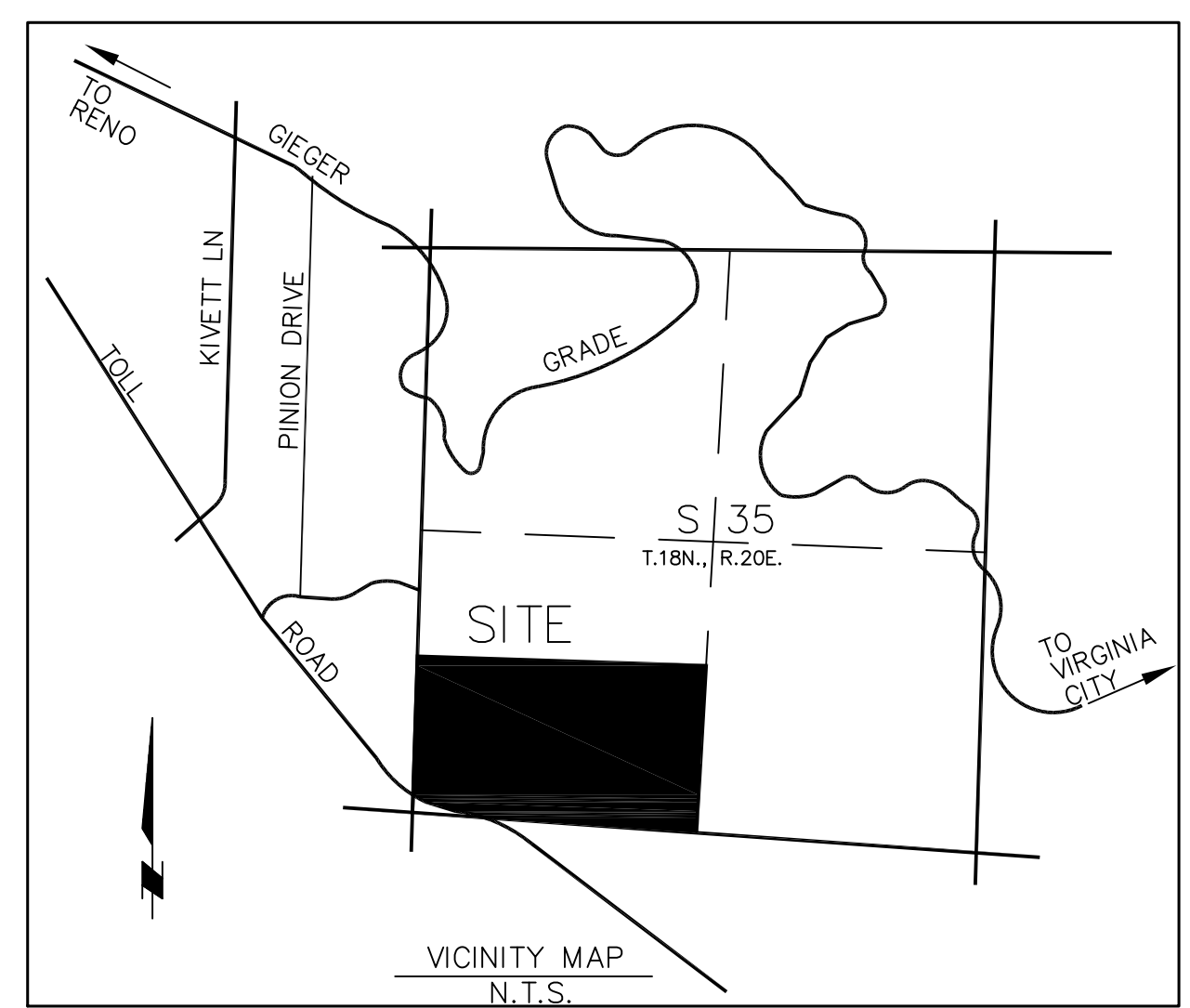
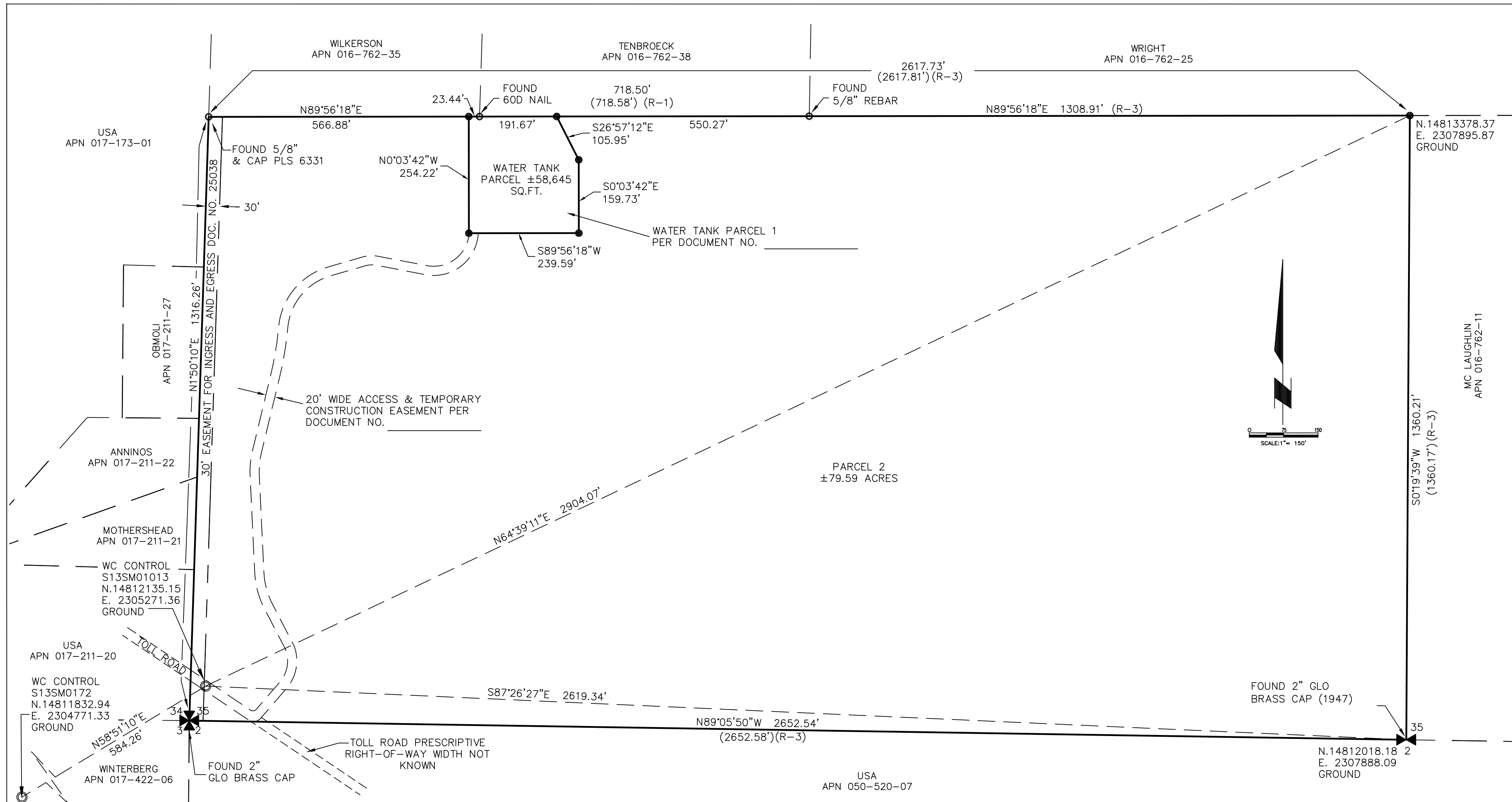
OMBOLI, FRANK & LANORA
A.P.N. 016-762-10

P.O.B. 1
TOLL ROAD
N01°50'10"E
98.14'
34
35
3
2
T.18N., R.20E.
M.D.M.



NOT TO SCALE

B BIGBY AND ASSOCIATES, INC
1280 TERMINAL WAY, #32
RENO, NEVADA 89502 (775) 851-0432
EXHIBIT MAP C-1
A.P.N. 016-762-10
TMWA-TEMPORARY CONSTRUCTION EASEMENT
JOB NO. 201857 DATE: 10-02-2018



BASIS OF BEARINGS
 BASIS OF BEARINGS FOR THIS SURVEY BEING THE WASHOE COUNTY NAD 83/94 MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM. ALL DISTANCES ARE GROUND VALUES TO OBTAIN GRID DIVIDE THOSE SHOWN BY THE COMBINED FACTOR OF 1.000197939

LEGEND
 ● SET REBAR & CAP PLS 9102
 ○ FOUND CORNER AS DESCRIBED

REFERENCES
 1. PARCEL MAP NO. 5010 OFFICIAL RECORDS.
 2. RECORD OF SURVEY MAP NO. 4185 OFFICIAL RECORDS.
 3. LAND MAP NO. 77 OFFICIAL RECORDS.
 4. RECORD OF SURVEY NO. 4828 OFFICIAL RECORDS.
 5. WESTERN TITLE REPORT ORDER NO. 096493-PAH DATED 4/06/2018
 6. GRANT OF EASEMENT, DOC. NO. _____ WCR.
 7. DEED DOC. NO. _____ WCR.

NOTES
 1. TOTAL NUMBER OF PARCELS (2).
 2. TOTAL AREA ±80.93 ACRES. THE AREAS SHOWN ON THIS MAP.
 3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.

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 DEPARTMENT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP WAIVER CASE NO. _____ MEETS ALL THE 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 FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2018 BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MAJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION _____ DATE: _____

TITLE COMPANY CERTIFICATE

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

WESTERN TITLE COMPANY
 BY: _____ DATE: _____

NAME: _____
 TITLE: _____

GOVERNING AGENCY CERTIFICATE

THE PARCEL MAP REQUIREMENT IS HEREBY WAIVED IN ACCORDANCE WITH N.R.S. 287.464 AND WASHOE COUNTY DEVELOPMENT CODE SECTION 110.606.75

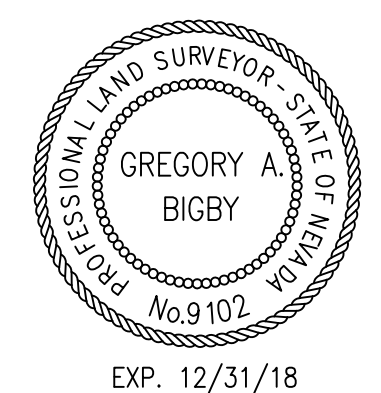
MICHAEL GUMP, WASHOE COUNTY SURVEYOR _____ DATE _____

SURVEYOR'S CERTIFICATE

I, GREGORY A. BIGBY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF: TRUCKEE MEADOWS WATER AUTHORITY.
2. THE LANDS SURVEYED LIE WITHIN THE S 1/2 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, AND THE SURVEY WAS COMPLETED ON OCTOBER _____, 2018.
3. 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.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITION AND ARE OF SUFFICIENT NUMBER AND DURABILITY FOR THE SURVEY TO BE RETRACED.

GREGORY A. BIGBY, P.L.S. 9102



OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS 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.

FRANK OMBOLI: _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF NEVADA
 COUNTY OF _____
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
 BY: _____
 WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

LANORA OMBOLI: _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF NEVADA
 COUNTY OF _____
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
 BY: _____
 WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

TAX CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN ON THIS MAP 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 N.R.S. 361A.265

BY: _____ DATE: _____

TITLE: _____
 WASHOE COUNTY TREASURER
 APN. 016-762-10

RECORDER'S STATEMENT

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

RECORD OF SURVEY
 IN SUPPORT OF A PARCEL MAP WAIVER
 FOR
TRUCKEE MEADOWS WATER AUTHORITY
 SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 20 EAST, MOUNT DIABLO BASELINE AND MERIDIAN
 WASHOE COUNTY NEVADA

BIGBY AND ASSOCIATES, INC.
 1280 TERMINAL WAY #32
 RENO, NEVADA 89502 (775) 851-0432
 JOB #201857