

Parcel Map Application

Trust Agreement of Norine M. Gallagher

Submitted to Washoe County

March 1, 2016

Prepared for

Gallagher Trust

3480 Bryan Street

Reno, NV 89503

Prepared by



WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS

5440 Reno Corporate Drive Tel: 775.823.4068

Reno, NV 89511 Fax: 775.823.4066

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for Trust Agreement of Norine M. Gallagher			
Project Description: Parcel Map			
Project Address: 320 US Highway 395 South, Reno, NV			
Project Area (acres or square feet): 4.17			
Project Location (with point of reference to major cross streets AND area locator): Lake Drive and Washoe Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
050-220-57	4.17		
Section(s)/Township/Range: 23/17/19			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: See attached list		Name: Wood Rodgers, Inc.	
Address:		Address: 5440 Reno Corporate Drive	
	Zip:	Reno, NV	Zip: 89511
Phone:	Fax:	Phone: 775-823-4068	Fax: 823-4066
Email:		Email: dbigrigg@woodrodgers.com	
Cell:	Other:	Cell: (775) 745-1493	Other:
Contact Person:		Contact Person: Dan Bigrigg	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as owners		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

List of Owners

Alexa Gallagher
3480 Bryan Street
Reno, NV 89503
Phone: 916-599-6029

Laura Gallaher-Mullen
7720 Peerless Avenue
Orangevale CA, 95662
Phone: 916-599-6029
Email: ladylaura189@hotmail.com

Paul M. Gallagher-Brooks
2435 Sand Wedge Lane
Reno, NV 89523
Phone: 916-599-6029

Property Owner Affidavit

Applicant Name: Paula Gallagher - Brooks

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, Paula Gallagher - Brooks
(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 Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 050-220-57

Printed Name Paula M. Gallagher - Brooks

Signed Paula M. Gallagher - Brooks

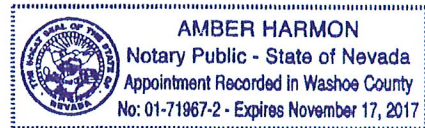
Address 2485 Sand wedge Lane
Reno, NV 89523

Subscribed and sworn to before me this
17th day of February, 2016.

(Notary Stamp)

Amber Harmon
Notary Public in and for said county and state

My commission expires: 11-17-2017



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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: Alexa Gallagher

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, Alexa Gallagher
(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 Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 050-220-57

Printed Name Alexa Gallagher

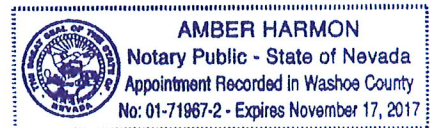
Signed Alexa Gallagher

Address 3480 Bryan Street
Reno, NV 89503

Subscribed and sworn to before me this 17th day of February, 2016.

(Notary Stamp)

Amber Harmon
Notary Public in and for said county and state



My commission expires: 11-17-2017

*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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: Laura Gallagher-Mullen

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.

California
STATE OF ~~NEVADA~~)
Sacramento
COUNTY OF ~~WASHOE~~)

I, Laura Gallagher-Mullen
(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 Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 050-220-57

Printed Name Laura Gallagher-Mullen

Signed Laura Gallagher Mullen

Address 320 US Hwy
395 South

Subscribed and sworn to before me this _____ day of _____, _____.

(Notary Stamp)

Notary Public in and for said county and state

see attached

My commission expires: _____

*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1–6 below)
- See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

X _____
 X _____
 X _____
 X _____
 X _____
 X _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Sacramento

Subscribed and sworn to (or affirmed) before me
 on this 18 day of 2, 2014,
 by Date Month Year

(1) Laura Gallagher-Mullen
 (and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Alicia N. Blum
Signature of Notary Public



Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

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)?

The intersection of Washoe Drive and US Highway 395 is approximate 1,085 feet from the property.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-220-57	120-Vacant, Single Family	4.17

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

Property is currently vacant land.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	1ac	1ac	1ac	
Minimum Lot Width	120ft	120ft	120ft	

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

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

- b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

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

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 #	74858	acre-feet per year	25.368
b. Certificate #	N/A	acre-feet per year	
c. Surface Claim #	N/A	acre-feet per year	
d. Other, #	N/A	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):

The Gallagher's have 25.368 acre feet of water rights currently banked with Washoe County (permit#74858) on the Old Washoe Water System that will serve these lots. This parcel map will require 2.25 acre feet of these banked water rights. Dedication of water rights are not anticipated at this time. A buyer of one of these parcels may choose to provide their own water rights, other than those banked with County under 74858, or they may choose to buy water rights from TMWA.

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?

No private roads are proposed. A relocatable access easement is proposed that will serve as a common driveway. It is unknown if the private driveway will be gated at this point.

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:

Property is not located adjacent to an existing subdivision. Minimum lot size is consistent with the surrounding area.

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

No.

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

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

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

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

N/A

19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

N/A

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

N/A

21. What is the slope (Horizontal:Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

N/A

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

N/A

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

N/A

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

N/A

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

N/A

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

N/A

28. Surveyor:

Name	Dan Bigrigg
Address	5440 Reno Corporate Drive Reno, Nevada 89511
Phone	775-823-4068
Cell	775-745-1493
E-mail	dbigrigg@woodrogers.com
Fax	775-823-4066
Nevada PLS #	19716

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: _____

Address: _____

Phone : _____

Fax: _____

Private Citizen

Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: _____

Reno

Sparks

Washoe County

Parcel Numbers: _____

Subdivision

Parcelization

Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____

Regional Street Naming Coordinator

Except where noted

Denied: _____ Date: _____

Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

Tentative Parcel Map Development Application Submittal Requirements

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

1. **Fees:** See Tentative Parcel Map Fee Worksheet. **Make check payable to Washoe County. Bring check with your application to Planning and Development. Submit Fee Worksheet with “Original Packet” only. Do not include Fee Worksheet in other copies of the packet.**
 - A separate check for the engineering technical review fee is required upon submittal.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer’s Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

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

7. **Development Plan Specifications: (If the requirement is “Not Applicable,” please check the box preceding the requirement)**
 - a. Map to be drawn using engineering scales (e.g. scale 1” = 100’, 1” = 200’, or 1” = 500’ unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - N/A 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.

N/A

k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.



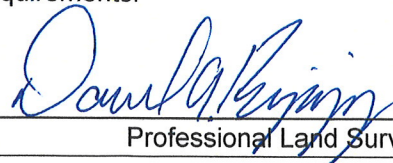
l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.

8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Survey Computations:** All survey computations for verification check by the Department of Public Works, Engineering Division. Provide two (2) sets in a separate envelope with the project submittal.
10. **Packets:** Either one electronic packet (DVD or flash drive) with 5 paper copies **OR** 10 paper copies. **If packet on DVD or flash drive is incomplete, a replacement or additional paper copies will be required.** One (1) packet must be labeled "Original" and must include the fee worksheet (including the appropriate fees) and the original signed and notarized Owner Affidavit. **The original packet must include an 8.5" x 11" reduction of any large format sheets included in the application.** These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

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

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


Professional Land Surveyor

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
05022057	Active	2/26/2016 2:09:31 AM

Current Owner:
 GALLAGHER TRUST, NORINE M

 3480 BRYAN ST
 RENO, NV 89503

SITUS:
 320 US HIGHWAY 395 S
 WASHOE COUNTY NV

Taxing District
 4000

Geo CD:

Legal Description

Section 23 Lot Block Range 19 SubdivisionName _UNSPECIFIED Township 17

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$667.07	\$500.69	\$0.00	\$0.00	\$166.76
Total					\$166.76

Important Payment Information

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

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$166.76
 Partial

[ADD TO CART](#)

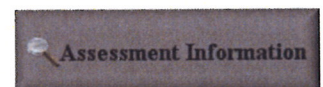
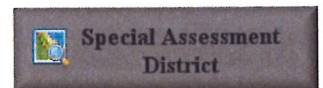
\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



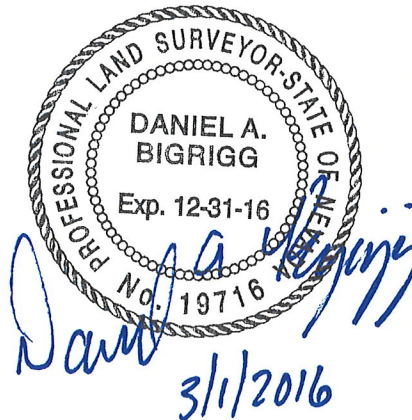
Legal Description

All that certain real property situate within the Northeast One-Quarter (NE 1/4) of Section Twenty-Three (23) and the Northwest One-Quarter (NW 1/4) of Section Twenty-Four (24), Township Seventeen (17) North, Range Nineteen (19) East, Mount Diablo Base and Meridian, Washoe County, State of Nevada being more particularly described as follows:

BEING Parcel 1 and Parcel 2 as described in Document No. 162699, recorded April 22, 1948 and the parcel of land described in Document No. 162813, recorded April 26, 1948, all in the Official Records of Washoe County, Nevada.

EXCEPTING THEREFROM the parcel of land described in Document No. 162811, recorded April 26, 1948 in the Official Records of Washoe County, Nevada

Prepared by:
Wood Rodgers, Inc.
5440 Reno Corporate Dr.
Reno, NV 89511



Daniel A. Bigrigg, P.L.S.
Nevada Certificate No. 19716

OWNERS' CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, NORINE M. GALLAGHER, AS TRUSTEE OF THE TRUST AGREEMENT OF NORINE M. GALLAGHER, DATED MAY 30, 2006 ARE THE OWNERS 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 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREIN ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY AND CABLE TV COMPANIES, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

NORINE M. GALLAGHER, AS TRUSTEE OF THE TRUST AGREEMENT OF NORINE M. GALLAGHER, DATED MAY 30, 2006

LAURA GALLAGHER-MULLEN, TRUSTEE

NOTARY'S CERTIFICATE:

STATE OF NEVADA }
COUNTY OF WASHOE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2016, BY LAURA GALLAGHER-MULLEN, AS TRUSTEE OF NORINE M. GALLAGHER, AS TRUSTEE OF THE TRUST AGREEMENT OF NORINE M. GALLAGHER, DATED MAY 30, 2006.

NOTARY PUBLIC

PAULA GALLAGHER-BROOKS, TRUSTEE

NOTARY'S CERTIFICATE:

STATE OF NEVADA }
COUNTY OF WASHOE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2016, BY PAULA GALLAGHER-BROOKS, AS TRUSTEE OF NORINE M. GALLAGHER, AS TRUSTEE OF THE TRUST AGREEMENT OF NORINE M. GALLAGHER, DATED MAY 30, 2006.

NOTARY PUBLIC

ALEXA GALLAGHER, TRUSTEE

NOTARY'S CERTIFICATE:

STATE OF NEVADA }
COUNTY OF WASHOE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2016, BY ALEXA GALLAGHER, AS TRUSTEE OF NORINE M. GALLAGHER, AS TRUSTEE OF THE TRUST AGREEMENT OF NORINE M. GALLAGHER, DATED MAY 30, 2006.

NOTARY PUBLIC

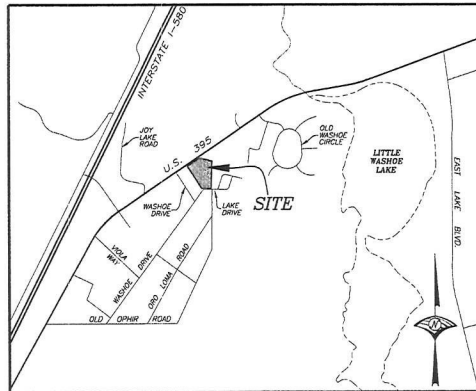
TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT NORINE M. GALLAGHER, AS TRUSTEE OF THE TRUST AGREEMENT OF NORINE M. GALLAGHER, DATED MAY 30, 2006 OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNER FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS.

TICOR TITLE OF NEVADA, INC.

_____, DATE

BY: _____
NAME / TITLE (PRINT)



VICINITY MAP
NOT TO SCALE

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES, TRUCKEE MEADOWS WATER AUTHORITY AND WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

SIERRA PACIFIC POWER COMPANY D.B.A. NV ENERGY	DATE _____
NEVADA BELL TELEPHONE COMPANY D.B.A. AT&T NEVADA	DATE _____
CHARTER COMMUNICATIONS	DATE _____
TRUCKEE MEADOWS WATER AUTHORITY	DATE _____
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT	DATE _____

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM16-_____ 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 THE NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2016, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472S.

WILLIAM WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION DATE _____

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND 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.

A.P.N. 050-220-57
WASHOE COUNTY TREASURER

BY: _____ DATE _____

NAME / TITLE (PRINT)

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 _____

SURVEYOR'S CERTIFICATE:

I, DANIEL A. BIGRIGG, 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 NORINE M. GALLAGHER, AS TRUSTEE OF THE TRUST AGREEMENT OF NORINE M. GALLAGHER, DATED MAY 30, 2006.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST 1/4 OF SECTION 23 AND THE NORTHWEST 1/4 OF SECTION 24, T.17N., R.19E., M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON _____.
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 THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



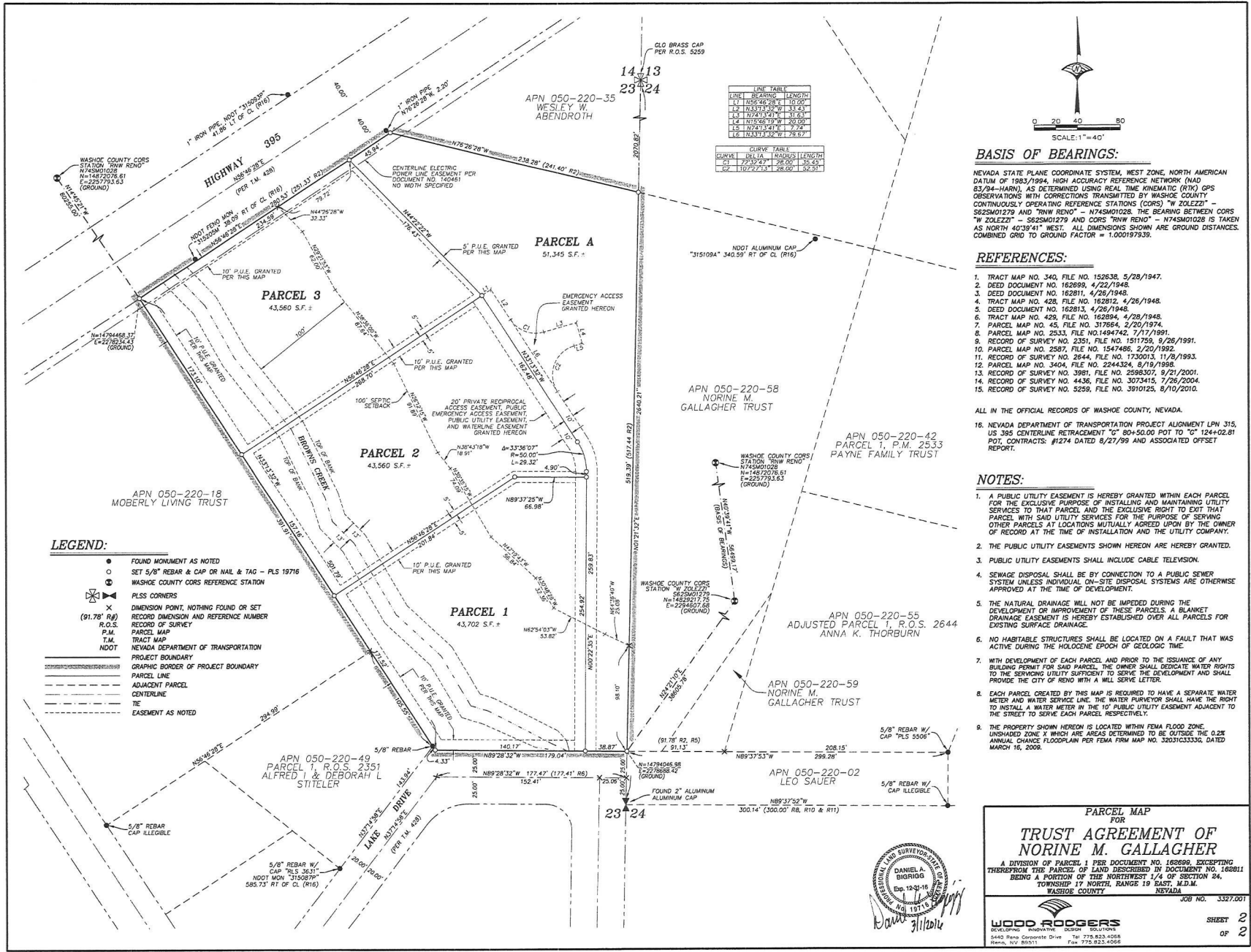
DANIEL A. BIGRIGG, P.L.S.
NEVADA CERTIFICATE NO. 19716

FILE NO. _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____
20____ AT _____ MINUTES PAST
O'CLOCK _____ M., OFFICIAL RECORDS
OF WASHOE COUNTY NEVADA.
COUNTY RECORDER
BY: _____
DEPUTY
FEE: _____

PARCEL MAP
TRUST AGREEMENT OF NORINE M. GALLAGHER
A DIVISION OF PARCEL 1 PER DOCUMENT NO. 162899, EXCEPTING THEREFROM THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 162811 BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.M., WASHOE COUNTY, NEVADA. JOB NO. 3327.001

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
2440 Reno-Corvallis Drive, Reno, NV 89511 TEL 775.823.4028 FAX 775.823.4066

SHEET 1 OF 2



LEGEND:

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & CAP OR NAIL & TAG - PLS 19716
- ⊙ WASHOE COUNTY CORRS REFERENCE STATION
- ⊕ PLS CORNERS
- ⊗ DIMENSION POINT, NOTHING FOUND OR SET
- X RECORD DIMENSION AND REFERENCE NUMBER
- P.M. PARCEL MAP
- T.M. TRACT MAP
- NDOT NEVADA DEPARTMENT OF TRANSPORTATION
- PROJECT BOUNDARY
- GRAVIO BORDER OF PROJECT BOUNDARY
- PARCEL LINE
- ADJACENT PARCEL
- CENTERLINE
- EASEMENT AS NOTED

LINE TABLE			
LINE	BEARING	LENGTH	REMARKS
L1	N55°45'25"W	10.00'	
L2	N33°31'35"W	31.24'	
L3	N74°14'14"W	31.24'	
L4	N35°45'17"W	20.00'	
L5	N74°14'14"W	2.24'	
L6	N33°31'35"W	26.67'	

CURVE TABLE			
CURVE	DATA	RADIUS	LENGTH
C1	173°32'51"	28.00'	35.42'
C2	110°27'21"	28.00'	32.91'

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "W ZOLEZZI" - S82SM01279 AND "TRW RENO" - N74SM01028. THE BEARING BETWEEN CORRS "W ZOLEZZI" - S82SM01279 AND CORRS "TRW RENO" - N74SM01028 IS TAKEN AS NORTH 40°39'41" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID TO GROUND FACTOR = 1.000197939.

REFERENCES:

- TRACT MAP NO. 340, FILE NO. 152638, 5/28/1947.
- DEED DOCUMENT NO. 162699, 4/22/1948.
- DEED DOCUMENT NO. 162811, 4/26/1948.
- TRACT MAP NO. 426, FILE NO. 162812, 4/26/1948.
- DEED DOCUMENT NO. 162813, 4/26/1948.
- TRACT MAP NO. 425, FILE NO. 162894, 4/26/1948.
- TRACT MAP NO. 45, FILE NO. 317654, 2/20/1974.
- PARCEL MAP NO. 2533, FILE NO. 1494742, 7/17/1991.
- RECORD OF SURVEY NO. 2351, FILE NO. 151759, 9/26/1991.
- PARCEL MAP NO. 2587, FILE NO. 1547466, 2/20/1992.
- RECORD OF SURVEY NO. 2644, FILE NO. 1730013, 11/9/1993.
- PARCEL MAP NO. 3404, FILE NO. 2444324, 6/19/1998.
- RECORD OF SURVEY NO. 3581, FILE NO. 2588307, 9/21/2001.
- RECORD OF SURVEY NO. 4436, FILE NO. 3073415, 7/26/2004.
- RECORD OF SURVEY NO. 5259, FILE NO. 3910125, 6/10/2010.

ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 16. NEVADA DEPARTMENT OF TRANSPORTATION PROJECT ALIGNMENT LFN 315, US 395 CENTERLINE RETRACTIONMENT "C" 80+50.00 PLOT TO "C" 124+02.61 PLOT, CONTRACTS: #1274 DATED 8/27/99 AND ASSOCIATED OFFSET REPORT.

NOTES:

- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.
- PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
- SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM UNLESS INDIVIDUAL ON-SITE DISPOSAL SYSTEMS ARE OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS. A BLANKET DRAINAGE EASEMENT IS HEREBY ESTABLISHED OVER ALL PARCELS FOR EXISTING SURFACE DRAINAGE.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
- WITH DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE CITY OF RENO WITH A WILL SERVE LETTER.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURCHASER SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA FLOOD ZONE UNSHADED ZONE X WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NO. 3201C13336, DATED MARCH 16, 2006.

PARCEL MAP

TRUST AGREEMENT OF NORINE M. GALLAGHER

A DIVISION OF PARCEL 1 PER DOCUMENT NO. 162699, EXCEPTING THEREFROM THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 162811 BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.M., WASHOE COUNTY NEVADA

JOB NO. 3327.001

WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 4440 River Community Drive Reno, NV 89511 Tel: 775.823.4058 Fax: 775.823.4056

SHEET 2
OF 2

J:\Arch\1307_Colgate_Arch\CA\Information\Mapsets\CALCARCH_MSDT_P1.dwg, 3/1/2016 8:05 AM Don Birroide