

Parcel Map Application
TL Mt. Rose Estates, LP

Submitted to Washoe County

April 12, 2016

Original

Prepared for

TL MT Rose Estates, LP

3300 Douglas Blvd., Ste. 450

Roseville, CA 95661

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 TL Mt. Rose Estates, LP			
Project Description: A parcel map to divide a 6.65 acre parcel into two parcels			
Project Address: 0 Mount Rose Highway			
Project Area (acres or square feet): 6.65 acres			
Project Location (with point of reference to major cross streets AND area locator): N. of Whites Creek; S. of Mountain Ranch Rd; approximately 1/3 miles N. of the intersection of the Mt. Rose Hwy and Callahan Rd to the E. in the SW Truckee Meadows Area Plan.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
150-460-05 (portion)	6.65		
Section(s)/Township/Range: N 1/2 od Section 35, T 18 N, R 19 E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SB15-012; TM11-001			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: TL Mt. Rose Estates, LP		Name: Wood Rodgers, Inc.	
Address: 3300 Douglas Blvd., Ste. 450		Address: 5440 Reno Corporate Drive	
Roseville, CA	Zip: 95661	Reno, NV	Zip: 89511
Phone: (916) 787-3420	Fax: 916-783-2303	Phone: (775) 823-4068	Fax: 823-4066
Email: rbalestreri@timlewis.com		Email: sstrickland@woodrodgers.com	
Cell:	Other:	Cell: (775) 745-4207	Other:
Contact Person: Rich Balestreri		Contact Person: Steve Strickland	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as above		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	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

North of Whites Creek; south of Mountain Ranch Road; approximately 1/3 miles north of the intersection of the Mt. Rose Highway and Callahan Road to the east in the southwest Truckee Meadows Area Plan.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
150-460-05 (Portion)	Rural Residential (MP) and HDR and GR Zoning	6.65± acres

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

The property is currently undeveloped. The site is characterized by the native vegetation (sagebrush) and riparian vegetation to the south along Whites Creek. The site also contains dirt and paved roads as well as disturbed areas and overhead power lines.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	2 Acres	2 Acres	N/A	N/A
Minimum Lot Width	150 feet	150 feet	N/A	N/A

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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The area is part of Monte Vista at the Estates at Mount Rose tentative map.

5. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA

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

- a. Water System Type:

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

- b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

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

- b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #	61265 thru 61270	acre-feet per year	360
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):

The above identified permits were noted to have previously been dedicated to Washoe County in association with the overall Estates at Mt. Rose property, of which the subject property is a part. As such, there should be a remaining amount of water rights that have association with the subject property.

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 checked="" type="checkbox"/> Yes	<input 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?

N/A

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:

Yes. The property is part of Monte Vista at the Estates at Mount Rose (an approved tentative map TM11-001). Parcel A-1 is the site of the TMWA Mt. Rose Water Treatment Plan Approved under Special Use Permit Case No. SB15-012. Parcel A-2 will be included in the common area of Monte Vista at the Estates at Mt. Rose.

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?

N/A

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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Parcel A-1 is the site of the TMWA Mt. Rose Water Treatment Plan Approved under Special Use Permit Case No. SB15-012. Areas proposed for grading in the sensitive stream zone area of Whites creek were addressed under the Special Use Permit. Parcel A-2 will be common area as part of the Monte Vista at the Estates at Mt. Rose tentative map (TM11-001).

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?

Grading associated with the TMWA Mt. Rose Water Treatment Plan have been addressed by Washoe County under Special Use Permit No, SB15-012.

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?

Grading associated with the TMWA Mt. Rose Water Treatment Plan have been addressed by Washoe County under Special Use Permit No, SB15-012.

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?

Grading associated with the TMWA Mt. Rose Water Treatment Plan have been addressed by Washoe County under Special Use Permit No, SB15-012.

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?

Grading associated with the TMWA Mt. Rose Water Treatment Plan have been addressed by Washoe County under Special Use Permit No, SB15-012.

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?

Grading associated with the TMWA Mt. Rose Water Treatment Plan have been addressed by Washoe County under Special Use Permit No, SB15-012.

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?

Grading associated with the TMWA Mt. Rose Water Treatment Plan have been addressed by Washoe County under Special Use Permit No, SB15-012.

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

Grading associated with the TMWA Mt. Rose Water Treatment Plan have been addressed by Washoe County under Special Use Permit No, SB15-012.

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?

Grading associated with the TMWA Mt. Rose Water Treatment Plan have been addressed by Washoe County under Special Use Permit No, SB15-012.

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

Grading associated with the TMWA Mt. Rose Water Treatment Plan have been addressed by Washoe County under Special Use Permit No, SB15-012.

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

Grading associated with the TMWA Mt. Rose Water Treatment Plan have been addressed by Washoe County under Special Use Permit No, SB15-012.

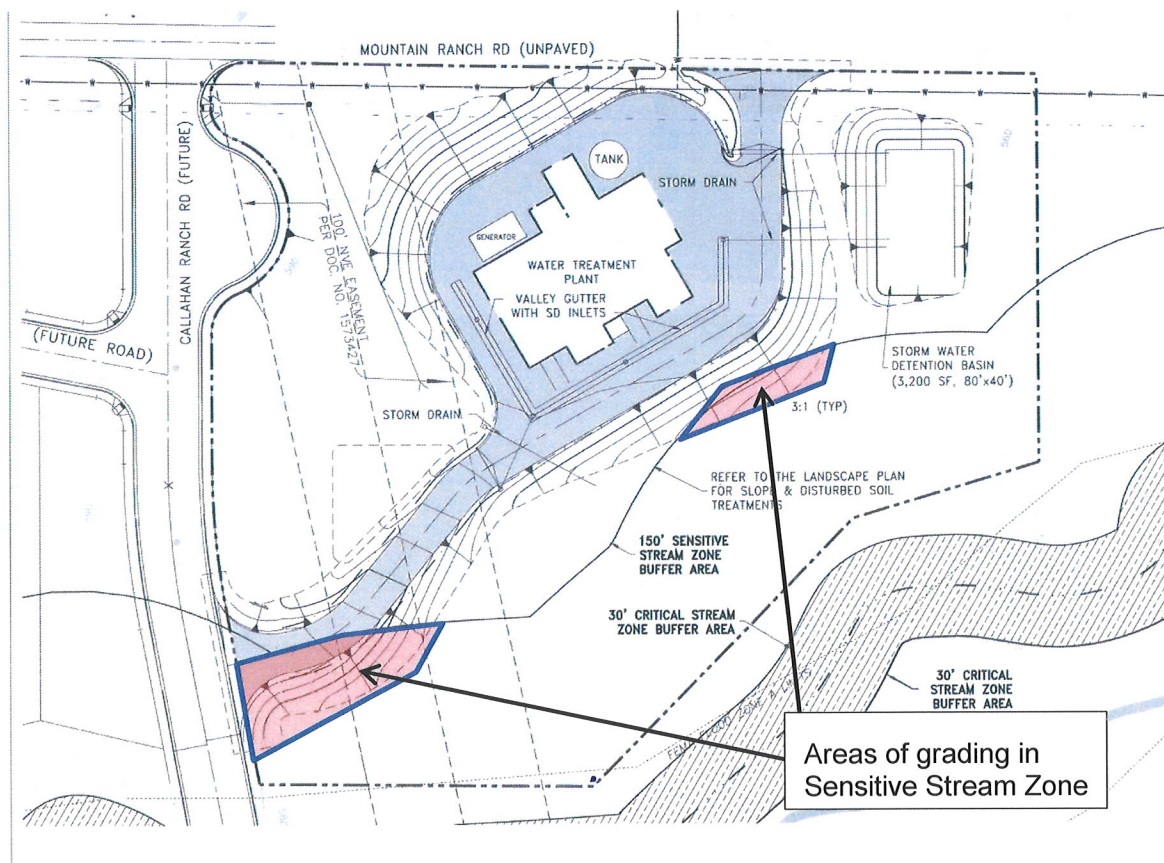
28. Surveyor:

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

Water Treatment Plant Evaluation

The proposed project area is undeveloped. Most of the parcel is zoned High Density Rural (HDR) with approximately 0.35 acres of General Rural (GR) on the south side of the proposed parcel. The surrounding properties are zoned High Density Rural (HDR) on the east, north and west sides, and General Rural (GR) to the south, along Whites Creek. While the Monte Vista subdivision is undeveloped, there are single-family homes on the north side of Mountain Ranch Road and the south side of Whites Creek.

Whites Creek is identified as a Significant Hydrologic Resource (SHR). The sensitive stream zone buffer for the creek traverses the south side of the project area from west to east along its southern boundary. The access driveway from Callahan Road and some grading for the building pad are located within the sensitive stream buffer, thus requiring compliance with the standards as set forth within Article 418, *Significant Hydrological Resources*, of the Washoe County Development Code.



Grading/Site Development:

The project site slopes from the northwest corner (near intersection of Callahan Road and Mountain Ranch Road) to the southeast towards Whites Creek. In order to reduce the visual impact of the treatment plant the building site will be graded to lower the building pad to be lower than Mountain Ranch Road. The cut material will then be used to level out the building site. A small portion of the fill area will be located in the sensitive stream zone. In addition, the driveway off of Callahan Road will be graded to provide access to the site. A portion of the driveway and the shoulder fill will also be located in the sensitive stream zone.

THE OFFICIAL PLAT OF MONTE VISTA AT THE ESTATES AT MOUNT ROSE A COMMON INTEREST COMMUNITY

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TL MT. ROSE ESTATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 278 AND 116, AND THAT THE STREETS, AVENUES AND HIGHWAYS AND ALL APPURTENANCES THERETO AS SHOWN ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES, TRUCKEE MEADOWS WATER AUTHORITY AND WASHOE COUNTY PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR PLOWED SNOW STORAGE, AND THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC CONTROL, SIGNAGE, DRAINAGE AND UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER; AND HEREBY GRANTS TO THE TRUCKEE MEADOWS WATER AUTHORITY EASEMENTS DEVOTED ON THIS PLAT FOR WATER FACILITIES WITH THE RIGHT OF ACCESS THERETO FOREVER; THE SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO WASHOE COUNTY. THE WATER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO THE TRUCKEE MEADOWS WATER AUTHORITY. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

TL MT ROSE ESTATES, L.P. A CALIFORNIA LIMITED PARTNERSHIP
BY: TL MANAGEMENT, INC., A CALIFORNIA CORPORATION
ITS: GENERAL PARTNER

DATE _____

NAME / TITLE (PRINT) _____

ACKNOWLEDGMENT:

STATE OF NEVADA } SS
COUNTY OF WASHOE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2015,
BY: _____ OF TL MANAGEMENT, INC., ITS GENERAL PARTNER OF TL
MT. ROSE ESTATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP.

NOTARY PUBLIC _____
PRINT NAME _____
BY COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT TL MT. ROSE ESTATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT HOUSING CAPITAL COMPANY, A MINNESOTA PARTNERSHIP HOLDS OF RECORD A SECURITY INTEREST IN A PORTION OF THE LAND; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AND THAT A GUARANTEE DATED _____ FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED IN REGARD TO ALL THE ABOVE.

FIRST AMERICAN TITLE INSURANCE COMPANY OF NEVADA
DATE _____

NAME/TITLE (PRINT) _____

COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF 5 SHEETS, AND THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT AND THAT AN ADEQUATE PERFORMANCE GUARANTEE HAS BEEN FILED GUARANTEEING THE MONUMENTS AS SHOWN HEREON WILL BE SET BY _____.

MICHAEL E. CUMP, P.L.S. 13927
WASHOE COUNTY SURVEYOR

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

DIVISION OF WATER RESOURCES CERTIFICATE:

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

DIVISION OF WATER RESOURCES _____ DATE _____

COMMUNITY SERVICES CERTIFICATE:

THE TENTATIVE MAP FOR TM11-001 MONTE VISTA WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON THE 6TH DAY OF SEPTEMBER, 2011.

THIS FINAL MAP, THE OFFICIAL PLAT OF MONTE VISTA AT THE ESTATES AT MOUNT ROSE, 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, EXCEPT THAT THE "OPERATIONAL CONDITIONS" CONTAINED IN THE RECORDED ACTION ORDER SHALL REMAIN IN FULL FORCE AND EFFECT IN PERPETUITY.

IF ALL LOTS ON THIS MAP ARE REVERTED TO ACREAGE AND A NEW SUBDIVISION APPROVAL IS OBTAINED AT A FUTURE DATE, THE PROVISIONS OF THIS APPROVAL SHALL BE NULL AND VOID, UPON APPROVAL BY WASHOE COUNTY OF THOSE ACTIONS.

THIS IS THE ONLY FINAL MAP FOR TM11-001 AND MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE 6TH DAY OF SEPTEMBER, 2015, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS _____ DAY OF _____, 2015, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR STREETS, AVENUES, DRIVES, COURTS, OPEN SPACE, HIGHWAYS, SEWER FACILITIES IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

BILL WHITNEY _____ DATE _____
COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE:

I, DANIEL A. BIGRIGO, 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 MT ROSE ESTATES, L.P. A CALIFORNIA LIMITED PARTNERSHIP.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTH ONE-HALF OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON _____, 2015.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

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

FILE NO. _____
FILED FOR RECORD AT THE REQUEST
OF _____
ON THIS _____ DAY OF _____,
2015, AT _____ MINUTES PAST _____
O'CLOCK, _____ M., OFFICIAL RECORDS OF
TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M.,
WASHOE COUNTY NEVADA.

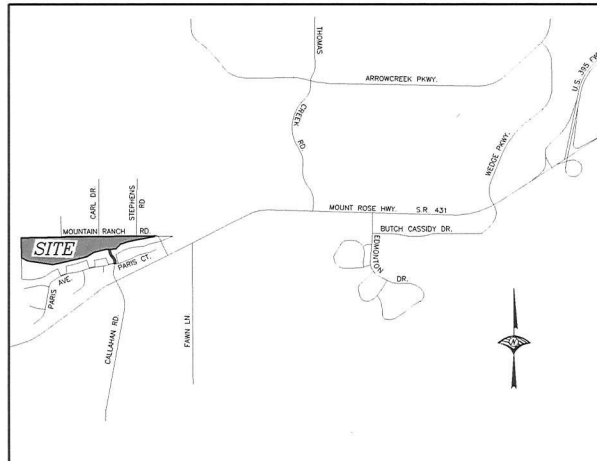
COUNTY RECORDER _____
BY: _____ DEPUTY
FEE: _____

OFFICIAL PLAT OF
MONTE VISTA AT
THE ESTATES AT MOUNT ROSE
A COMMON INTEREST COMMUNITY
A DIVISION OF PARCELS 33-A PER DOCUMENT NO. 4144694 AND
SHOWN ON RECORD OF SURVEY NO. 5449
WITHIN A PORTION OF THE NORTH 1/2 OF SECTION 35,
TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M.
WASHOE COUNTY NEVADA

JOB NO. 1558.007

WOOD ROGERS
DEVELOPER INNOVATIVE DESIGN SOLUTIONS
8440 Reno Corporate Drive | Tel 775.823.4088
Reno, NV 89511 | Fax 775.823.4088

SHEET 1
OF 5



VICINITY MAP

NOT TO SCALE

UTILITY COMPANIES' CERTIFICATE:

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

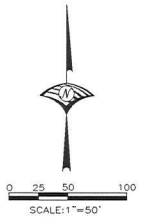
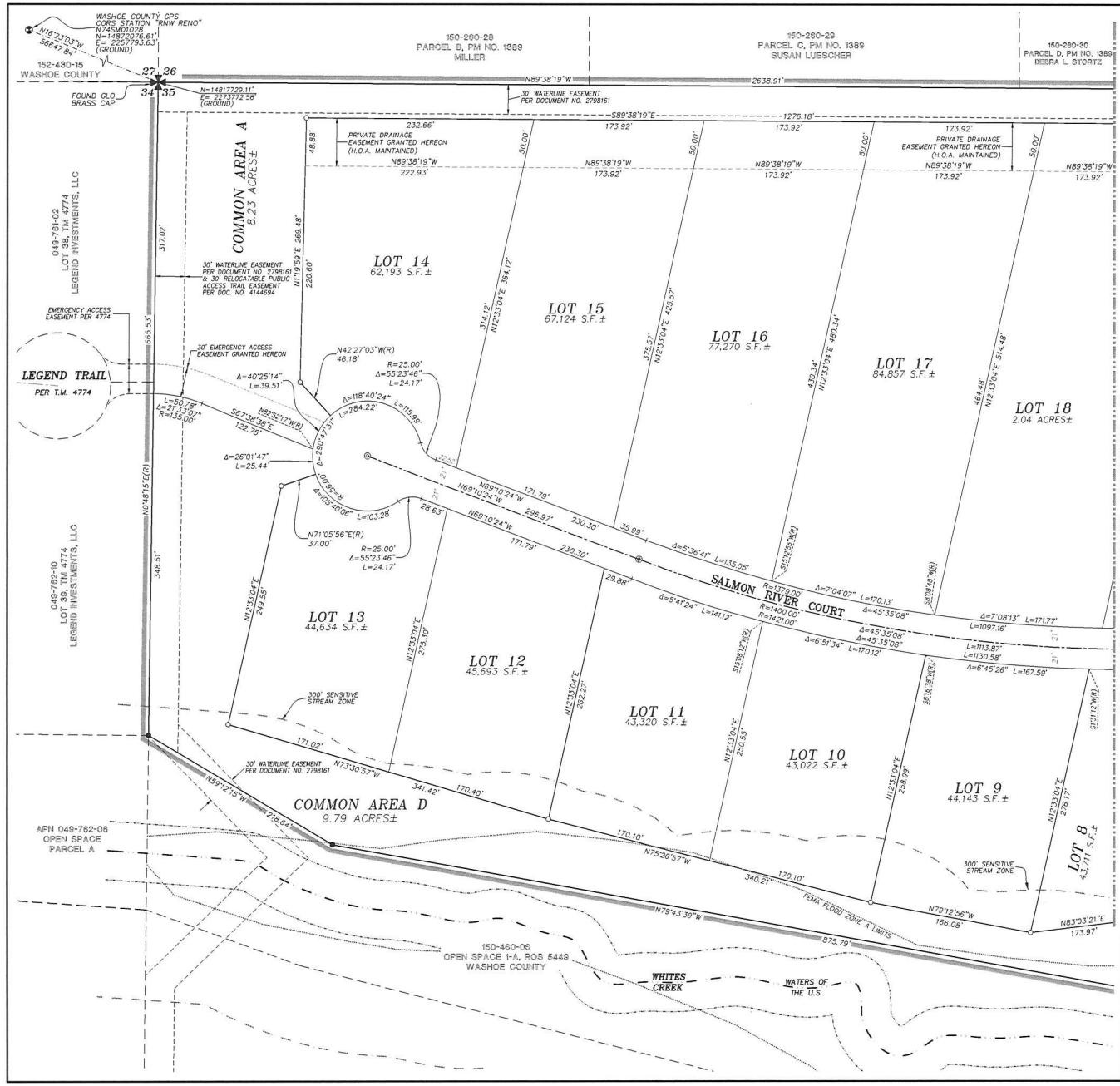
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY	DATE _____
NEVADA BELL D/B/A AT&T NEVADA	DATE _____
CHARTER COMMUNICATIONS	DATE _____
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT	DATE _____
TRUCKEE MEADOWS WATER AUTHORITY	DATE _____

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION TO THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

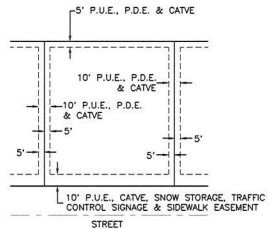
APN: 150-460-05 _____ DATE _____
WASHOE COUNTY TREASURER

NAME / TITLE (PRINT) _____



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 DERIVED BY GPS OBSERVATIONS OF WASHOE COUNTY CORS STATIONS "MS DOLEZZI" (5625M01279) AND "RW RENO" (N745M01028). THE BEARING BETWEEN "5625M01279" AND "N745M01028" IS TAKEN AS NORTH 40°39'41" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

AREA SUMMARY:
 TOTAL AREA = 58.08 ACRES±
 COMMON AREA = 18.28 ACRES±
 RIGHT-OF-WAY AREA = 4.14 ACRES±
 LOT AREA = 29.01 ACRES±
 PARCEL A = 6.65 ACRES±
 TOTAL NO. OF LOTS = 23



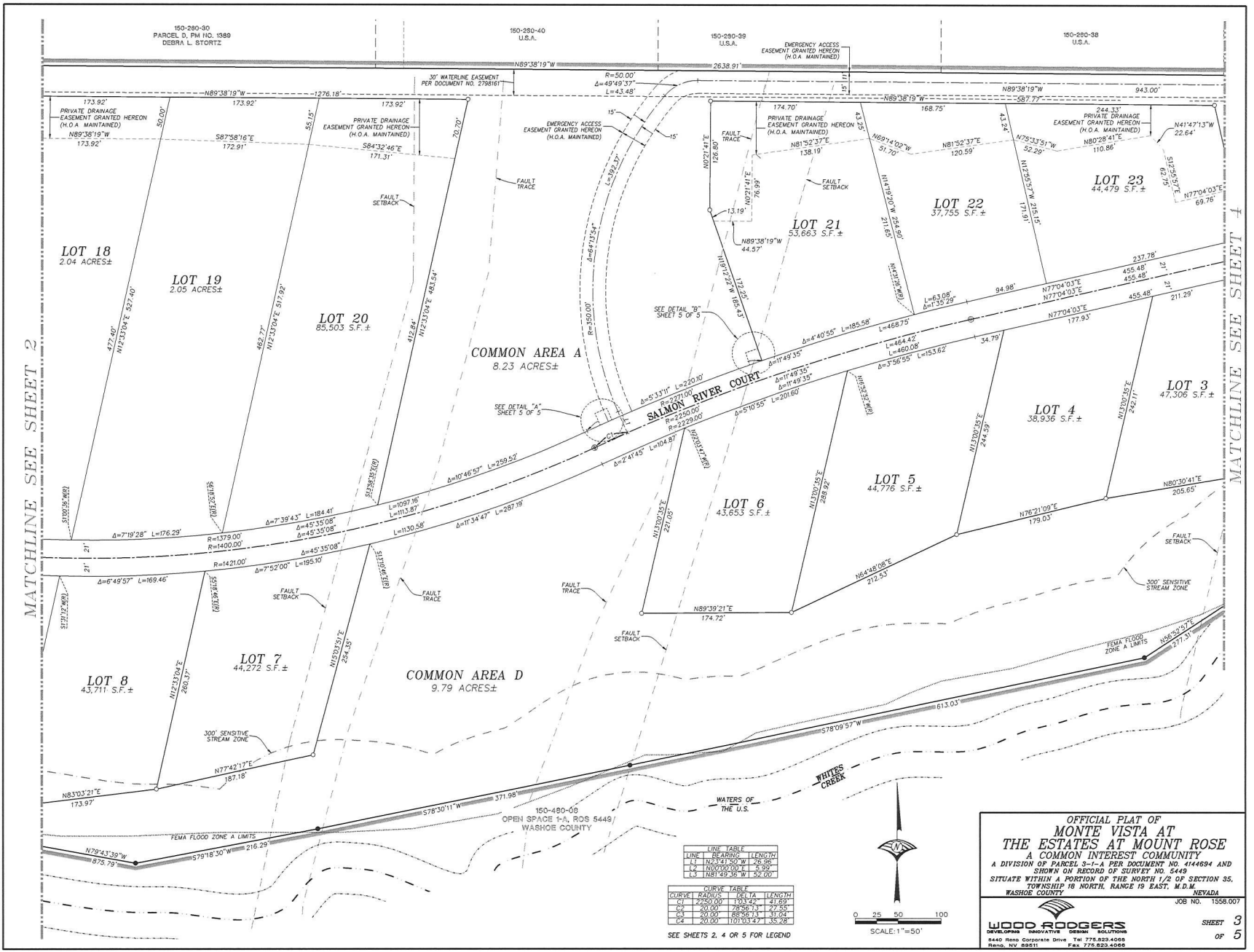
TYPICAL LOT EASEMENT DETAIL
 NOT TO SCALE

- LEGEND:**
- FND. 5/8" REBAR & CAP - PLS 19052
 - FND. CENTERLINE STREET MONUMENT PER T.M. NO. 4649
 - ⊕ TYPICAL SECTION CORNER - AS NOTED
 - ⊕ WASHOE COUNTY G.P.S. MONUMENT - AS NOTED
 - ⊕ SET 5/8" REBAR & CAP - PLS 18716 OR AS NOTED CURB ON PROPERTY LINE EXTENSION
 - ⊕ STANDARD CENTERLINE STREET MONUMENT TO BE SET
 - ⊕ DIMENSION POINT, NOTHING FOUND OR SET
 - (R) RADIAL BEARING
 - S.F. SQUARE FEET
 - H.O.A. HOME OWNERS ASSOCIATION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.D.E. STORM DRAIN EASEMENT
 - CATVE CABLE TELEVISION EASEMENT
 - SUBDIVISION BOUNDARY
 - GRAPHIC BORDER
 - LOT LINE
 - RIGHT-OF-WAY
 - CENTERLINE
 - ADJACENT PARCEL
 - EASEMENT AS NOTED
 - TIE

OFFICIAL PLAT OF
MONTE VISTA AT THE ESTATES AT MOUNT ROSE
 A COMMON INTEREST COMMUNITY
 A DIVISION OF PARCEL 3-1-A PER DOCUMENT NO. 4144694 AND SHOWN ON RECORD OF SURVEY NO. 5449
 SITUATE WITHIN A PORTION OF THE NORTH 1/2 OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M., WASHOE COUNTY, NEVADA

A:\MS10552_Extents_R.W. Rose\Phase_3B_2201\Genetics\mapprod\SLC_DEMONTOS_MKMLR.plt 1/11/2016 4:07 PM Don Pifer

A:\2023\10584_Events at Mt. Vista\10584_Events at Mt. Vista.dwg, 4/11/2024, 4:08 PM, Don E. Brown



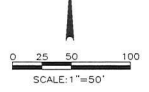
MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 4

CURVE	RADIUS	DELTA	LENGTH
C1	2250.00	103.72	41.89
C2	200.00	282.74	27.55
C3	200.00	282.74	27.55
C4	200.00	101.93	35.26

CURVE	RADIUS	DELTA	LENGTH
C1	2250.00	103.72	41.89
C2	200.00	282.74	27.55
C3	200.00	282.74	27.55
C4	200.00	101.93	35.26

SEE SHEETS 2, 4 OR 5 FOR LEGEND



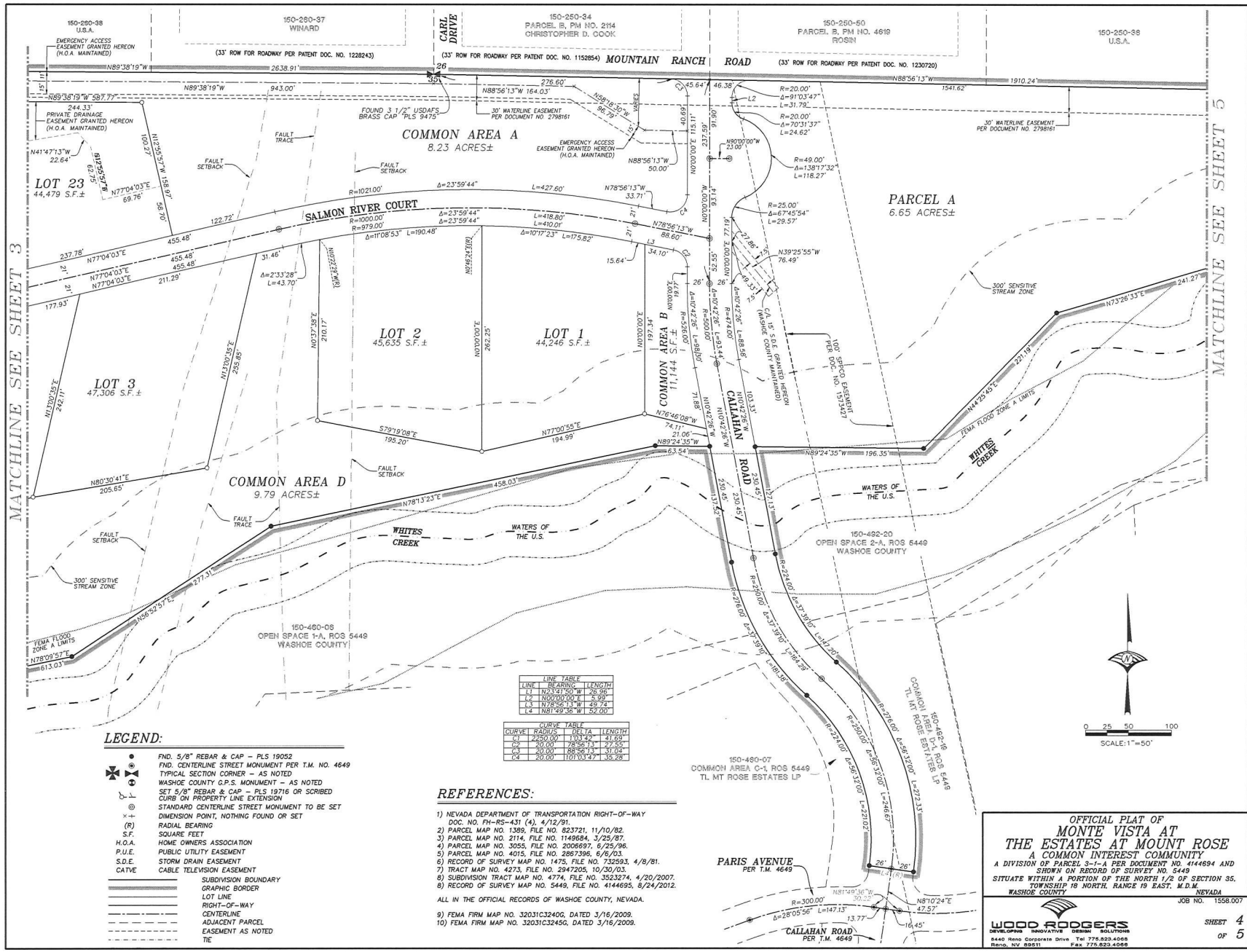
**OFFICIAL PLAT OF
MONTE VISTA AT
THE ESTATES AT MOUNT ROSE**
A COMMON INTEREST COMMUNITY
A DIVISION OF PARCEL 3-A PER DOCUMENT NO. 4144694 AND
SHOWN ON RECORD OF SURVEY NO. 5449
SITUATE WITHIN A PORTION OF THE NORTH 1/2 OF SECTION 35,
TOWNSHIP 19 NORTH, RANGE 19 EAST, M.D.M.
WASHOE COUNTY NEVADA

JOB NO. 1558.007

WOOD ROGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

8440 Reno Corporate Drive Tel 775.823.4008
Reno, NV 89511 Fax 775.823.4008

SHEET 3
OF 5



MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5

LINE	BEARING	LENGTH
L1	N89°38'19"W	2638.91'
L2	N89°38'19"W	943.00'
L3	N89°38'19"W	276.60'
L4	N89°38'19"W	45.64'
L5	N89°38'19"W	46.38'
L6	N89°38'19"W	115.11'
L7	N89°38'19"W	91.90'
L8	N89°38'19"W	237.59'
L9	N89°38'19"W	23.00'
L10	N89°38'19"W	118.27'
L11	N89°38'19"W	118.27'
L12	N89°38'19"W	31.72'
L13	N89°38'19"W	29.57'
L14	N89°38'19"W	76.49'
L15	N89°38'19"W	196.35'
L16	N89°38'19"W	196.35'
L17	N89°38'19"W	196.35'
L18	N89°38'19"W	196.35'
L19	N89°38'19"W	196.35'
L20	N89°38'19"W	196.35'
L21	N89°38'19"W	196.35'
L22	N89°38'19"W	196.35'
L23	N89°38'19"W	196.35'
L24	N89°38'19"W	196.35'
L25	N89°38'19"W	196.35'
L26	N89°38'19"W	196.35'
L27	N89°38'19"W	196.35'
L28	N89°38'19"W	196.35'
L29	N89°38'19"W	196.35'
L30	N89°38'19"W	196.35'
L31	N89°38'19"W	196.35'
L32	N89°38'19"W	196.35'
L33	N89°38'19"W	196.35'
L34	N89°38'19"W	196.35'
L35	N89°38'19"W	196.35'
L36	N89°38'19"W	196.35'
L37	N89°38'19"W	196.35'
L38	N89°38'19"W	196.35'
L39	N89°38'19"W	196.35'
L40	N89°38'19"W	196.35'
L41	N89°38'19"W	196.35'
L42	N89°38'19"W	196.35'
L43	N89°38'19"W	196.35'
L44	N89°38'19"W	196.35'
L45	N89°38'19"W	196.35'
L46	N89°38'19"W	196.35'
L47	N89°38'19"W	196.35'
L48	N89°38'19"W	196.35'
L49	N89°38'19"W	196.35'
L50	N89°38'19"W	196.35'
L51	N89°38'19"W	196.35'
L52	N89°38'19"W	196.35'
L53	N89°38'19"W	196.35'
L54	N89°38'19"W	196.35'
L55	N89°38'19"W	196.35'
L56	N89°38'19"W	196.35'
L57	N89°38'19"W	196.35'
L58	N89°38'19"W	196.35'
L59	N89°38'19"W	196.35'
L60	N89°38'19"W	196.35'
L61	N89°38'19"W	196.35'
L62	N89°38'19"W	196.35'
L63	N89°38'19"W	196.35'
L64	N89°38'19"W	196.35'
L65	N89°38'19"W	196.35'
L66	N89°38'19"W	196.35'
L67	N89°38'19"W	196.35'
L68	N89°38'19"W	196.35'
L69	N89°38'19"W	196.35'
L70	N89°38'19"W	196.35'
L71	N89°38'19"W	196.35'
L72	N89°38'19"W	196.35'
L73	N89°38'19"W	196.35'
L74	N89°38'19"W	196.35'
L75	N89°38'19"W	196.35'
L76	N89°38'19"W	196.35'
L77	N89°38'19"W	196.35'
L78	N89°38'19"W	196.35'
L79	N89°38'19"W	196.35'
L80	N89°38'19"W	196.35'
L81	N89°38'19"W	196.35'
L82	N89°38'19"W	196.35'
L83	N89°38'19"W	196.35'
L84	N89°38'19"W	196.35'
L85	N89°38'19"W	196.35'
L86	N89°38'19"W	196.35'
L87	N89°38'19"W	196.35'
L88	N89°38'19"W	196.35'
L89	N89°38'19"W	196.35'
L90	N89°38'19"W	196.35'
L91	N89°38'19"W	196.35'
L92	N89°38'19"W	196.35'
L93	N89°38'19"W	196.35'
L94	N89°38'19"W	196.35'
L95	N89°38'19"W	196.35'
L96	N89°38'19"W	196.35'
L97	N89°38'19"W	196.35'
L98	N89°38'19"W	196.35'
L99	N89°38'19"W	196.35'
L100	N89°38'19"W	196.35'

- LEGEND:**
- FND. 5/8" REBAR & CAP - PLS 19052
 - FND. CENTERLINE STREET MONUMENT PER T.M. NO. 4649
 - ⊕ TYPICAL SECTION CORNER - AS NOTED
 - ⊙ WASHOE COUNTY G.P.S. MONUMENT - AS NOTED
 - ⊖ SET 5/8" REBAR & CAP - PLS 19716 OR SCRIBED CURVE ON PROPERTY LINE EXTENSION
 - ⊕ STANDARD CENTERLINE STREET MONUMENT TO BE SET
 - ⊕ DIMENSION POINT, NOTHING FOUND OR SET
 - (R) RADIAL BEARING
 - S.F. SQUARE FEET
 - H.O.A. HOME OWNERS ASSOCIATION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.D.E. STORM DRAIN EASEMENT
 - CATVE CABLE TELEVISION EASEMENT
 - SUBDIVISION BOUNDARY
 - GRAPHIC BORDER
 - LOT LINE
 - RIGHT-OF-WAY
 - CENTERLINE
 - ADJACENT PARCEL
 - EASEMENT AS NOTED
 - TE

- REFERENCES:**
- 1) NEVADA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY DOC. NO. FH-RS-431 (4), 4/12/91.
 - 2) PARCEL MAP NO. 1389, FILE NO. 923721, 11/10/82.
 - 3) PARCEL MAP NO. 2114, FILE NO. 1149684, 3/25/87.
 - 4) PARCEL MAP NO. 3055, FILE NO. 2006697, 6/25/96.
 - 5) PARCEL MAP NO. 4015, FILE NO. 2867396, 6/6/03.
 - 6) RECORD OF SURVEY MAP NO. 1475, FILE NO. 732593, 4/8/81.
 - 7) TRACT MAP NO. 4273, FILE NO. 2947205, 10/30/03.
 - 8) SUBDIVISION TRACT MAP NO. 4774, FILE NO. 3523274, 4/20/2007.
 - 9) RECORD OF SURVEY MAP NO. 5449, FILE NO. 4114695, 8/24/2012.
- ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 9) FEMA FIRM MAP NO. 32031C32409, DATED 3/16/2009.
 - 10) FEMA FIRM MAP NO. 32031C32456, DATED 3/16/2009.

**OFFICIAL PLAT OF
MONTE VISTA AT
THE ESTATES AT MOUNT ROSE**
A COMMON INTEREST COMMUNITY

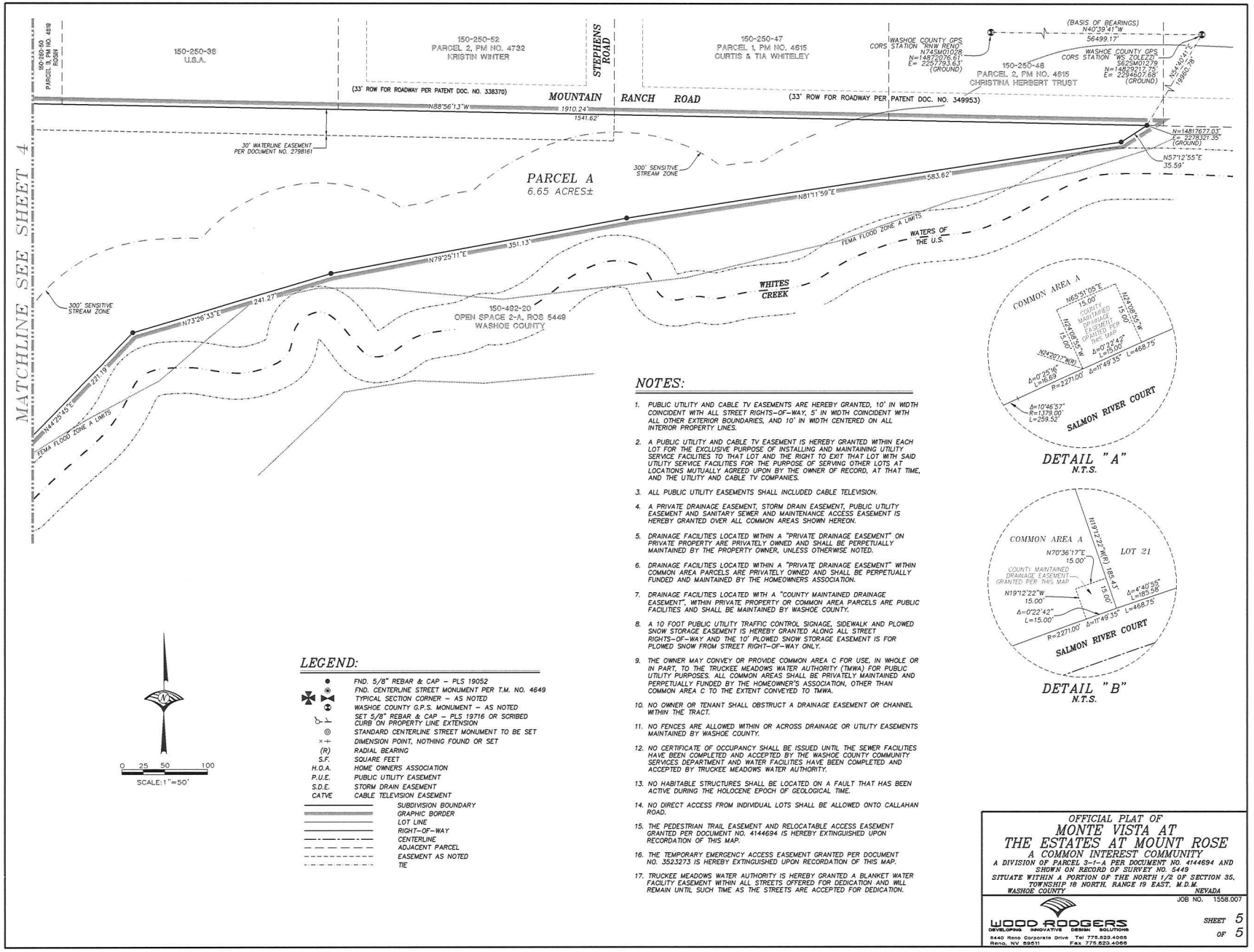
A DIVISION OF PARCEL 3-1-A PER DOCUMENT NO. 4114694 AND
SHOWN ON RECORD OF SURVEY NO. 5449
SITUATE WITHIN A PORTION OF THE NORTH 1/2 OF SECTION 35,
TOWNSHIP 19 NORTH, RANGE 19 EAST, M.D.M. NEVADA

JOB NO. 1558.007
SHEET 4
OF 5

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
8440 Reno Corporate Drive Tel: 775.823.4088
Reno, NV 89521 Fax: 775.823.4086



J:\3031\1025\Estates at Mt. Rose\Plat.mxd, 3/20/2015 10:00:00 AM, 4/11/2016 4:09 PM Don R. Brown



MATCHLINE SEE SHEET 4

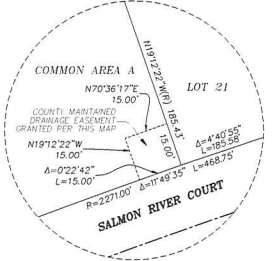
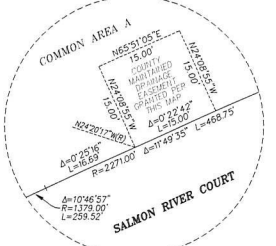


LEGEND:

- FND. 5/8" REBAR & CAP - PLS 19052
- FND. CENTERLINE STREET MONUMENT PER T.M. NO. 4649
- ⊕ TYPICAL SECTION CORNER - AS NOTED
- ⊙ WASHOE COUNTY G.P.S. MONUMENT - AS NOTED
- ⊕ SET 5/8" REBAR & CAP - PLS 19716 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
- ⊙ STANDARD CENTERLINE STREET MONUMENT TO BE SET
- x+ DIMENSION POINT, NOTHING FOUND OR SET
- (R) RADIAL BEARING
- S.F. SQUARE FEET
- H.O.A. HOME OWNERS ASSOCIATION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- CATVE CABLE TELEVISION EASEMENT
- ▬ SUBDIVISION BOUNDARY
- ▬ GRAPHIC BORDER
- ▬ LOT LINE
- ▬ RIGHT-OF-WAY
- ▬ CENTERLINE
- ▬ ADJACENT PARCEL
- ▬ EASEMENT AS NOTED
- ▬ EASEMENT AS NOTED

NOTES:

1. PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH CONCORDANT WITH ALL STREET RIGHTS-OF-WAY, 5' IN WIDTH CONCORDANT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
3. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDED CABLE TELEVISION.
4. A PRIVATE DRAINAGE EASEMENT, STORM DRAIN EASEMENT, PUBLIC UTILITY EASEMENT AND SANITARY SEWER AND MAINTENANCE ACCESS EASEMENT IS HEREBY GRANTED OVER ALL COMMON AREAS SHOWN HEREON.
5. DRAINAGE FACILITIES LOCATED WITHIN A "PRIVATE DRAINAGE EASEMENT" ON PRIVATE PROPERTY ARE PRIVATELY OWNED AND SHALL BE PERPETUALLY MAINTAINED BY THE PROPERTY OWNER, UNLESS OTHERWISE NOTED.
6. DRAINAGE FACILITIES LOCATED WITHIN A "PRIVATE DRAINAGE EASEMENT" WITHIN COMMON AREA PARCELS ARE PRIVATELY OWNED AND SHALL BE PERPETUALLY FUNDED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. DRAINAGE FACILITIES LOCATED WITHIN A "COUNTY MAINTAINED DRAINAGE EASEMENT" WITHIN PRIVATE PROPERTY OR COMMON AREA PARCELS ARE PUBLIC FACILITIES AND SHALL BE MAINTAINED BY WASHOE COUNTY.
8. A 10' FOOT PUBLIC UTILITY TRAFFIC CONTROL, SIGNAGE, SIDEWALK AND FLOWED SNOW STORAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY AND THE 10' FLOWED SNOW STORAGE EASEMENT IS FOR FLOWED SNOW FROM STREET RIGHT-OF-WAY ONLY.
9. THE OWNER MAY CONVEY OR PROVIDE COMMON AREA C FOR USE, IN WHOLE OR IN PART, TO THE TRUCKEE MEADOWS WATER AUTHORITY (TMWA) FOR PUBLIC UTILITY PURPOSES. ALL COMMON AREAS SHALL BE PRIVATELY MAINTAINED AND PERPETUALLY FUNDED BY THE HOMEOWNER'S ASSOCIATION, OTHER THAN COMMON AREA C TO THE EXTENT CONVEYED TO TMWA.
10. NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.
11. NO FENCES ARE ALLOWED WITHIN OR ACROSS DRAINAGE OR UTILITY EASEMENTS MAINTAINED BY WASHOE COUNTY.
12. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT AND WATER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY TRUCKEE MEADOWS WATER AUTHORITY.
13. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
14. NO DIRECT ACCESS FROM INDIVIDUAL LOTS SHALL BE ALLOWED ONTO CALLAHAN ROAD.
15. THE PEDESTRIAN TRAIL EASEMENT AND RELOCATABLE ACCESS EASEMENT GRANTED PER DOCUMENT NO. 4144894 IS HEREBY EXTINGUISHED UPON RECORDED OF THIS MAP.
16. THE TEMPORARY EMERGENCY ACCESS EASEMENT GRANTED PER DOCUMENT NO. 3523273 IS HEREBY EXTINGUISHED UPON RECORDED OF THIS MAP.
17. TRUCKEE MEADOWS WATER AUTHORITY IS HEREBY GRANTED A BLANKET WATER FACILITY EASEMENT WITHIN ALL STREETS OFFERED FOR DEDICATION AND WILL REMAIN UNTIL SUCH TIME AS THE STREETS ARE ACCEPTED FOR DEDICATION.



OFFICIAL PLAT OF
MONTE VISTA AT
THE ESTATES AT MOUNT ROSE
 A COMMON INTEREST COMMUNITY
 A DIVISION OF PARCEL 3-1-A PER DOCUMENT NO. 4144694 AND
 SHOWN ON RECORD OF SURVEY NO. 5449
 SITUATE WITHIN A PORTION OF THE NORTH 1/2 OF SECTION 35,
 TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M.
 WASHOE COUNTY, NEVADA

JOB NO. 1558.007
 SHEET 5
 OF 5

WOOD ROGERS
 DEVELOPMENT INNOVATIVE DESIGN SOLUTIONS
 8440 RENO CORPORATE DRIVE TEL 775.823.4098
 RENO, NV 89511 FAX 775.823.4098

P:\data\10561\Drawings At Mt. Rose\Phase_3B_2010\GIS\GIS\MapInfo\SPC_2010M1052_MXD\Map_4 4/11/2016 4:10 PM Tom Bragg

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TL MT ROSE ESTATES, LP, A CALIFORNIA LIMITED PARTNERSHIP IS THE OWNER OF THE TRACTS 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 HEREBY GRANTS TO THE CITY OF RENO, ALL PUBLIC UTILITY AND CABLE TV COMPANIES THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY, CABLE TV SYSTEMS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

TL MT ROSE ESTATES, LP, A CALIFORNIA LIMITED PARTNERSHIP
 BY: TL MANAGEMENT, INC., A CALIFORNIA CORPORATION
 ITS: GENERAL PARTNER

 DATE
 NAME / TITLE (PRINT)

ACKNOWLEDGMENT:

STATE OF NEVADA }
 COUNTY OF WASHOE } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2016, BY _____ AS _____ OF TL MT ROSE ESTATES, LP, A CALIFORNIA LIMITED PARTNERSHIP.

 NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT TL MT ROSE ESTATES, LP, A CALIFORNIA LIMITED PARTNERSHIP, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS; THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

FIRST AMERICAN TITLE INSURANCE COMPANY

 DATE
 NAME/TITLE (PRINT)

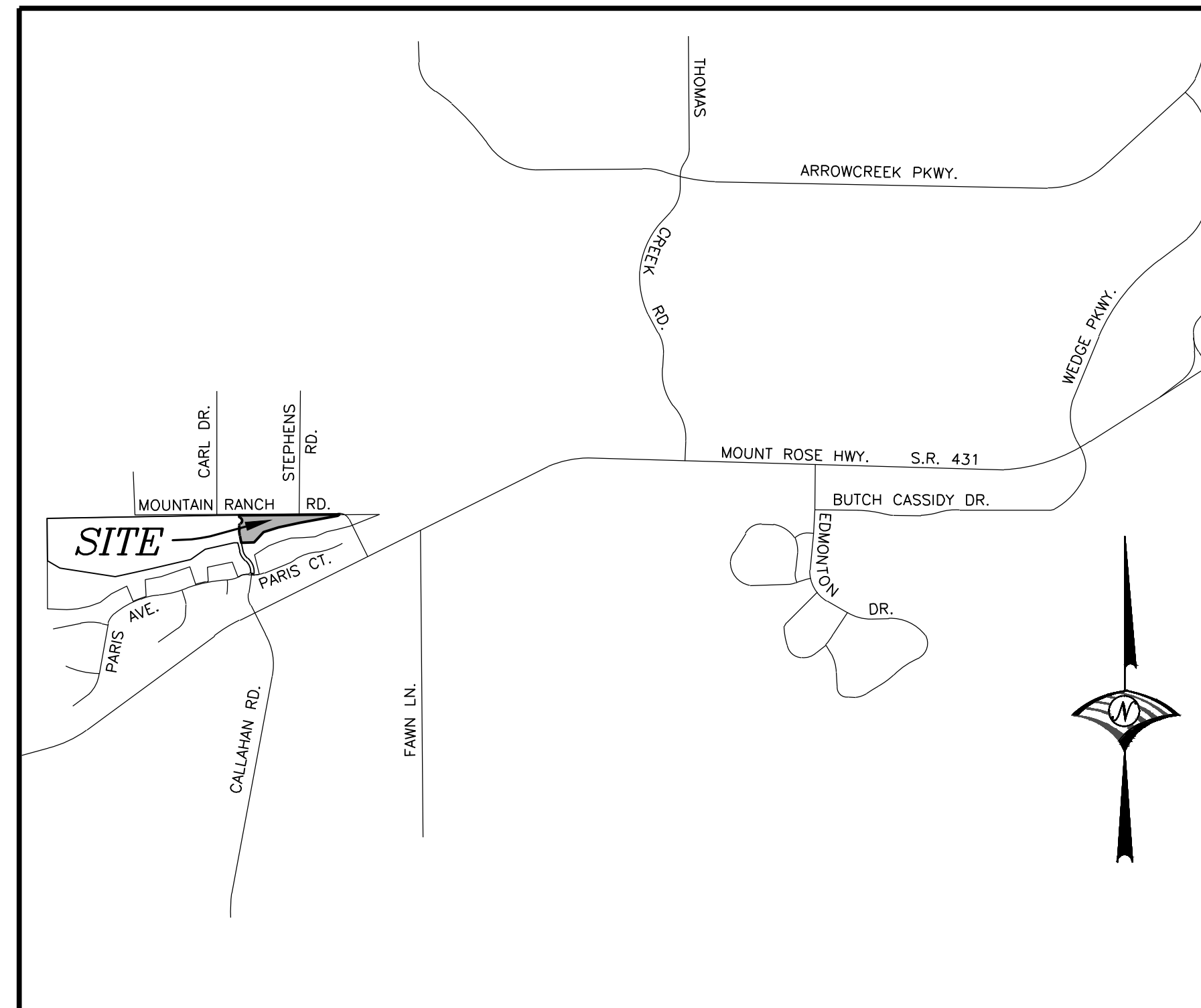
TAX CERTIFICATE:

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.

APN: (PORTION OF) 150-460-05

WASHOE COUNTY TREASURER

 DATE
 NAME/TITLE (PRINT)



VICINITY MAP
 NOT TO SCALE

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

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 278.4725.

 WILLIAM WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

 DATE

SURVEYOR'S CERTIFICATE:

I, DANIEL A. BIGRIGG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF TL MT. ROSE ESTATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP;
2. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL;
3. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON _____, 2016.
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

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

 CHARTER COMMUNICATIONS

 DATE

 NAME/TITLE (PRINT)

 NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA

 DATE

 NAME/TITLE (PRINT)

 SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY

 DATE

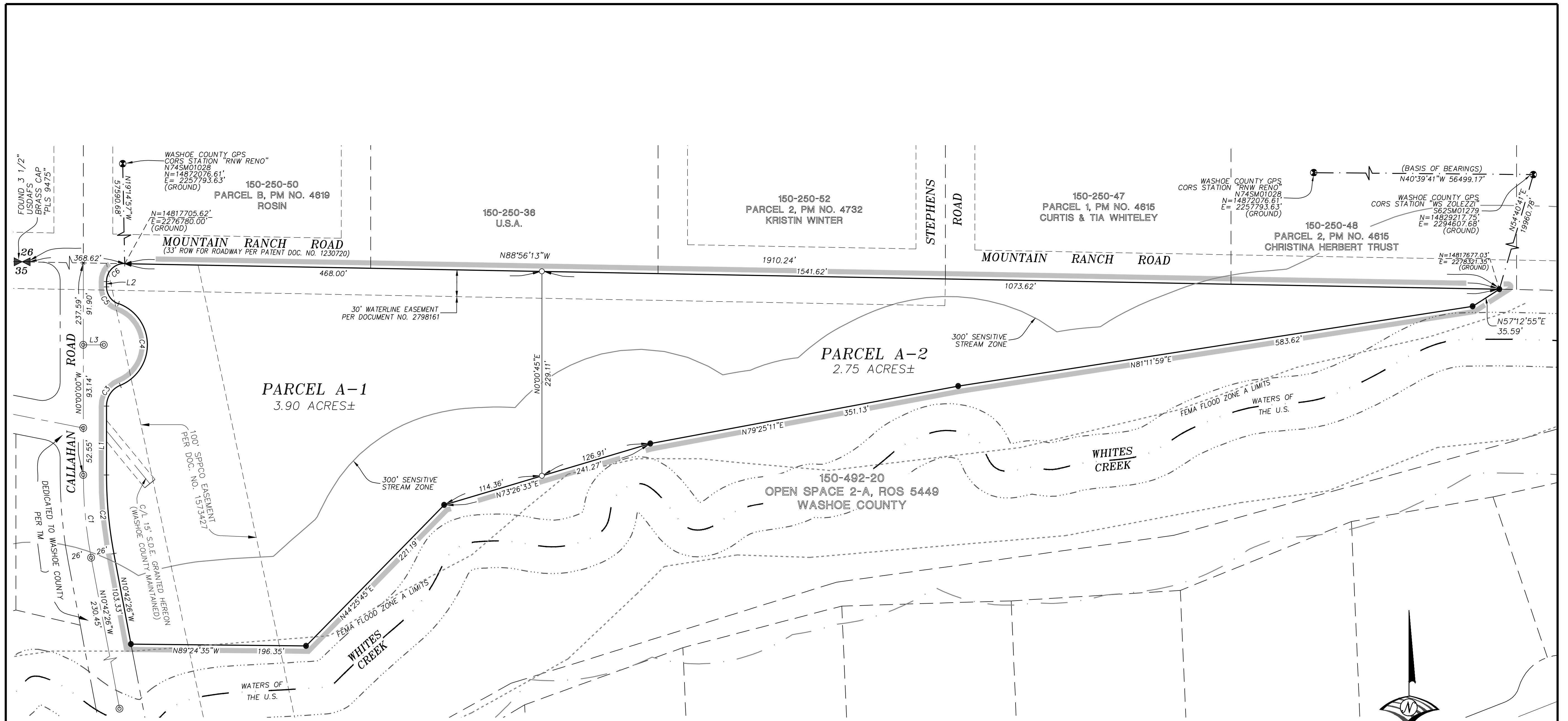
 NAME/TITLE (PRINT)

 TRUCKEE MEADOWS WATER AUTHORITY

 DATE

 NAME/TITLE (PRINT)

FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS ____ DAY OF _____ 2016, AT ____ MINUTES PAST ____ O'CLOCK, __M., OFFICIAL RECORDS OF WASHOE COUNTY NEVADA. COUNTY RECORDER BY: _____ DEPUTY FEE: _____	PARCEL MAP FOR TL MT. ROSE ESTATES, L.P. BEING A DIVISION OF PARCEL A PER SUBDIVISION TRACT MAP NO. _____ SITUATE WITHIN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.B.M. WASHOE COUNTY NEVADA JOB NO. 1558.008
WOOD RODGERS DEVELOPING INNOVATIVE DESIGN SOLUTIONS 5440 Reno Corporate Drive Tel 775.823.4088 Reno, NV 89511 Fax 775.823.4088	SHEET 1 OF 2



LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°00'00"E	77.19'
L2	N00°00'00"E	5.99'
L3	N90°00'00"W	23.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	500.00'	10°42'26"	93.44'
C2	474.00'	10°42'26"	88.58'
C3	25.00'	67°45'53"	29.57'
C4	49.00'	138°17'32"	118.27'
C5	20.00'	70°31'37"	24.62'
C6	20.00'	91°03'47"	31.79'

LEGEND:

- FND. 5/8" REBAR & CAP - PLS 19052
- ⊕ FND. CENTERLINE STREET MONUMENT PER T.M. NO. _____
- ⊗ TYPICAL SECTION CORNER - AS NOTED
- ⊙ WASHOE COUNTY G.P.S. MONUMENT - AS NOTED
- ⊕ SET 5/8" REBAR & CAP - PLS 19716 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
- DIMENSION POINT, NOTHING FOUND OR SET
- S.F. SQUARE FEET
- P.U.E. PUBLIC UTILITY EASEMENT
- CATVE CABLE TELEVISION EASEMENT
- SPPCO SIERRA PACIFIC POWER COMPANY (NV ENERGY)
- BOUNDARY
- GRAPHIC BORDER
- LOT LINE
- CENTERLINE
- ADJACENT PARCEL
- EASEMENT AS NOTED
- TIE
- - - - - FEMA FLOOD ZONE BOUNDARY

REFERENCES:

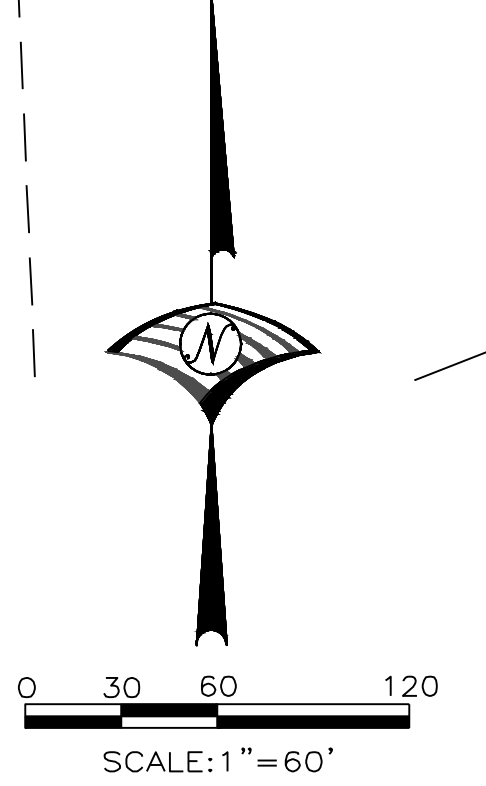
- 1) NEVADA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY DOC. NO. FH-RS-431 (4), 4/12/91.
- 2) PARCEL MAP NO. 1389, FILE NO. 823721, 11/10/82.
- 3) PARCEL MAP NO. 2114, FILE NO. 1149684, 3/25/87.
- 4) PARCEL MAP NO. 3055, FILE NO. 2006897, 6/25/96.
- 5) PARCEL MAP NO. 4015, FILE NO. 2867396, 6/6/03.
- 6) RECORD OF SURVEY MAP NO. 1475, FILE NO. 732593, 4/8/81.
- 7) TRACT MAP NO. 4273, FILE NO. 2947205, 10/30/03.
- 8) SUBDIVISION TRACT MAP NO. 4774, FILE NO. 3523274, 4/20/2007.
- 9) RECORD OF SURVEY MAP NO. 5449, FILE NO. 4144695, 8/24/2012.
- 10) SUBDIVISION TRACT MAP NO. _____, FILE NO. _____
- ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 11) FEMA FIRM MAP NO. 32031C3240G, DATED 3/16/2009.
- 12) FEMA FIRM MAP NO. 32031C3245G, DATED 3/16/2009.

AREAS:

PARCEL A-1 = ±3.90 ACRES
 PARCEL A-2 = ±2.75 ACRES
 TOTAL AREA = ±6.65 ACRES

NOTES:

1. 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.
2. PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
3. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED, TEN (10') FEET IN WIDTH CENTERED ON THE INTERIOR PARCEL LINES CREATED HEREON.
4. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE THE CITY OF RENO WITH A WILL-SERVE LETTER.
5. 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 FOOT PUBLIC UTILITY EASEMENT AS SHOWN HEREON.
6. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
7. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
8. THE PROPERTY SHOWN HEREON LIES WITHIN FEMA FLOOD ZONE "A" AND ZONE "X" PER FEMA FIRM MAP 32031C3240G AND 32031C3245G, BOTH DATED MARCH 16, 2009. LINES ARE DELINEATED HEREON.



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 DERIVED BY GPS OBSERVATIONS OF WASHOE COUNTY CORS STATIONS "WS ZOLEZZI" (S62SM01279) AND "RNW RENO" (N74SM01028). THE BEARING BETWEEN "S62SM01279" AND "N74SM01028" IS TAKEN AS NORTH 40°39'41" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

PARCEL MAP
FOR
TL MT. ROSE ESTATES, L.P.
BEING A DIVISION OF PARCEL A PER
SUBDIVISION TRACT MAP NO. _____
SITUATE WITHIN THE NORTHEAST 1/4 OF SECTION 35,
TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.B.M.
WASHOE COUNTY NEVADA
JOB NO. 1558.008

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
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SHEET 2
OF 2

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Account Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
15046005	Active	4/9/2016 2:10:05 AM

Current Owner:
TL MT ROSE ESTATES LP

3300 DOUGLAS BLVD STE 450
ROSEVILLE, CA 95661

SITUS:
0 MOUNT ROSE HWY
WCTY NV

Taxing District
6000

Geo CD:

Legal Description

Township 18 Section 35 Lot 3-1-A Block Range 19 SubdivisionName ESTATES AT MT ROSE PHASE 3A

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	\$4,204.07	\$4,204.07	\$0.00	\$0.00	\$0.00
2014	\$4,073.04	\$4,136.01	\$0.00	\$0.00	\$0.00
2013	\$3,952.78	\$3,952.78	\$0.00	\$0.00	\$0.00
Total					\$0.00

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

No payment due for this account.

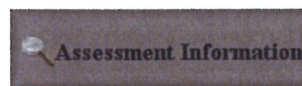
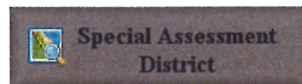
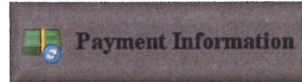
\$0.00

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

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



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