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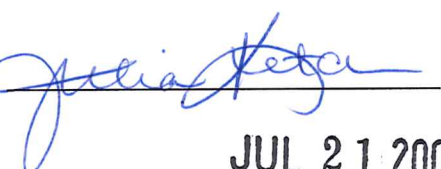
Customer Acct# **349008**
PO# **ORD 1310**
Ad# **1000281912**
Legal Ad Cost **\$102.50**

STATE OF NEVADA
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **07/14/2006 - 07/21/2006**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed:



JUL 21 2006



TANA CICCOTTI
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 02-75259-2 - Expires May 16, 2010



Proof of Publication

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1310 NOTICE IS HEREBY GIVEN THAT: Bill No. 1489, Ordinance No. 1310 entitled: AN ORDINANCE PURSUANT TO NEVADA REVISED STATUTES 278.0201 THROUGH 278.0207 ADOPTING THE DEVELOPMENT AGREEMENT CASE NO. DA05-003 FOR TENTATIVE PARCEL MAP CASE NO.'S PM05-040 THROUGH PM05-060, APPROVED BY THE PARCEL MAP REVIEW COMMITTEE OF WASHOE COUNTY ON OCTOBER 13, 2005. was adopted on July 11, 2006 by Commissioners Galloway, Humke, Larkin, and Weber with Commissioner Sferrazza absent. This ordinance shall be in full force and effect from and after July 21, 2006. Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk, 75 Court Street Reno, Nevada, and can be found on the County Clerk's website, www.washoecounty.us/clerks. AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners No. 281912 July 14, 21, 2006

SUMMARY: An ordinance adopting Development Agreement Case No. DA05-003 for Tentative Parcel Map Case Nos. PM05-040 through PM05-060.

BILL NO. 1489

ORDINANCE NO. 1310

AN ORDINANCE PURSUANT TO NEVADA REVISED STATUTES 278.0201 THROUGH 278.0207 ADOPTING THE DEVELOPMENT AGREEMENT CASE No. DA05-003 FOR TENTATIVE PARCEL MAP CASE No's. PM05-040 THROUGH PM05-060, APPROVED BY THE PARCEL MAP REVIEW COMMITTEE OF WASHOE COUNTY ON OCTOBER 13, 2005.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1. The Development Agreement for Sierra Nevada Equestrian Estates, LLC, Case No. DA05-003, including its attached exhibits and references, for Tentative Parcel Map Case Nos. PM05-040 through PM05-060, located in the Warm Springs Specific Plan, is an acceptable document governing the development of the referenced property in Washoe County.

Proposed on the 27th day of JUNE 2006.

Proposed by Commissioner GALLOWAY.

Passed on the 1st day of JULY 2006.

Vote:

Ayes: GALLOWAY, HUMKE, LARKIN & WEBER

Nays: (NONE)

Absent: SFERAZZA

Robert M Larkin

Chairman
Washoe County Commission

ATTEST:

Amy Harvey
County Clerk

This ordinance shall be in force and effect from and after the 21st day of JULY 2006.



(for Recorder's use only)

APN# _____

Recording Requested by:

Name: Washoe County Clerk

Address: _____

City/State/Zip: _____

When Recorded Mail to:

Name: Washoe County Clerks Office

Address: _____

City/State/Zip: _____

Mail Tax Statement to:

Name: _____

Address: _____

City/State/Zip: _____

Ordinance No. 1310
(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

Stacy Gonzales
Signature

Deputy Clerk
Title

Stacy Gonzales
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

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Proposed on the 27th day of JUNE 2006.

Proposed by Commissioner GALLOWAY.

Passed on the 11th day of JULY 2006.

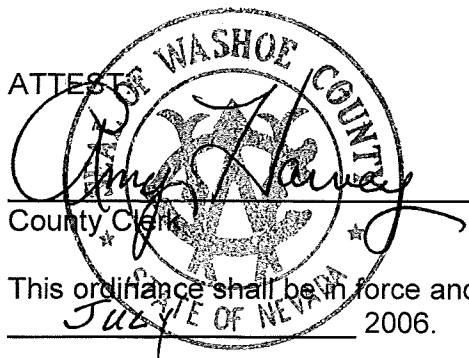
Vote:

Ayes: GALLOWAY, HUMKE, LARRIN & WEBER

Nays: (NONE)

Absent: SFERRAZZA

Robert M Larkin
Chairman
Washoe County Commission

ATTEST

Amy Narway
County Clerk

This ordinance shall be in force and effect from and after the 21st day of JULY 2006.

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Customer Acct# **349008**
PO# **BILL 1489**
Ad# **1000274038**
Legal Ad Cost **\$47.53**

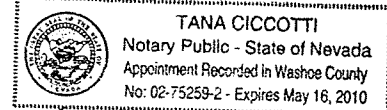
STATE OF NEVADA
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **06/30/2006 - 06/30/2006**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: *[Signature]*

JUN 30 2006



Tana Ciccotti

06-784

Proof of Publication

NOTICE OF PUBLIC HEARING BILL NO. 1489 NOTICE IS HEREBY GIVEN that the Washoe County Board of Commissioners will hold a public hearing in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada, on Tuesday, July 11, 2006, at 5:30 p.m. to consider the adoption of Bill No. 1489 entitled as follows: AN ORDINANCE PURSUANT TO NEVADA REVISED STATUTES 278.0201 THROUGH 278.0207 ADOPTING THE DEVELOPMENT AGREEMENT CASE NO. DA05-003 FOR TENTATIVE PARCEL MAP CASE NO.'S PM05-040 THROUGH PM05-060, APPROVED BY THE PARCEL MAP REVIEW COMMITTEE OF WASHOE COUNTY ON OCTOBER 13, 2005. Anyone wishing to protest or affirm may do so by appearing at the above-named time and place. AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners No. 274038 June 30, 2006



DEVELOPMENT AGREEMENT

Washoe County

and

Sierra Nevada Equestrian Estates, LLC

This Development Agreement (the "Agreement") is entered into by and between Washoe County, Nevada (the "County") and Sierra Nevada Equestrian Estates, LLC, a Nevada limited liability company ("Owner"), and shall be effective on the date of its recordation by the County following its adoption by ordinance by the Washoe County Board of Commissioners ("Effective Date"). The County and Owner are sometimes hereinafter referred to individually as "Party" and collectively as the "Parties".

WITNESSETH:

WHEREAS, the County is authorized, pursuant to Nevada Revised Statutes ("NRS") §278.0201, *et seq.*, and Washoe County Development Code ("Code") §110.814.00, *et seq.*, to enter into binding development agreements with persons having legal or equitable interests in real property for the purpose of establishing and strengthening long range plans for property development and providing for developer funding of certain public facilities to serve new development;

WHEREAS, Owner represents that it has complete and sole fee title ownership of the subject real property, the legal description of which is set forth on **Exhibit "A"** attached hereto and shown in the next identified exhibit (hereinafter the "Property");

WHEREAS, Owner has submitted and County has tentatively approved the initial preliminary parcel maps for development of the Property as a residential subdivision comprised of fifty six (56) lots of approximately five (5) acres each, which subdivision is to be known and commonly marketed as "Sierra Nevada Equestrian Estates" and is referred to herein as the "Project". The tentatively approved parcel maps for the Project are identified as the following Washoe County Parcel Map Case Numbers (collectively, the "Maps"): PM05-040, PM05-041, PM05-042, PM05-043, PM05-044, PM05-045, PM05-046, PM05-047, PM05-048, PM05-049, PM05-050, PM05-051, PM05-052, PM05-053, PM05-054, PM05-055, PM05-056, PM05-057, PM05-058, PM05-059, and PM05-060. Copies of the Maps are attached hereto as **Exhibit "B"**;

WHEREAS, the Parties desire to enter into this Agreement in accordance with NRS and

Code, as applicable, to promote the health, safety and general welfare of the County's inhabitants, to help provide some public services, uses and infrastructure for the Project, for which Owner voluntarily offers to pay, to secure to Owner certain land development safeguards and rights, and to achieve the goals and purposes for which development agreement law was enacted;

WHEREAS, it is further the Parties' desire that this Agreement satisfy certain of the infrastructure and development provisions of the County's specific plan for part of the general Warm Springs area in which the Property is located, the specific plan being known as the Warm Springs Specific Plan, which was approved by the Washoe County Board of Commissioners on September 22, 1992, and amended to add a financing plan by said Commission on April 18, 1995 (collectively, the "WSSP"); and

WHEREAS, the County is underway with a review and update of the formal area plan for the general Warm Springs area ("Area Plan"), which may produce significant changes to the WSSP this year, including possible updated fees and schedule, a different development vision, and altered infrastructure needs and financing structures.

NOW, THEREFORE, the Parties agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals are incorporated herein by this reference and shall aid in the interpretation of this Agreement.

2. **Permitted Uses, Density, Height, and Size of Structures.** Pursuant to NRS §278.0201 and Code §110.814.20, this Agreement must set forth the maximum height and size of structures to be constructed on the Property as well as the density of uses and the permitted uses of the land. The Parties agree that the Property shall be divided and the Project constructed strictly for single residential purposes in accordance with the Maps, the WSSP, the Code, and the NRS all in effect on the date of the County's tentative map approval of the Maps and as reflected in this Agreement, including its attached exhibits. Owner shall subdivide to a density only as shown on the Maps. However, Owner reserves the option to further subdivide the Property and its parcels in the future, pursuant to then existing law, if and when the WSSP, Area Plan, Code and the Washoe County Health Department permit it. This Paragraph 2 is, however, made subject to the provisions of Paragraph 6 below.

3. **Development And Infrastructure.**

3.1 **Development Standards Handbook.** The Parties have jointly drafted, in accordance with the Code and WSSP, the Project's Development Standards Handbook ("Handbook"), which is attached hereto as **Exhibit "C"** and incorporated herein by this reference. Construction and use of the Project shall be in accordance with the Handbook.

3.2 **CC&Rs & WSSP HOA.** As set forth in the WSSP, the Property shall be made subject to one or more declarations of covenants, conditions and restrictions (collectively, the "CC&Rs") prepared in accordance with the requirements of the WSSP, the Warm Springs Specific Plan Development Standards Handbook Framework, and the Handbook. Said CC&Rs shall be drafted and completed to the satisfaction of the County Community Development Department and the Washoe County District Attorney, subject, however, to any modification or

repeal of the related WSSP requirements during the Area Plan update process.

3.3 Disclosure Statement. The Parties have jointly drafted, in accordance with the Code and WSSP, a Disclosure Statement ("Disclosure"), which is attached hereto as **Exhibit "D"** and incorporated herein by this reference. The purpose of the Disclosure is to provide all buyers within the Project specific information about certain aspects of the WSSP and this Agreement, and how such aspects may affect long-term ownership within the Project. The Disclosure is not intended to be comprehensive in all aspects of the acquisition of certain parcels. It is meant to only provide basic information about aspects of the WSSP and this Agreement that are required by the WSSP to be disclosed. A signed and notarized copy of the Disclosure must be provided to all future property owners and must accompany all building permit applications submitted to the County. The purpose of this requirement is to ensure that all future owners of property within the Warm Springs community are aware of the requirements of the WSSP and this Agreement.

3.4 Water and Septic. Owner does not intend at this time to subdivide the Property at any greater density than as shown on the Maps. As such, pursuant to existing law, Owner may install septic and well facilities on each new parcel instead of connecting to community water and sewer facilities (which facilities, though not yet built, are likely to be built by another area property owner in a portion of the WSSP area known as the Warm Springs Ranch). Owner shall install the referenced septic and well facilities pursuant to applicable law and regulations existing at the time of issuance of each of the related well and septic permits. Owner acknowledges that community water and sewer facilities are not presently available to service the Property, and thus Owner waives connection to community water and sewer systems at this time; provided, however, that in the event future development makes community water and sewer facilities available to service the Property, Owner may connect to such facilities, to the extent permitted and in the manner provided for by then existing law. Nothing in this Paragraph 3.4 shall be deemed to modify any obligation imposed upon Owner and/or its successors as provided for on any final map recorded against the Property.

4. Financing.

4.1 Infrastructure Related Fees.

4.1.1 *Fee Commitments*. Owner offers to and agrees hereby to pay all fees described in this Agreement and its exhibits. The duty to pay said fees and any increased or decreased fees negotiated as mentioned below, shall run with the Property and be binding upon and inure to the benefit of the successors and assigns of the Parties. These fees shall be paid to County on or before the time of the recording of each final parcel map.

4.1.2 *Fee Area*. The area encompassed within the WSSP is hereby designated as the "Fee Area" for the imposition of fees and the collection of funds under the provisions of this Agreement.

4.1.3 *Special Fee Revenue Fund*. Except as otherwise specifically provided in this Agreement, all fees collected pursuant to this Agreement shall be placed in a special, segregated, interest-bearing revenue fund (a "Special Fund") for each fee category and shall be

used solely for the purpose of constructing the applicable capital improvements or providing refunds or reimbursements (as defined in Paragraph 4.6 herein) in accordance with this Agreement. The County, through its Director of Community Development and/or its Finance Director, shall maintain detailed records to identify the development(s) from which fees were collected, for which purpose and how said fees were spent.

4.1.4 *Fee Changes.* So long as the Project does not change from the use described in the Maps and conditions thereto, and except as otherwise provided in this Agreement, the fees set forth in this Agreement shall not increase without the written consent of the Parties except that the fees shall be adjusted to reflect changes in actual construction costs, but only as such costs are adjusted during the regular review of the Capital Improvements Program (CIP) for the WSSP. The CIP is attached as **Exhibit "E"**, entitled Financing Concept Plan for the WSSP, and is incorporated herein by this reference. Notwithstanding this, Owner's fee obligations as defined in this Agreement may be altered or repealed, but not increased, subject however to Paragraph 5 below, by the update to the Area Plan and WSSP, possibly to include refunds of certain fees paid. Owner understands and agrees that no guarantee is expressed herein by the County and that this Agreement does not affect the update process nor ultimate amended Area Plan and WSSP in any respect whatsoever.

4.2 Fees – Roads, Drainage, Planning, Water, Parks, Open Space, and Utilities. At the recording of each final map for any phase of the Project, the fees set forth in this Agreement shall be paid by Owner to County as follows:

4.2.1 *Roadway Fees.* Except as otherwise provided in Paragraph 4.4 below, Owner agrees to pay to the County for such phase of the Project all roadway fees shown in the Fee Schedule attached hereto as **Exhibit "F"** (hereafter "Roadway Fees"). These fees shall be set aside in a Special Fund specifically for the construction of the first phase of the Spine Road or other collector roads as defined in the phasing plan for roadways set forth in **Exhibit "E"**. County shall disburse these fees for the purpose of design and construction of such roadways or to reimburse Owner if Owner constructs collector roads to County specifications. These fees are separate and apart from the Regional Road Impact Fee (RRIF) (Paragraph 4.3.1), which is collected at building permit. The Roadway Fees are also separate and apart from the property owners' current fees collected by PVGID for the maintenance of public roadways.

4.2.2 *Storm Drainage Fees.* Except as otherwise provided in Paragraph 4.4 below, Owner agrees to pay to the County for such phase of the Project all storm drainage fees shown in the Fee Schedule attached hereto as **Exhibit "F"** (hereafter "Drainage Fees"). These fees shall be set aside in a Special Fund specifically for the construction of Spine Road Drainage Improvements as defined in the plan for storm drainage set forth in **Exhibit "E"**. County shall disburse these fees for the purpose of design and construction of said storm drainage plan or to reimburse Owner if Owner constructs such drainage improvements to County specifications.

4.2.3 *Planning Fees.* Owner agrees to pay to the County for such phase of the Project planning fees as noted in the Fee Schedule attached as **Exhibit "F"**. These fees shall be set aside in a Special Fund specifically to reimburse particular property owners, as identified in Appendix G of the WSSP, who paid the cost of preparing the WSSP.

4.2.4 *Community Water System Fees.* Except as otherwise provided in Paragraph 4.4 below, Owner agrees to pay to the County for such phase of the Project all community water system fees shown in the Fee Schedule attached hereto as **Exhibit "F"** (hereafter "Water System Fees"). These fees shall be placed in a Special Fund specifically for the purchase of land for, as well as the design and construction of, the Community Water System as defined in the plan set forth in **Exhibit "E"**. All Water System Fees accumulated in the account shall be applied by the County or other government entity to design and construct this water system or used to reimburse Owner if Owner constructs said system to County specifications. Notwithstanding the foregoing or anything else herein to the contrary, the Parties agree that Owner shall have no obligation to pay Water System Fees as to that portion of the Property covered by PM05-043, PM05-044, and PM05-045 (generally identified as Washoe County Assessor's Parcel Number 077-130-16) (the "Exempt Property"), which portion is located outside of the Community Water System service area as defined by the WSSP. Nothing in this Paragraph 4.2.4 shall be deemed to modify any obligation imposed upon Owner and/or its successors as provided for on any final map recorded against the Exempt Property, and at such time as any portion of the Exempt Property is required to connect to the Community Water System, the owner of such portion shall pay all required connection fees (including, without limitation, any connection fee levied to collect such owner's pro rata share of the cost of construction of the Community Water System), except to the extent such fees are waived or deemed satisfied as a result of such owner's County-approved improvements to the Community Water System.

4.2.5 *Parks and Open Space Fees.* Except as otherwise provided in Paragraph 4.4 below, Owner agrees to pay to the County for such phase of the Project all parks and open space fees shown in the Fee Schedule attached hereto as **Exhibit "F"** (hereafter "Park Fees"). These fees shall be placed in a Special Fund specifically for the purchase of land for, as well as the design and construction of, certain parks and open space as defined in the plan set forth **Exhibit "E"**. All Park Fees accumulated in the account shall be applied by the County or other government entity to design and construct the parks and open space or used to reimburse Owner if Owner constructs said parks and open space to County specifications. The Park Fees are separate and apart from the Residential Construction Tax (Paragraph 4.3.2 below), which is collected at building permit.

4.2.6 *Public Facilities Fees – Police and Fire.* Except as otherwise provided in Paragraph 4.4 below, Owner agrees to pay to the County for such phase of the Project all public facilities' fees shown in the Fee Schedule attached hereto as **Exhibit "F"** (hereafter "Facilities' Fees"). These fees shall be placed in a Special Fund specifically for the purchase of land for, as well as the design and construction of, the police and fire public facilities otherwise known in and defined in **Exhibit "E"** as "Community Facilities". All Facilities' Fees accumulated in the account shall be applied by the County or other government entity to design and construct these public facilities or used to reimburse Owner if Owner constructs these facilities to County specifications.

4.3 Existing RTC and County Fees.

4.3.1 *Existing RTC Regional Road Impact Fee (RRIF).* Owner understands and agrees that in addition to the Roadway Fees discussed in Paragraph 4.2.1 above, the Project is

subject to the current RRIF, which shall be paid by Owner to County pursuant to applicable RRIF law at issuance of building permits.

4.3.2 *Existing Park Tax – Residential Construction Tax (RCT)*. Owner understands and agrees that in addition to the Park Fees discussed in Paragraph 4.2.5 above, the Project is subject to the current RCT for parks to be paid by Owner to County pursuant to applicable RCT law at issuance of building permits or as otherwise may be lawfully agreed to in writing by Washoe County Department of Regional Parks and Open Space. If Owner constructs the parks and open space to County specifications, then Owner shall be credited or refunded in accordance with such procedures for credit or refund.

4.4 Credits. In the event Owner constructs any of the improvements set forth in **Exhibit "E"**, the County's Director of Community Development shall make a determination of appropriate credit against fees to be paid to Special Funds in accordance with this Agreement. Credit shall apply only to the Special Fund to which the improvement is related, as set forth in Paragraph 4.2 above, and shall not be transferable to other Special Funds. Credit may only be used upon substantiation of the completion of improvements.

4.4.1 *Credits for Roadway Fees, Drainage Fees, Water System Fees, Park Fees, and Facilities' Fees*. Credit issued to Owner for construction of a particular public improvement shall be equal to the actual cost of providing that facility or the independently appraised value of the dedication, whichever is applicable. Upon issuance, credit granted for construction of a particular public improvement may be used in satisfaction of the total fees due for the relevant improvement, as determined by the fee schedule established by this Agreement and identified in **Exhibit "F"** hereto.

4.4.2 *Credits for Planning Fees*. Only those particular property owners who paid the cost of preparing the initial WSSP, or their successors, shall be eligible for Planning Fees credit. Owner is not eligible for Planning Fees' credit.

4.5 Credit Waiver. Owner must apply any credits at the time of the filing of a final parcel map. Owner's failure to do so for a particular final map shall be deemed a waiver of those credits to that particular final map. Said credits may be used on future parcel maps.

4.6 Refund/Reimbursements of Fees.

4.6.1 *Refunds*. Except as otherwise provided in this Agreement, upon completion of that category's capital improvements as identified in the CIP for the entire WSSP area, the County shall refund to Owner Owner's pro-rata share of all remaining fees in that category's fund (the "Refund"), less an administrative fee equal to the administrative costs incurred by the County. Refunds may be awarded only if the Director finds from all circumstances and evidence that: (i) the actual cost of all improvements made in that category of CIP improvement is less than all respective fees paid into that category; (ii) excess funds exist in the Special Fund; and (iii) no additional funds are required to complete the respective improvements required within the WSSP.

4.6.2 *Prorata Refunds/Reimbursements*. In the event of a Refund or Reimbursement

hereunder, Owner's pro-rata share shall be equal to a number arrived at by multiplying the remaining balance in the fund (less the administrative fee referenced in Paragraph 4.6.1) by a fraction, the numerator of which is the total amount contributed by owner to the fund, and the denominator of which is the total sum of all contributions to the fund prior to the date of the Refund.

4.6.3 *Director's Decision and Appeals.* Administrative decisions regarding Refunds or Reimbursements may be appealed by the affected Owner to the Washoe County Planning Commission by filing with the County's Department of Community Development a statement of the grounds of the appeal within ten (10) days of the postmark date of notice mailed to Owner of the written administrative decision. The County's Director of Community Development will schedule such appeal on the Planning Commission agenda for the next regularly scheduled meeting occurring at least twenty-one (21) calendar days after receipt of the appeal statement. If the Planning Commission reverses the decision of the Director of Community Development, it shall direct the Director to recalculate the Refund in accordance with its findings. In no case shall the Planning Commission have the authority to negotiate the amount of the Refund. If the Planning Commission affirms the decision of the Director of Community Development, the affected Owner may appeal to the County Board of Commissioners within ten (10) calendar days of the Planning Commission hearing by filing a notice of appeal with the County's Department of Community Development. The County shall consider and render a decision on the appeal in a prompt manner.

4.7 Dedication and Maintenance of Facilities. Owner may be required to offer certain facilities, to include roadways, for dedication to the County at the time of the filing of a final map. Dedication of facilities or roadways to PVGID may also be required.

5. SADs and GIDs. Owner offers to and hereby agrees to waive protest to participation in any special assessment or general improvement district proceedings (including, without limitation, and sewer improvements district proceedings) and agrees to cooperate fully therewith.

6. Reliance, Uncertainties and Subsequent Actions.

6.1 Reliance by the Parties. The Parties understand and acknowledge that the other relies upon the assurances, arrangements and promises set forth in this Agreement and its exhibits, all of which permit the construction and completion of the Project in accordance with the terms of and the uses, densities, heights, sizes and other similar matters defined in the Maps, this Agreement and its exhibits.

6.2 Uncertainties. The Parties understand and acknowledge that circumstances beyond the control of either party could defeat their mutual intent that the Project be constructed in the manner contemplated by this Agreement. Among such circumstances is water availability or other limited natural resources, waste disposal limitations, federal regulation of air and water quality, and the Area Plan update and possible amended WSSP. The parties recognize that unforeseeable circumstances could affect each other's ability to perform obligations hereunder.

6.3 Subsequent Actions. Owner acknowledges and agrees this Agreement does not relieve the Owner from compliance with existing, changed, modified or amended rules,

regulations, laws, ordinances, resolutions, fees or codes of other governmental agencies. Such rules, regulations, laws, ordinances, resolutions, fees or codes of governmental entities must be complied with by the Owner and are not locked in nor a part of this Agreement. Owner further acknowledges and agrees this Agreement does not prevent the County in a subsequent action applicable to the Property from adopting different law, provisions or conditions that do not conflict with the terms in and the law governing this Agreement, except that any subsequent action by the County shall not prevent the development of the Property pursuant to this Agreement. It is not the intent of the Parties nor shall this Paragraph be construed as excusing the County of any obligation hereunder or depriving Owner of any right under this Agreement, which can be performed and without impairment of the County's emergency powers and obligation to obey and enforce state and federal law (Code §110.814.05(c) and (d)).

6.3.1 *Exceptions.*

6.3.1.1 *Amended WSSP.* Notwithstanding this Paragraph 6 and any other contradictory term in this Agreement, Owner understands and agrees that certain possible changes to the WSSP as adopted through the current update process to the Warm Springs Area Plan shall be binding upon Owner, successors and the Property no matter whether the final map or a building permit has been approved or issued, and Owner agrees to immediately cooperate and comply with such changes as may be contained within the updated Area Plan and amended WSSP. This Paragraph 6.3.1.1 is limited to those certain possible changes to the WSSP that concern homeowners' associations, cc&rs, water and sewer service, non-paved-road maintenance and related costs and fees.

6.3.1.2 *Public Health & Safety Law.* Notwithstanding this Paragraph 6 and any other contradictory term in this Agreement, Owner understands and agrees that at the time of submission to the County for any map or permit (including without limitation final maps and building permits) related to the Project the then existing laws (whether local, state or federal) affecting public health and safety (as typically used for example in the building, health and fire codes' sectors) shall apply.

7. Conflicting Laws.

7.1 Conflicting State or Federal Rules. In the event that any conflicting state or federal laws or regulations enacted after the date of this Agreement prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps or permits approved by the County, this Agreement shall remain in full force and effect as to those provisions not affected, and the conflicting laws or regulations shall not be applied retroactively.

7.1.1 *Notice and Copies.* Either Party, upon learning of any such matter, will provide the other Party with written notice thereof and provide a copy of any such law, regulation or policy or an account of any such action or inaction together with a statement of how any such matter conflicts with the provisions of this Agreement; and

7.1.2 *Modification Conferences.* The Parties shall, within thirty (30) calendar days of the notice referred to in the preceding subsection, meet and confer in good faith and attempt to modify this Agreement to bring it into compliance with any such federal or state law or

regulation, or accommodate any such action or inaction.

7.2 County Commission Hearings. In the event County believes that an amendment to this Agreement is necessary pursuant to this Paragraph 7, the proposed amendment shall be scheduled for hearing before the County Commission and noticed pursuant to law (including NRS §278.0205(2)). The County Commission shall determine the exact nature of the amendment or suspension necessitated by such federal or state law or regulation or action or inaction. Owner shall have the right to offer oral and written testimony at the hearing. The Commission's decision is subject to judicial review as set forth in Paragraph 9.3 below.

7.3 Cooperation in Securing Permits. County shall use its best efforts to cooperate with Owner in securing any County permits, licenses or other authorizations that may be required as a result of the Commission's decision. It is the responsibility of Owner to pay all applicable fees in connection with securing the permits.

8. Review, Default and Termination

8.1 Frequency of Reviews. As required by NRS §278.0205 and Code §110.814.35, at least once every twenty-four (24) months during the term of this Agreement Owner shall provide to the County's Community Development Department, and County shall review in good faith, a report demonstrating Owner's good faith and material compliance with the provisions of this Agreement and outlining any issues regarding the County's performance during the preceding twenty-four (24) months. The County's Director of Community Development shall promptly report to the County Commission on the topics of the Owner's report and satisfaction of this Agreement. If at the time of review an issue not previously identified in writing is required to be addressed, the review, at the request of either party, shall be continued to afford sufficient time for response.

8.2 Opportunity to be Heard. Any party requesting an opportunity to be heard by the County Commission on this review matter shall be given such opportunity within a reasonable time following submission of the Director's report to the Commission.

8.3 Procedures in the Event of Default. In the event of any default with any provision of this Agreement, the nondefaulting Party shall send by regular mail to the other a courtesy notice not less than thirty (30) calendar days prior to declaring a default under this Agreement. This thirty-day period shall be measured from the date of postmark of the notice. The courtesy notice shall detail the alleged default, any action necessary to cure the default and, where appropriate, the manner and period of time in which the alleged default may be satisfactorily cured. During the period of time the default letter is pending, the defaulting Party shall not be considered in default for the purposes of termination or institution of legal proceedings. If the default is corrected, then no default shall exist and the noticing Party shall take no further action. If the default is not corrected within thirty (30) calendar days, the following shall occur:

8.3.1. *Set Hearing, Notice and Possible Freeze*. The Party noticing a default shall set the matter for hearing before the County Commission. This hearing shall occur at the Commission's meeting that follows after the minimum seven (7) business day mentioned in this Paragraph 8.3.1 plus the time necessary for publication and noticing pursuant to law. Said Party

shall send a letter to the other Party, by certified mail return receipt requested, and by regular mail, providing notice of intent to present the matter to the Commission, the date set for the Commission's public hearing of same, and notice of at least seven (7) business days before the hearing date of an additional opportunity to correct the default. The seven (7) or more business days will be measured from the date of postmark of the certified and regular mailing of the letter. If the default remains uncured at the expiration of these seven days the Commission shall conduct its hearing on the matter. Furthermore, if the Owner is the alleged defaulting Party then the Director of Community Development may also immediately direct County staff to condition all future zoning, land use, and mapping applications for the Property so that the building permits to be issued as a result of those approvals shall not be issued until the default is corrected, subject to review by the Commission.

8.3.2 *Review by County Commission.* Following consideration of the evidence presented before the County Commission and a finding based on substantial evidence that a default has occurred by the alleged defaulting Party and the default remains uncorrected, the County Commission shall, in the event County is the defaulting Party, direct County staff to immediately cure the default, and, if Owner is the defaulting party, the County may amend or terminate this Agreement and/or may ratify or authorize the suspension of building permits for the Development. Termination shall not in any manner rescind, modify, or terminate any vested right in favor of Owner, existing or received, as of the date of the termination. Should Owner elect to appeal, Owner shall have twenty-five (25) calendar days after the date of the Commission's hearing to institute legal action as set forth in Paragraph 9.3 below to determine whether the County Commission abused its discretion.

8.3.3 *Waiver.* Failure or delay in giving any notice provided for herein shall not constitute a waiver of any default. Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies in respect to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive such party of its right to institute and maintain any actions or proceeding which it may deem necessary to protect, assert, or enforce any of its right or remedies.

8.4 Unavoidable Delay or Default, Extension of Time for Performance. Neither party hereunder shall be deemed to be in default, and performance shall be excused, where delays or defaults are caused by war, acts of terrorism, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by governmental entities, failure of governmental agencies (other than County) to perform acts or deeds necessary for the performance of this Agreement, enactment of conflicting state or federal laws or regulations or similar matters beyond the control of the parties. If written notice of any such delay is given to County within thirty (30) calendar days after the commencement thereof, an automatic extension of time, unless otherwise objected to by County within ten (10) business days of such written notice, shall be granted coextensive with the period of the enforced delay, or longer as may be required by circumstances or as may be subsequently agreed to between County and Owner.

9. General Provisions.

9.1 Expiration of Agreement. The term of this Agreement shall be for three (3) years

commencing on the Effective Date of this Agreement as defined at the beginning hereof. Owner may apply once to the County Board of Commissioners for a two-year-extension of this Term provided that the law and regulations existing at the time of action by the Board to grant the extension shall thereafter govern the Property, the Project, the Maps and this Agreement. The Board's action shall be at its discretion. Notwithstanding the foregoing, termination and/or expiration of this Agreement shall in no way impair, diminish, or extinguish any credit rights or refund rights accrued under Paragraphs 4.4 or 4.6 above.

9.2 Amendment or Cancellation of Agreement. Except as otherwise permitted by NRS §278.0205 and this Agreement, this Agreement may be amended from time to time or canceled only upon the mutual written agreement of the Parties.

9.3 Legal Action, Damages and Venue. The County and Owner agree that the County would not have entered into this Agreement if it were liable for damages under or with respect to this Agreement. Accordingly, the County and Owner may pursue any remedy at law or equity available for breach, except that neither Owner nor the County shall be liable to the other or to any other person or entity for any monetary damages whatsoever. Prior to the institution of any legal action, the party seeking legal action must give the thirty (30) day notice of default as set forth in Paragraph 8.3 above. Following such notice, a public hearing must be held by the County Commission where the allegations will be considered and a decision regarding their merits will be reached. Any judicial review of the County Commission's decision or any legal action taken pursuant to this Agreement will be heard by a court under the standard review appropriate to court review of zoning actions, and the decision of the County Commission shall be overturned or overruled if its decision is clearly arbitrary and capricious. Judicial review of the decision of the County Commission shall be limited to the evidence presented to the County Commission at the public hearing. Any judicial review or other action to enforce or interpret this Agreement shall occur in and rest exclusively with the Second Judicial District Court, State of Nevada.

9.4 Governing Law. This Agreement shall be construed and enforced in accordance with and shall be governed by the law of the State of Nevada.

9.5 Assignment.

9.5.1 *Transfer to an Affiliate of Owner.* The rights of Owner under this Agreement may be freely transferred or assigned to any entity, partnership, or corporation, which Owner controls, or in which Owner has a controlling interest, or which controls Owner; provided, such entity shall assume in writing all obligations of Owner hereunder.

9.5.2 *Third Party Assignment.* The rights and obligations of Owner under this Agreement may be freely transferred or assigned to a third party not affiliated with Owner, provided such third party assumes in writing all obligations of Owner hereunder as to the assigned or transferred portion of the Project along with a copy of the sale, transfer, conveyance, or assignment agreement wherein the third party assumes the obligations of the Owner. Upon any such assignment hereunder, the Owner shall be relieved of all obligations and liabilities under or in connection with this Agreement. In connection with the conveyance of any portion of the Property, Owner shall provide County with written notice of any sale, transfer,

conveyance or assignment of any unimproved portion of the Project.

9.5.3 *Financial Transactions.* Owner has full discretion and authority to transfer, assign or encumber the Project or portions thereof in connection with financing transactions, without limitation on the size or nature of any such transaction, the amount of land involved or the use of the proceeds there from, and may enter into such transaction at any time and from time to time without permission of or notice to County.

9.6 Indemnity; Hold Harmless. Except as expressly provided in this Agreement, Owner shall hold County, its officers, agents, employees, and representatives harmless from liability for damage or claims for damage for personal injury, including death and claims for property damage which may arise from the direct or indirect operations of Owner or those of its contractors, subcontractors, agents, employees, or other persons acting on Owner's behalf, which relate to construction of the Project. Owner agrees to and shall defend County and its officers, agents, employees, and representatives from any claims and actions for damages caused or alleged to have been caused by reason of Owner's activities in connection with the Project. Owner agrees to indemnify, hold harmless, and provide and pay all costs for a defense for County in any legal action filed in a court of competent jurisdiction by a third party challenging the validity of this Agreement. The provisions of this Paragraph 9.6 shall not apply to the extent such damage, liability, or claim is solely caused by the intentional or negligent act of County, its officers, agents, employees, or representatives.

9.7 Binding Effect of Agreement. The burdens of this Agreement bind, and the benefits of this Agreement inure to, the Parties' respective successors in interest. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the Property.

9.8 Relationship of Parties. It is understood that the contractual relationship between County and Owner is such that Owner is an independent contractor and not an agent of County for any purpose.

9.9 Notices. Unless otherwise provided in this Agreement, all notices, demands and correspondence required or provided for under this Agreement shall be in writing and delivered in person or sent by overnight courier or mailed by certified mail postage prepaid, return receipt requested. Notices shall be addressed as follows:

To County: WASHOE COUNTY
 Department of Community Development
 Current Planning Division
 PO Box 11130
 Reno, NV 89520-0027

To Owner: Sierra Nevada Equestrian Estates, LLC
 Attn: Donald E. Reese
 2510 Eastshore Drive
 Reno, Nevada 89509

With Copy to: Hale Lane
Attn: Douglas C. Flowers, Esq.
5441 Kietzke Lane, Second Floor
Reno, Nevada 89511

Either Party may change its address by giving notice in writing to the other and thereafter notices, demands and other correspondence shall be addressed and transmitted to the new address. Notices given in the manner described shall be deemed delivered on the day of personal delivery or the delivery date by overnight courier or mail is first attempted.

9.10 Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties with respect to the subject matter hereof. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

9.11 Waivers. All waivers of the provisions of this Agreement must be by written consent of all Parties hereto.

9.12 Recording Amendments. Promptly after County's execution of this Agreement, an executed original of this Agreement shall be recorded in the Official Records of Washoe County, Nevada. All amendments hereto must be in writing signed by the appropriate officers of County and Owner in a form suitable for recordation in the Official Records of Washoe County, Nevada. Upon the completion of performance of this Agreement or its earlier revocation or termination, a statement evidencing said completion or revocation signed by appropriate officers of County and Owner shall be recorded in the Official Records of Washoe County, Nevada.

9.13 Headings, Exhibits, Cross-references. The headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand or limit the terms of this Agreement. All exhibits attached to this Agreement and the recitals at the front of this Agreement are incorporated herein by the references thereto contained herein. Any term used in an exhibit hereto shall have the same meaning as in this Agreement unless otherwise defined in such exhibit. All references in this Agreement to Paragraphs, Sections and Exhibits shall be to Paragraphs, Sections and Exhibits of or to this Agreement, unless otherwise specified. Copies of the Exhibits shall be retained and maintained by the Department of Community Development at 1101 East Ninth Street, Reno and shall be available for inspection.

9.14 Severability of Terms. If any term or other provision of this Agreement is held to be invalid, illegal or incapable of being enforced by any rule of law or public policy, all other conditions and provisions of this Agreement shall nevertheless remain in full force and effect, provided that the invalidity, illegality or unenforceability of such term does not materially impair the parties' ability to consummate the transactions contemplated hereby. If any term or other provision is invalid, illegal or incapable of being enforced, the parties hereto shall, if possible, amend this Agreement so as to affect the original intention of the parties.

9.15 Voluntary Agreement. Owner acknowledges that it had the option of conducting its

own public facilities needs assessment but instead voluntarily chose to accept the WSSP. Owner further acknowledges and agrees that it voluntarily, willingly and without protest and duress freely enters into this Agreement and accepts the terms and conditions herein.

9.16 School Acknowledgement. Owner and each successor-in-interest to Owner hereby acknowledges that students within the Project may not be zoned for the closest elementary, middle, or high school and may be bused to the nearest school with the capacity to accept new students.

9.17 Water Density Discount Acknowledgement. The Parties hereby acknowledge that the density set forth on the Maps was achieved in part by the receipt of two retired parcels' water density discount from that certain real property originally designated as Washoe County Assessor's Parcel Number 077-130-13, which receipt allows for the creation of eight (8) lots from that certain real property originally designated as Washoe County Assessor's Parcel Number 077-130-16.

IN WITNESS WHEREOF, this Agreement has been executed by the parties on the date stated.

COUNTY OF WASHOE

SIERRA NEVADA EQUESTRIAN
ESTATES, LLC

By: _____
Robert Larkin, Chair
Board Of County Commissioners

By: Donald E. Reese
Donald E. Reese
Managing Member

ATTEST:

County Clerk

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

On this 14th day of June, 2006, personally appeared before me, a Notary Public in and for said County and State, Donald E. Reese, known to me and who acknowledged to me that he executed the foregoing instrument freely and voluntarily and for the uses and purposes therein mentioned.

Diane Y. Tschopp
NOTARY PUBLIC

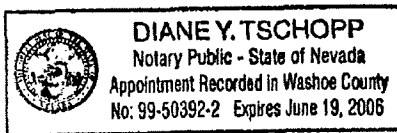
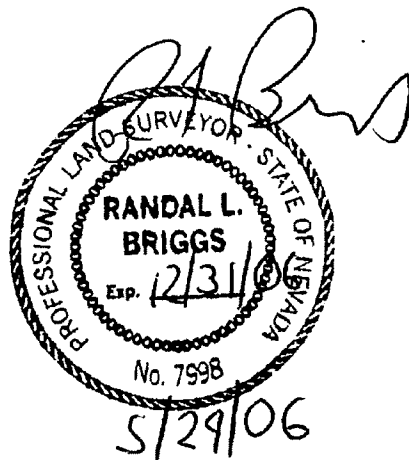


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LEGAL DESCRIPTIONS
FOR 56 NEW PARCELS
FOR WALTER L. CUNEO

May 24, 2006



LEGAL DESCRIPTION

For Parcel 1

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-15, further described as a portion of parcel 16-2-1-3 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

BEGINNING at the NE section corner of said section 16;

THENCE S.01°14'25"W., 663.01 feet along the centerline of Broken Spur Road;

THENCE leaving the centerline of Broken Spur Road, N.89°15'08"W., 330.55 feet;

THENCE N.01°14'25"E., 661.73 feet;

THENCE S.89°28'26"E., 330.56 feet to the **POINT OF BEGINNING**.

CONTAINING 5.03 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521

FOUND T-POST #3736
0.36' NORTH &
0.18' EAST

APR 27 1992-17
PARCEL 1, 2 & 3
SECTION 19 T22N, R21E, M2DM

SECTION CORNER
NOTHING FOUND
NOR SET

FOUND REBAR W/
ALUM CAP #3736
0.40' NORTH &
0.12' EAST

"WEP0025"
FOUND T-POST W/
TAG PLS 3736
N 14883303.59
E 2334887.78

BASE OF BEARING
S 88°22'41"W
D 504.25

FOUND BENT REBAR W/
ALUM CAP #3736
0.02' NORTH &
0.21' EAST

"WEP0008"
FOUND 5/8" REBAR W/
CAP 71.5 320"
N 14950048.33
E 2334118.66

APR 27 1991-16
FOUND W. CENTER OF
44' WIDE BRUSH ROAD

30' PRIVATE ACCESS,
PRIVATE DRAINAGE
AND PUBLIC UTILITY
EASEMENT

88' ACCESS & PUBLIC UTILITY
EASEMENT PER DOC. NO. 363412

APR 27 1991-16
FOUND W. & S. SUSAN L. ANDERSON
BRUSH ROAD

N 14882740.64
E 2333451.92

SET 33' OFFSET
TO CL OF ROAD

15' PUE PER
LAND MAP 1 (TYP)

FOUND T-POST #3736
0.36' NORTH &
0.18' EAST

APR 27 1991-16
FOUND W. & S. SUSAN L. ANDERSON
BRUSH ROAD

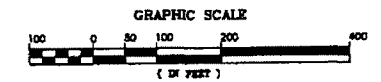
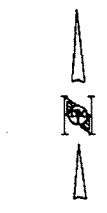
PARCEL R-1
25.06 AC±

PARCEL 3
5.03 AC±

PARCEL 2
5.02 AC±

PARCEL 1
5.03 AC±

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°11'23"
C2	41.82	50.00	47°41'50"
C3	39.71	50.00	43°20'10"
C4	159.85	50.00	183°10'45"



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7908
 - FOUND MONUMENT AS NOTED
 - + NOTHING SET DIMENSION POINT
 - 18 1/4 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - ▲ W.C. GPS POINT FOUND AS NOTED
 - 19 1/4 SECTION CORNER
 - 21 1/4

BASIS OF BEARING
THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS: S 08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WEP0025" AND "WEP0008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/94 HARN. COORDINATES SHOWN HEREIN ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197938.

EXHIBIT FOR LEGAL DESCRIPTION
FOR
PARCEL 1
BEING A DIVISION OF PARCEL 18-3-1-3 OF R/S #17
SITUATE WITHIN THE NE 1/4 OF SECTION 19 T22N, R21E, M2DM,
WASHOE COUNTY NEVADA

TEC
1

CIVIL ENGINEERING CONSULTANTS

JOB # SNEZ002
DATE = MAY, 2008
TERRACON PROJECTS/SNEZ002 SURVEY/LEGAL_DESCRIPTION_ALL.dwg

SHEET	1
OF	1

LEGAL DESCRIPTION

For Parcel 2

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-15, further described as a portion of parcel 16-2-1-3 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the NE section corner of said section 16;

THENCE N.89°28'26"W., 330.56 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.01°14'25"W., 661.73 feet;

THENCE N.89°15'08"W., 330.69 feet;

THENCE N.01°14'25"E., 660.45 feet;

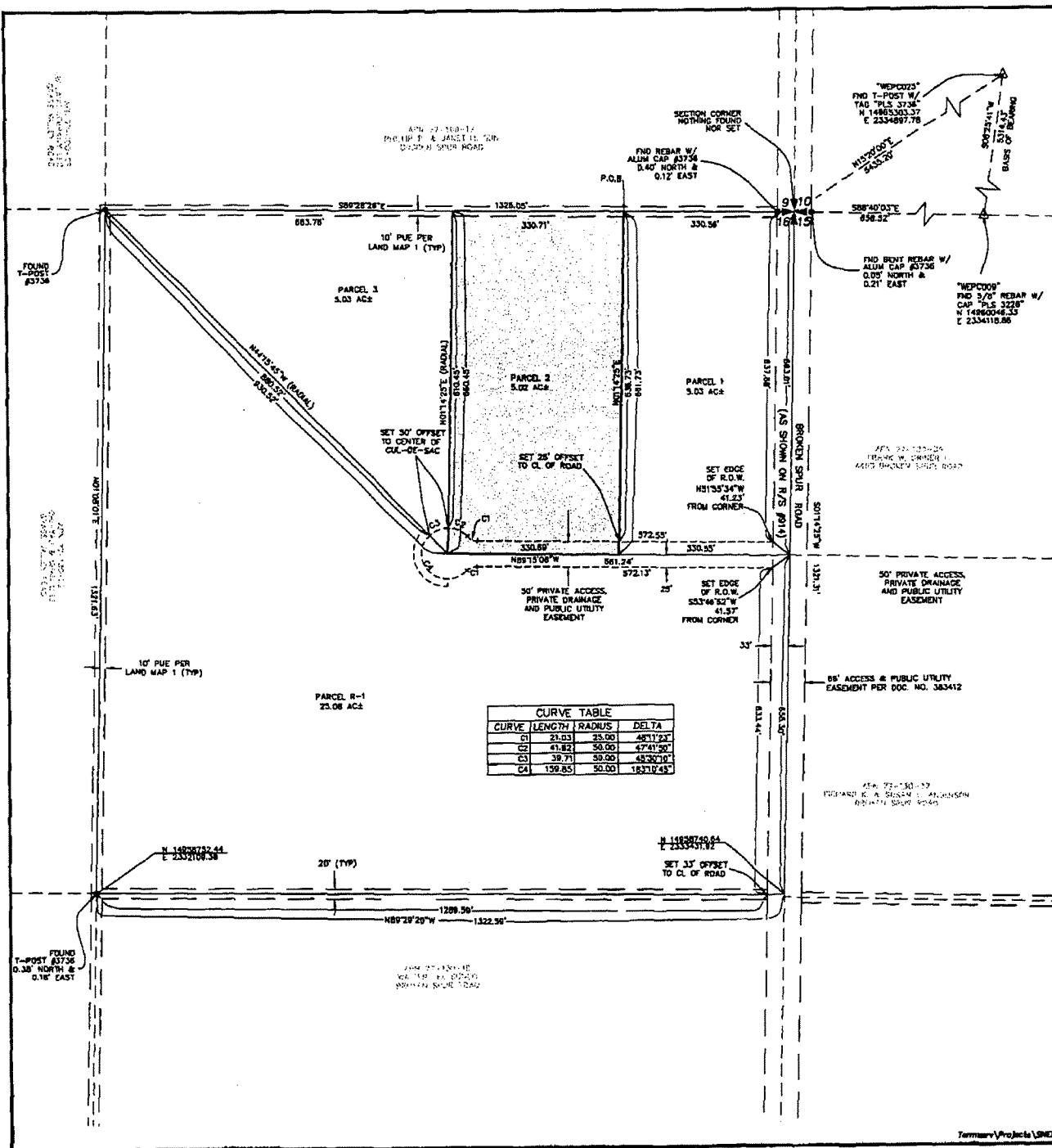
THENCE S.89°28'26"E., 330.71 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.02 acres, more or less.

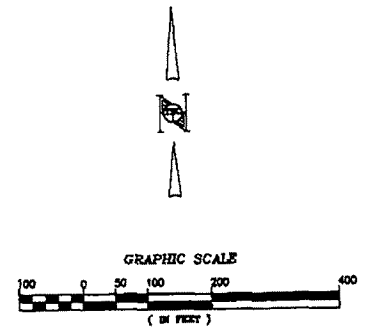
The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°11'24"
C2	41.82	50.00	47°41'50"
C3	28.71	30.00	48°36'10"
C4	159.85	50.00	183°19'49"



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7088
 - FOUND MONUMENT AS NOTED
 - NOTHING SET DIMENSION POINT
 - 16/15 1/4 CORNER
 - △ PUBLIC UTILITY EASEMENT
 - ▲ I.C. GPS POINT FOUND AS NOTED
 - 16/15 SECTION CORNER
 - 27/22

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/114 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 2
 BEING A DIVISION OF PARCEL 18-2-1-3 OF R/S 817
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E, M.D.M.
 WASHOE COUNTY, NEVADA

TEC
CIVIL ENGINEERING CONSULTANTS

JOB - SNEZ002
 DATE - MAY, 2008

SHEET 1 OF 1

7753482-7800 Fax: (775)302-7929

LEGAL DESCRIPTION

For Parcel 3

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-15, further described as a portion of parcel 16-2-1-3 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the NE section corner of said section 16;

THENCE N.89°28'26"W., 661.27 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.01°14'25"W., 660.45 feet;

THENCE N.44°15'45"W., 930.52 feet;

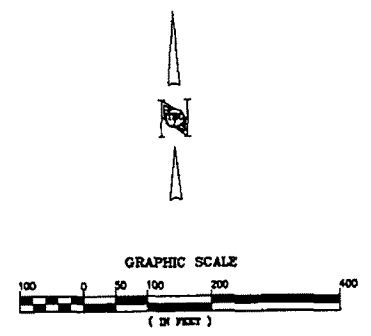
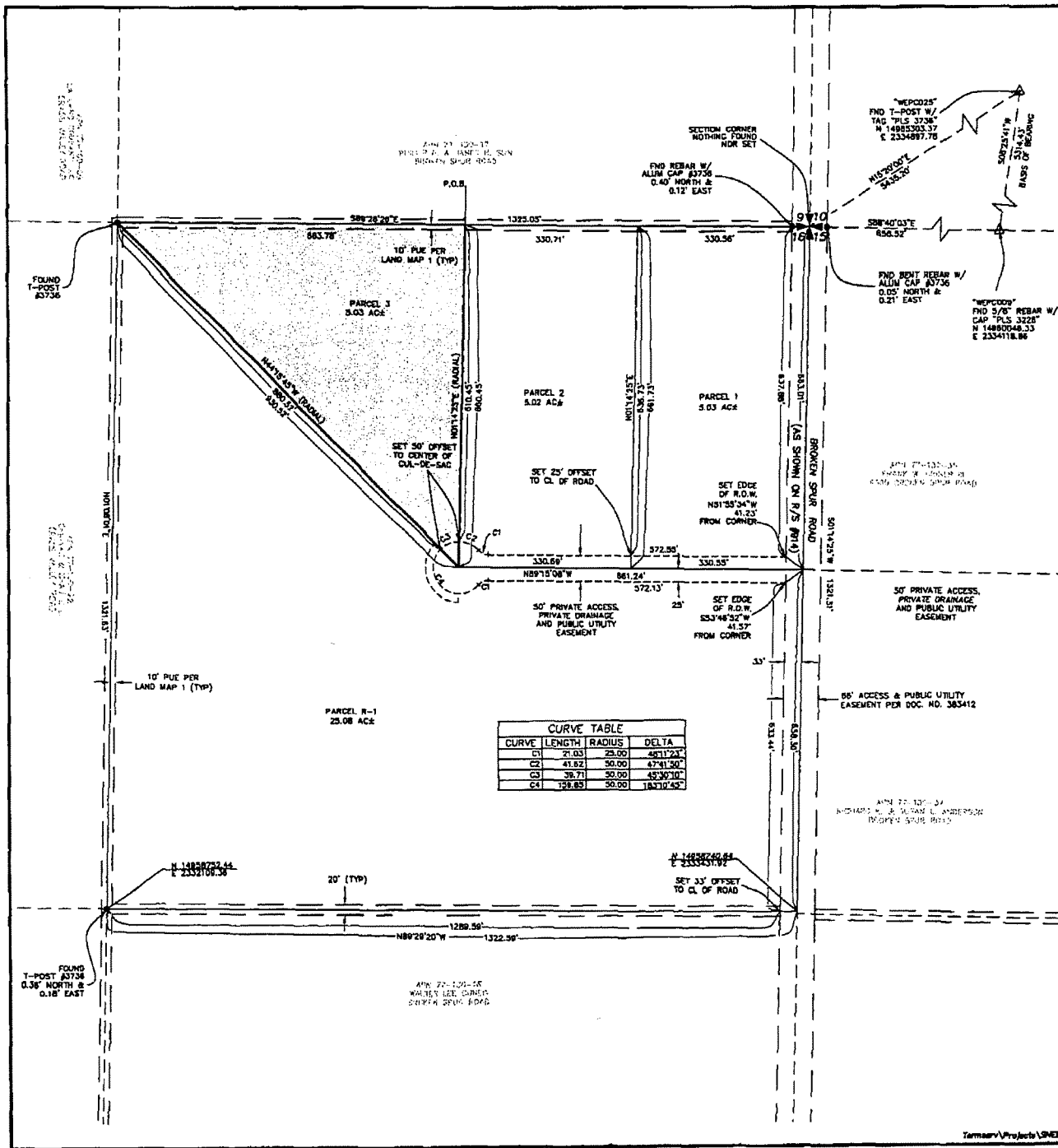
THENCE S.89°28'26"E., 663.78 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.03 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7988
 - FOUND MONUMENT AS NOTED
 - NOTHING SET DIMENSION POINT
 - 16 15 1/4 CORNER
 - PLU PUBLIC UTILITY EASEMENT
 - ▲ W.C. OPS POINT FOUND AS NOTED
 - 16 15 SECTION CORNER
 - 21 22

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN BRADLEY COUNTY OPS POINTS "WPC0225" AND "WPC0209" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/74 HARN. COORDINATES SHOWN HEREIN ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000187938.

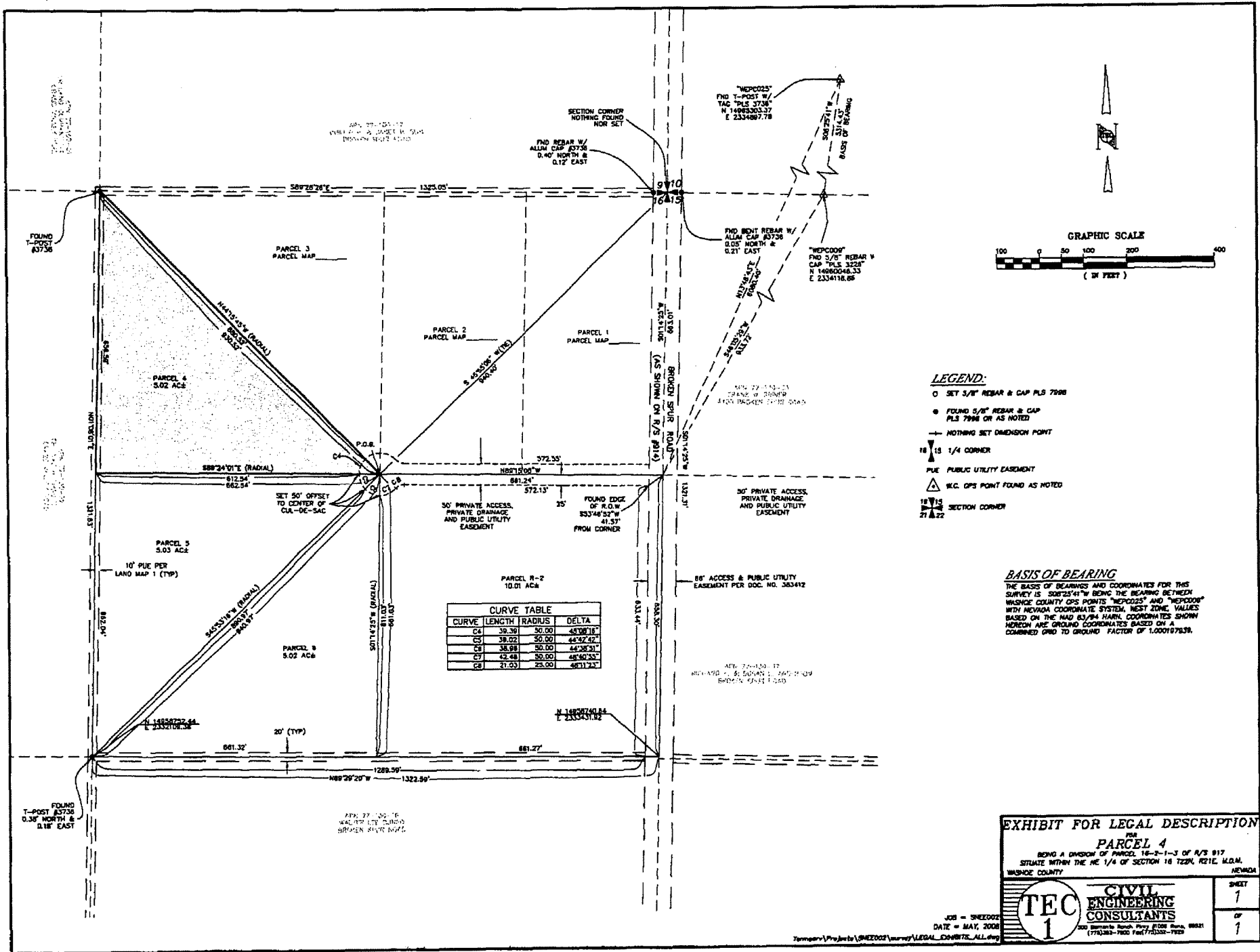
EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 3
 BEING A DIVISION OF PARCEL 15-2-1-3 OF R/S 017
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E, M.D.M.
 INSIDE COUNTY, NEVADA

TEC
CIVIL ENGINEERING CONSULTANTS

JOB = SNEE022
 DATE = MAY, 2008

SHEET 1 OF 1

7753262-7800 FAX 7753262-7929



- LEGEND:**
- SET 3/8" REBAR & CAP PLS 7998
 - FOUND 5/8" REBAR & CAP PLS 7998 ON AS NOTED
 - NOTHING SET DIMENSION POINT
 - 1/4 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ I.C. GPS POINT FOUND AS NOTED
 - SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 328°25'41" BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC025" AND "WPC008" WITH NEVADA COORDINATE SYSTEM, NAD 83, ZONE VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197639.

EXHIBIT FOR LEGAL DESCRIPTION

FOR
PARCEL 4
 BEING A DIVISION OF PARCEL 16-3-1-3 OF R/S 817
 SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E, N.D.M.,
 WASHOE COUNTY, NEVADA

TEC
1

CIVIL ENGINEERING CONSULTANTS
 300 Bermuda Ranch Pkwy #208 Reno, NEVADA 89511
 (775) 343-7600 Fax (775) 333-7529

SHEET 1 OF 1

JOB = SNEZ002
 DATE = MAY, 2008
 Surveyor/Project/SNEZ002/LEGAL_CONTRTS_ALL.dwg

LEGAL DESCRIPTION
For Parcel 5

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-15, further described as a portion of parcel 16-2-1-3 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the NE section corner of said section 16;

THENCE S.45°55'06"W., 940.40 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.45°53'16"W., 940.97 feet;

THENCE N.01°08'01"E., 662.04 feet;

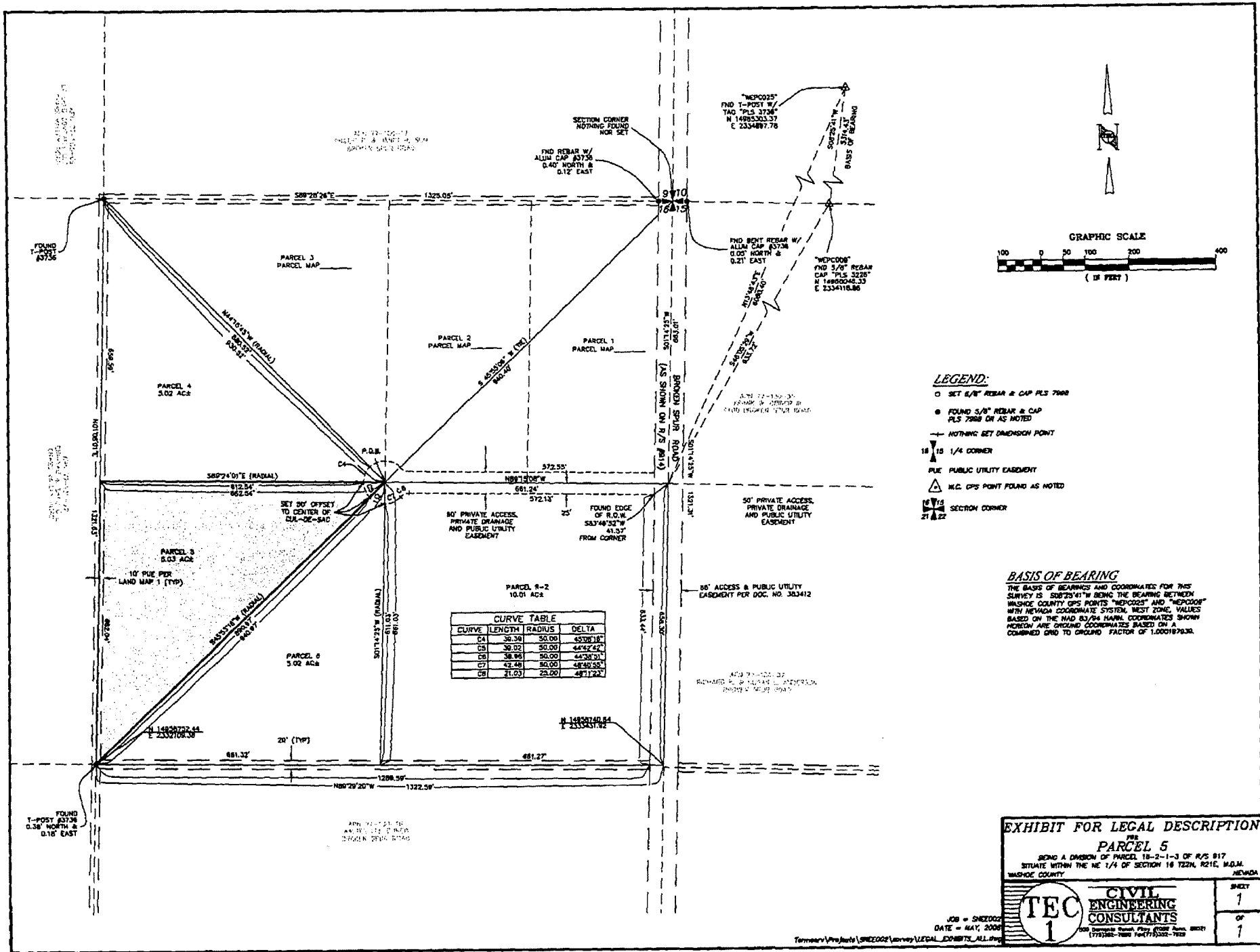
THENCE S.89°24'01"E., 662.54 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.03 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



APR 11 2002 10:41 AM
 27626 N 2814 S 2240

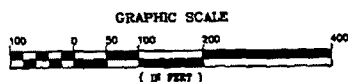
SECTION CORNER
 NOTHING FOUND
 NOR SET

FOUND REBAR W/
 ALUM CAP 83736
 0.40' NORTH &
 0.12' EAST

"WPC0025"
 FOUND T-POST W/
 TAO "PLS 3736"
 N 14953303.37
 E 2334497.78

FOUND BENT REBAR W/
 ALUM CAP 83738
 0.00' NORTH &
 0.21' EAST

"WPC0008"
 FOUND 3/8" REBAR
 CAP "PLS 3228"
 N 14950048.33
 E 2334418.86



LEGEND:

- SET 5/8" REBAR & CAP PLS 7988
- FOUND 3/8" REBAR & CAP PLS 7988 OR AS NOTED
- NOTHING SET DIMENSION POINT
- 1/4 IS 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ M.C. C.P.S. POINT FOUND AS NOTED
- SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 50829.41'N BEING THE BEARING BETWEEN WASHOE COUNTY C.P.S. POINTS "WPC0025" AND "WPC0008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/84 HANK COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000187630.

CURVE TABLE		
CURVE LENGTH	RADIUS	DELTA
C4	36.38	30.00 4530.18'
C5	36.32	50.00 4452.42'
C6	36.96	50.00 4458.20'
C7	42.48	50.00 4840.53'
C8	21.03	25.00 4871.22'

EXHIBIT FOR LEGAL DESCRIPTION

FOR
PARCEL 5
 BEING A DIVISION OF PARCEL 18-2-1-3 OF R/S 817
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E, M04L
 WASHOE COUNTY, NEVADA

	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	<small>1000 Corporate Center Plaza, Suite 2000, Reno, NV 89502 (775) 782-7888 FAX (775) 782-7828</small>	OF 1

JOB = SNEZ002
 DATE = MAY, 2006

Temporary Projects \SNEZ002\Survey\LEGAL_DESCRIPTIONS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 6

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-15, further described as a portion of parcel 16-2-1-3 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the NE section corner of said section 16;

THENCE S.45°55'06"W., 940.40 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.01°14'25"W., 661.03 feet;

THENCE N.89°29'20"W., 661.32 feet;

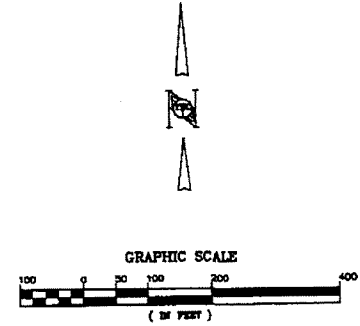
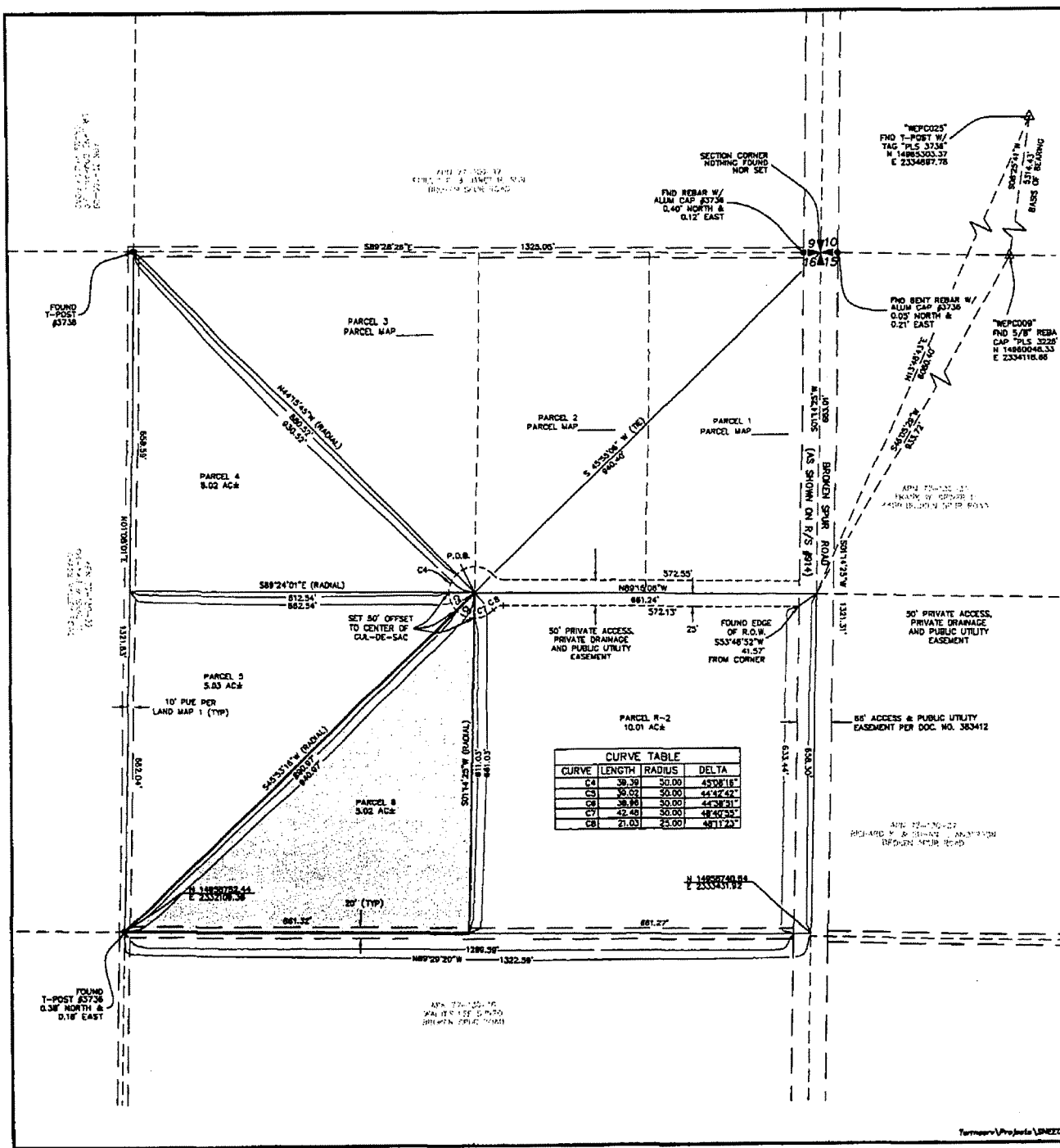
THENCE N.45°53'16"E., 940.97 feet; to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.02 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7000
 - FOUND 5/8" REBAR & CAP PLS 7000 OR AS NOTED
 - ⊙ NOTHING SET DIMENSION POINT
 - 15 1/4 CORNER
 - PLU PUBLIC UTILITY EASEMENT
 - △ M.C. GPS POINT FOUND AS NOTED
 - 15 1/4 SECTION CORNER
 - 21 2/2

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 500°25'41" BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEPC025" AND "NEPC009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/04 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197936.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	38.39	50.00	45°08'18"
C5	39.02	50.00	44°47'42"
C6	38.90	50.00	44°38'21"
C7	42.48	50.00	48°40'32"
C8	21.03	25.00	58°11'22"

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 6
 BEING A DIVISION OF PARCEL 16-2-1-3 OF R/S 817
 SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E, M00M,
 WASHOE COUNTY, NEVADA.

TEC
CIVIL ENGINEERING CONSULTANTS
 1

DATE = MAY, 2008
 SHEET 1 OF 1

DESIGNED BY: SHEETZ
 DATE: MAY, 2008
 PROJECT: 16-2-1-3 OF R/S 817
 LEGAL DESCRIPTION

LEGAL DESCRIPTION

For Parcel 7

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-15, further described as a portion of parcel 16-2-1-3 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the NE section corner of said section 16;

THENCE S.45°55'06"W., 940.40 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.89°15'08"E., 330.69 feet;

THENCE S.01°14'25"W., 659.67 feet;

THENCE N.89°29'20"W., 330.71 feet;

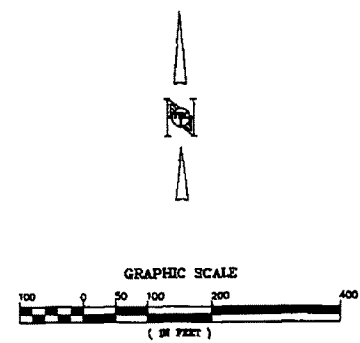
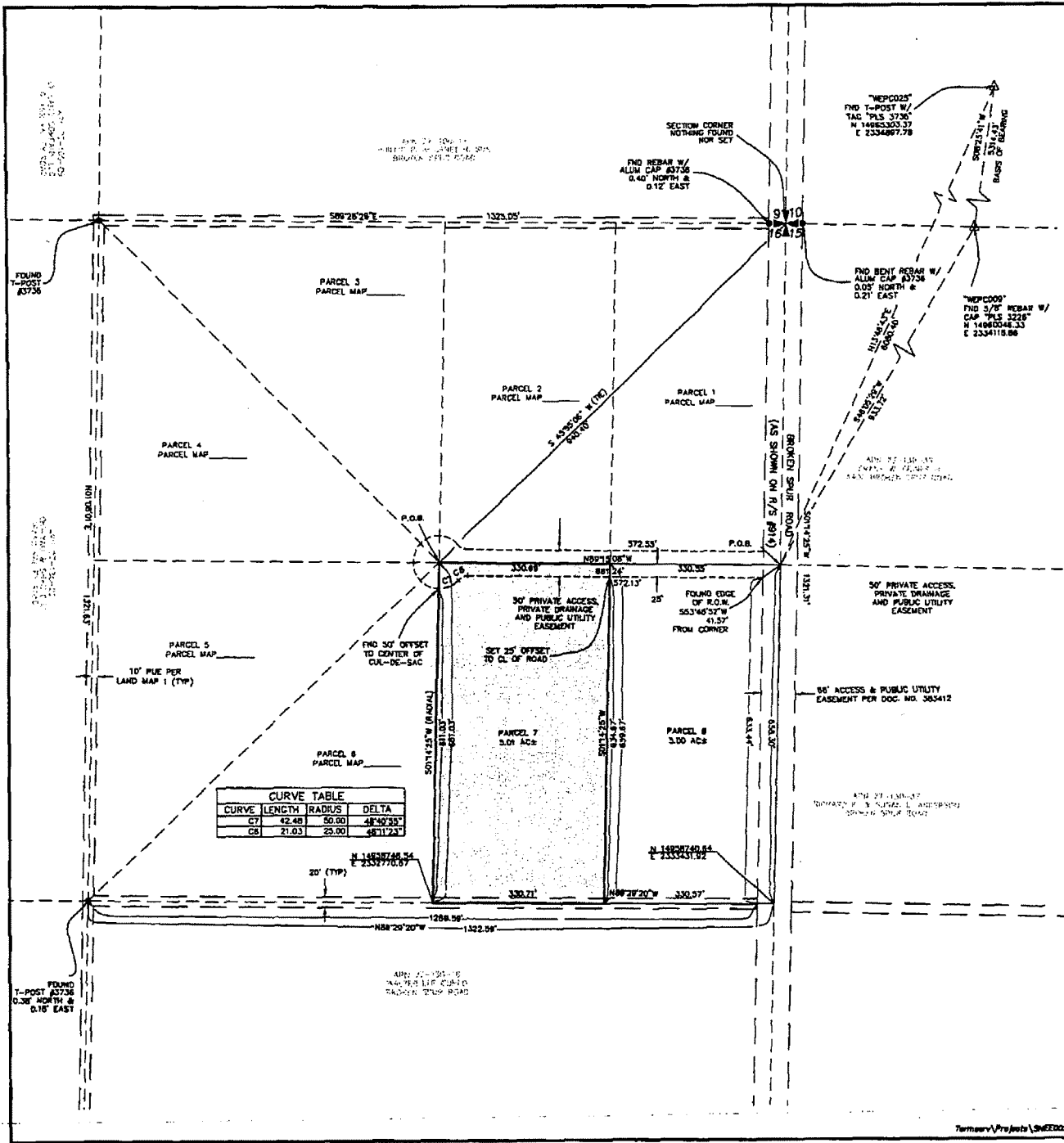
THENCE N.01°14'25"E., 661.03 feet; to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7880
 - FOUND 5/8" REBAR & CAP PLS 7880 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - TB 15 1/4 CORNER
 - PLU PUBLIC UTILITY CASSEMENT
 - △ N.C. OPS POINT FOUND AS NOTED
 - 10 15 20 22 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41" W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "NEP0225" AND "NEP0203" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/2011 MARK. COORDINATES SHOWN HEREIN ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197636.

CURVE	LENGTH	RADIUS	DELTA
C7	42.48	50.00	48°40'33"
C8	21.03	23.00	48°11'24"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 7
 BEING A DIVISION OF PARCEL 18-2-1-3 OF R/S 817
 SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E, N.O.M.
 WASHOE COUNTY, NEVADA

	CIVIL ENGINEERING CONSULTANTS	SHEET 7
	800 Corporate Center Plaza, Suite 2000, Reno, NV 89501 (775) 784-7800 Fax: (775) 783-7828	DATE OF SHEET JANUARY, 2006

Terminal/Projects/SHARED2/survey/LEGAL_EXHIBITS_ALL.dwg
 DATE: 1/20/06
 SHEET: 7 OF 7

LEGAL DESCRIPTION

For Parcel 8

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-15, further described as a portion of parcel 16-2-1-3 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the NE section corner of said section 16;

THENCE along the centerline of Broken Spur Road, S.01°14'25"W., 663.01 feet to the **TRUE POINT OF BEGINNING**;

THENCE S.01°14'25"W., 658.30 feet;

THENCE leaving the centerline of Broken Spur Road, N.89°29'20"W., 330.57 feet;

THENCE N.01°14'25"E., 659.67 feet;

THENCE S.89°15'08"E., 330.55 feet; to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521

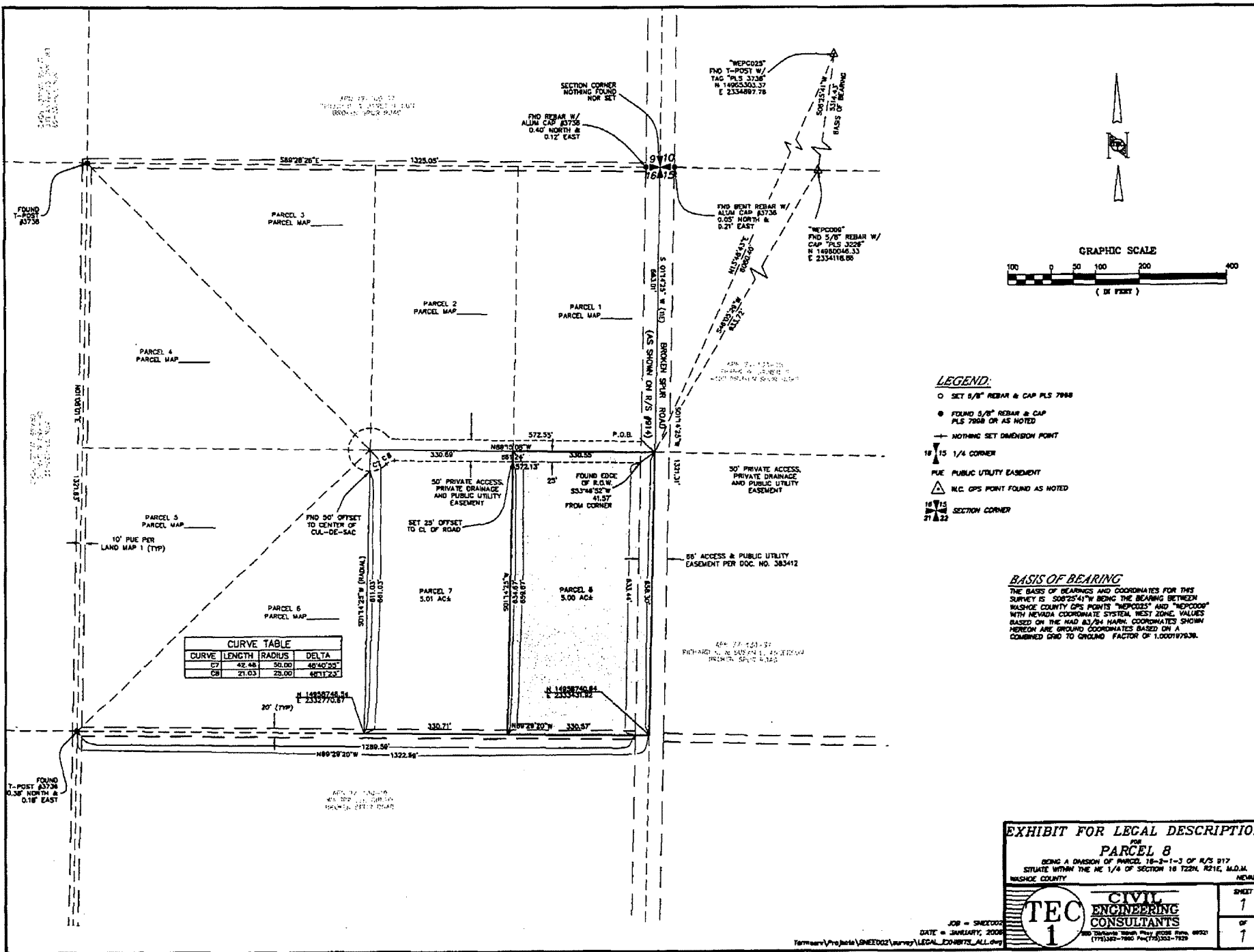


EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 8
 BEING A DIVISION OF PARCELS 1B-2-1-3 OF R/S 817
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E, N.D.M.
 WASHOE COUNTY, NEVADA



SHEET
 7
 OF
 7

JOB = SHEET002
 DATE = JANUARY, 2008
 T:\m\survey\proj\16\01\160102\survey\LEGAL_COBERTS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 9

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-16, further described as a portion of parcel 16-2-1-4 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the East ¼ corner of said section 16;

THENCE along the centerline of Broken Spur Road, N.01°14'25"E., 660.86 feet to the **TRUE POINT OF BEGINNING**;

THENCE leaving the centerline of Broken Spur Road, N.89°27'46"W., 330.56 feet;

THENCE N.01°14'25"E., 660.30 feet;

THENCE S.89°29'20"E., 330.57 feet, to a point on the centerline of Broken Spur Road;

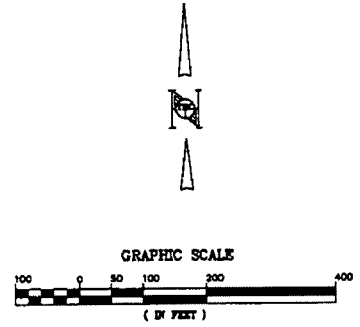
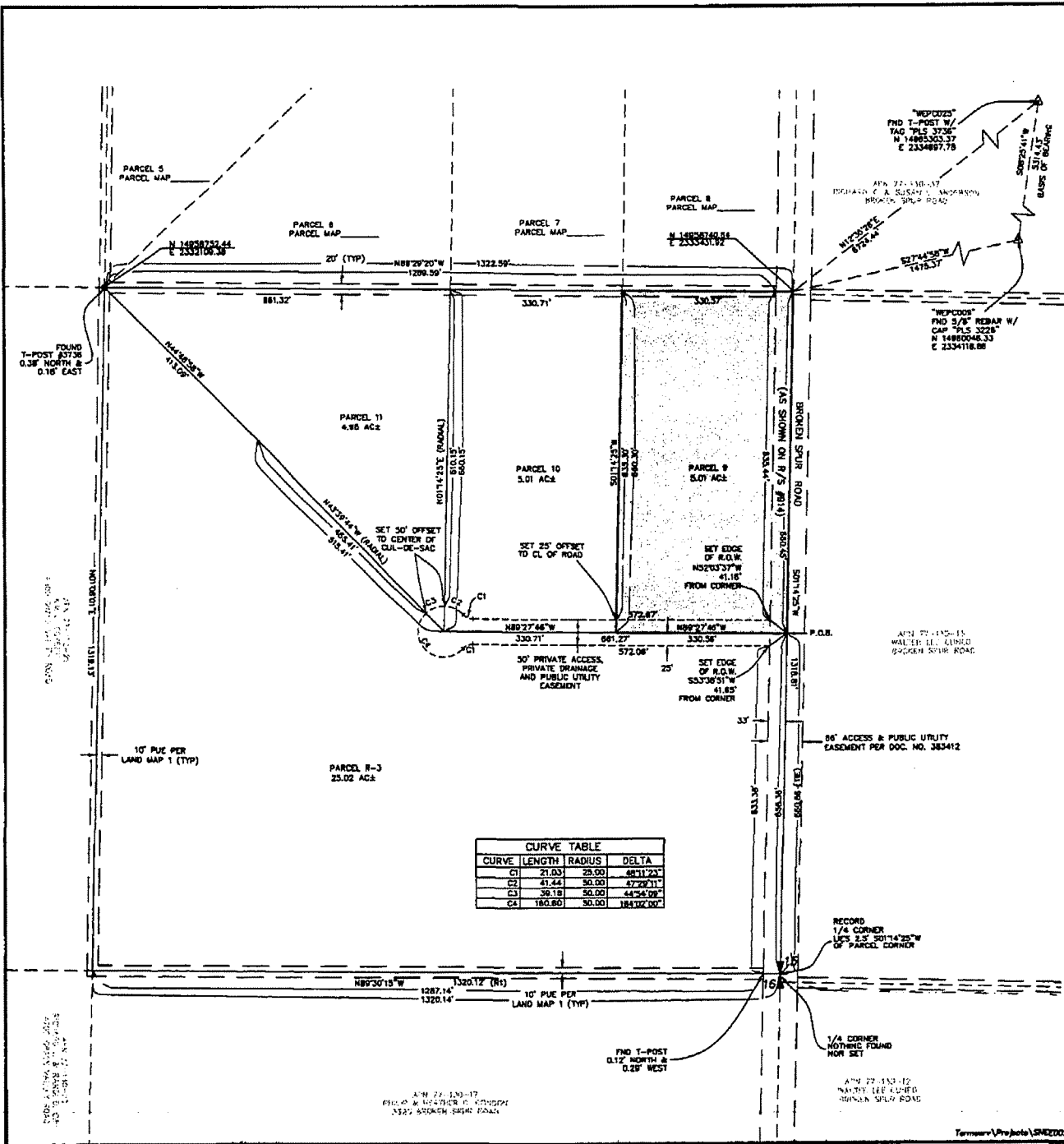
THENCE S.01°14'25"W., 660.45 feet along the centerline of Broken Spur Road, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7998
 - FOUND 5/8" REBAR & CAP PLS 7998 ON AS NOTED
 - NOTHING SET DIMENSION POINT
 - 18 18 1/4 CORNER
 - PLU PUBLIC UTILITY EASEMENT
 - △ K.C. OPS POINT FOUND AS NOTED
 - 18 18 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "WPC0005" AND "WPC0006" WITH NAD83 COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A CORRECTED GRID TO GROUND FACTOR OF 1.00019733.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°11'23"
C2	41.44	50.00	37°29'11"
C3	39.18	50.00	44°24'00"
C4	180.80	50.00	184°24'00"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 9
 BEING A DIVISION OF PARCEL 18-S-1-4 OF R/5 017
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T29N, R21E, N.M.S.
 WASHOE COUNTY NEVADA

TEC
1

CIVIL ENGINEERING CONSULTANTS

1000 S. BURNHAM BLVD. SUITE 2000 LAS VEGAS, NEVADA 89102
 (702) 252-7886 FAX (702) 252-7822

SHEET
1
OF
1

JOB # SNE0002
 DATE # MAY, 2009
 T:\survey\Projects\SNE0002\survey\LEGAL_EXHIBITS_ALL.dwg

LEGAL DESCRIPTION
For Parcel 10

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-16, further described as a portion of parcel 16-2-1-4 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the East ¼ corner of said section 16;

THENCE N.44°07'46"W., 929.13 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.01°14'25"E., 660.15 feet;

THENCE S.89°29'20"E., 330.71 feet;

THENCE S.01°14'25"W., 660.30 feet;

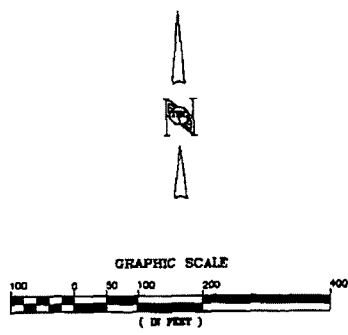
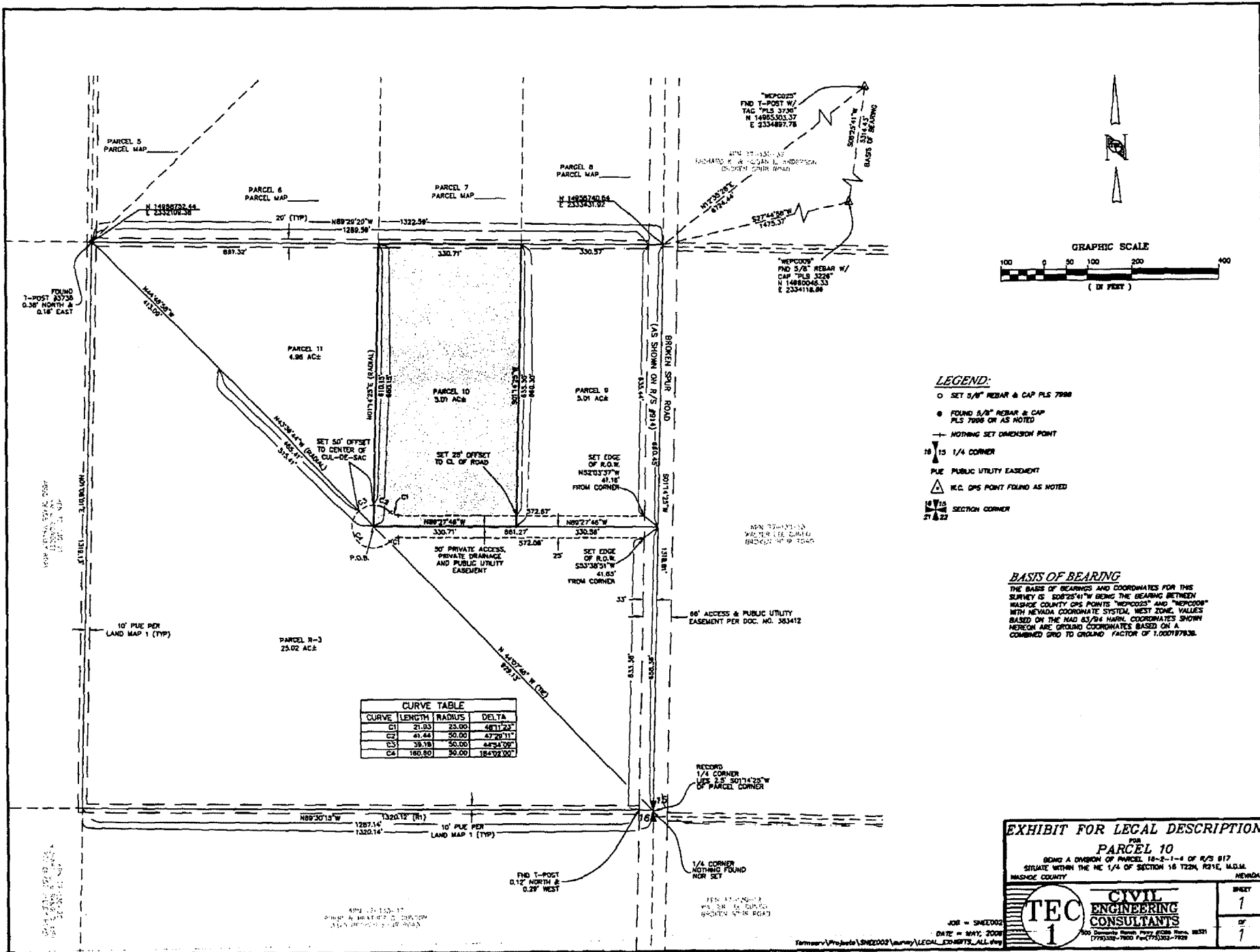
THENCE N.89°27'46"W., 330.71 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7998
 - FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
 - ⊥ NOTHING SET DIMENSION POINT
 - ⊕ 1/4 CORNER
 - PUBLIC UTILITY EASEMENT
 - △ I.C. OPS POINT FOUND AS NOTED
 - ⊕ 1/4 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S6825°41'W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0026" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/94 HARKI. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000977836.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	46°11'23"
C2	41.44	50.00	47°20'11"
C3	38.18	50.00	44°34'00"
C4	180.80	50.00	184°32'00"

EXHIBIT FOR LEGAL DESCRIPTION

PARCEL 10

BEING A DIVISION OF PARCELS 18-2-1-4 OF R/S 817
 SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E, M30M
 WASHOE COUNTY NEVADA

TEC
1

CIVIL ENGINEERING CONSULTANTS

3000 Corporate Center, Reno, NV 89502
 (775) 332-7900 Fax: (775) 332-7929

SHEET
1
OF
1

JOB # SNE002
 DATE # MAY, 2008
 Survey/Projects/SNE002/survey/LEGAL_EXHIBITS_ALL.dwg

LEGAL DESCRIPTION
For Parcel 11

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-16, further described as a portion of parcel 16-2-1-4 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the East ¼ corner of said section 16;

THENCE N.44°07'46"W., 929.13 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.43°39'44"W., 515.41 feet;

THENCE N.44°48'58"W., 413.09 feet;

THENCE S.89°29'20"E., 661.32 feet;

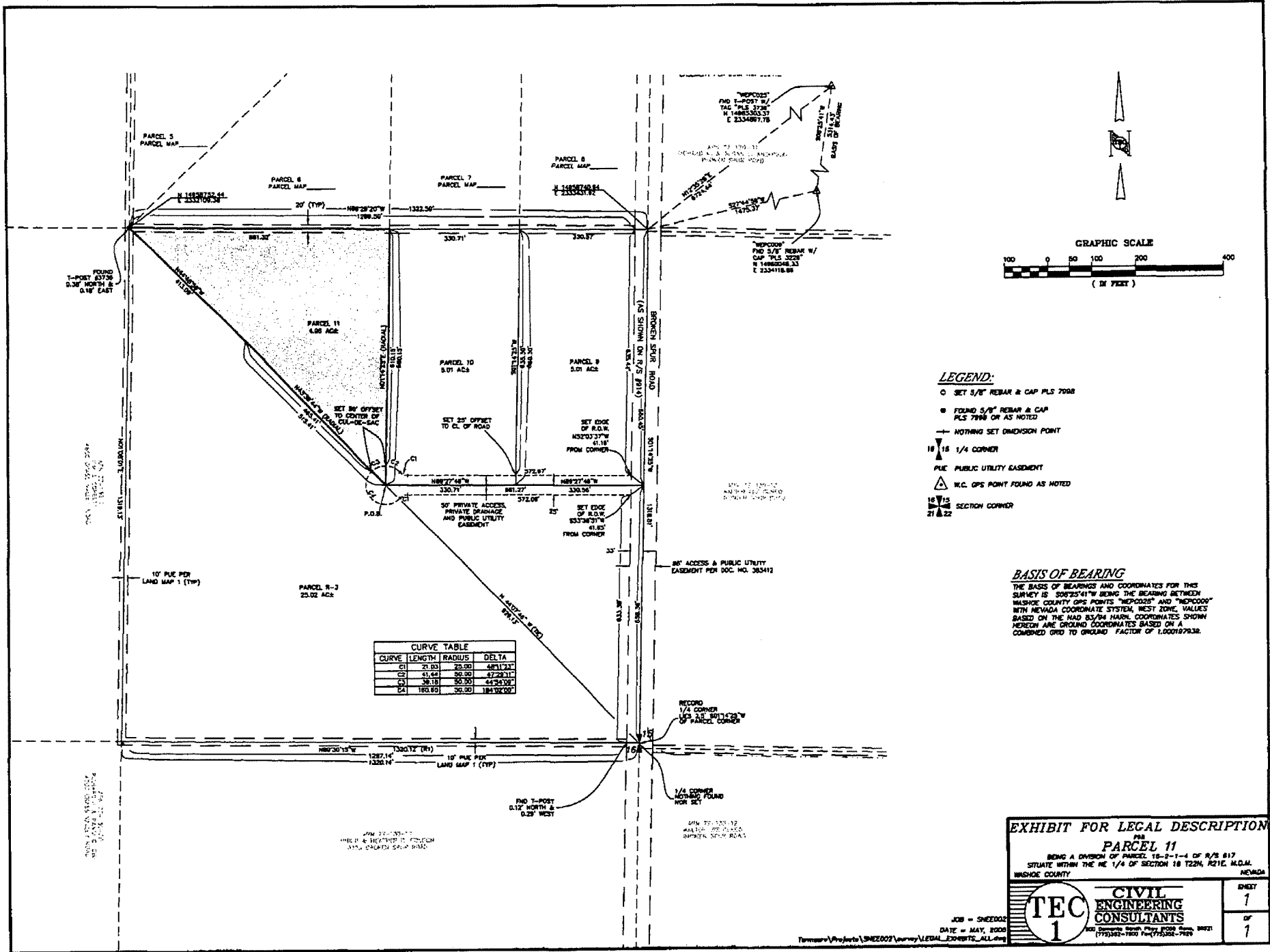
THENCE S.01°14'25"W., 660.15 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 4.96 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



CURVE	LENGTH	RADIUS	DELTA
C1	21.03	20.00	49°11'23"
C2	41.44	30.00	47°29'31"
C3	28.18	30.00	44°54'09"
C4	180.80	30.00	184°32'00"

- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7008
 - FOUND 5/8" REBAR & CAP PLS 7996 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - ⊕ 1/4 CORNER
 - PUBLIC UTILITY EASEMENT
 - △ M.C. GPS POINT FOUND AS NOTED
 - ⊕ 1/4 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 308°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "MEPC028" AND "MEPC000" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/14 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197932.

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 11
 BEING A DIVISION OF PARCELS 10-2-1-4 OF R/S 817
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E, M.D.M.
 WASHOE COUNTY NEVADA

TEC 1	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	1000 Sacramento Street, Reno, NV 89502 (775)342-7400 Fax: (775)342-7409	OF 1

JOB = SNEE002
 DATE = MAY, 2000
 T:\survey\Projects\SNEE002\survey\LEGAL_EXHIBITS_ALL.dwg

LEGAL DESCRIPTION
For Parcel 12

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-16, further described as a portion of parcel 16-2-1-4 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the East $\frac{1}{4}$ corner of said section 16;

THENCE N.44°07'46"W., 929.13 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.89°02'05"W., 660.05 feet;

THENCE N.01°08'01"E., 654.90 feet;

THENCE S.44°48'58"E., 413.09 feet;

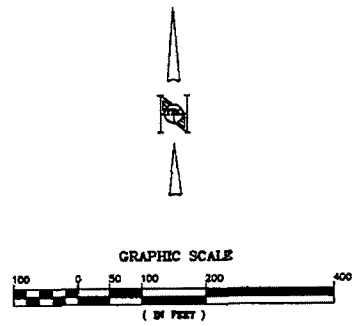
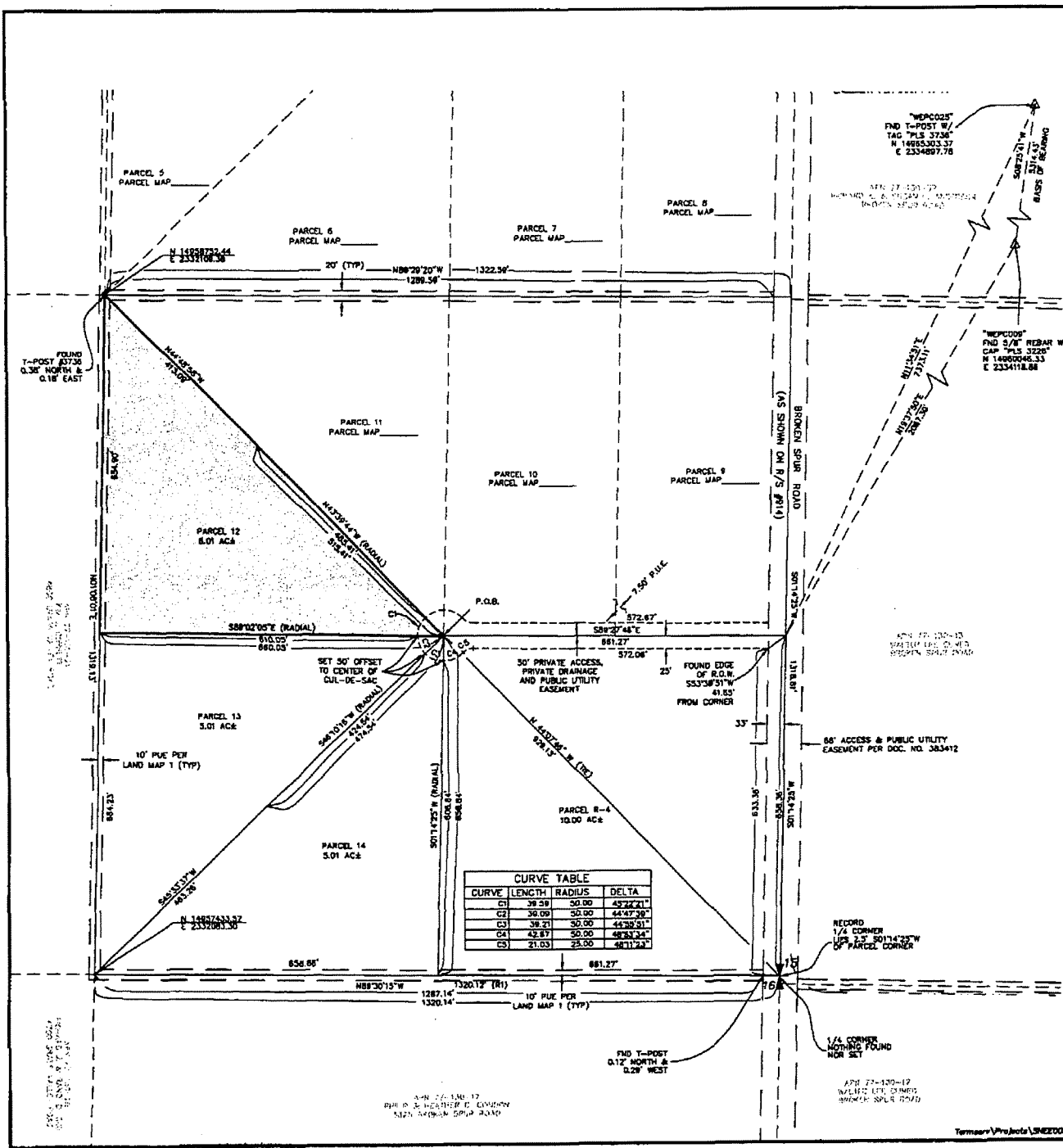
THENCE S.43°39'44"E., 515.41 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7986
 - ⊞ FOUND 5/8" REBAR & CAP PLS 7986 OR AS NOTED
 - ⊕ NOTHING SET DIMENSION POINT
 - 16 13 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ I.C. GPS POINT FOUND AS NOTED
 - 16 15 SECTION CORNER
 - 21 22

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S0025°41'W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0005" WITH NEVADA COORDINATE SYSTEM. BEST ZONE VALUES BASED ON THE NAD 83/04 HARNAL COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED ORO TO GROUND FACTOR OF 1.000187938.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.59	50.00	43°24'41"
C2	36.09	50.00	44°42'30"
C3	38.21	50.00	44°38'51"
C4	42.87	50.00	48°53'24"
C5	21.03	25.00	48°11'24"

EXHIBIT FOR LEGAL DESCRIPTION

PARCEL 12
 BEING A DIVISION OF PARCEL 16-2-1-4 OF R/S 817
 SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N R21E M.D.M.
 WASHOE COUNTY NEVADA

TEC CIVIL ENGINEERING CONSULTANTS
 1 500 Doreen Street, Reno, NV 89501
 (775) 785-7000 Fax: (775) 785-7028

JOB = SNEED002
 DATE = MAY, 2008

SHEET 1 OF 1

APR 27-2008 12
 R.H. & HEATHER P. COMPANY
 5425 WARDEN BLVD. ROAD

APR 27-2008 12
 WELLS LTD. ENGINEERS
 4000 W. 50th ST. NV

Terms: Projects \SNEED002\Survey\LEGAL\DWG\BTS_ALL.dwg

LEGAL DESCRIPTION
For Parcel 13

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-16, further described as a portion of parcel 16-2-1-4 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the East ¼ corner of said section 16;

THENCE N.44°07'46"W., 929.13 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.46°10'16"W., 474.54 feet;

THENCE S.45°33'37"W., 463.26 feet;

THENCE N.01°08'01"E., 664.23 feet;

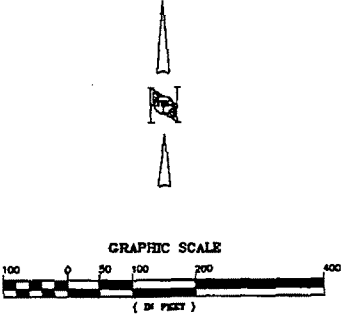
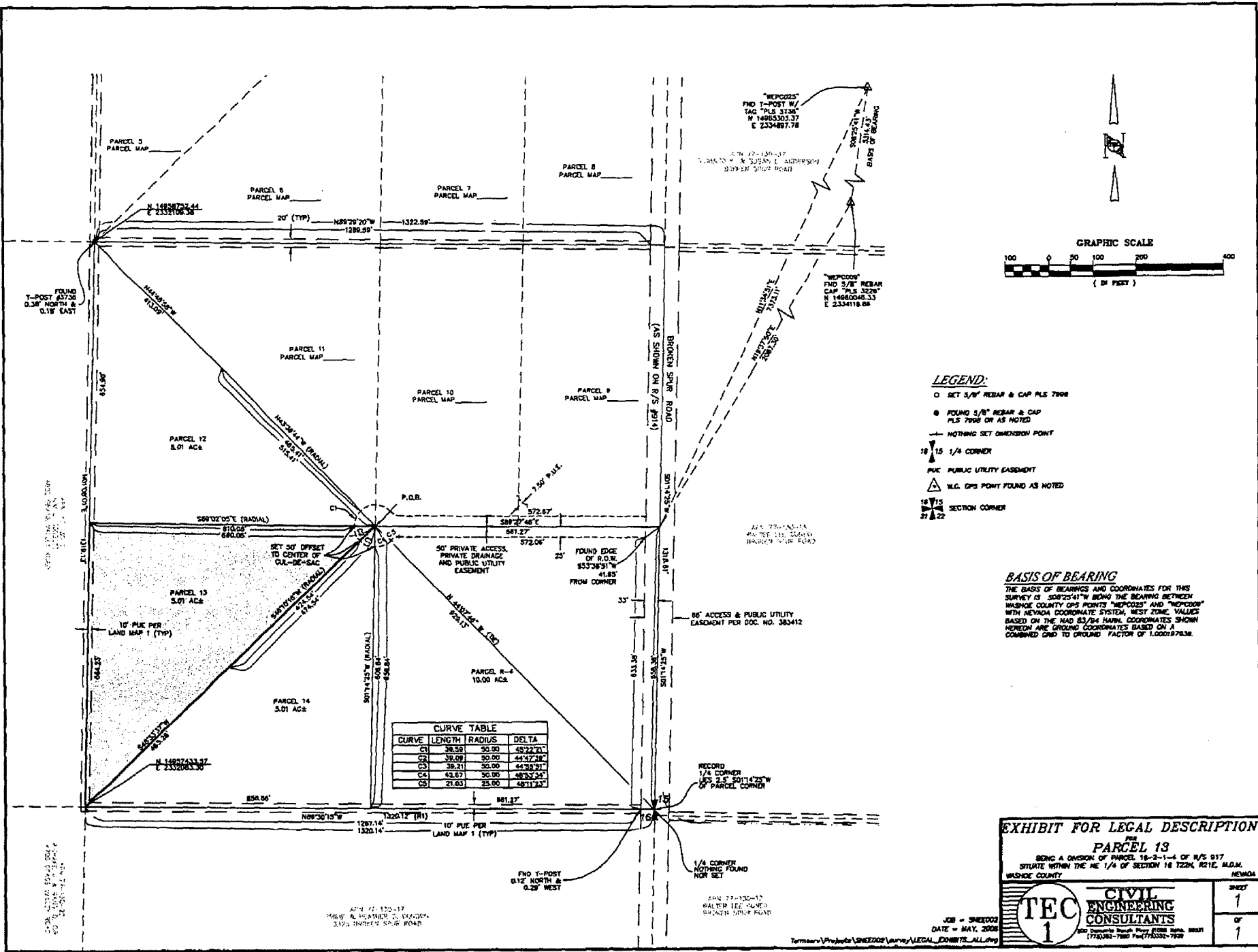
THENCE S.89°02'05"E., 660.05 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:
- SET 3/8" REBAR & CAP PLS. 7808
 - FOUND 3/8" REBAR & CAP PLS. 7808 OR AS NOTED
 - NOTING SET DIMENSION POINT
 - 18 15 1/4 CORNER
 - △ PUBLIC UTILITY EASEMENT
 - △ W.G. E.P.S. POINT FOUND AS NOTED
 - 18 15 SECTION CORNER
 - 21 22

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	38.58	30.00
C2	38.08	30.00
C3	39.21	30.00
C4	43.67	30.00
C5	21.03	25.00

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S89°24'17" BEARING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEPC0257" AND "NEPC009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/24 HANAL COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197936.

EXHIBIT FOR LEGAL DESCRIPTION

PARCEL 13

BEING A DIVISION OF PARCEL 18-2-1-4 OF R/S 517
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E, M3M,
 WASHOE COUNTY, NEVADA

TEC
CIVIL ENGINEERING CONSULTANTS

JOB # 2362003
 DATE = MAY, 2008
 17763663-7880 Fax 17763662-7879

SHEET **1**
 OF **1**

LEGAL DESCRIPTION

For Parcel 14

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-16, further described as a portion of parcel 16-2-1-4 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the East ¼ corner of said section 16;

THENCE N.44°07'46"W., 929.13 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.01°14'25"W., 658.84 feet;

THENCE N.89°30'15"W., 658.86 feet;

THENCE N.45°33'37"E., 463.26 feet;

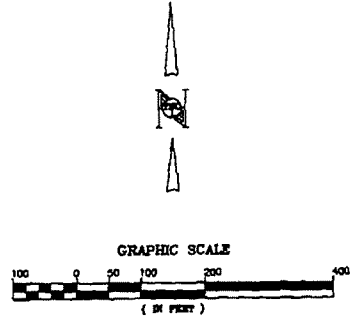
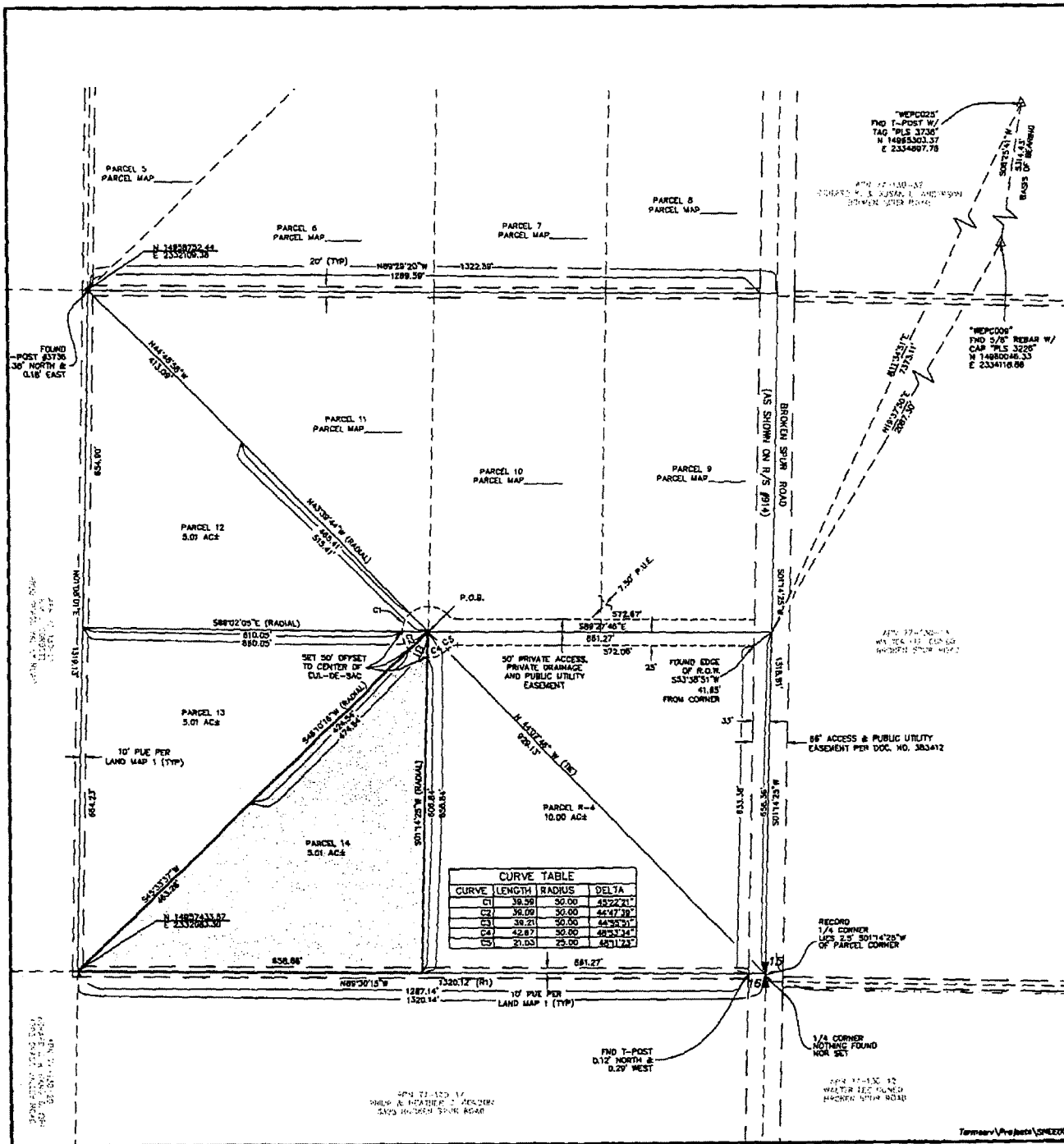
THENCE N.46°10'16"E., 474.54 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 8/8" REBAR & CAP PLS 7898
 - FOUND 5/8" REBAR & CAP PLS 7898 ON AS NOTED
 - ⊙ NOTHING SET DIMENSION POINT
 - 16 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ I.C. GPS POINT FOUND AS NOTED
 - 16 1/4 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S80°51'W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "MEP0025" AND "MEP0008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/84 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GND TO GROUND FACTOR OF 1.000187338.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	38.56	50.00	45°22'21"
C2	36.09	50.00	44°47'39"
C3	38.21	50.00	44°58'31"
C4	42.87	50.00	48°52'34"
C5	21.03	25.00	48°11'23"

EXHIBIT FOR LEGAL DESCRIPTION
FOR
PARCEL 14
 BEING A DIVISION OF PARCEL 16-2-1-4 OF R/S 817
 SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E, M.D.M.
 WASHOE COUNTY NEVADA

	CIVIL ENGINEERING CONSULTANTS 800 Summit Ranch Pkwy, Suite 2000, Reno, NV 89502 (775) 852-7800 Fax: (775) 852-7922	SHEET	1
		OF	1

JOB - SNEE002
 DATE - MAY, 2008
 Temporary Project \SNEE002\Survey\LEGAL\EXHIBITS_ALL.dwg

LEGAL DESCRIPTION
For Parcel 15

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-16, further described as a portion of parcel 16-2-1-4 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the East ¼ corner of said section 16;

THENCE N.25°28'26"W., 735.28 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.01°14'25"W., 658.60 feet;

THENCE N.89°30'15"W., 330.71 feet;

THENCE N.01°14'25"E., 658.84 feet;

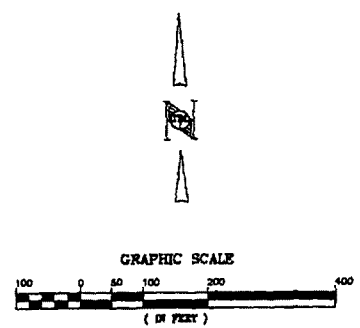
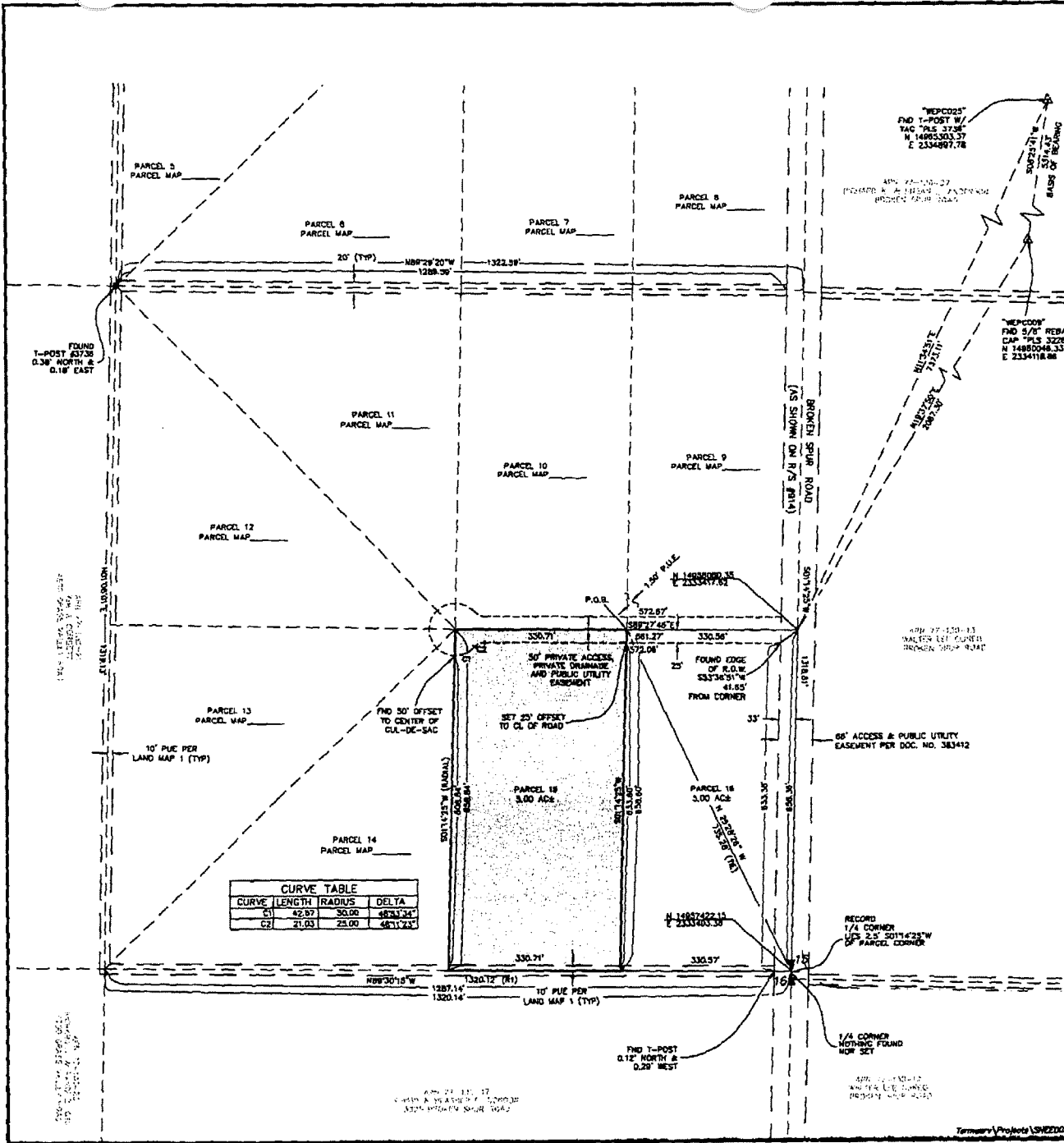
THENCE S.89°27'46"E., 330.71 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 3/8" REBAR & CAP PLS 7885
 - FOUND 5/8" REBAR & CAP PLS 7885 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - ⊕ 1/4 CORNER
 - PUBLIC UTILITY EASEMENT
 - △ N.C. GPS POINT FOUND AS NOTED
 - ⊕ 1/4 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41" W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC025" AND "WPC026" WITH NAD83 COORDINATE SYSTEM. BEST CORNER VALUES BASED ON THE NAD 83/NA HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197938.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	42.87	30.00	48°31'34"
C2	21.03	28.00	48°11'23"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 15
 BEING A DIVISION OF PARCEL 18-2-1-4 OF R/S 817
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E, N.O.B.M.
 WASHOE COUNTY NEVADA

TEC 1
CIVIL ENGINEERING CONSULTANTS
 2000 Douglas Road, Reno, Nevada 89501
 (775) 322-7800 Fax: (775) 322-7829

JOB # SMC0202
 DATE # MAY, 2008
 Temporary \Projects\SMC0202\Survey\LEGAL_COVERTS_ALL.dwg

SHEET 1 OF 1

LEGAL DESCRIPTION

For Parcel 16

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-16, further described as a portion of parcel 16-2-1-4 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the East ¼ corner of said section 16;

THENCE N.01°14'25"E., 2.50 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.89°30'15"W., 330.57 feet;

THENCE N.01°14'25"E., 658.60 feet;

THENCE S.89°27'46"E., 330.56 feet, to a point on the centerline of Broken Spur Road;

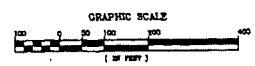
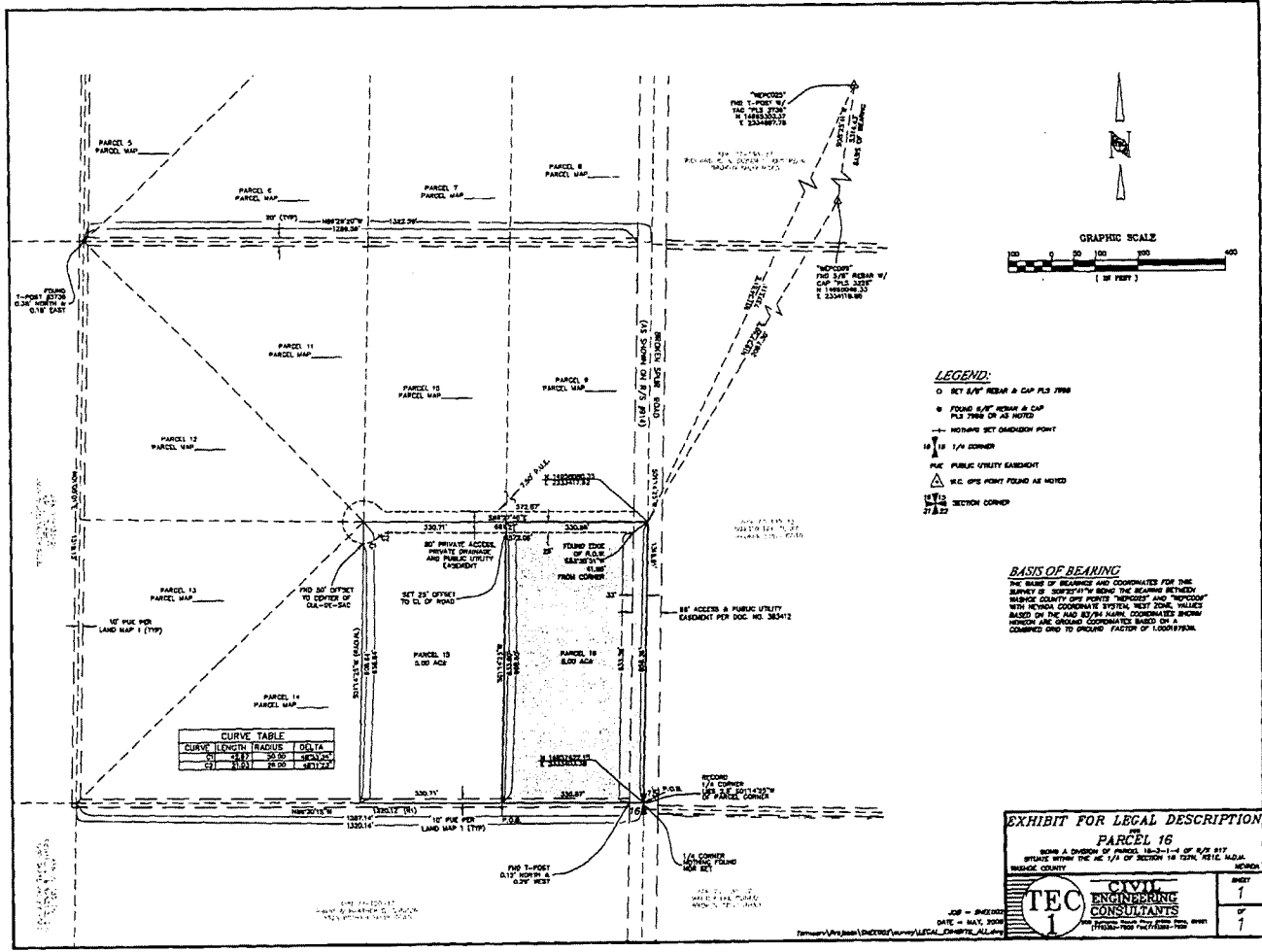
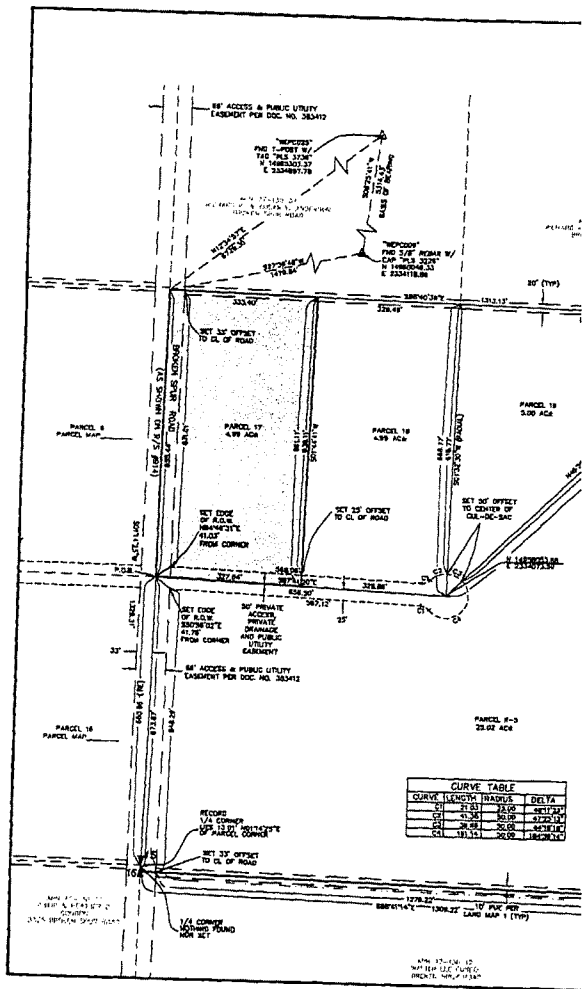
THENCE along the centerline of Broken Spur Road, S.01°14'25"W., 658.36 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 6"X 6" REBAR & CAP PLS 7/8"
 - FOUND 8"X 8" REBAR & CAP PLS 7/8" OR AS NOTED
 - HOUSING SET DIMENSION POINT
 - 1/4" 1/4" CORNER
 - PLU PUBLIC UTILITY EASEMENT
 - △ B.C. ONE POINT FOUND AS NOTED
 - 1/4" 1/4" SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARING AND COORDINATES FOR THIS SURVEY IS, RESPECTIVELY, BEING THE BEARING BETWEEN MARSH COUNTY ONE POINT "INDICATED" AND "INDICATED" WITH PERIOD COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/98 NAD83 COORDINATE SYSTEM. POINTS ARE SHOWN COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00017000.

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 16
 BEING A DIVISION OF PARCELS 16-2-1-1-4 OF R/2 S1/4 SECTION 18 T12N R12E NE1/4 MARSH COUNTY MISSOURI

	BOOK	1
	PAGE	1

DATE - MAY 2009
 JOB - SURVEY

LEGAL DESCRIPTION

For Parcel 18

All that certain real property located within a portion of the NW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-13, further described as a portion of parcel 15-2-1-8 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE N.46°34'57"E., 922.77 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.87°41'20"W., 328.86 feet;

THENCE N.01°44'41"E., 661.11 feet;

THENCE S.88°40'39"E., 326.49 feet;

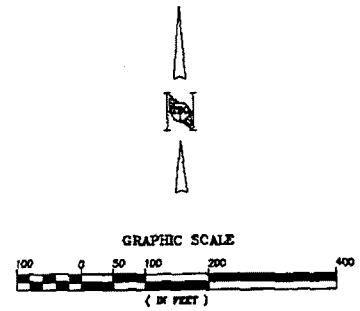
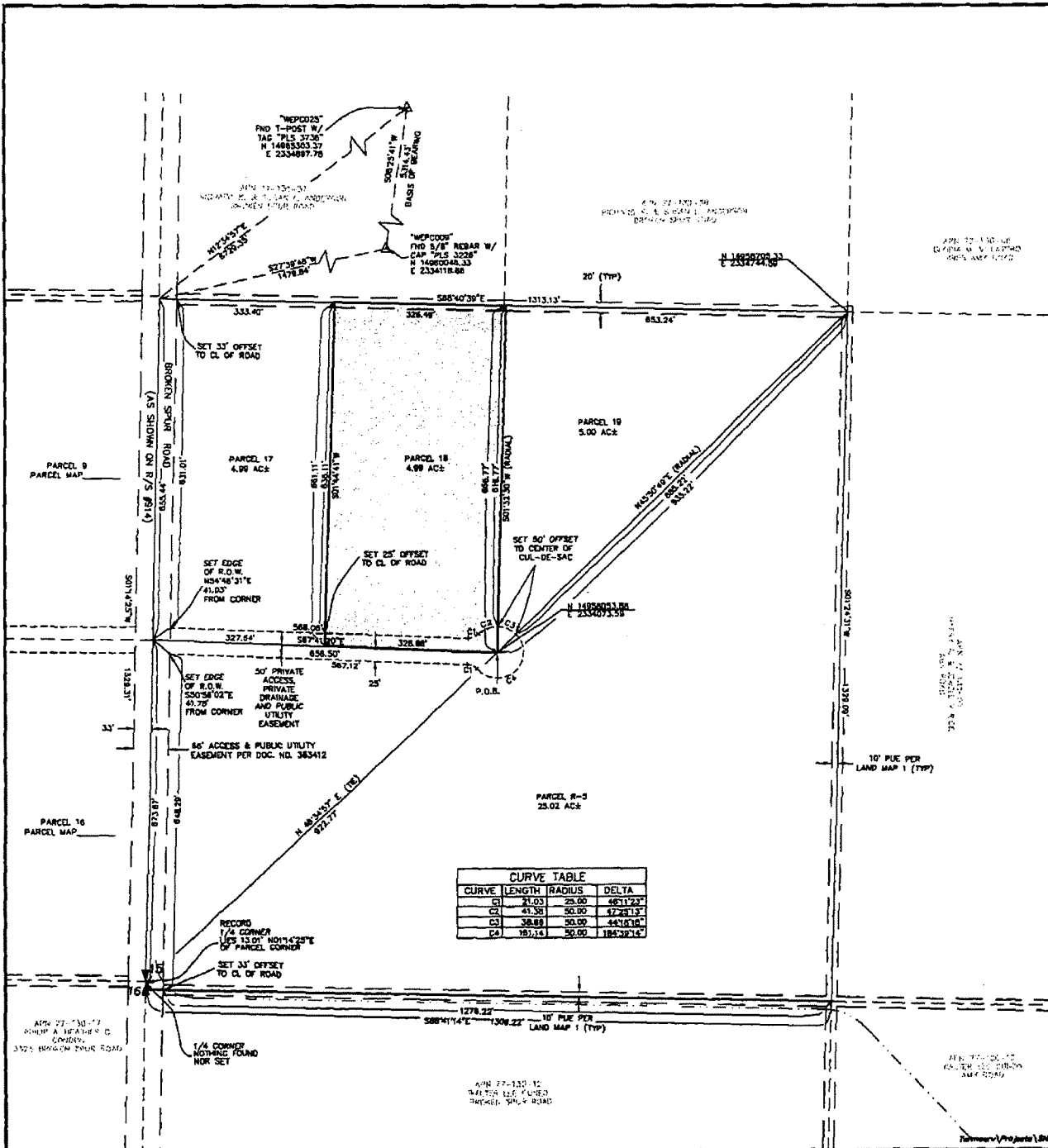
THENCE S.01°32'30"W., 666.77 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 4.99 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7998
 - ⊙ FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ W.C. GPS POINT FOUND AS NOTED
 - SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 300°25'41" W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0005" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GND TO GROUND FACTOR OF 1.000197838.

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 18
 BEING A DIVISION OF PARCEL 15-2-1-B OF S/3 S17
 SITUATE WITHIN THE NW1/4 OF SECTION 15 T22N, R27E, M04N,
 WASHOE COUNTY, NEVADA

TEC
CIVIL ENGINEERING CONSULTANTS
 1000 Sacramento Street, Suite 2000, Reno, NV 89501
 (775) 338-7800 Fax: (775) 338-7938

JOB - SNEE222
 DATE - MAY, 2008

SHEET
 1
 OF
 1

LEGAL DESCRIPTION

For Parcel 19

All that certain real property located within a portion of the NW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-13, further described as a portion of parcel 15-2-1-8 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE N.46°34'57"E., 922.77 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.01°32'30"E., 666.77 feet;

THENCE S.88°40'39"E., 653.24 feet;

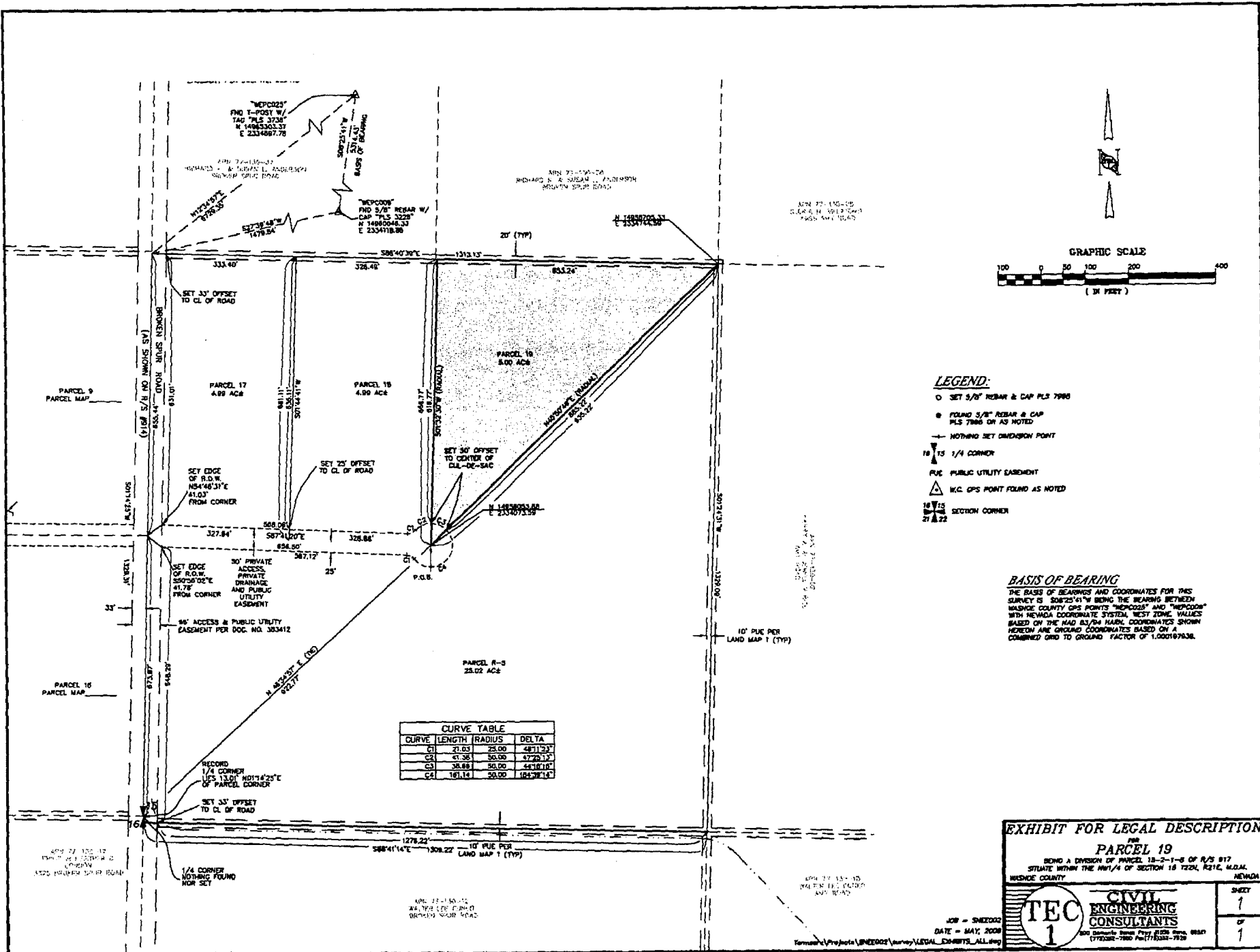
THENCE S.45°50'49"W., 935.22 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7980
 - FOUND 5/8" REBAR & CAP PLS TRIM ON AS NOTED
 - NOTHING SET DIMENSION POINT
 - 1/4 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ I.C. GPS POINT FOUND AS NOTED
 - 1/4 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 30623.617M BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "MPC022" AND "MPC008" WITH NEVADA COORDINATE SYSTEM WEST ZONE. VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREIN ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000167638.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°11'23"
C2	41.36	50.00	47°29'12"
C3	38.89	50.00	44°08'10"
C4	161.14	50.00	184°38'14"

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 19
 BEING A DIVISION OF PARCELS 15-2-1-5 OF R/S 817
 SITUATE WITHIN THE NW1/4 OF SECTION 16 T22N, R21E, M2DM,
 WASHOE COUNTY, NEVADA

TEC
CIVIL ENGINEERING CONSULTANTS
 800 University Street, Suite 2000, Reno, Nevada 89501
 (775) 332-7800 Fax (775) 332-7729

JOB - SNEE002
 DATE - MAY, 2008
 Prepared by: jst/tec/SNEE002/Survey/LEGAL_EXHIBITS_ALL.dwg

SHEET	1
OF	1

LEGAL DESCRIPTION
For Parcel 20

All that certain real property located within a portion of the NW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-13, further described as a portion of parcel 15-2-1-8 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE N.46°34'57"E., 922.77 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.45°50'49"E., 935.22 feet;

THENCE S.01°24'31"W., 664.65 feet;

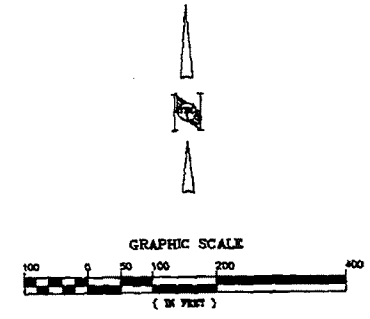
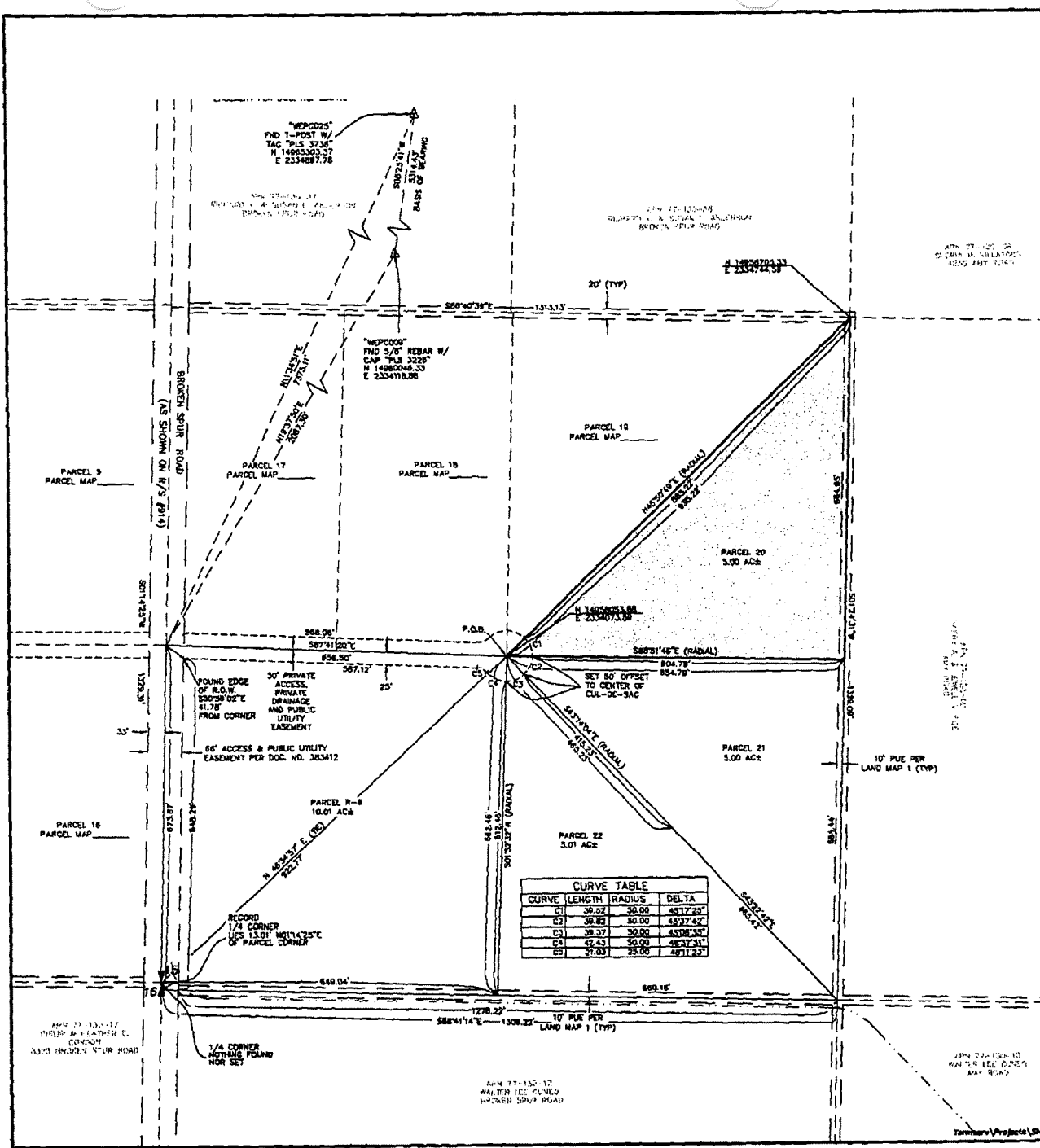
THENCE N.88°51'46"W., 654.79 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7966
 - FOUND 5/8" REBAR & CAP PLS 7966 OR AS NOTED
 - + NOTHING SET DIMENSION POINT
 - ⊙ 1/4 CORNER
 - PLU PUBLIC UTILITY EASEMENT
 - △ REC. OPS POINT FOUND AS NOTED
 - ⊠ SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S0825'41"W BEING THE BEARING BETWEEN WASHCO COUNTY GPS POINTS "WPC0025" AND "WPC0026" WITH NAD83 COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/DA HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000181438.

CURVE	LENGTH	RADIUS	DELTA
C1	36.92	30.00	4317.23'
C2	38.85	30.00	4317.42'
C3	38.37	30.00	4320.55'
C4	42.43	30.00	4837.31'
C5	31.03	25.00	4811.23'

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 20
 BEING A DIVISION OF PARCELS 15-2-1-8 OF R/S B17
 SITUATE WITHIN THE NW 1/4 OF SECTION 15 T22N, R21E, M.D.M.
 WASHCO COUNTY, OREGON

TEC
1

**CIVIL
ENGINEERING
CONSULTANTS**

1775 S. 2ND ST. PO BOX 9001
TILLAMOOK, OREGON 97141-7909

DATE	NOV 27
DRAWN BY	TEC
CHECKED BY	TEC
DATE	MAY, 2008
PROJECT	LEGAL_DESCRIPTIONS

APR 27 10:11 AM
 DUNN & LEATHER L.
 CONDON
 3323 BROWN TOWN ROAD

APR 27 10:11 AM
 WALTER H. ALBES
 HICKORY SPRING ROAD

APR 27 10:11 AM
 WALTER H. ALBES
 HICKORY SPRING ROAD

JOB = SNEC002
 DATE = MAY, 2008
 T:\Projects\SNEC002\Survey\LEGAL_DESCRIPTIONS_ALL.dwg

LEGAL DESCRIPTION
For Parcel 21

All that certain real property located within a portion of the NW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-13, further described as a portion of parcel 15-2-1-8 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE N.46°34'57"E., 922.77 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.88°51'46"E., 654.79 feet;

THENCE S.01°24'31"W., 664.44 feet;

THENCE N.43°22'42"W., 465.42 feet;

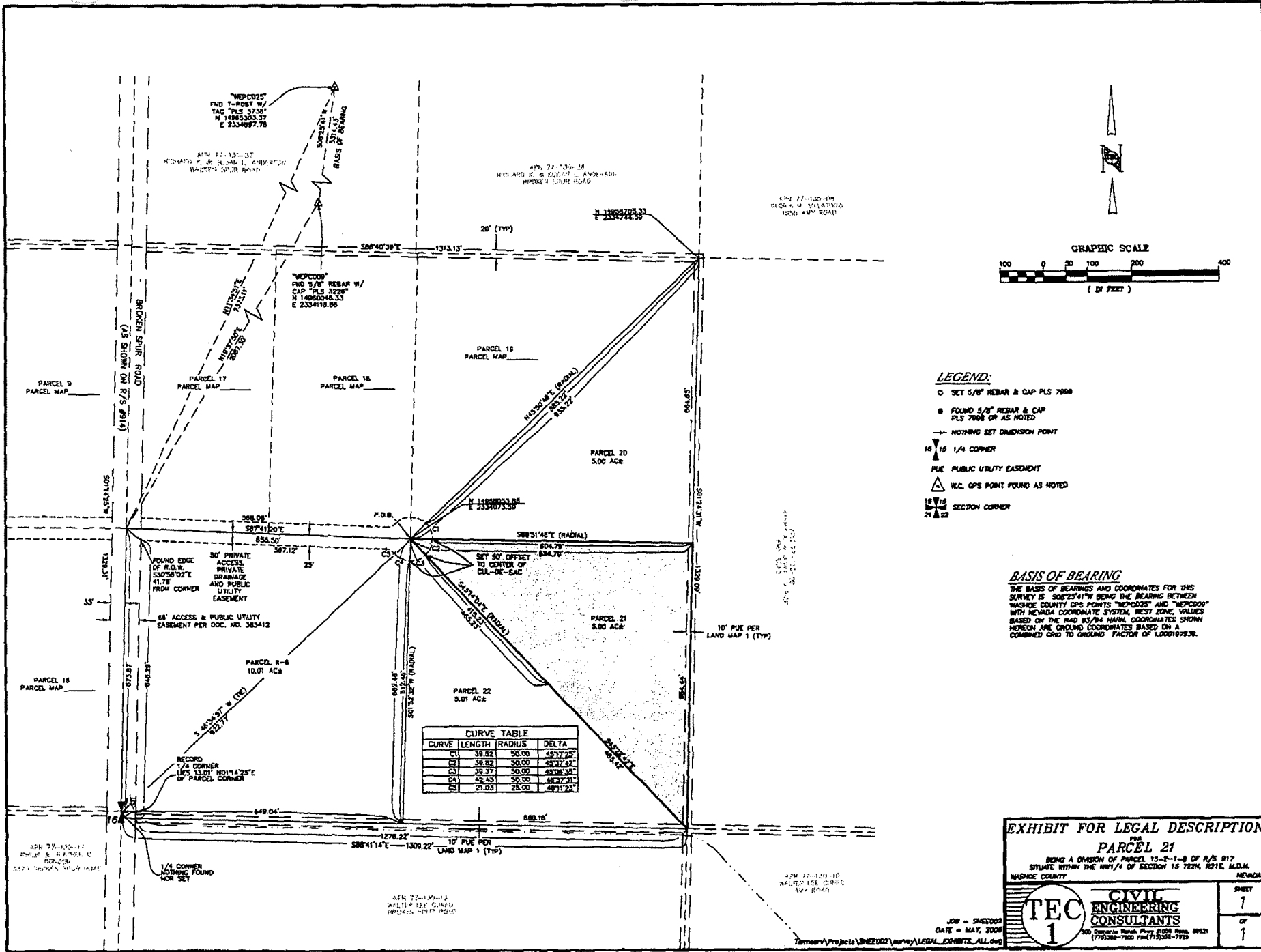
THENCE N.43°14'04"W., 465.23 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- FOUND 5/8" REBAR & CAP PLS 7998 OF AS NOTED
- ⊙ NOTHING SET DIMENSION POINT
- ⊙ 1/4 CORNER
- ⊙ PUBLIC UTILITY EASEMENT
- ⊙ M.C. OPS POINT FOUND AS NOTED
- ⊙ SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S02°23'41"W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "WPC0025" AND "WPC0000" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, TOLLAGE BASED ON THE RAD 83/84 HARN. COORDINATES SHOWN HEREON ARE CHORD COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000167836.

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	39.82	50.00
C2	39.82	50.00
C3	39.37	50.00
C4	42.45	50.00
C5	21.03	25.00

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 21
 BEING A DIVISION OF PARCEL 15-2-1-6 OF R/S 917
 SITUATE WITHIN THE NW 1/4 OF SECTION 15 T22N, R21E, M2M,
 WASHOE COUNTY NEVADA

TEC 1	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	300 Corporate Ranch Pkwy, #200 Reno, NV 89511 (775) 785-7622 FAX (775) 785-7722	OF 1

JOB = 5462002
 DATE = MAY, 2009
 T:\survey\Projects\5462002\survey\LEGAL_EXHIBITS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 22

All that certain real property located within a portion of the NW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-13, further described as a portion of parcel 15-2-1-8 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE N.46°34'56"E., 922.78 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.43°14'04"E., 465.23 feet;

THENCE S.43°22'42"E., 465.42 feet;

THENCE N.88°41'14"W., 660.18 feet,

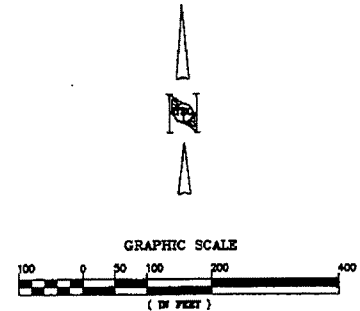
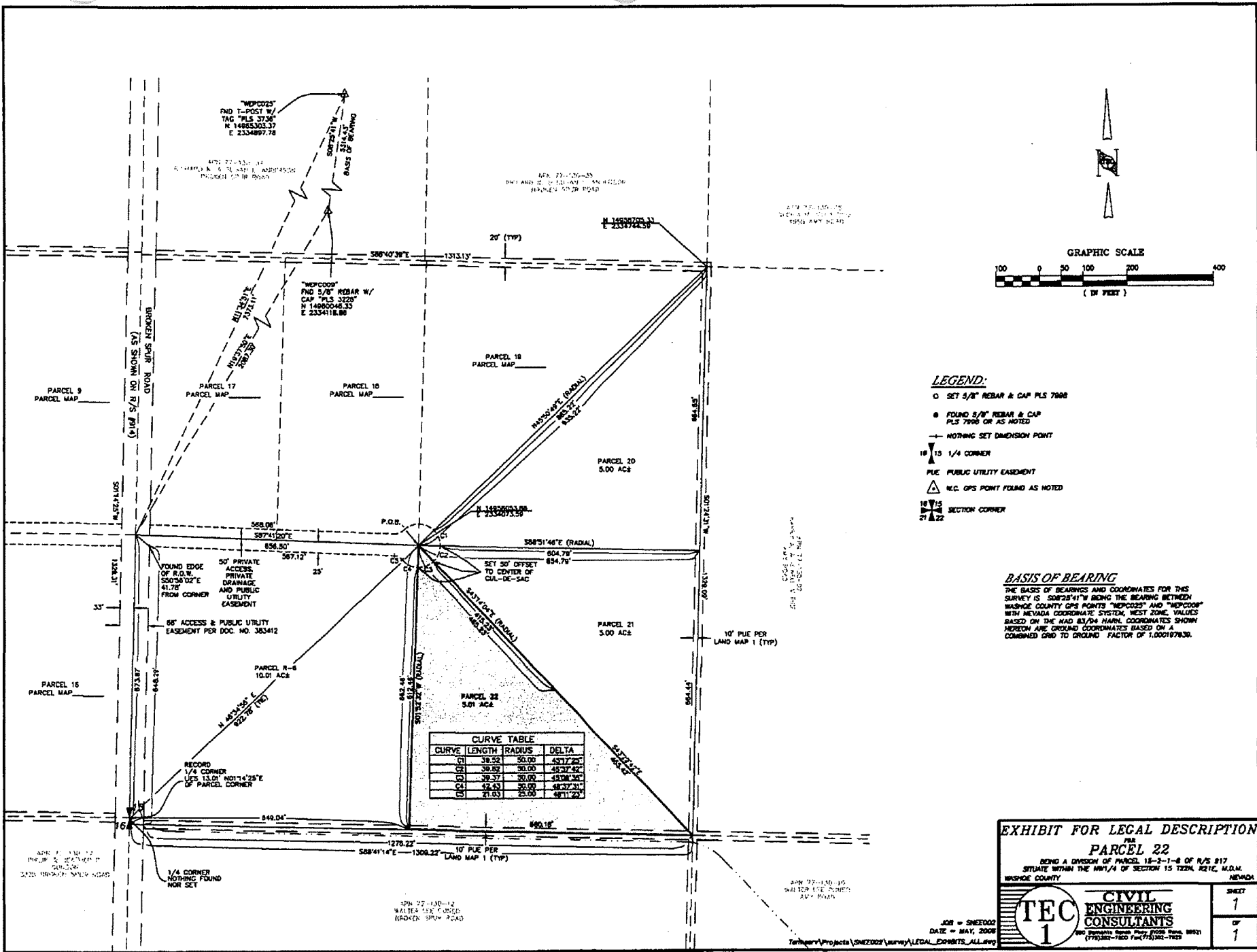
THENCE N.01°52'32"E., 662.46 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7908
 - FOUND 5/8" REBAR & CAP PLS 7906 OR AS NOTED
 - ⊙ NOTHING SET DIMENSION POINT
 - 18 15 1/4 CORNER
 - ⊖ PUE PUBLIC UTILITY EASEMENT
 - △ N.C. GPS POINT FOUND AS NOTED
 - 18 15 1/4 SECTION CORNER
 - 21 22

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197836.

CURVE	LENGTH	RADIUS	DELTA
C1	39.52	50.00	43°17'22"
C2	36.82	50.00	45°37'42"
C3	39.37	50.00	44°06'36"
C4	42.52	50.00	38°37'31"
C5	21.03	25.00	48°11'29"

EXHIBIT FOR LEGAL DESCRIPTION
 OF
PARCEL 22
 BEING A DIVISION OF PARCEL 15-2-1-8 OF R/S 817
 SITUATE WITHIN THE NW 1/4 OF SECTION 15 T22N, R21E, M.D.M.
 WASHOE COUNTY, NEVADA

TEC
CIVIL ENGINEERING CONSULTANTS

JOB = SNE002
 DATE = MAY, 2008
 4000 S. RENO AVENUE, SUITE 100, RENO, NV 89502
 (775) 782-7800 FAX (775) 782-7829

SHEET 1 OF 1

APR 27-130-12
 WALTER LEE CURESD
 BROKEN SPUR ROAD

APR 27-130-12
 WALTER LEE CURESD
 BROKEN SPUR ROAD

APR 27-130-12
 WALTER LEE CURESD
 BROKEN SPUR ROAD

T:\projects\proj\2008\survey\LEGAL_EXHIBITS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 23

All that certain real property located within a portion of the NW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-13, further described as a portion of parcel 15-2-1-8 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE S.86°22'42"E., 322.92 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.01°39'49"E., 668.17 feet;

THENCE S.87°41'20"E., 328.86 feet;

THENCE S.01°52'32"W., 662.46 feet;

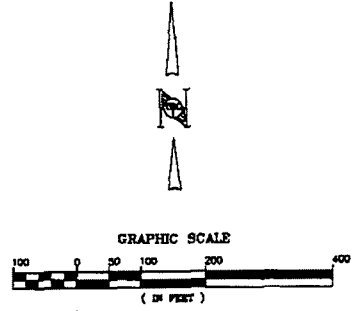
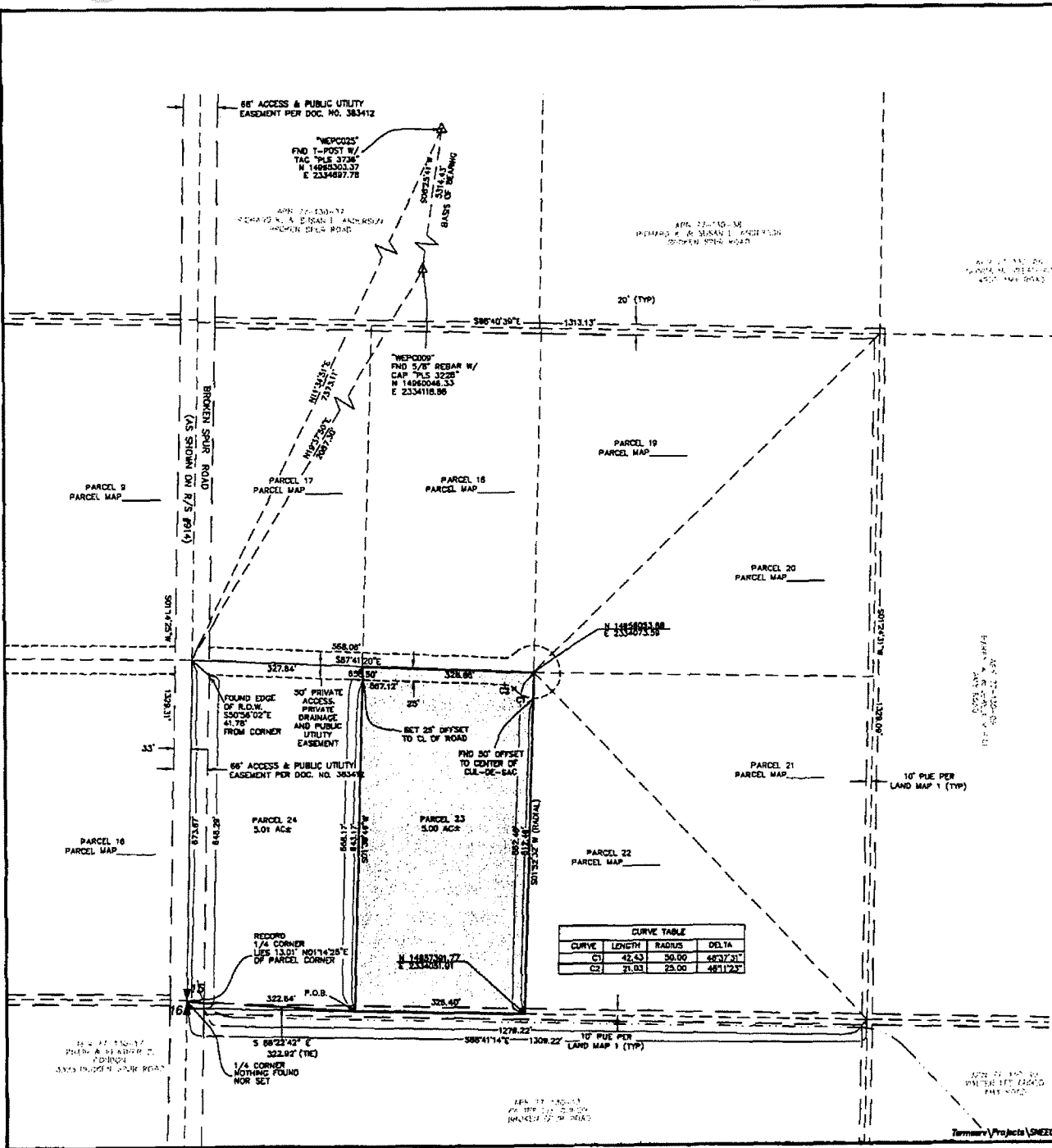
THENCE N.88°41'14"W., 326.40 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 3/8" REBAR & CAP PLS 7988
- FOUND 3/8" REBAR & CAP PLS 7988 OR AS NOTED
- ⊙ NOTHING SET DIMENSION POINT
- 19 15 1/4 CORNER
- ⊞ PUBLIC UTILITY EASEMENT
- △ N.C. GPS POINT FOLDED AS NOTED
- 16 21 1/4 SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 50°27'S 41°W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEPC0025" AND "NEPC0001" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/94 NAD83 COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197336.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	42.43	20.00	44°37'31"
C2	21.03	25.00	48°11'23"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 23
 BEING A DIVISION OF PARCEL 10-2-1-8 OF R/S 817
 SITUATE WITHIN THE NW1/4 OF SECTION 13 T22N, R21E, M.D.M.,
 WASHOE COUNTY NEVADA.

TEC CIVIL ENGINEERING CONSULTANTS
 JOB # SNEE002
 DATE = MAY, 2008
 NO CHANGE SINCE THIS DATE PER STATE MAPS 17325-1-0001-1-0002-1-0003-1-0004
 SHEET 1 OF 1

APR 22 10:43 AM
 APR 22 10:43 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: MAY 2008
 PROJECT: SNEE002 Survey LEGAL EXHIBITS_ALL.dwg

LEGAL DESCRIPTION
For Parcel 24

All that certain real property located within a portion of the NW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-13, further described as a portion of parcel 15-2-1-8 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

BEGINNING at the West ¼ corner of said section 15;

THENCE along the centerline of Broken Spur Road, N.01°14'25"E., 660.86 feet;

THENCE leaving the centerline of Broken Spur Road, S.87°41'20"E., 327.64 feet;

THENCE S.01°39'49"W., 668.17 feet;

THENCE N.88°41'14"W., 322.64 feet, to a point on the centerline of Broken Spur Road;

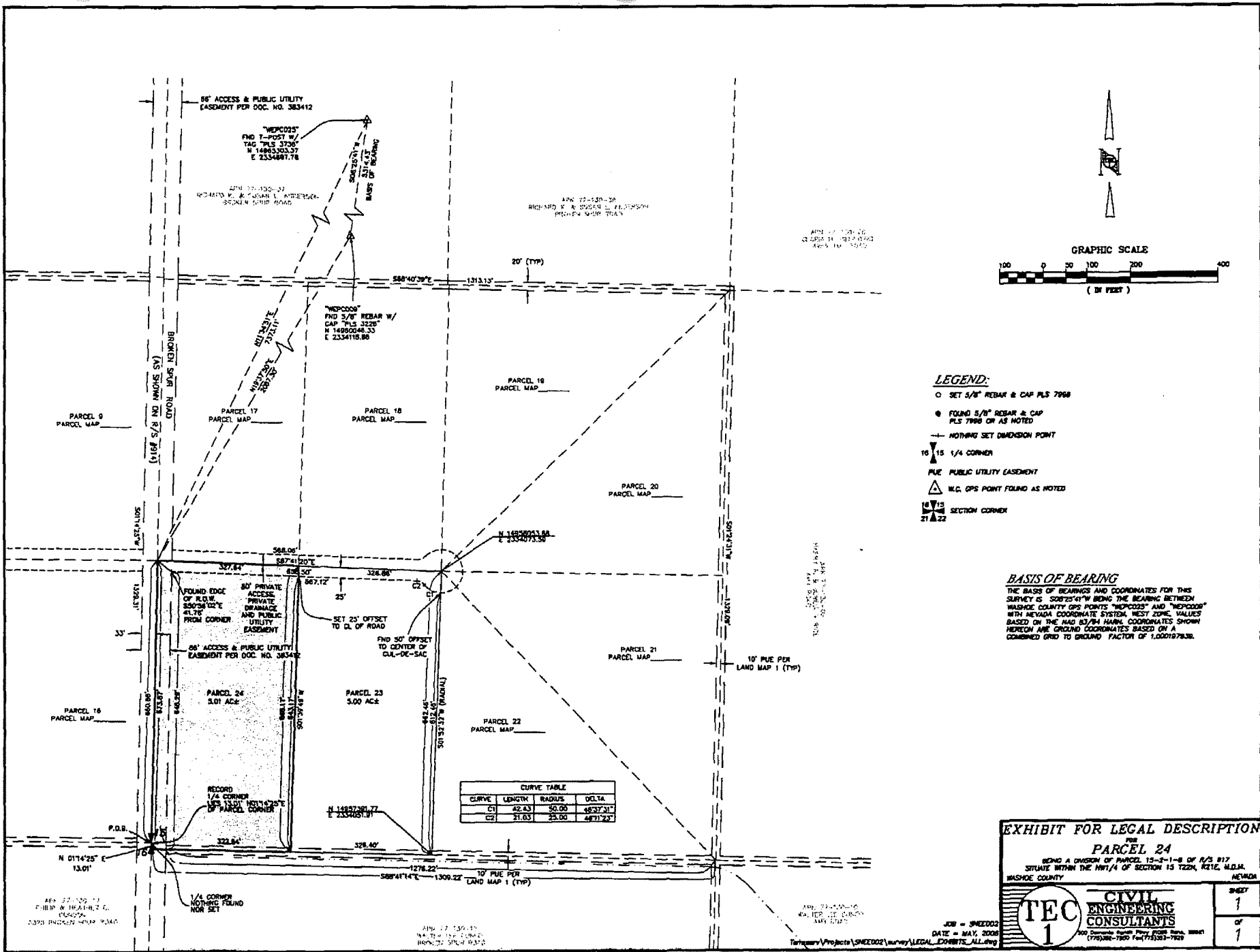
THENCE along the centerline of Broken Spur Road, N.01°14'25"E., 13.01 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7998
 - FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
 - ⊕ NOTHING SET DIMENSION POINT
 - 1/4 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - M.C. GPS POINT FOUND AS NOTED
 - SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARING AND COORDINATES FOR THIS SURVEY IS 508°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0225" AND "WPC0208" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000187338.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	42.43	50.00	48°37'31"
C2	21.03	25.00	48°37'22"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 24
 BEING A DIVISION OF PARCEL 15-3-1-8 OF R/S 817
 SITUATE WITHIN THE NW1/4 OF SECTION 15 T22N, R21E, N43E, WASHOE COUNTY, NEVADA

TEC
CIVIL ENGINEERING CONSULTANTS

JOB = SNEZ002
 DATE = MAY, 2008
 700 University Center Plaza, Reno, NV 89501
 (775) 782-7900 FAX (775) 782-7929

34827
 1
 of
 1

REV. 22-100-13
 FIELD & INSTRUMENT
 CHECKED
 APPRO. BROCKEN SHIR ROAD

APR 22-130-11
 NORTH & SOUTH CORNER
 REBAR SET BY WPC

APR 22-100-20
 NORTH & SOUTH CORNER
 REBAR SET BY WPC

Temporary/Projects/SNEZ002/survey/LEGAL_EXHIBITS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 25

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-12, further described as a portion of parcel 15-2-1-9 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE along the centerline of Broken Spur Road, S.01°14'25"W., 13.01 feet, to the **TRUE POINT OF BEGINNING**;

THENCE leaving the centerline of Broken Spur Road, S.88°41'14"E., 322.64 feet;

THENCE S.00°59'23"W., 667.53 feet;

THENCE N.89°23'55"W., 325.58 feet, to a point on the centerline of Broken Spur Road;

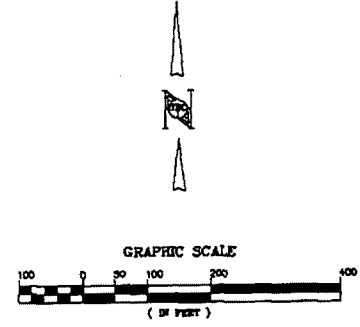
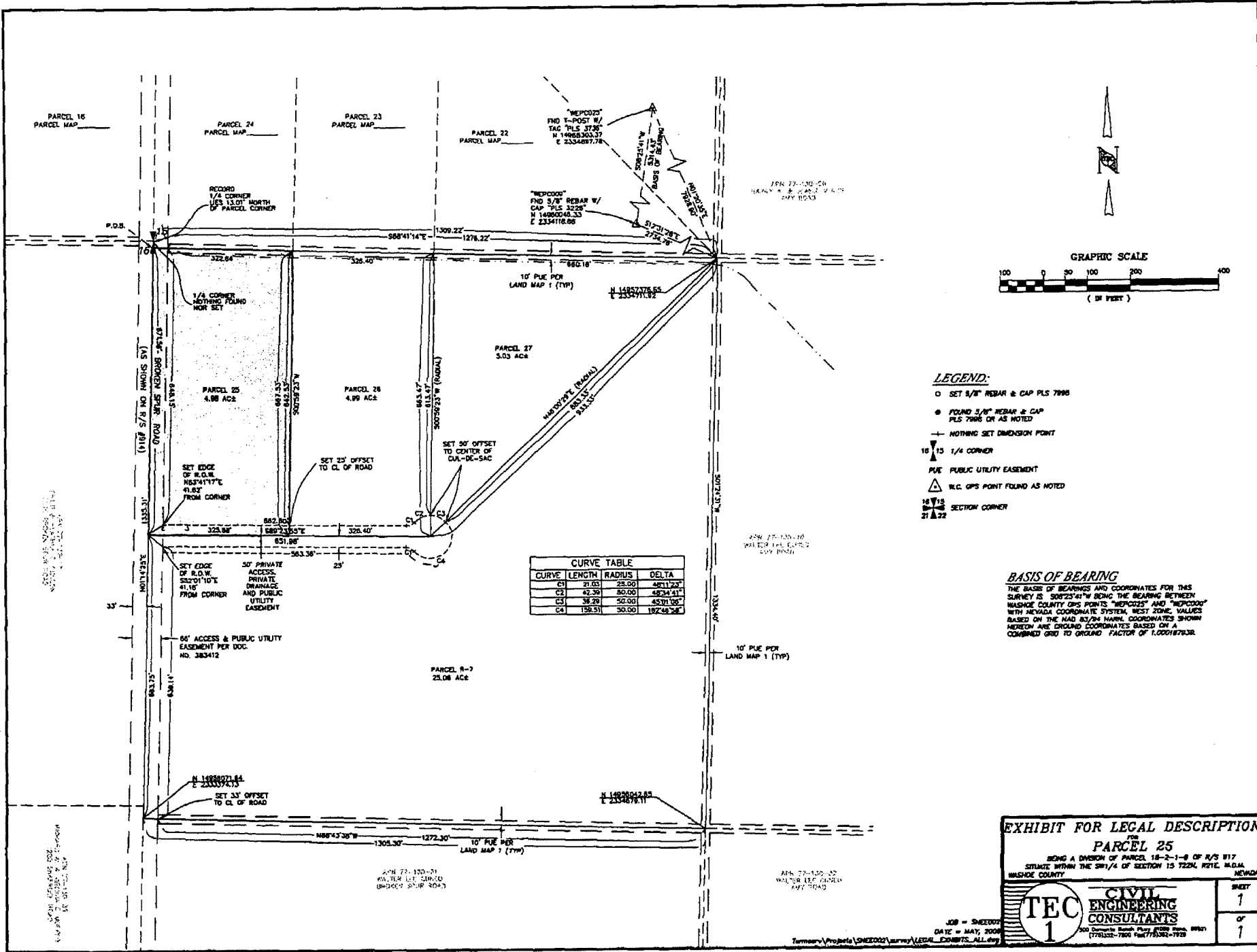
THENCE along the centerline of Broken Spur Road, N.01°14'25"E., 671.56 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 4.98 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 3/8" REBAR & CAP PLS 7996
 - FOUND 3/8" REBAR & CAP PLS 7996 OR AS NOTED
 - ⊕ NOTHING SET DIMENSION POINT
 - ⚡ 15' 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ W.C. OPS POINT FOUND AS NOTED
 - ⚡ 15' SECTION CORNER

CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°11'23"
C2	42.39	50.00	48°34'41"
C3	36.29	50.00	45°01'08"
C4	156.51	50.00	192°54'56"

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 508°23'41"W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "WEP0025" AND "WEP0000" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/94 NAD83. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000187038.

EXHIBIT FOR LEGAL DESCRIPTION FOR PARCEL 25
 BEING A DIVISION OF PARCEL 18-2-1-8 OF R/S 817 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R12E, N.M.S.M. WASHOE COUNTY NEVADA

TEC CIVIL ENGINEERING CONSULTANTS
 500 Corporate Ranch Pkwy, #200 Reno, NV 89511
 (775) 782-7700 Fax: (775) 782-1170

JOB - SNEED02
 DATE = MAY, 2008
 T:\projects\proj02\sneed02\survey\LEGAL_EXHIBITS_ALL.dwg

SHEET	1
OF	1

LEGAL DESCRIPTION

For Parcel 26

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-12, further described as a portion of parcel 15-2-1-9 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE S.86°22'42"E., 322.92 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.88°41'14"E., 326.40 feet;

THENCE S.00°59'23"W., 663.47 feet;

THENCE N.89°23'55"W., 326.40 feet;

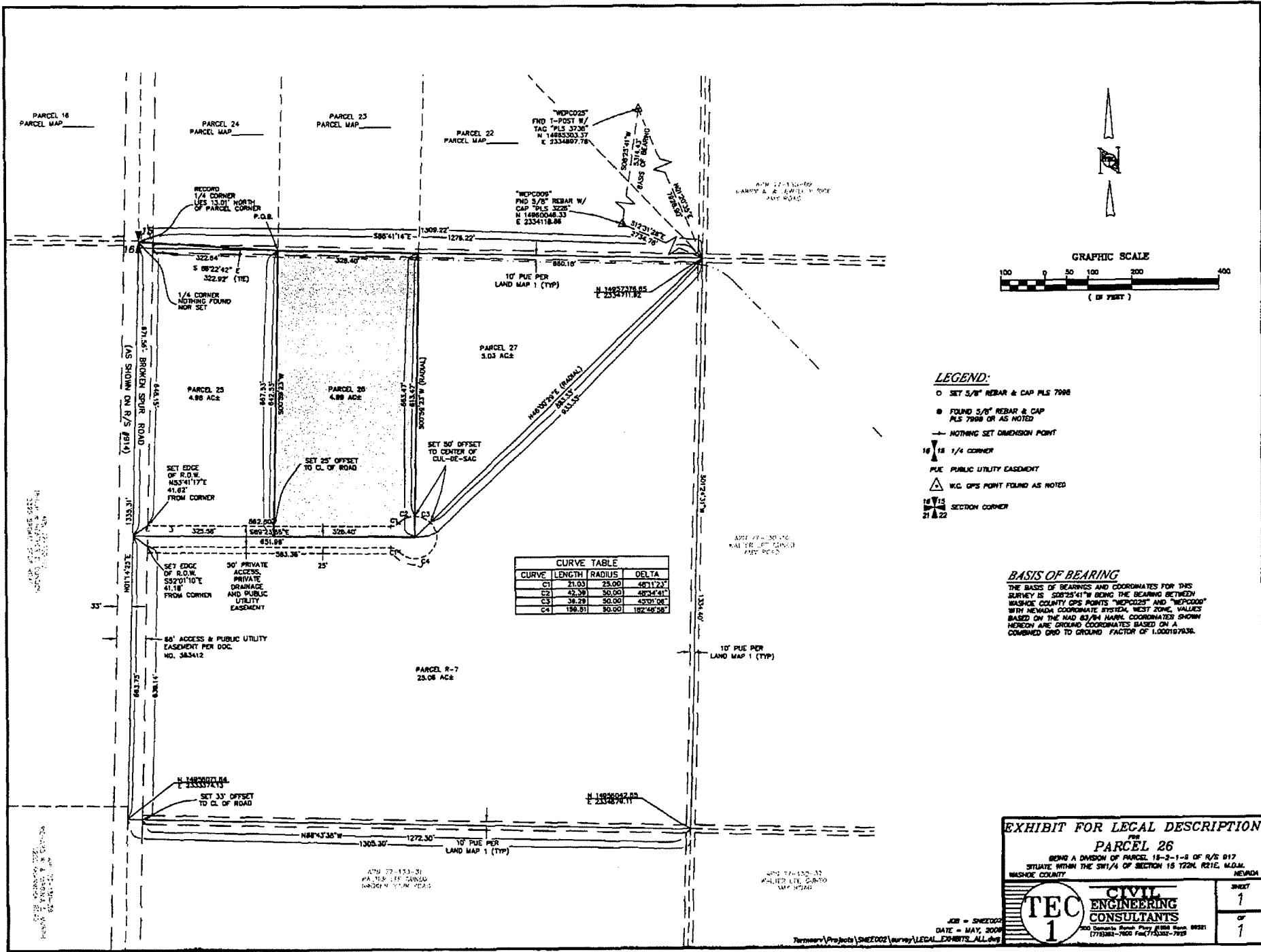
THENCE N.00°59'23"E., 667.53 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 4.99 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
- ⊙ NOTHING SET DIMENSION POINT
- ⊙ 1/4 CORNER
- P.U.E. PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- ⊙ SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0225" AND "WPC0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREIN ARE GROUND COORDINATES BASED ON A COMBINED GSD TO GROUND FACTOR OF 1.000197338.

EXHIBIT FOR LEGAL DESCRIPTION OF PARCEL 26
 BEING A DIVISION OF PARCEL 15-2-1-8 OF R/S 017
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N R21E, M.D.M.
 WASHOE COUNTY NEVADA

	CIVIL ENGINEERING CONSULTANTS <small>200 Colorado Street Reno, NV 89501 (775) 785-7900 Fax: (775) 785-7909</small>	SHEET 1
	DATE = MAY, 2009 <small>Job = SNEED02</small>	OF 1

LEGAL DESCRIPTION
For Parcel 27

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-12, further described as a portion of parcel 15-2-1-9 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE S.87°32'20"E., 649.19 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.88°41'14"E., 660.18 feet;

THENCE S.46°00'29"W., 933.33 feet;

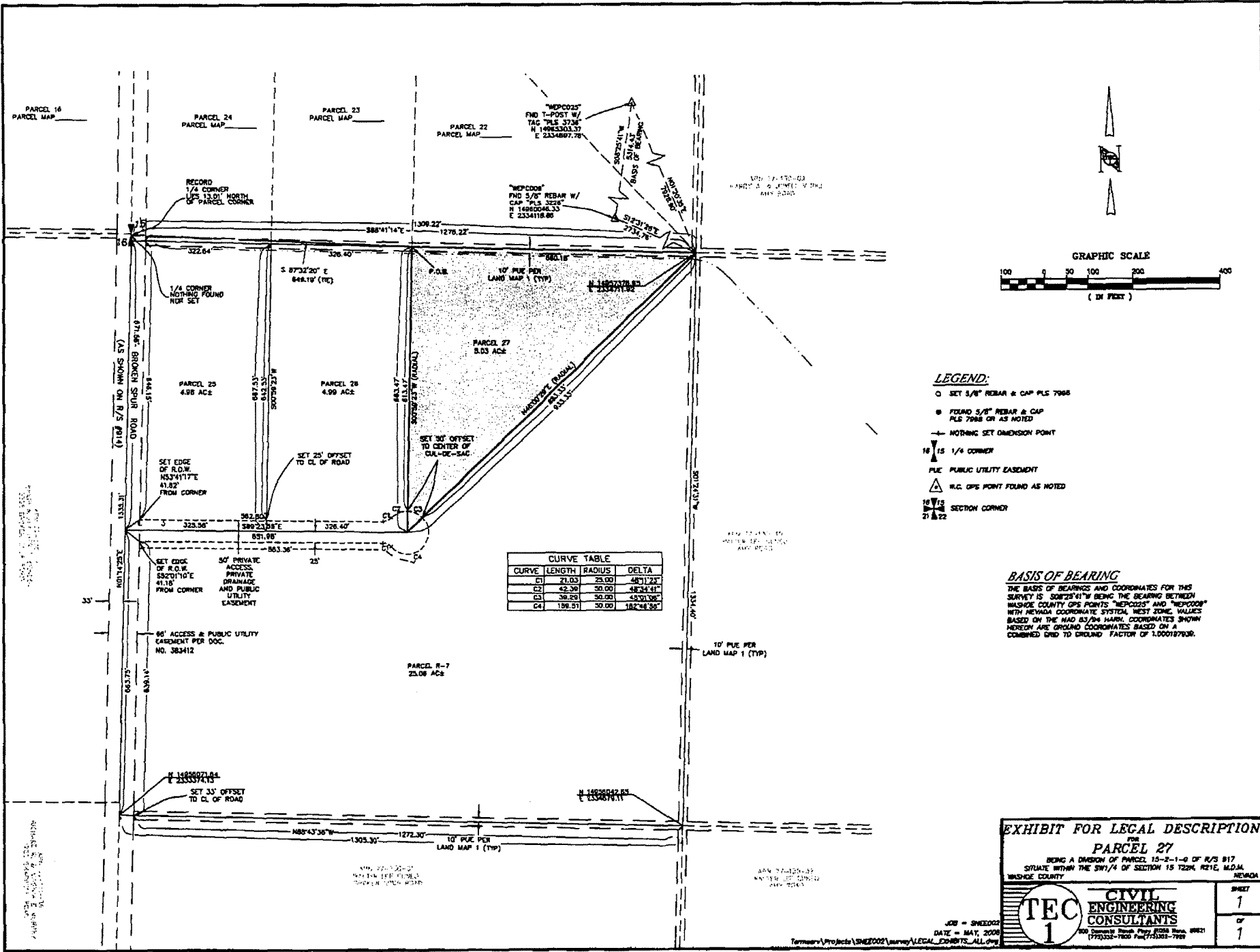
THENCE N.00°59'23"E., 663.47 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.03 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°11'23"
C2	42.39	50.00	48°24'41"
C3	38.29	50.00	43°23'08"
C4	156.51	50.00	182°48'38"

- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7068
 - FOUND 5/8" REBAR & CAP PLS 7068 ON AS NOTED
 - ⊙ NOTHING SET DIMENSION POINT
 - 15' 15 1/4 CORNER
 - PLU PUBLIC UTILITY EASEMENT
 - △ R.C. GPS POINT FOUND AS NOTED
 - 15' 15 SECTION CORNER
 - 21' 22

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC025" AND "WPC008" WITH NEVADA COORDINATE SYSTEM, BEST ZONE, VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000187036.

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 27
 BEING A DIVISION OF PARCEL 15-2-1-G OF R/S B17
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M.0.M.
 WASHOE COUNTY NEVADA

TEC 1	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	300 Summit St. Reno, NV 89501 (775)335-7800 Fax: (775)335-7899	OF 1

JOB = SWE002
 DATE = MAY, 2008
 Terms: \Projects\SWE002\Survey\LEGAL_EXHIBITS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 28

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-12, further described as a portion of parcel 15-2-1-9 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE S.42°40'00"E., 940.08 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.46°00'29"E., 933.33;

THENCE S.01°24'31"W., 667.77 feet;

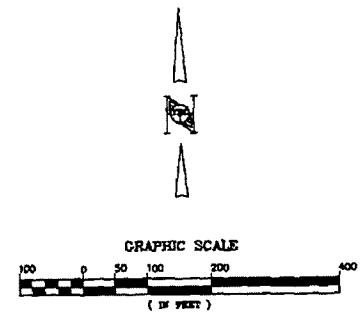
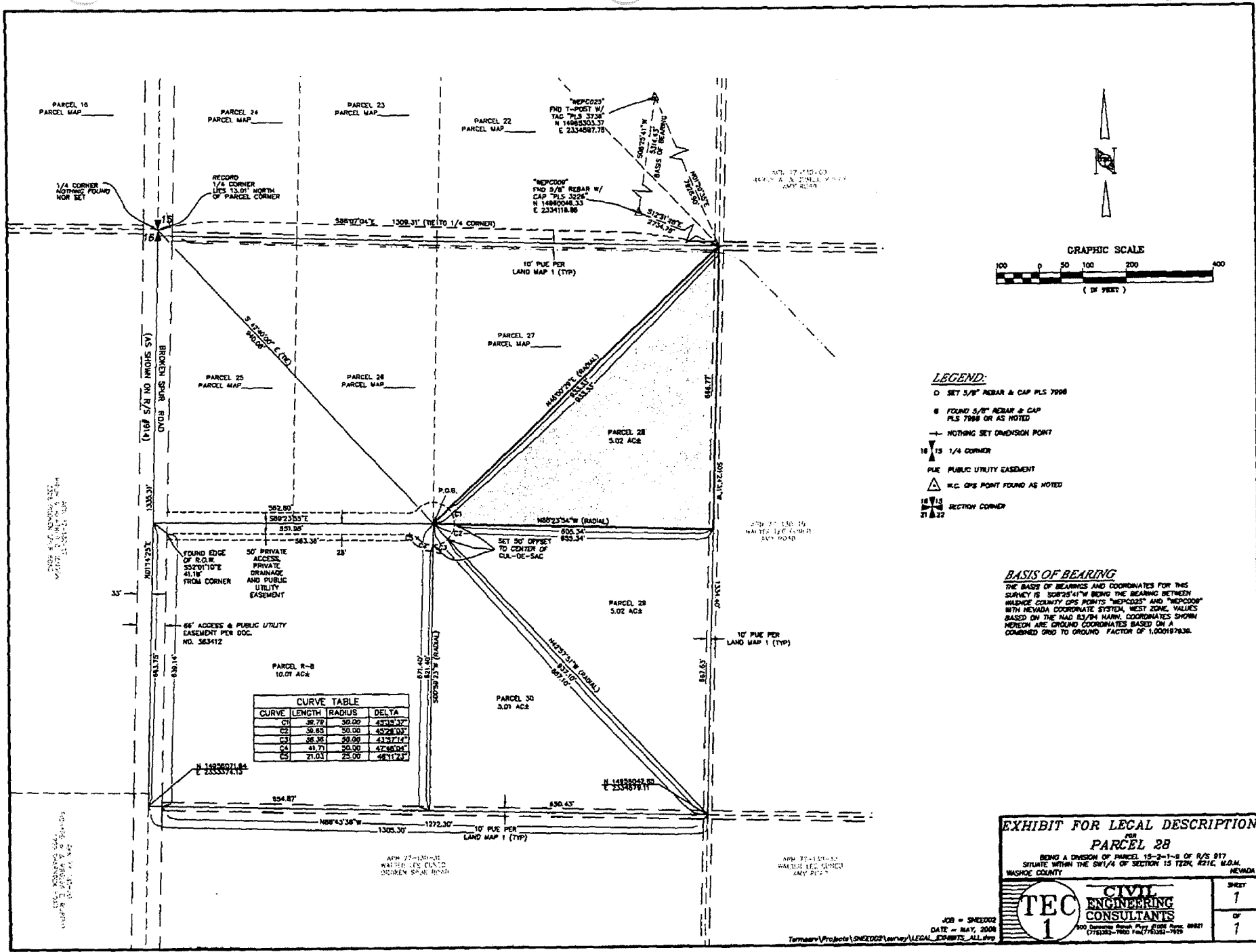
THENCE N.88°23'54"W., 655.34 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.02 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
- ⊕ NOTHING SET DIMENSION POINT
- ⊕ IS 1/4 CORNER
- PUBLIC UTILITY EASEMENT
- △ M.C. GPS POINT FOUND AS NOTED
- ⊕ IS SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "MPC0025" AND "MPC0000" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/PM HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000187338.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	36.79	36.00	45°12'37"
C2	38.63	50.00	45°28'03"
C3	38.38	50.00	43°57'14"
C4	43.71	50.00	47°46'04"
C5	21.03	25.00	48°11'24"

EXHIBIT FOR LEGAL DESCRIPTION
FOR
PARCEL 28
BEING A DIVISION OF PARCEL 15-2-1-9 OF R/S 917
SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E, W43A, NEVADA
WASHOE COUNTY

TEC 1	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	300 Commercial Center, Reno, NV 89501 775-782-7000 Fax: 775-782-7100	OF 1

JOB = SNE022
DATE = MAY, 2008
Terracon/Pro/Inte/ONEEDGE/Levey/LEGAL_DOCUMENTS_ALL.dwg

LEGAL DESCRIPTION
For Parcel 29

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-12, further described as a portion of parcel 15-2-1-9 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE S.42°40'00"E., 940.08 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.88°23'54"E., 655.34 feet;

THENCE S.01°24'31"W., 667.63 feet;

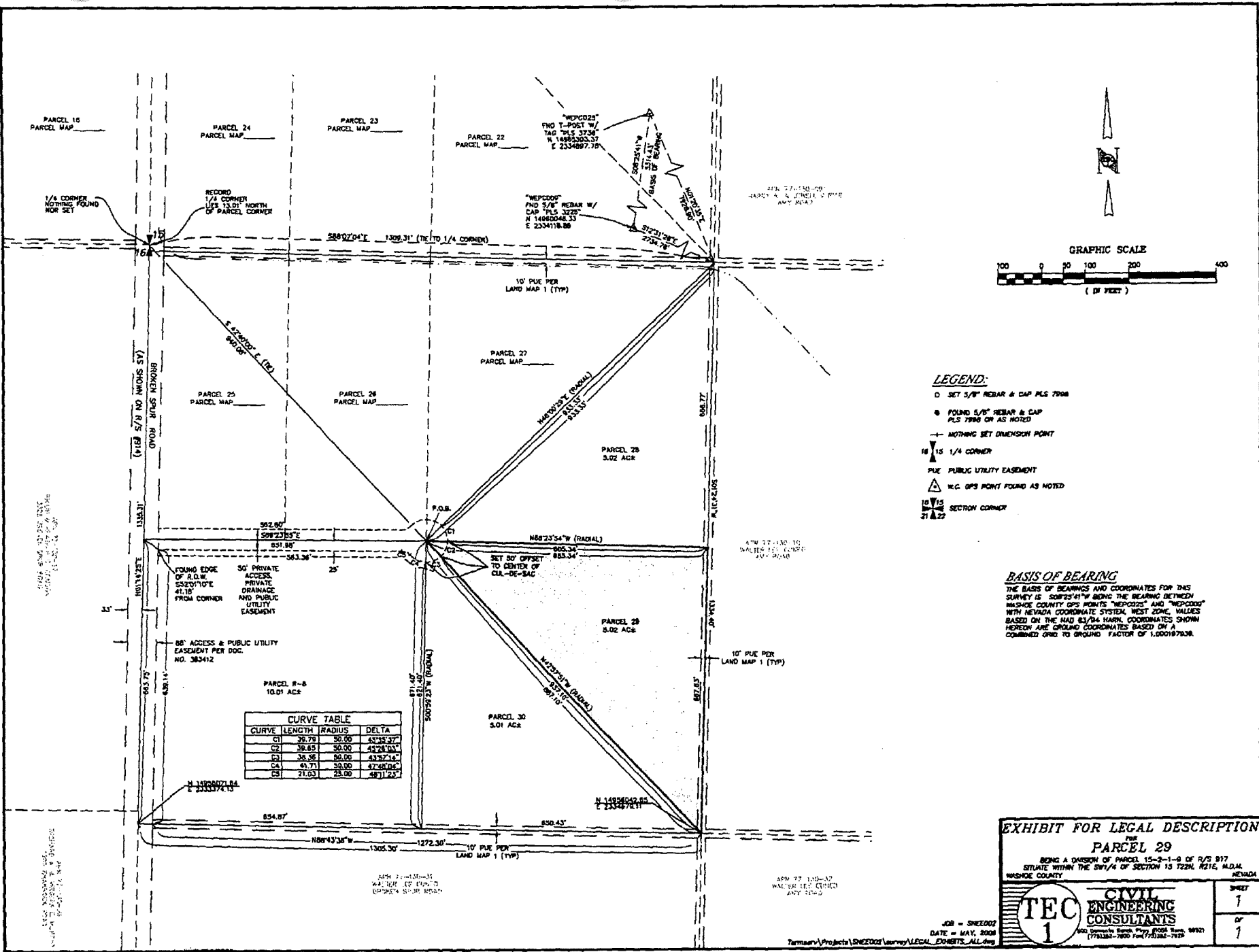
THENCE N.42°57'51"W., 937.10 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.02 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
- + NOTHING SET DIMENSION POINT
- ⊕ 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ I.C. OPS POINT FOUND AS NOTED
- ⊙ SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 5082°41'W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEPC025" AND "NEPC000" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/14 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197638.

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 29
BEING A DIVISION OF PARCELS 15-3-1-8 OF R/S 817
SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, N04E,
WASHOE COUNTY, NEVADA

TEC 1	CIVIL ENGINEERING CONSULTANTS	SHEET
		1
JOB - SNE2022 DATE - MAY, 2028 Terman\Projects\SNE2022\Survey\LEGAL_EXHIBITS_ALL.dwg		OF
		1

LEGAL DESCRIPTION
For Parcel 30

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-12, further described as a portion of parcel 15-2-1-9 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE S.42°40'00"E., 940.08 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.42°57'51"E., 937.10 feet;

THENCE N.88°43'38"W., 650.43 feet;

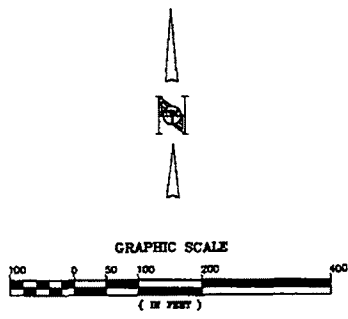
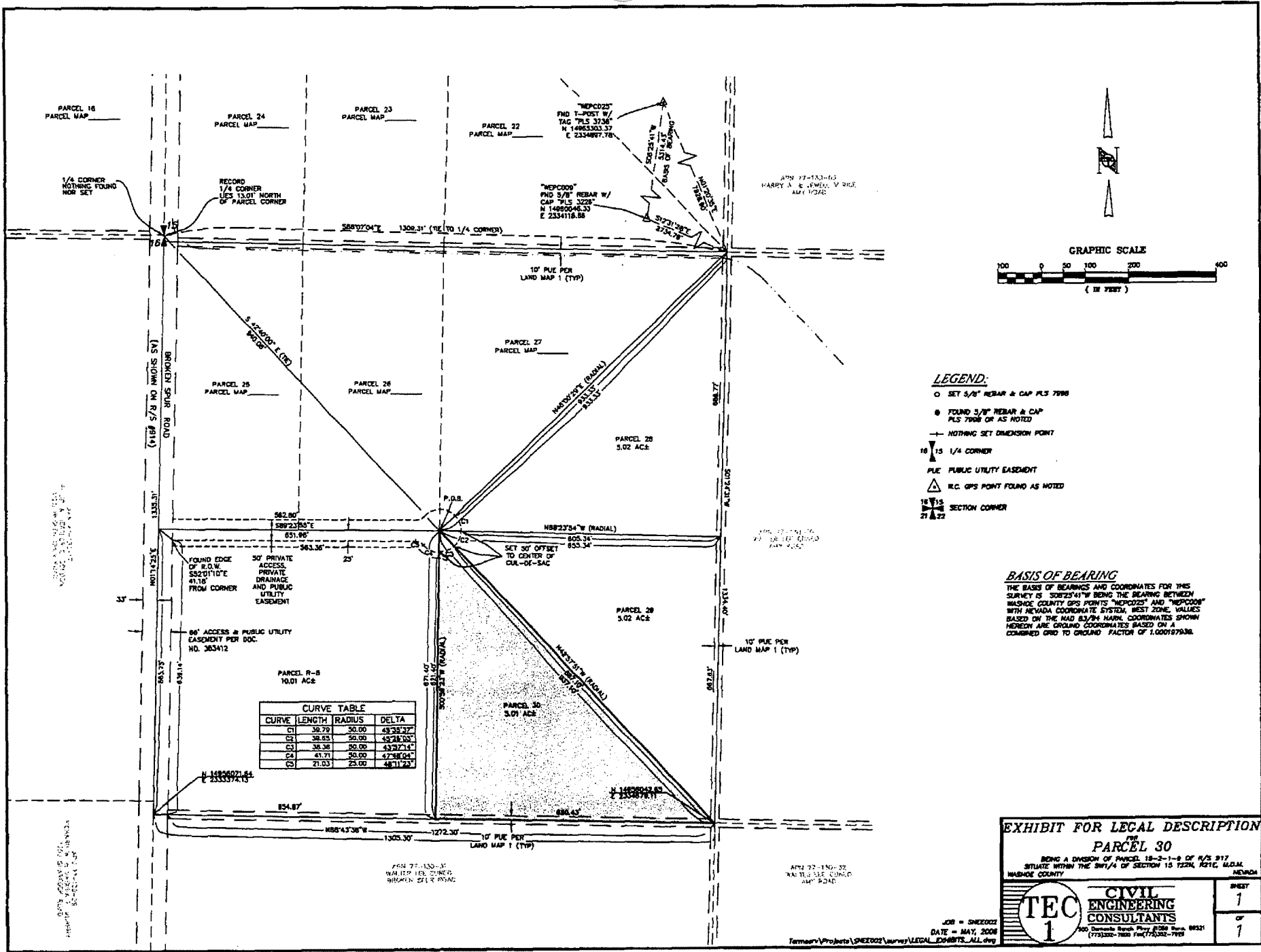
THENCE N.00°59'23"E., 671.40 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7000
 - FOUND 5/8" REBAR & CAP PLS 7000 OR AS NOTED
 - + NOTHING SET DIMENSION POINT
 - 15 1/4 CORNER
 - PLU PUBLIC UTILITY EASEMENT
 - △ R.C. GPS POINT FOUND AS NOTED
 - 15 1/4 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S0825°41'W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "MPC0227" AND "MPC0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/74 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000187688.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.79	50.00	43°28'37"
C2	38.83	50.00	45°28'03"
C3	38.36	50.00	43°27'14"
C4	41.71	50.00	47°38'04"
C5	21.03	25.00	48°11'23"

EXHIBIT FOR LEGAL DESCRIPTION
 OF
PARCEL 30
 BEING A DIVISION OF PARCEL 15-2-1-9 OF 1/4 S 317
 SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E, M2J4,
 WASHOE COUNTY

	CIVIL ENGINEERING CONSULTANTS	SHEET	1
		OF	1

JOB = SNE002
 DATE = MAY, 2008
 1000 California Street, Suite 2000, Reno, NV 89501
 (775) 322-7888 Fax: (775) 322-7899

LEGAL DESCRIPTION
For Parcel 31

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-12, further described as a portion of parcel 15-2-1-9 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE S.42°40'00"E., 940.08 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.00°59'23"W., 671.40 feet;

THENCE N.88°43'38"W., 326.39 feet;

THENCE N.00°59'23"E., 667.58 feet,

THENCE S.89°23'55"E., 326.40 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.02 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521

LEGAL DESCRIPTION
For Parcel 32

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-12, further described as a portion of parcel 15-2-1-9 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE along the centerline of Broken Spur Road, S.01°14'25"W., 684.57 feet, to the **TRUE POINT OF BEGINNING**;

THENCE leaving the centerline of Broken Spur Road, S.89°23'55"E., 325.58 feet;

THENCE S.00°59'23"W., 667.58 feet;

THENCE N.88°43'38"W., 328.48 feet, to a point on the centerline of Broken Spur Road;

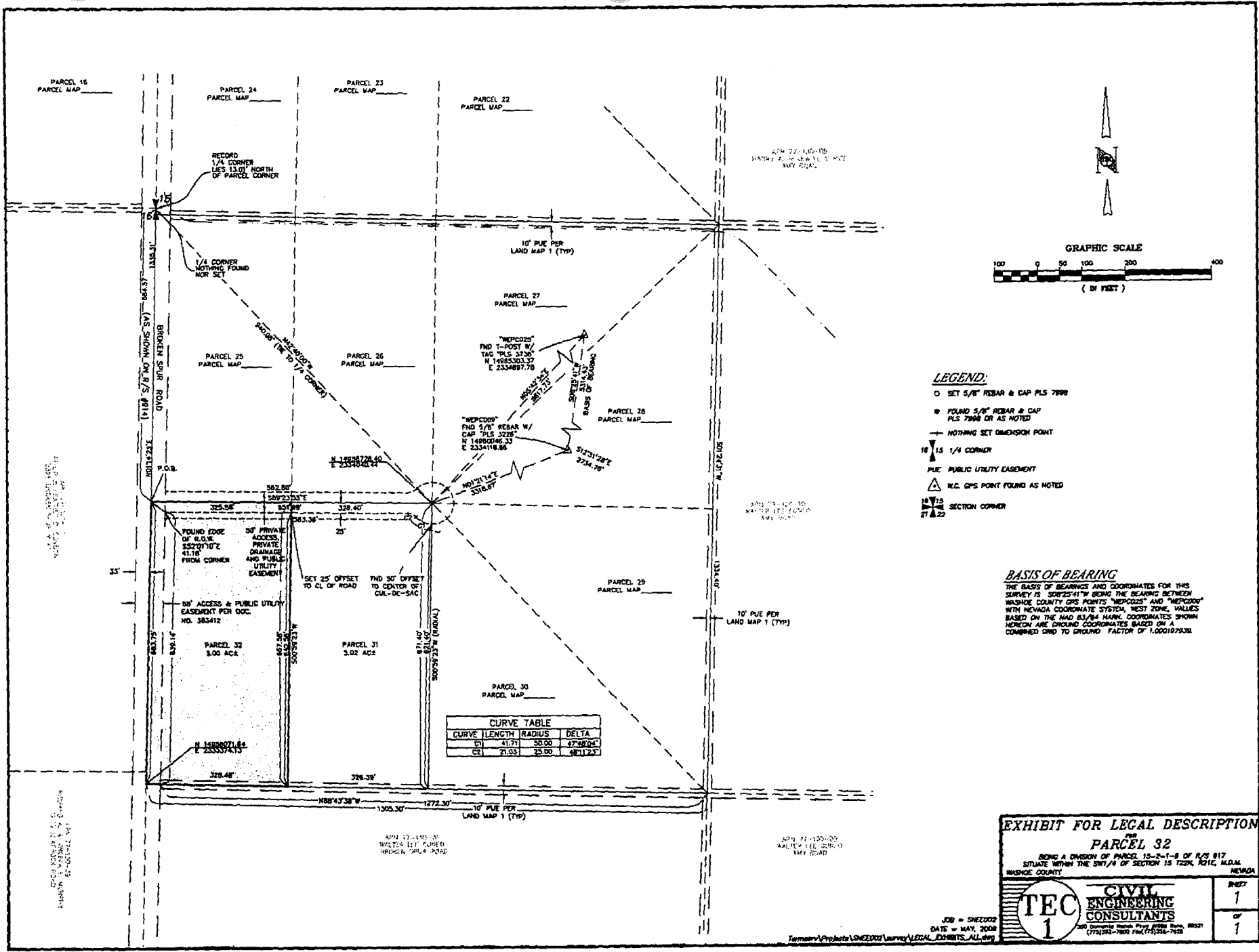
THENCE along the centerline of Broken Spur Road, N.01°14'25"E., 663.75 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7898
 - FOUND 5/8" REBAR & CAP PLS 7898 ON AS NOTED
 - ⊕ NOTHING SET DIMENSION POINT
 - ⊕ 1/4 CORNER
 - ⊕ 1/4 CORNER NOTHING FOUND NOR SET
 - PUE PUBLIC UTILITY EASEMENT
 - ▲ N.C. GPS POINT FOUND AS NOTED
 - ⊕ 1/4 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S00°25'41"W BEING THE BEARING BETWEEN WINDSOR COUNTY GPS POINTS "WPC0025" AND "WPC0020" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/14 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197938.

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	41.71	35.00
C2	21.23	35.00

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 32
 BEING A DIVISION OF PARCEL 15-2-1-B OF R/S B17
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R01E, N04E,
 WINDSOR COUNTY NEVADA

TEC
1

CIVIL ENGINEERING CONSULTANTS

3000 Dorrville Road, Reno, NV 89521
 (775) 325-7800 FAX (775) 325-7828

SHEET
1
OF
1

JOB = SNEZ002
 DATE = MAY, 2008
 Terrence J. Proctor LSNEZ002 Survey/LEGAL_EXHIBITS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 33

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-10, further described as a portion of parcel 15-2-1-10 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said section 15;

THENCE N.50°39'38"E., 3012.25 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.01°34'39"E., 667.23 feet;

THENCE S.88°41'14"E., 326.66 feet, to a point on the centerline of Amy Road;

THENCE along the centerline of Amy Road, S.01°34'39"W., 667.48 feet;

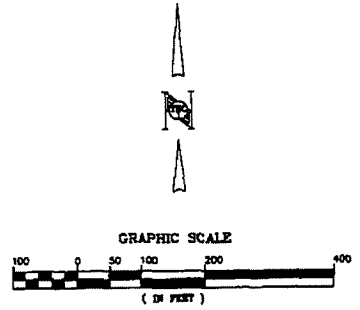
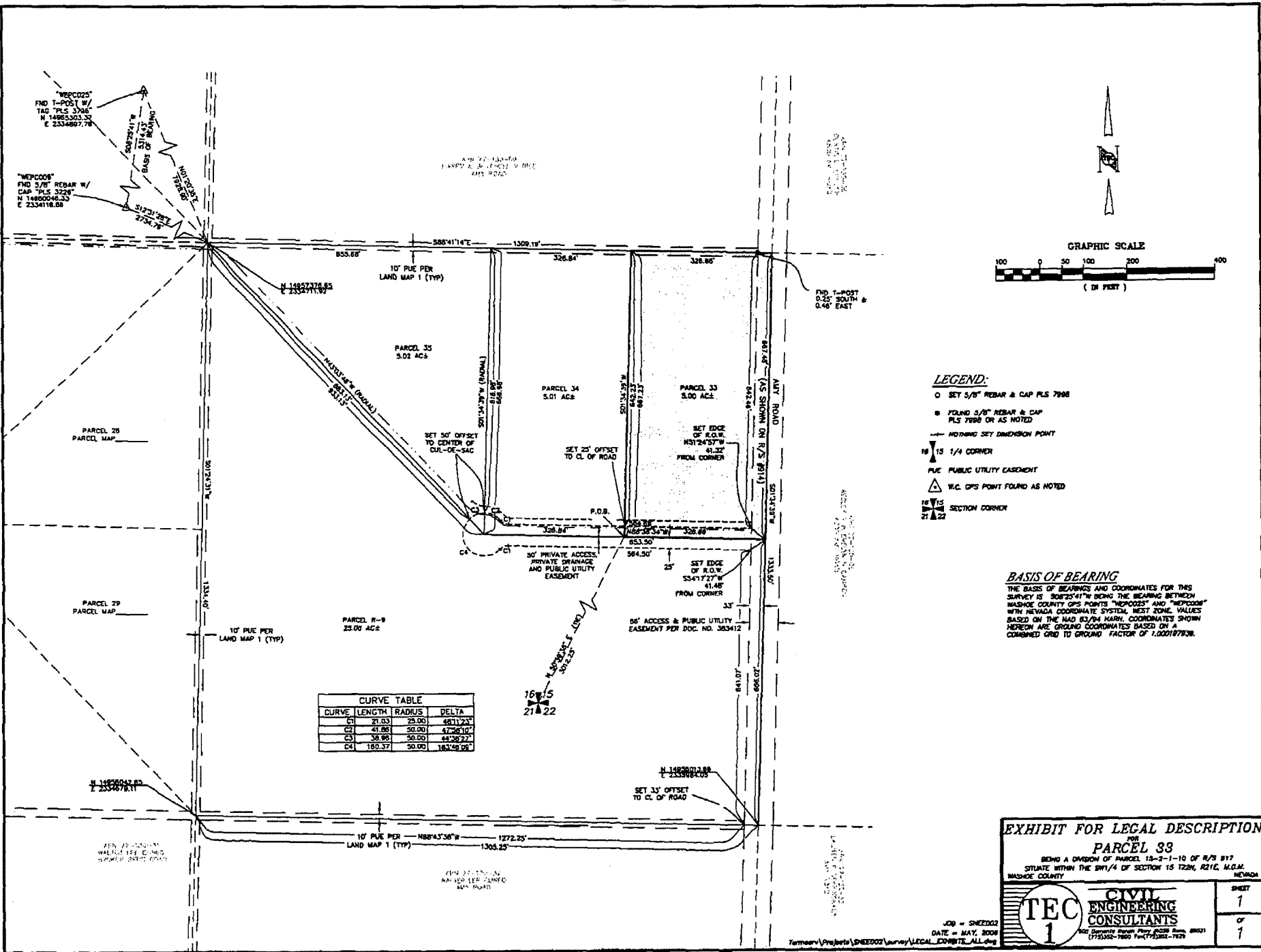
THENCE leaving the centerline of Amy Road, N.88°38'34"W., 326.66 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 3/8" REBAR & CAP PLS 7908
 - FOUND 3/8" REBAR & CAP PLS 7908 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - 16 15 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ W.C. GPS POINT FOUND AS NOTED
 - 16 15 SECTION CORNER
 - 21 22

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 308°25'41" W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/94 MARS. COORDINATES SHOWN ABOVE ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000187828.

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 33
 BEING A DIVISION OF PARCEL 15-2-1-10 OF R/S 917
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T28N, R21E, N30E,
 WASHOE COUNTY, NEVADA

TEC 1 CIVIL ENGINEERING CONSULTANTS

JOB = SNEE002
 DATE = MAY, 2008
 T:\m\proj\15\15-2-1-10\LEGAL\JOBTEC1-ALL.dwg

SHEET 1 OF 1

LEGAL DESCRIPTION

For Parcel 34

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-10, further described as a portion of parcel 15-2-1-10 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said section 15;

THENCE N.46°15'09"E., 2772.66 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.01°34'39"E., 666.98 feet;

THENCE S.88°41'14"E., 326.84 feet;

THENCE S.01°34'39"W., 667.23 feet;

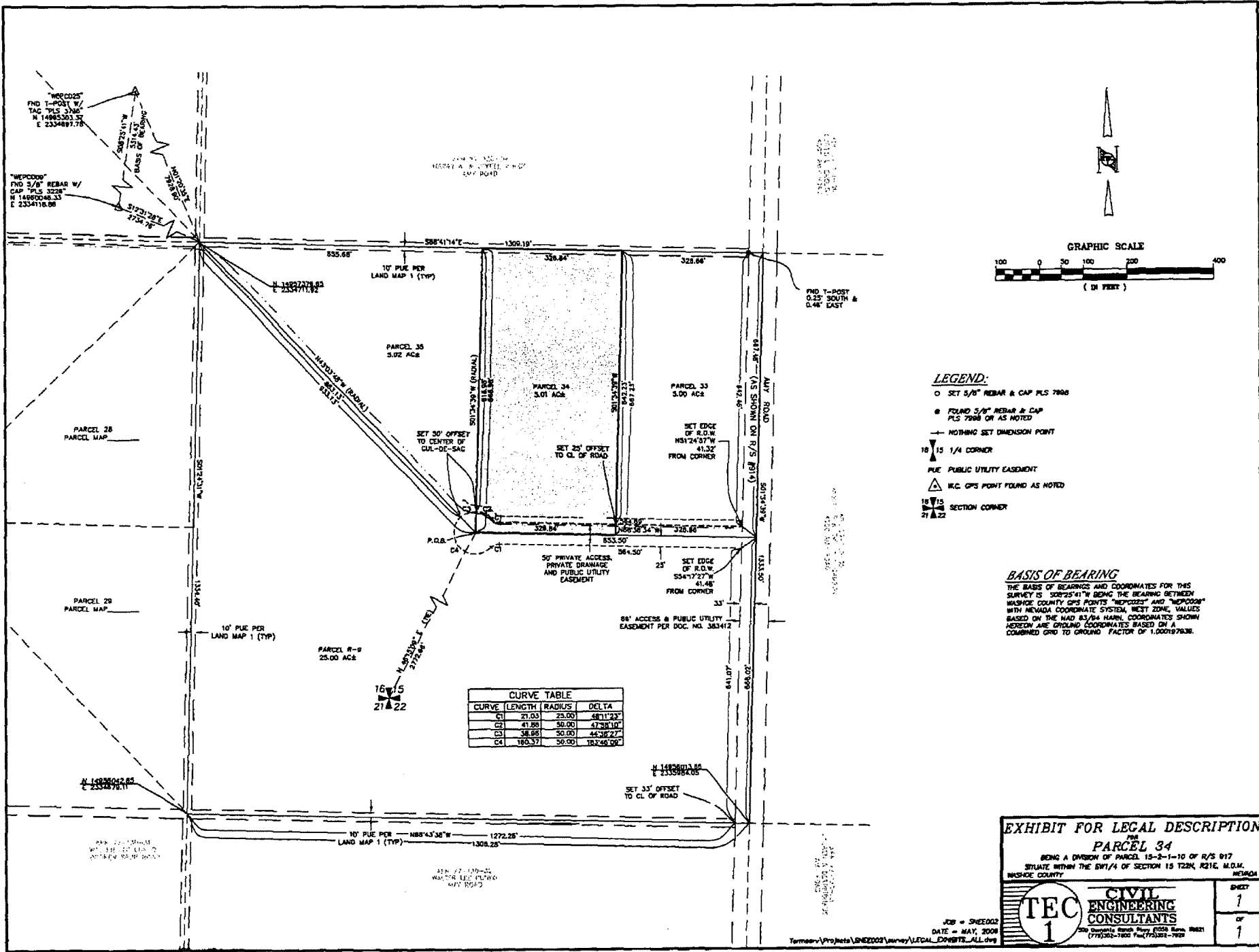
THENCE N.88°38'34"W., 326.84 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

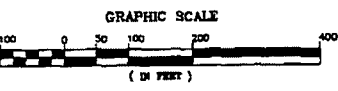
The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7908
 - FOUND 5/8" REBAR & CAP PLS 7908 ON AS NOTED
 - NOTHING SET DIMENSION POINT
 - 18 15 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ I.C. GPS POINT FOUND AS NOTED
 - 18 15 SECTION CORNER
 - 21 22



BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 508°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC025" AND "WPC030" WITH NAD83 COORDINATE SYSTEM. NEXT ZONE VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197036.

CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°11'23"
C2	41.88	50.00	47°38'10"
C3	38.95	50.00	44°36'27"
C4	160.37	50.00	18°46'00"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 34
 BEING A DIVISION OF PARCEL 15-2-1-10 OF R/S 017
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M.D.M.
 WASHOE COUNTY NEVADA

TEC
1

CIVIL ENGINEERING CONSULTANTS

500 Corporate Branch Pkwy #100 Reno, NV 89501
 (775) 785-1900 Fax (775) 785-7929

SHEET
1
OF
1

JOB # SNEE002
 DATE = MAY, 2008
 Terms - \Projects\LINE2002\Survey\LEGAL_DRAWINGS_ALL.dwg

LEGAL DESCRIPTION
For Parcel 35

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-10, further described as a portion of parcel 15-2-1-10 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said section 15;

THENCE N.46°15'09"E., 2772.66 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.43°03'48"W., 933.13 feet;

THENCE S.88°41'14"E., 655.68 feet;

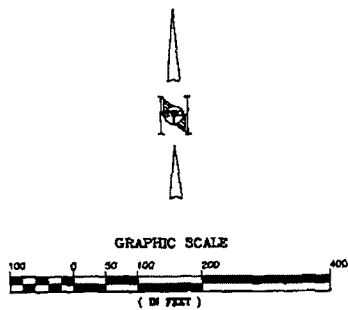
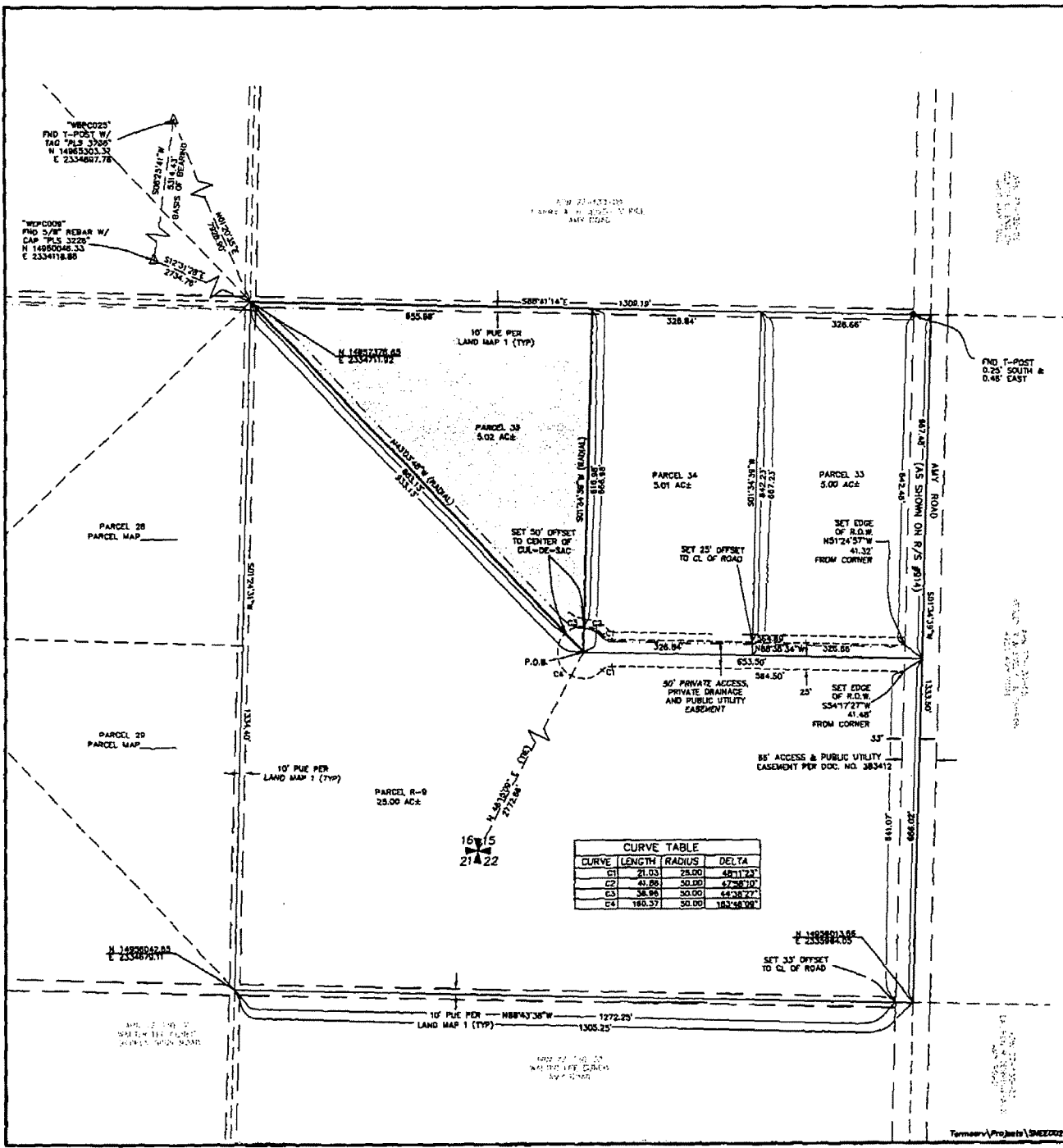
THENCE S.01°34'39"W., 666.98 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.02 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 3/8" REBAR & CAP PLS 7906
 - FOUND 5/8" REBAR & CAP PLS 7906 OR AS NOTED
 - + NOTHING SET DIMENSION POINT
 - 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ I.C. GPS POINT FOUND AS NOTED
 - SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S20°25'41"N BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEPC0225" AND "NEPC0208" WITH NEVADA COORDINATE SYSTEM. BEST ZONE VALUES BASED ON THE NAD 83/04 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00197938.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	49°11'23"
C2	41.86	50.00	67°26'10"
C3	35.98	50.00	44°28'27"
C4	160.37	50.00	152°48'30"

EXHIBIT FOR LEGAL DESCRIPTION
 OF
PARCEL 35
 BEING A DIVISION OF PARCEL 15-2-1-10 OF R/S 017
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M20M,
 WASHOE COUNTY, NEVADA

TEC
CIVIL ENGINEERING CONSULTANTS

JOB - SNE2002
 DATE - MAY, 2008
 Terms\Projects\SNE2002\survey\LEGAL_EXHIBITS_ALL.dwg

SHEET 1 OF 1

1310

LEGAL DESCRIPTION
For Parcel 36

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-10, further described as a portion of parcel 15-2-1-10 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said section 15;

THENCE N.27°43'21"E., 2936.01 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.43°03'48"E., 933.13 feet;

THENCE N.88°40'10"W., 653.71 feet;

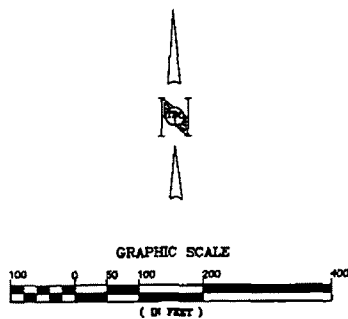
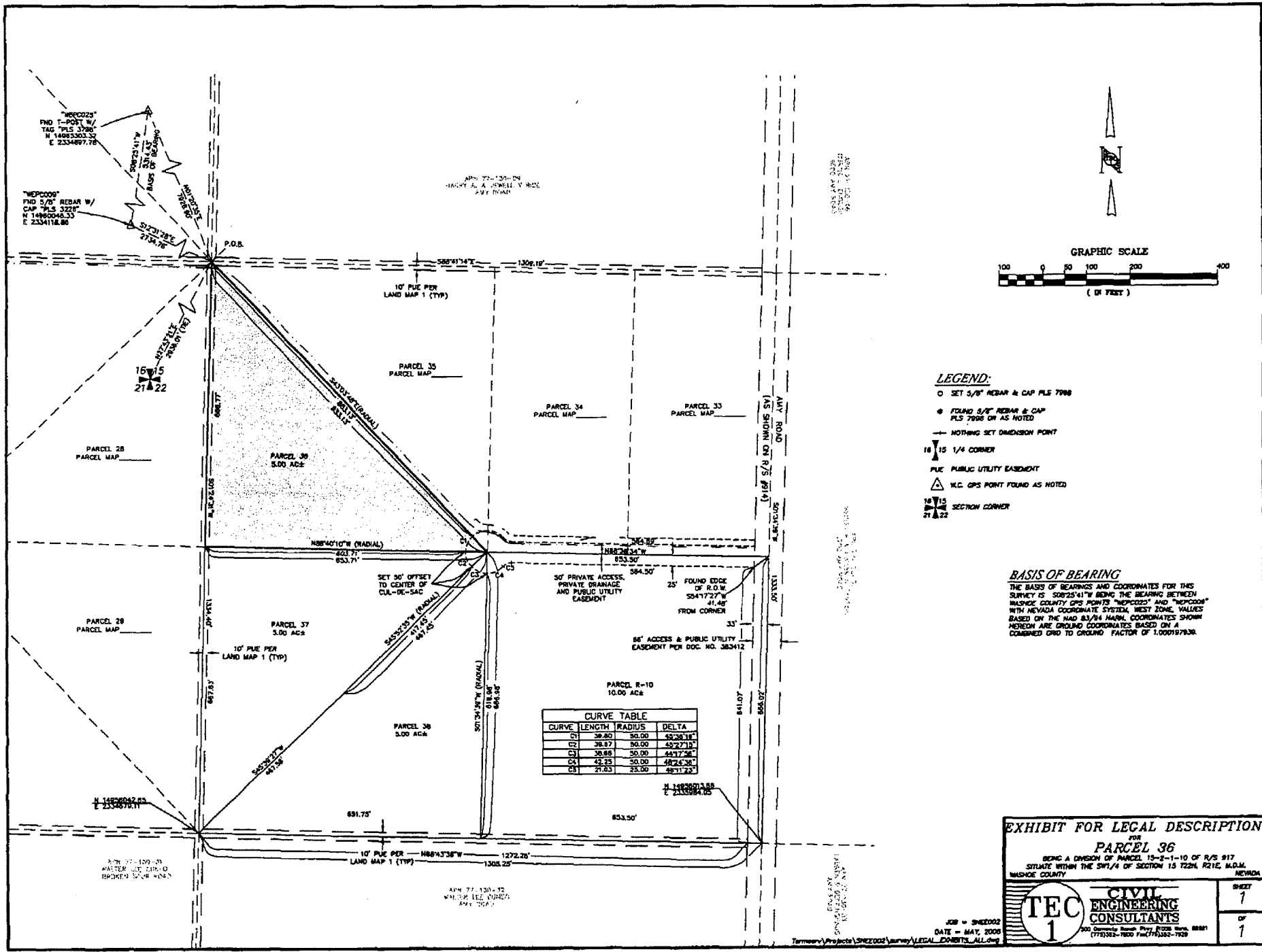
THENCE N.01°24'31"E., 666.77 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7986
 - ⊙ FOUND 5/8" REBAR & CAP PLS 7986 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - 18 15 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ W.C. GPS POINT FOUND AS NOTED
 - 18 15 27 22 SECTION CORNER

BASIS OF BEARING
THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S0825'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0223" AND "WPC0208" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/84 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197936.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	36.60	50.00	53.3818°
C2	36.67	50.00	45.2713°
C3	36.66	50.00	44.1736°
C4	43.28	50.00	48.2434°
C5	29.83	25.00	26.1123°

EXHIBIT FOR LEGAL DESCRIPTION
FOR
PARCEL 36
BEING A DIVISION OF PARCEL 15-2-1-10 OF R/S 917
SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M.D.M.
WASHOE COUNTY NEVADA

TEC 1 **CIVIL ENGINEERING CONSULTANTS**

JOB = SNEZ002
DATE = MAY, 2000

3000 Corporate Center, Reno, NV 89502
775-333-1000 FAX 775-333-1029

SHEET 7 OF 7

APN 77-120-01
WATER & 1/4 ACRES
APN 77-120-02
WATER & 1/4 ACRES
APN 77-120-03
WATER & 1/4 ACRES
APN 77-120-04
WATER & 1/4 ACRES
APN 77-120-05
WATER & 1/4 ACRES
APN 77-120-06
WATER & 1/4 ACRES
APN 77-120-07
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APN 77-120-96
WATER & 1/4 ACRES
APN 77-120-97
WATER & 1/4 ACRES
APN 77-120-98
WATER & 1/4 ACRES
APN 77-120-99
WATER & 1/4 ACRES
APN 77-120-100
WATER & 1/4 ACRES

LEGAL DESCRIPTION

For Parcel 37

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-10, further described as a portion of parcel 15-2-1-10 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said section 15;

THENCE N.46°29'58"E., 1837.68 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.01°24'31"E., 667.63 feet;

THENCE S.88°40'10"E., 653.71 feet;

THENCE S.45°52'35"W., 467.65 feet;

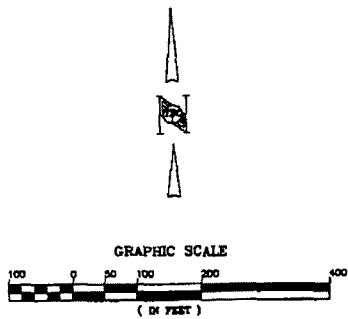
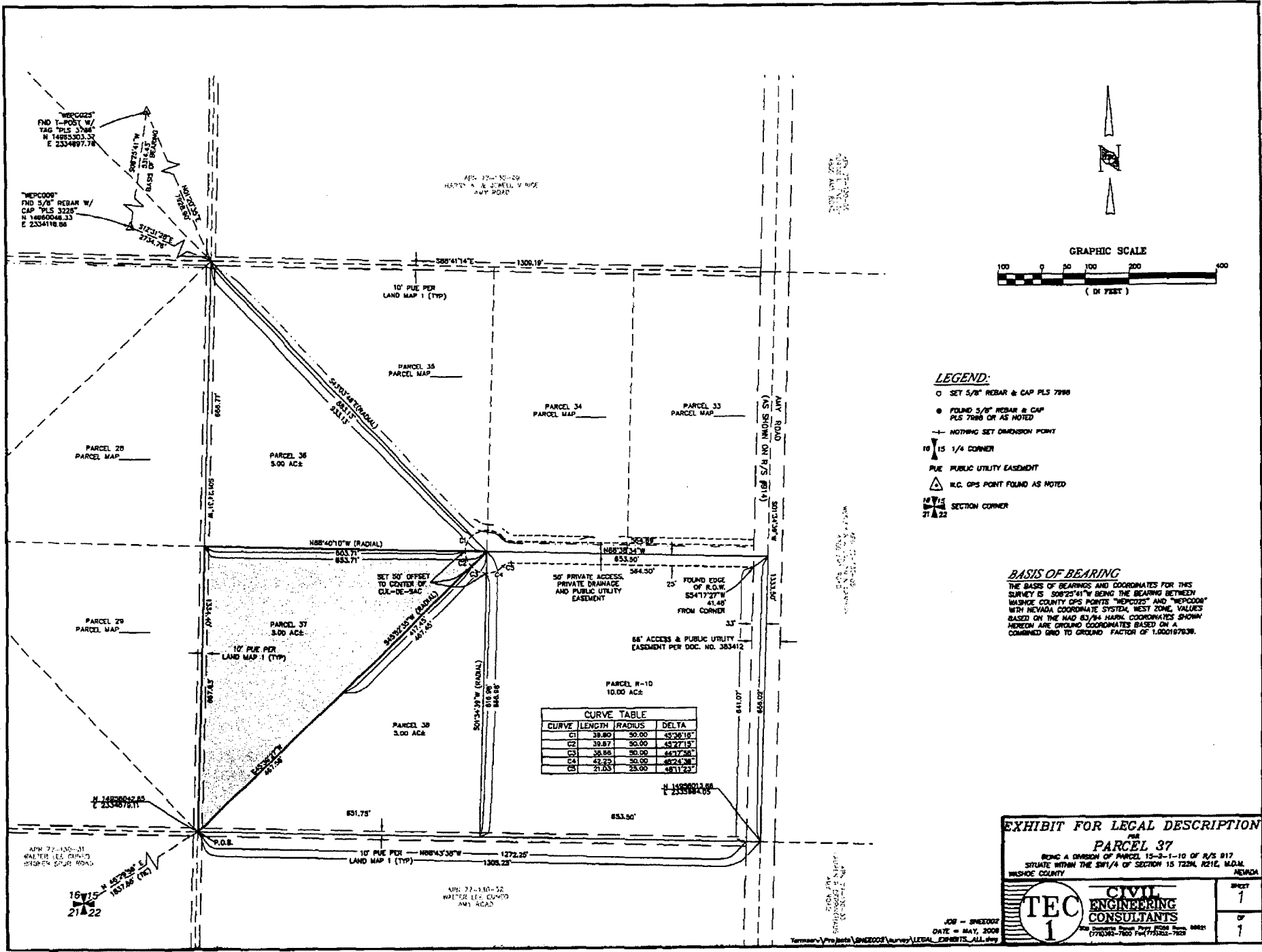
THENCE S. 45°39'27"W., 467.58 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
- NOTHING SET DIMENSION POINT
- ⊕ 15 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ I.C. GPS POINT FOUND AS NOTED
- ⊠ SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41\"/>

CURVE	LENGTH	RADIUS	DELTA
C1	38.80	50.00	45°38'18"
C2	35.87	50.00	45°27'15"
C3	35.86	50.00	44°27'38"
C4	45.25	50.00	48°24'38"
C5	21.03	28.00	48°11'25"

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 37
 BEING A DIVISION OF PARCEL 15-3-1-10 OF R/S 817
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N R21E M2M,
 WASHOE COUNTY NEVADA

TEC
CIVIL ENGINEERING CONSULTANTS

JOB - SWE002
 DATE - MAY, 2008
 1770 S. BROADWAY, SUITE 200, LAS VEGAS, NV 89102

SHEET 1 OF 1

LEGAL DESCRIPTION

For Parcel 38

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-10, further described as a portion of parcel 15-2-1-10 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said section 15;

THENCE N.46°29'58"E., 1837.68 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.45°39'27"E., 467.58 feet;

THENCE N.45°52'35"E., 467.45 feet;

THENCE S.01°34'39"W., 666.98 feet;

THENCE N.88°43'38"W., 651.75 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521

LEGAL DESCRIPTION

For Parcel 39

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-10, further described as a portion of parcel 15-2-1-10 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said section 15;

THENCE N.46°15'09"E., 2772.66 feet; to the **TRUE POINT OF BEGINNING**;

THENCE S.88°38'34"E., 326.84 feet;

THENCE S.01°34'39"W., 666.50 feet;

THENCE N.88°43'38"W., 326.84 feet;

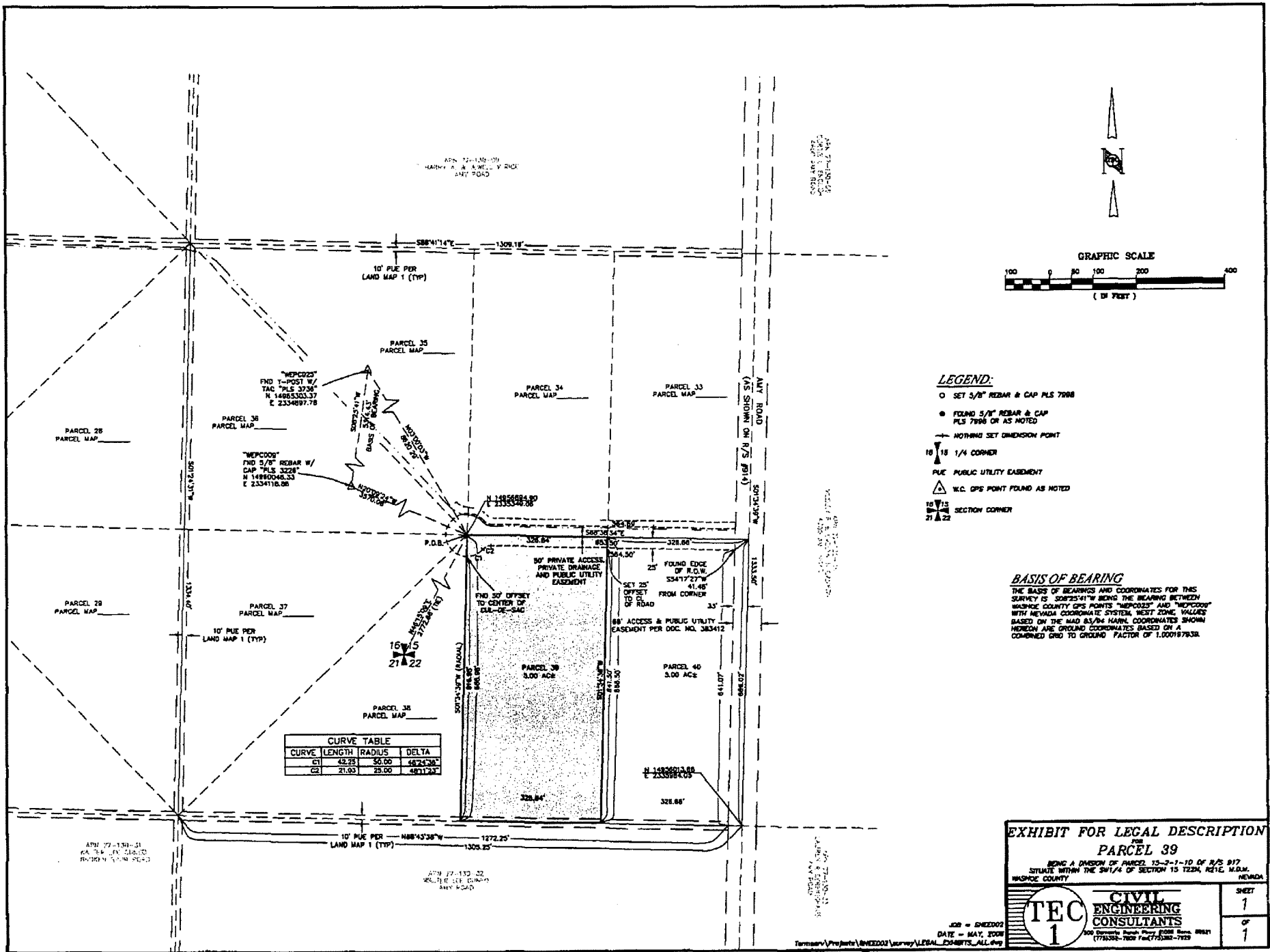
THENCE N.01°34'39"E., 666.98 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7998
 - FOUND 5/8" REBAR & CAP PLS 7996 OR AS NOTED
 - ⊙ NOTHING SET DIMENSION POINT
 - 16 1/4 21 22 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ W.C. OPS POINT FOUND AS NOTED
 - 15 1/4 21 22 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "WPC0022" AND "WPC0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197938.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	42.28	50.00	48°24'38"
C2	21.03	25.00	48°11'43"

EXHIBIT FOR LEGAL DESCRIPTION
FOR
PARCEL 39
 BEING A DIVISION OF PARCELS 15-3-1-10 OF R/S 8/5
 SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E, N.04M.
 WASHOE COUNTY NEVADA

TEC 1
CIVIL ENGINEERING CONSULTANTS
 500 University Ranch Pkwy, 8008 Reno, Nevada
 (775) 858-7200 Fax: (775) 858-7123

SHEET	1
OF	1

JOB = 04E002
 DATE = MAY, 2008
 T:\projects\04E002\Survey\LEGAL_EXHIBITS_ALL.dwg

LEGAL DESCRIPTION
For Parcel 40

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-10, further described as a portion of parcel 15-2-1-10 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said section 15;

THENCE N.50°39'38"E., 3012.25 feet; to the **TRUE POINT OF BEGINNING**;

THENCE S.88°38'34"E., 326.66 feet, to a point on the centerline of Amy Road;

THENCE along the centerline of Amy Road, S.01°34'39"W., 666.02 feet;

THENCE leaving the centerline of Amy Road, N.88°43'38"W., 326.66 feet;

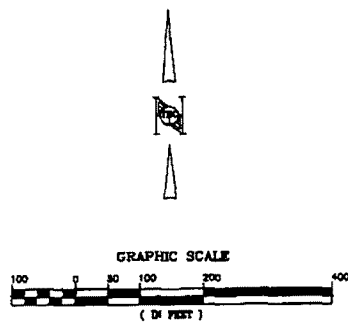
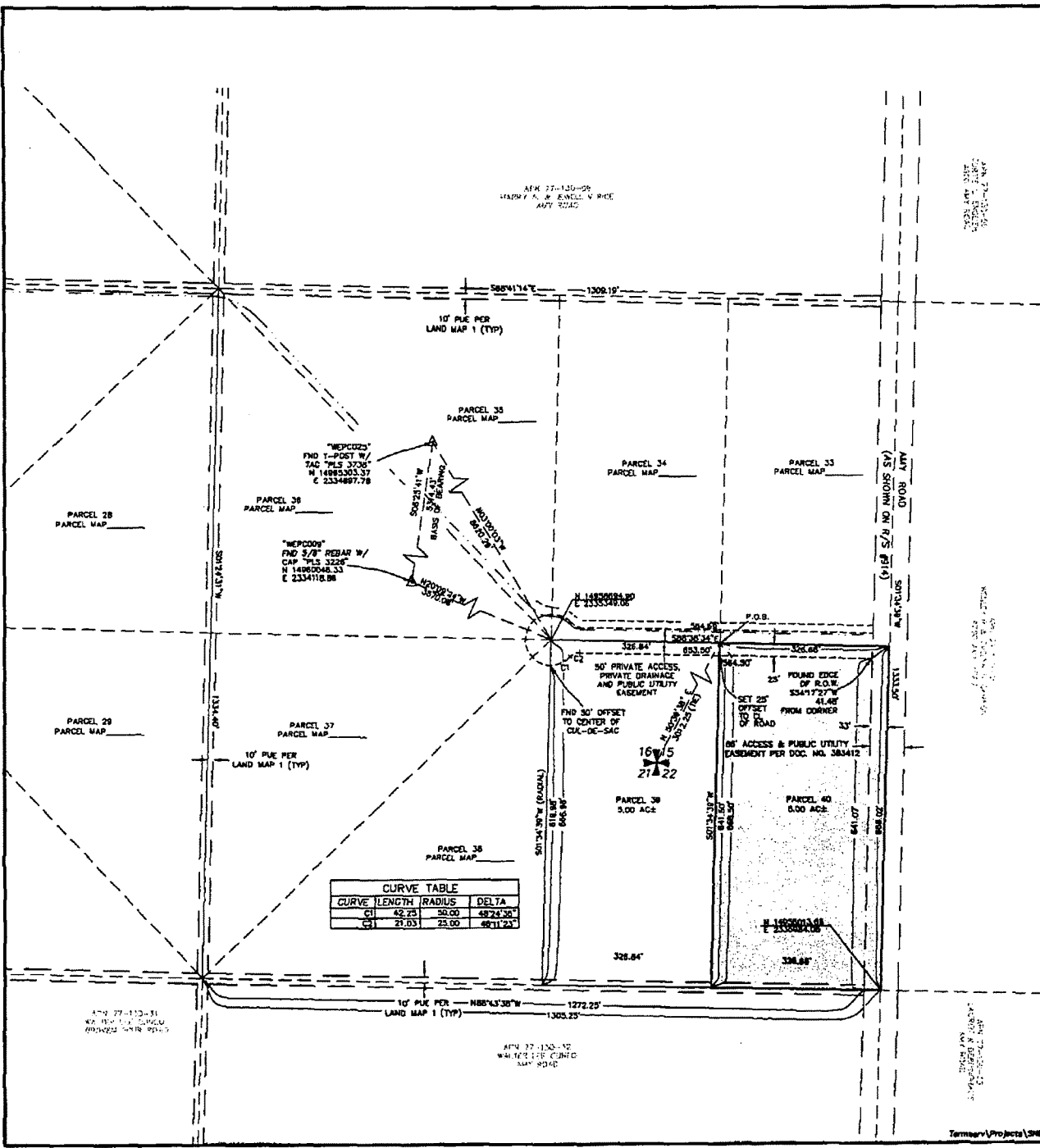
THENCE N.01°34'39"E., 666.50 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7896
 - FOUND 5/8" REBAR & CAP PLS 7896 OR AS NOTED
 - ⊕ NOTHING SET DIMENSION POINT
 - 18 15 1/4 CORNER
 - PLU PUBLIC UTILITY EASEMENT
 - △ W.C. OPS POINT FOUND AS NOTED
 - 18 15 SECTION CORNER
 - 21 22 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "MEP0025" AND "MEP0026" WITH NEVADA COORDINATE SYSTEM WEST ZONE, WALLACE BASED ON THE NAD 83/04 NAD83. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197938.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	42.25	50.00	48°24'30"
C2	21.03	25.00	48°11'24"

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 40
 BEING A DIVISION OF PARCELS 15-3-1-10 OF R/S 817
 SITUATE WITHIN THE S1/4 OF SECTION 15 T22N, R21E, N21M,
 WASHOE COUNTY NEVADA

	CIVIL ENGINEERING CONSULTANTS <small>200 Damonte Ranch Parkway, Suite 2000, Reno, Nevada 89458 (775) 782-1100 Fax (775) 782-1107</small>	SHEET 1
	JOB = SNE2002 DATE = MAY, 2008 <small>Terms: \Projects\SNE2002\Survey\LEGAL_ED0807E_ALL.dwg</small>	OF 1

LEGAL DESCRIPTION

For Parcel 41

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-32, further described as a portion of parcel 2 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 15;

THENCE along the centerline of Amy Road, N.01°34'36"E., 675.28 feet to the **TRUE POINT OF BEGINNING**;

THENCE leaving the centerline of Amy Road, N.88°46'02"W, 323.87 feet;

THENCE N.01°19'01"E., 617.43 feet;

THENCE S.88°43'38"E., 326.66 feet, to a point on the centerline of Amy Road;

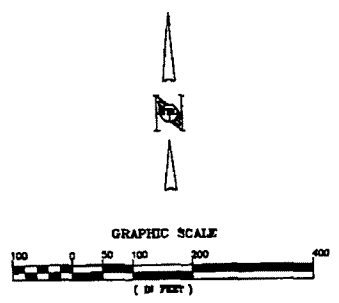
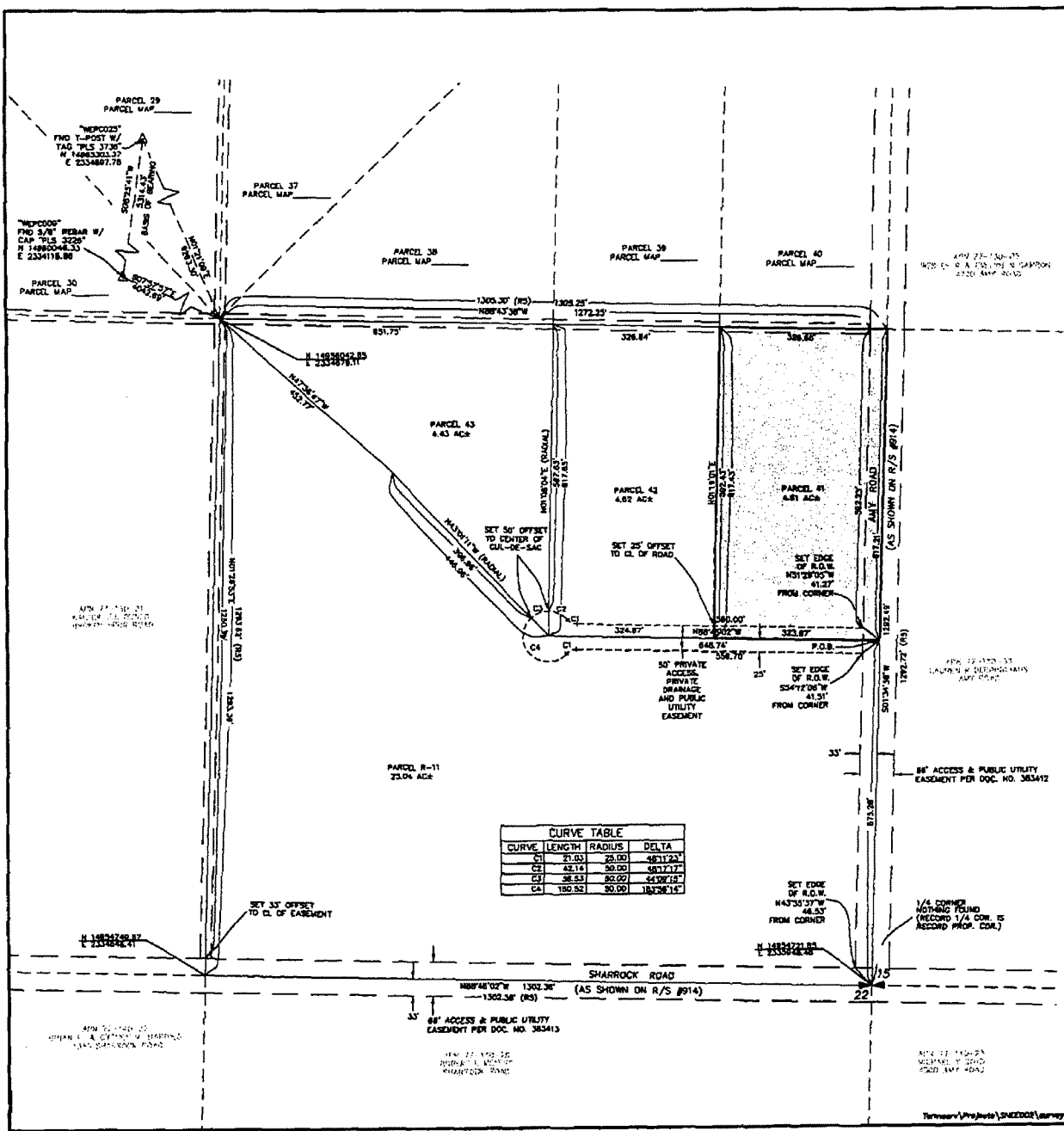
THENCE along the centerline of Amy Road, S.01°34'36"W., 617.21 feet to the **POINT OF BEGINNING**.

CONTAINING 4.61 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 3/8" REBAR & CAP PLS 7988
- FOUND 3/8" REBAR & CAP PLS 7988 ON AS NOTED
- + NOTHING SET DIMENSION POINT
- 1/4 CORNER
- P.U.E. PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS CORRECTLY BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEPC022" AND "NEPC008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/PM HANK COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00018708.

CURVE	LENGTH	RADIUS	DELTA
C1	27.03	25.00	48°11'24"
C2	42.14	50.00	58°17'17"
C3	38.53	50.00	44°09'19"
C4	180.92	30.00	184°76'14"

EXHIBIT FOR LEGAL DESCRIPTION
OF
PARCEL 41
 BEING A DIVISION OF PARCEL 2 OF PM 3020
 SITUATE WITHIN THE SW1/4 OF SECTION 18 T22N, R21E, N43E, WYO.
 WASHOE COUNTY



SHEET	1
OF	1

JOB = 1242000
 DATE = MAY, 2006

\\server\Projects\1242000\survey\Legal_Corrections_AE_part2.dwg

LEGAL DESCRIPTION

For Parcel 42

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-32, further described as a portion of parcel 2 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 15;

THENCE N.42°26'24"W., 933.60 feet to the **TRUE POINT OF BEGINNING**;

THENCE N.01°08'04"E., 617.65 feet;

THENCE S.88°43'38"E., 326.84 feet;

THENCE S.01°19'01"W., 617.43 feet;

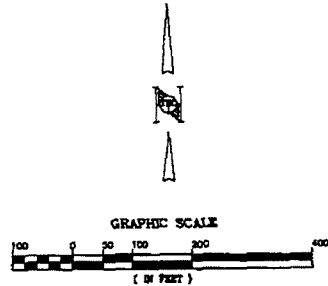
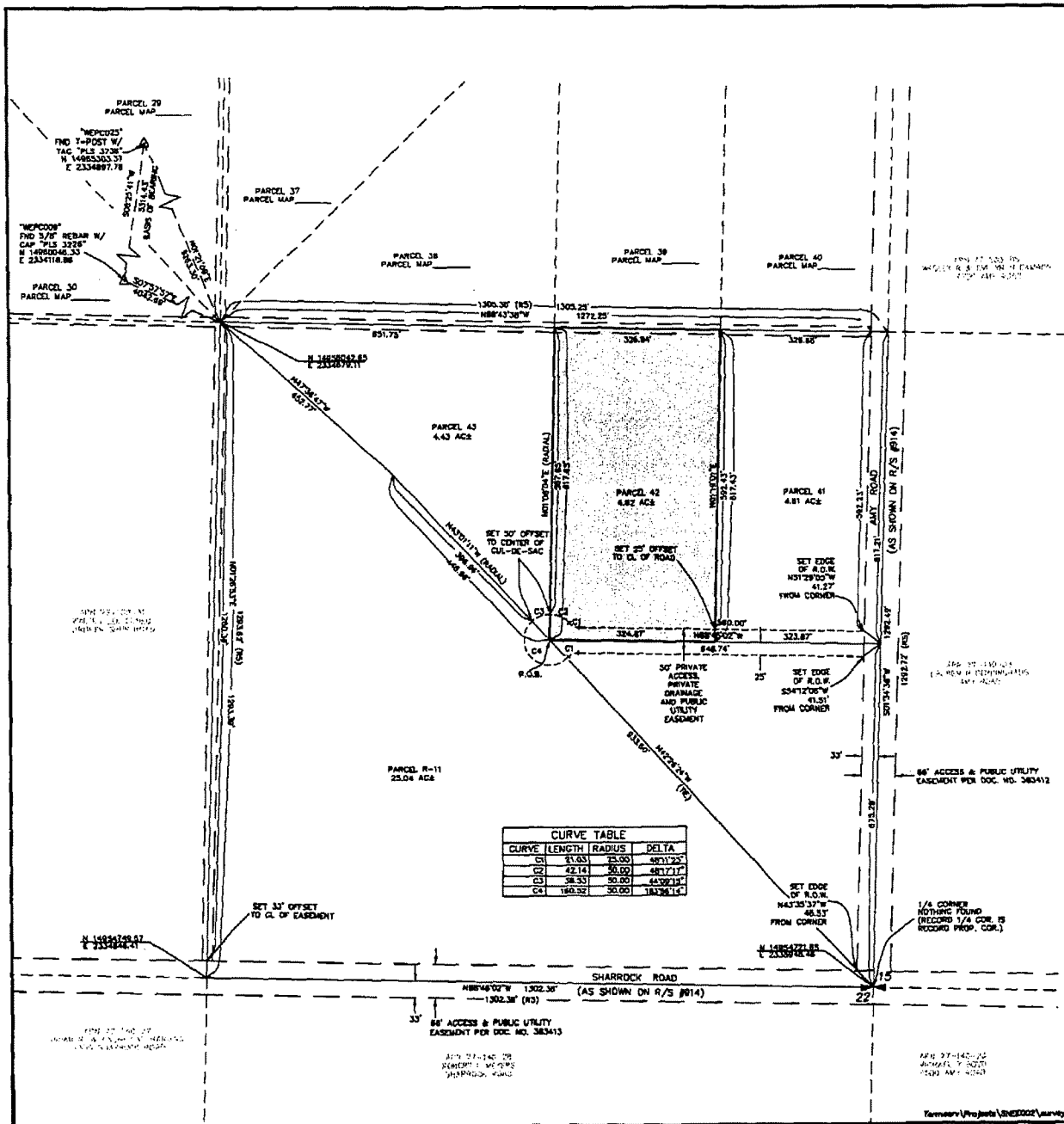
THENCE N.88°46'02"W., 324.87 feet to the **POINT OF BEGINNING**.

CONTAINING 4.62 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 3/8" REBAR & CAP PLS 7988
 - FOUND 3/8" REBAR & CAP PLS 7988 OR AS NOTED
 - ⊕ NOTHING SET DIMENSION POINT
 - ⊕ 1/4 CORNER
 - ⊕ PUBLIC UTILITY EASEMENT
 - △ I.C. GPS POINT FOUND AS NOTED
 - 10/15 SECTION CORNER
 - 21 & 22

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 304°25'41"W BEING THE BEARING BETWEEN WASHINGTON COUNTY GPS POINTS "WPC0025" AND "WPC0026" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/04 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00017938.

CURVE	LENGTH	RADIUS	DELTA
C1	81.83	25.00	48°11'22"
C2	42.14	30.00	48°17'17"
C3	38.33	30.00	44°00'13"
C4	150.32	30.00	182°36'14"

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 42
 BEING A DIVISION OF PARCEL 2 OF PW 2030
 SITUATE WITHIN THE SW1/4 OF SECTION 18 T22N, R21E, N20M,
 WASHINGTON COUNTY, NEVADA

TEC
CIVIL ENGINEERING CONSULTANTS

SHEET
1
 OF
1

JOB = SNE2002
 DATE = MAY, 2008
 T:\projects\1002002\survey\Layout\EA\1002002_11.dwg

LEGAL DESCRIPTION

For Parcel 43

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-32, further described as a portion of parcel 2 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 15;

THENCE N.42°26'24"W., 933.60 feet to the **TRUE POINT OF BEGINNING**;

THENCE N.43°01'11"W., 446.96 feet;

THENCE N.47°36'47"W., 452.77 feet;

THENCE S.88°43'38"E., 651.75 feet;

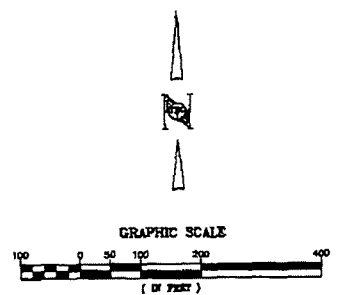
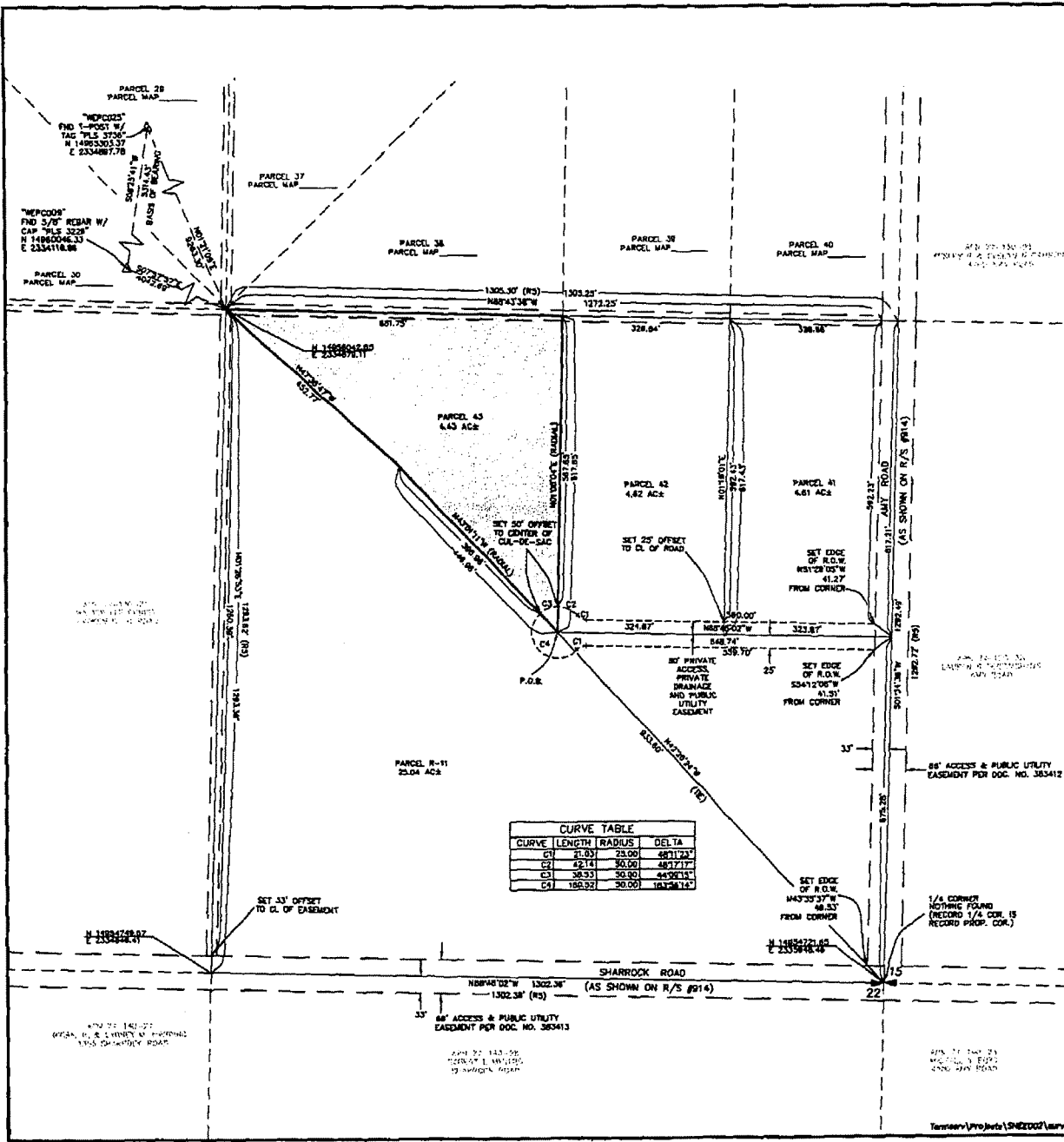
THENCE S.01°08'04"W., 617.65 feet to the **POINT OF BEGINNING**.

CONTAINING 4.43 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 3/8" REBAR & CAP PLS 7888
 - FOUND 3/8" REBAR & CAP PLS 7888 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - ⊕ 1/4 CORNER
 - PUBLIC UTILITY EASEMENT
 - △ I.C. OPS POINT FOUND AS NOTED
 - 15' 15" SECTION CORNER
 - 21' 21" SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "WPC002" AND "WPC003" WITH WASHOE COUNTY SYSTEM, WEST ZONE, WALLS BASED ON THE NAD 83/84 HARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00017938.

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	21.03	25.00
C2	42.14	30.00
C3	38.53	33.00
C4	186.32	30.00

EXHIBIT FOR LEGAL DESCRIPTION
 OF
PARCEL 43
 BEING A DIVISION OF PARCEL 2 OF PM 2020
 SITUATE WITHIN THE SW1/4 OF SECTION 13 T24N, R21E, N3DA,
 WASHOE COUNTY, NEVADA.

TEC
CIVIL ENGINEERING CONSULTANTS

JOB - SHER002
 DATE - MAY, 2006
 T:\survey\proj\jcs\15422002\survey\Legal\Drawings\15422002.dwg

SHEET 1 OF 7

LEGAL DESCRIPTION

For Parcel 44

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-32, further described as a portion of parcel 2 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 15;

THENCE N.42°26'24"W., 933.60 feet to the **TRUE POINT OF BEGINNING**;

THENCE S.89°14'54"W., 655.61 feet;

THENCE N.01°26'53"E., 640.81 feet;

THENCE S.47°36'47"E., 452.77 feet;

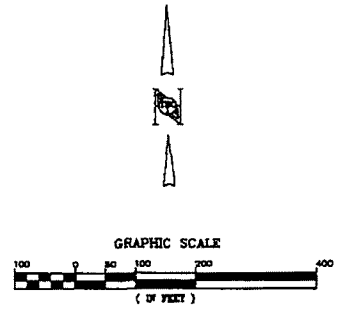
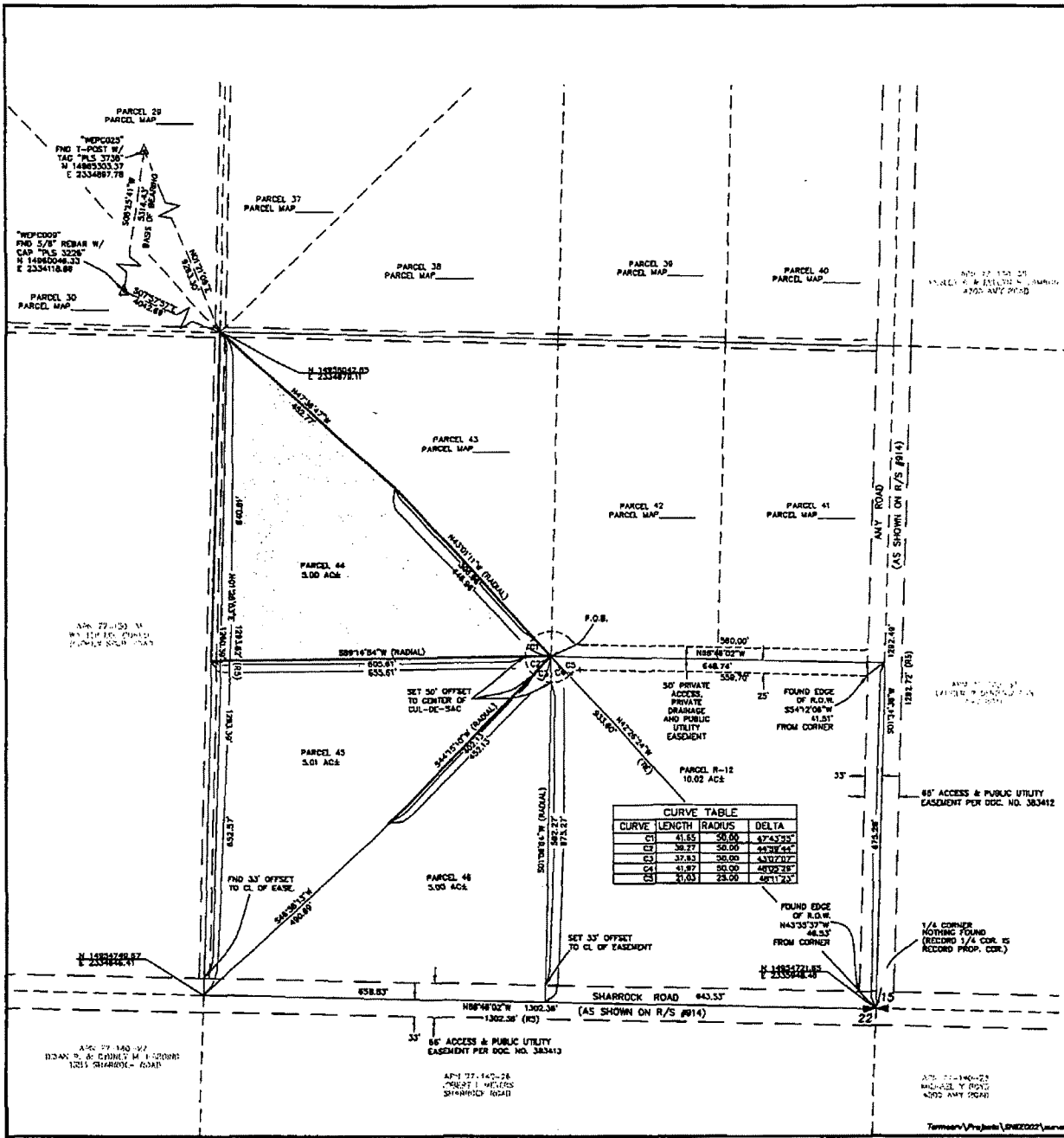
THENCE S.43°01'11"E., 446.96 feet to the **POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 3/8" REBAR & CAP PLS 7998
 - FOUND 3/8" REBAR & CAP PLS 7998 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - ⊕ IS 1/4 CORNER
 - PLU PUBLIC UTILITY EASEMENT
 - △ M.C. GPS POINT FOUND AS NOTED
 - ⊕ IS SECTION CORNER 31 & 32

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 30625217M BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0023" AND "WPC0008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00019308.

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 44
 BEING A DIVISION OF PARCEL 2 OF PM 2030
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M2M,
 WASHINGTON COUNTY, NEVADA

	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	<small>4000 S. Durango Street, Suite 200, Reno, NV 89502 (775) 782-7600 Fax (775) 782-7628</small>	OF 1

JOB = SNEZ022
 DATE = MAY, 2006
 Terman\Projects\SNEZ022\survey\Legal_Exhibits_AC_part2.dwg

LEGAL DESCRIPTION

For Parcel 45

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-32, further described as a portion of parcel 2 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 15;

THENCE N.42°26'24"W., 933.60 feet to the **TRUE POINT OF BEGINNING**;

THENCE S.44°15'10"W., 452.13 feet;

THENCE S.46°36'13"W., 490.69 feet;

THENCE N.01°26'53"E., 652.57 feet;

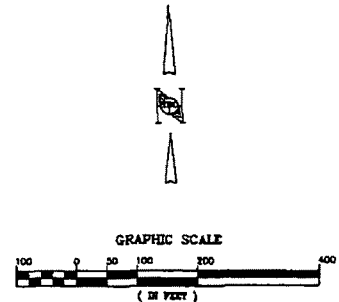
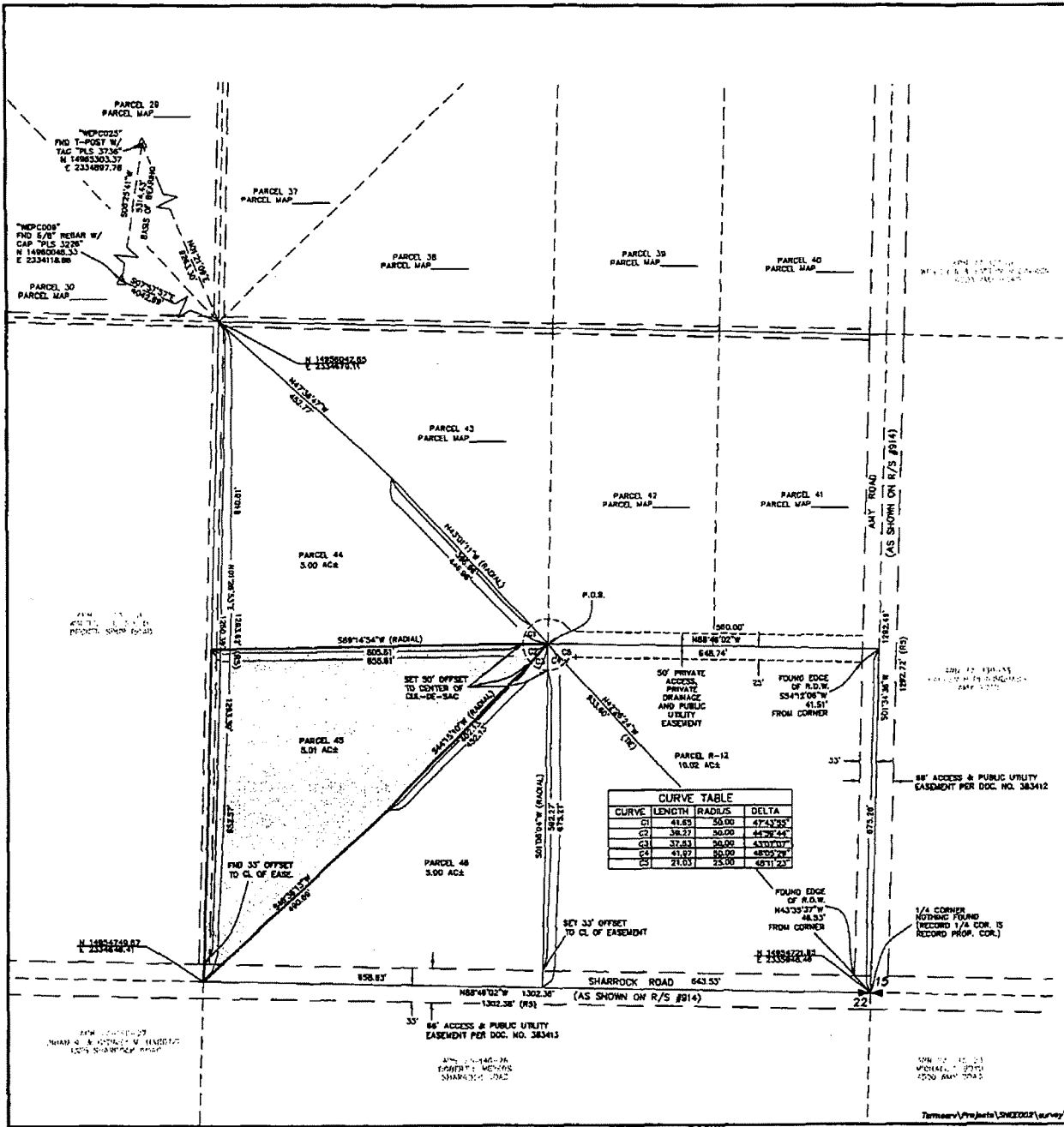
THENCE N.89°14'54"E., 655.61 feet to the **POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7086
 - FOUND 5/8" REBAR & CAP PLS 7086 OR AS NOTED
 - ⊙ NOTHING SET DIMENSION POINT
 - ⊕ 1/4 CORNER
 - PCU PUBLIC UTILITY EASEMENT
 - △ I.C. GPS POINT FOUND AS NOTED
 - 15' SECTION CORNER
 - 21' SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARING AND COORDINATES FOR THIS SURVEY IS S89°24'54"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "MPC0023" AND "MPC0008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/24 HARN. COORDINATES SHOWN HEREON ARE CURVED COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197936.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	41.89	50.00	47°43'32"
C2	38.27	50.00	44°28'44"
C3	37.83	50.00	43°03'07"
C4	41.87	50.00	48°02'28"
C5	21.03	25.00	49°11'23"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 45
 BEING A DIVISION OF PARCEL 2 OF PM 2020
 SITUATE WITHIN THE SW1/4 OF SECTION 13 T22N, R91E, M2N,
 WASHOE COUNTY, NEVADA

	CIVIL ENGINEERING CONSULTANTS	SHEET
		7
		OF
1		1

JOB = SNEE002
 DATE = MAY, 2008
 300 Riverside Plaza, Reno, NV 89501
 (775)333-7000 FAX (775)333-7020

300 Riverside Plaza Reno, NV 89501
 (775)333-7000 FAX (775)333-7020
 Temporary/Projects/SNEE002/survey/Legal/Exhibit_A1_per12.dwg

LEGAL DESCRIPTION

For Parcel 46

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-32, further described as a portion of parcel 2 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 15;

THENCE along the centerline of Sharrock Road, N.88°46'02"W., 643.53 feet to the **TRUE POINT OF BEGINNING**;

THENCE continuing along the centerline of Sharrock Road, N.88°46'02"W., 658.83 feet;

THENCE leaving the centerline of Sharrock Road, N.46°36'13"E., 490.69 feet;

THENCE N.44°15'10"E., 452.13 feet;

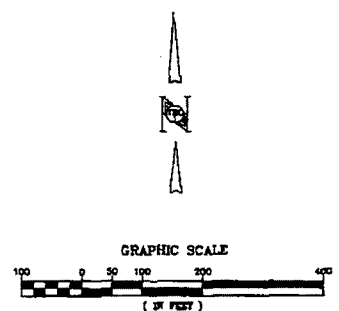
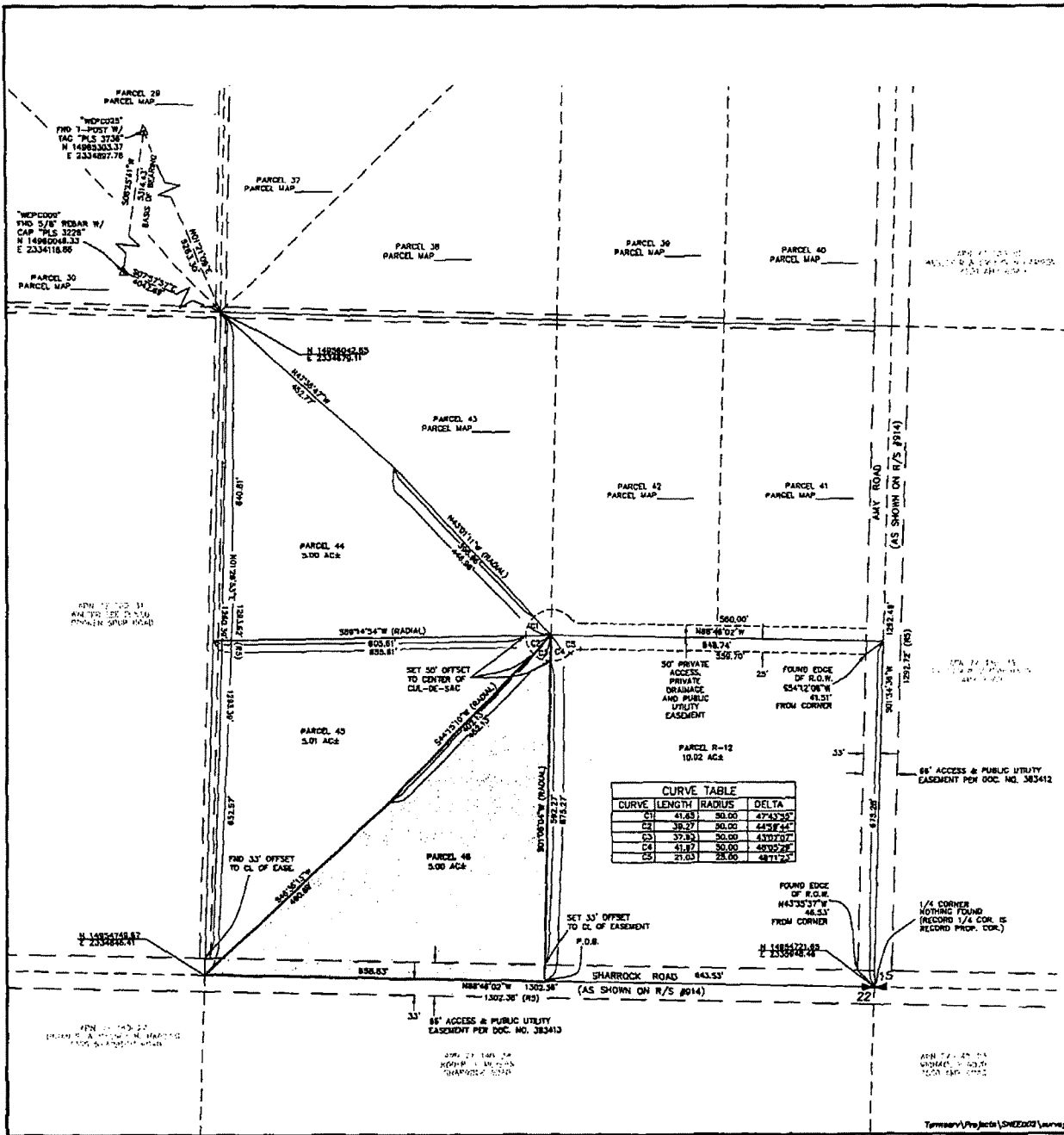
THENCE S.01°08'04"W., 675.27 feet to the **POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- ⊙ FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
- + NOTHING SET DIMENSION POINT
- ⊕ 1/4 CORNER
- ≡ PUBLIC UTILITY EASEMENT
- △ I.C. GPS POINT FOUND AS NOTED
- ⊠ SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WADSWORTH COUNTY GPS POINTS "WOP0025" AND "WOP0028" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A CORRECTED GRID TO GROUND FACTOR OF 1.000197336.

EXHIBIT FOR LEGAL DESCRIPTION
FOR
PARCEL 46
BEING A DIVISION OF PARCEL 2 OF PM 2020
SITUATE WITHIN THE SW1/4 OF SECTION 13 T22N, R21E, M34M,
WADSWORTH COUNTY, NEVADA

	CIVIL ENGINEERING CONSULTANTS	SHEET 7
	<small>1000 Shoshone Ranch Pkwy, Suite 200, Reno, NV 89511 (775) 352-7800 Fax (775) 352-7879</small>	OF 7

JOB = SNE2002
DATE = MAY, 2006
TerraSoft\Projects\SNE2002\Survey\Layout\DLA\DLA_ML_page12.dwg

LEGAL DESCRIPTION

For Parcel 47

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-32, further described as a portion of parcel 2 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 15;

THENCE along the centerline of Sharrock Road, N.88°46'02"W., 321.47 feet to the **TRUE POINT OF BEGINNING**;

THENCE continuing along the centerline of Sharrock Road, N.88°46'02"W., 322.05 feet;

THENCE leaving the centerline of Sharrock Road, N.01°08'04"E., 675.27 feet;

THENCE S.88°46'02"E., 324.87 feet;

THENCE S.01°22'25"W., 675.27 feet to the **POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521

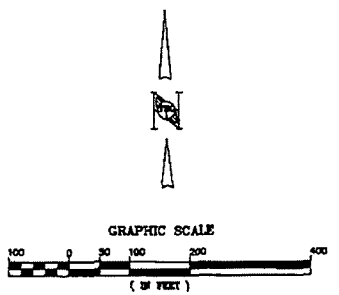
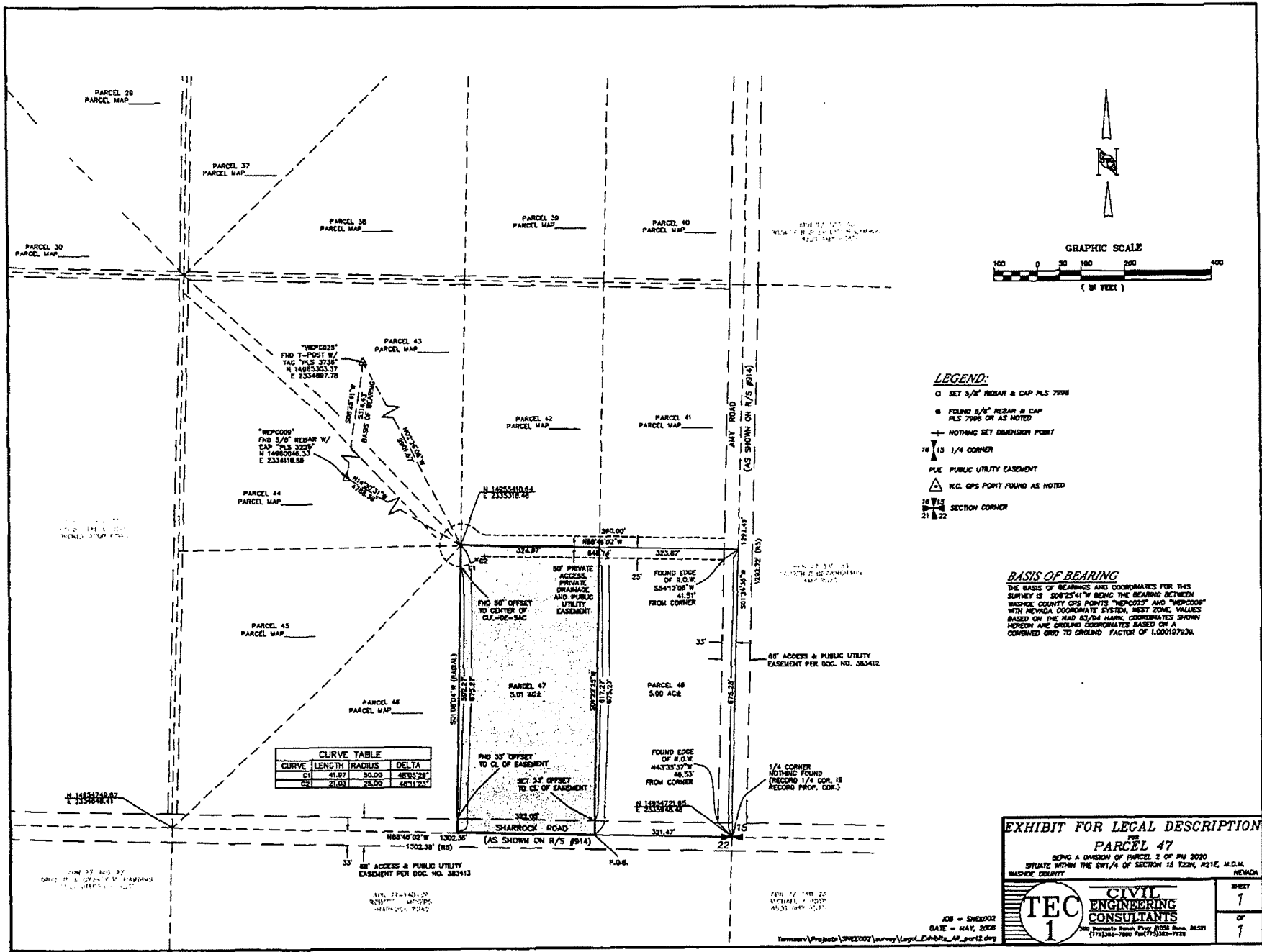


EXHIBIT FOR LEGAL DESCRIPTION

PARCEL 47

BEING A DIVISION OF PARCEL 2 OF PM 3020
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M3DA,
 WASHOE COUNTY NEVADA

TEC
 1

CIVIL ENGINEERING CONSULTANTS

1950 Riverside Blvd., Ste. 2050 Reno, NV 89502
 (775) 783-7800 Fax (775) 783-7805

JOB = SH2002
 DATE = MAY, 2008

SHEET 1 OF 1

Path: \\server\Projects\SH2002\Survey\Legal_Exhibits\00_sht12.dwg

LEGAL DESCRIPTION

For Parcel 48

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-32, further described as a portion of parcel 2 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

BEGINNING at the South 1/4 corner of said Section 15;

THENCE along the centerline of Sharrock Road, N.88°46'02"W., 321.47 feet;

THENCE leaving the centerline of Sharrock Road, N.01°22'25"E., 675.27 feet;

THENCE S.88°46'02"E., 323.87 feet, to a point on the centerline of Amy Road;

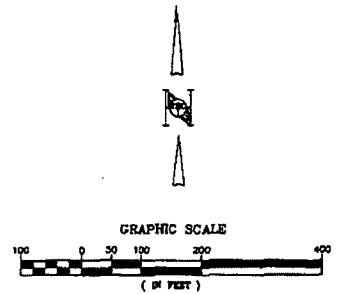
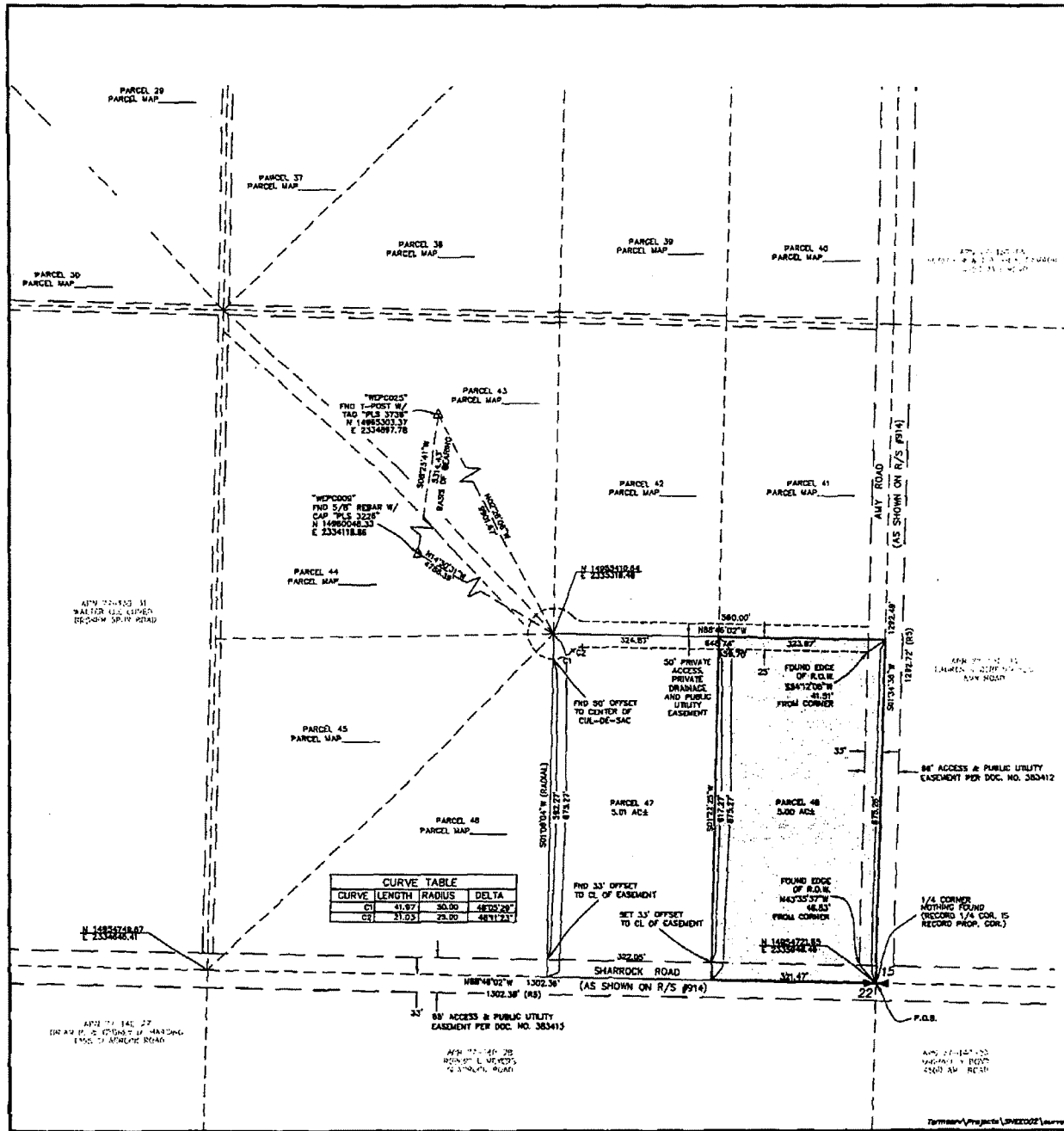
THENCE along the centerline of Amy Road, S.01°34'36"W., 675.28 feet to the **POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 3/8" REBAR @ CAP PLS 7998
 - FOUND 3/8" REBAR @ CAP PLS 7998 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - 15 15 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ M.C. C.P.S. POINT FOUND AS NOTED
 - 15 15 SECTION CORNER
 - 27 27

BASIS OF BEARING
THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S89°21'11" W BEING THE BEARING BETWEEN WASHOE COUNTY C.P.S. POINTS "NEP00003" AND "NEP00004" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/NA 83 NORTH COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GRID FACTOR OF 1.00017938.

CURVE	LENGTH	RADIUS	DELTA
C1	41.87	53.00	48.63 201°
C2	31.03	24.00	48.17 201°

EXHIBIT FOR LEGAL DESCRIPTION
FOR
PARCEL 48
BEING A DIVISION OF PARCEL 2 OF PM 3020
SITUATE WITHIN THE SW1/4 OF SECTION 15 T23N, R21E, N.D.4J,
WASHOE COUNTY,
NEVADA

TEC 1

CIVIL ENGINEERING CONSULTANTS

300 Sunrise Ranch, Reno, NV 89502
(775) 785-7800 Fax: (775) 785-7829

SHEET	1
OF	1

JOB - SHEET02
DATE - MAY, 2008
T:\projects\15NEED02\Survey\Legal_Division_48_sheet2.dwg

LEGAL DESCRIPTION

For Parcel 49

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-31, further described as a portion of parcel 1 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 15;

THENCE N.01°14'25"E., 679.11 feet, along the centerline of Broken Spur Road to the **TRUE POINT OF BEGINNING**;

THENCE continuing along the centerline of Broken Spur Road, N.01°14'25"E., 615.18 feet;

THENCE leaving the centerline of Broken Spur Road, S.88°43'38"E., 328.48 feet;

THENCE S.01°39'11"W., 615.67 feet;

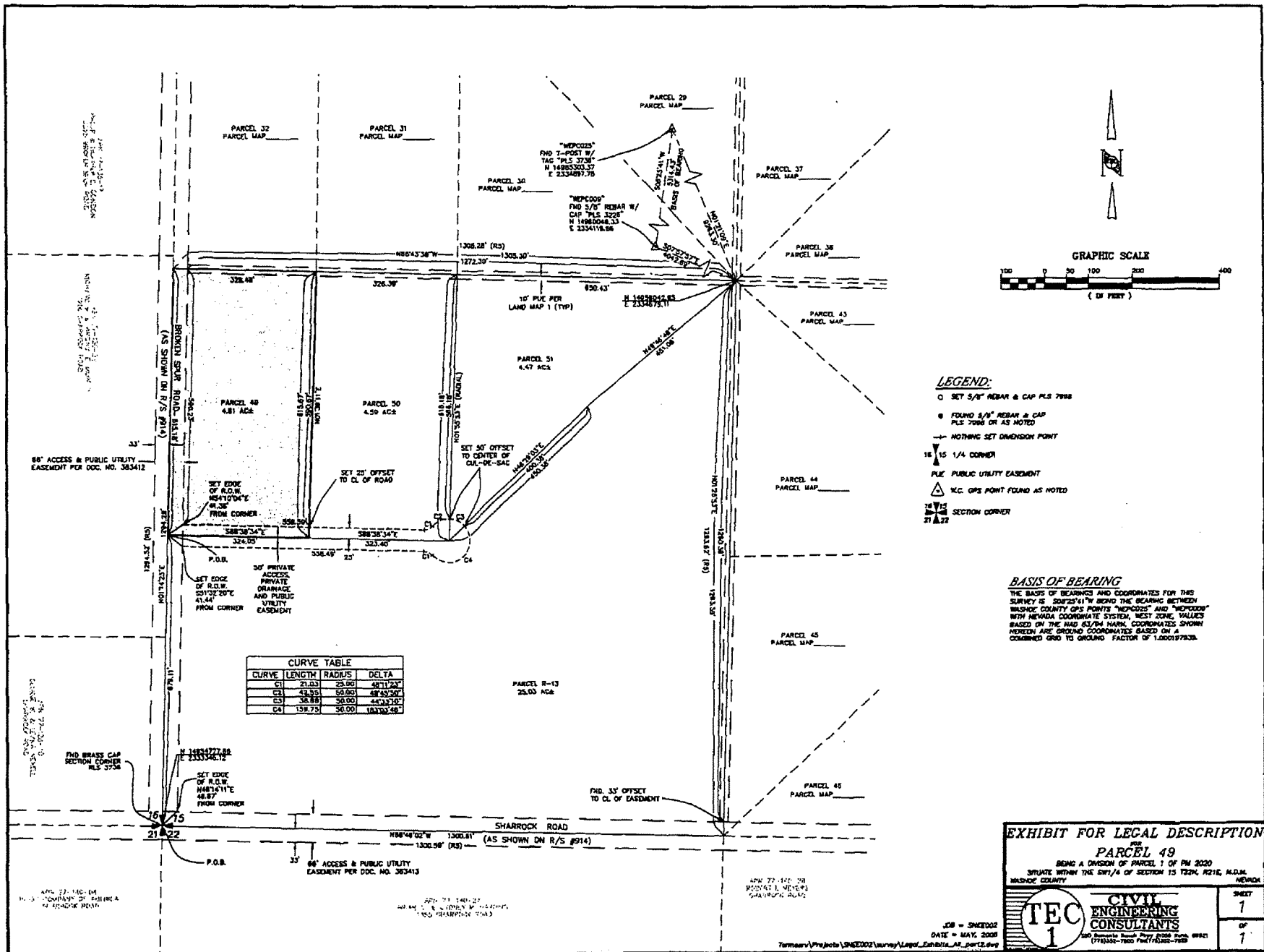
THENCE N.88°38'34"W., 324.05 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 4.61 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGAL DESCRIPTION

For Parcel 50

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-31, further described as a portion of parcel 1 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 15;

THENCE N.44°55'43"E., 937.32 feet to the **TRUE POINT OF BEGINNING**;

THENCE N.88°38'34"W., 323.40 feet;

THENCE N.01°39'11"E., 615.67 feet;

THENCE S.88°43'38"E, 326.39 feet;

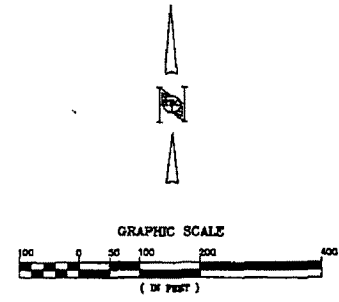
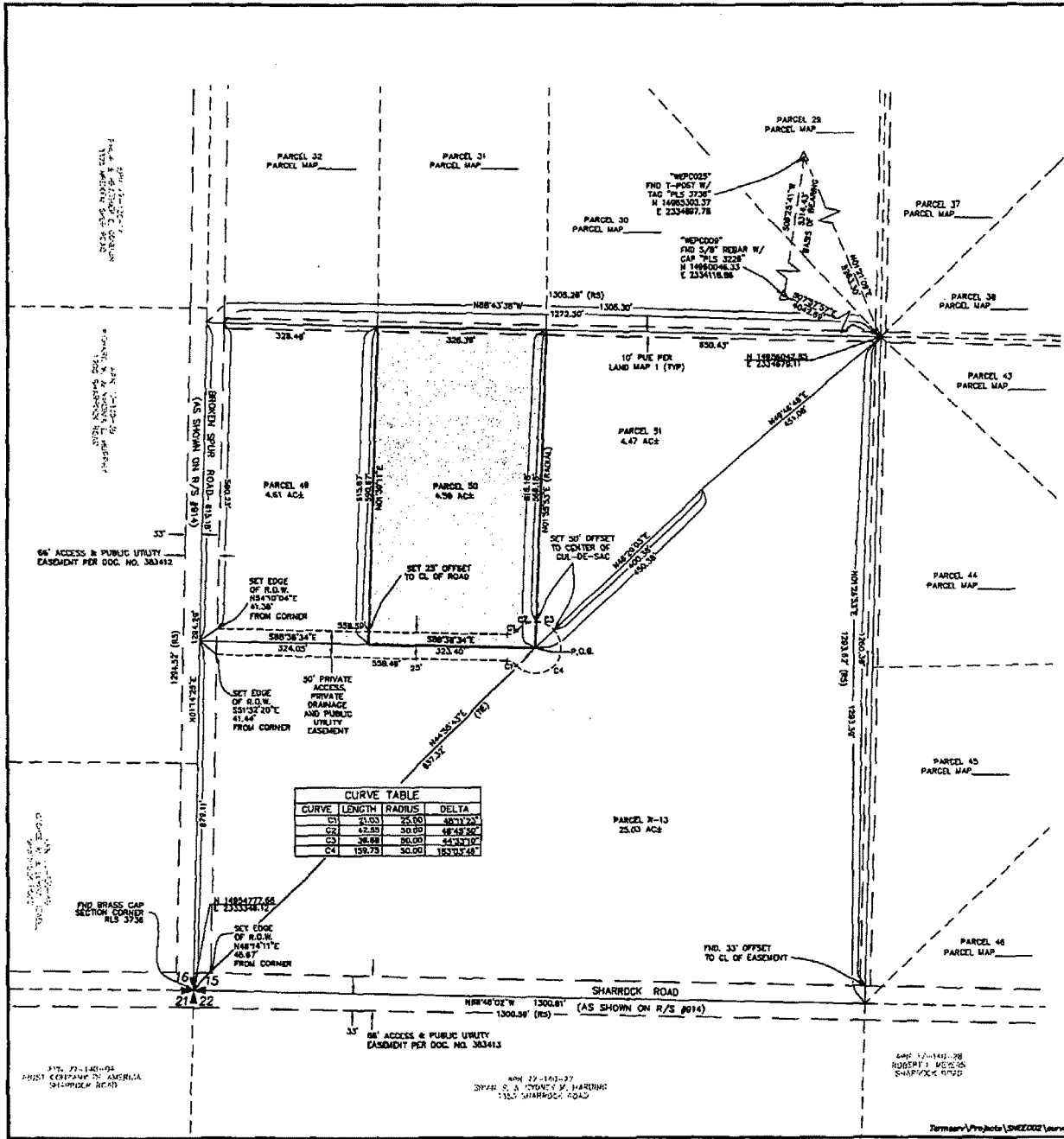
THENCE S.01°55'53"W., 616.18 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 4.59 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7908
- FOUND 3/4" REBAR & CAP PLS 7908 OR AS NOTED
- NOTHING SET DIMENSION POINT
- 1/4 CORNER
- PUBLIC UTILITY EASEMENT
- △ M.C. GPS POINT FOUND AS NOTED
- 14 1/2 SECTION CORNER
- 21 22

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S28°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0026" WITH NEVADA COORDINATE SYSTEM. BEST ZONE. VALUES BASED ON THE NAD 83/94 HARN. COORDINATES SHOWN HEREON ARE CIRCULAR COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00017938.

CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	80°12'23"
C2	42.35	30.00	88°43'56"
C3	36.88	30.00	64°13'10"
C4	152.73	50.00	183°02'48"

EXHIBIT FOR LEGAL DESCRIPTION

OF
PARCEL 50
 BEING A DIVISION OF PARCEL 1 OF PM 2030
 SITUATE WITHIN THE SW1/4 OF SECTION 13 T22N, R21E, M20A,
 WASHOE COUNTY NEVADA

TEC 1
CIVIL ENGINEERING CONSULTANTS
 800 Bennett Branch Pkwy, Suite 200, Reno, NV 89511
 (775) 322-7800 Fax: (775) 322-7822

SHEET	1
OF	1

J28 = SNEZ002
 DATE = MAY, 2008
 Temporary/Projects/SNEZ002/survey/Leqal_Del@N.A. 2008.05.dwg

175 12-140-04
 FIRST CORNER TO AMERICA
 SHARRDCK ROAD

175 12-140-07
 DYPH, S. & JONNY M. HARDING
 1115 SHARRDCK ROAD

175 12-140-08
 ROBERT J. MOORE
 SHARRDCK ROAD

LEGAL DESCRIPTION

For Parcel 51

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-31, further described as a portion of parcel 1 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 15;

THENCE N.44°55'43"E., 937.32 feet to the **TRUE POINT OF BEGINNING**;

THENCE N.01°55'53"E., 616.18 feet;

THENCE S.88°43'38"E., 650.43 feet;

THENCE S.49°46'48"W, 451.08 feet;

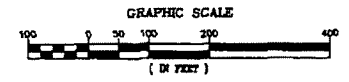
THENCE S.46°29'03"W., 450.38 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 4.47 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7908
- FOUND 5/8" REBAR & CAP PLS 7908 ON AS NOTED
- ⊕ NOTHING SET DIMENSION POINT
- ⊕ 1/4 CORNER
- PLK PUBLIC UTILITY EASEMENT
- △ REC. GPS POINT FOUND AS NOTED
- 12 1/2 SECTION CORNER
- 21 1/2

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 308°25'41" BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0225" AND "WPC0200" WITH NEVADA COORDINATE SYSTEM. BEST ZONE VALUES BASED ON THE NAD 83/94 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00019700.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.53	50.00	48°17'24"
C2	42.33	50.00	48°45'20"
C3	38.88	50.00	44°25'10"
C4	139.75	50.00	183°02'48"

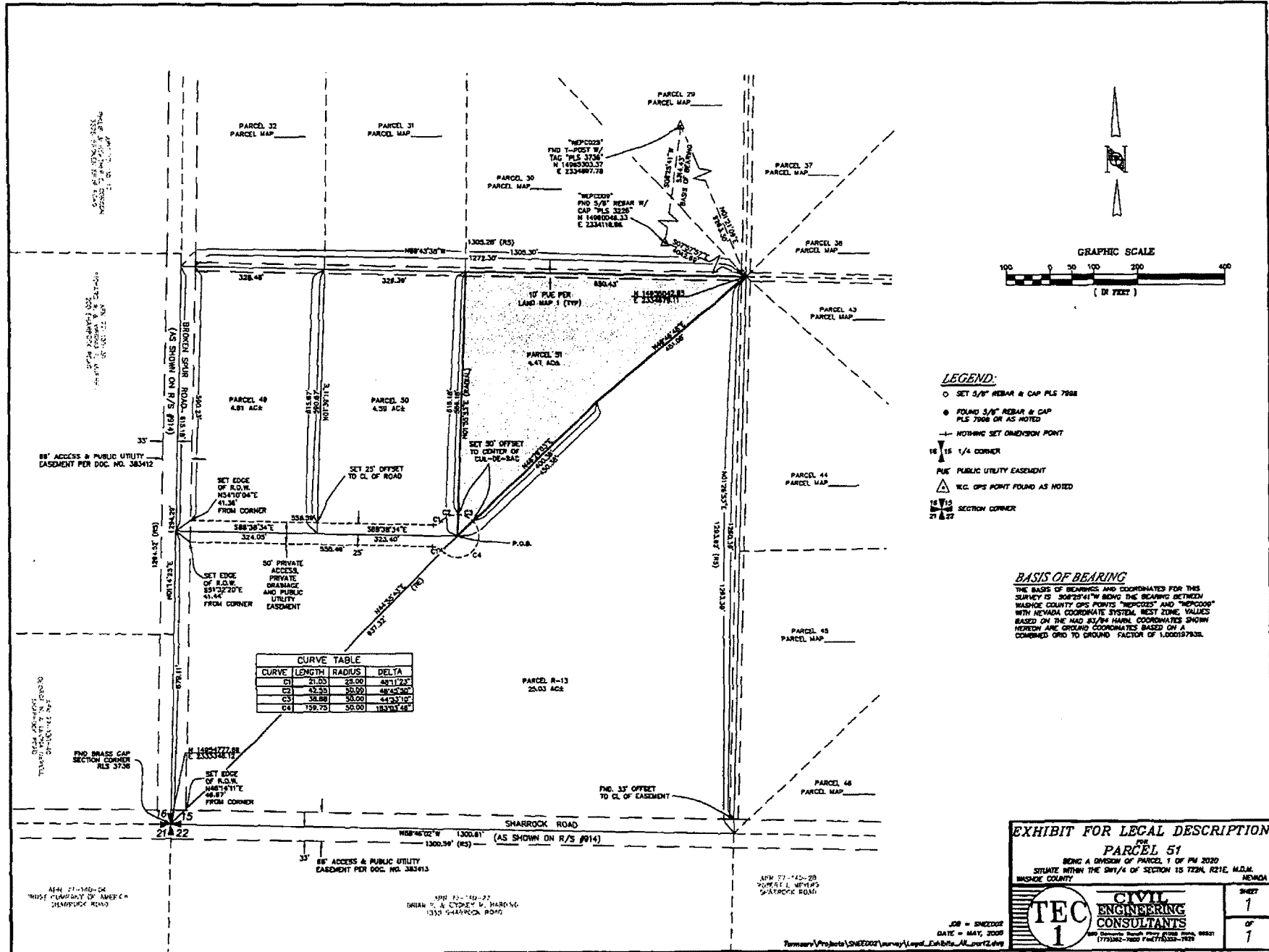


EXHIBIT FOR LEGAL DESCRIPTION

FOR
PARCEL 51
BEING A DIVISION OF PARCEL 1 OF PM 2020
SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M22N,
WASCO COUNTY NEVADA

TEC 1
CIVIL ENGINEERING CONSULTANTS
800 Corporate South Plaza, #200 Reno, NV 89511
(775) 842-7800 Fax (775) 855-7873

SHEET	1
OF	1

JOB = SNE2002
DATE = MAY, 2009

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APR 27-14-04
TRUSS CONSTRUCTION OF AMERICAN
HAMPERS ROAD

APR 23-10-07
BRIAN S. & CYRIL W. HARRON
1330 S HARRON ROAD

APR 27-14-20
SURVEIL MERRIF
SHARROCK ROAD

LEGAL DESCRIPTION

For Parcel 52

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-31, further described as a portion of parcel 1 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 15;

THENCE N.44°55'43"E., 937.32 feet to the **TRUE POINT OF BEGINNING**;

THENCE N.46°29'03"E., 450.38 feet;

THENCE N.49°46'48"E., 451.08 feet;

THENCE S.01°26'53"W, 640.81 feet;

THENCE N.87°39'24"W., 328.11 feet;

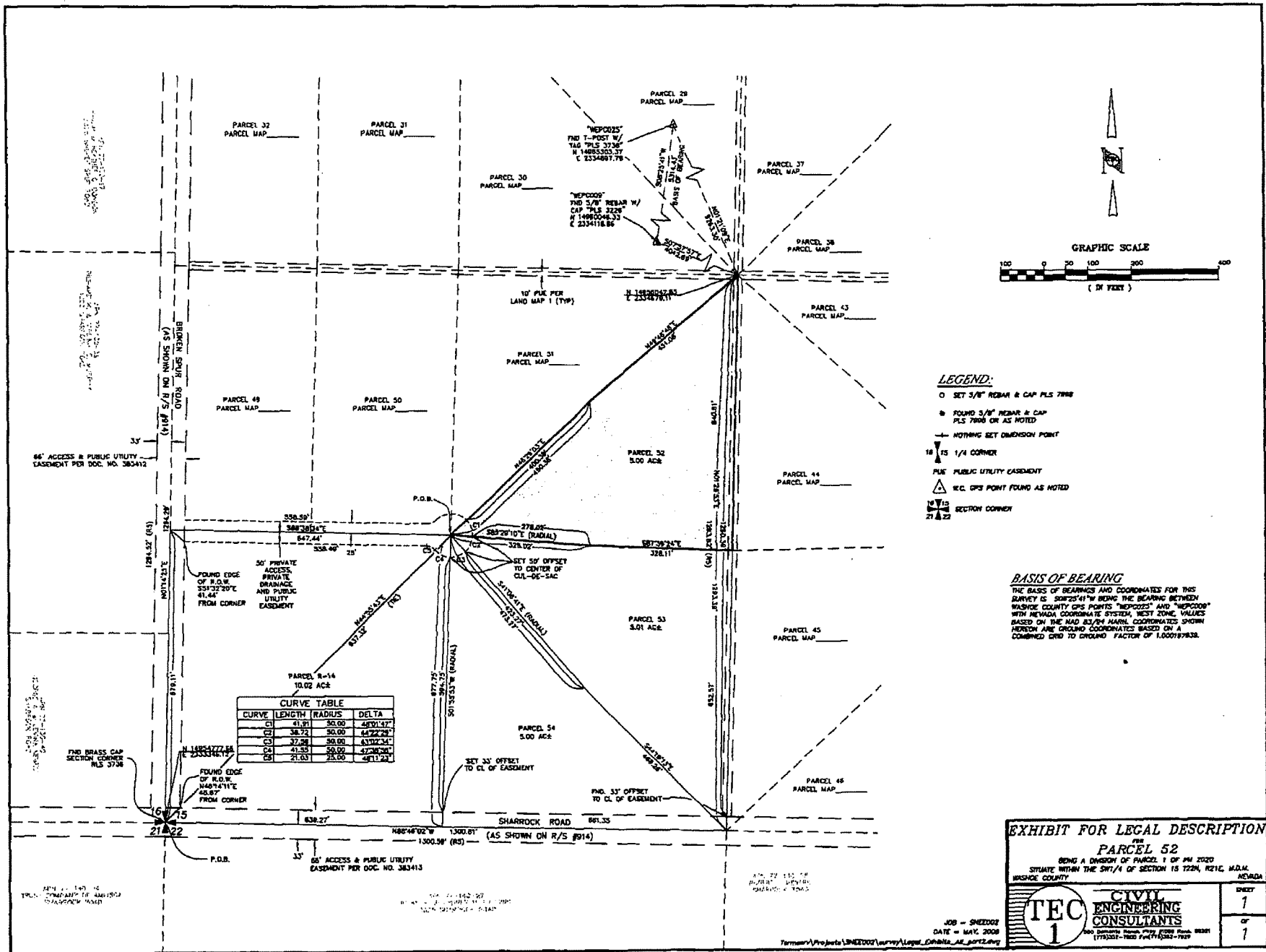
THENCE N.85°29'10"W., 328.02 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGAL DESCRIPTION

For Parcel 53

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-31, further described as a portion of parcel 1 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 15;

THENCE N.44°55'43"E., 937.32 feet to the **TRUE POINT OF BEGINNING**;

THENCE S.85°29'10"E., 328.02 feet;

THENCE S.87°39'24"E., 328.11 feet;

THENCE S.01°26'53"W, 652.57 feet;

THENCE N.44°19'13"W., 468.26 feet;

THENCE N.41°06'41"W., 473.27 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521

LEGAL DESCRIPTION

For Parcel 54

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-31, further described as a portion of parcel 1 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 15;

THENCE S.88°46'02"E., 639.27 feet to the **TRUE POINT OF BEGINNING**;

THENCE N.01°55'53"E., 677.75 feet;

THENCE S.41°06'41"E., 473.27 feet;

THENCE S.44°19'13"E, 468.26 feet, to a point on the centerline of Sharrock Road;

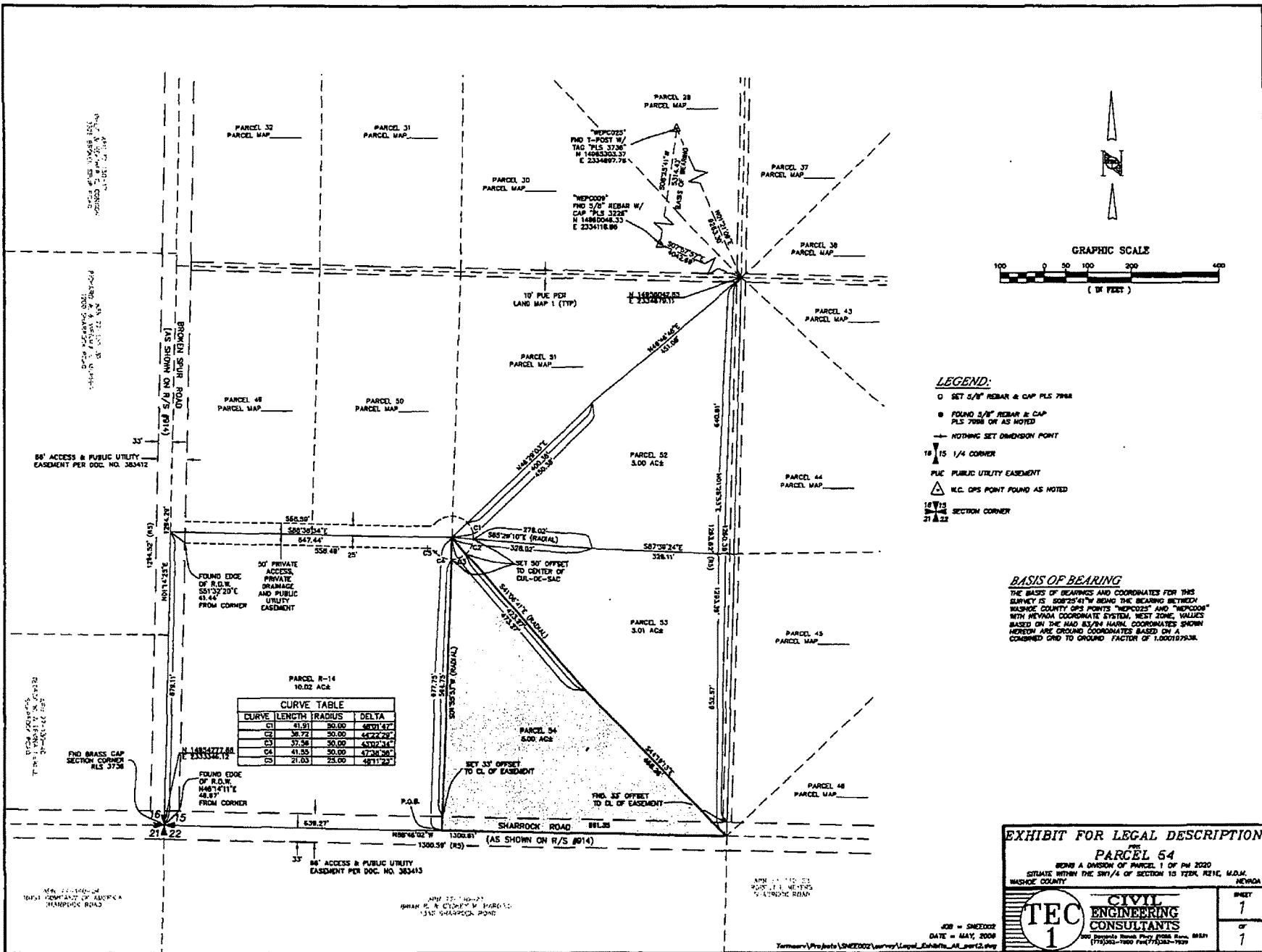
THENCE along the centerline of Sharrock Road, N.88°46'02"W., 661.35 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



PARCEL R-14
10.02 ACRES

CURVE	LENGTH	RADIUS	DELTA
C1	41.91	30.00	48°01'47"
C2	35.73	30.00	34°22'29"
C3	37.58	30.00	43°02'34"
C4	41.35	30.00	47°38'38"
C5	21.03	25.00	48°11'23"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 54
 BEING A DIVISION OF PARCEL 1 OF PM 2020
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T28N, R21E, S4M, NEVADA
 WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

1775 S. 1000th Street, Suite 100, Reno, NV 89502
 (775) 785-1000 Fax (775) 785-1009

SHEET
1
 OF
1

JOB = SMC2002
 DATE = MAY, 2008

APR 22, 2008
 SHARROCK ROAD
 1300.58'

NEW 22'-0.00' WIDE
 10' ASH TRUNKLINE OF ASH/CYCA
 TRUNKLINE ROAD

84' ACCESS & PUBLIC UTILITY
 EASEMENT PER DOC. NO. 383412

FOUND BRASS CAP
 SECTION CORNER
 PLS 37.38

FOUND EDGE
 OF R.L.M.
 S51°32'20"E
 83.44'
 FROM CORNER

FOUND EDGE
 OF R.L.M.
 N48°14'11"E
 48.87'
 FROM CORNER

APR 22, 2008
 SHARROCK ROAD
 1300.58'

- LEGEND:**
- SET 3/8" REBAR & CAP PLS 7988
 - FOUND 3/8" REBAR & CAP PLS 7988 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - ⊕ 1/4 CORNER
 - PUBLIC UTILITY EASEMENT
 - △ I.C. OPS POINT FOUND AS NOTED
 - 18 15 SECTION CORNER
 - 21 22 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "MEPC022" AND "MEPC009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/84 MARK COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A CORRECTED GRID TO GROUND FACTOR OF 1.000189338.

LEGAL DESCRIPTION

For Parcel 55

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-31, further described as a portion of parcel 1 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 15;

THENCE S.88°46'02"E., 319.16 feet to the **TRUE POINT OF BEGINNING**;

THENCE N.01°39'11"E., 678.42 feet;

THENCE S.88°38'34"E., 323.40 feet;

THENCE S.01°55'53"W, 677.75 feet, to a point on the centerline of Sharrock Road;

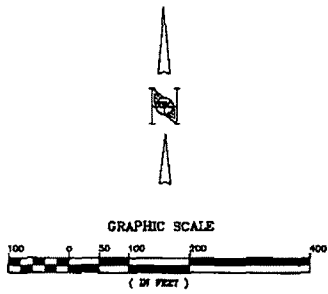
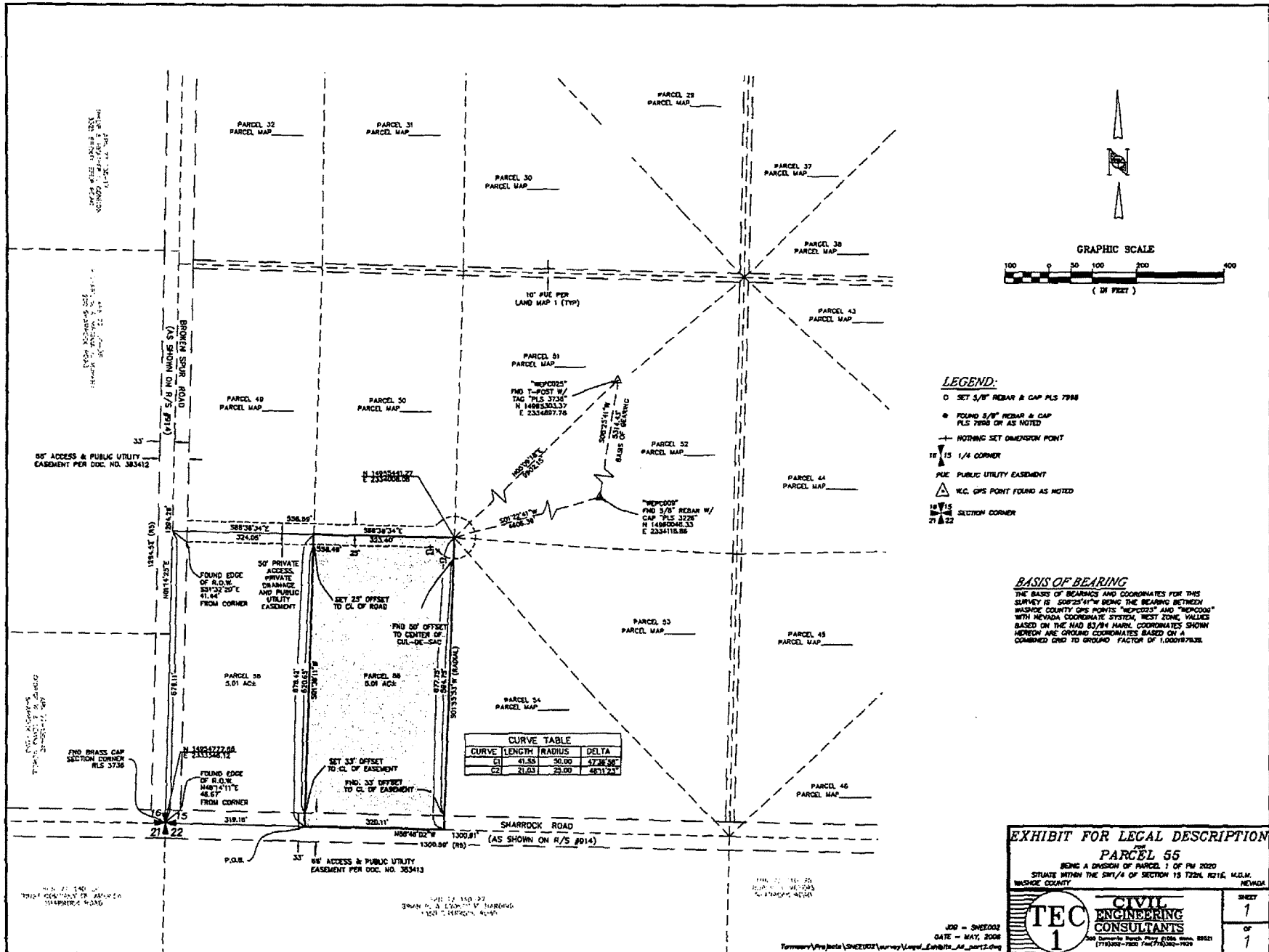
THENCE along the centerline of Sharrock Road, N.88°46'02"W., 320.11 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
- NOTHING SET DIMENSION POINT
- ⊕ IS 1/4 CORNER
- PUBLIC UTILITY EASEMENT
- △ I.C. GPS POINT FOUND AS NOTED
- ⊕ IS SECTION CORNER
- ⊕ IS

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS CORRECTED BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC023" AND "WPC008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83 (1983) HARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED END TO GROUND FACTOR OF 1,00087958.

EXHIBIT FOR LEGAL DESCRIPTION

PARCEL 55
BEING A DIVISION OF PARCEL 1 OF PM 2020
SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E, M2M,
WASHOE COUNTY, NEVADA

	CIVIL ENGINEERING CONSULTANTS	SHEET
	1 OF 1	1

JDD - SHEED02
DATE - MAY, 2008
C:\Projects\JDD\Survey\Legal\Exhibits_A4_0812.dwg

LEGAL DESCRIPTION

For Parcel 56

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-31, further described as a portion of parcel 1 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 15;

THENCE along the centerline of Broken Spur Road, N.01°14'25"E., 679.11 feet;

THENCE leaving the centerline of Broken Spur Road, S.88°38'34"E., 324.05 feet;

THENCE S.01°39'11"W, 678.42, feet, to a point on the centerline of Sharrock Road;

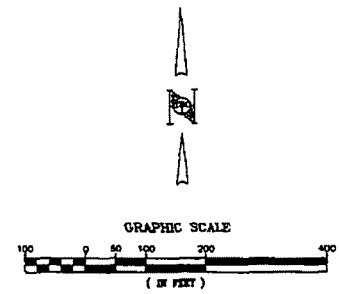
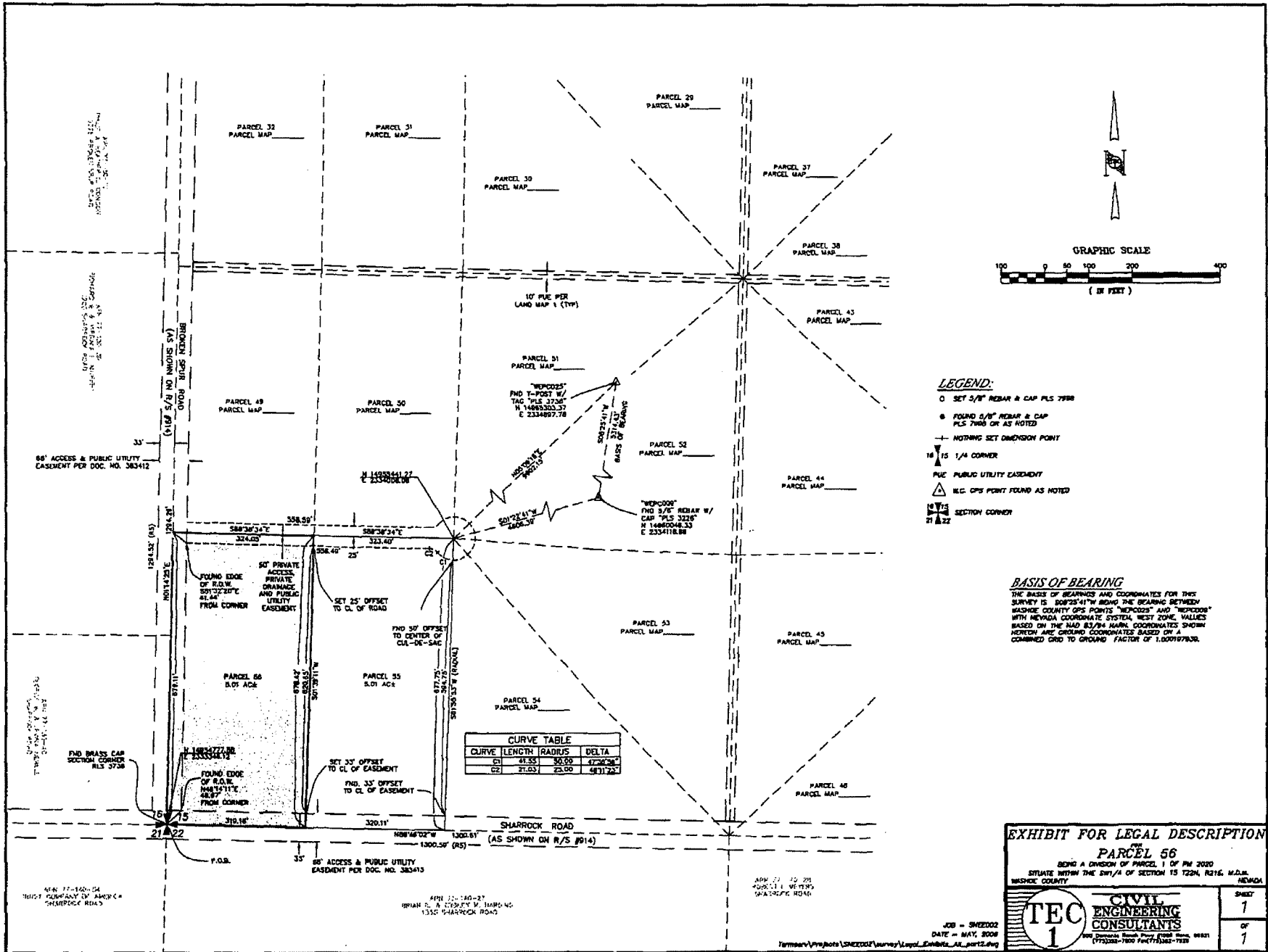
THENCE N.88°46'02"W., 319.16 feet, along the centerline of Sharrock Road, to the **POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7988
 - FOUND 5/8" REBAR & CAP PLS 7986 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - ⊥ 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ I.C. OPS POINT FOUND AS NOTED
 - ⊠ SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 504225417M BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "NEPC0025" AND "NEPC0026" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/NA 82/NA HAINS COORDINATES SHOWN HEREIN ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00017930.

CURVE	LENGTH	RADIUS	DELTA
C1	41.53	50.00	47.40
C2	21.63	25.00	48.12

EXHIBIT FOR LEGAL DESCRIPTION
 OF
PARCEL 56
 BEING A DIVISION OF PARCEL 1 OF PM 2020
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M22L
 WASHINGTON COUNTY, NEVADA

	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	1700 S. Durbin Street, Suite 1000, Reno, NV 89501 (775) 782-7800 Fax: (775) 782-7829	OF 1

JOB - SWE2002
 DATE - MAY, 2008
 Terms:\Projects\SWE2002\Survey\Legal_Colimits_All_part2.dwg

APR 22 - 140-04
 16107 PROPERTY OF AMPC &
 SHARROCK ROAD

APR 22 - 140-27
 BRIAN G. R. 2300 PM N. 1419D-40
 1330 SHARROCK ROAD

APR 22 - 140-208
 4092.11 METERS
 SHARROCK ROAD

EXHIBIT B

MAPS

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LIEN OR MORTGAGE HOLDINGS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APH: 77-130-15

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 NRS 361A.288.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

AROL, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF AROL, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

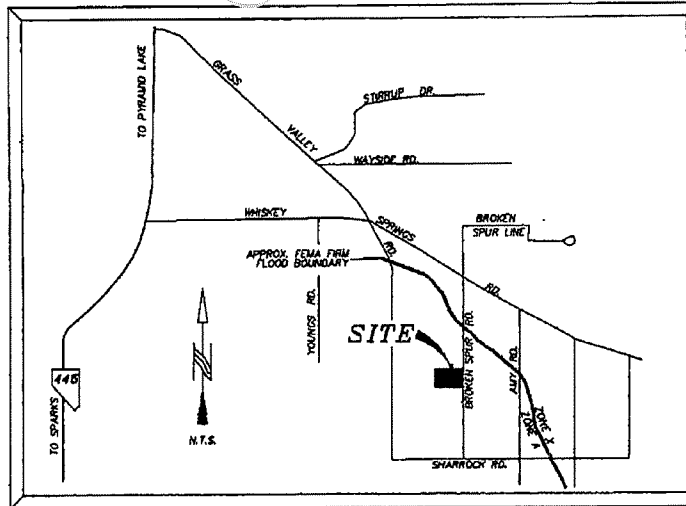
HONALO KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF HONALO KAI LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 16 T. 22 N. R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 623 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS, P.L.S. 7394
DATE: 12/31/08

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED, BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES:

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. O/R/A AT NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PH02-040, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2008.

ADRIAN P. FREUND, MGR.
DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: _____

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2008 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	36 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB = SHED002
DATE = 8/11, 2008
T:\survey\Projects\SHED002\survey\Parcel_Map_AK.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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 378, THE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO _____ DATE _____
STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

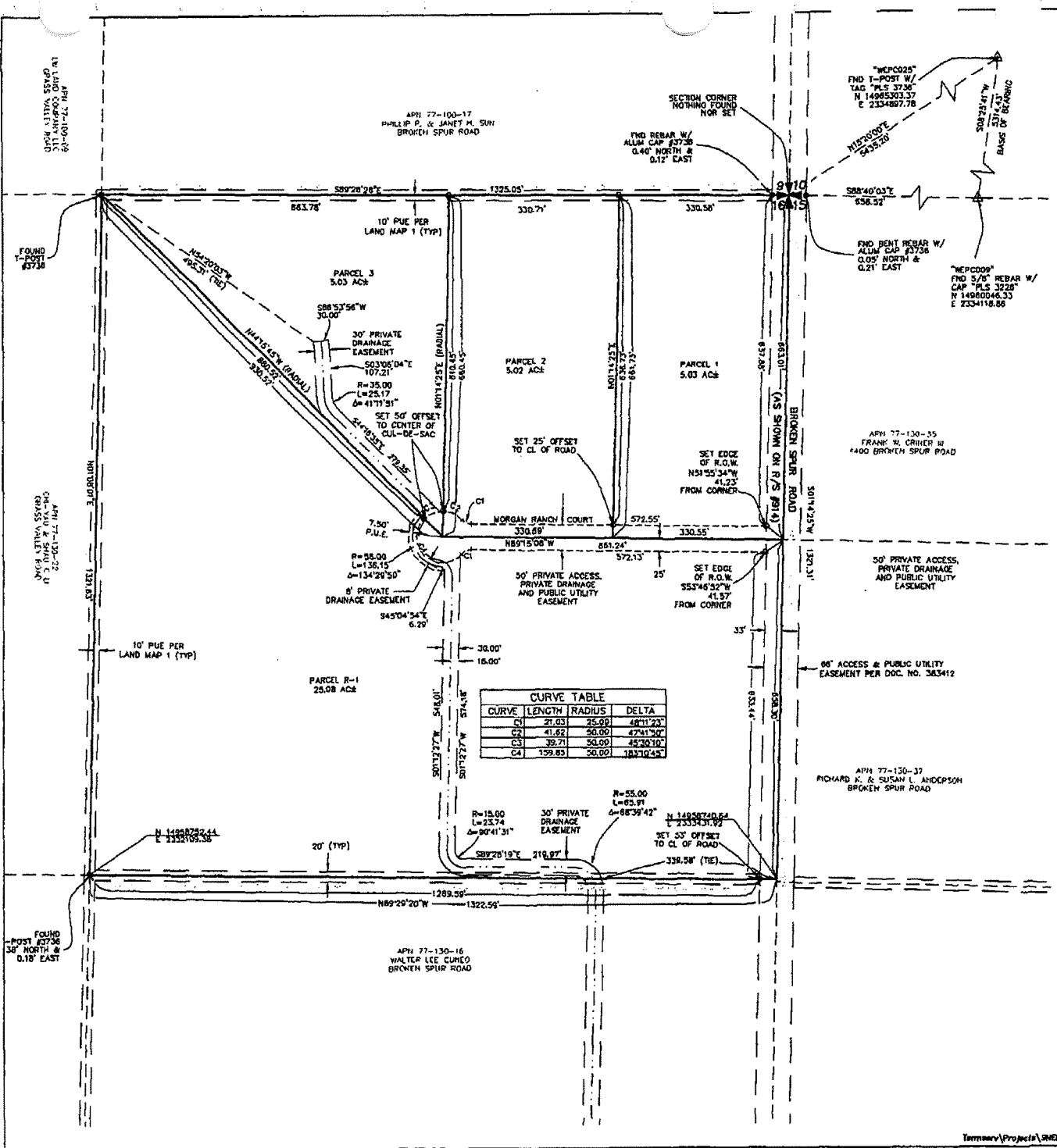
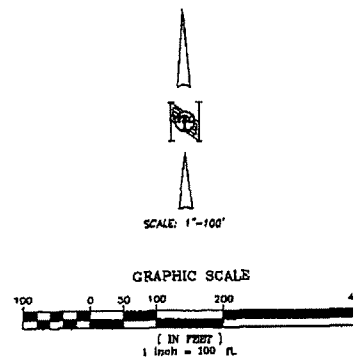
1. THE TOTAL AREA OF THIS SURVEY IS 40.18 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCI PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJA PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL TH REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRC EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FRM No. 2700, MAP No. 3203102700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, AL RECONDITION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHON HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHAL PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND T RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DEEMED TO VALID HOLDERS THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIF AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN W CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO COMPLY WITHIN 60 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 13 R SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISS AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND N SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VAL FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRES-FEET/YEAR (APPENDIX A - WA SCHEDULE) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER O PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APH) 077-340-18 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AK FOR WASHOE COUNTY APN 077-340-18 WAS 40.18 ACRES AND THE REGULATORY ZONE ESTAB IN THE WSP INCLUDES APPROXIMATELY 22.95 ACRES OF LOW DENSITY SUBURBAN (LD DWELLN ACRES) 10.99 ACRES OF MEDIUM DENSITY RURAL (D.4 DWELLING/1.0 ACRES), AND APPROXIMATE 0.22 ACRES OF GENERAL RURAL (0.025 DWELLING/1.0 ACRES) RESULTING IN NO MORE THAN 21 PARCELS AT FULL DEVELOPMENT POTENTIAL AND NO MORE THAN 10 PARCELS AT 75 PERCENT THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARCELS(S). THERE HAVE BEEN 2 PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340-18. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING TO ONE, 17 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-11 BEING LOT NUMBER 15-2-1-3 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS #4, CONSIS WITH THE WSP AS APPROVED ON SEPTEMBER 22, 1992.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 415.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A REC BANWER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SENIOR IMPROVED DISTRICT.

PARCEL MAP 1
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL 15-2-1-3 OF R/2 S QUARTER WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E, WASHOE COUNTY.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2008, AT _____ MINUTES PART _____ O'CLOCK _____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

TEC 1 CIVIL ENGINEERING CONSULTANTS
1000 S. RENO AVENUE, SUITE 1000, RENO, NV 89502
(775) 322-7800 / (775) 444-7829

COUNTY RECORDER
BY: _____ DEPUTY



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7998
 - FOUND MONUMENT AS NOTED
 - NOTHING SET DIMENSION POINT
 - 15 15 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ I.C. GPS POINT FOUND AS NOTED
 - 18 18 SECTION CORNER
 - 21 21

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 32825417M BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0225" AND "WPC0029" WITH NEVADA COORDINATE SYSTEM, NAD 83, VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197936.

- REFERENCES**
- 1) R.O.S. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) L.R. 1, DOC# 383418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOC# 383502 FILED FOR RECORD OCTOBER 24, 1975 BOOK 927, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOC# 507294 FILED FOR RECORD JANUARY 5, 1978 BOOK 1179, PAGE 185 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) PARCEL MAP 3894, DOC #2714325 FILED FOR RECORD, JULY 24, 2002, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 1
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL 16-2-1-3 OF R/3 81
 SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E,
 WASHOE COUNTY

1

TEC

**CIVIL
ENGINEERING
CONSULTANTS**

2000 Industrial Road, Reno, Nevada 89521
(775)332-7800 Fax: (775)332-7829

JOB # SNEE002
 DATE = 1/11/2008
 T:\survey\Projects\SNEE002\survey\Parcel_Maps_All.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APN: 77-130-15

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 NRS 331A.262.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARJO, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF ARJO, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF CAP ONE, INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

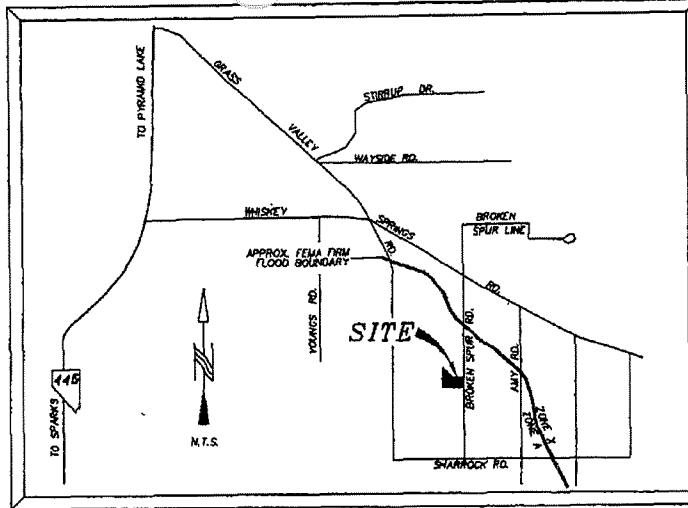
HONALO KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF HONALO KAI, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 16 T. 22 N., R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2003.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 432 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BROOKS, P.L.S. 7938 DATE _____
EXP. 12/31/06

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/R/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PMS02-041, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN P. FRIEDMAN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT DATE _____

MINIMUM LOT AREA REQUIRED	2 ACRES	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT WIDTH	150 FEET	
MINIMUM FRONT YARD	30 FEET	
MINIMUM SIDE YARD	15 FEET	
MINIMUM REAR YARD	30 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET	

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB # - SNE002 DATE = MAY, 2006

z:\mason\Project\SNE002\survey\Parcel_Map02_Alt.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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 572. THE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

BY: _____ DATE _____
WALTER LEE CUNEO

STATE OF NEVADA
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

- 1. THE TOTAL AREA OF THIS SURVEY IS 25.06 ACRES.
- 2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXACT PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. PARCELS ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
- 3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
- 4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRO EASEMENTS.
- 5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FRM # NO. 2700, MAP NO. 320312700 E, DATED SEPTEMBER 30, 1984.
- 6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
- 7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDINANCE.
- 8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE MAINTAINED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
- 9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
- 10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
- 11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 60 DAYS OF NOTIFICATION.
- 12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
- 13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
- 14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALL FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 GALLONS PER ACRE PER YEAR (APPENDIX A - WAT BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-346-18 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL A/C FOR WASHOE COUNTY APN 077-346-18 WAS 4618 ACRES AND THE REGULATORY ZONE ESTABU IN THE WSSP INCLUDES APPROXIMATELY 22.85 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING/ACRES) 10.89 ACRES OF MEDIUM DENSITY RURAL (0.4 DWELLING/1.0 ACRES), AND APPROXIMATELY 8.22 ACRES OF GENERAL RURAL (0.25 DWELLING/1.0 ACRES) RESULTING IN NO MORE THAN 27 PARCELS AT FULL DEVELOPMENT POTENTIAL AND NO MORE THAN 20 PARCELS AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARCEL(S). THERE HAS BEEN NO PREVIOUS PARCEL MAP ON WASHOE COUNTY APN 077-346-18.
- 15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THIS ONE, 14 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-13 BEING LOT NUMBER 16-2-1-3 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS #1, CONSIST WITH THE WSSP AS APPROVED ON SEPTEMBER 22, 1982.
- 15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
- 16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECS WARNING THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SENIOR IMPROVEMEN DISTRICT.

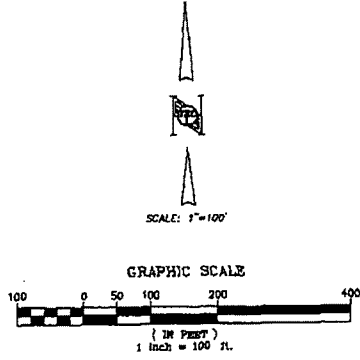
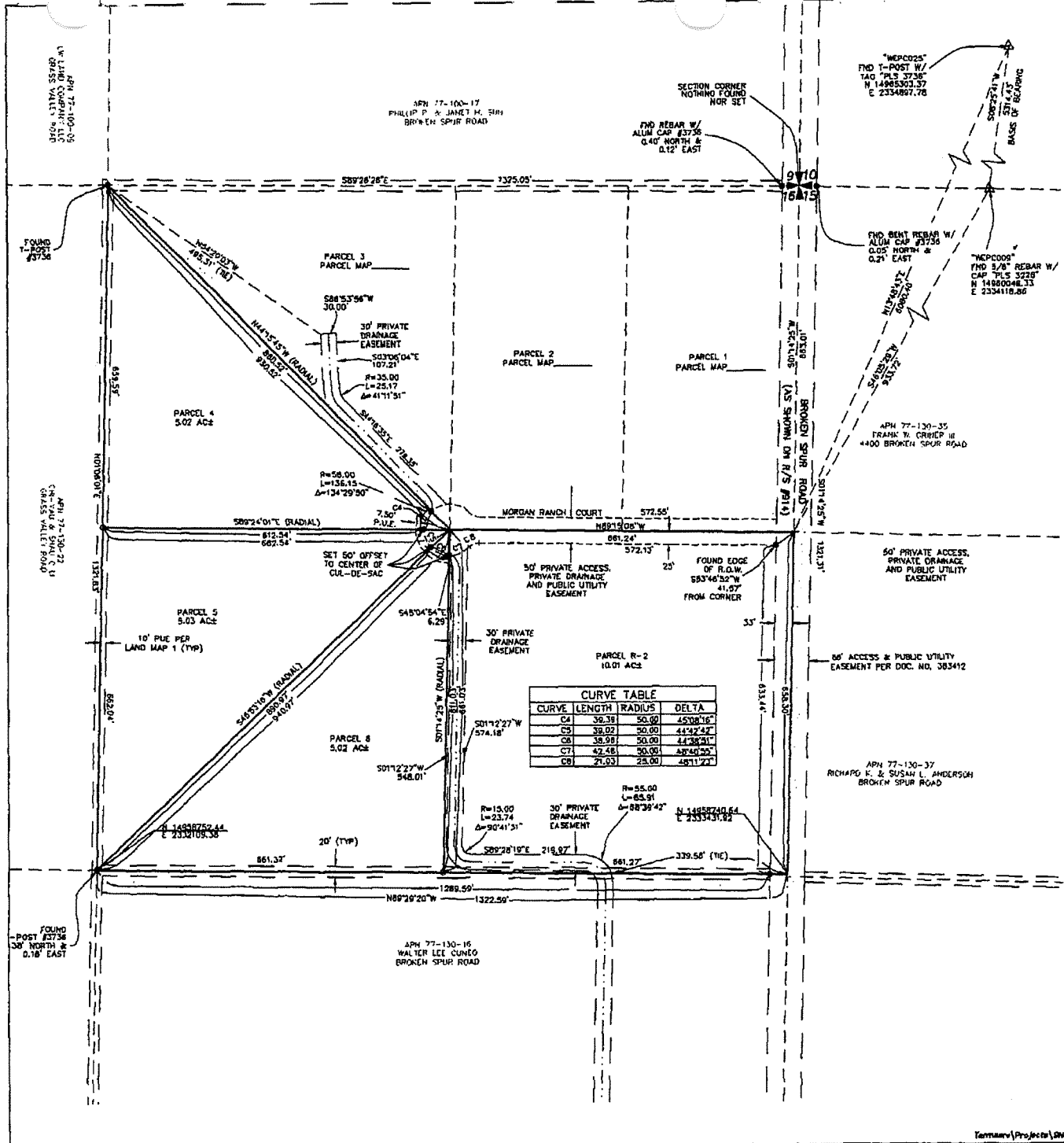
PARCEL MAP 2

WALTER LEE CUNEO

BEING A DIVISION OF PARCEL 0-1 OF PM _____
SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E,
WASHOE COUNTY



FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
By: _____
DEPUTY



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7088
 - FOUND 5/8" REBAR & CAP PLS 7088 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - 18 15 1/4 CORNER
 - ▲ PUBLIC UTILITY EASEMENT
 - △ N.C. GPS POINT FOUND AS NOTED
 - 18 15 21 22 SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/04 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000167838.

- REFERENCES**
- 1) R.O.S. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 28, 1875 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 28, 1875 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOC# 383808 FILED FOR RECORD OCTOBER 28, 1975 BOOK 227, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOC# 507284 FILED FOR RECORD JANUARY 5, 1978 BOOK 1176, PAGE 168 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) PARCEL MAP 3584, DOC #274545 FILED FOR RECORD, JULY 24, 2002, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 2
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL R-1 OF PM 203
 SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E,
 WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

400 Nevada South Pkwy. #1054 Reno, NV 89521
 (775)352-7800 FAX (775)352-7820

JOB = SNEZ002
 DATE = MAY, 2008
 Termenvy\Projects\SNEZ002\Survey\Parcel_Maps_Alt.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE: _____
FRONT NAME/TITLE

TAX CERTIFICATE APN: 77-130-15

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 NRS 367A.263.

WASHOE COUNTY TREASURER

BY: _____ DATE: _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SENIOR RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE: _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

AROY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF AROY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE: _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

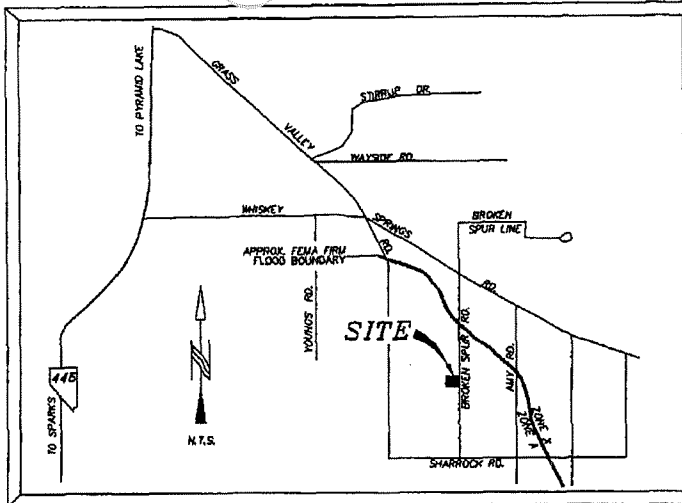
HONALD KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF HONALD KAI LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____



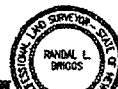
VICINITY MAP

N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 18 T. 22 N., R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2008.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 632 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BROGGS P.L.S. 7998 DATE: _____

EXP. 12/31/10

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE: _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE: _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PWD-042, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2008.

ADRIAN P. FREUND, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT DATE: _____

MINIMUM LOT AREA REQUIRED	2 ACRES	(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT WIDTH	150 FEET	
MINIMUM FRONT YARD	30 FEET	
MINIMUM SIDE YARD	15 FEET	
MINIMUM REAR YARD	30 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET	

VARiances TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

400 - SHE2002 DATE = MAR, 2008
T:\Survey\Projects\SHE2002\Survey\Parcel_Maps_Alt.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO DATE: _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

NOTES

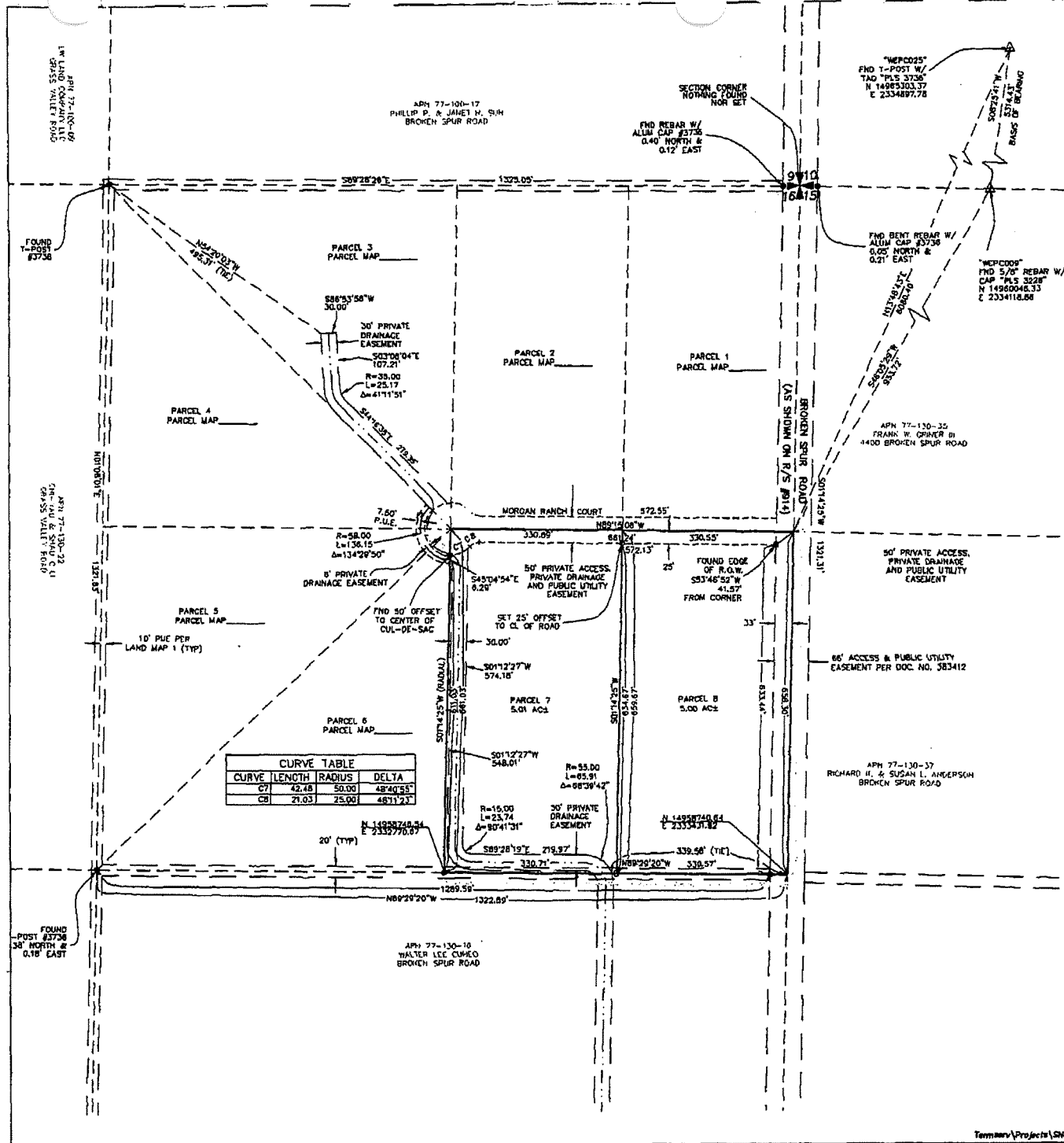
1. THE TOTAL AREA OF THIS SURVEY IS 10.01 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCEL PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, AND THE RIGHT TO EXIST THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJAC PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PROF EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRN F No. 2700, MAP No. 3003102700 E, DATED SEPTEMBER 30, 1984.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALTH RECORDATION OF THAT PERMIT AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY DRAIN.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL PERPETUATED. ANY LEGAL RIGHT TO WATER OR DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION SHALL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 60 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 MPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALU FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRE-FEET/YEAR (APPENDIX A - WAT BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-18 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AC FOR WASHOE COUNTY APN 077-340-18 WAS 4018 ACRES AND THE REGULATORY ZONE ESTABL IN THE WSSP INCLUDES APPROXIMATELY 22.05 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING ACRES) 10.99 ACRES OF MEDIUM DENSITY RURAL (0.4 DWELLING/1.0 ACRES), AND APPROXIMATE 8.22 ACRES OF GENERAL RURAL (0.05 DWELLING/1.0 ACRES) RESULTING IN NO MORE THAN 27 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 20 PARCELS AT 75 PERCENT I THE FULL POTENTIAL. THIS PARCEL MAP RESULTS IN 2 PARCELS. THERE HAVE BEEN TWO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340-18. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THE ONE, 12 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-152 BEING LOT NUMBER 15-2-1-3 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS #1, CONSIST WITH THE WSSP AS APPROVED ON SEPTEMBER 22, 1992.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECORD WARNING THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEMEN DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2008, AT _____ MINUTES PAST _____ O'CLOCK, P.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

PARCEL MAP 3
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL 077-340-18
SITUATE WITHIN THE NE 1/4 OF SECTION 15 T22N, R21E, 1 WASHOE COUNTY

TEC 1 **CIVIL ENGINEERING CONSULTANTS**
Kathryn E. Bando
COUNTY RECORDER
BY: _____ DEPUTY

400 - SHE2002 DATE = MAR, 2008
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CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	42.48	50.00	48°40'55"
C8	21.03	25.00	48°11'23"

- LEGEND:**
- SET 3/8" REBAR & CAP PLS 7098
 - FOUND 3/8" REBAR & CAP PLS 7985 OR AS NOTED
 - + NOTHING SET DIMENSION POINT
 - 16 15 1/4 CORNER
 - △ PUE PUBLIC UTILITY EASEMENT
 - △ W.C. OPS POINT FOUND AS NOTED
 - 16 15 SECTION CORNER
 - 27 22

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 308°23'11"W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "MEPC0025" AND "MEPC009" WITH NEVADA COORDINATE SYSTEM WEST ZONE VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00097830.

- REFERENCES**
- 1) R.O.S. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 28, 1978 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 28, 1978 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOC# 383802 FILED FOR RECORD OCTOBER 28, 1978 BOOK 827, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOC# 507264 FILED FOR RECORD JANUARY 5, 1978 BOOK 1176, PAGE 188 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) PARCEL MAP 3894, DOC #2714325 FILED FOR RECORD, JULY 24, 2002, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 3
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL #2 OF PM
 SITUATE WITHIN THE NE 1/4 OF SECTION 16 T28N, R21E,
 WASHOE COUNTY

TEC
1

**CIVIL
ENGINEERING
CONSULTANTS**

JOB = SNEZ002
 DATE = MAY, 2008
 690 Damonte Blvd. P.O. Box 1000 Reno, NV 89501
 (775) 782-7800 Fax (775) 382-7929

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APRIL 77-130-15

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 NRS 331A.285.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

AROY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF AROY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

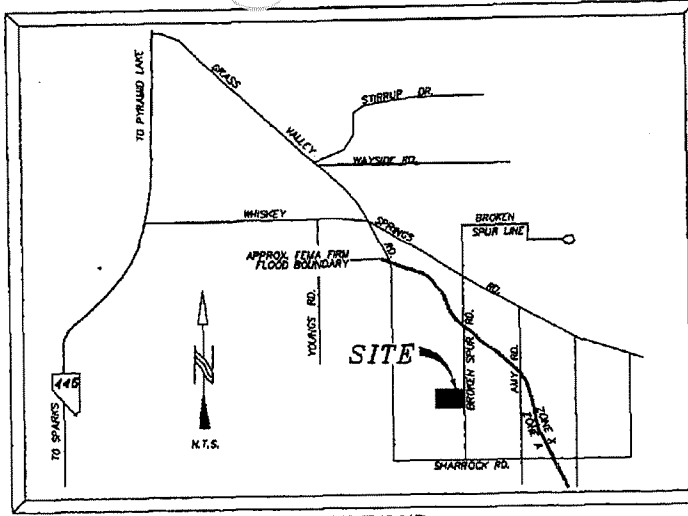
MONALO KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF MONALO KAI LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

I, RANDAL L. BRIGGS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:
1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
2) THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 15 T. 22 N., R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2008.
3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/8/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PMS-043, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2008.

ADRIAN P. FREUND, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2008 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB - SHEED02
DATE - 4/4/1, 2008
Terracon/Projects/SH2002/urveys/Parcel_Maps/AS_609

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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 NRS CHAPTER 278. THE COMPLETION, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2008, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

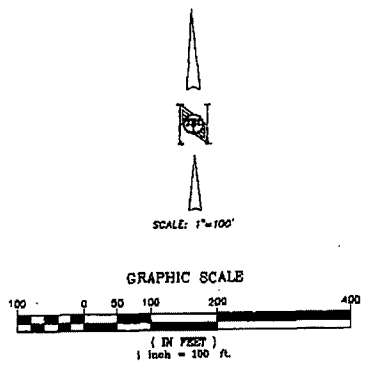
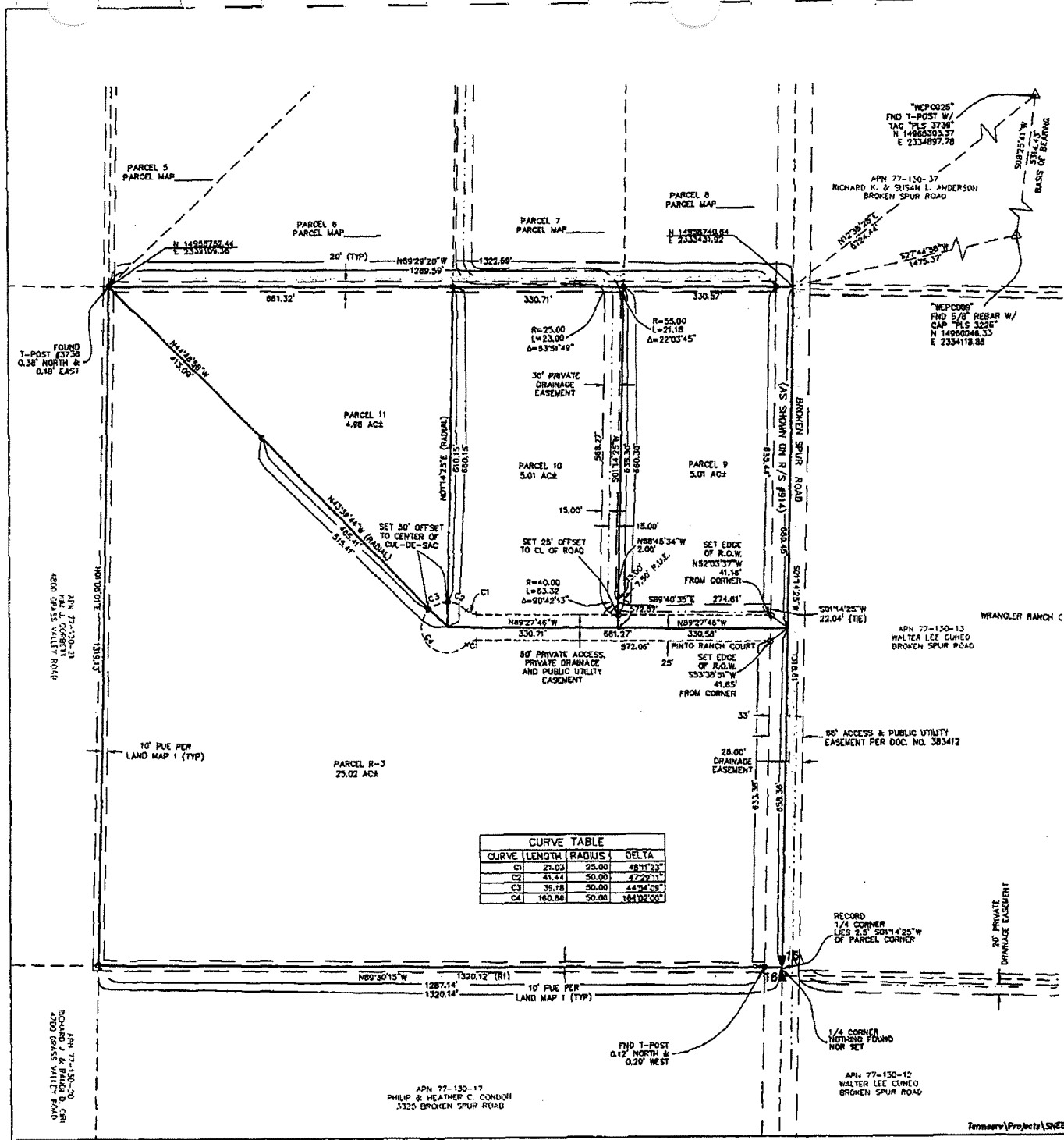
NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 40.01 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLL PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, AND THE RIGHT TO CUT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJAC PARCELS. EASE'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRO EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM 1 No. 2700, MAP No. 320010700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALL RECONSTRUCTION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICES BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDIN.
8. THE OWNER, BUYERS, ASSIONS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOW HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS (THOSE RIGHTS).
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND IN SUITS ON OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED FEDERAL YIELD VAL FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 GALS PER ACRE PER YEAR (APPENDIX A - WA SUBJECT) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER O PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-18 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AC FOR WASHOE COUNTY APN 077-340-18 WAS 40.01 ACRES AND THE REGULATORY ZONE ESTABLI IN THE WESP INCLUDES APPROXIMATELY 30.8 ACRES OF HIGH DENSITY RURAL (0.4 DWELLING/1 ACRES), AND APPROXIMATELY 0.21 ACRES OF GENERAL RURAL (0.025 DWELLING/1.0 ACRES) RESULTING IN NO MORE THAN 8 PARCELS AT FULL DEVELOPMENT POTENTIAL AND NO MORE TH PARCELS AT 75 PERCENT OF THIS POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARCELS. THERE HAVE BEEN NO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-34
15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING TI ONE, 2 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-13 8010 LOT NUMBER 18-2-1-4 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS PL COMB WITH THE WESP AS APPROVED ON SEPTEMBER 22, 1994 UNLESS THE CREATING OF A DEVELOPME AGREEMENT, THE CONSTRAINT IN DENSITY ON PARCEL APN: 77-130-13 (WITHIN THE WESP) IS FU REDUCED BY 2 LOTS (ALREADY DISCOUNTED BY 25%) TO ALLOW A TOTAL OF 8 LOTS FROM THE ORIGINAL PARCEL.
16. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
17. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO THE REC WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEM DISTRICT.

PARCEL MAP 4
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL 15-2-1-4 OF R/3 S
SITUATE WITHIN THE NE 1/4 OF SECTION 15 T22N, R21E,
WASHOE COUNTY

TEC 1
CIVIL ENGINEERING CONSULTANTS
Katherine L. Brink
COUNTY RECORDER
106 Damonte Ranch Pkwy, #206 Reno, NV 89521
(775)352-7800 Fax: (775)352-7977



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7008
 - FOUND 5/8" REBAR & CAP PLS 7008 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - 15' 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ W.C. OPS POINT FOUND AS NOTED
 - 15' 1/4 SECTION CORNER
 - 21' 22'

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S0825'41"W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "MPC0025" AND "MPC003" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/04 NAD83. COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197934.

- REFERENCES**
- 1) R.A.S. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 26, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 26, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOC# 383802 FILED FOR RECORD OCTOBER 28, 1975 BOOK 977, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOC# 507264 FILED FOR RECORD JANUARY 5, 1978 BOOK 1179, PAGE 188 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	25.03	25.00	48°11'23"
C2	41.44	50.00	47°29'11"
C3	39.78	50.00	44°54'09"
C4	160.60	50.00	184°02'00"

PARCEL MAP 4
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL 15-2-1-4 OF R/S 9
 SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R01E,
 WASHOE COUNTY

TEC
1

CIVIL
ENGINEERING
CONSULTANTS

208 Donnellie South Pkwy. #1058 Reno, 89501
(775)352-7400 Fax (775)352-7929

JOB = SNEE002
 DATE = MAY, 2008
 Termsrv\Projects\SNEE002\survey\Parcel_Maps_A4.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LEH OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APN 77-130-18

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 NRS 336A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 432 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

AROY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF _____, 2008, AS _____ OF AROY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF _____, 2008, AS _____ OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

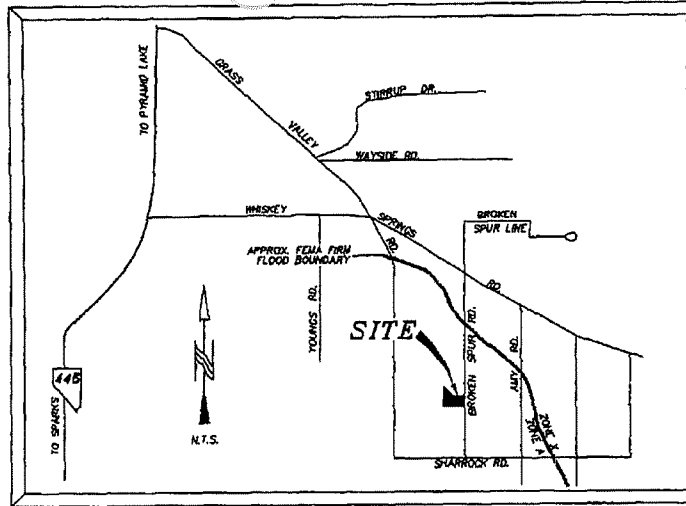
RONALD KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF _____, 2008, AS _____ OF RONALD KAI LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LE WITHIN THE NE 1/4 OF SECTION 16 T. 22 N., R. 21 E., M. 64N. AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2008.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIDGES, P.L.S. 7288 _____ DATE 07/12/08

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP PHOS-044, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS ____ DAY OF _____, 2008.

ADRIAN P. FRIEDLAND, AICP, _____ DATE _____
DIRECTOR OF COMMUNITY DEVELOPMENT

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2008 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

408 S. SNEEDZ
DATE = 04/14, 2008
T:\matters\Projects\SNEEDZ\Survey\Parcel_Maps_All.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF _____, 2008, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 25.02 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCL. PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, AND THE RIGHT TO EXIT THAT PARCEL, WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJAC PARCELS. FULL'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRO EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIR # 14 2700, MAP NO. 320010700 E, DATED SEPTEMBER 30, 1984.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALT RECONDITION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDIN.
8. THE OWNER, BUYER, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS C THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE DUTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WASHO SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WID CONTAINED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/3 R SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU, AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALL FOR THE WASHO SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRES-FEET/YEAR (APPENDIX A - WAT BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-18 IS LIMITED TO 76 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AC FOR WASHOE COUNTY APN 077-340-18 WAS 40.9 ACRES AND THE REGULATORY ZONE ESTABL IN THE WSEP INCLUDES APPROXIMATELY 30.8 ACRES OF HIGH DENSITY RURAL (0.4 DWELLING/1.0 ACRES), AND APPROXIMATELY 0.21 ACRES OF GENERAL RURAL (0.025 DWELLING/1.0 ACRES) RESULTING IN NO MORE THAN 8 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE TH PARCELS AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARCEL(S). THERE HAS BEEN ONE PREVIOUS PARCEL MAP ON WASHOE COUNTY APN 077-340-18 BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THE ONE, NO REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-13 BEING LOT NUMBER 18-2-1-4 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS (L.P. CONSIST) WITH THE WSEP AS APPROVED ON SEPTEMBER 22, 1992 UNLESS BY HEARS OF A DEVELOPMENT APPROVAL. THE DENSITY ON PARCEL APN 77-130-13 (WITHIN THE WSEP) IS FUR REDUCED BY 2 LOTS (ALREADY DISCOUNTED BY 235) TO ALLOW A TOTAL OF 8 LOTS FROM THE ORIGINAL PARCEL.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECO WAYNER THAT PROHIBITS THE PROTECT OF THE FORMATION AND FUNDING OF A SEWER IMPROVEMEN DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS ____ DAY OF _____, 2008, AT _____ MINUTES PAST _____ O'CLOCK, _____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Walter Lee Cuneo
COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 5
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCELS 2-3 OF PLAT
SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E, 1
WASHOE COUNTY

TEC 1
CIVIL ENGINEERING CONSULTANTS
300 Stewart Road, Reno, NV 89511
(775) 322-7800 Fax (775) 322-7920

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED, THAT ANY LIEN OR INTEREST HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APN: 77-130-16

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 NRS 381A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SENIOR RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 432 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAN.

ARJOY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF _____, 2008, AS OF ARJOY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF _____, 2008, AS OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

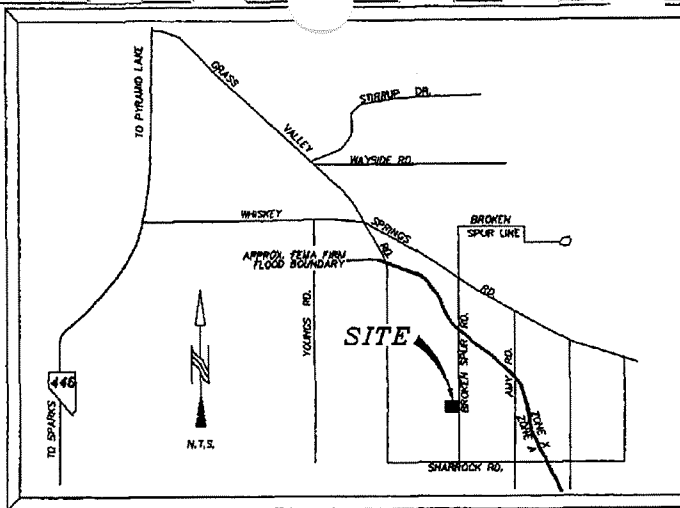
HONALO KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF _____, 2008, AS OF HONALO KAI LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 16 T. 22 N., R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAN COMPLES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS, P.L.S. 7908 DATE _____
D.P. 12/21/08

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAN HAVE BEEN CHECKED, ACCEPTED, AND APPROVED, BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

BY: _____ DATE _____
GERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. 0/9/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PUD-045, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS ____ DAY OF _____, 2008.

ADRIAN P. FRIEDLAND, ACP, DATE _____
DIRECTOR OF COMMUNITY DEVELOPMENT

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2008 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

308 - SNEED02
DATE = MAY, 2008
TerraNova/Pre/jevin/SNEED02/survey/Parcel_Map/AK.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAN AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAN AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS ____ DAY OF _____, 2008, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

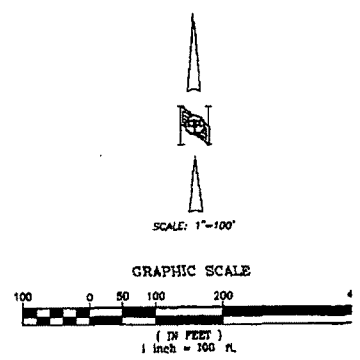
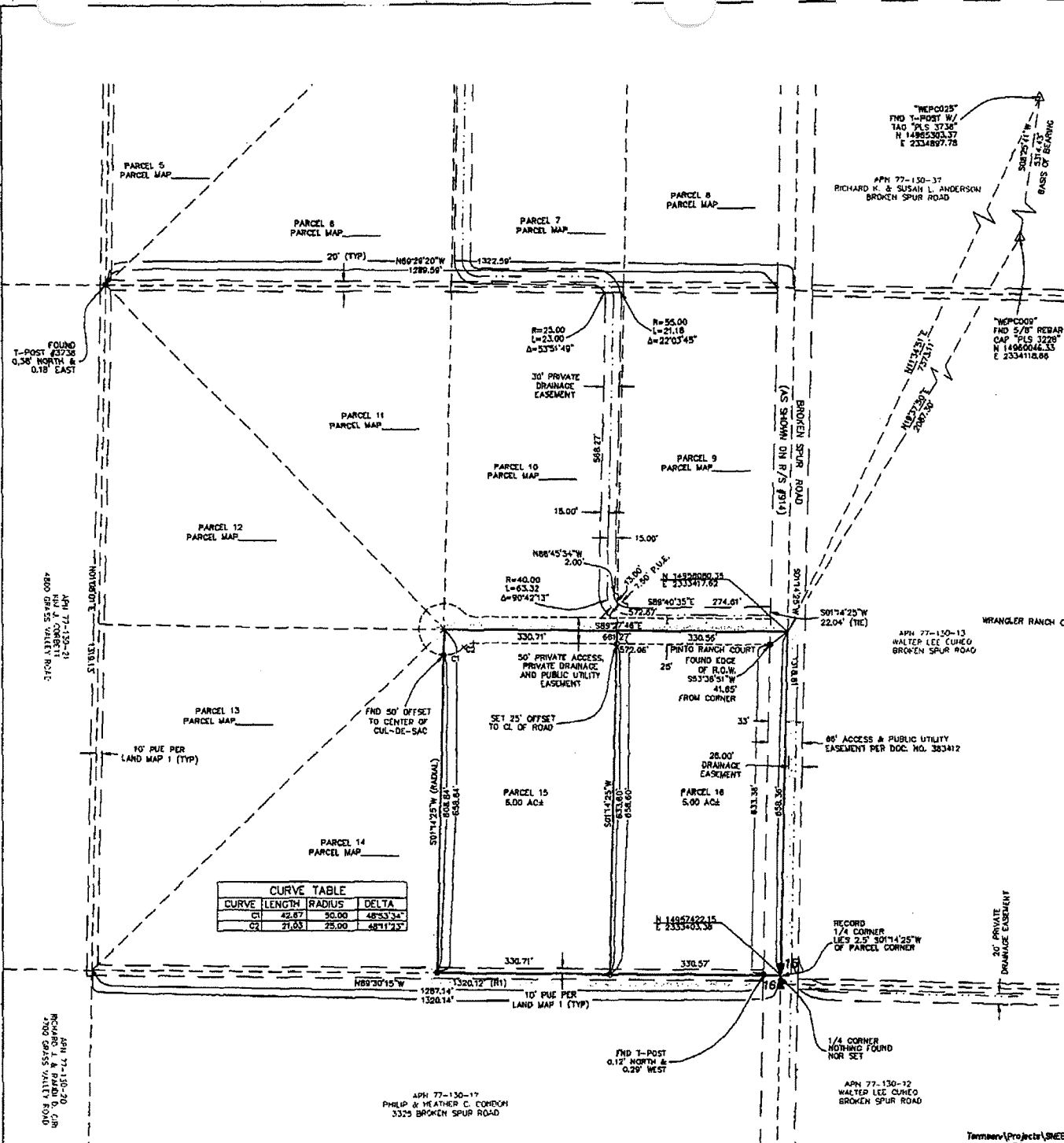
NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 10.000 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXISTING PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIST THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PERM EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM I NO. 2700, MAP NO. 3203C12700 E, DATED SEPTEMBER 30, 1984.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS. A PERMIT TO CONSTRUCT, ALT RECONSTRUCTION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE MAINTAINED AND ALL LEGAL RIGHTS TO WATER FROM THESE DIVICHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO WALD HOLDERS C THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT EFFECT AT THE TIME OF BUILDING PERMIT ISSU AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD WALL FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRES-FEET/YEAR (APPENDIX A - WAT BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-18 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AC FOR WASHOE COUNTY APN 077-340-18 WAS 40.01 ACRES AND THE REGULATORY ZONE ESTABL IN THE WSSP INCLUDES APPROXIMATELY 38.8 ACRES OF HIGH DENSITY RURAL (0.4 DWELLING/1.1 ACRES) AND APPROXIMATELY 0.20 ACRES OF GENERAL RURAL (0.005 DWELLING/1.0 ACRES) REMAINING IN NO MORE THAN 8 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 78 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP RESULTS IN 2 PARCELS (THERE HAS BEEN TWO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340-18).
15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING TH ONE, NO REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-118. THIS LOT NUMBER 16-2-1-1 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS #1, CONSIST WITH THE WSSP AS APPROVED ON SEPTEMBER 22, 1992.
16. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
18. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECC WATER THAT PROVIDES THE PROTECT OF THE FORMATION AND FUNDING OF A SEWER IMPROVEMEN DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS ____ DAY OF _____, 2008, AT _____ WRITERS PART O'Clock, M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Notary Public
COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 6
FOR
WALTER LEE CUNEO
DIVISION OF PARCELS 16-2-1-1 OF MAP
SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N R21E,
WASHOE COUNTY.

TEC 1
CIVIL ENGINEERING CONSULTANTS
3400 South Branch Parkway, Suite 100, Reno, NV 89521
(775) 332-7800 Fax (775) 332-7920



LEGEND:

- SET 5/8" REBAR & CAP PLS 7888
- FOUND 5/8" REBAR & CAP PLS 7888 ON AS NOTED
- NOTHING SET DIMENSION POINT
- 15 15 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- 12 15 SECTION CORNER
- 21 22

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 50°25'41" W BEND THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WEP0025" AND "WEP0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197930.

REFERENCES

- 1) R.O.L. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 29, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 29, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOC# 383502 FILED FOR RECORD OCTOBER 29, 1975 BOOK 927, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOC# 507264 FILED FOR RECORD JANUARY 5, 1978 BOOK 1179, PAGE 188 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	42.87	30.00	48°53'34"
C2	71.03	25.00	48°11'25"

PARCEL MAP 6
 FOR
WALTER LEE CUNEO
 SEND A DIVISION OF PARCEL 18-4 OF P.L.
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 122N, R21E,
 WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

3000 South Third Street, Suite 202, Reno, NV 89502
 (775) 782-7800 Fax (775) 782-7828

JOB # SNEE002
 DATE # MAY, 2008
 Termenv\Projects\SNEE002\survey\Parcel_Map6.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LENS OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APR 77-130-13

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 NRS 391A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARQY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS

OF ARQY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS

OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

HOWALO KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

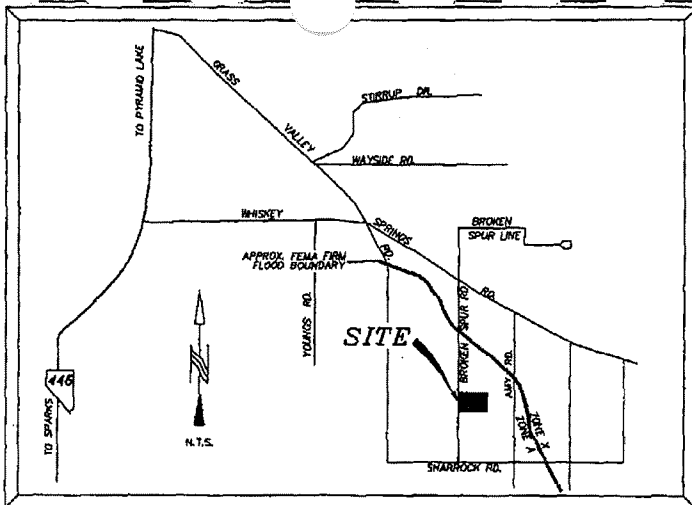
BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS

OF HOWALO KAI LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 15 T. 22 N. R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAT COMPLIED WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 823 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BROGS, P.L.S. 7979

DATE: DEC 12/21/08

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/S/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP PH05-018, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2008.

ADRIAN P. FREUND, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT DATE _____

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2008 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	

JOB # SNE2002 DATE = MAY, 2008
Turnover\Projects\SNE2002\Survey\Parcel_Map_01.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

NOTES

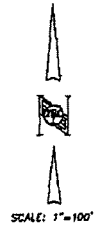
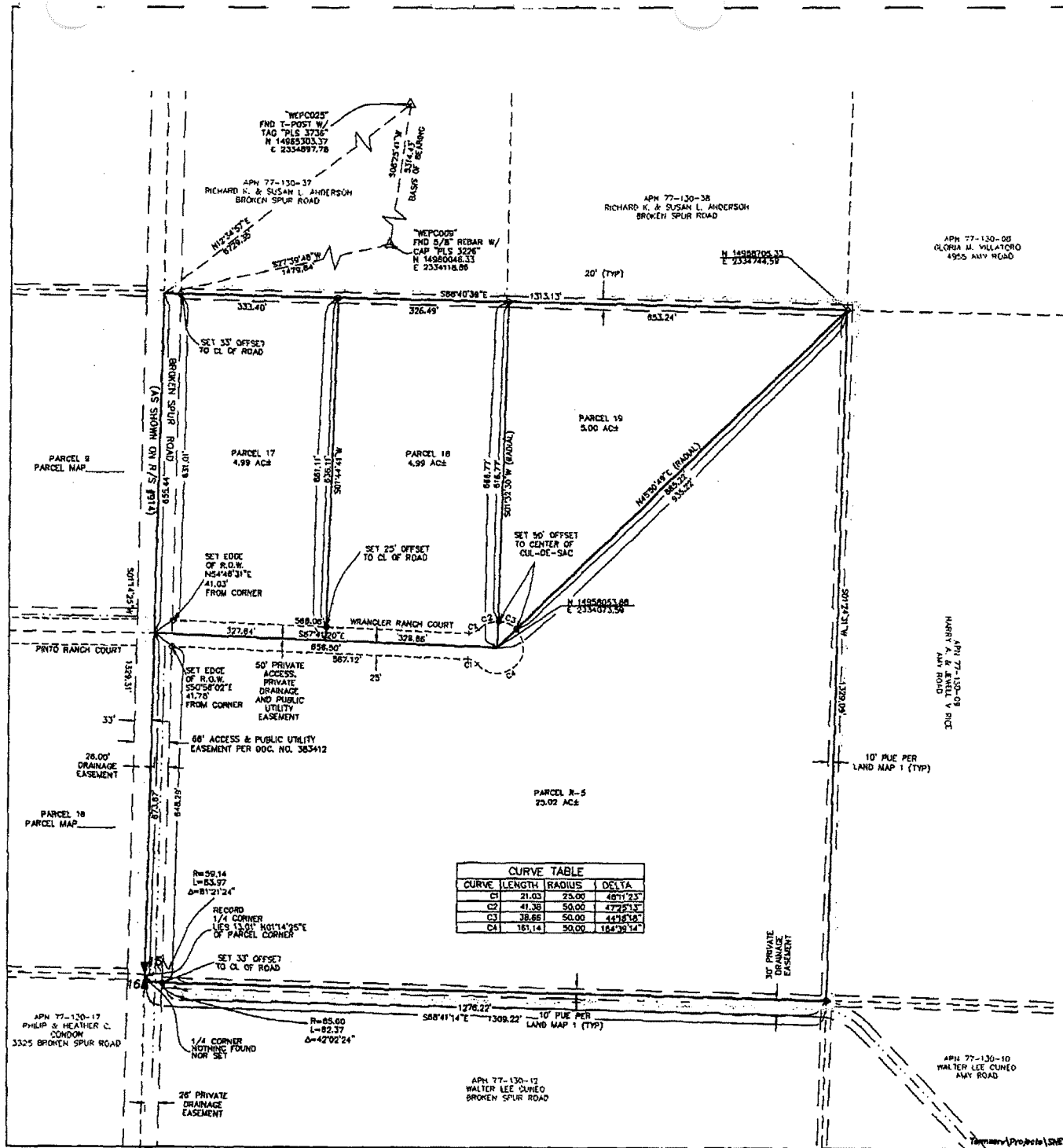
1. THE TOTAL AREA OF THIS SURVEY IS 40.01 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLL PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EOT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJAC PARCELS. EASE'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SID REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRO EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM No. 2700, MAP No. 32031C2700 E, DATED SEPTEMBER 30, 1984.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALTE RECONDITION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDIN.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING PERMITATION FLOWS CROSSING THESE PARCELS SHALL PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 60 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUA AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALU FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRE-FEET/YEAR (APPENDIX A - WATE BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSORS' PARCEL NUMBER (APN) 077-340-13 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL ACR FOR WASHOE COUNTY APN 077-340-13 WAS 40.01 ACRES AND THE REGULATORY ZONE ESTABLI IN THE WESP INCLUDES APPROXIMATELY 34.77 ACRES OF LOW DENSITY SUBURBAN (LD DWELLING) ACRES, AND APPROXIMATELY 8.24 ACRES OF GENERAL RURAL (GRD DWELLING) A.O. ACRES, RESULTING IN NO MORE THAN 31 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THA PARCELS AT 75 PERCENT OF THE FULL POTENTIAL, AND NO MORE THAN 21 PARCELS AFTER THE TRANSFER OF TWO LOTS TO APN 077-130-18. THIS PARCEL MAP IS CREATED AS NEW PARCELS(S), THERE HAVE BEEN NO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340-13.
- BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THIS ONE, 18 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-130-18 AND LOT NUMBER 15-2-1-B OF MAP OF DIVISION OF LAND INTO LARGE PARCELS #1, CONSISTED WITH THE WESP AS APPROVED ON SEPTEMBER 22, 1992, AFTER THE TRANSFER OF TWO LOTS TO 077-130-18.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECOR WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEMEN DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2008, AT _____ MINUTES PAST _____ O'CLOCK, _____, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

PARCEL MAP 7
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL 15-2-1-B OF R/S 817 SITUATE WITHIN THE NW 1/4 OF SECTION 15 T22N, R21E, 1E, WASHOE COUNTY

TEC CIVIL ENGINEERING CONSULTANTS
1
590 Domestic Branch Pkwy, #208 Reno, NV 89521
(775)327-7800 Fax (775)327-7879

BY: _____
DEPUTY



LEGEND:

- SET 5/8" REBAR & CAP PLS 7000
- FOUND 5/8" REBAR & CAP PLS 7888 OR AS NOTED
- NOTHING SET DIMENSION POINT
- 16 15 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- 16 15 SECTION CORNER
- 21 22

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197439.

REFERENCES

- 1) R.G.S. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 28, 1975 OFFICIAL RECORDS 0 WASHOE COUNTY, NEVADA.
- 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOC# 383502 FILED FOR RECORD OCTOBER 28, 1978 BOOK 927, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOC# 507284 FILED FOR RECORD JANUARY 5, 1978 BOOK 1176, PAGE 166 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) PARCEL MAP 3084, DOC #571405 FILED FOR RECORD, JULY 24, 2002, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	23.00	48°1'23"
C2	41.36	50.00	47°2'53"
C3	38.86	50.00	44°18'18"
C4	161.14	50.00	164°30'14"

PARCEL MAP 7
 WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL 15-2-1-8 OF R/S 91
 SITUATE WITHIN THE NW1/4 OF SECTION 15 T22N, R21E,
 WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

500 Donatelli Ranch Pkwy, Reno, NV, 89521
 (775)357-7100 Fax: (775)362-7978

JOB = SNEE002
 DATE = MAY, 2008
 Y:\survey\Projects\SNEE002\survey\Parcel_Maps_M6.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LEAS OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APR: 77-130-13

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 NRS 367A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARJO, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF ARJO, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

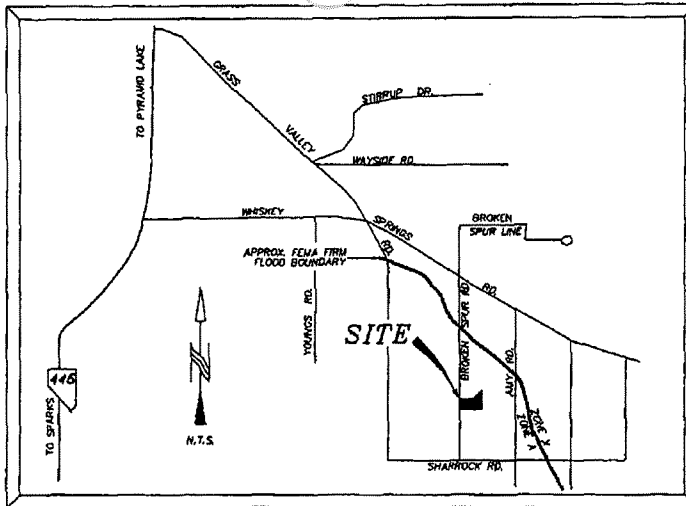
HONALO KAI LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF HONALO KAI LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.P.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 15 T. 22 N., R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2006.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 825 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE INSTRUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS - P.L.S. 7998 DATE: EXP. 12/31/08

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PA03-047 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

BY: _____ DATE _____
ADRIAN P. FREUND, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MINIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB = SNE002
DATE = MAY, 2006

T:\mmap\Projects\SNE002\mmap\Parcel_Maps_AE.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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 378, THE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

BY: _____ DATE _____
WALTER LEE CUNEO

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

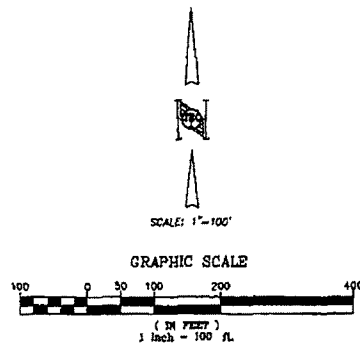
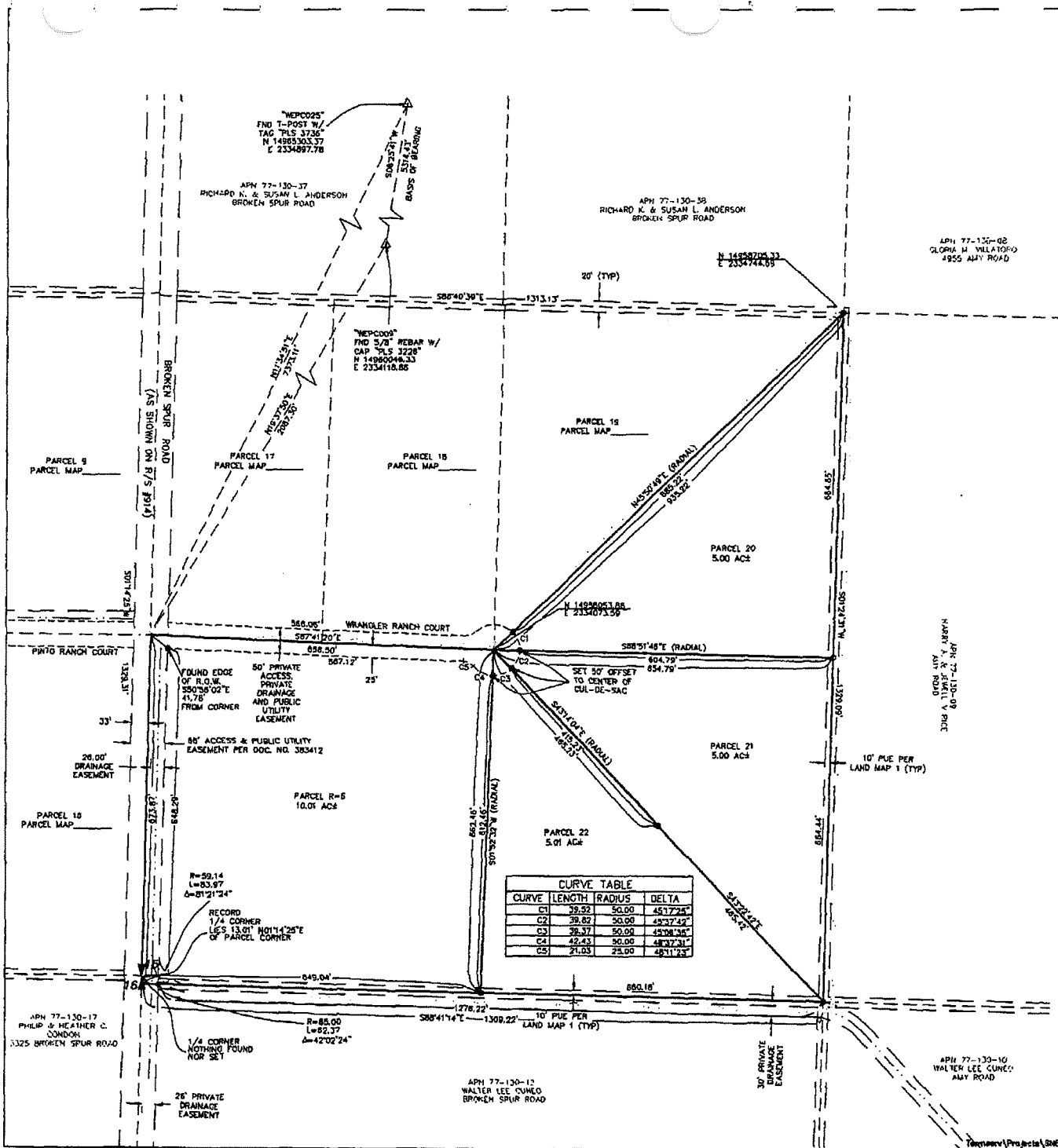
1. THE TOTAL AREA OF THIS SURVEY IS 25.02 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO CUT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRO EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRB I No. 3700, MAP No. 300102700 E, DATED SEPTEMBER 30, 1984.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS. A PERMIT TO CONSTRUCT, ALTR RECONSTRUCTION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDINANCE.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE MAINTAINED. ANY LEGAL RIGHT TO WATER FROM THESE SPRINGS SHALL BE MAINTAINED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WASH SPRINGS SPECIFIC DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH-CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONFLICT WITH NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2000 NFPA 13 OR THE EQUIPMENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALU FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 GALLONS PER ACRE-FEET PER YEAR (APPENDIX A - WAT) BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-113 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL ACRE FOR WASHOE COUNTY APN 077-340-113 WAS 40.01 ACRES AND THE REGULATORY ZONE ESTABLISH IN THE WESP INCLUDES APPROXIMATELY 31.77 ACRES OF LOW DENSITY SUBURBAN (L.D. DWELLING) AREAS, AND APPROXIMATELY 8.24 ACRES OF GENERAL RURAL (G.O. DWELLING) AREAS, RESULTING IN NO MORE THAN 31 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN PARCELS AT 75 PERCENT OF THE FULL POTENTIAL, AND NO MORE THAN 24 PARCELS AFTER THE TRANSFER OF TWO LOTS TO APN 077-150-118. THIS PARCEL MAP IS CREATING 3 NEW PARCELS; THERE HAS BEEN ONE PREVIOUS PARCEL MAP ON WASHOE COUNTY APN 077-340-113.
15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THE ONE 15 REMAINING PARCELS TO BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-150 BEING LOT NUMBER 15-2-1-B OF MAP # DIVISION OF LAND INTO LARGE PARCELS #1, CONSISTS WITH THE WESP AS APPROVED ON SEPTEMBER 22, 1992, AFTER THE TRANSFER OF TWO LOTS TO 077-150-118.
16. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
17. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECORD MAP THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEMENT DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, A.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

PARCEL MAP 8
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL #8-B OF PLAT _____
SITUATE WITHIN THE NW1/4 OF SECTION 15 T22N, R21E, 1 E
WASHOE COUNTY

TEC 1
CIVIL ENGINEERING CONSULTANTS
800 Sycamore Ranch Pkwy #208 Reno, NV 89511
(775)362-7800 Fax (775)362-7979

BY: _____ DEPUTY



LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- FOUND 5/8" REBAR & CAP PLS 7988 OR AS NOTED
- NOTHING SET DIMENSION POINT
- 10 1/4 CORNER
- ▲ PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- 14 1/4 SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 50823417M BOUND THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEPC0025" AND "NEPC0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197830.

REFERENCES

- 1) R.O.S. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 26, 1976 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 22, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOC# 383503 FILED FOR RECORD OCTOBER 28, 1976 BOOK 327, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOC# 827284 FILED FOR RECORD JANUARY 5, 1978 BOOK 1179, PAGE 166 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) PARCEL MAP 3894, DOC #2714325 FILED FOR RECORD, JULY 24, 2002, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.53	50.00	45°17'24"
C2	39.87	50.00	45°37'42"
C3	38.37	50.00	45°08'34"
C4	42.43	50.00	48°37'31"
C5	21.03	25.00	48°11'23"

PARCEL MAP B
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-5 OF PM
SITUATE WITHIN THE NW1/4 OF SECTION 10 T22N, R21E,
WASHOE COUNTY

TEC
1

**CIVIL ENGINEERING
CONSULTANTS**

300 Sacramento Branch Pkwy, SUITE 200, Reno, NV 89521
(775) 322-7900 FAX (775) 322-7929

JOB = SNEED02
DATE = MAY, 2008
G:\Projects\SNEED02\Survey\Parcel_Map_B.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APR. 77-130-13

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 NRS. 361A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARQY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF ARQY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF CAP ONE, INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

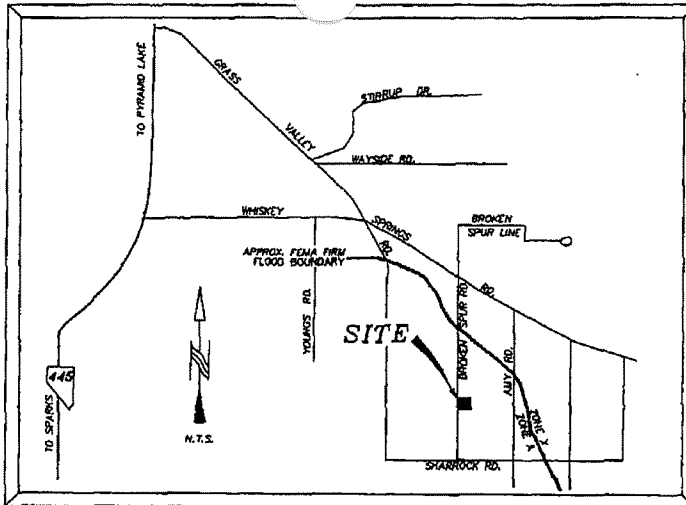
HONALO KAL, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF HONALO KAL, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED ARE WITHIN THE NW 1/4 OF SECTION 15 T. 22 N., R. 21 E., M.O.M., AND THIS SURVEY WAS COMPLETED ON DECEMBER 20, 2006.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



GENERAL BRIGGS P.L.L.C. 7888

DR 12/2/06

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CODE CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, P105-018 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THE _____ DAY OF _____, 2006.

BY: _____ DATE _____
ACRIAN R. FRIEDLAND AND
DIRECTOR OF COMMUNITY DEVELOPMENT

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2008 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCED TO THESE STANDARDS MAY BE PROCESSED AS FOR WASHOE COUNTY CODE.

JOB = SNE022
DATE = MAY, 2006

T:\murray\Projects\SN0222\murray\Parcel_Map_01.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

BY: _____ DATE _____
WALTER LEE CUNEO

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 10.01 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE & REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PROM EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM P/ No. 2708, MAP No. 32001C2700 E, DATED SEPTEMBER 30, 1984.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWER DISPOSAL SYSTEMS IN ACCORDANCE WITH THE DISTRICT HEALTH REGULATIONS. A PERMIT TO CONSTRUCT, RECONSTRUCTION OR REPLACE AN INDIVIDUAL SEWER DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR A RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDINANCE.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWING CROSSING THESE PARCELS SHALL BE PERPETUATED. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC AND RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 60 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT/ISSUANCE AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO LITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALUE FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 GALLONS PER ACRE PER YEAR (APPENDIX A - WATER BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF A PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-14 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL ACRE FOR WASHOE COUNTY APN 077-340-13 WAS 40.01 ACRES AND THE REGULATORY ZONE ESTABLISH IN THE WSSP INCLUDES APPROXIMATELY 31.77 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING/ACRE), AND APPROXIMATELY 8.24 ACRES OF GENERAL RURAL (0.025 DWELLING/1.0 ACRES), RESULTING IN NO MORE THAN 31 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN PARCELS AT 75 PERCENT OF THE FULL POTENTIAL, AND NO MORE THAN 23 PARCELS AFTER THE TRANSFER OF TWO LOTS TO APN 077-130-16. THIS PARCEL MAP RESULTS IN 2 PARCEL(S) THAT HAS BEEN TWO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340-13.
- BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THE ONE, 13 REMAINING PARCELS ON THE ORIGINAL WASHOE COUNTY APN 077-130-16, BEING LOT NUMBER 15-2-1-B OF MAP OF DIVISION OF LAND INTO LARGE PARCELS, "CONSISTENT" WITH THE WSSP AS APPROVED ON SEPTEMBER 22, 1992, AFTER THE TRANSFER OF TWO LOTS TO APN 077-130-16.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECORD MAP THAT PROHIBITS THE PROTECT OF THE FORMATION AND FUNDING OF A SENIOR IMPROVEMENT DISTRICT.

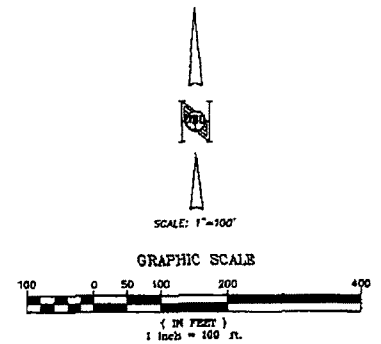
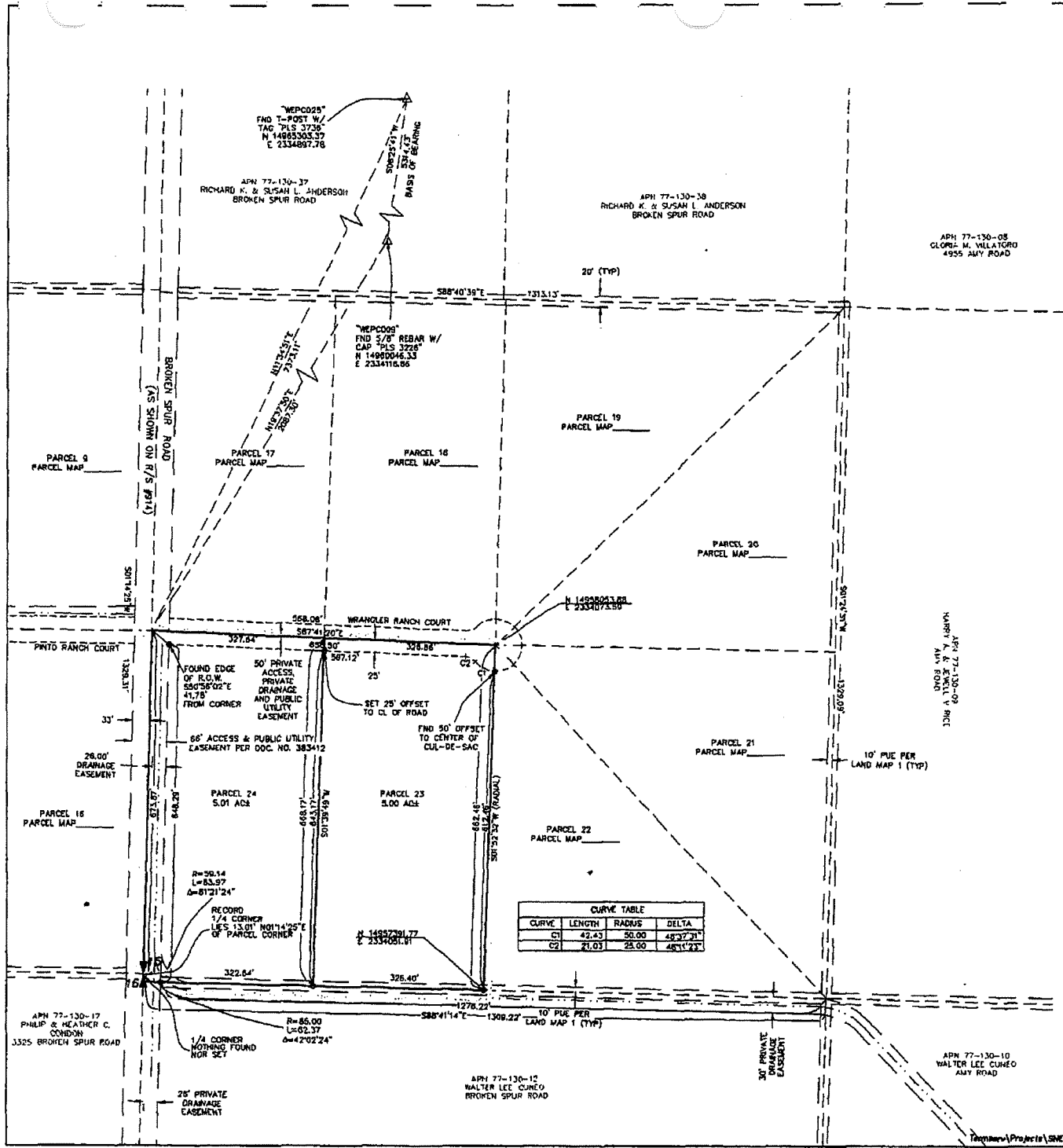
FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER

PARCEL MAP 9
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCELS R-3 OF P.M.
SITUATE WITHIN THE NW1/4 OF SECTION 15 T22N, R21E, M.C.
WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS
500 Charleston Ranch Pkwy #108 Reno, NV 89501
(775)352-7900 Fax (775)352-7929



- LEGEND:**
- SET 3/8" REBAR & CAP PLS 7996
 - FOUND 5/8" REBAR & CAP PLS 7996 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - 10 15 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ W.C. OPS POINT FOUND AS NOTED
 - 16 15 21 22 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S88°28'41" W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "WPC0025" AND "WPC0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/94 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A GROUNDWIRE GRID TO GROUND FACTOR OF 1.000197839.

- REFERENCES**
- 1) R.C.S. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 26, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) L.A. 1, DOC# 383418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOC# 383502 FILED FOR RECORD OCTOBER 26, 1975 BOOK 527, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOC# 507284 FILED FOR RECORD JANUARY 5, 1978 BOOK 1172, PAGE 166 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) PARCEL MAP 3824, DOC #2714395 FILED FOR RECORD, JULY 24, 2002, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE	LENGTH	RADIUS	DELTA
C1	42.43	50.00	48°12'24"
C2	21.03	25.00	48°12'24"

PARCEL MAP 9
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL R-8 OF P.L.
 SITUATE WITHIN THE NW1/4 OF SECTION 15 T22N R27E, 1
 WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

900 Granite Ranch Pkwy, #105 Reno, NV 89521
 (775) 352-7800 Fax (775) 352-7829

JOB # SNEE002
 DATE = MAY, 2008
 \\server\Projects\SNEE002\survey\Parcel_Map_9.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APN: 77-130-12

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 COMMISSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS. 361A.305.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SENIOR RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

AROT, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF AROT, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

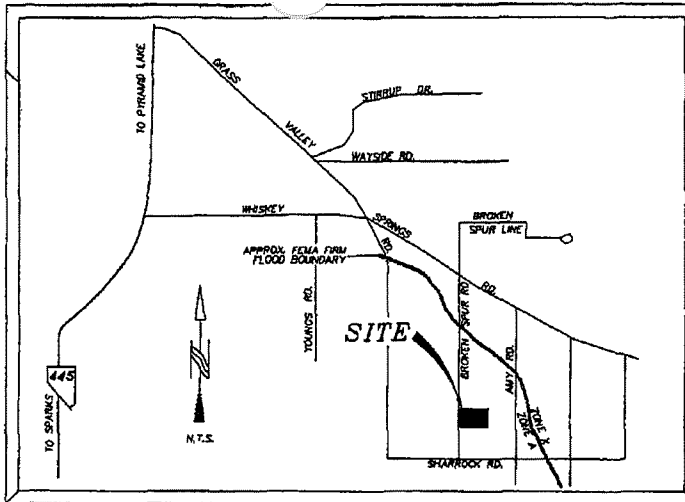
NOVALO KAL LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF NOVALO KAL LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15 T. 22 N. R. 21 E., M.O.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2008.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE PORTIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BROOKS PLS 7286
EXP. 12/31/08

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP PM05-049 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2008.

ADRIAN P. FREDINO, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT
DATE _____

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 15, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB = SNE002
DATE = MAY, 2008

Termenv\Projects\SNE002\Survey\Parcel_Maps_All.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2008, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

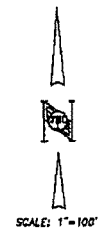
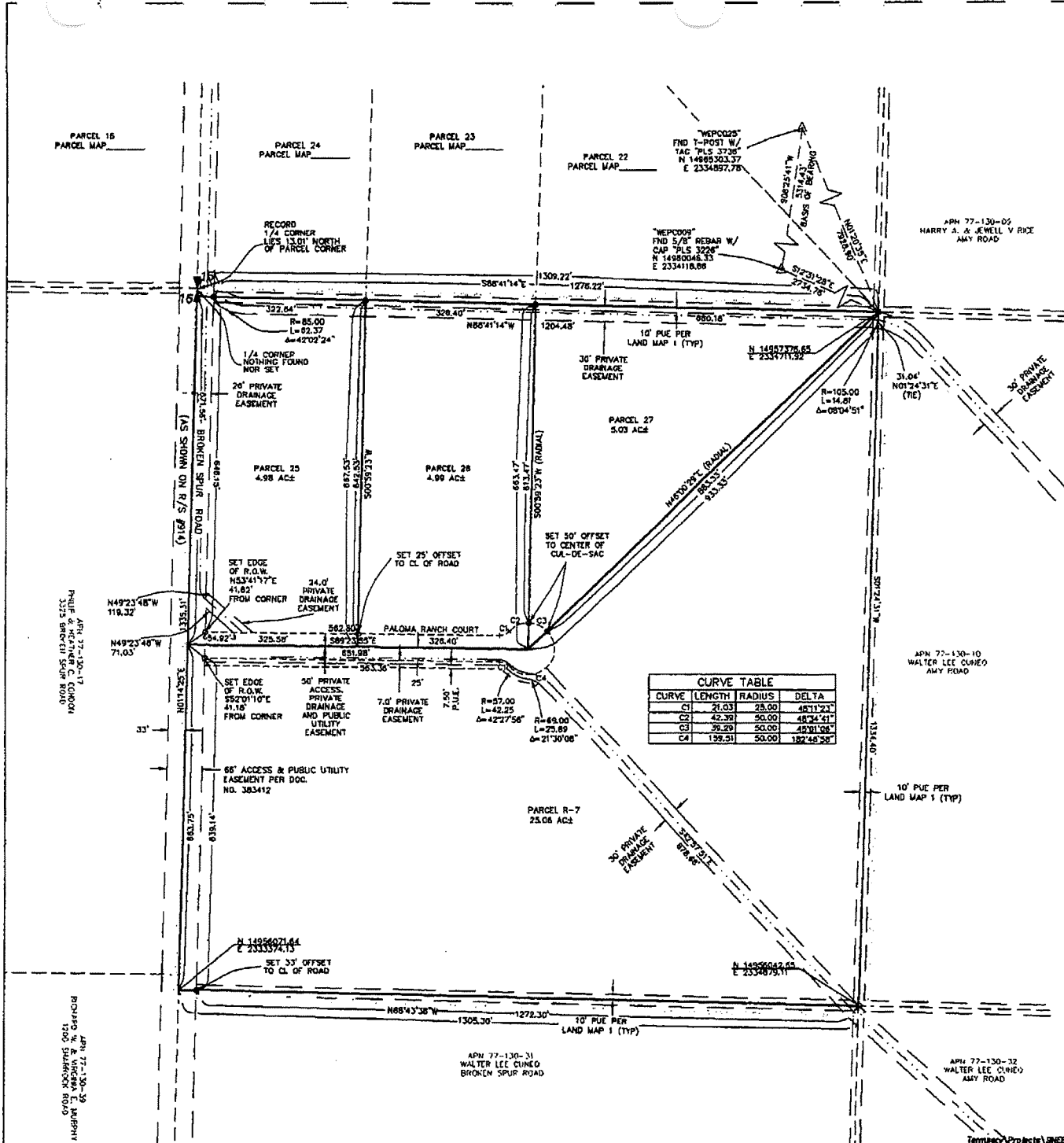
NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 40.08 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCL PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJAC PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRO EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIG 1 No. 2708, MAP No. 3203102700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALL RECONDITION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDINANCE.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOW HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FIELDS CROSSING THESE PARCELS SHALL PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD WALT FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRE-FEET/YEAR (APPENDIX A - WAT BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-12 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL ACS FOR WASHOE COUNTY APN 077-340-12 WAS 40.08 ACRES AND THE REGULATORY ZONE ESTABLISH IN THE WESP INCLUDES APPROXIMATELY 28.40 ACRES OF LOW DENSITY SUBURBAN (L.D. DWELLING ACRES), AND APPROXIMATELY 10.47 ACRES OF GENERAL RURAL (0.025 DWELLING/1.0 ACRES) RESULTING IN NO MORE THAN 29 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 22 PARCELS AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARCELS. THERE HAVE BEEN NO PREVIOUS MAPS ON WASHOE COUNTY APN 077-340-12.
15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THE ONE 19 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-130 BEING LOT NUMBER 15-2-1-9 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS (PL CONDIST WITH THE WESP AS APPROVED ON SEPTEMBER 22, 1992.
16. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
17. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECORD NUMBER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEMENT DISTRICT.

FILE NO. _____
FEE: _____
PLAT FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2008, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Walter L. Cuneo
COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 10
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL 15-2-1-9 OF R/S 9
SITUATE WITHIN THE SW 1/4 OF SECTION 18 T22N, R21E, 1
WASHOE COUNTY

TEC 1
CIVIL ENGINEERING CONSULTANTS
100 Quince Street, Reno, NV 89501
(775)787-7800 FAX (775)362-7979



- LEGEND:**
- SET 5/8" REBAR @ CAP PLS 7998
 - FOUND 5/8" REBAR @ CAP PLS 7988 OR AS NOTED
 - ⊙ NOTHING SET DIMENSION POINT
 - ⊕ 1/4 CORNER
 - ⊔ PUBLIC UTILITY EASEMENT
 - △ W.C. GPS POINT FOUND AS NOTED
 - ⊕ 1/4 SECTION CORNER

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	21.03	28.00	45°11'23"
C2	42.39	50.00	48°34'41"
C3	39.29	50.00	49°31'08"
C4	199.51	50.00	182°46'58"

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 328°34'17" BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0028" AND "WPC0029" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197839.

- REFERENCES**
- 1) R.D.S. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 28, 1978 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOC# 383822 FILED FOR RECORD OCTOBER 28, 1975 BOOK 527, PAGE 368 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOC# 507884 FILED FOR RECORD JANUARY 5, 1978 BOOK 1173, PAGE 166 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 10
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL 15-2-1-0 OF R/S 01
 SITUATE WITHIN THE SW1/4 OF SECTION 16 T22N, R21E, M
 WASHOE COUNTY

**CIVIL
ENGINEERING
CONSULTANTS**

500 Davison's Ranch Pkwy, #206 Reno, NV 89501
 (775)352-7600 Fax (775)352-7229

JOB = SNE022
 DATE = MAY, 2005
 Template:Projects\SRCE022\Survey\Parcel_Map10_AS.dwg

PARCEL 15
PARCEL MAP

PARCEL 24
PARCEL MAP

PARCEL 23
PARCEL MAP

PARCEL 22
PARCEL MAP

"WPC0028"
 FND 1-POST W/
 TAG "PLS 3730"
 N 14885383.37
 E 2334087.78

"WPC0009"
 FND 5/8" REBAR W/
 CAP "PLS 3228"
 N 14885046.33
 E 2334118.86

APH 77-130-05
 HARRY A. & JEWELL V RICE
 AMY ROAD

APH 77-130-10
 WALTER LEE CUNEO
 AMY ROAD

APH 77-130-31
 WALTER LEE CUNEO
 BROKEN SPUR ROAD

APH 77-130-32
 WALTER LEE CUNEO
 AMY ROAD

APH 77-130-17
 PHILIP & HEATHER C. CONRAD
 3375 BROKEN SPUR ROAD

APH 77-130-39
 ROBERT W. & VIRGINIA E. LAWRENCE
 1700 SHANNON ROAD

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APRN: 77-130-12

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 NRS 361A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARQY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF ARQY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

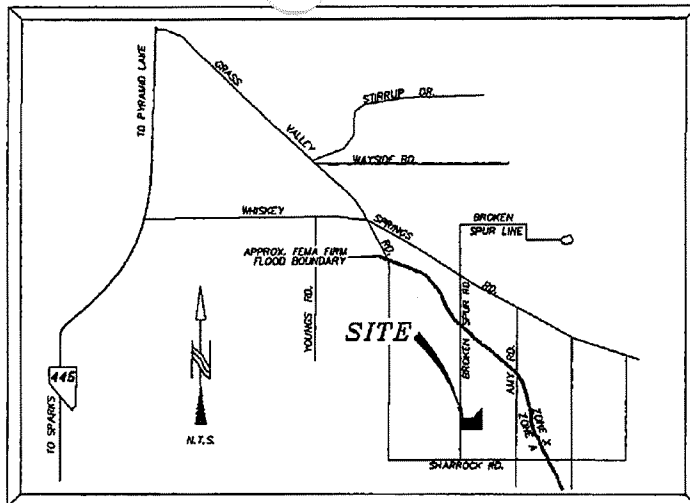
HONALD KAL, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF HONALD KAL LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15 T. 22 N., R. 21 E., N.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 30, 2005.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THE STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 825 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANAL L. BRIGGS P.L.S. 7901 DATE

EXP. 12/31/08

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/R/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PH05-050 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN P. FRIEDL, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT DATE

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2005 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	

JOB = SNEE002
DATE = MAY, 2006

T:\m\p\Projects\SNEE002\Survey\Parcel_Maps_18.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO DATE

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

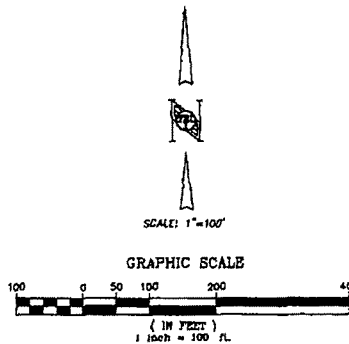
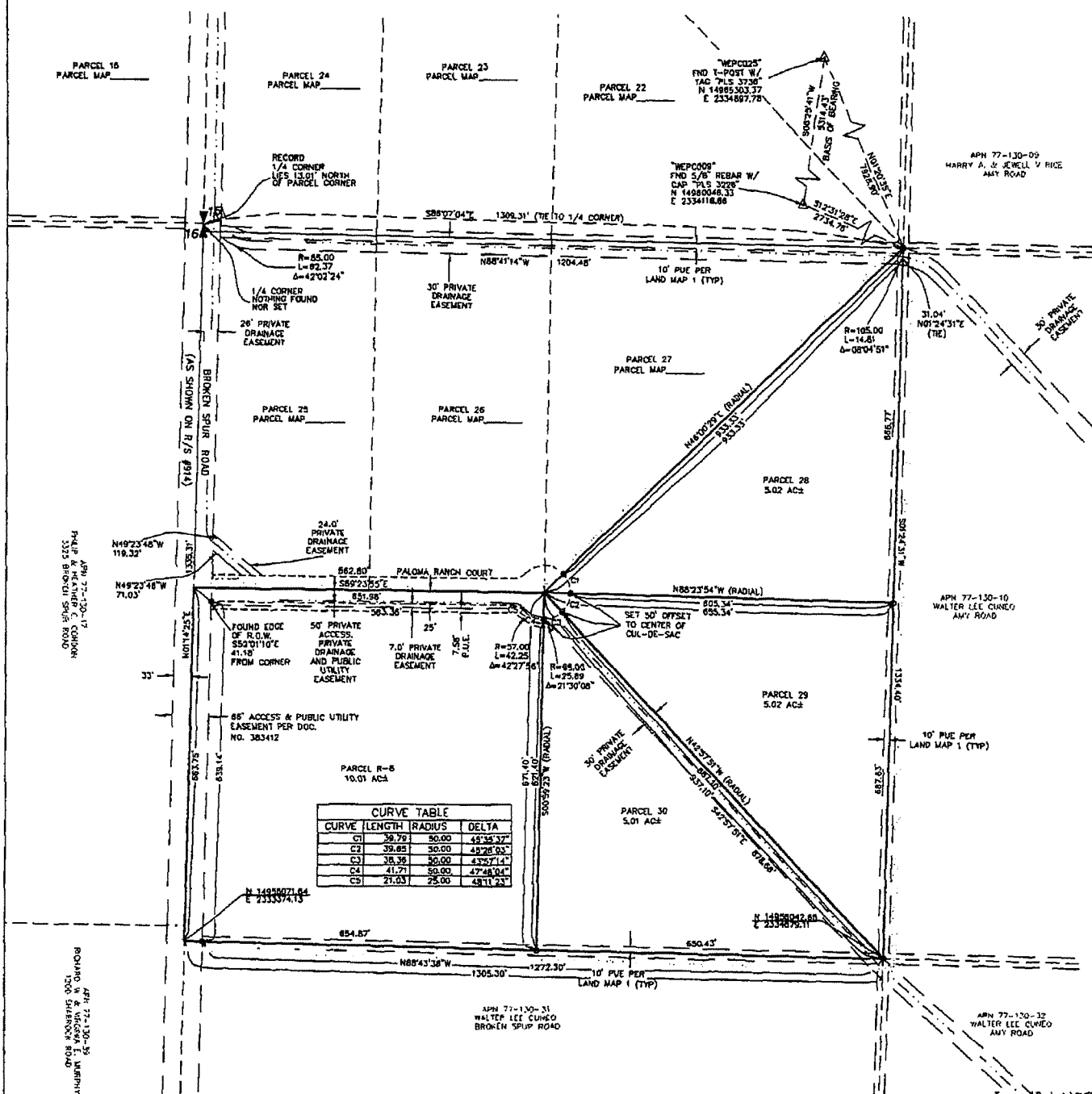
NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 25.08 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXISTING PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, AND TO RIGHT TO EXIST THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJA PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE NEAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PER EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM No. 2700, MAP No. 320302700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSIDER WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, AL RECONSTRUCTION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWING ACROSS THESE PARCELS SHALL PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" RAINFALLER SYSTEM COMPLYING WITH THE 2002 UPWA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND IN SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALU FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRE-FEET/YEAR (APPENDIX A - WA' BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-12 IS LIMITED TO 78 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AC FOR WASHOE COUNTY APN 077-340-12 WAS 40.08 ACRES AND THE REGULATORY ZONE ESTABL IN THE WSP INCLUDES APPROXIMATELY 28.59 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING ACRES) AND APPROXIMATELY 11.47 ACRES OF GENERAL RURAL (0.25 DWELLING/1.0 ACRES) RESULTING IN NO MORE THAN 20 PARCELS AT FULL DEVELOPMENT POTENTIAL AND NO MORE TO 22 PARCELS AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARCEL(S). THERE HAS BEEN ONE PREVIOUS PARCEL MAP ON WASHOE COUNTY APN 077-340-12 BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING TH ONE, 15 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-13 BEING LOT NUMBER 15-2-1-1-9 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS #1, CONSIST WITH THE WSP AS APPROVED ON SEPTEMBER 22, 1992.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 415.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A REGG MANNER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEMEN DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., DISTRICT RECORDS OF WASHOE COUNTY, NEVADA
Walter L. Cuneo
COUNTY RECORDER
DEPUTY

PARCEL MAP 11
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-7 OF PLAT BEING WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, 1 WASHOE COUNTY

TEC
CIVIL ENGINEERING CONSULTANTS
560 Diamond Ranch Pkwy, R05E Reno, 89521
(775)392-7800 Fax: (775)392-7928



LEGEND:

- SET 5/8" REBAR & CAP PLS 7990
- FOUND 5/8" REBAR & CAP PLS 7989 OR AS NOTED
- NOTHING SET DIMENSION POINT
- 10' 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ M.C. GPS POINT FOUND AS NOTED
- 16' 15' SECTION CORNER
- 21' 22'

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S0825'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0000" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 HARNER COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000107930.

REFERENCES

- 1) R.G.S. 817 DOC# 383412 FILED FOR RECORD, OCTOBER 29, 1975 OFFICIAL RECORDS WASHOE COUNTY, NEVADA.
- 2) L.E. L. DOC# 328418 FILED FOR RECORD OCTOBER 22, 1978 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOC# 383802 FILED FOR RECORD OCTOBER 20, 1975 BOOK 827, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOC# 327284 FILED FOR RECORD JANUARY 5, 1979 BOOK 1179, PAGE 166 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) PARCEL MAP 2020, DOC #1029468 FILED FOR RECORD, SEPTEMBER 11, 1989, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE	LENGTH	RADIUS	DELTA
C1	39.79	50.00	45°36'37"
C2	39.85	50.00	45°36'37"
C3	38.36	50.00	45°27'14"
C4	41.71	50.00	47°48'04"
C5	21.03	25.00	48°11'23"

PARCEL MAP 11
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL R-7 OF PALOMA RANCH COURT
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T25N, R21E, WASHOE COUNTY

TEC
1
CIVIL ENGINEERING CONSULTANTS
 208 Summit Road, Reno, NV 89501
 (775) 320-7900 Fax (775) 320-7978

JOB = SHEED02
 DATE = MAY, 2006
 T:\projects\SHED02\survey\Parcel_Maps_All.dwg

PARCEL 15
 PARCEL MAP

PARCEL 24
 PARCEL MAP

PARCEL 23
 PARCEL MAP

PARCEL 22
 PARCEL MAP

PARCEL 27
 PARCEL MAP

PARCEL 25
 PARCEL MAP

PARCEL 26
 PARCEL MAP

PARCEL 28
 5.02 AC±

PARCEL R-6
 10.01 AC±

PARCEL 30
 5.01 AC±

PARCEL 29
 5.02 AC±

APR. 27-190-13
 PAUL & RELATIVES C. CHORON
 2225 BROKEN SPUR ROAD

APR. 27-130-33
 ROYAL W. & VICKI L. JARVINEN
 1300 STANBROOK ROAD

APN 77-130-09
 HARRY A. & JEWELL V. RICE
 AMY ROAD

APN 77-130-10
 WALTER LEE CUNEO
 AMY ROAD

APN 77-130-32
 WALTER LEE CUNEO
 AMY ROAD

APN 77-130-31
 WALTER LEE CUNEO
 BROKEN SPUR ROAD

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
FRONT NAME/TITLE

TAX CERTIFICATE APN: 77-130-12

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 THIS PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 301A.293.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARQY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF ARQY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

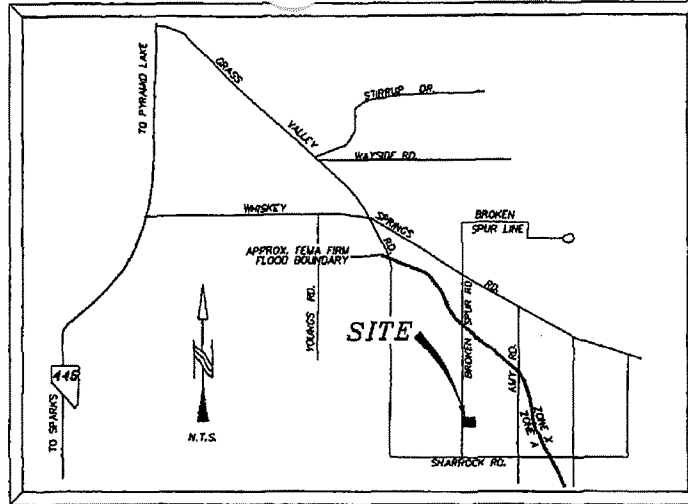
HOWARD KAI LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF HOWARD KAI LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

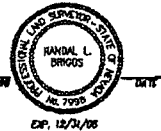


VICINITY MAP
N.P.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 16 T. 22 N., R. 21 E., M.O.M. AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 823 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PMS-051 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN P. FRIEDL, AICP, _____ DATE _____
DIRECTOR OF COMMUNITY DEVELOPMENT

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	

JOB # SNEE002
DATE = MAY, 2006

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OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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 376, THE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

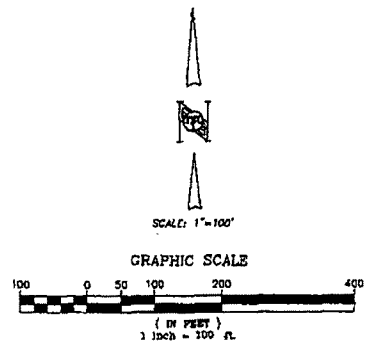
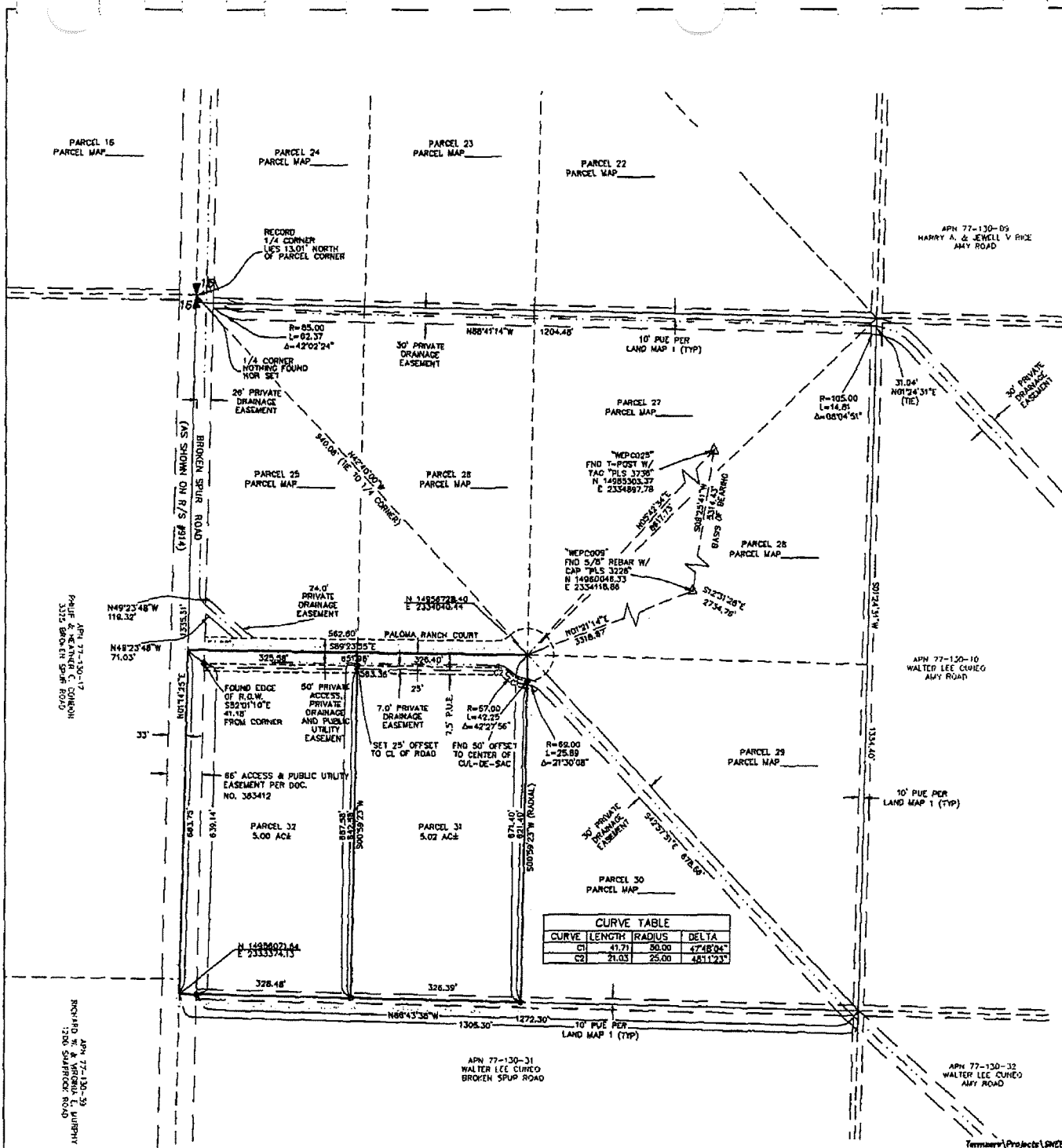
1. THE TOTAL AREA OF THIS SURVEY IS 16.01 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PERMITS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM No. 2700, MAP No. 3207C12700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. IF PUBLIC SEWER SERVICE BECOMES AVAILABLE, THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE MAINTAINED, ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DONE TO VALID HOLDERS THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL, ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WASH SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERMANENT YIELD WA FOR THE WASH SPRINGS HYDROGRAPHIC BASIN AT 3,500 ACRE-FEET-YEAR (APPENDIX A - WA BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSessor'S PARCEL NUMBER (APN) 077-340-12 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AC FOR WASHOE COUNTY APN 077-340-12 WAS 40.06 ACRES AND THE REGULATORY ZONE ESTABLISHED IN THE WSPR INCLUDES APPROXIMATELY 28.59 ACRES OF LOW DENSITY SUBURBAN (1.0 DBELLIN ACRES) AND APPROXIMATELY 10.47 ACRES OF GENERAL RURAL (0.55 DWELLING/1.0 ACRES) RESULTING IN NO MORE THAN 08 PARCELS AT 75 PERCENT OF THE TOTAL POTENTIAL. THIS PARCEL MAP RESULTS IN 2 PARCELS THERE HAVE BEEN TWO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340-12.
15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THIS ONE, 14 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-12 BEING LOT NUMBER 16-21 OF A DIVISION OF LAND INTO LARGE PARCELS #1, CONSIST WITH THE WSPR AS APPROVED ON SEPTEMBER 22, 1992.
16. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
17. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECORD WARNER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEMENT DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

PARCEL MAP 12
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-8 OF PM _____
SITING WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E,
WASHOE COUNTY

TEC 1
CIVIL ENGINEERING CONSULTANTS
300 Damonte Ranch Pkwy, #1026 Reno, NV 89521
(775)322-7800 Fax (775)350-7279

BY: _____
DEPUTY



- LEGEND:**
- SET 3/8" REBAR & CAP PLS 7898
 - FOUND 3/8" REBAR & CAP PLS 7898 OR AS NOTED
 - ⊕ NOTHING SET DIMENSION POINT
 - 16 15 1/4 CORNER
 - ▲ PUBLIC UTILITY EASEMENT
 - △ W.C. GPS POINT FOUND AS NOTED
 - 16 15 21 22 SECTION CORNER

- REFERENCES**
- 1) R.O.S. 917 DOC# 363412 FILED FOR RECORD, OCTOBER 26, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) L.M. 1, DOC# 363418 FILED FOR RECORD OCTOBER 26, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOC# 383202 FILED FOR RECORD OCTOBER 26, 1975 BOOK 927, PAGE 368 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOC# 507284 FILED FOR RECORD JANUARY 5, 1978 BOOK 1178, PAGE 188 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) PARCEL MAP 2020, DOC #1089488 FILED FOR RECORD, SEPTEMBER 11, 1986, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 12
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL R-8 OF PM
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, N
 WASHOE COUNTY

TEC
CIVIL ENGINEERING CONSULTANTS
 1

JOB = 5482002
 DATE = MAY, 2008
 909 Domestic Ranch Pkwy, #256 Reno, 89521
 775/332-7600 Fax 775/332-7229

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APN: 77-130-10

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 NRS 361A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDED OF THIS PLAT.

ARQY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF ARQY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF CAP ONE INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

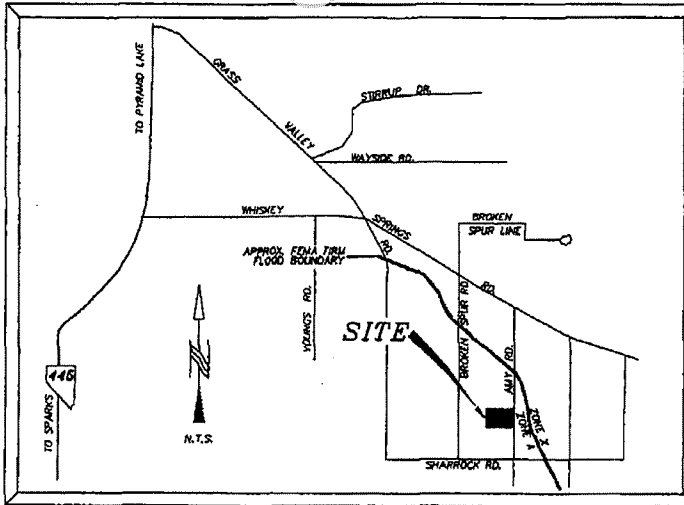
HONALO KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF HONALO KAI LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED ARE WITHIN THE SW 1/4 OF SECTION 18 T. 22 N., R. 21 E. M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 636 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS, P.L.S. 7950 DATE: _____

UTILITY COMPANIES CERTIFICATE

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

BY: _____ DATE _____
SERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PM05-002 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN P. FREUND, AEP
DIRECTOR OF COMMUNITY DEVELOPMENT

DATE _____

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DMSION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB = SNEE002
DATE = MAY, 2006

Temporary\Projects\SNEE002\Survey\Parcel_Map_All.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDED 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

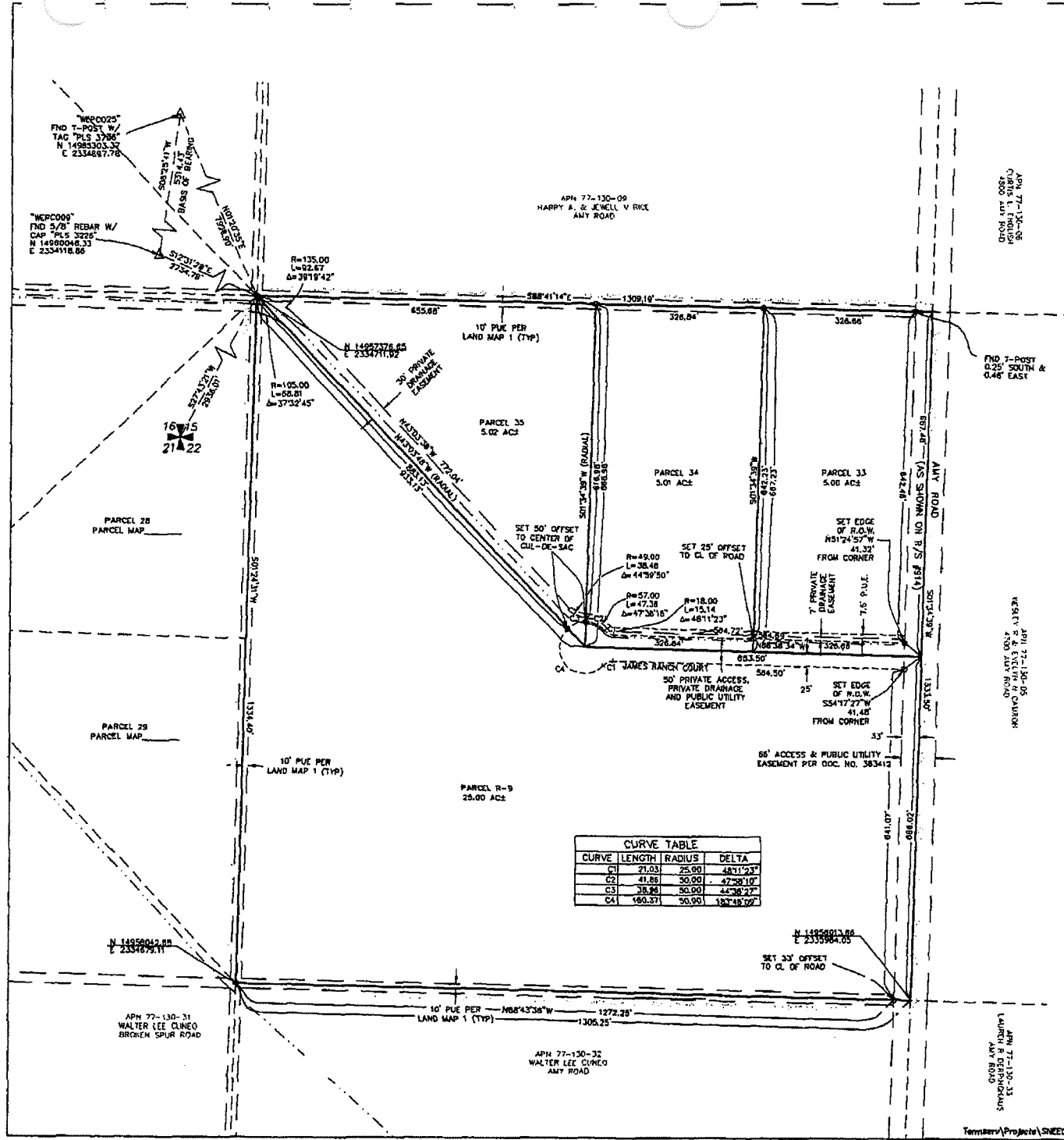
1. THE TOTAL AREA OF THIS SURVEY IS 40.03 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXC PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJ PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRI EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FRM No. 2700, MAP No. 30031C2700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THOSE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, AL RECONSTRUCTION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHON HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHAL PERPETUATE. ANY LEGAL RIGHTS TO WATER RIGHTS THESE DITCHES SHALL BE HONORED AND TH RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIF AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 15 R SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND N BUTS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALU FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 GALS/ACRE-YEAR (APPROXIM A - WA BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER O PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSessor'S PARCEL NUMBER (APN) 077-340-10 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AC FOR WASHOE COUNTY APN 077-340-10 WAS 40.03 ACRES AND THE REGULATORY ZONE ESTABL IN THE WSPS INCLUDES APPROXIMATELY 30.88 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING ACRE) AND APPROXIMATELY 0.35 ACRES OF GENERAL RURAL (0.025 DWELLING/1.0 ACRE). RESULTING IN 40 ACRES THAT CAN BE PARCELED AT FULL POTENTIAL POTENTIAL. 10 MORE T 28 PARCELS AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARCEL(S). THERE HAVE BEEN NO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340- PARCEL(S) BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING TH ONE, 28 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-13 BEING LOT NUMBER 15-21-10 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS (L COMBIS WITH THE WSPS AS APPROVED ON SEPTEMBER 22, 1992.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A REQ WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEM DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

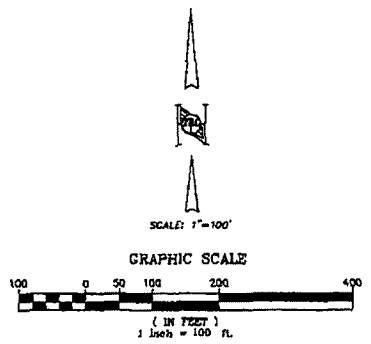
PARCEL MAP 13
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL 15-2-1-10 OF R/3
SITING WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E,
WASHOE COUNTY

TEC 1
CIVIL ENGINEERING CONSULTANTS
300 Bernate Ranch Pkwy #2028 Reno, NV 89521
(775)357-7800 Fax (775)352-7878

Walter Lee Cuneo
COUNTY RECORDER
BY: _____
DEPUTY



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	21.03	25.00
C2	41.85	50.00
C3	38.89	50.00
C4	160.37	50.00



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7008
 - FOUND 5/8" REBAR & CAP PLS 7069 OR AS NOTED
 - ⊕ NOTHING SET DIMENSION POINT
 - 16 21 15 22 1/4 CORNER
 - PUBLIC UTILITY EASEMENT
 - △ K.C. GPS POINT FOUND AS NOTED
 - 16 21 15 22 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S04°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "TRIPOLIS" AND "TRIPOLIS" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A CORNERED GRID TO GROUND FACTOR OF 1.000197939.

- REFERENCES**
- 1) R.C.S. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 28, 1973 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOC# 383502 FILED FOR RECORD OCTOBER 28, 1975 BOOK 527, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOC# 387294 FILED FOR RECORD JANUARY 5, 1978 BOOK 1178, PAGE 188 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) PARCEL MAP 2020, DOC #1089458 FILED FOR RECORD, SEPTEMBER 11, 1986, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 13
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL 15-2-1-10 OF R/S 91
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T28N, R21E, M
 WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

300 Saratoga Ranch Pkwy, #204 Reno, NV 89521
 (775) 357-7900 FAX: (775) 357-7779

JOB = SNEZ002
 DATE = MAY, 2006
 Terrain\Projects\SNEZ002\survey\Parcel_Map_13.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LEV OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APN 77-130-10

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 NRS 303A.025.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARQY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF ARQY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF CAP ONE, INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

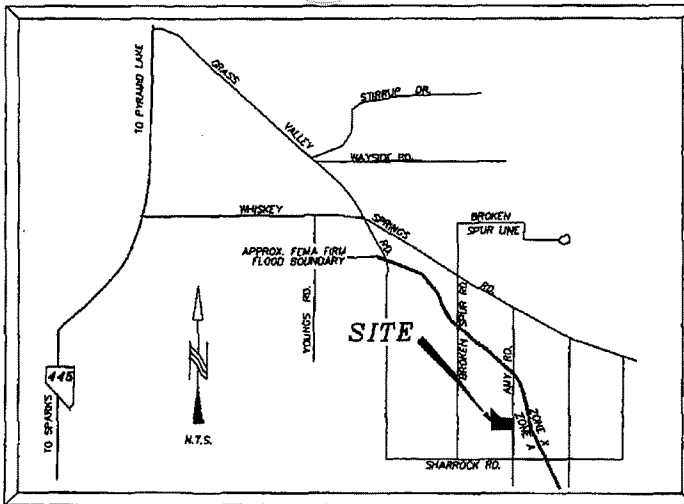
HONALD KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF HONALD KAI, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15, T. 22 N., R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 29, 2005.
- 3) THIS PLAT COMPLES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 825 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS, P.L.S. 7958

EXP. 12/31/08

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PWD05-053 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN P. FREDER, MGP, DIRECTOR OF COMMUNITY DEVELOPMENT

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVENUE PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DMSION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB # SNE002
DATE = MAY, 2008

Term:\my\Projects\SNE002\Survey\Parcel_Maps_All.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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.E.S., CHAPTER 270, THE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

BY: _____ DATE _____
WALTER LEE CUNEO

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

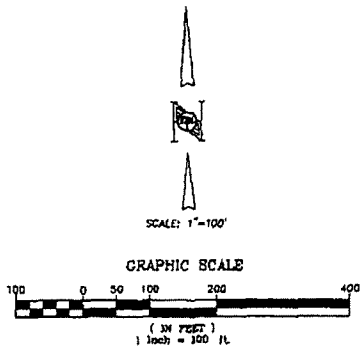
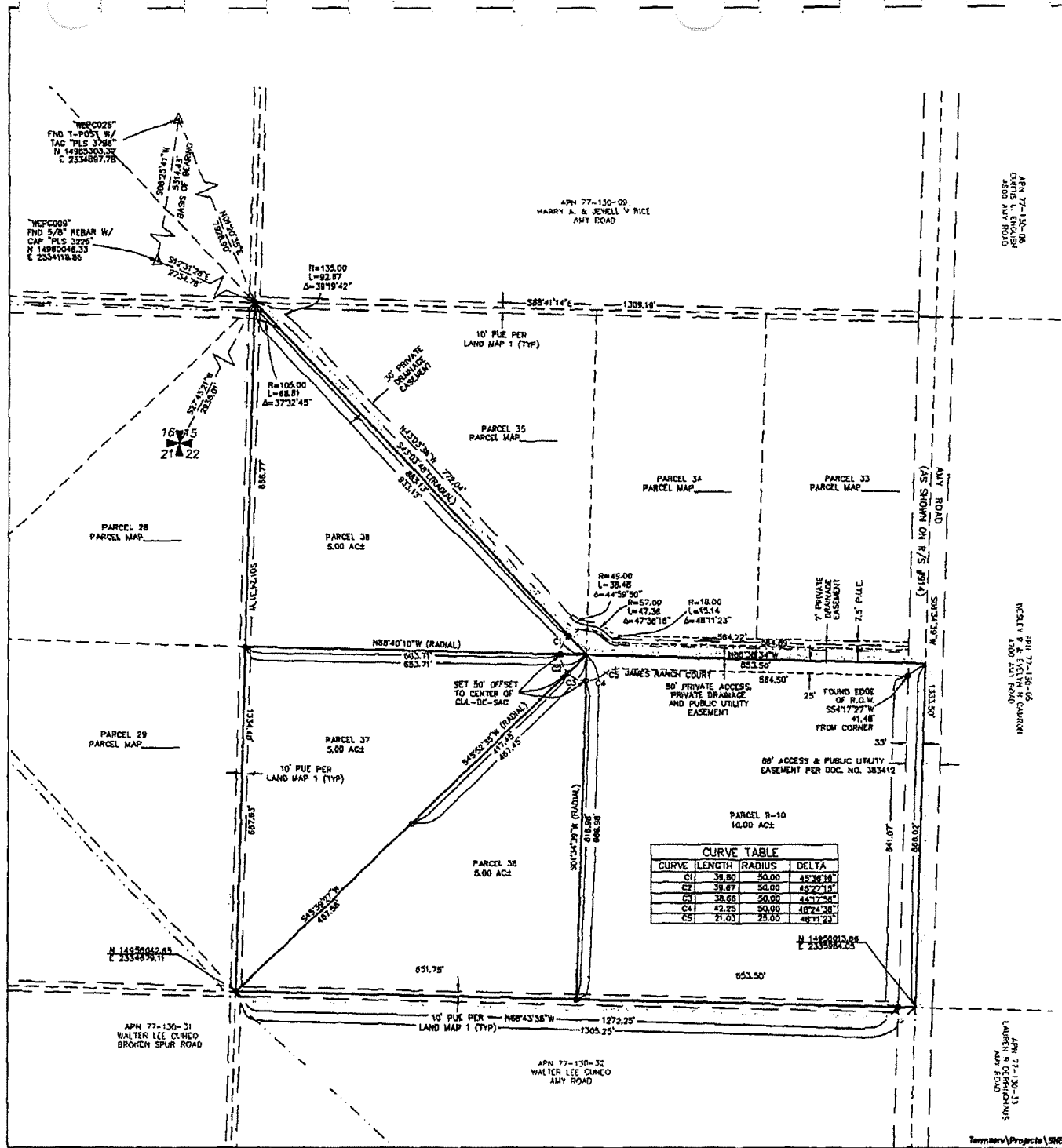
1. THE TOTAL AREA OF THIS SURVEY IS 25.00 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO CUT THE PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E. ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE & REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PROPER EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRN P NO. 2700, MAP NO. 3203012700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSIDERENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALICE RECONSTRUCTION OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY DROWW.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLUMS CROSSING THESE PARCELS SHALL BE MAINTAINED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DEEMED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOMES AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 60 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALUE FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRES-FEET/YEAR (APPROXIMATE A -- BATE BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APH) 077-340-10 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL ACRU FOR WASHOE COUNTY APN 077-340-10 WAS 40.0 ACRES AND THE REGULATORY ZONE ESTABLISH IN THE WSEP INCLUDES APPROXIMATELY 30.88 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING/ACRES) AND APPROXIMATELY 0.35 ACRES OF GENERAL RURAL (1.025 DWELLING/1.0 ACRES) RESULTING IN 40 HOMES THAT FULL DEVELOPMENT POTENTIALS. THIS PARCEL MAP CREATES MORE THAN 29 PARCELS AT 75 PERCENT OF THE FULL POTENTIAL THIS PARCEL MAP IS CREATING 3 NEW PARCELS(S). THERE HAS BEEN ONE PREVIOUS PARCEL MAP ON WASHOE COUNTY APN 077-340-10 BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THIS ONE, 23 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-130 BEING LOT NUMBER 15-2-1-10 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS (L), CONSISTE WITH THE WSEP AS APPROVED ON SEPTEMBER 22, 1992.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECORD WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVED DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____, OFFICIAL RECORDER OF WASHOE COUNTY, NEVADA
Notary Public
COUNTY RECORDER
BY: _____
DEPUTY

PARCEL MAP 14
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL P-8 OF PM _____
SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E, 14
WASHOE COUNTY

TEC 1

CIVIL ENGINEERING CONSULTANTS
540 Davanille Ranch Pkwy, #2056 Reno, 89531
(775)352-7800 fax (775)352-7920



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7008
 - FOUND 3/8" REBAR & CAP PLS 7008 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - 10 15 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ W.C. GPS POINT FOUND AS NOTED
 - 16 15 21 22 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S82°54'17" BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINT "NEPC025" AND "NEPC009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197639.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.80	30.00	42°36'18"
C2	38.67	50.00	42°21'51"
C3	38.68	50.00	44°17'34"
C4	42.75	50.00	48°24'38"
C5	21.03	25.00	48°11'23"

- REFERENCES**
- 1) R.G.S. 817 DOC# 383412 FILED FOR RECORD, OCTOBER 26, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 29, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOC# 383302 FILED FOR RECORD OCTOBER 25, 1975 BOOK 927, PAGE 368 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOC# 827084 FILED FOR RECORD JANUARY 5, 1978 BOOK 1178, PAGE 188 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) PARCEL MAP 2026, DOC #1099488 FILED FOR RECORD, SEPTEMBER 11, 1988, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 14
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL R-8 OF PM
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, 1
 WASHOE COUNTY

TEC 1
CIVIL ENGINEERING CONSULTANTS
 596 Nevada South Pkwy #208 Reno, NV 9521
 (775)335-7800 FAX (775)335-7773

JOB = SNE2002
 DATE = MAY, 2008
 Term:\my\Projects\SNE2002\survey\Parcel_Maps_AE.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APN: 77-130-10

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 NRS 361A.282.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARDY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, AS _____ OF ARDY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAF ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, AS _____ OF CAF ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

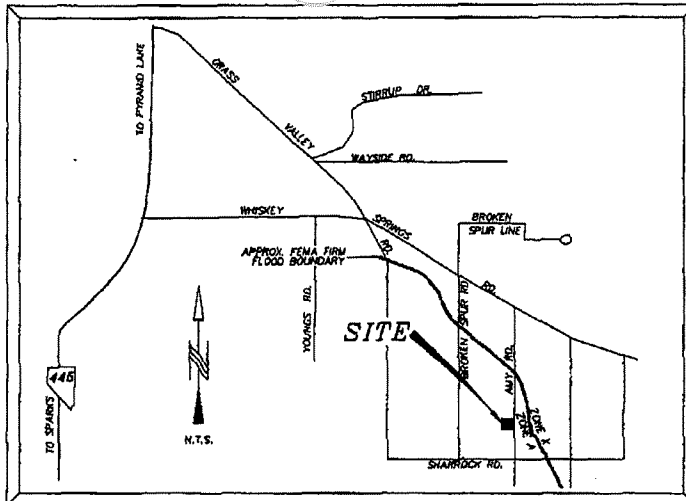
HONALO KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, AS _____ OF HONALO KAI LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15 T. 22 N., R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS P.L.S. 7982 DATE: 01/21/06

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP PM05-054 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN P. FREUND, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

DATE _____

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB # SNE2002
DATE = MAY, 2006

Terranov\Projects\SNE2002\Survey\Parcel_Map_Alt.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

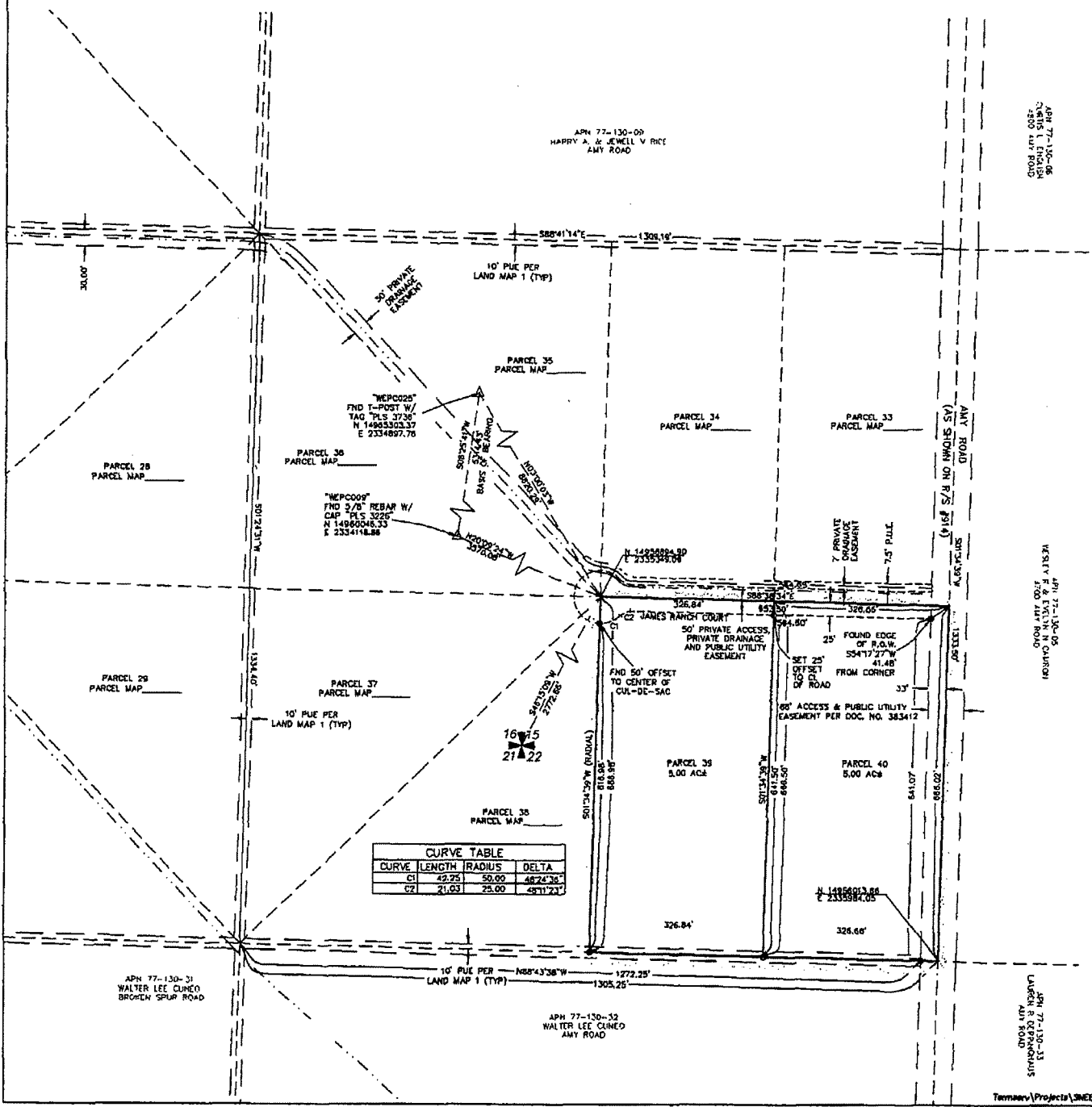
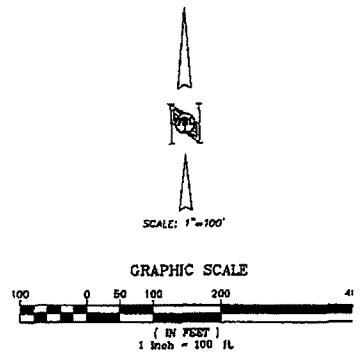
NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 10.00 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND TO RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PERMITS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM NO. 2700, MAP NO. 32031CZ00 L, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALTERNATION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS AND TO PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DEEMED TO VAIL HOLDERS THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. OBSTRUCTION OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WASH SPRINGS SPECIFIC DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 WSPA 13 OR THE EQUIVALENT AT THE TIME OF BUILDING PERMIT ISSUANCE AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND IN SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BRUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VAL FOR THE WASH SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRE-FEET/YEAR (APPENDIX A - WA BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APHN) 077-340-10 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AP FOR WASHOE COUNTY APN 077-340-10 WAS 40.03 ACRES AND THE REGULATORY ZONE ESTAB IN THE WSPS INCLUDES APPROXIMATELY 39.04 ACRES OF LOW DENSITY SUBURBAN (LD DWELLING AREAS) AND APPROXIMATELY 0.35 ACRES OF GENERAL RURAL (0.025 DWELLING/AC) AREAS, RESULTING IN NO MORE THAN 39 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 28 PARCELS AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP RESULTS IN 2 PARCELS THERE HAVE BEEN TWO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340-10.
- BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THIS ONE, 21 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-11. BEING LOT NUMBER 15-2-1-10 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS (L) CONSIST WITH THE WSPS AS APPROVED ON SEPTEMBER 22, 1992.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECD WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEMENT DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
Kathleen E. Stude
COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 15
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-10 OF PM _____
SITuate WITHIN THE SW1/4 OF SECTION 15 T22N, R21E,
WASHOE COUNTY

TEC 1
CIVIL ENGINEERING CONSULTANTS
500 Cornudas Ranch Pkwy #206 Reno, NV 89511
(775)332-7800 Fax (775)332-7979



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7996
 - FOUND 5/8" REBAR & CAP PLS 7996 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - 10 15 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ W.C. GPS POINT FOUND AS NOTED
 - 16 15 SECTION CORNER
 - 21 22

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 308°25'41" BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "MEPC028" AND "MEPC009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000192935.

- REFERENCES**
- 1) R.O.S. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 26, 1973 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) L.R. 1.000 383418 FILED FOR RECORD OCTOBER 29, 1973 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOC# 383502 FILED FOR RECORD OCTOBER 29, 1975 BOOK 927, PAGE 366 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOC# 507284 FILED FOR RECORD JANUARY 5, 1978 BOOK 1179, PAGE 168 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) PARCEL MAP 2020, DOC #1099458 FILED FOR RECORD, SEPTEMBER 11, 1995, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	42.75	50.00	46°24'38"
C2	21.03	25.00	59°11'23"

PARCEL MAP 15
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-10 OF PM.
SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E,
WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

JOB # SNE0002
DATE # MAY, 2008
549 Corporate Center Plaza, 6024 Reno, NV 89531
(775) 362-7800 Fax (775) 362-7822

APH 77-130-08
HARRY A. & JEWELL V FRCT
AMY ROAD

APH 77-130-05
WALTER LEE CUNEO
BROKEN SPUR ROAD

APH 77-130-31
WALTER LEE CUNEO
BROKEN SPUR ROAD

APH 77-130-32
WALTER LEE CUNEO
AMY ROAD

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
FRONT NAME/TITLE

TAX CERTIFICATE APN: 77-130-32

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 COMMISSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 381A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SENIOR RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 432 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

AROY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF AROY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

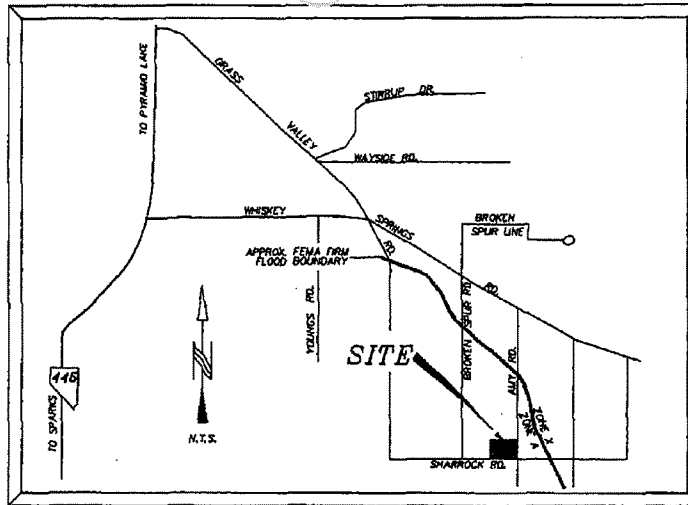
RONALD KAL LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF RONALD KAL LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15 T. 22 N. R. 21 E., M.O.M., AND THE SURVEY WAS COMPLETED ON OCTOBER 20, 2006.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS P.L.S. 7886
DATE: 08/12/06

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PM05-053 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN R. FRELING, ACP
DIRECTOR OF COMMUNITY DEVELOPMENT

DATE _____

MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	180 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB = SNE002
DATE = MAY, 2006

Terraviva\Projects\SNE002\Survey\Parcel_Maps_All.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS REPRESENTED 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX BY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

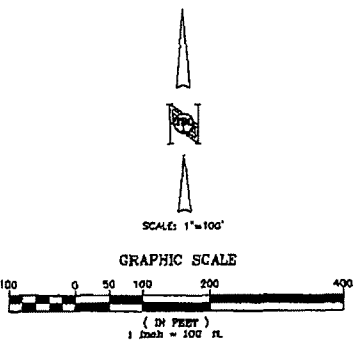
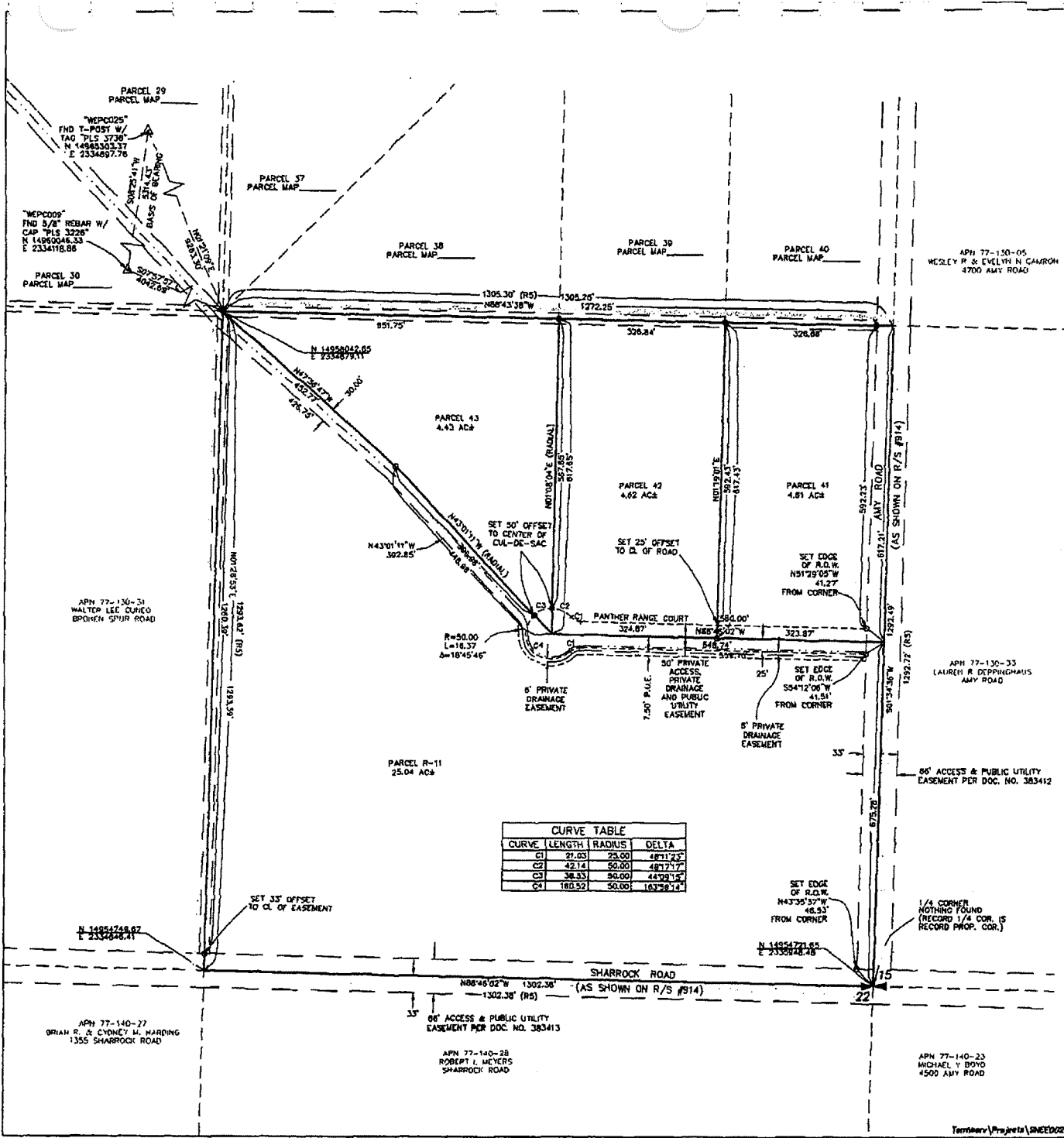
1. THE TOTAL AREA OF THIS SURVEY IS 38.71 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXC PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJ PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRI EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM No. 2700, MAP No. 32031C2700, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, AL RECONSTRUCTION OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL PERPETUATED, ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE MAINTAINED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO WATER HOLDERS THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL, ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT TO CONNECTION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 13 R SPINKLER SYSTEM COMPLYING WITH THE 2003 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND IN SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VAL FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRE-FEET/YEAR (APPENDIX A - WA BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER O PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-130-32 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AC FOR WASHOE COUNTY APN 077-130-32 WAS 38.7 ACRES AND THE REGULATORY ZONE ESTABL IN THE WSPP INCLUDES APPROXIMATELY 24.7 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING ACRES) AND APPROXIMATELY 14.0 ACRES OF GENERAL RURAL (0.025 DWELLING/1.0 ACRES) RESULTING IN NO MORE THAN 25 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE T PARCELS AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PAR THERE HAVE BEEN NO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-130-32.
15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING T ONE, 15 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-1 PARCEL NUMBER 2 OF RECORDED PARCEL MAP NUMBER 2004, CONSISTENT WITH THE WSPP AS APPROVED ON SEPTEMBER 22, 1992.
16. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
17. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A REC WARNER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROV DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
Katherine L. Bunde
COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 16
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL 2 OF PM 2020
SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E,
WASHOE COUNTY

TEC 1

CIVIL ENGINEERING CONSULTANTS
500 Desmetts Ranch Pkwy #1026 Reno, NV 89521
(775)352-7800 Fax (775)362-7979



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7998
 - FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - 15 15 1/4 CORNER
 - ▲ PUBLIC UTILITY EASEMENT
 - △ W.C. OPS POINT FOUND AS NOTED
 - 15 15 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 300°23'41" W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC025" AND "WPC009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197836.

- REFERENCES**
- 1) R.O.S. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 20, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOC# 383502 FILED FOR RECORD OCTOBER 28, 1975 BOOK 927, PAGE 368 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOC# 387284 FILED FOR RECORD JANUARY 5, 1978 BOOK 1178, PAGE 166 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) PARCEL MAP 2020, DOC #1089459 FILED FOR RECORD, SEPTEMBER 11, 1986, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE	LENGTH	RADIUS	DELTA
C1	21.03	23.00	28°11'22"
C2	42.14	50.00	48°12'17"
C3	36.33	50.00	44°08'15"
C4	180.50	50.00	163°38'14"

PARCEL MAP 16
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL 2 OF PW 2020
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E,
 WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

100 Damonte Ranch Pkwy, #1000 Reno, NV 89501
 (775) 305-7800 Fax (775) 302-7979

JOB = SNEZ002
 DATE = MAY, 2008
 Terrain\Projects\SNEZ002\Survey\Parcel_Maps_All.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APN: 77-130-32

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 NRS 361A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SENIOR RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

AROY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF _____, 2008, AS OF AROY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF _____, 2008, AS OF CAP ONE INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

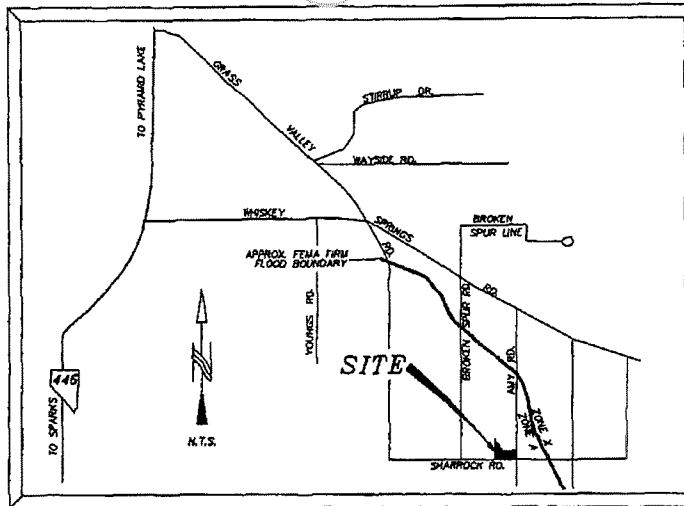
HONALD KAY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF _____, 2008, AS OF HONALD KAY LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15 T. 22 N. R. 21 E., M.O.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2008.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 828 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDOL L. BRIGGS PLS 7791
DEC. 12/31/08

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
WASHOE BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP PM05-056 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS ____ DAY OF _____, 2008.

ADRIAN P. FREUND, ACP
DIRECTOR OF COMMUNITY DEVELOPMENT

DATE _____

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2008 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB = SNEE002
DATE = MAY, 2008

T:\murray\Projects\SNEE002\Survey\Parcel_Map_17.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF _____, 2008, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

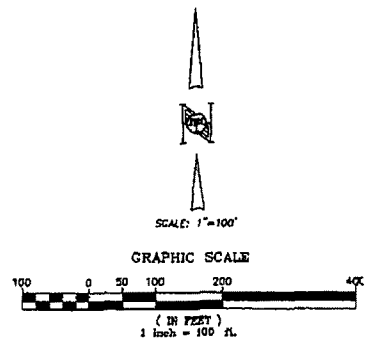
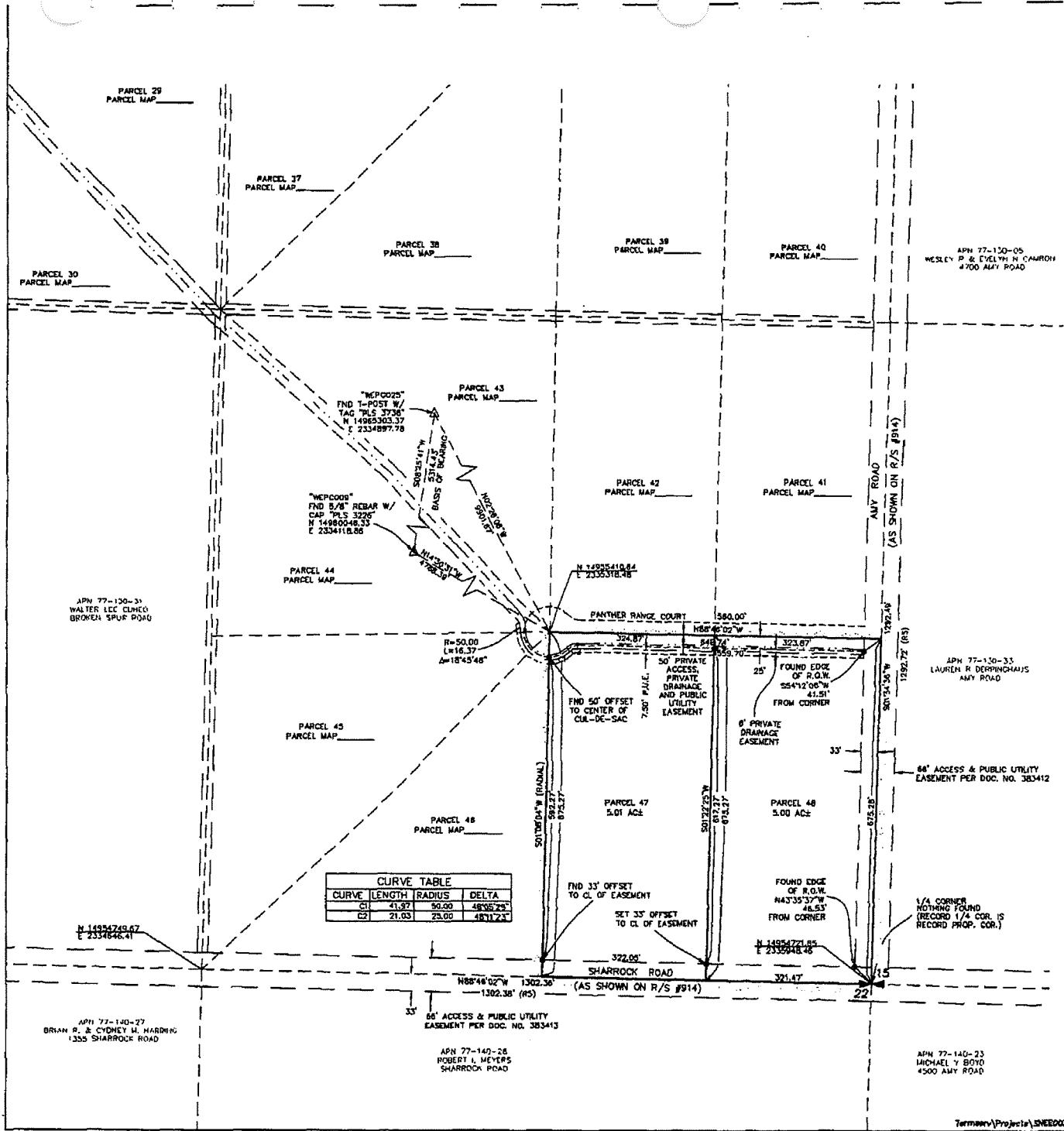
1. THE TOTAL AREA OF THIS SURVEY IS 25.04 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXISTING PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND TO RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDS REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRIOR EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM NO. 2700, MAP NO. 320301C700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, AL RECONDITION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOODS CROSSING THESE PARCELS SHALL PERPETUATE. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADDED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" R SPINKLER SYSTEM COMPLYING WITH THE 2002 APPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND IN SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VAL FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRES-FEET/YEAR (APPENDIX A - WA BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-130-32 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AC FOR WASHOE COUNTY APN 077-130-32 WAS 38.7 ACRES AND THE REGULATORY ZONE ESTABLISH IN THE WESP INCLUDES APPROXIMATELY 24.7 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING ACRES) AND APPROXIMATELY 14.0 ACRES OF GENERAL RURAL (0.005 DWELLING/1.0 ACRES) RESULTING IN NO MORE THAN 28 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 12 PARCELS AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARI THERE HAS BEEN ONE PREVIOUS PARCEL MAP ON WASHOE COUNTY APN 077-130-32.
15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING TO ONE, 12 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-130-32 BEING PARCEL NUMBER 2 OF RECORDED PARCEL MAP NUMBER 2020, CONSISTENT WITH THE WSP APPROVED ON SEPTEMBER 22, 1982.
16. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
17. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECI WARNING THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVED DISTRICT.

FILE NO. _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS ____ DAY OF _____, 2008, AT ____ MINUTES PAST ____ O'CLOCK, ____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 17
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL P-11 OF P.M.
SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N R21E,
WASHOE COUNTY

TEC
1
CIVIL ENGINEERING CONSULTANTS
500 Danteson Ranch Pkwy, ROSS, NEVADA 89531
(775)392-7800 (cell)775)202-7979



LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
- ⊥ NOTHING SET DIMENSION POINT
- 16/15 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ B.C. OPS POINT FOUND AS NOTED
- 16/15 SECTION CORNER
- 21/22

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41" W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "WEP0025" AND "WEP0008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A CURVED GRID TO GROUND FACTOR OF 1.00019733.

REFERENCES

- 1) R.O.S. #17 DOC# 383412 FILED FOR RECORD, OCTOBER 28, 1975 OFFICIAL RECORDS WASHOE COUNTY, NEVADA.
- 2) L.M. H. DOC# 383418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOC# 383802 FILED FOR RECORD OCTOBER 28, 1975 BOOK 927, PAGE 368 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOC# 387784 FILED FOR RECORD JANUARY 5, 1979 BOOK 1178, PAGE 168 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) PARCEL MAP 2020, DOC #109848 FILED FOR RECORD, SEPTEMBER 11, 1995, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 18
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-12 OF PM
SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E,
WASHOE COUNTY

TEC 1	CIVIL ENGINEERING CONSULTANTS
1400 Democrat Road, Reno, Nevada 89501 (775) 782-7800 Fax (775) 782-7829	

JOB = SNE002
DATE = MAY, 2008

Terminals\Projects\SNE002\Survey\Parcel_Map_Alt.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APR: 77-130-31

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 NRS 367A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLES 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARJO, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, AS _____ OF ARJO, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, AS _____ OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

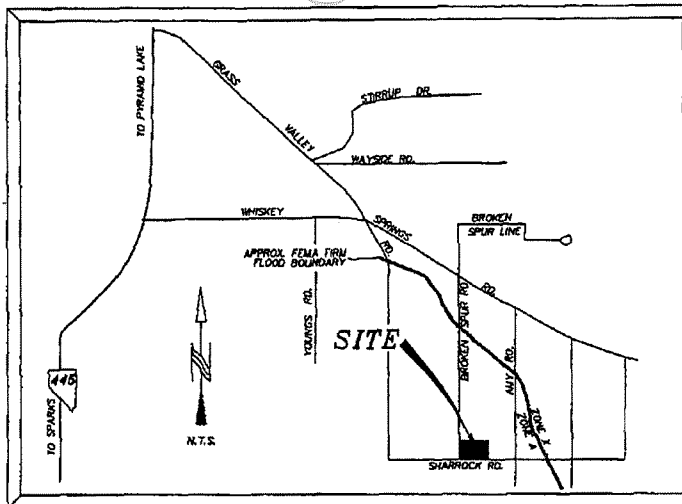
HONALO XAL, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, AS _____ OF HONALO XAL LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15 T. 22 N. R. 21 E., M.D.M. AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2008.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 825 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS P.L.S. 7888 DATE _____
Opr. 12/21/08

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PA025-054 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2008.

ADRIAN P. FRIEDL, MCR
DIRECTOR OF COMMUNITY DEVELOPMENT

DATE _____

MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB = SNE002
DATE = MAY, 2008

Temporary Projects \SNE002\Survey\Parcel_Map_AK.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEES OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

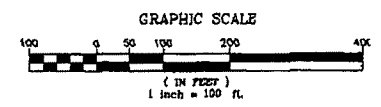
NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

- 1. THE TOTAL AREA OF THIS SURVEY IS 38.70 ACRES.
- 2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCL. PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
- 3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
- 4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRO EASEMENTS.
- 5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM 1 No. 2700, MAP No. 32031C2700 E, DATED SEPTEMBER 30, 1994.
- 6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
- 7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALL RECONDITION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
- 8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWING CROSSING THESE PARCELS SHALL PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DEEMED TO VALID HOLDERS OF THOSE RIGHTS.
- 9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
- 10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
- 11. WHEN MUNICIPAL SEWER AND WATER BECOMES AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
- 12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" R SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
- 13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
- 14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD YIELD YIELD FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRE-FEET/YEAR (APPENDIX A - WAL BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-130-31 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL ACP FOR WASHOE COUNTY APN 077-130-31 WAS 38.7 ACRES AND THE REGULATORY ZONE ESTABLISH IN THE WSP INCLUDES APPROXIMATELY 38.7 ACRES OF LOW DENSITY SUBURBAN F.L.D. DWELLING AREAS, AND APPROXIMATELY 2.0 ACRES OF GENERAL RURAL (G.D.S. INCLUDING 0.0 ACRES) RES. IN NO MORE THAN 36 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 27 PAR AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARCEL(S). TH HAVE BEEN NO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-130-31.
- 15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING TH ONE, 24 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-13 31 PARCEL NUMBER 1 OF RECORDED PARCEL MAP NUMBER 2020, CONSISTENT WITH THE WSP APPROVED ON SEPTEMBER 22, 1992.
- 16. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
- 17. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECE WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEM DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST _____
OF _____
ON THIS _____ DAY OF _____, 2008, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Walter Lee Cuneo
COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 19
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL 1 OF PM 2020
SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E, S.S.
TEC 1
CIVIL ENGINEERING CONSULTANTS
300 Corporate North Pkwy, #202, Reno, NV 89511
(775) 322-7800 Fax: (775) 322-7791



LEGEND:

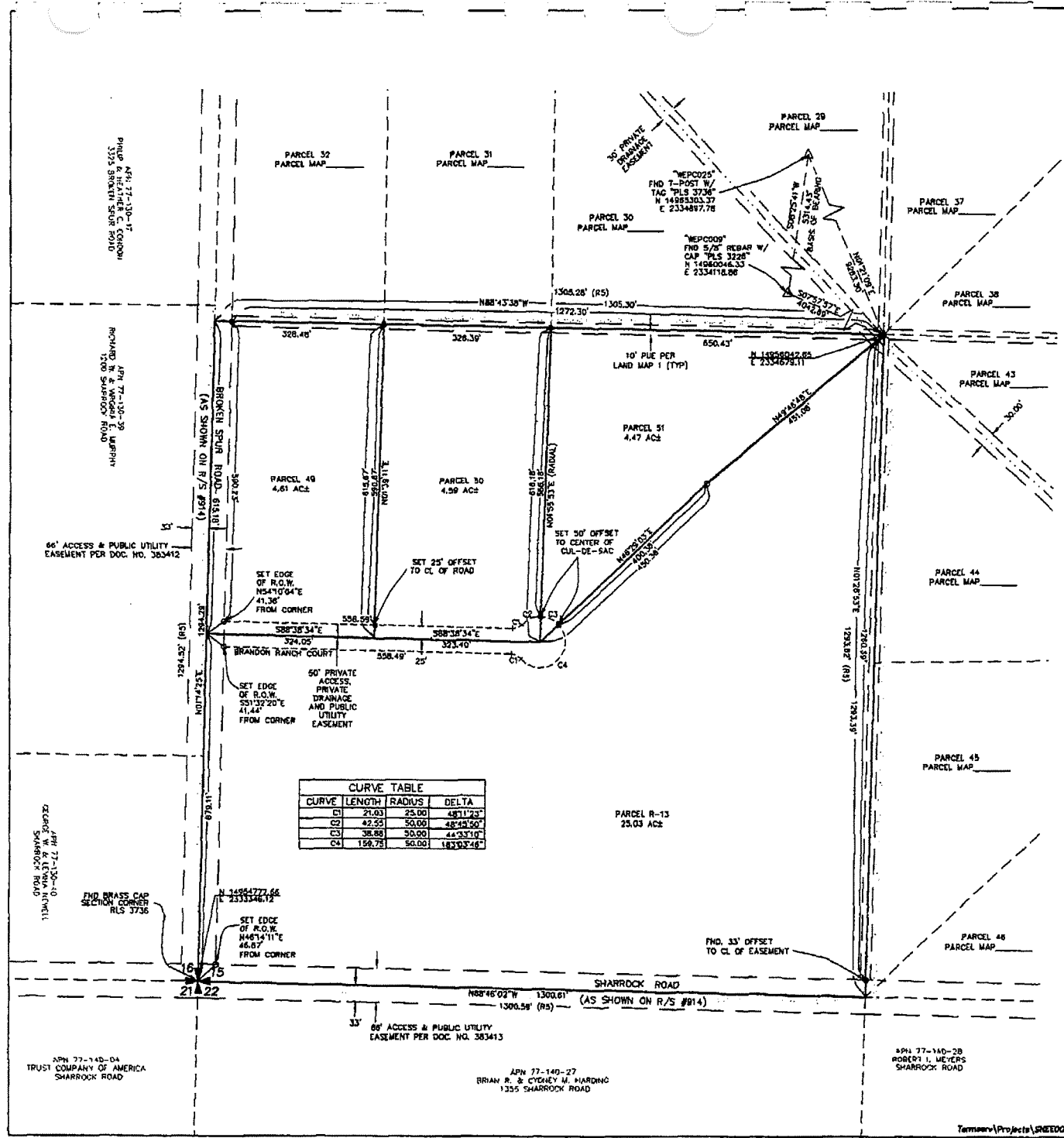
- SET 3/8" REBAR @ GAP PLS 7986
- FOUND 3/8" REBAR @ GAP PLS 7986 OR AS NOTED
- NOTHING SET DIMENSION POINT
- 15 15 1/4 CORNER
- PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- 16 15 21 22 SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS SUBD 5411" W BEING THE BEARING BETWEEN WASHOE COUNTY ONE POINTS "MEPC005" AND "MEPC008" WITH NEVADA COORDINATE SYSTEM WEST ZONE, VALUES BASED ON THE NAD 83/04 HARNY COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COVERED GRID TO GROUND FACTOR OF 1.00167839.

REFERENCES

- 1) R.C.S. 817 DOC# 383412 FILED FOR RECORD, OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 29, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOC# 383502 FILED FOR RECORD OCTOBER 28, 1975 BOOK 027, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOC# 807284 FILED FOR RECORD JANUARY 5, 1978 BOOK 1179, PAGE 168 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) PARCEL MAP 2020, DOC #1009488 FILED FOR RECORD, SEPTEMBER 11, 1990, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°11'23"
C2	42.55	50.00	48°42'50"
C3	36.86	50.00	44°33'10"
C4	159.75	50.00	182°02'48"

PARCEL MAP 19
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL 1 OF PM 2020
SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E,
WASHOE COUNTY

CIVIL ENGINEERING CONSULTANTS

300 Renaissance Through Plaza, #2524 Reno, 89521
(775)352-7880 Fax: (775)352-7899

JOB # SNEE022
DATE = MAY, 2008
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APN 77-140-04
TRUST COMPANY OF AMERICA
SHARRACK ROAD

APN 77-140-27
BRIAN R. & CYRELY M. HARDING
1355 SHARRACK ROAD

APN 77-140-28
ROBERT L. MEYERS
SHARRACK ROAD

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT SAID PLAT HAS BEEN EXAMINED THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN R.T.C COMPANY, INC.

BY: _____ DATE: _____
PRINT NAME/TITLE

TAX CERTIFICATE APN: 77-130-31

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 COMMISSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.285.

WASHOE COUNTY TREASURER

BY: _____ DATE: _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SENIOR RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE: _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

AROT, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF AROT, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE INC, A NEVADA CORPORATION

BY: _____ DATE: _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

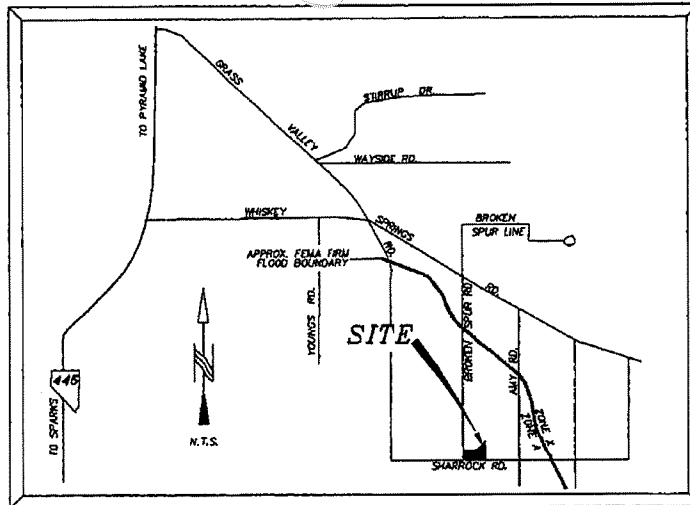
MONALO KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF MONALO KAI LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15 T. 22 N., R. 21 E., M.O.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 825 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS P.L.S. 7998 DATE: DEC 21/06

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE: _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE: _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PH05-050 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN P. FREUND, ACP DIRECTOR OF COMMUNITY DEVELOPMENT DATE: _____

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DMSION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB # SNE002 DATE = MAY, 2006

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OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO DATE: _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

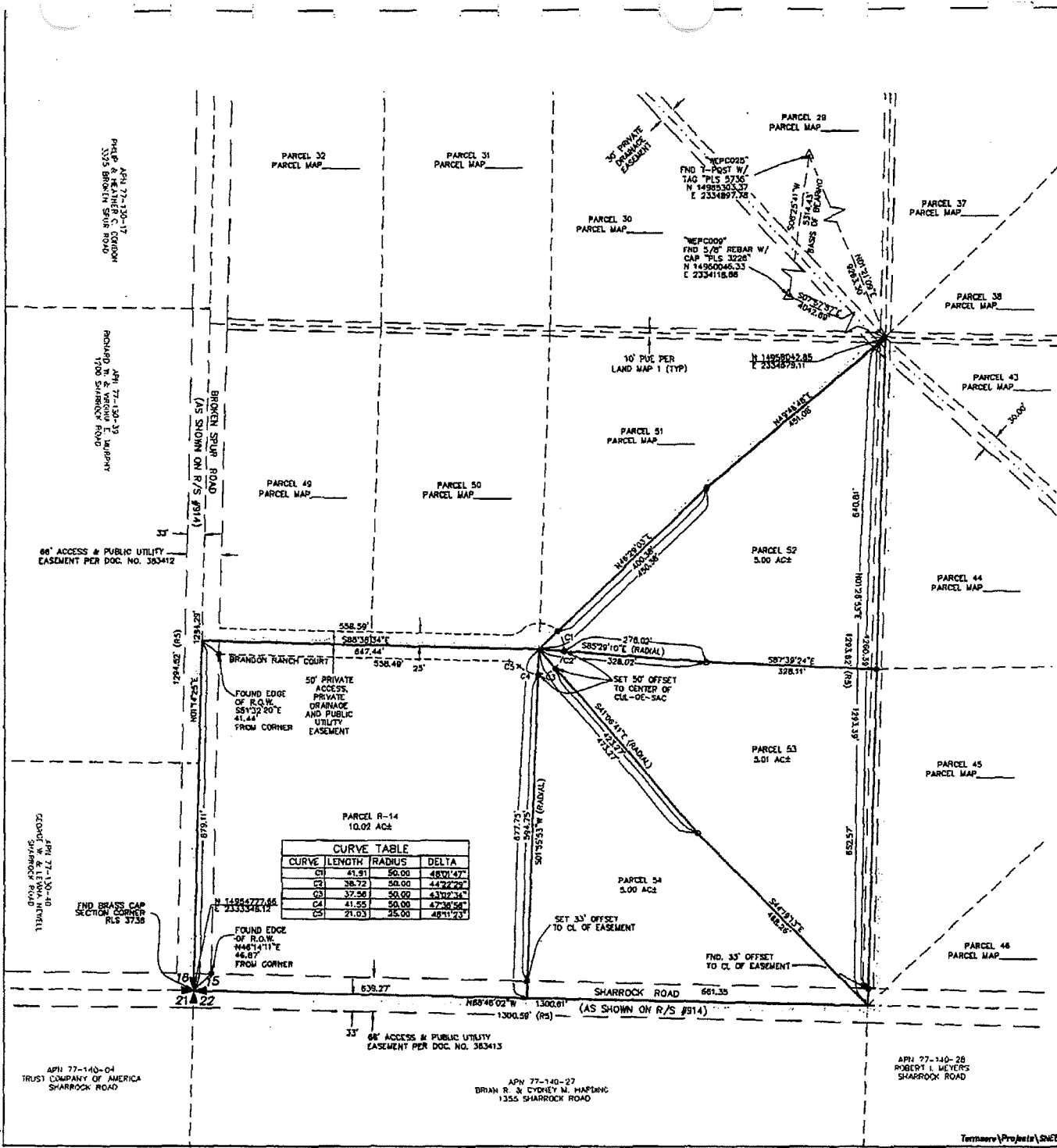
ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

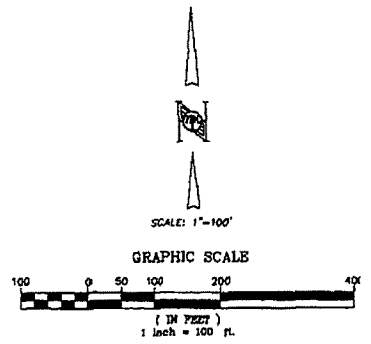
1. THE TOTAL AREA OF THIS SURVEY IS 25.03 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL, FOR THE END PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJ PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SID REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PR EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM No. 2704, MAP No. 32031C2700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMEN THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THIS DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, AL RECONSTRUCTION OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED I PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FO RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOI HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHOI PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE MAINTAINED AND TI RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WASHO SPRINGS SPECI AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WID CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 MFC 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSI AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND A SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VAN FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRE-FEET/YEAR (APPENDIX A - WA BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER C PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-130-31 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AI FOR WASHOE COUNTY APN 077-130-31 WAS 38.7 ACRES AND THE REGULATORY ZONE ESTABL IN THE AREA INCLUDES APPROXIMATELY 24.7 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING/ACRES), AND APPROXIMATELY 2.5 ACRES OF GENERAL RURAL (0.025 DWELLING/1.0 ACRES) RE IN NO MORE THAN 38 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 27 PA AT 75 PERCENT OF THE FULL POTENTIAL THIS PARCEL MAP IS CREATING 3 NEW PARCEL(S). TI HAS BEEN ONE PREVIOUS PARCEL MAP ON WASHOE COUNTY APN 077-130-31.
- BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING T ONE, 30 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-1 BEING PARCEL NUMBER 1 OF RECORDED PARCEL MAP NUMBER 2020, CONSISTENT WITH THE WE APPROVED ON SEPTEMBER 22, 1992.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 41B.
18. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A REC WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROV DISTRICT.

FILE NO. _____ FEE: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA Walter L. Cuneo COUNTY RECORDER BY: _____ DEPUTY	<p>PARCEL MAP 20 FOR WALTER LEE CUNEO BEING A DIVISION OF PARCEL #13 OF PLAT # _____ SITuate WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E, WASHOE COUNTY</p> <p>TEC 1</p> <p>CIVIL ENGINEERING CONSULTANTS 300 Damonte Ranch Blvd #204 Reno, 89521 (775)352-7800 Fax (775)352-7829</p>
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PARCEL R-14
10.02 AC±

CURVE	LENGTH	RADIUS	DELTA
C1	41.91	50.00	48°11'47"
C2	38.72	50.00	44°22'29"
C3	37.56	50.00	43°12'34"
C4	41.55	50.00	47°30'58"
C5	21.03	25.00	46°11'23"



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7999
 - FOUND 5/8" REBAR & CAP PLS 7999 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - 16 1/4 CORNER
 - PLU PUBLIC UTILITY EASEMENT
 - △ W.C. OPS POINT FOUND AS NOTED
 - 16 1/4 SECTION CORNER

BASIS OF BEARING
THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S0820241°W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "WPC025" AND "WPC020" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/94 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197938.

- REFERENCES**
- 1) R.O.S. 817 0006 383412 FILED FOR RECORD, OCTOBER 28, 1973 OFFICIAL RECORDS 1 WASHOE COUNTY, NEVADA.
 - 2) L.M. E. 0009 383418 FILED FOR RECORD OCTOBER 29, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOC# 382503 FILED FOR RECORD OCTOBER 28, 1975 BOOK 827, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOC# 827294 FILED FOR RECORD JANUARY 5, 1978 BOOK 1179, PAGE 168 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) PARCEL MAP 2020, DOC #1089458 FILED FOR RECORD, SEPTEMBER 11, 1986, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 20
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-13 OF PM
SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E,
WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

JOB # SWE002
DATE = MAY, 2008
900 Corporate Branch Pkwy, Suite 200, Reno, NV 89511
(775) 322-7822 FAX (775) 322-7879

Terms: \\Projects\SWE002\Survey\Parcel_Map\AB.dwg

APR 77-140-04
TRUST COMPANY OF AMERICA
SHARROCK ROAD

APR 77-140-27
BRIAN R. & DYDNEY M. HARPING
1355 SHARROCK ROAD

APR 77-140-26
ROBERT L. MEYERS
SHARROCK ROAD

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APN: 77-130-31

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 NRS 381A.263.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SENIOR RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 432 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

AROL, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS

BEFORE ME AND UPON OATH DID PERSONALLY APPEAR AS _____ AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS

BEFORE ME AND UPON OATH DID PERSONALLY APPEAR AS _____ OF CAP ONE INC. DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

HONALD KAL LLC, A NEVADA LIMITED LIABILITY COMPANY

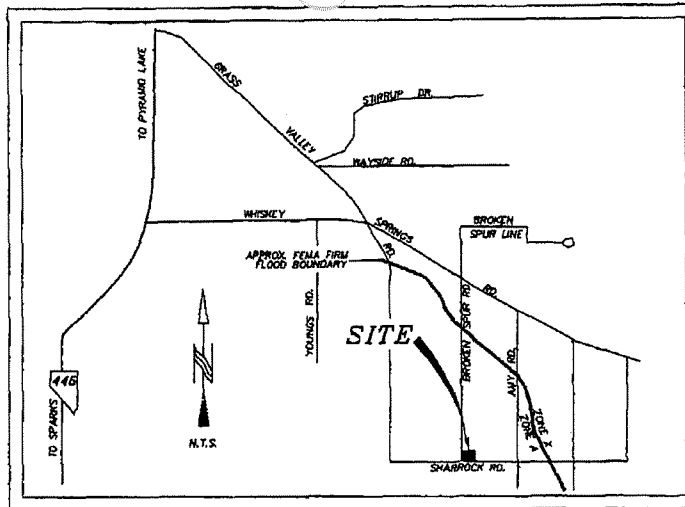
BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS

BEFORE ME AND UPON OATH DID PERSONALLY APPEAR AS _____ OF HONALD KAL LLC. DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 13 T. 22 N., R. 21 E., M.O.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAT COMPLES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PH06-080 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

AGRIAN R. FREDLUND, INC.
DIRECTOR OF COMMUNITY DEVELOPMENT

DATE _____

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	180 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB # SNEE007
DATE = MAY, 2006

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OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 10.02 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXC PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL, WITH 5' SIDE UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJ PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL S/DI REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PR EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM No. 2700, MAP No. J201C2700 L, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMEN THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. IN THE EVENT OF A DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, AL RECONDITION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED I PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FO RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOI HEREON HEREBY AGREES THAT ALL EXISTING OR PROPOSED FLOODING PARCELS SHALL BE PERFECTED, ANY LEGAL RIGHTS, RIGHTS, OR CLAIMS FROM THESE SITES SHALL BE HONORED AND TI RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WASHO SPRINGS SPECI AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WD CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" R SPINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSI AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND A SENTS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERMANENT YIELD WA FOR THE WASHO SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRE-FEET/YEAR (APPENDIX A - WA BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER C PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSessor'S PARCEL NUMBER (APN) 077-130-31 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AL FOR WASHOE COUNTY APN 077-130-31 WAS 38.7 ACRES AND THE REGULATORY ZONE ESTABLIS IN THE WESP INCLUDES APPROXIMATELY 36.7 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING ACRES), AND APPROXIMATELY 2.0 ACRES OF GENERAL RURAL (0.025 DWELLING/1.0 ACRES) RESI IN NO MORE THAN 30 PARCELS AT FULL DEVELOPMENT AND NO MORE THAN 27 PA AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP RESULTS IN 2 PARCEL(S), THERE I BEEN TWO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-130-31.
- BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING TI ONE, 19 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-130-31. BEING PARCEL NUMBER 1 OF RECORDED PARCEL MAP NUMBER 2020, CONSISTENT WITH THE WS APPROVED ON SEPTEMBER 22, 1992.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A REC WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SENIOR IMPROVED DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Katherine E. Bunde
COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 21
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-14 OF PM-13
SITuate WITHIN THE SW 1/4 OF SECTION 13 T22N, R21E,
WASHOE COUNTY

TEC 1

CIVIL ENGINEERING CONSULTANTS
300 Granite Ranch Pkwy #100 Reno, NV 89511
(775)751-7800 Fax (775)551-7979



INTRODUCTION

By now you have heard that the Michigan legislature has authorized what is generally referred to as “contract” or sometimes “conditional,” zoning. “Contract” zoning, for many years was considered an illegal practice, in that it was largely an agreement for rezoning in exchange for the acceptance of certain requirements and conditions related to the development of the property in question. The downfall of this procedure was the promise to rezone if the requirements were fulfilled, and in some instances, agreements not to change the zoning in the future.

“Conditional” rezoning was likewise a problem in that the municipality imposed certain conditions and requirements on the property owner as a precedent to rezoning. Over time, these terms (contract and conditional) have tended to become interchangeable.

The Michigan version of the authorization to enter into zoning agreements was introduced in September, 2004 and became effective early this year. It was implemented through amendments to the City and Village Zoning Act, the County Zoning Act and the Township Zoning Act. It enjoyed broad support from groups as diverse as the Michigan Municipal League, the Michigan Chamber of Commerce and the Michigan Environmental Council. Michigan is now one of more than twelve states where similar authorization for agreements between a property owner and a local unit of government specify conditions and terms of land development.

The amendments to the Zoning Acts are short, and leave open a number of questions. The basic authorization states:

An owner of land may voluntarily offer in writing, and the (applicable unit of government) may approve, certain use and development of the land as a condition to a rezoning of the land or an amendment to a zoning map.

Note that a rezoning of land and amendment to the zoning map is the same thing.

As part of this agreement, the Acts allow or require:

- Setting a time frame during which the voluntary offers from the owner must be fulfilled.
- A requirement that should the offers not be fulfilled that the zoning reverts to the previous classification.
- A provision that prohibits the municipality from requiring an owner to offer conditions as a condition of the rezoning.

Zoning agreements can add a level of flexibility to the zoning process by providing the potential to account for some of the negative effects of rezoning. For example, rezoning denials are often based on the concern about allowing a wide range of uses, some of which could create problems for neighboring land uses. Other denials have been made because supporting infrastructure was

not in place that would support the change in the intensity of uses allowed in the proposed new district.

However, the ability to enter into zoning agreements is not without its critics. Some argue that appropriate land use tools such as Planned Unit Development (PUD), special land uses, and site plan review are already in place to control land development and that contract zoning will result in a hodge-podge, "spot zoned" areas scattered throughout the community. Others fear that zoning agreements will encourage development that is inconsistent with a community's master plan. Perhaps one of the most compelling concerns is that a community will bargain away its authority and in the end negotiated ad-hoc agreements will weaken zoning regulations that were intended to apply equally to all land and uses within a district.

Supporters of zoning agreements stress the greater predictability for local jurisdictions and neighbors because the conditions of land use, such as landscaping, building design and necessary utility improvements can be specifically tied to the rezoning. A development project that deviates from any aspect of the agreement cannot move forward and, in fact, will require the municipality to return the zoning to its former classification. They also note that because the owner must offer the conditions to be included in the agreement, that it can be a "win-win" for the community and the owner.

ISSUES

The newly adopted legislation raises numerous questions since it lacks detail, has not been widely implemented by local communities, or reflected in revised zoning ordinances, and has yet to be applied in a wide range of real world situations. As a result, some general guidance may be useful when addressing these issues, including looking to other states to determine how the practice of using zoning agreements has evolved.

Voluntary Offers

The Zoning Acts' amendments require that conditions be voluntarily offered in writing by a property owner. Ideally, this offer should be provided with the initial application for rezoning. In practice, however, an applicant may not know what offers might be acceptable, or indeed, that an offer would be useful, until well into the application review process.

Some of this may be resolved with either formal or informal pre-application meetings, where concerns may be identified that the applicant may have the opportunity to address. Caution must be undertaken, even during these early stages, to make it clear that approval of a rezoning is not promised, even if an offer is made. Rather, the community may simply make its concerns clear regarding the potential effects of the proposed zoning change. It is possible, and perhaps even likely, that an applicant would not be able to ease all of the community's concerns regardless of the offered conditions.

At a minimum offers or revisions to offers should be submitted well before a public hearing to avoid confusion and inefficient meetings where exhaustive discussions occur with little time left

to address substantive issues. It may be necessary to table a request so that the public and decision makers can be afforded the time to understand exactly what is being offered.

The ultimate test is that the applicant not be able to imply that the conditions were coerced, either directly or indirectly, or that promises of rezoning were made in exchange for the offer. While some degree of negotiation is inevitable, it must be a true negotiation, rather than an attempt by any party to coerce an agreement.

“Offers”

While there is a broad range of offers that may be considered by the community, it is clear that other states and their courts have insisted that the conditions offered cannot permit a land use or activity that would not otherwise be allowed in the new zoning district. For example, the zoning agreement could not allow a drive through window to be added to a restaurant where drive-through facilities were otherwise not permitted in the new district.

Similarly, the agreement should not be used to vary any of the requirements of the district, such as the number of parking spaces, signs, etc. The Zoning Board of Appeals must still address these issues. In addition, if a special land use approval is required for the use being considered as part of the agreement, that process must still be pursued.

The offered conditions must also be related to the rezoning itself. A clear potential for abuse will be offers from applicants to contribute to a community’s recreation programs, or offers to build new community facilities that have no connection to the application for rezoning. A community cannot put itself in a position where it appears as though an applicant has “bought” the rezoning.

So what can be offered, or more importantly, what could be accepted as part of a zoning agreement? While a complete listing is simply not possible, some examples may be useful.

- A community’s comprehensive plan notes that rezonings for high density residential uses will not be considered until public utilities are available to the property. The owner offers to extend public utilities to the site at his expense.
- Concerns about the small size of dwelling units allowed in the new district are expressed by neighboring property owners during a rezoning public hearing. The applicant offers to restrict the size of the homes to be consistent with those in the area.
- A rezoning is requested from a residential to a commercial classification. Adjacent properties are zoned for residential use. The owner offers to install a landscape screen between the homes and the planned commercial uses where a landscaping requirement is otherwise not part of the current ordinance.

Some inappropriate conditions:

- The new district restricts buildings to a height of 35 feet. The applicant offers to increase the setback of the building in exchange for an increase in building height to 50 feet. (The

agreement cannot permit something that would otherwise be prohibited in the new district.)

- As part of a rezoning request for a new commercial development, the owner offers to provide the community a cash payment to improve its park and recreation facilities. (The condition must bear some relationship to the rezoning under consideration.)
- The agreement includes a clause that prohibits the community from changing the zoning of the property at any time in the future. (The community cannot bargain away its zoning authority, or commit a future legislative body to a certain zoning.)

Zoning Reversion

The new legislation requires that unless the conditions of rezoning approval are met within a period of time specified by the local jurisdiction the land reverts back to the original zoning. Other states where conditional zoning is already valid have found that this provision is an important enforcement tool to control development and help guarantee the implementation of agreements.

Under Michigan's new act, the meaning of reversion is unclear. For example, if the legislation stated that the zoning would "automatically" revert to the previous classification, it could have been interpreted that no formal action, such as public hearings or notices, would be necessary.

However, the language is not that clear. Courts in other areas of the country have found that a reversion actually constitutes a second rezoning. While it may require subsequent interpretation, our recommendation is that a formal rezoning process be followed. Therefore, in crafting a zoning text amendment to accommodate zoning agreements it is important to identify who, or what body initiates the reversion process (planning commission or the legislative body) and that all statutory procedures and requirements for public notice and a hearing are followed; not only for the initial zone change but, should it become necessary, for the reversion as well.

This same principle may also apply to later requests by a developer or subsequent land owner to amend an agreement. According to the Henrico County, Virginia zoning ordinance once conditions (in Virginia they are known as proffers) have been accepted by the legislative body any changes require submitting an amendment request and a public hearing before the Planning Commission and the Board of Supervisors. This process is akin to a rezoning.

A unique situation that could arise is if a project is partially implemented and the agreement is not completely fulfilled by the owner. In this instance, decisions may have to be made as to whether to revert the entire property to the previous classification, or only that portion that has not been implemented. If the entire property is reverted to the previous zoning, it is likely that nonconforming uses, buildings or lots will be created.

CONTENTS OF THE AGREEMENT

Prior to entering into any agreement, it should be thoroughly reviewed by the community's planner, attorney, and other appropriate professionals, both for content as well as legality. The agreement should cover a broad range of situations and leave as little as possible to interpretation.

- The agreement should clearly state that it is to run with the land, and bind all future owners to its provisions. An executed copy should be recorded at the county register of deeds.
- When considering voluntary offers they must be clearly stated, avoiding vague terms or conditions. Check to see whether terms used in the agreement are already defined in the zoning ordinance and if they are, make sure there is agreement between those definitions; for example does a part of the agreement preserving open space include wetlands, or storm water management areas?
- To avoid attempts by property owners to exempt future development plan changes from complying with future code requirements, steer clear of language that ties a rezoning to zoning regulations or codes that exist at the time of approval. Although "locking in" development regulations may be permissible in some states where development agreements are permitted through state enabling legislation, Michigan currently lacks this authority.
- For public improvements, such as streets and utilities, make sure the construction schedule is clear and that it has a breakdown of costs and obligations; for example who is required to pay for engineering drawings, inspection fees, obtain permits and prepare as-built drawings? If other agencies are involved, such as a road, or drain commission, make sure the decision making process for final design approvals is clearly specified and get the agency involved in reviewing the offer early in the process. As an additional layer of protection, include submission of performance bonds or similar tools in the agreement to guarantee that infrastructure and road improvements committed to by a developer will in fact be made.
- Try not to re-invent the zoning ordinance in the agreement; rely on current ordinances for the details and just list the items that are part of the agreement.
- Finally, attach reduced plans and supporting documents to the agreement and make sure they are clearly referenced by title and date. In many instances, a site plan may be needed to clearly show the conditions included as part of the agreement.

REZONING EVALUATIONS

While zoning agreements may prove a useful tool in tailoring land development to individual sites and situations, they should not be used to avoid the fundamental planning principles upon which we rely to build strong communities. Accordingly, the ability to enter into zoning

agreements should not be viewed as a panacea that cures all problems related to zoning. Instead, zoning agreements should be entered into only after careful consideration and deliberation.

Challenges to zoning changes associated with zoning agreements tend to indicate that courts generally use the same standards to test these “conditional rezonings” that are used for any rezoning. Consistency with the comprehensive plan, ensuring that the uses or activities covered by the agreement (and the subsequent rezoning) are compatible with the neighborhood, and other rezoning considerations are still valid.

Similar standards should apply to test the conditions or restrictions offered by a property owner: are they legal and reasonable; do they further general welfare; do they bear a relationship to the activity that results from the zone change; and are they proportional to potential impacts?

Unlike rezonings undertaken without agreements, it may be useful in some circumstances, where applicable, to include a site plan with the zoning agreement showing the elements of the agreement as a visual reference. This, however, does not replace the other site plan review requirements that may be imposed as part of the establishment of a new use. Other zoning requirements not covered by the agreement must still be met.

PROTECTION FROM SUBSEQUENT REZONINGS

The Michigan legislation stipulates that a local government cannot alter the provisions of the zoning agreement during a period of time specified in the agreement. Ostensibly this is meant to provide some level of protection for a landowner or developer by locking in the agreement provisions for at least some specified time. However, if conditions are not met during that period a local government has two choices; either extend the time frame, or, as noted earlier, initiate the process to return the zoning to its previous classification.

Although this “no tinkering” provision affords some protection it would not prevent a jurisdiction from rezoning a property to another district or changing code requirements. The legislation is clear that only the agreement cannot be unilaterally altered and since a municipality does not have the authority to protect land from any future rezoning, a property owner who has received a desired rezoning may move quickly to establish vested rights.

IMPLEMENTING ZONING AGREEMENTS

Before taking any steps concerning zoning agreements, the community should first consider whether it wants to offer or participate in the process. The language of the amended Zoning Acts clearly states that the process is a voluntary one for both parties. Ultimately, the first choice will be the community’s as to whether or not they wish to take advantage of this new process.

Before attempting or accepting any offers to enter into a zoning agreement, the zoning ordinance should be amended to clearly outline the process and requirements. The amendment language of the Zoning Acts may act as a starting point for the ordinance language, covering the basics of offers, procedures for zoning reversions, etc. Since a zoning agreement is a voluntary process, the amendment will not replace the current procedures for a “normal” rezoning. Rather, the

zoning agreement process should be written as a separate procedure. Make sure that an amendment process is included.

Application procedures should be put into place that clearly describe the process, from the point when an offer to enter into a zoning agreement is submitted, to the final step of recording of the agreement. Careful review by the community's attorney and consultants must also be part of the process. Finally, staff and decision makers should also be made aware of these requirements, and the advantages, and the potential dangers for misuse and abuse, of zoning agreements.

CONCLUSION

The benefits of zoning agreements may off-set potential concerns as long as Michigan communities view this new tool as another option to add flexibility to land use decisions rather than as a substitute for traditional, sound zoning principles and practices. Based on the experiences of other states and the posture of courts any offers made by a property owner to condition rezoning must be carefully considered.

- The offer must be made voluntarily, it cannot bargain away a community's ability to make future zoning decisions;
- The agreement must bear a reasonable relationship to the potential impacts that result from the rezoning, considering the general welfare rather than private interests;
- It must be consistent with a community's comprehensive plan and be in harmony with the normal zoning plan for the area, and
- It must clearly state the restrictions that are proposed for the property.

Following these simple guidelines, along with the others mentioned above, can help make zoning agreements a useful tool toward making our communities better places to live and work.

Should you wish to have more information, or want us to provide ordinance language or other guidance, contact us at:

LSL Planning, 306 S. Washington Ave., Suite 301, Royal Oak, MI 48067; or
248-586-0505

CERTIFIED COPY

The foregoing document is a full, true and correct copy of the original on file and of record in my office.

Date: September 20, 2010

AMY HARVEY, County Clerk in and for the
County of Washoe, State of Nevada.

By: [Signature]

Deputy Clerk

Pursuant to NRS 289B.030 the SSN may be redacted, but in no way affects the legality of the document.



WASHOE COUNTY RECORDER

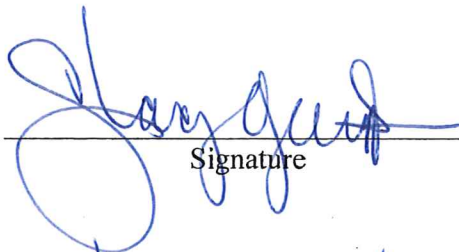
OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.



Signature

9-20-10

Date

Stacy Gonzales

Printed Name

APN# _____

Recording Requested by:

Name: Washoe County Clerk

Address: _____

City/State/Zip: _____

When Recorded Mail to:

Name: Washoe County Clerks Office

Address: _____

City/State/Zip: _____

Mail Tax Statement to:

Name: _____

Address: _____

City/State/Zip: _____



1310

(for Recorder's use only)

Development Agreement
Sierra Nevada Equestrian Estates Washoe County
(Title of Document) DA05-003

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

Stacy Gonzales
Signature

Deputy Clerk
Title

Stacy Gonzales
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

1310

DEVELOPMENT AGREEMENT

Washoe County

and

Sierra Nevada Equestrian Estates, LLC

This Development Agreement (the "Agreement") is entered into by and between Washoe County, Nevada (the "County") and Sierra Nevada Equestrian Estates, LLC, a Nevada limited liability company ("Owner"), and shall be effective on the date of its recordation by the County following its adoption by ordinance by the Washoe County Board of Commissioners ("Effective Date"). The County and Owner are sometimes hereinafter referred to individually as "Party" and collectively as the "Parties".

WITNESSETH:

WHEREAS, the County is authorized, pursuant to Nevada Revised Statutes ("NRS") §278.0201, *et seq.*, and Washoe County Development Code ("Code") §110.814.00, *et seq.*, to enter into binding development agreements with persons having legal or equitable interests in real property for the purpose of establishing and strengthening long range plans for property development and providing for developer funding of certain public facilities to serve new development;

WHEREAS, Owner represents that it has complete and sole fee title ownership of the subject real property, the legal description of which is set forth on **Exhibit "A"** attached hereto and shown in the next identified exhibit (hereinafter the "Property");

WHEREAS, Owner has submitted and County has tentatively approved the initial preliminary parcel maps for development of the Property as a residential subdivision comprised of fifty six (56) lots of approximately five (5) acres each, which subdivision is to be known and commonly marketed as "Sierra Nevada Equestrian Estates" and is referred to herein as the "Project". The tentatively approved parcel maps for the Project are identified as the following Washoe County Parcel Map Case Numbers (collectively, the "Maps"): PM05-040, PM05-041, PM05-042, PM05-043, PM05-044, PM05-045, PM05-046, PM05-047, PM05-048, PM05-049, PM05-050, PM05-051, PM05-052, PM05-053, PM05-054, PM05-055, PM05-056, PM05-057, PM05-058, PM05-059, and PM05-060. Copies of the Maps are attached hereto as **Exhibit "B"**;

WHEREAS, the Parties desire to enter into this Agreement in accordance with NRS and

Code, as applicable, to promote the health, safety and general welfare of the County's inhabitants, to help provide some public services, uses and infrastructure for the Project, for which Owner voluntarily offers to pay, to secure to Owner certain land development safeguards and rights, and to achieve the goals and purposes for which development agreement law was enacted;

WHEREAS, it is further the Parties' desire that this Agreement satisfy certain of the infrastructure and development provisions of the County's specific plan for part of the general Warm Springs area in which the Property is located, the specific plan being known as the Warm Springs Specific Plan, which was approved by the Washoe County Board of Commissioners on September 22, 1992, and amended to add a financing plan by said Commission on April 18, 1995 (collectively, the "WSSP"); and

WHEREAS, the County is underway with a review and update of the formal area plan for the general Warm Springs area ("Area Plan"), which may produce significant changes to the WSSP this year, including possible updated fees and schedule, a different development vision, and altered infrastructure needs and financing structures.

NOW, THEREFORE, the Parties agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals are incorporated herein by this reference and shall aid in the interpretation of this Agreement.

2. **Permitted Uses, Density, Height, and Size of Structures.** Pursuant to NRS §278.0201 and Code §110.814.20, this Agreement must set forth the maximum height and size of structures to be constructed on the Property as well as the density of uses and the permitted uses of the land. The Parties agree that the Property shall be divided and the Project constructed strictly for single residential purposes in accordance with the Maps, the WSSP, the Code, and the NRS all in effect on the date of the County's tentative map approval of the Maps and as reflected in this Agreement, including its attached exhibits. Owner shall subdivide to a density only as shown on the Maps. However, Owner reserves the option to further subdivide the Property and its parcels in the future, pursuant to then existing law, if and when the WSSP, Area Plan, Code and the Washoe County Health Department permit it. This Paragraph 2 is, however, made subject to the provisions of Paragraph 6 below.

3. **Development And Infrastructure.**

3.1 **Development Standards Handbook.** The Parties have jointly drafted, in accordance with the Code and WSSP, the Project's Development Standards Handbook ("Handbook"), which is attached hereto as Exhibit "C" and incorporated herein by this reference. Construction and use of the Project shall be in accordance with the Handbook.

3.2 **CC&Rs & WSSP HOA.** As set forth in the WSSP, the Property shall be made subject to one or more declarations of covenants, conditions and restrictions (collectively, the "CC&Rs") prepared in accordance with the requirements of the WSSP, the Warm Springs Specific Plan Development Standards Handbook Framework, and the Handbook. Said CC&Rs shall be drafted and completed to the satisfaction of the County Community Development Department and the Washoe County District Attorney, subject, however, to any modification or

repeal of the related WSSP requirements during the Area Plan update process.

3.3 Disclosure Statement. The Parties have jointly drafted, in accordance with the Code and WSSP, a Disclosure Statement ("Disclosure"), which is attached hereto as **Exhibit "D"** and incorporated herein by this reference. The purpose of the Disclosure is to provide all buyers within the Project specific information about certain aspects of the WSSP and this Agreement, and how such aspects may affect long-term ownership within the Project. The Disclosure is not intended to be comprehensive in all aspects of the acquisition of certain parcels. It is meant to only provide basic information about aspects of the WSSP and this Agreement that are required by the WSSP to be disclosed. A signed and notarized copy of the Disclosure must be provided to all future property owners and must accompany all building permit applications submitted to the County. The purpose of this requirement is to ensure that all future owners of property within the Warm Springs community are aware of the requirements of the WSSP and this Agreement.

3.4 Water and Septic. Owner does not intend at this time to subdivide the Property at any greater density than as shown on the Maps. As such, pursuant to existing law, Owner may install septic and well facilities on each new parcel instead of connecting to community water and sewer facilities (which facilities, though not yet built, are likely to be built by another area property owner in a portion of the WSSP area known as the Warm Springs Ranch). Owner shall install the referenced septic and well facilities pursuant to applicable law and regulations existing at the time of issuance of each of the related well and septic permits. Owner acknowledges that community water and sewer facilities are not presently available to service the Property, and thus Owner waives connection to community water and sewer systems at this time; provided, however, that in the event future development makes community water and sewer facilities available to service the Property, Owner may connect to such facilities, to the extent permitted and in the manner provided for by then existing law. Nothing in this Paragraph 3.4 shall be deemed to modify any obligation imposed upon Owner and/or its successors as provided for on any final map recorded against the Property.

4. Financing.

4.1 Infrastructure Related Fees.

4.1.1 *Fee Commitments*. Owner offers to and agrees hereby to pay all fees described in this Agreement and its exhibits. The duty to pay said fees and any increased or decreased fees negotiated as mentioned below, shall run with the Property and be binding upon and inure to the benefit of the successors and assigns of the Parties. These fees shall be paid to County on or before the time of the recording of each final parcel map.

4.1.2 *Fee Area*. The area encompassed within the WSSP is hereby designated as the "Fee Area" for the imposition of fees and the collection of funds under the provisions of this Agreement.

4.1.3 *Special Fee Revenue Fund*. Except as otherwise specifically provided in this Agreement, all fees collected pursuant to this Agreement shall be placed in a special, segregated, interest-bearing revenue fund (a "Special Fund") for each fee category and shall be

used solely for the purpose of constructing the applicable capital improvements or providing refunds or reimbursements (as defined in Paragraph 4.6 herein) in accordance with this Agreement. The County, through its Director of Community Development and/or its Finance Director, shall maintain detailed records to identify the development(s) from which fees were collected, for which purpose and how said fees were spent.

4.1.4 *Fee Changes.* So long as the Project does not change from the use described in the Maps and conditions thereto, and except as otherwise provided in this Agreement, the fees set forth in this Agreement shall not increase without the written consent of the Parties except that the fees shall be adjusted to reflect changes in actual construction costs, but only as such costs are adjusted during the regular review of the Capital Improvements Program (CIP) for the WSSP. The CIP is attached as **Exhibit "E"**, entitled Financing Concept Plan for the WSSP, and is incorporated herein by this reference. Notwithstanding this, Owner's fee obligations as defined in this Agreement may be altered or repealed, but not increased, subject however to Paragraph 5 below, by the update to the Area Plan and WSSP, possibly to include refunds of certain fees paid. Owner understands and agrees that no guarantee is expressed herein by the County and that this Agreement does not affect the update process nor ultimate amended Area Plan and WSSP in any respect whatsoever.

4.2 Fees – Roads, Drainage, Planning, Water, Parks, Open Space, and Utilities. At the recording of each final map for any phase of the Project, the fees set forth in this Agreement shall be paid by Owner to County as follows:

4.2.1 *Roadway Fees.* Except as otherwise provided in Paragraph 4.4 below, Owner agrees to pay to the County for such phase of the Project all roadway fees shown in the Fee Schedule attached hereto as **Exhibit "F"** (hereafter "Roadway Fees"). These fees shall be set aside in a Special Fund specifically for the construction of the first phase of the Spine Road or other collector roads as defined in the phasing plan for roadways set forth in **Exhibit "E"**. County shall disburse these fees for the purpose of design and construction of such roadways or to reimburse Owner if Owner constructs collector roads to County specifications. These fees are separate and apart from the Regional Road Impact Fee (RRIF) (Paragraph 4.3.1), which is collected at building permit. The Roadway Fees are also separate and apart from the property owners' current fees collected by PVGID for the maintenance of public roadways.

4.2.2 *Storm Drainage Fees.* Except as otherwise provided in Paragraph 4.4 below, Owner agrees to pay to the County for such phase of the Project all storm drainage fees shown in the Fee Schedule attached hereto as **Exhibit "F"** (hereafter "Drainage Fees"). These fees shall be set aside in a Special Fund specifically for the construction of Spine Road Drainage Improvements as defined in the plan for storm drainage set forth in **Exhibit "E"**. County shall disburse these fees for the purpose of design and construction of said storm drainage plan or to reimburse Owner if Owner constructs such drainage improvements to County specifications.

4.2.3 *Planning Fees.* Owner agrees to pay to the County for such phase of the Project planning fees as noted in the Fee Schedule attached as **Exhibit "F"**. These fees shall be set aside in a Special Fund specifically to reimburse particular property owners, as identified in Appendix G of the WSSP, who paid the cost of preparing the WSSP.

4.2.4 *Community Water System Fees.* Except as otherwise provided in Paragraph 4.4 below, Owner agrees to pay to the County for such phase of the Project all community water system fees shown in the Fee Schedule attached hereto as **Exhibit "F"** (hereafter "Water System Fees"). These fees shall be placed in a Special Fund specifically for the purchase of land for, as well as the design and construction of, the Community Water System as defined in the plan set forth in **Exhibit "E"**. All Water System Fees accumulated in the account shall be applied by the County or other government entity to design and construct this water system or used to reimburse Owner if Owner constructs said system to County specifications. Notwithstanding the foregoing or anything else herein to the contrary, the Parties agree that Owner shall have no obligation to pay Water System Fees as to that portion of the Property covered by PM05-043, PM05-044, and PM05-045 (generally identified as Washoe County Assessor's Parcel Number 077-130-16) (the "Exempt Property"), which portion is located outside of the Community Water System service area as defined by the WSSP. Nothing in this Paragraph 4.2.4 shall be deemed to modify any obligation imposed upon Owner and/or its successors as provided for on any final map recorded against the Exempt Property, and at such time as any portion of the Exempt Property is required to connect to the Community Water System, the owner of such portion shall pay all required connection fees (including, without limitation, any connection fee levied to collect such owner's pro rata share of the cost of construction of the Community Water System), except to the extent such fees are waived or deemed satisfied as a result of such owner's County-approved improvements to the Community Water System.

4.2.5 *Parks and Open Space Fees.* Except as otherwise provided in Paragraph 4.4 below, Owner agrees to pay to the County for such phase of the Project all parks and open space fees shown in the Fee Schedule attached hereto as **Exhibit "F"** (hereafter "Park Fees"). These fees shall be placed in a Special Fund specifically for the purchase of land for, as well as the design and construction of, certain parks and open space as defined in the plan set forth **Exhibit "E"**. All Park Fees accumulated in the account shall be applied by the County or other government entity to design and construct the parks and open space or used to reimburse Owner if Owner constructs said parks and open space to County specifications. The Park Fees are separate and apart from the Residential Construction Tax (Paragraph 4.3.2 below), which is collected at building permit.

4.2.6 *Public Facilities Fees – Police and Fire.* Except as otherwise provided in Paragraph 4.4 below, Owner agrees to pay to the County for such phase of the Project all public facilities' fees shown in the Fee Schedule attached hereto as **Exhibit "F"** (hereafter "Facilities' Fees"). These fees shall be placed in a Special Fund specifically for the purchase of land for, as well as the design and construction of, the police and fire public facilities otherwise known in and defined in **Exhibit "E"** as "Community Facilities". All Facilities' Fees accumulated in the account shall be applied by the County or other government entity to design and construct these public facilities or used to reimburse Owner if Owner constructs these facilities to County specifications.

4.3 Existing RTC and County Fees.

4.3.1 *Existing RTC Regional Road Impact Fee (RRIF).* Owner understands and agrees that in addition to the Roadway Fees discussed in Paragraph 4.2.1 above, the Project is

subject to the current RRIF, which shall be paid by Owner to County pursuant to applicable RRIF law at issuance of building permits.

4.3.2 *Existing Park Tax – Residential Construction Tax (RCT)*. Owner understands and agrees that in addition to the Park Fees discussed in Paragraph 4.2.5 above, the Project is subject to the current RCT for parks to be paid by Owner to County pursuant to applicable RCT law at issuance of building permits or as otherwise may be lawfully agreed to in writing by Washoe County Department of Regional Parks and Open Space. If Owner constructs the parks and open space to County specifications, then Owner shall be credited or refunded in accordance with such procedures for credit or refund.

4.4 Credits. In the event Owner constructs any of the improvements set forth in **Exhibit "E"**, the County's Director of Community Development shall make a determination of appropriate credit against fees to be paid to Special Funds in accordance with this Agreement. Credit shall apply only to the Special Fund to which the improvement is related, as set forth in Paragraph 4.2 above, and shall not be transferable to other Special Funds. Credit may only be used upon substantiation of the completion of improvements.

4.4.1 *Credits for Roadway Fees, Drainage Fees, Water System Fees, Park Fees, and Facilities' Fees*. Credit issued to Owner for construction of a particular public improvement shall be equal to the actual cost of providing that facility or the independently appraised value of the dedication, whichever is applicable. Upon issuance, credit granted for construction of a particular public improvement may be used in satisfaction of the total fees due for the relevant improvement, as determined by the fee schedule established by this Agreement and identified in **Exhibit "F"** hereto.

4.4.2 *Credits for Planning Fees*. Only those particular property owners who paid the cost of preparing the initial WSSP, or their successors, shall be eligible for Planning Fees credit. Owner is not eligible for Planning Fees' credit.

4.5 Credit Waiver. Owner must apply any credits at the time of the filing of a final parcel map. Owner's failure to do so for a particular final map shall be deemed a waiver of those credits to that particular final map. Said credits may be used on future parcel maps.

4.6 Refund/Reimbursements of Fees.

4.6.1 *Refunds*. Except as otherwise provided in this Agreement, upon completion of that category's capital improvements as identified in the CIP for the entire WSSP area, the County shall refund to Owner Owner's pro-rata share of all remaining fees in that category's fund (the "Refund"), less an administrative fee equal to the administrative costs incurred by the County. Refunds may be awarded only if the Director finds from all circumstances and evidence that: (i) the actual cost of all improvements made in that category of CIP improvement is less than all respective fees paid into that category; (ii) excess funds exist in the Special Fund; and (iii) no additional funds are required to complete the respective improvements required within the WSSP.

4.6.2 *Prorata Refunds/Reimbursements*. In the event of a Refund or Reimbursement

hereunder, Owner's pro-rata share shall be equal to a number arrived at by multiplying the remaining balance in the fund (less the administrative fee referenced in Paragraph 4.6.1) by a fraction, the numerator of which is the total amount contributed by owner to the fund, and the denominator of which is the total sum of all contributions to the fund prior to the date of the Refund.

4.6.3 *Director's Decision and Appeals.* Administrative decisions regarding Refunds or Reimbursements may be appealed by the affected Owner to the Washoe County Planning Commission by filing with the County's Department of Community Development a statement of the grounds of the appeal within ten (10) days of the postmark date of notice mailed to Owner of the written administrative decision. The County's Director of Community Development will schedule such appeal on the Planning Commission agenda for the next regularly scheduled meeting occurring at least twenty-one (21) calendar days after receipt of the appeal statement. If the Planning Commission reverses the decision of the Director of Community Development, it shall direct the Director to recalculate the Refund in accordance with its findings. In no case shall the Planning Commission have the authority to negotiate the amount of the Refund. If the Planning Commission affirms the decision of the Director of Community Development, the affected Owner may appeal to the County Board of Commissioners within ten (10) calendar days of the Planning Commission hearing by filing a notice of appeal with the County's Department of Community Development. The County shall consider and render a decision on the appeal in a prompt manner.

4.7 Dedication and Maintenance of Facilities. Owner may be required to offer certain facilities, to include roadways, for dedication to the County at the time of the filing of a final map. Dedication of facilities or roadways to PVGID may also be required.

5. SADs and GIDs. Owner offers to and hereby agrees to waive protest to participation in any special assessment or general improvement district proceedings (including, without limitation, and sewer improvements district proceedings) and agrees to cooperate fully therewith.

6. Reliance, Uncertainties and Subsequent Actions.

6.1 Reliance by the Parties. The Parties understand and acknowledge that the other relies upon the assurances, arrangements and promises set forth in this Agreement and its exhibits, all of which permit the construction and completion of the Project in accordance with the terms of and the uses, densities, heights, sizes and other similar matters defined in the Maps, this Agreement and its exhibits.

6.2 Uncertainties. The Parties understand and acknowledge that circumstances beyond the control of either party could defeat their mutual intent that the Project be constructed in the manner contemplated by this Agreement. Among such circumstances is water availability or other limited natural resources, waste disposal limitations, federal regulation of air and water quality, and the Area Plan update and possible amended WSSP. The parties recognize that unforeseeable circumstances could affect each other's ability to perform obligations hereunder.

6.3 Subsequent Actions. Owner acknowledges and agrees this Agreement does not relieve the Owner from compliance with existing, changed, modified or amended rules,

regulations, laws, ordinances, resolutions, fees or codes of other governmental agencies. Such rules, regulations, laws, ordinances, resolutions, fees or codes of governmental entities must be complied with by the Owner and are not locked in nor a part of this Agreement. Owner further acknowledges and agrees this Agreement does not prevent the County in a subsequent action applicable to the Property from adopting different law, provisions or conditions that do not conflict with the terms in and the law governing this Agreement, except that any subsequent action by the County shall not prevent the development of the Property pursuant to this Agreement. It is not the intent of the Parties nor shall this Paragraph be construed as excusing the County of any obligation hereunder or depriving Owner of any right under this Agreement, which can be performed and without impairment of the County's emergency powers and obligation to obey and enforce state and federal law (Code §110.814.05(c) and (d)).

6.3.1 *Exceptions.*

6.3.1.1 *Amended WSSP.* Notwithstanding this Paragraph 6 and any other contradictory term in this Agreement, Owner understands and agrees that certain possible changes to the WSSP as adopted through the current update process to the Warm Springs Area Plan shall be binding upon Owner, successors and the Property no matter whether the final map or a building permit has been approved or issued, and Owner agrees to immediately cooperate and comply with such changes as may be contained within the updated Area Plan and amended WSSP. This Paragraph 6.3.1.1 is limited to those certain possible changes to the WSSP that concern homeowners' associations, cc&rs, water and sewer service, non-paved-road maintenance and related costs and fees.

6.3.1.2 *Public Health & Safety Law.* Notwithstanding this Paragraph 6 and any other contradictory term in this Agreement, Owner understands and agrees that at the time of submission to the County for any map or permit (including without limitation final maps and building permits) related to the Project the then existing laws (whether local, state or federal) affecting public health and safety (as typically used for example in the building, health and fire codes' sectors) shall apply.

7. Conflicting Laws.

7.1 Conflicting State or Federal Rules. In the event that any conflicting state or federal laws or regulations enacted after the date of this Agreement prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps or permits approved by the County, this Agreement shall remain in full force and effect as to those provisions not affected, and the conflicting laws or regulations shall not be applied retroactively.

7.1.1 *Notice and Copies.* Either Party, upon learning of any such matter, will provide the other Party with written notice thereof and provide a copy of any such law, regulation or policy or an account of any such action or inaction together with a statement of how any such matter conflicts with the provisions of this Agreement; and

7.1.2 *Modification Conferences.* The Parties shall, within thirty (30) calendar days of the notice referred to in the preceding subsection, meet and confer in good faith and attempt to modify this Agreement to bring it into compliance with any such federal or state law or

regulation, or accommodate any such action or inaction.

7.2 County Commission Hearings. In the event County believes that an amendment to this Agreement is necessary pursuant to this Paragraph 7, the proposed amendment shall be scheduled for hearing before the County Commission and noticed pursuant to law (including NRS §278.0205(2)). The County Commission shall determine the exact nature of the amendment or suspension necessitated by such federal or state law or regulation or action or inaction. Owner shall have the right to offer oral and written testimony at the hearing. The Commission's decision is subject to judicial review as set forth in Paragraph 9.3 below.

7.3 Cooperation in Securing Permits. County shall use its best efforts to cooperate with Owner in securing any County permits, licenses or other authorizations that may be required as a result of the Commission's decision. It is the responsibility of Owner to pay all applicable fees in connection with securing the permits.

8. Review, Default and Termination.

8.1 Frequency of Reviews. As required by NRS §278.0205 and Code §110.814.35, at least once every twenty-four (24) months during the term of this Agreement Owner shall provide to the County's Community Development Department, and County shall review in good faith, a report demonstrating Owner's good faith and material compliance with the provisions of this Agreement and outlining any issues regarding the County's performance during the preceding twenty-four (24) months. The County's Director of Community Development shall promptly report to the County Commission on the topics of the Owner's report and satisfaction of this Agreement. If at the time of review an issue not previously identified in writing is required to be addressed, the review, at the request of either party, shall be continued to afford sufficient time for response.

8.2 Opportunity to be Heard. Any party requesting an opportunity to be heard by the County Commission on this review matter shall be given such opportunity within a reasonable time following submission of the Director's report to the Commission.

8.3 Procedures in the Event of Default. In the event of any default with any provision of this Agreement, the nondefaulting Party shall send by regular mail to the other a courtesy notice not less than thirty (30) calendar days prior to declaring a default under this Agreement. This thirty-day period shall be measured from the date of postmark of the notice. The courtesy notice shall detail the alleged default, any action necessary to cure the default and, where appropriate, the manner and period of time in which the alleged default may be satisfactorily cured. During the period of time the default letter is pending, the defaulting Party shall not be considered in default for the purposes of termination or institution of legal proceedings. If the default is corrected, then no default shall exist and the noticing Party shall take no further action. If the default is not corrected within thirty (30) calendar days, the following shall occur:

8.3.1. Set Hearing, Notice and Possible Freeze. The Party noticing a default shall set the matter for hearing before the County Commission. This hearing shall occur at the Commission's meeting that follows after the minimum seven (7) business day mentioned in this Paragraph 8.3.1 plus the time necessary for publication and noticing pursuant to law. Said Party

shall send a letter to the other Party, by certified mail return receipt requested, and by regular mail, providing notice of intent to present the matter to the Commission, the date set for the Commission's public hearing of same, and notice of at least seven (7) business days before the hearing date of an additional opportunity to correct the default. The seven (7) or more business days will be measured from the date of postmark of the certified and regular mailing of the letter. If the default remains uncured at the expiration of these seven days the Commission shall conduct its hearing on the matter. Furthermore, if the Owner is the alleged defaulting Party then the Director of Community Development may also immediately direct County staff to condition all future zoning, land use, and mapping applications for the Property so that the building permits to be issued as a result of those approvals shall not be issued until the default is corrected, subject to review by the Commission.

8.3.2 *Review by County Commission.* Following consideration of the evidence presented before the County Commission and a finding based on substantial evidence that a default has occurred by the alleged defaulting Party and the default remains uncorrected, the County Commission shall, in the event County is the defaulting Party, direct County staff to immediately cure the default, and, if Owner is the defaulting party, the County may amend or ~~terminate this Agreement and/or may ratify or authorize the suspension of building permits for the Development.~~ Termination shall not in any manner rescind, modify, or terminate any vested right in favor of Owner, existing or received, as of the date of the termination. Should Owner elect to appeal, Owner shall have twenty-five (25) calendar days after the date of the Commission's hearing to institute legal action as set forth in Paragraph 9.3 below to determine whether the County Commission abused its discretion.

8.3.3 *Waiver.* Failure or delay in giving any notice provided for herein shall not constitute a waiver of any default. Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies in respect to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive such party of its right to institute and maintain any actions or proceeding which it may deem necessary to protect, assert, or enforce any of its right or remedies.

8.4 Unavoidable Delay or Default, Extension of Time for Performance. Neither party hereunder shall be deemed to be in default, and performance shall be excused, where delays or defaults are caused by war, acts of terrorism, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by governmental entities, failure of governmental agencies (other than County) to perform acts or deeds necessary for the performance of this Agreement, enactment of conflicting state or federal laws or regulations or similar matters beyond the control of the parties. If written notice of any such delay is given to County within thirty (30) calendar days after the commencement thereof, an automatic extension of time, unless otherwise objected to by County within ten (10) business days of such written notice, shall be granted coextensive with the period of the enforced delay, or longer as may be required by circumstances or as may be subsequently agreed to between County and Owner.

9. General Provisions.

9.1 Expiration of Agreement. The term of this Agreement shall be for three (3) years

commencing on the Effective Date of this Agreement as defined at the beginning hereof. Owner may apply once to the County Board of Commissioners for a two-year-extension of this Term provided that the law and regulations existing at the time of action by the Board to grant the extension shall thereafter govern the Property, the Project, the Maps and this Agreement. The Board's action shall be at its discretion. Notwithstanding the foregoing, termination and/or expiration of this Agreement shall in no way impair, diminish, or extinguish any credit rights or refund rights accrued under Paragraphs 4.4 or 4.6 above.

9.2 Amendment or Cancellation of Agreement. Except as otherwise permitted by NRS §278.0205 and this Agreement, this Agreement may be amended from time to time or canceled only upon the mutual written agreement of the Parties.

9.3 Legal Action, Damages and Venue. The County and Owner agree that the County would not have entered into this Agreement if it were liable for damages under or with respect to this Agreement. Accordingly, the County and Owner may pursue any remedy at law or equity available for breach, except that neither Owner nor the County shall be liable to the other or to any other person or entity for any monetary damages whatsoever. Prior to the institution of any legal action, the party seeking legal action must give the thirty (30) day notice of default as set forth in Paragraph 8.3 above. Following such notice, a public hearing must be held by the County Commission where the allegations will be considered and a decision regarding their merits will be reached. Any judicial review of the County Commission's decision or any legal action taken pursuant to this Agreement will be heard by a court under the standard review appropriate to court review of zoning actions, and the decision of the County Commission shall be overturned or overruled if its decision is clearly arbitrary and capricious. Judicial review of the decision of the County Commission shall be limited to the evidence presented to the County Commission at the public hearing. Any judicial review or other action to enforce or interpret this Agreement shall occur in and rest exclusively with the Second Judicial District Court, State of Nevada.

9.4 Governing Law. This Agreement shall be construed and enforced in accordance with and shall be governed by the law of the State of Nevada.

9.5 Assignment.

9.5.1 *Transfer to an Affiliate of Owner.* The rights of Owner under this Agreement may be freely transferred or assigned to any entity, partnership, or corporation, which Owner controls, or in which Owner has a controlling interest, or which controls Owner; provided, such entity shall assume in writing all obligations of Owner hereunder.

9.5.2 *Third Party Assignment.* The rights and obligations of Owner under this Agreement may be freely transferred or assigned to a third party not affiliated with Owner, provided such third party assumes in writing all obligations of Owner hereunder as to the assigned or transferred portion of the Project along with a copy of the sale, transfer, conveyance, or assignment agreement wherein the third party assumes the obligations of the Owner. Upon any such assignment hereunder, the Owner shall be relieved of all obligations and liabilities under or in connection with this Agreement. In connection with the conveyance of any portion of the Property, Owner shall provide County with written notice of any sale, transfer,

conveyance or assignment of any unimproved portion of the Project.

9.5.3 Financial Transactions. Owner has full discretion and authority to transfer, assign or encumber the Project or portions thereof in connection with financing transactions, without limitation on the size or nature of any such transaction, the amount of land involved or the use of the proceeds there from, and may enter into such transaction at any time and from time to time without permission of or notice to County.

9.6 Indemnity; Hold Harmless. Except as expressly provided in this Agreement, Owner shall hold County, its officers, agents, employees, and representatives harmless from liability for damage or claims for damage for personal injury, including death and claims for property damage which may arise from the direct or indirect operations of Owner or those of its contractors, subcontractors, agents, employees, or other persons acting on Owner's behalf, which relate to construction of the Project. Owner agrees to and shall defend County and its officers, agents, employees, and representatives from any claims and actions for damages caused or alleged to have been caused by reason of Owner's activities in connection with the Project. Owner agrees to indemnify, hold harmless, and provide and pay all costs for a defense for County in any legal action filed in a court of competent jurisdiction by a third party challenging the validity of this Agreement. The provisions of this Paragraph 9.6 shall not apply to the extent such damage, liability, or claim is solely caused by the intentional or negligent act of County, its officers, agents, employees, or representatives.

9.7 Binding Effect of Agreement. The burdens of this Agreement bind, and the benefits of this Agreement inure to, the Parties' respective successors in interest. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the Property.

9.8 Relationship of Parties. It is understood that the contractual relationship between County and Owner is such that Owner is an independent contractor and not an agent of County for any purpose.

9.9 Notices. Unless otherwise provided in this Agreement, all notices, demands and correspondence required or provided for under this Agreement shall be in writing and delivered in person or sent by overnight courier or mailed by certified mail postage prepaid, return receipt requested. Notices shall be addressed as follows:

To County: WASHOE COUNTY
 Department of Community Development
 Current Planning Division
 PO Box 11130
 Reno, NV 89520-0027

To Owner: Sierra Nevada Equestrian Estates, LLC
 Attn: Donald E. Reese
 2510 Eastshore Drive
 Reno, Nevada 89509

With Copy to: Hale Lane
Attn: Douglas C. Flowers, Esq.
5441 Kietzke Lane, Second Floor
Reno, Nevada 89511

Either Party may change its address by giving notice in writing to the other and thereafter notices, demands and other correspondence shall be addressed and transmitted to the new address. Notices given in the manner described shall be deemed delivered on the day of personal delivery or the delivery date by overnight courier or mail is first attempted.

9.10 Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties with respect to the subject matter hereof. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

9.11 Waivers. All waivers of the provisions of this Agreement must be by written consent of all Parties hereto.

9.12 Recording Amendments. Promptly after County's execution of this Agreement, an executed original of this Agreement shall be recorded in the Official Records of Washoe County, Nevada. All amendments hereto must be in writing signed by the appropriate officers of County and Owner in a form suitable for recordation in the Official Records of Washoe County, Nevada. Upon the completion of performance of this Agreement or its earlier revocation or termination, a statement evidencing said completion or revocation signed by appropriate officers of County and Owner shall be recorded in the Official Records of Washoe County, Nevada.

9.13 Headings, Exhibits, Cross-references. The headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand or limit the terms of this Agreement. All exhibits attached to this Agreement and the recitals at the front of this Agreement are incorporated herein by the references thereto contained herein. Any term used in an exhibit hereto shall have the same meaning as in this Agreement unless otherwise defined in such exhibit. All references in this Agreement to Paragraphs, Sections and Exhibits shall be to Paragraphs, Sections and Exhibits of or to this Agreement, unless otherwise specified. Copies of the Exhibits shall be retained and maintained by the Department of Community Development at 1101 East Ninth Street, Reno and shall be available for inspection.

9.14 Severability of Terms. If any term or other provision of this Agreement is held to be invalid, illegal or incapable of being enforced by any rule of law or public policy, all other conditions and provisions of this Agreement shall nevertheless remain in full force and effect, provided that the invalidity, illegality or unenforceability of such term does not materially impair the parties' ability to consummate the transactions contemplated hereby. If any term or other provision is invalid, illegal or incapable of being enforced, the parties hereto shall, if possible, amend this Agreement so as to affect the original intention of the parties.

9.15 Voluntary Agreement. Owner acknowledges that it had the option of conducting its

own public facilities needs assessment but instead voluntarily chose to accept the WSSP. Owner further acknowledges and agrees that it voluntarily, willingly and without protest and duress freely enters into this Agreement and accepts the terms and conditions herein.

9.16 School Acknowledgement. Owner and each successor-in-interest to Owner hereby acknowledges that students within the Project may not be zoned for the closest elementary, middle, or high school and may be bused to the nearest school with the capacity to accept new students.

9.17 Water Density Discount Acknowledgement. The Parties hereby acknowledge that the density set forth on the Maps was achieved in part by the receipt of two retired parcels' water density discount from that certain real property originally designated as Washoe County Assessor's Parcel Number 077-130-13, which receipt allows for the creation of eight (8) lots from that certain real property originally designated as Washoe County Assessor's Parcel Number 077-130-16.

IN WITNESS WHEREOF, this Agreement has been executed by the parties on the date stated.

COUNTY OF WASHOE

SIERRA NEVADA EQUESTRIAN
ESTATES, LLC

By: _____
Robert Larkin, Chair
Board Of County Commissioners

By: Donald E. Reese
Donald E. Reese
Managing Member

ATTEST:

County Clerk

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

On this 14th day of June, 2006, personally appeared before me, a Notary Public in and for said County and State, Donald E. Reese, known to me and who acknowledged to me that he executed the foregoing instrument freely and voluntarily and for the uses and purposes therein mentioned.

Diane Y. Tschopp
NOTARY PUBLIC

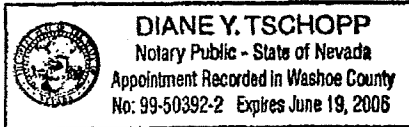
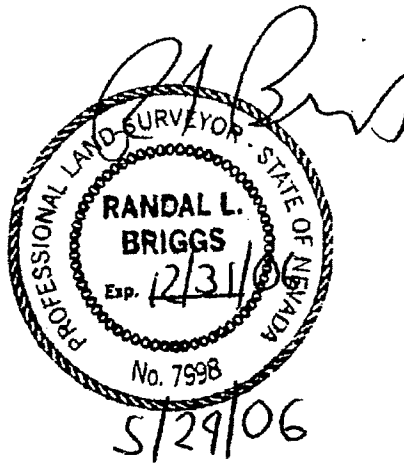


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LEGAL DESCRIPTIONS
FOR 56 NEW PARCELS
FOR WALTER L. CUNEO

May 24, 2006



LEGAL DESCRIPTION

For Parcel 1

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-15, further described as a portion of parcel 16-2-1-3 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

BEGINNING at the NE section corner of said section 16;

THENCE S.01°14'25"W., 663.01 feet along the centerline of Broken Spur Road;

THENCE leaving the centerline of Broken Spur Road, N.89°15'08"W., 330.55 feet;

THENCE N.01°14'25"E., 661.73 feet;

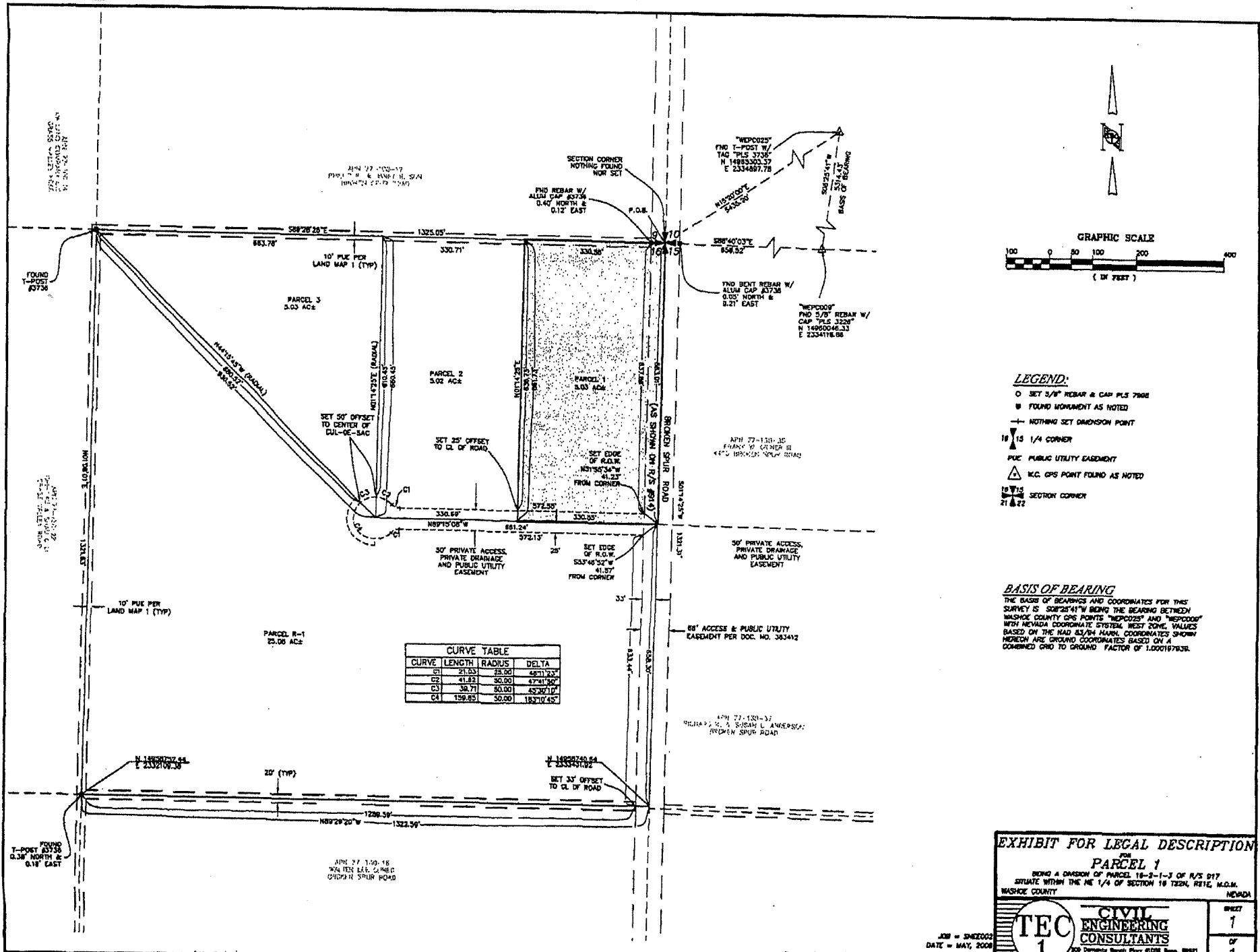
THENCE S.89°28'26"E., 330.56 feet to the **POINT OF BEGINNING**.

CONTAINING 5.03 acres, more or less.

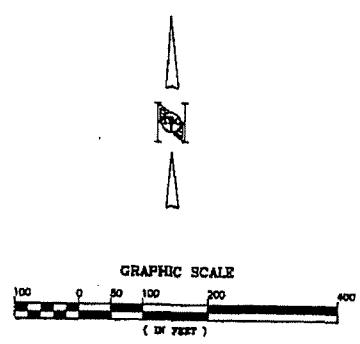
The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



CURVE	LENGTH	RADIUS	DELTA
C1	21.03	50.00	48°11'23"
C2	41.83	50.00	47°41'30"
C3	38.71	50.00	43°30'10"
C4	158.83	50.00	183°07'45"



- LEGEND:**
- SET 3/8" REBAR & CAP PLS 7908
 - ⊞ FOUND MONUMENT AS NOTED
 - NOTHING SET DIMENSION POINT
 - 16/15 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ I.C. GPS POINT FOUND AS NOTED
 - 19/13 SECTION CORNER
 - 21/22

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WEP0025" AND "WEP0005" WITH NEVADA COORDINATE SYSTEM. WEST ZONE. VALUES BASED ON THE NAD 83/14 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197938.

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 1
 BEING A DIVISION OF PARCEL 18-3-1-3 OF R/S 917
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E, N.M.S.
 WASHOE COUNTY NEVADA

TEC
CIVIL ENGINEERING CONSULTANTS

1
 of
 1

JOB = SMC2002
 DATE = MAY, 2008

W:\Projects\SMC2002\LEGAL EXPERTS.ALDG

LEGAL DESCRIPTION

For Parcel 2

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-15, further described as a portion of parcel 16-2-1-3 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the NE section corner of said section 16;

THENCE N.89°28'26"W., 330.56 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.01°14'25"W., 661.73 feet;

THENCE N.89°15'08"W., 330.69 feet;

THENCE N.01°14'25"E., 660.45 feet;

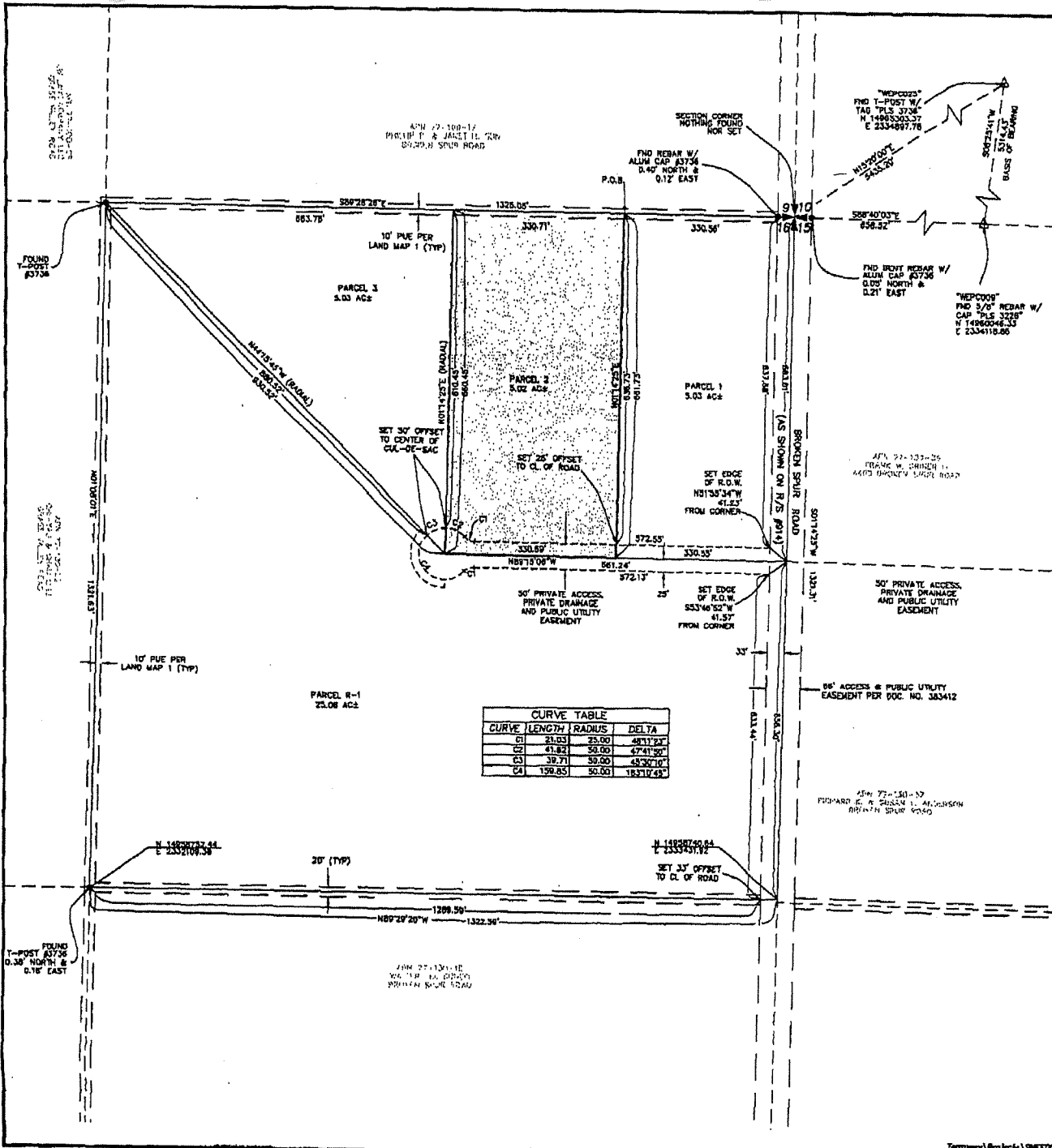
THENCE S.89°28'26"E., 330.71 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.02 acres, more or less.

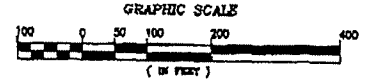
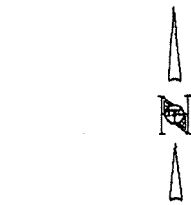
The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



CURVE	LENGTH	RADIUS	DELTA
C1	21.03	50.00	43.1224
C2	41.82	50.00	47.4120
C3	39.71	50.00	45.3010
C4	159.85	50.00	183.1048



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7000
 - FOUND MONUMENT AS NOTED
 - NOTHING SET DIMENSION POINT
 - ⊓ 1/4 CORNER
 - ⊓ PUBLIC UTILITY EASEMENT
 - △ I.C. GPS POINT FOUND AS NOTED
 - ⊓ SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S06°25'41" W BEING THE BEARING BETWEEN WASHINGTON COUNTY GPS POINTS "WEP0023" AND "WEP0008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A CORRECTED GRID TO GROUND FACTOR OF 1.000187939.

EXHIBIT FOR LEGAL DESCRIPTION
 OF
PARCEL 2
 BEING A DIVISION OF PARCEL 15-2-1-3 OF R/S 917
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E, M24M,
 WASHINGTON COUNTY, NEVADA

TEC
1

CIVIL ENGINEERING CONSULTANTS

800 Donatella Branch Pkwy, #1008 Reno, NV 89511
 (775)342-7800 Fax: (775)342-7828

SHEET	1
OF	1

JOB # SNEE002
 DATE - MAY, 2005
 Territory/Projects/LINEE002/survey/LEGAL_EXHIBITS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 3

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-15, further described as a portion of parcel 16-2-1-3 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the NE section corner of said section 16;

THENCE N.89°28'26"W., 661.27 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.01°14'25"W., 660.45 feet;

THENCE N.44°15'45"W., 930.52 feet;

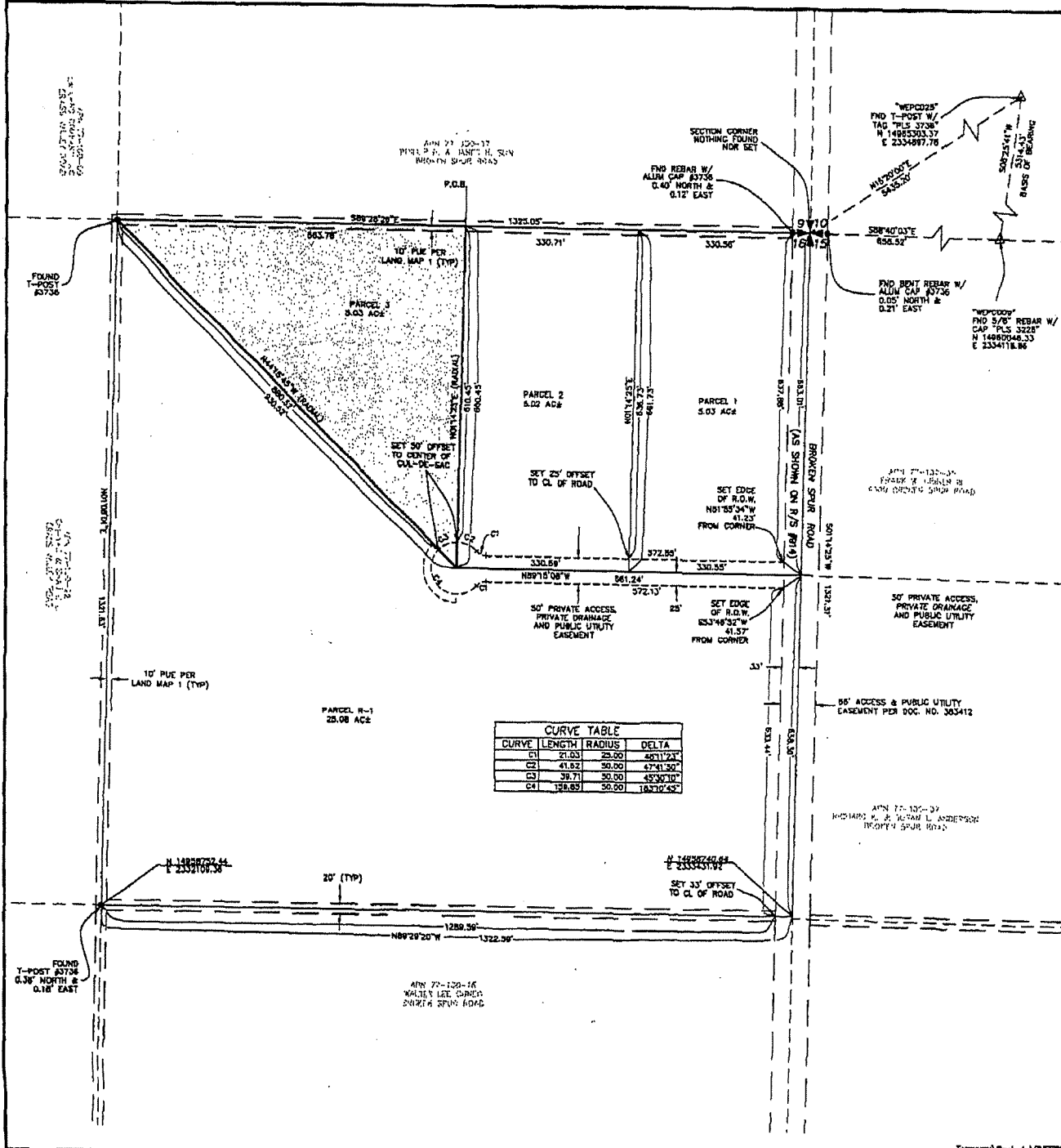
THENCE S.89°28'26"E., 663.78 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.03 acres, more or less.

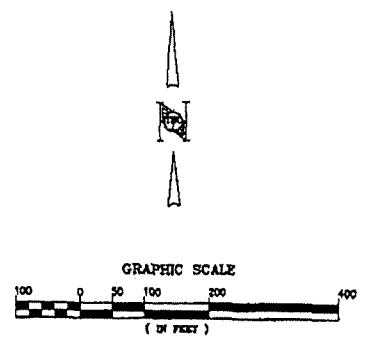
The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°11'24"
C2	41.82	30.00	47°41'30"
C3	39.71	30.00	45°54'10"
C4	128.85	30.00	143°12'50"



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7000
 - FOUND MONUMENT AS NOTED
 - NOTHING SET DIMENSION POINT
 - 16 15 1/A CORNER
 - PLU PUBLIC UTILITY EASEMENT
 - △ I.C. GPS POINT FOUND AS NOTED
 - 16 15 SECTION CORNER
 - 21 22

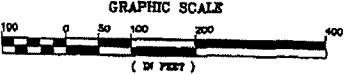
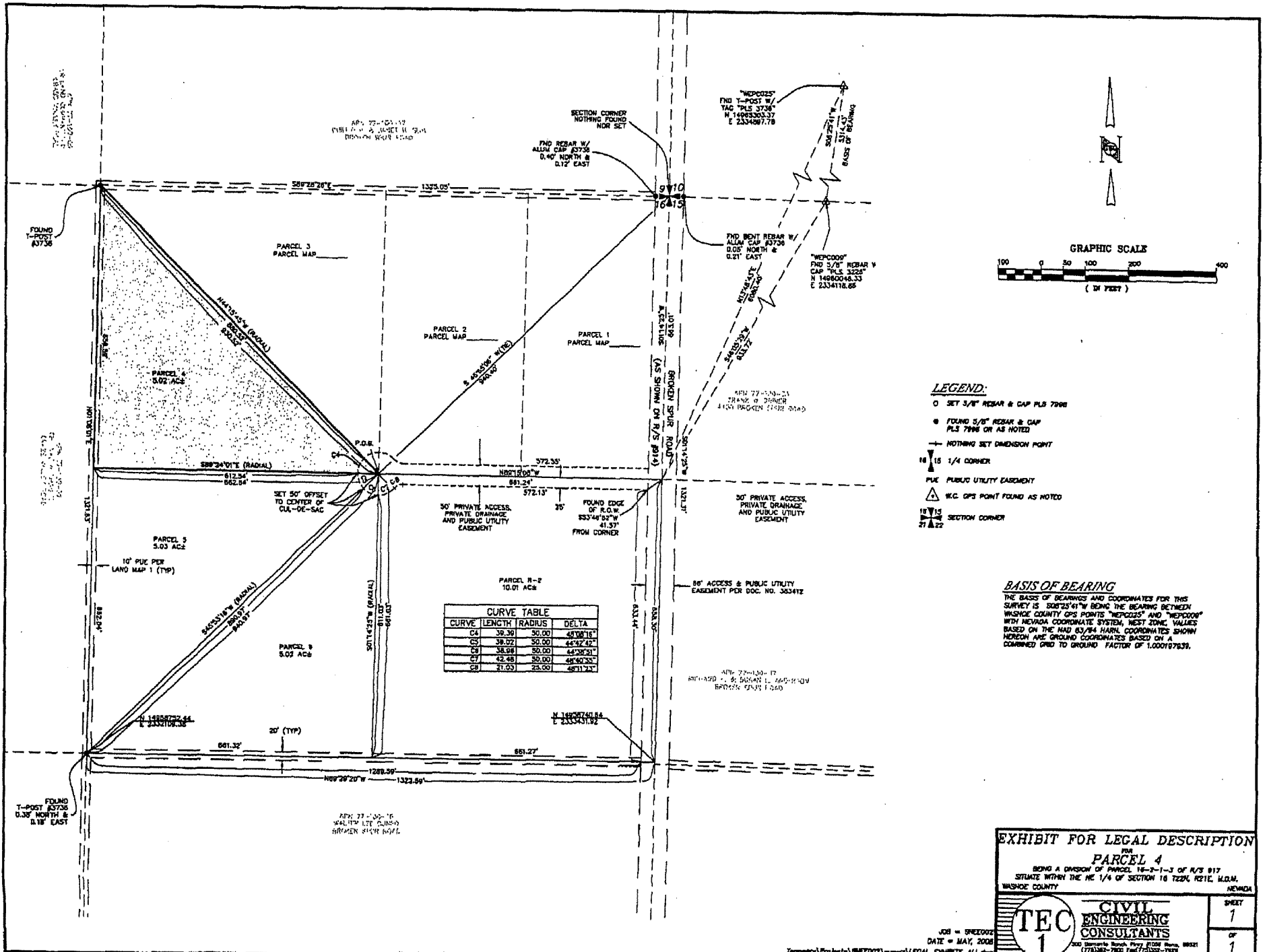
BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41" W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 HARNAL COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000187936.

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 3
 BEING A DIVISION OF PARCEL 16-2-1-3 OF R/S 917
 SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N R21E N31E
 WASHOE COUNTY NEVADA

TEC
1
 CIVIL ENGINEERING CONSULTANTS
 500 University Center Plaza, Suite 200
 Reno, NV 89502 (775) 223-7928

SHEET 1 OF 1

JOB = SNEE002
 DATE = MAY, 2008
 Temporary Projects \SNEE002\survey\LEGAL_EXHIBITS_ALL.dwg



LEGEND:

- SET 3/8" REBAR & CAP PLS 7998
- FOUND 3/8" REBAR & CAP PLS 7996 OR AS NOTED
- NOTHING SET DIMENSION POINT
- 1/4 CORNER
- P.U.E PUBLIC UTILITY EASEMENT
- △ I.C. GPS POINT FOUND AS NOTED
- SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 50023.61°W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEPC0225" AND "NEPC0000" WITH NEVADA COORDINATE SYSTEM. BEST ZONE VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197633.

EXHIBIT FOR LEGAL DESCRIPTION

FOR
PARCEL 4
BEING A DIVISION OF PARCEL 15-2-1-3 OF R/S 917
SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N R21E M.D.M.
WASHOE COUNTY NEVADA

TEC 1
CIVIL ENGINEERING CONSULTANTS
1000 Stewart Ranch Pkwy #200 Reno, NV 89511
(775) 782-7800 Fax: (775) 782-7823

SHEET	1
OF	1

JOB = SNEE002
DATE = MAY, 2008
T:\survey\Projects\SNEE002\survey\LEGAL_CONVETS.ALL.dwg

LEGAL DESCRIPTION

For Parcel 5

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-15, further described as a portion of parcel 16-2-1-3 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the NE section corner of said section 16;

THENCE S.45°55'06"W., 940.40 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.45°53'16"W., 940.97 feet;

THENCE N.01°08'01"E., 662.04 feet;

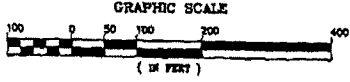
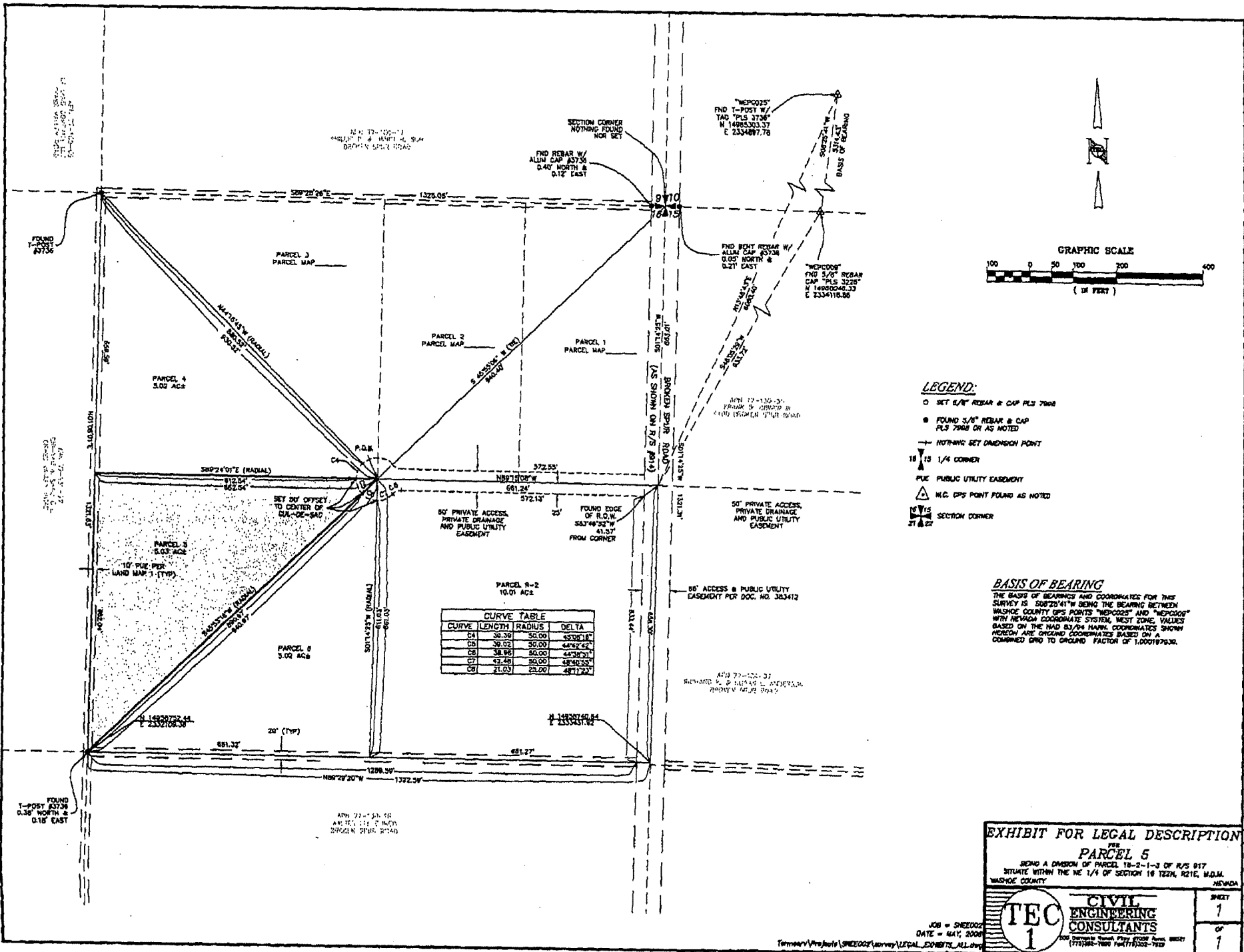
THENCE S.89°24'01"E., 662.54 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.03 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7988
- FOUND 3/8" REBAR & CAP PLS 7988 OR AS NOTED
- ⊕ NOTHING SET DIMENSION POINT
- 18 IS 1/4 CORNER
- P.U.E PUBLIC UTILITY EASEMENT
- △ M.C. GPS POINT FOUND AS NOTED
- 21 & 22 SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08725'41" BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "MEPC025" AND "MEPC009" WITH NAD83 COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMPAKED GRID TO GROUND FACTOR OF 1.000197030.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
E4	36.38	50.00	45°00'18"
D8	36.02	50.00	44°42'42"
D8	38.98	50.00	44°38'21"
D7	42.48	50.00	44°40'58"
D8	31.03	50.00	49°11'22"

EXHIBIT FOR LEGAL DESCRIPTION

FOR

PARCEL 5

BEING A DIVISION OF PARCEL 18-2-1-3 OF R/S 917
SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E, M4LL, WASHOE COUNTY, NEVADA

TEC
1

CIVIL ENGINEERING CONSULTANTS

DATE = MAY, 2009

JOB = SHEZ002

TERMINAL PROJECT SHEZ002 SURVEY LEGAL EXHIBITS ALL.DWG

SHEET	OF
1	1

LEGAL DESCRIPTION

For Parcel 6

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-15, further described as a portion of parcel 16-2-1-3 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the NE section corner of said section 16;

THENCE S.45°55'06"W., 940.40 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.01°14'25"W., 661.03 feet;

THENCE N.89°29'20"W., 661.32 feet;

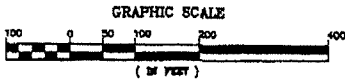
THENCE N.45°53'16"E., 940.97 feet; to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.02 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7000
- ▽ FOUND 5/8" REBAR & CAP PLS 7000 OR AS NOTED
- NOTHING SET DIMENSION POINT
- 10 15 1/4 CORNER
- PLU PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- 10 15 80-88 SECTION CORNER
- 21 22

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 328°55'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC005" AND "WPC009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/04 MARL. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A CORNERED GRID TO GROUND FACTOR OF 1.000197938.

CURVE	LENGTH	RADIUS	DELTA
C4	36.30	50.00	45°08'18"
C5	30.02	50.00	44°42'42"
C6	36.00	50.00	45°38'51"
C7	42.43	50.00	48°45'00"
C8	21.03	25.00	50°11'23"

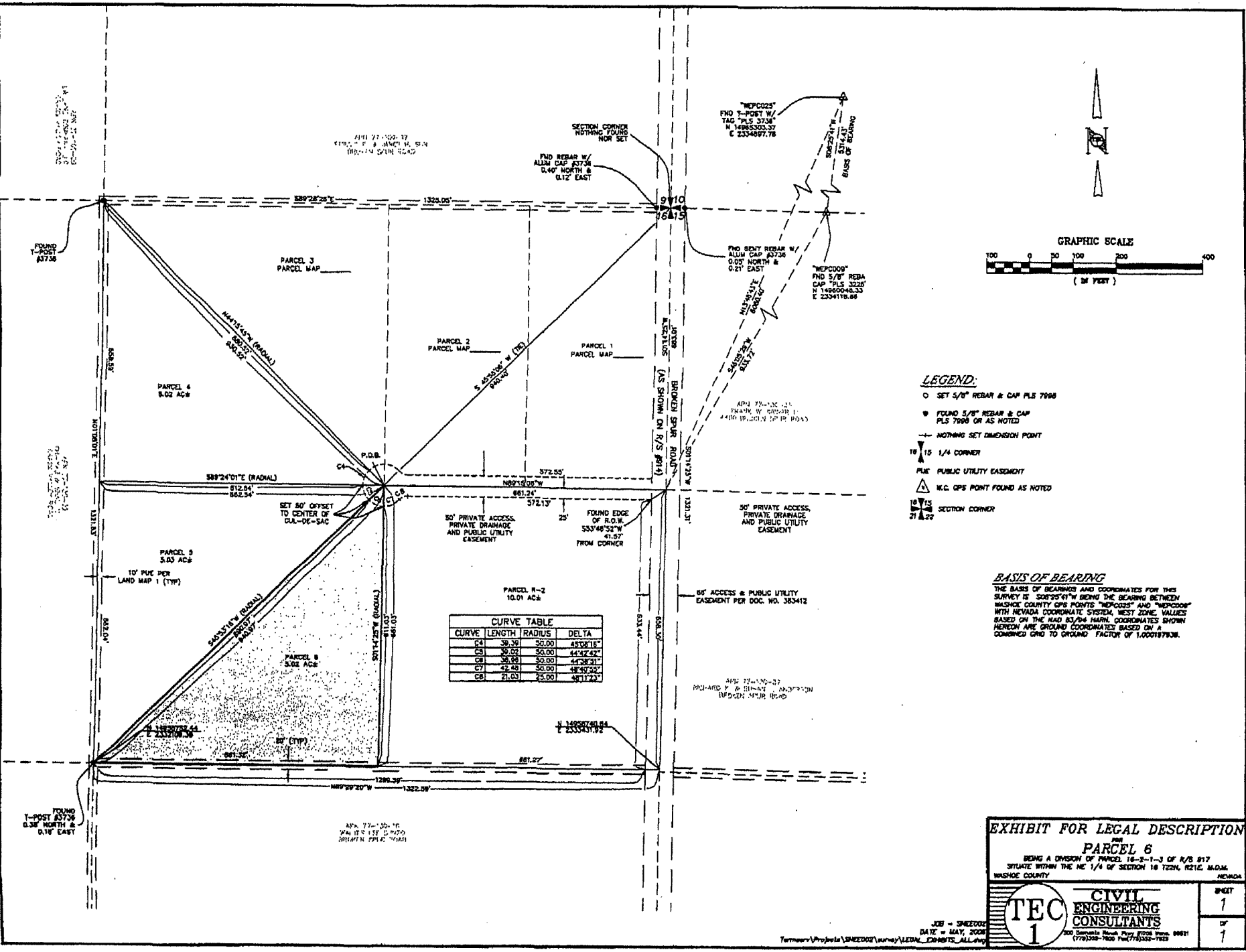
EXHIBIT FOR LEGAL DESCRIPTION

PARCEL 6
BEING A DIVISION OF PARCEL 18-2-1-3 OF R/S B17
SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E, M30M,
WASHOE COUNTY NEVADA



**CIVIL
ENGINEERING
CONSULTANTS**
1000 Damulla Ranch Pkwy, 2025 Reno, 89511
(775) 753-7800 Fax: (775) 753-7923

SHEET	1
OF	1



LEGAL DESCRIPTION

For Parcel 7

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-15, further described as a portion of parcel 16-2-1-3 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the NE section corner of said section 16;

THENCE S.45°55'06"W., 940.40 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.89°15'08"E., 330.69 feet;

THENCE S.01°14'25"W., 659.67 feet;

THENCE N.89°29'20"W., 330.71 feet;

THENCE N.01°14'25"E., 661.03 feet; to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521

LEGAL DESCRIPTION

For Parcel 8

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-15, further described as a portion of parcel 16-2-1-3 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the NE section corner of said section 16;

THENCE along the centerline of Broken Spur Road, S.01°14'25"W., 663.01 feet to the **TRUE POINT OF BEGINNING**;

THENCE S.01°14'25"W., 658.30 feet;

THENCE leaving the centerline of Broken Spur Road, N.89°29'20"W., 330.57 feet;

THENCE N.01°14'25"E., 659.67 feet;

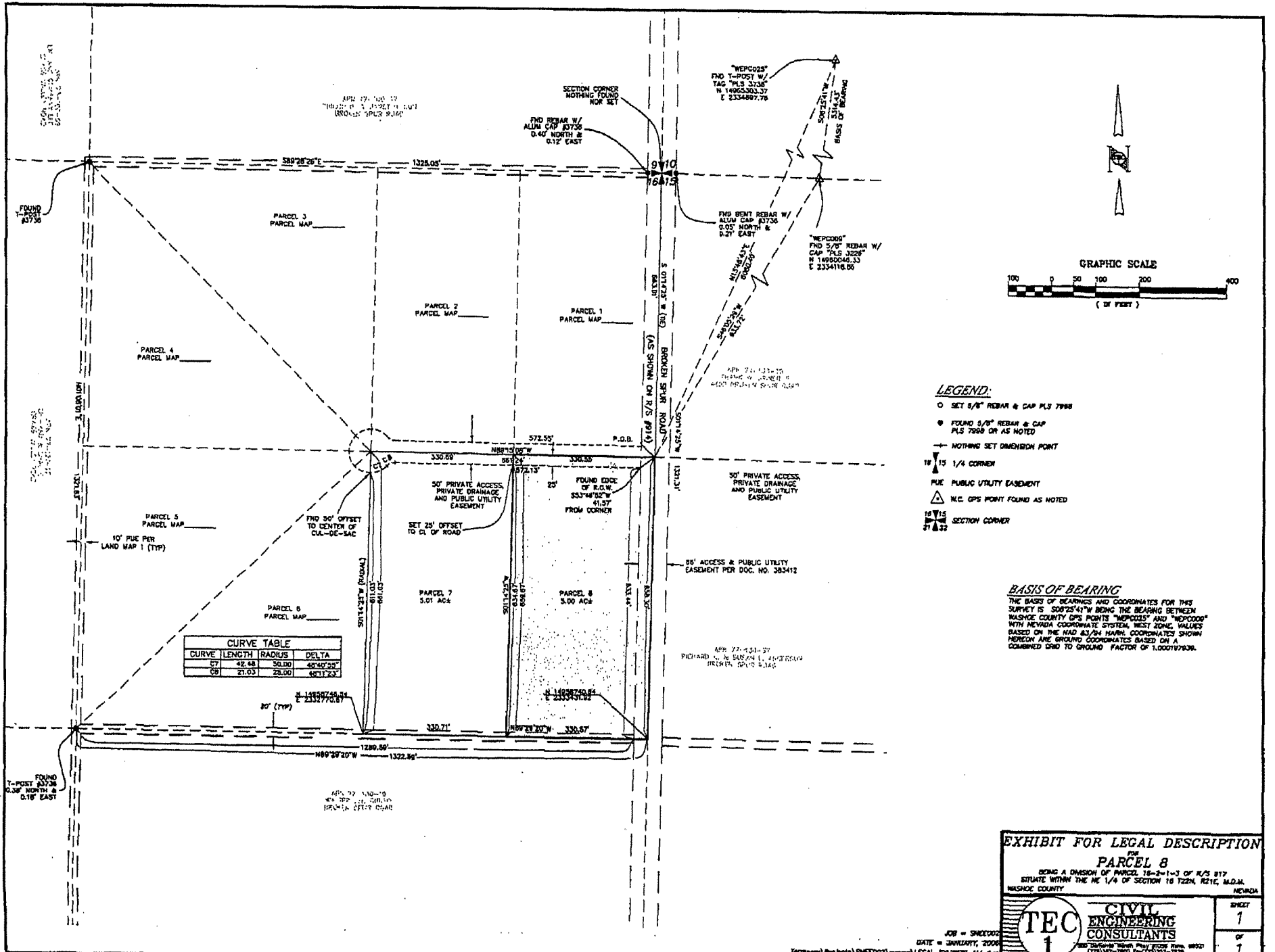
THENCE S.89°15'08"E., 330.55 feet; to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



APR 27 140 13
 45° 32' 11.12" E
 170.21' S
 BROKEN SPUR ROAD

"WPC022"
 FND T-POST W/
 1"AD PLS 3728"
 N 14025303.37
 E 2334897.78

"WPC000"
 FND 5/8" REBAR W/
 CAP PLS 3228"
 N 14090048.33
 E 2334116.00

APR 27 131 15
 45° 32' 11.12" E
 420' (P.L.S.) S
 BROKEN SPUR ROAD

APR 27 131 15
 45° 32' 11.12" E
 RICHARD A. & SUSAN L. HARTMAN
 BROKEN SPUR ROAD

APR 27 140 13
 45° 32' 11.12" E
 BROKEN SPUR ROAD

CURVE TABLE		
CURVE	LENGTH	RADIUS
C7	42.48	30.00
C8	21.03	28.00

LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
- NOTHING SET DIMENSION POINT
- 1/4 CORNER
- PLU PUBLIC UTILITY EASEMENT
- △ I.C. GPS POINT FOUND AS NOTED
- SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S00°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC022" AND "WPC000" WITH NEVADA COORDINATE SYSTEM, BEST ZONIC VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED CSO TO GROUND FACTOR OF 1.00017636.

EXHIBIT FOR LEGAL DESCRIPTION

PARCEL 8
 BEING A DIVISION OF PARCEL 156-2-11-3 OF R/S 817
 SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E, M.D.M.
 WASHOE COUNTY NEVADA

	CIVIL ENGINEERING CONSULTANTS	SHEET 1 OF 1
	7800 SOUTHWEST WASHINGTON STREET, SUITE 2000, LAS VEGAS, NEVADA 89128 (702) 735-7600 FAX (702) 735-7629	

JOB = SHEE002
 DATE = JANUARY, 2008
 Form:\survey\projects\SHEE002\survey\LEGAL_DESCRIPTIONS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 9

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-16, further described as a portion of parcel 16-2-1-4 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the East ¼ corner of said section 16;

THENCE along the centerline of Broken Spur Road, N.01°14'25"E., 660.86 feet to the **TRUE POINT OF BEGINNING**;

THENCE leaving the centerline of Broken Spur Road, N.89°27'46"W., 330.56 feet;

THENCE N.01°14'25"E., 660.30 feet;

THENCE S.89°29'20"E., 330.57 feet, to a point on the centerline of Broken Spur Road;

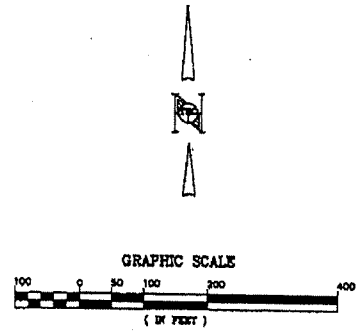
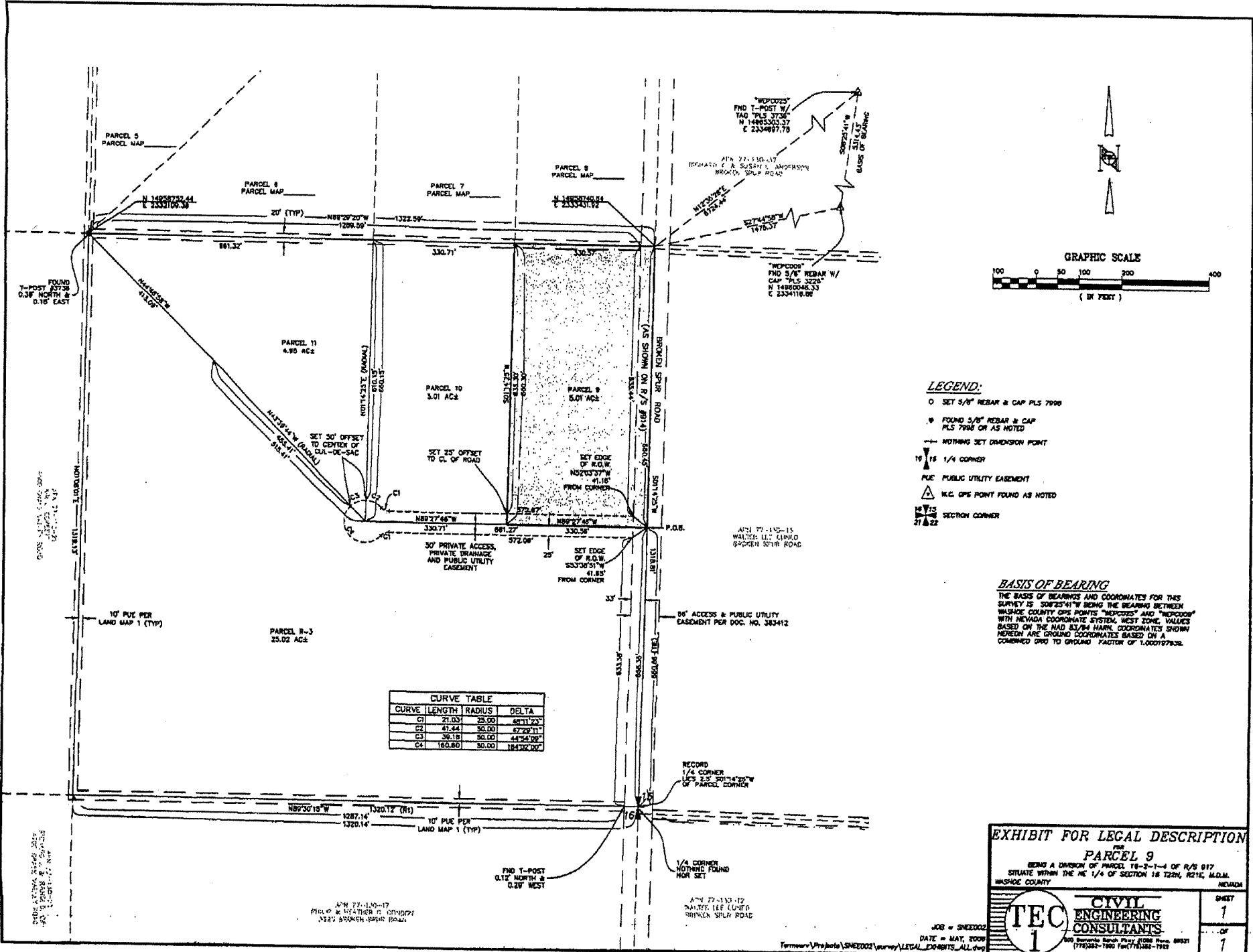
THENCE S.01°14'25"W., 660.45 feet along the centerline of Broken Spur Road, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
- ⊕ NOTHING SET DIMENSION POINT
- ⊕ 1/4 CORNER
- ⊕ PUBLIC UTILITY EASEMENT
- ⊕ I.C. OPS POINT FOUND AS NOTED
- ⊕ SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS SOUTH 51°14'W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "WPC0025" AND "WPC0020" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/NA 82 HARE, COORDINATES SHOWN HEREIN ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197932.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	45°11'23"
C2	41.44	50.00	47°29'11"
C3	39.18	50.00	44°54'09"
C4	160.80	50.00	184°12'00"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 9
 BEING A DIVISION OF PARCEL 18-3-1-4 OF R/S 017
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E, M.D.M.
 WASHOE COUNTY, NEVADA

TEC
CIVIL ENGINEERING CONSULTANTS

SHEET	1
OF	1

JOB # SNEE002
 DATE = MAY, 2009

Terms: \Projects\SNEE002\survey\LEGAL\DWG\TS_ALL.dwg

ATN 77-130-17
 P.O. BOX 105478
 LAS VEGAS, NEVADA 89110

ATN 77-130-12
 WALTER LEE LUMFO
 WINDSOR SPRING ROAD

FOUND T-POST
 0.36" NORTH &
 0.16" EAST

OTHER SETTING MARKS
 FOUND AS NOTED

OTHER SETTING MARKS
 FOUND AS NOTED

LEGAL DESCRIPTION

For Parcel 10

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-16, further described as a portion of parcel 16-2-1-4 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the East ¼ corner of said section 16;

THENCE N.44°07'46"W., 929.13 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.01°14'25"E., 660.15 feet;

THENCE S.89°29'20"E., 330.71 feet;

THENCE S.01°14'25"W., 660.30 feet;

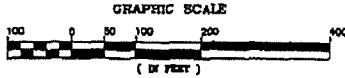
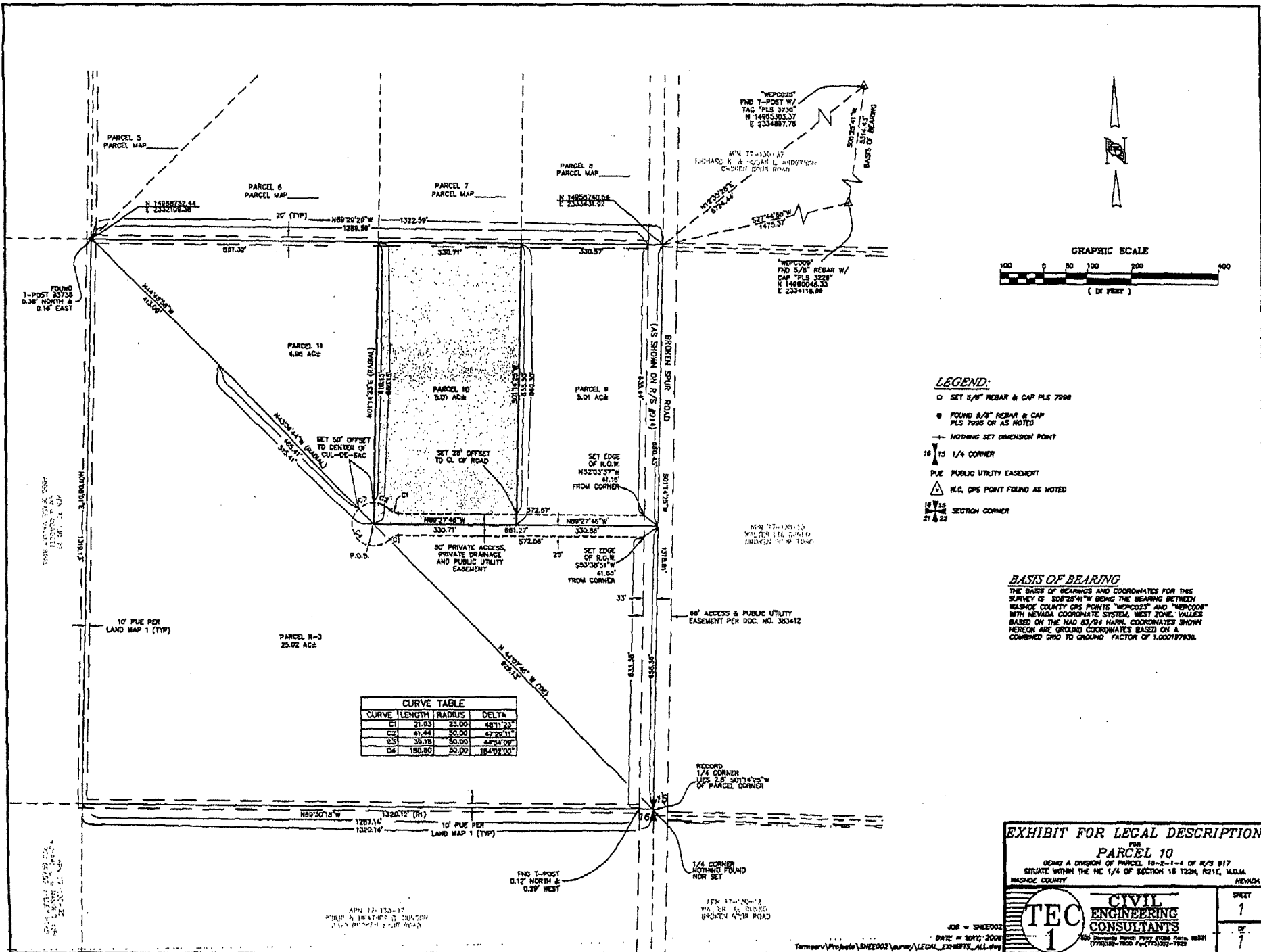
THENCE N.89°27'46"W., 330.71 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
- NOTHING SET DIMENSION POINT
- 1/4 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ N.C. OPS POINT FOUND AS NOTED
- 1/4 1/4 SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 126°05'41"W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "WEP0023" AND "WEP0020" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 MARK. COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000177836.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.93	23.00	48°11'23"
C2	41.44	50.00	47°29'11"
C3	38.78	50.00	48°14'09"
C4	180.80	50.00	184°02'00"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 10
 BEING A DIVISION OF PARCEL 10-2-1-4 OF R/S 917
 SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E, M.D.M.
 WASHOE COUNTY NEVADA

TEC CIVIL ENGINEERING CONSULTANTS

1770 S. Durbin Street, Reno, NV 89502
 (775) 785-7600 Fax: (775) 785-7622

SHEET 1 OF 1

DATE: MAY 2008

JOB: SNE002

FILE: S:\2008\1770S Durbin\LEGAL_EXHIBITS_ALL.dwg

APR 17 12:30:17
 PLOTTED BY: [unreadable]
 PLOT: [unreadable]

1770 S. Durbin Street
 Reno, NV 89502
 (775) 785-7600

LEGAL DESCRIPTION

For Parcel 11

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-16, further described as a portion of parcel 16-2-1-4 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the East ¼ corner of said section 16;

THENCE N.44°07'46"W., 929.13 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.43°39'44"W., 515.41 feet;

THENCE N.44°48'58"W., 413.09 feet;

THENCE S.89°29'20"E., 661.32 feet;

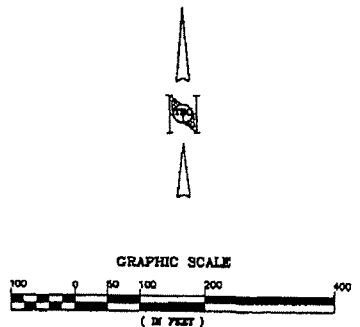
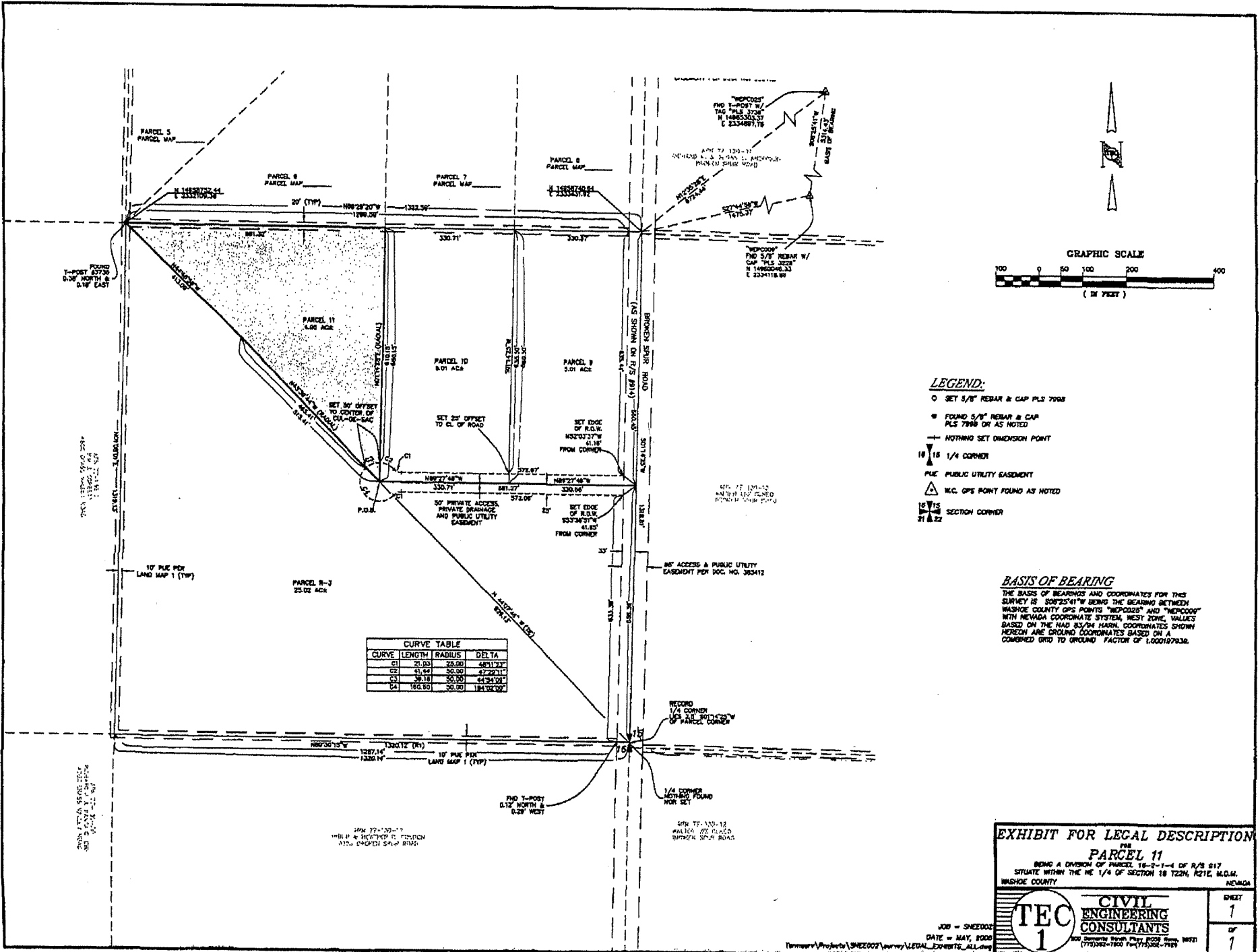
THENCE S.01°14'25"W., 660.15 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 4.96 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PL3 7000
- FOUND 5/8" REBAR & CAP PLS 7000 OR AS NOTED
- ⊕ NOTHING SET DIMENSION POINT
- 1/4 CORNER
- PUC PUBLIC UTILITY EASEMENT
- △ W.C. OPS POINT FOUND AS NOTED
- 1/4 SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "MEP0025" AND "MEP0000" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREIN ARE GROUND COORDINATES BASED ON A CORRECTED GRID TO GROUND FACTOR OF 1.000127038.

CURVE	LENGTH	RADIUS	DELTA
C1	20.00	20.00	48°11'24"
C2	43.94	20.00	47°22'11"
C3	38.18	20.00	44°24'00"
C4	160.80	20.00	184°02'00"

EXHIBIT FOR LEGAL DESCRIPTION

PARCEL 11
 BEING A DIVISION OF PARCEL 10-2-1-4 OF R/8 S17
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E, N.D.M.
 WASHOE COUNTY NEVADA

	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	<small>800 Donnell Drive, Reno, NV 89502 (775) 342-7600 Fax (775) 342-7499</small>	OF 1
	<small>JOB = SNEZ002 DATE = MAY, 2000 T:\Survey\Projects\SNEZ002\Survey\LEGAL_EXPORTE_ALL.dwg</small>	

LEGAL DESCRIPTION

For Parcel 12

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-16, further described as a portion of parcel 16-2-1-4 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the East 1/4 corner of said section 16;

THENCE N.44°07'46"W., 929.13 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.89°02'05"W., 660.05 feet;

THENCE N.01°08'01"E., 654.90 feet;

THENCE S.44°48'58"E., 413.09 feet;

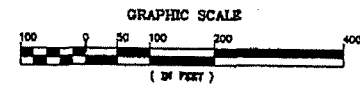
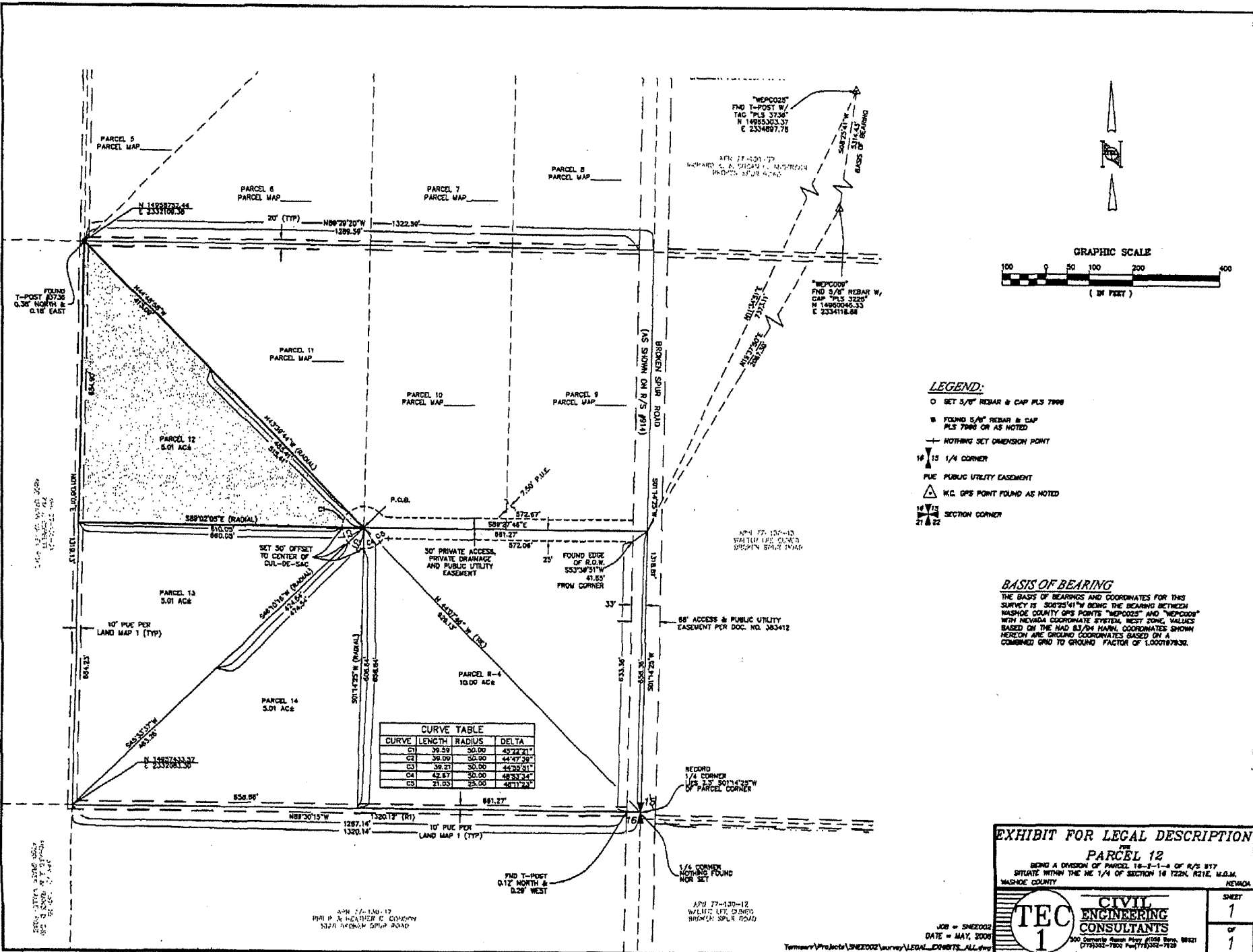
THENCE S.43°39'44"E., 515.41 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR @ CAP PLS 7908
- ⊕ FOUND 5/8" REBAR @ CAP PLS 7908 OR AS NOTED
- ⊕ NOTHING SET DIMENSION POINT
- ⊕ 1/4 CORNER
- ⊕ PUBLIC UTILITY EASEMENT
- ⊕ I.G. GPS POINT FOUND AS NOTED
- ⊕ SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 32025'41" BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0026" WITH NEVADA COORDINATE SYSTEM, BEST ZONE, VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000187936.

CURVE	LENGTH	RADIUS	DELTA
C1	39.59	50.00	43°22'21"
C2	39.09	50.00	44°47'29"
C3	39.21	50.00	44°29'31"
C4	43.87	50.00	48°33'34"
C5	21.03	25.00	48°11'23"

EXHIBIT FOR LEGAL DESCRIPTION
THE
PARCEL 12
 BEING A DIVISION OF PARCEL 16-1-1-4 OF R/S 877
 SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E, W2M, WASHOE COUNTY, NEVADA

TEC
1
CIVIL ENGINEERING CONSULTANTS
 300 Corporate Center Plaza, #1000 Reno, NV 89503
 (775) 785-1100 Fax: (775) 785-1103

SHEET	1
OF	1

JOB = SNE0202
 DATE = MAY, 2008

Terms: \Projects\SNE0202\Survey\LEGAL_COASTS_ALL.dwg

APR 27-10-12
 P.H.P. & HEATHER E. COMPANY
 5274 WILSON SPRING ROAD

APR 27-10-12
 W/LITZ LPT. CORP.
 BROKEN SPUR ROAD

DATE: 05-01-2008
 TIME: 10:54:28 AM
 USER: P.H.P.

DATE: 05-01-2008
 TIME: 10:54:28 AM
 USER: P.H.P.

LEGAL DESCRIPTION

For Parcel 13

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-16, further described as a portion of parcel 16-2-1-4 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the East ¼ corner of said section 16;

THENCE N.44°07'46"W., 929.13 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.46°10'16"W., 474.54 feet;

THENCE S.45°33'37"W., 463.26 feet;

THENCE N.01°08'01"E., 664.23 feet;

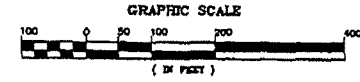
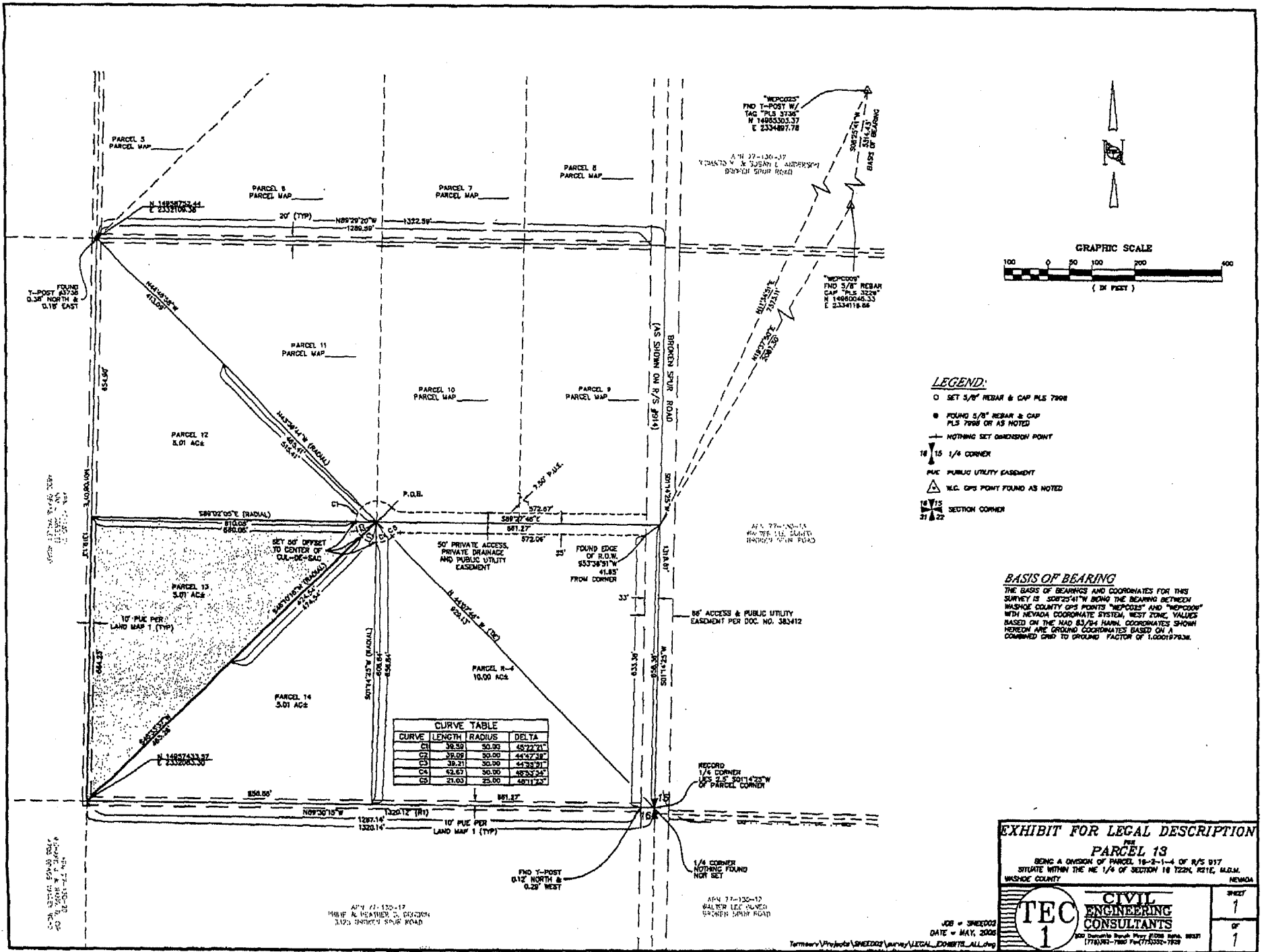
THENCE S.89°02'05"E., 660.05 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7008
 - FOUND 5/8" REBAR & CAP PLS 7008 OR AS NOTED
 - ⊙ NOTHING SET DIMENSION POINT
 - 18 15 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ N.C. GPS POINT FOUND AS NOTED
 - 12 15 SECTION CORNER
 - 31 22 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 308°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEPC005" AND "NEPC004" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED ON A CORNERED GRID TO ROUNDING FACTOR OF 1.00018738M.

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 13
 BEING A DIVISION OF PARCEL 18-2-1-4 OF 1/4 S 1/4 T4
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E, M2M,
 WASHOE COUNTY, NEVADA

TEC CIVIL ENGINEERING CONSULTANTS

JOB # 3182003
 DATE = MAY, 2008

SHEET	1
OF	1

1000 Damville Ranch, P.O. Box 1000, Reno, NV 89501
 (775) 782-7800 Fax (775) 782-7828

APN 77-130-17
 HUBB & BEAVER, S. CORNER
 3025 BRIDGES SPRING ROAD

APN 77-130-17
 HUBB & BEAVER, S. CORNER
 3025 BRIDGES SPRING ROAD

APN 77-130-17
 WALTER LEW, OWNER
 BROKEN SPRING ROAD

Terrace V. Prohaska, Surveyor/LEGAL_EXHIBIT_ALL.dwg

LEGAL DESCRIPTION

For Parcel 14

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-16, further described as a portion of parcel 16-2-1-4 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the East ¼ corner of said section 16;

THENCE N.44°07'46"W., 929.13 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.01°14'25"W., 658.84 feet;

THENCE N.89°30'15"W., 658.86 feet;

THENCE N.45°33'37"E., 463.26 feet;

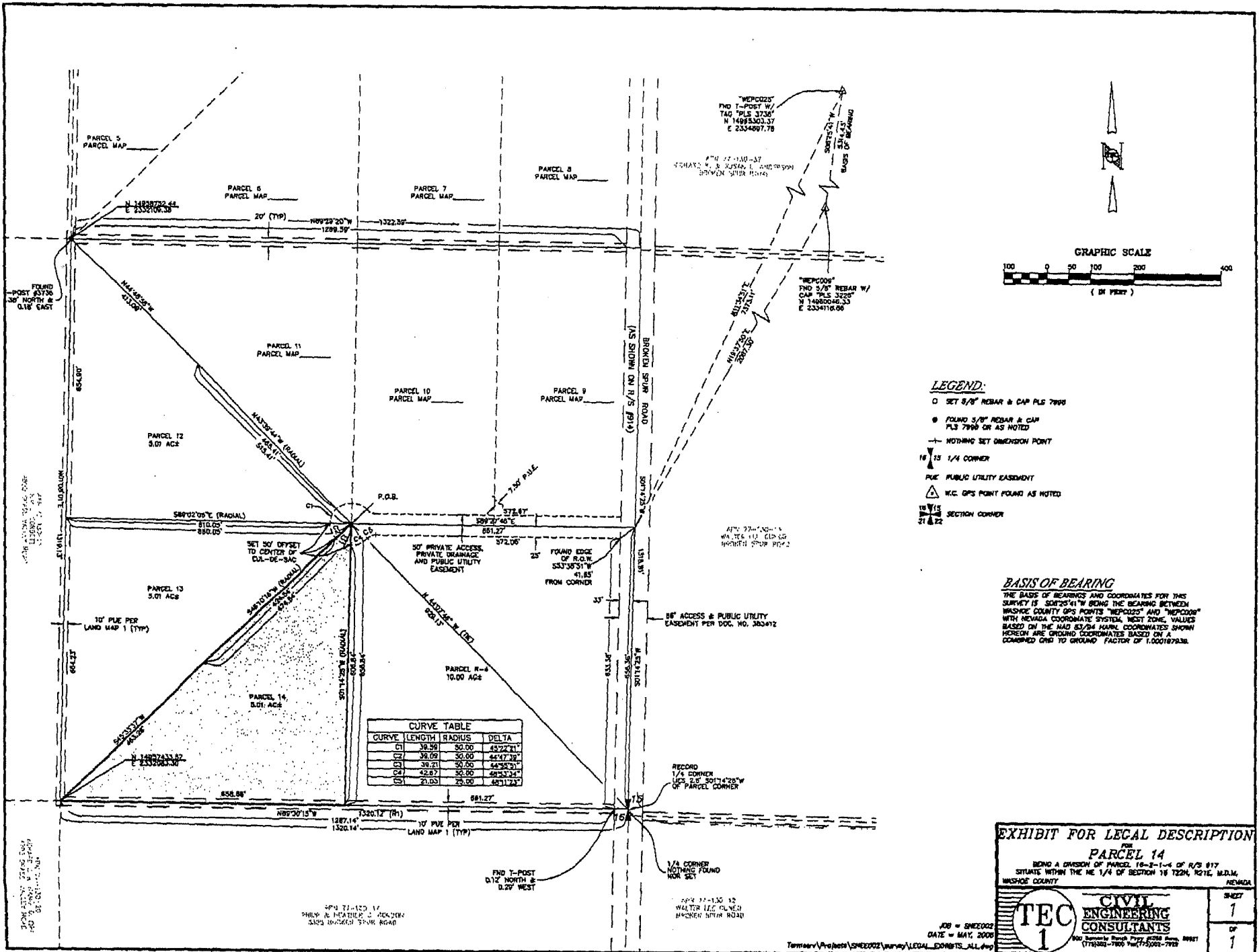
THENCE N.46°10'16"E., 474.54 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7898
- FOUND 5/8" REBAR & CAP PLS 7898 OR AS NOTED
- ⊙ NOTHING SET DIMENSION POINT
- 18 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ REC. GPS POINT FOUND AS NOTED
- 18 1/4 SECTION CORNER
- 21 & 22

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S04°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/24 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMPILED GRID TO GROUND FACTOR OF 1.00018238.

CURVE	LENGTH	RADIUS	DELTA
C1	38.59	50.00	45°22'21"
C2	38.09	50.00	44°47'38"
C3	39.21	50.00	44°58'21"
C4	42.87	50.00	50°33'34"
C5	21.53	25.00	48°11'24"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 14
 BEING A DIVISION OF PARCEL 15-E-1-4 OF R/S 917
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E, M.D.M.,
 WASHOE COUNTY NEVADA

TEC 1	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	100 S. Nevada Blvd. Suite 2000 Reno, NV 89501 (775) 782-1999 Fax: (775) 782-7922	OF 1

JOB = SNE002
 DATE = MAY, 2006
 Temporary Project \SNE002\Survey\LEGAL_EXHIBITS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 15

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-16, further described as a portion of parcel 16-2-1-4 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the East ¼ corner of said section 16;

THENCE N.25°28'26"W., 735.28 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.01°14'25"W., 658.60 feet;

THENCE N.89°30'15"W., 330.71 feet;

THENCE N.01°14'25"E., 658.84 feet;

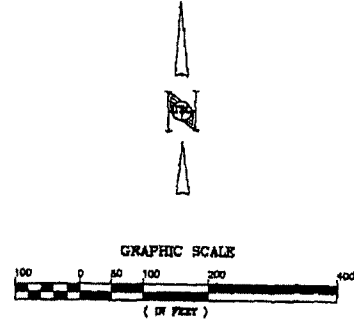
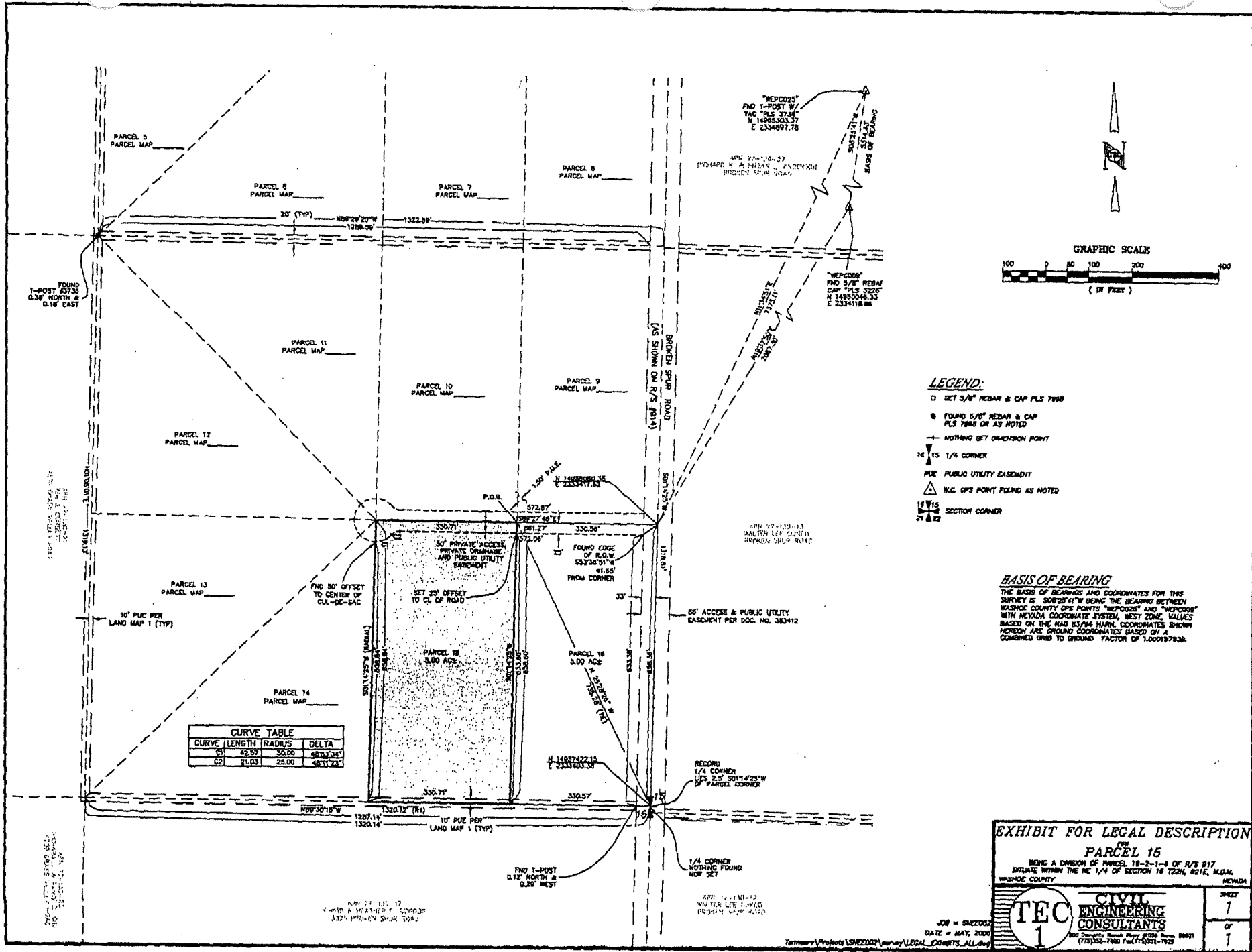
THENCE S.89°27'46"E., 330.71 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 3/8" REBAR & CAP PLS 7998
- FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
- + NOTHING SET DIMENSION POINT
- 14 15 1/4 CORNER
- △ PUBLIC UTILITY EASEMENT
- △ K.C. GPS POINT FOUND AS NOTED
- 14 15 16 17 SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS "SERIES 67" BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE VALUES BASED ON THE NAD 83/74 HORIZ. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000177938.

CURVE TABLE			
CURVE LENGTH	RADIUS	DELTA	
C1	49.87	30.00	48°54'34"
C2	21.05	24.00	56°11'23"

EXHIBIT FOR LEGAL DESCRIPTION
 OF
PARCEL 15
 BEING A DIVISION OF PARCEL 18-2-1-4 OF R/S D17
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E, M04N,
 WASHOE COUNTY NEVADA

JOB = SHEER02
 DATE = MAY, 2009
 700 Corporate Plaza, Reno, NV 89501
 (775) 782-7800 FAX: (775) 782-7829

 TEC 1	CIVIL ENGINEERING CONSULTANTS	SHEET
		7
		OF
		7

LEGAL DESCRIPTION

For Parcel 16

All that certain real property located within a portion of the NE 1/4 of Section 16, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-16, further described as a portion of parcel 16-2-1-4 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the East ¼ corner of said section 16;

THENCE N.01°14'25"E., 2.50 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.89°30'15"W., 330.57 feet;

THENCE N.01°14'25"E., 658.60 feet;

THENCE S.89°27'46"E., 330.56 feet, to a point on the centerline of Broken Spur Road;

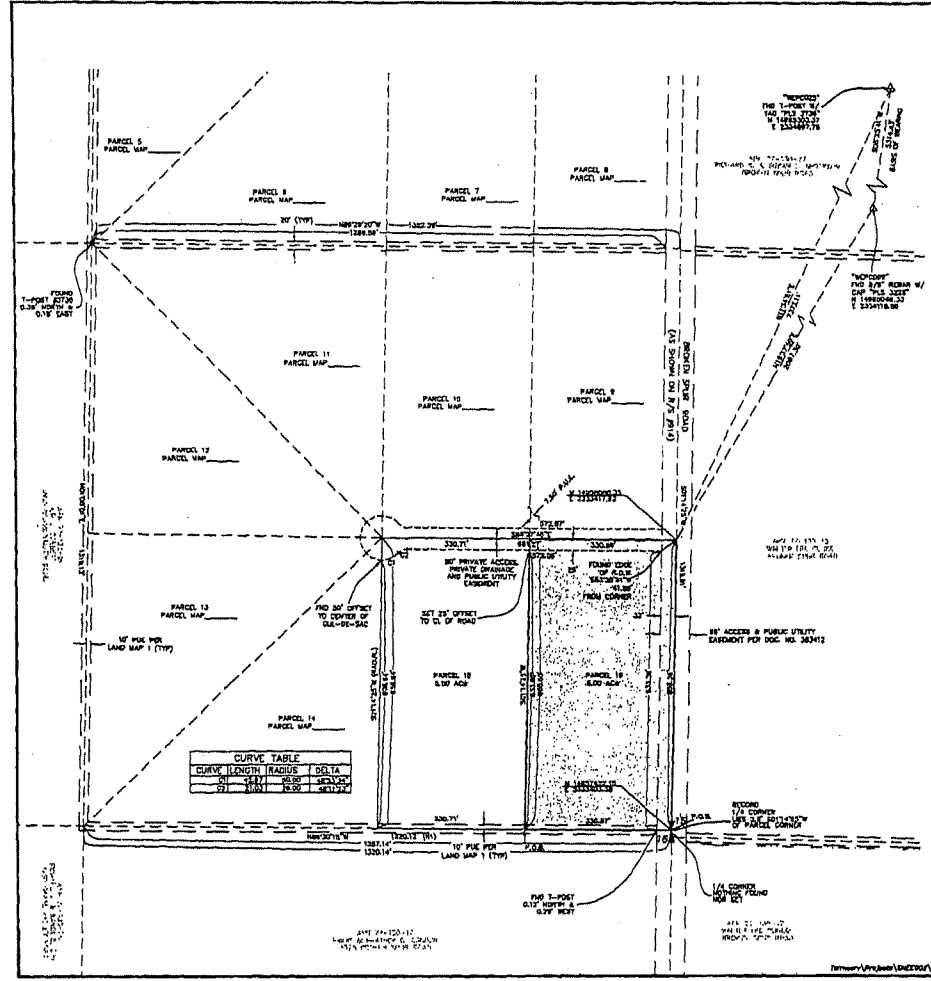
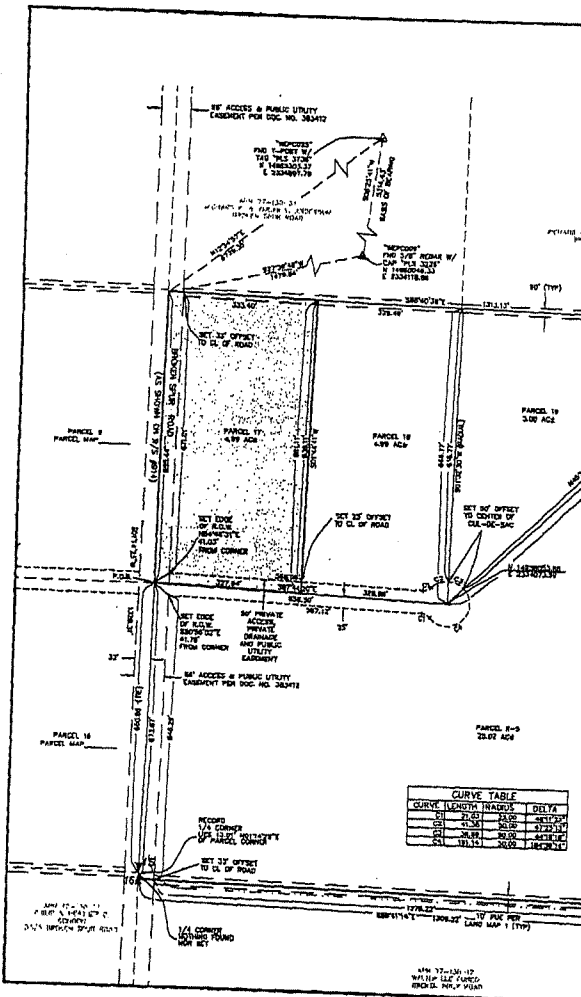
THENCE along the centerline of Broken Spur Road, S.01°14'25"W., 658.36 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



GRAPHIC SCALE
 0 100 200 300 400
 (1" = 100')

LEGEND:

- SET 5' OFFSET FROM 8" CAP PLS FROM
- FOUND 8" PIPE FROM 8" CAP PLS FROM OR AS NOTED
- METERS SET GRADATION POINT
- ▲ 1/4 CORNER
- PUBLIC UTILITY EASEMENT
- △ W.C. ONE POINT POINT AS NOTED
- LINES SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARING AND COORDINATES FOR THE SURVEY IS 30°58'17" NOME THE BEARING BETWEEN WISSE COUNTY ONE POINT TOWER AND TOWER WITH NEVADA COORDINATE SYSTEM. WEST ZONE VALUES BASED ON THE NAD 83/NAIP COORDINATES FROM NEVADA ARE GRID COORDINATE BASED ON A CORRECTION OF 0.0000 FACTOR OF 1.00000000.

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 16
 BEING A PORTION OF PARCEL 16-2-1-1 OF MAP 111
 SITUATE WITHIN THE NE 1/4 OF SECTION 16 T20N, R21E, N42E,
 WISSE COUNTY

	DATE = 08/20/2024	SHEET 1 OF 1
	DATE = MAY, 2024	

TEC ENGINEERING CONSULTANTS
 CIVIL ENGINEERING
 CONSULTANTS

LEGAL DESCRIPTION

For Parcel 18

All that certain real property located within a portion of the NW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-13, further described as a portion of parcel 15-2-1-8 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West $\frac{1}{4}$ corner of said section 15;

THENCE N.46°34'57"E., 922.77 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.87°41'20"W., 328.86 feet;

THENCE N.01°44'41"E., 661.11 feet;

THENCE S.88°40'39"E., 326.49 feet;

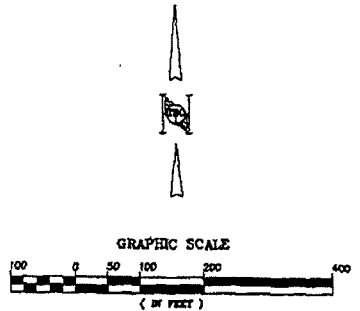
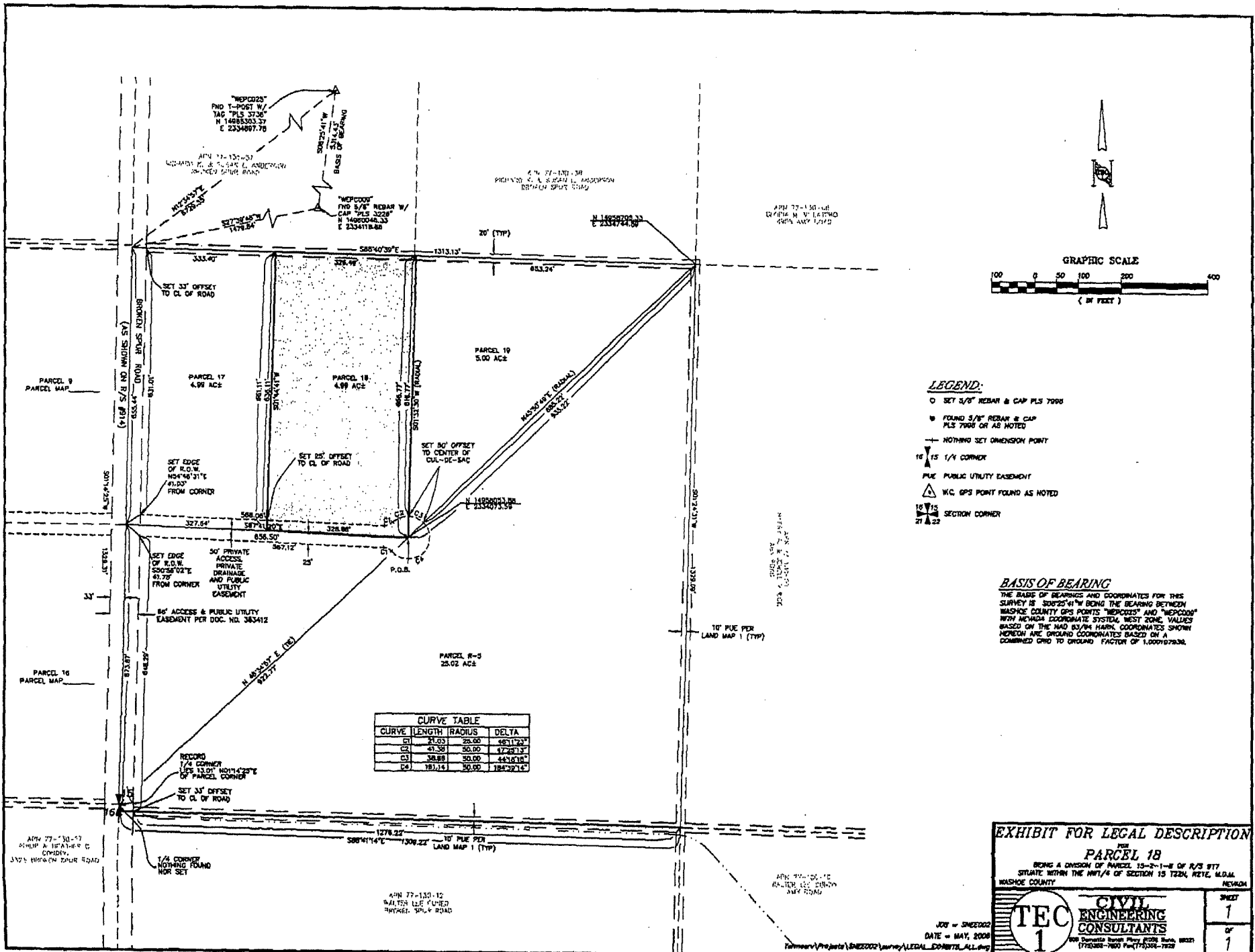
THENCE S.01°32'30"W., 666.77 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 4.99 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 3/8" REBAR & CAP PLS 7000
- ⊕ FOUND 5/8" REBAR & CAP PLS 7000 OR AS NOTED
- ⊕ NOTHING SET DIMENSION POINT
- 16 15 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- 16 15 SECTION CORNER
- 21 22

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 300°25'41" W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0000" AND "WPC0025" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/84 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00017930.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	20.00	46°11'24"
C2	43.38	50.00	172°28'13"
C3	38.88	30.00	44°18'18"
C4	183.14	50.00	184°39'14"

EXHIBIT FOR LEGAL DESCRIPTION

FOR
PARCEL 18
BEING A DIVISION OF PARCELS 15-2-1-S OF R/S 1577
SITUATE WITHIN THE NW 1/4 OF SECTION 15 T22N, R27E, M.00M
WASHOE COUNTY NEVADA

TEC 1	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	1000 Damonte Street, Reno, NV 89502 (775) 328-7800 FAX (775) 328-7822	OF 1

JOB = SNE2002
DATE = MAY, 2008
C:\Users\j\Projects\SNE2002\Survey\LEGAL\EXHIBIT_ALL.dwg

APN 77-150-13
WATER LIE FUNDED
MORROW SPRING ROAD

APN 77-150-12
WATER LIE FUNDED
MORROW SPRING ROAD

APN 77-150-12
WATER LIE FUNDED
MORROW SPRING ROAD

LEGAL DESCRIPTION

For Parcel 19

All that certain real property located within a portion of the NW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-13, further described as a portion of parcel 15-2-1-8 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West $\frac{1}{4}$ corner of said section 15;

THENCE N.46°34'57"E., 922.77 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.01°32'30"E., 666.77 feet;

THENCE S.88°40'39"E., 653.24 feet;

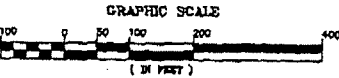
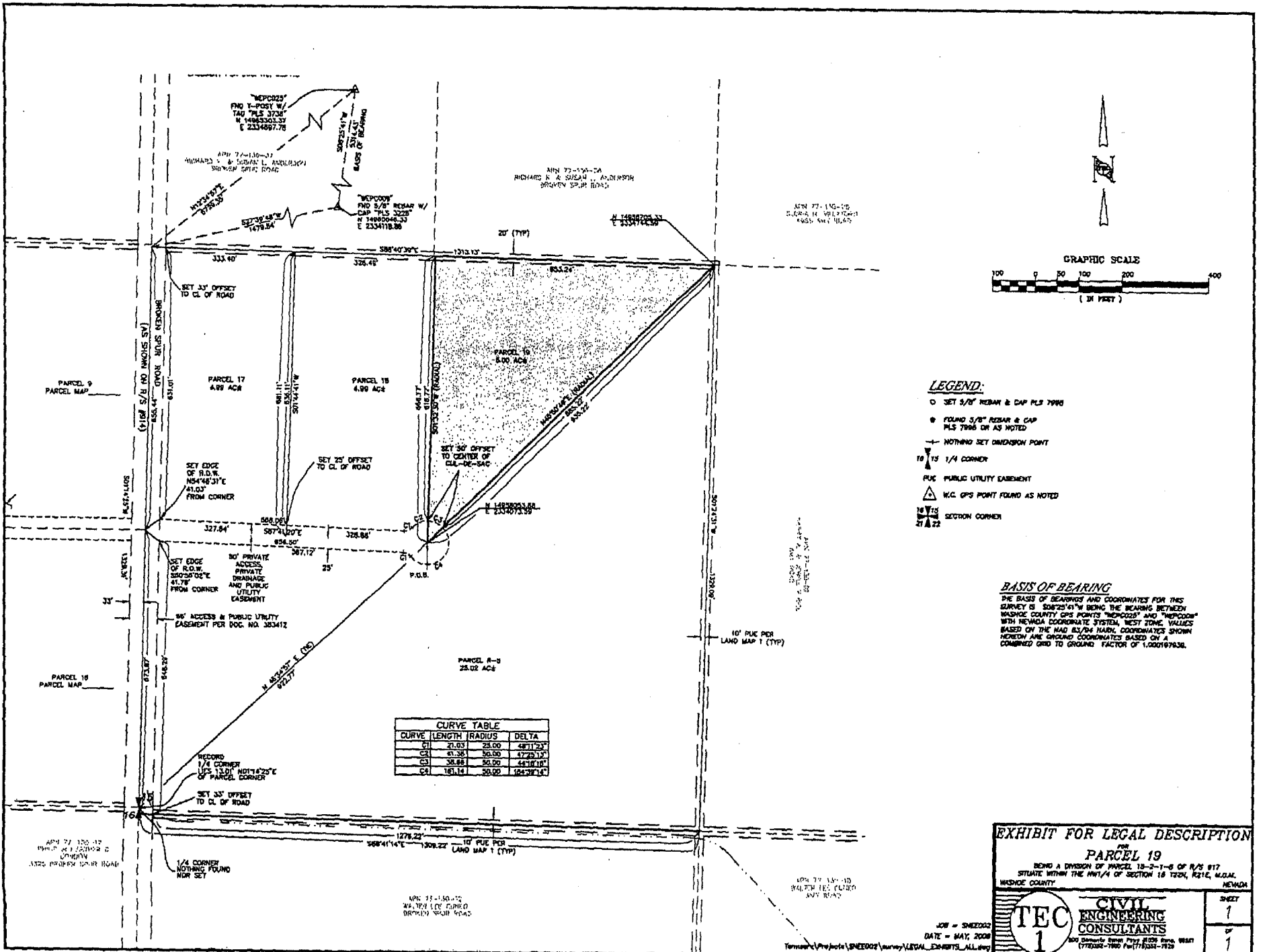
THENCE S.45°50'49"W., 935.22 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7996
- FOUND 3/8" REBAR & CAP PLS 7986 OR AS NOTED
- NOTHING SET DIMENSION POINT
- ⊕ 1/4 CORNER
- P.U.E. PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- ⊕ SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 50825+11M BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0005" WITH NEVADA COORDINATE SYSTEM. BEST FITTING VALUES BASED ON THE NAD 83/NA 82/NA 81 HORIZ. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000167636.

CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48.11(23)
C2	61.36	30.00	47.23(17)
C3	38.89	20.00	44.18(19)
C4	18.14	20.00	58.29(14)

EXHIBIT FOR LEGAL DESCRIPTION

THE
PARCEL 19
BEING A DIVISION OF PARCEL 18-2-1-6 OF R/S 817
SITUATE WITHIN THE NW1/4 OF SECTION 18 T20N, R21E, N.03M,
WASHOE COUNTY NEVADA

	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	400 Diamond Street, Suite 200, Reno, Nevada (775) 226-7900 Fax (775) 231-7120	OF 1
	JOB = SNEE002 DATE = MAY, 2008 Terms & Conditions: SNEE002 \\\www\LEGAL_EXHIBITS_ALL.dwg	

LEGAL DESCRIPTION

For Parcel 20

All that certain real property located within a portion of the NW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-13, further described as a portion of parcel 15-2-1-8 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West 1/4 corner of said section 15;

THENCE N.46°34'57"E., 922.77 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.45°50'49"E., 935.22 feet;

THENCE S.01°24'31"W., 664.65 feet;

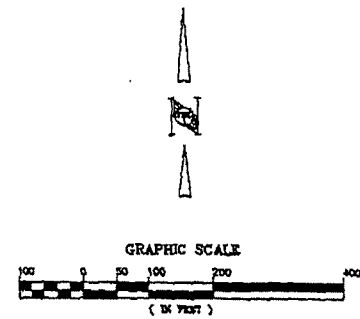
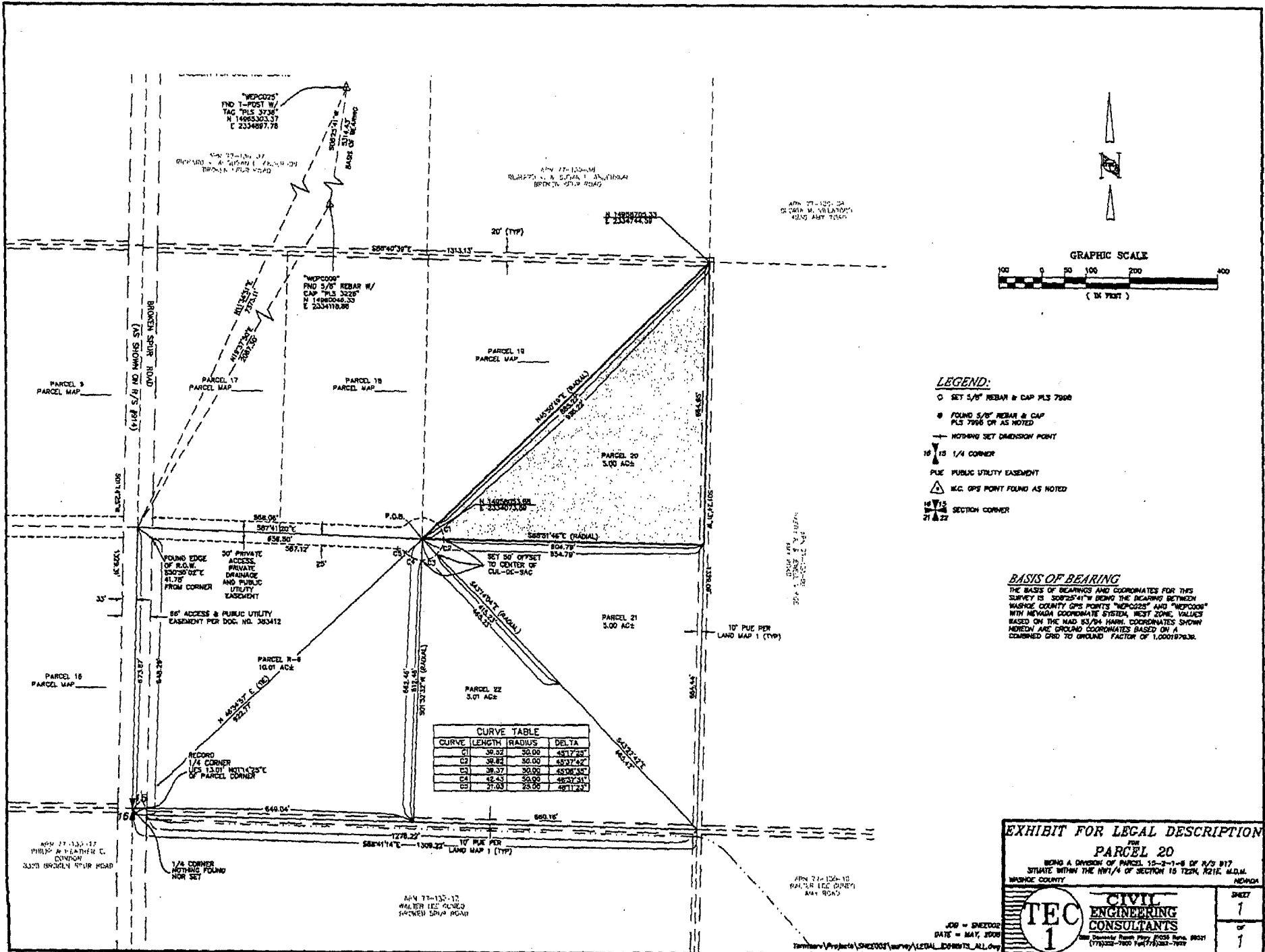
THENCE N.88°51'46"W., 654.79 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7908
 - FOUND 5/8" REBAR & CAP PLS 7908 OR AS NOTED
 - NOTING SET DIMENSION POINT
 - 15 15 1/4 CORNER
 - PLU PUBLIC UTILITY EASEMENT
 - △ M.C. OPS POINT FOUND AS NOTED
 - 14 15 21 SECTION CORNER

BASIS OF BEARING
THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41" W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "WPC0025" AND "WPC0000" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197936.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.52	30.00	4817.24'
C2	39.83	30.00	4537.42'
C3	39.37	30.00	4506.31'
C4	42.43	30.00	4627.31'
C5	37.00	25.00	4971.23'

EXHIBIT FOR LEGAL DESCRIPTION
FOR
PARCEL 20
BEING A DIVISION OF PARCELS 15-2-1-6 OF 1/2 S/4
SITUATE WITHIN THE NW1/4 OF SECTION 16 T22N, R21E, M20M,
WASHOE COUNTY, NEVADA

	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	<small>1775-750-7000 FAX 1775-750-7001</small>	OF 1
	<small>DATE = MAY, 2008</small>	

JOB = SHEET02
DATE = MAY, 2008

\\server\Projects\202503\survey\LEGAL_DOCUMENTS_ALL.dwg

LEGAL DESCRIPTION
For Parcel 21

All that certain real property located within a portion of the NW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-13, further described as a portion of parcel 15-2-1-8 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE N.46°34'57"E., 922.77 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.88°51'46"E., 654.79 feet;

THENCE S.01°24'31"W., 664.44 feet;

THENCE N.43°22'42"W., 465.42 feet;

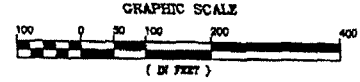
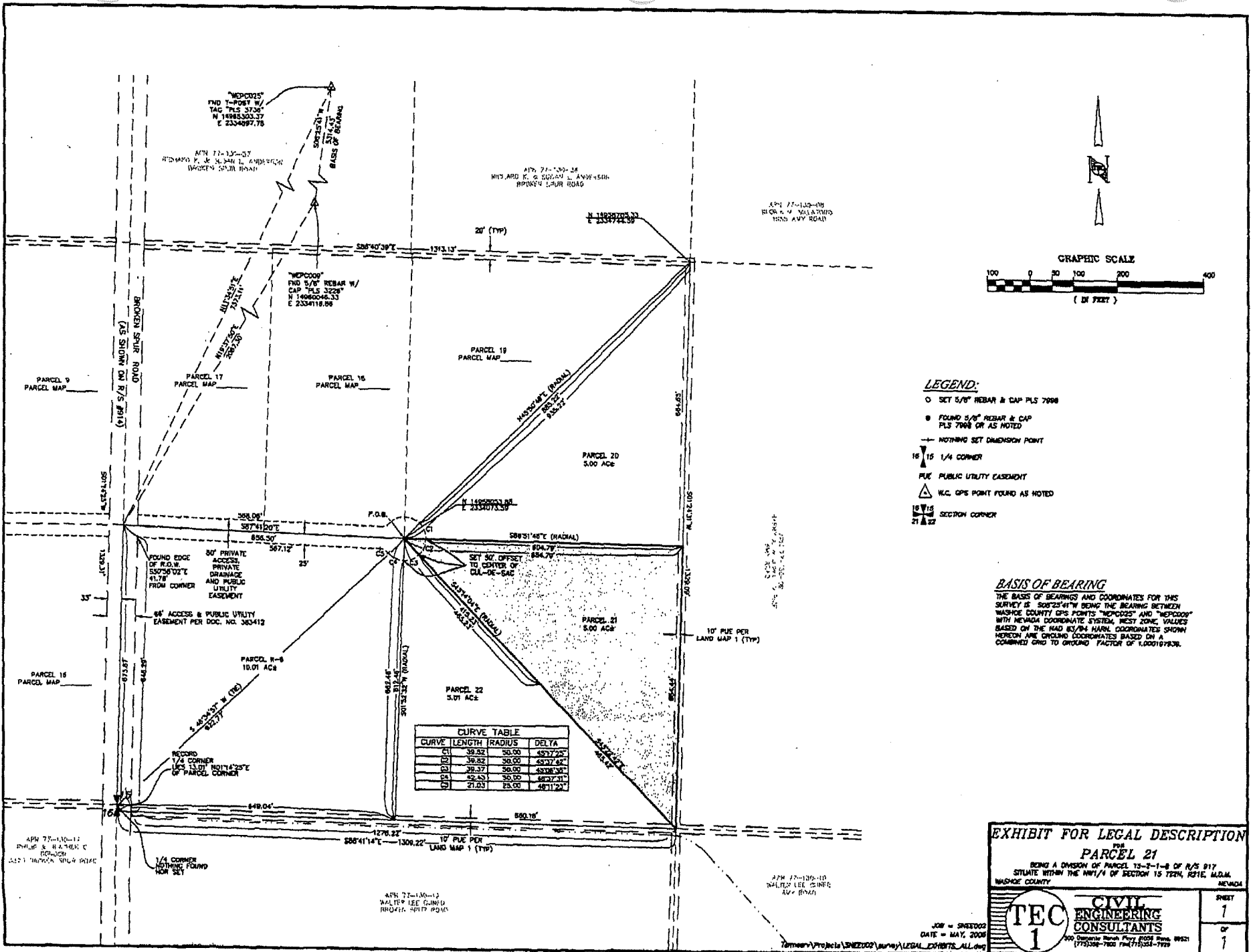
THENCE N.43°14'04"W., 465.23 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7098
 - FOUND 5/8" REBAR & CAP PLS 7968 OR AS NOTED
 - + NOTHING SET DIMENSION POINT
 - 1/4 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ W.C. GPS POINT FOUND AS NOTED
 - 1/4 1/4 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S02°51'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEP0025" AND "NEP0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197836.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	39.82	50.00	45°17'25"
C2	36.82	30.00	45°37'44"
C3	39.37	50.00	45°16'34"
C4	56.83	30.00	89°27'31"
C5	21.20	25.00	49°11'29"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 21
 BEING A DIVISION OF PARCEL 13-2-1-B OF R/S 017
 SITUATE WITHIN THE NW1/4 OF SECTION 15 T28N, R01E, M28M,
 WASHOE COUNTY, NEVADA

TEC 1 CIVIL ENGINEERING CONSULTANTS
 3000 Charleston Blvd., Suite 200, Reno, NV 89502
 (775) 335-7600 FAX (775) 335-7799

SHEET 7 OF 7

JOB - SHEE002
 DATE - MAY, 2008

LEGAL DESCRIPTION

For Parcel 22

All that certain real property located within a portion of the NW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-13, further described as a portion of parcel 15-2-1-8 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE N.46°34'56"E., 922.78 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.43°14'04"E., 465.23 feet;

THENCE S.43°22'42"E., 465.42 feet;

THENCE N.88°41'14"W., 660.18 feet,

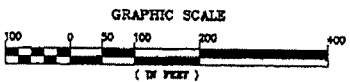
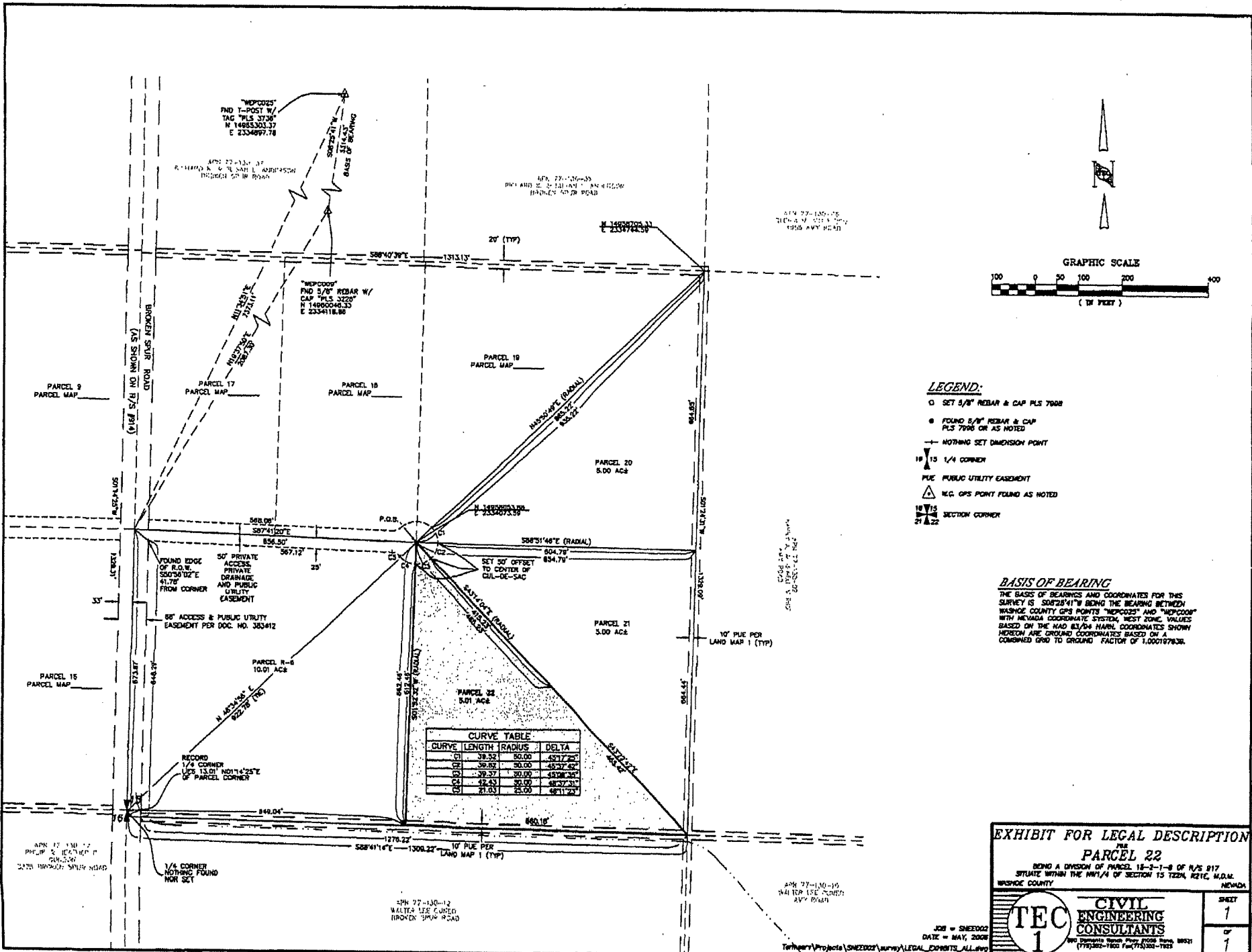
THENCE N.01°52'32"E., 662.46 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLUS 700#
- FOUND 5/8" REBAR & CAP PLUS 700# OR AS NOTED
- NOTHING SET DIMENSION POINT
- 18 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ N.G. GPS POINT FOUND AS NOTED
- 18 1/4 SECTION CORNER
- 21 1/4 SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 3082841" BEING THE BEARING BETWEEN WASHINGTON COUNTY GPS POINTS "MPC0025" AND "MPC0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/DA HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197638.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	38.52	50.00	45°17'25"
C2	39.82	50.00	45°37'42"
C3	39.27	50.00	45°38'25"
C4	42.43	50.00	45°57'31"
C5	21.03	50.00	46°11'22"

EXHIBIT FOR LEGAL DESCRIPTION OF PARCEL 22

BEING A DIVISION OF PARCEL 15-2-1-8 OF R/S 917 SITUATE WITHIN THE NW 1/4 OF SECTION 15 T22N, R21E, N.D.M. WASHINGTON COUNTY NEVADA

	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	780 Edwards Street, Reno, NV 89501 (775) 322-7622 Fax: (775) 322-7623	OF 1

JOB = SNEE02
DATE = MAY, 2008

\\server1\Projects\SNEE022\survey\LEGAL_EXHIBITS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 23

All that certain real property located within a portion of the NW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-13, further described as a portion of parcel 15-2-1-8 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE S.86°22'42"E., 322.92 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.01°39'49"E., 668.17 feet;

THENCE S.87°41'20"E., 328.86 feet;

THENCE S.01°52'32"W., 662.46 feet;

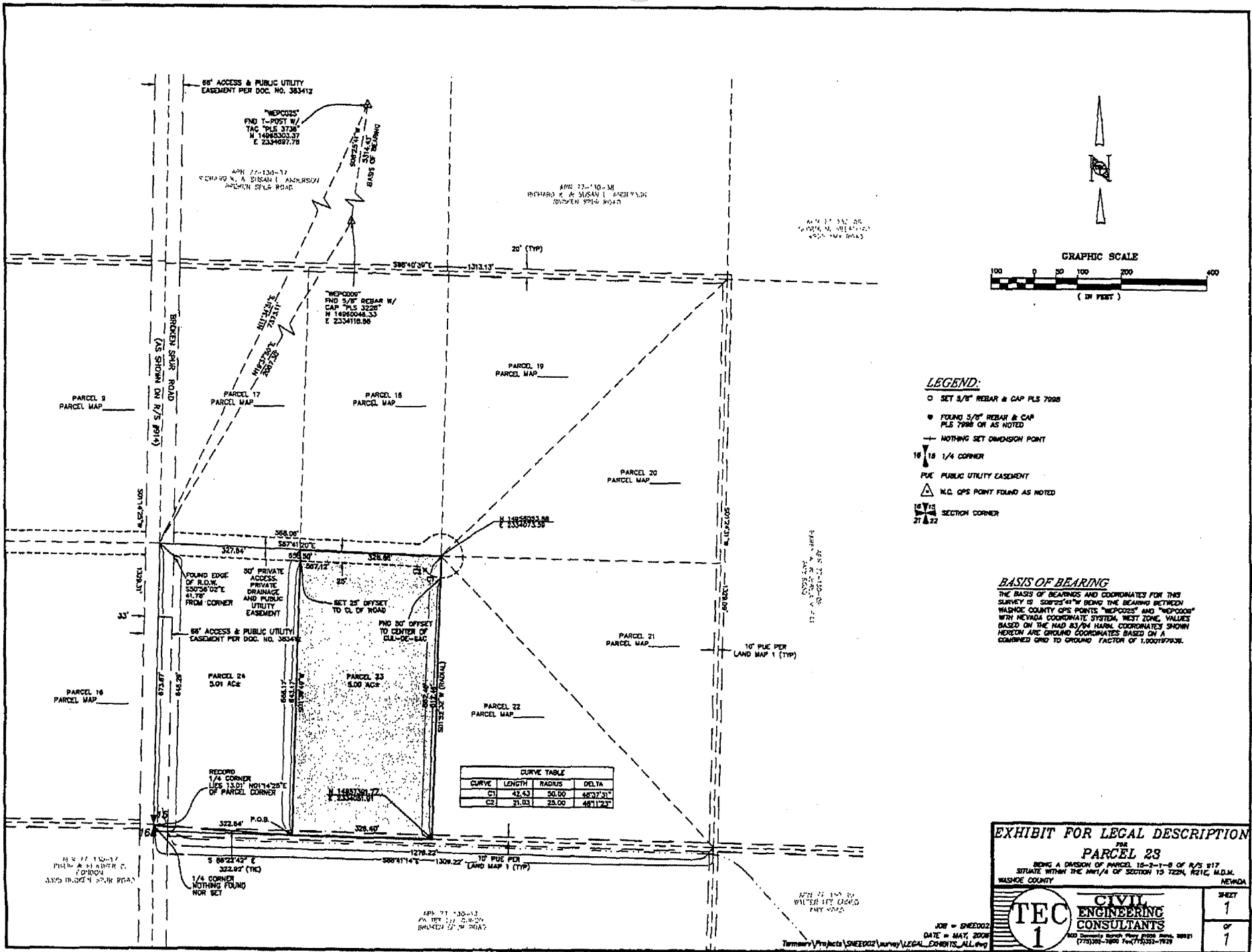
THENCE N.88°41'14"W., 326.40 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 3/8" REBAR & CAP PLS 7028
- FOUND 5/8" REBAR & CAP PLS 7098 ON AS NOTED
- ⊕ NOTHING SET DIMENSION POINT
- 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ N.C. O.P.S. POINT FOUND AS NOTED
- 1/4 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS SORTED 41°W BEING THE BEARING BETWEEN WASHOE COUNTY O.P.S. POINTS "WEP0025" AND "WEP0026" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/04 NAD83 COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00017936.

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	42.43	30.00
C2	21.03	20.00

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 23
 BEING A DIVISION OF PARCEL 15-2-1-8 OF R/S 817
 SITUATE WITHIN THE NE 1/4 OF SECTION 15 T22N, R21E, M.D.M.
 WASHOE COUNTY NEVADA

SHEET	1
OF	1

CIVIL ENGINEERING CONSULTANTS
 400 Stewart Street, Reno, NV 89501
 (775) 785-7800 Fax: (775) 785-7829

JOB = SNEE202
 DATE = MAY, 2006
 T:\m\proj\Projects\SNEE202\Survey\LEGAL_EXHIBITS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 24

All that certain real property located within a portion of the NW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-13, further described as a portion of parcel 15-2-1-8 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

BEGINNING at the West ¼ corner of said section 15;

THENCE along the centerline of Broken Spur Road, N.01°14'25"E., 660.86 feet;

THENCE leaving the centerline of Broken Spur Road, S.87°41'20"E., 327.64 feet;

THENCE S.01°39'49"W., 668.17 feet;

THENCE N.88°41'14"W., 322.64 feet, to a point on the centerline of Broken Spur Road;

THENCE along the centerline of Broken Spur Road, N.01°14'25"E., 13.01 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521

LEGAL DESCRIPTION

For Parcel 25

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-12, further described as a portion of parcel 15-2-1-9 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE along the centerline of Broken Spur Road, S.01°14'25"W., 13.01 feet, to the **TRUE POINT OF BEGINNING**;

THENCE leaving the centerline of Broken Spur Road, S.88°41'14"E., 322.64 feet;

THENCE S.00°59'23"W., 667.53 feet;

THENCE N.89°23'55"W., 325.58 feet, to a point on the centerline of Broken Spur Road;

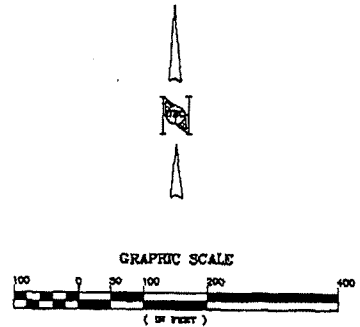
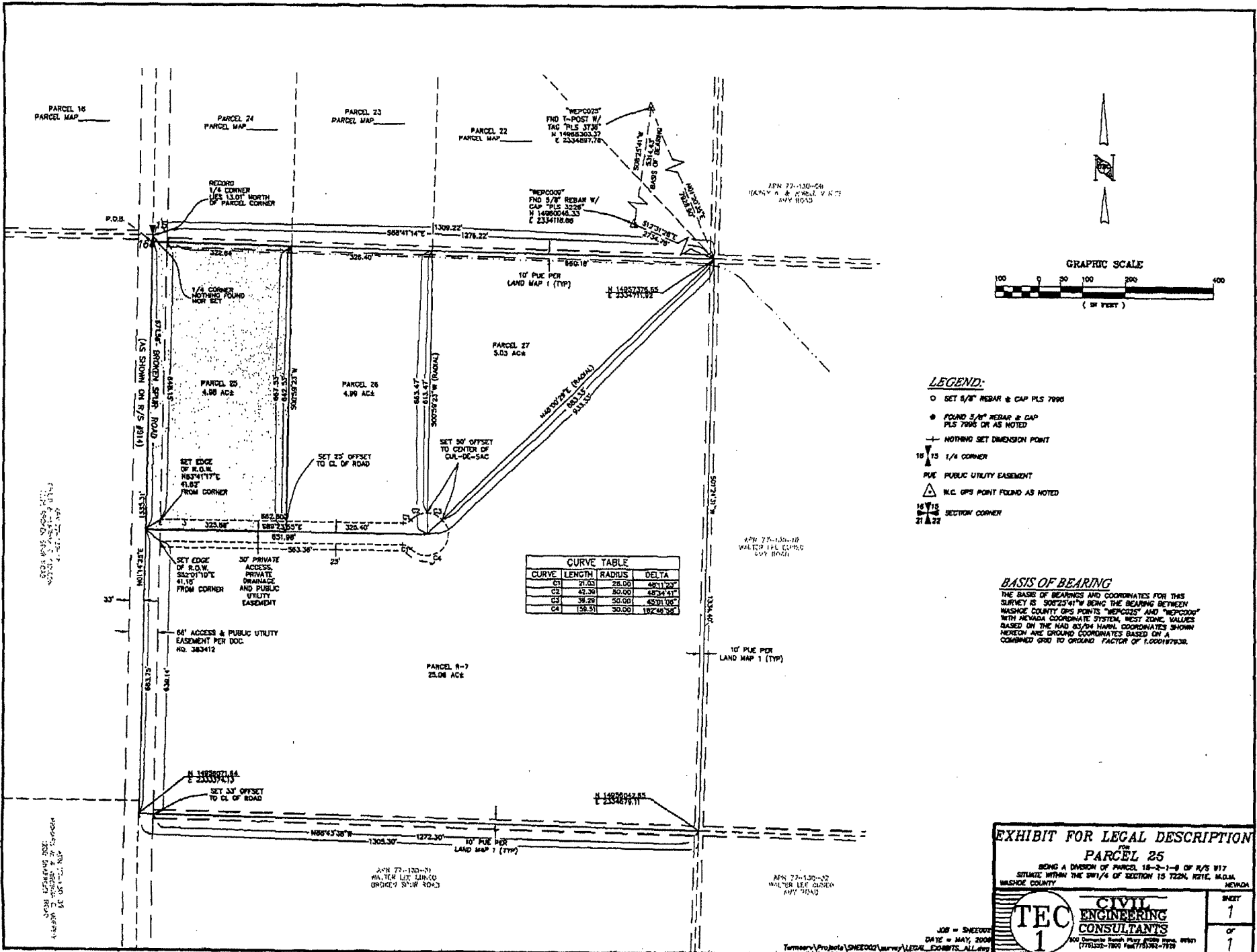
THENCE along the centerline of Broken Spur Road, N.01°14'25"E., 671.56 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 4.98 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7995
 - FOUND 5/8" REBAR & CAP PLS 7995 OR AS NOTED
 - + NOTHING SET DIMENSION POINT
 - 18 13 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ N.C. GPS POINT FOUND AS NOTED
 - 18 15 27 SECTION CORNER

CURVE	LENGTH	RADIUS	DELTA
C1	21.05	25.00	48°11'29"
C2	42.30	50.00	97°22'41"
C3	38.29	50.00	43°01'04"
C4	158.51	30.00	182°49'34"

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 30°23'41" W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WEP0025" AND "WEP0026" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000187632.

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 25
 BEING A DIVISION OF PARCEL 15-2-1-9 OF R/S 917
 SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E, M.33A
 WASHOE COUNTY NEVADA

TEC 1 CIVIL ENGINEERING CONSULTANTS

JOB = SHEE002 DATE = MAY, 2009
 300 Domestic Road, Suite 100, Reno, NV 89503
 (775) 785-1100 Fax: (775) 785-1178

TERMS: PROJECT/SHEE002/Drawn/LEGAL/DO NOTS/ALL/

SHEET 1 OF 1

LEGAL DESCRIPTION

For Parcel 26

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-12, further described as a portion of parcel 15-2-1-9 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE S.86°22'42"E., 322.92 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.88°41'14"E., 326.40 feet;

THENCE S.00°59'23"W., 663.47 feet;

THENCE N.89°23'55"W., 326.40 feet;

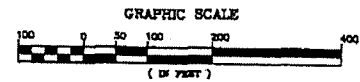
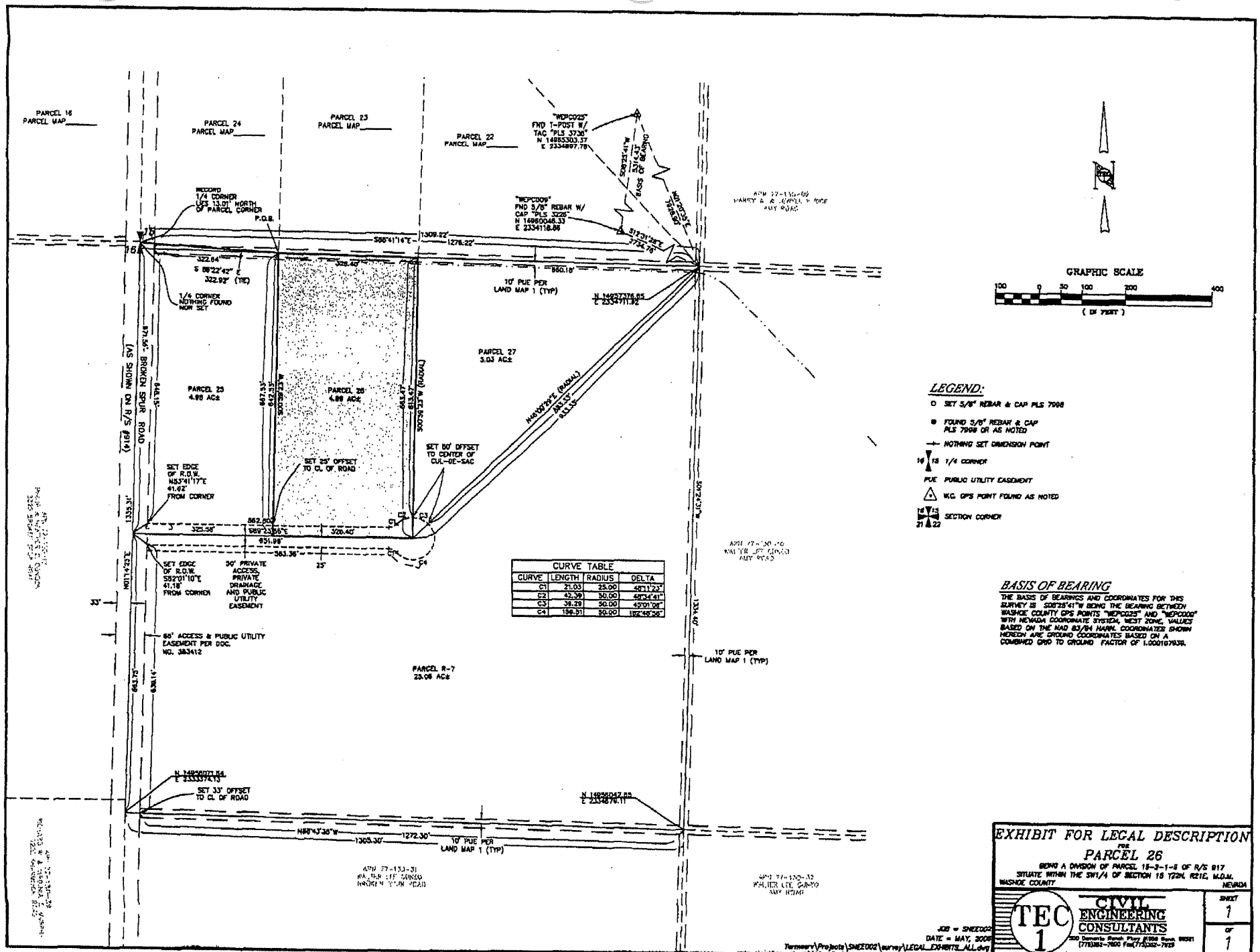
THENCE N.00°59'23"E., 667.53 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 4.99 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7098
- FOUND 5/8" REBAR & CAP PLS 7098 OR AS NOTED
- NOTHING SET DIMENSION POINT
- ⊥ 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- ⊥ 21 SECTION CORNER

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°11'23"
C2	32.39	30.00	48°34'41"
C3	35.29	50.00	49°21'38"
C4	159.51	50.00	112°48'28"

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 58282417M BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC022" AND "WPC020" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED OPD TO GROUND FACTOR OF 1.000167939.

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 26
 BEING A DIVISION OF PARCEL 15-3-1-3 OF R/S 017
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N R21E, N.M.S.
 WASHOE COUNTY NEVADA

	CIVIL ENGINEERING CONSULTANTS <small>300 Humboldt Street, Reno, NV 89501 (775) 785-7600 FAX (775) 785-7655</small>	SHEET 1 OF 1
	JOB = SNE0202 DATE = MAY, 2009 Survey/Projects/SNE0202/Survey/LEGAL_EXHIBIT_1_ALL.dwg	

LEGAL DESCRIPTION

For Parcel 27

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-12, further described as a portion of parcel 15-2-1-9 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West 1/4 corner of said section 15;

THENCE S.87°32'20"E., 649.19 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.88°41'14"E., 660.18 feet;

THENCE S.46°00'29"W., 933.33 feet;

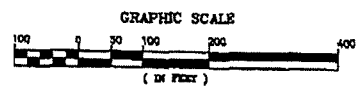
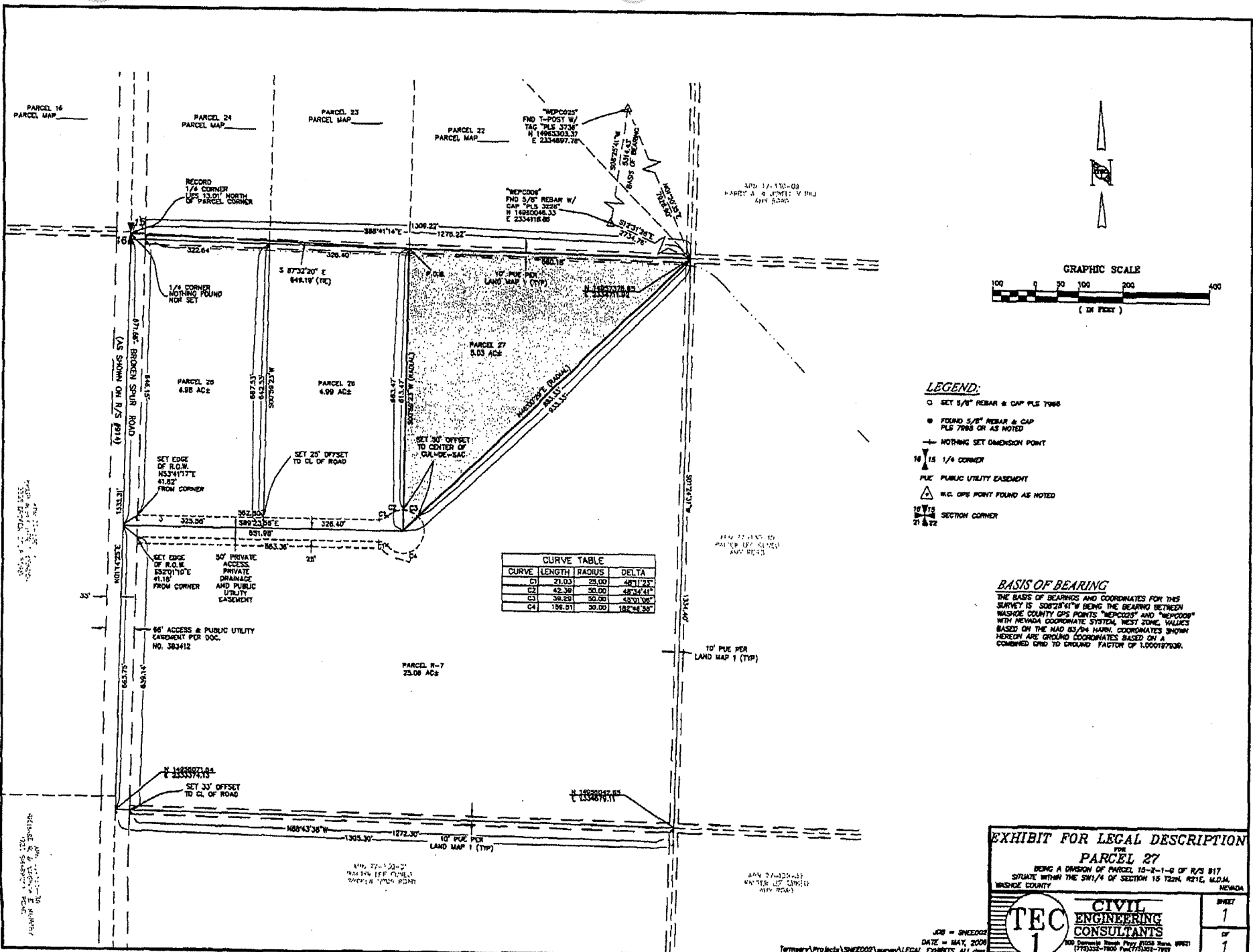
THENCE N.00°59'23"E., 663.47 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.03 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7988
- FOUND 5/8" REBAR & CAP PLS 7988 OR AS NOTED
- ⊕ NOTHING SET DIMENSION POINT
- ⊕ 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ M.C. C/P POINT FOUND AS NOTED
- ⊕ SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 30828.41° BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "MEPC022" AND "MEPC009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/94 HARY. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000187936.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°11'23"
C2	42.36	50.00	48°24'41"
C3	36.20	50.00	43°01'08"
C4	196.81	30.00	182°46'36"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 27
 BEING A DIVISION OF PARCEL 15-2-1-0 OF R/S 817
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M.D.M.
 WASHOE COUNTY NEVADA

	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	<small>1000 Damonte Truck Plaza, 80228 Reno, NV 89511 (775)332-7800 Fax: (775)332-7899</small>	OF 1

JOB = SNEZ002
 DATE = MAY, 2008
 Terms:\Projects\SNEZ002\Survey\LEGAL_EXHIBITS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 28

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-12, further described as a portion of parcel 15-2-1-9 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE S.42°40'00"E., 940.08 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.46°00'29"E., 933.33;

THENCE S.01°24'31"W., 667.77 feet;

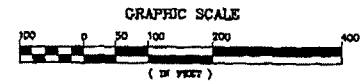
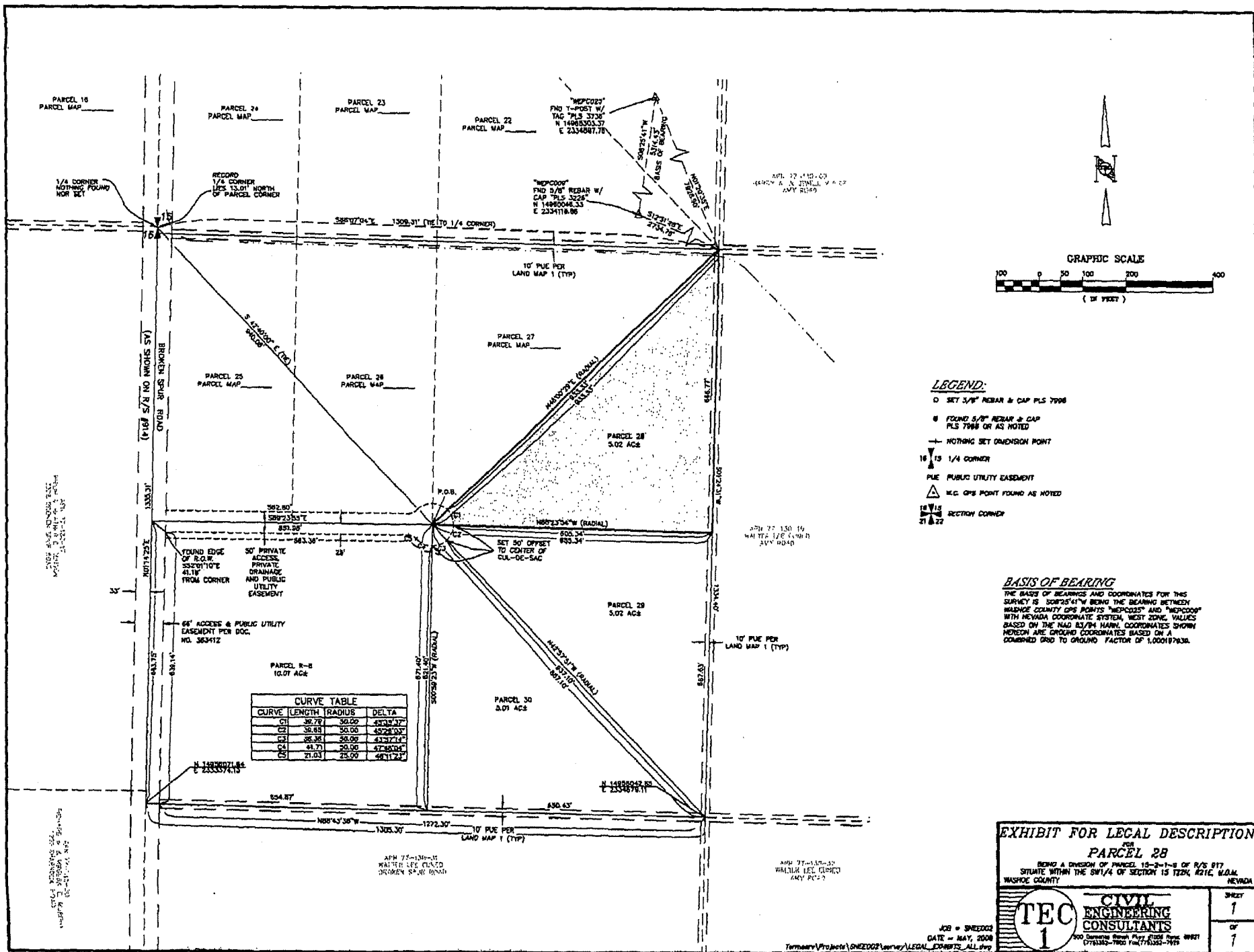
THENCE N.88°23'54"W., 655.34 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.02 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 3/8" REBAR @ CAP PLS 7986
- ⊕ FOUND 5/8" REBAR @ CAP PLS 7986 OR AS NOTED
- ⊕ NOTHING SET OR MONUMENT POINT
- ⊕ IS 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ I.E.C. GPS POINT FOUND AS NOTED
- ⊕ IS SECTION CORNER
- ⊕ IS 21

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS SOUTH 61° WEST BEING THE BEARING BETWEEN WADSWORTH COUNTY GPS POINTS "WPC0027" AND "WPC0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/1983 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000187938.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	32.78	50.00	43°08'47"
C2	39.65	50.00	45°28'03"
C3	38.36	50.00	41°57'14"
C4	41.71	50.00	47°48'04"
C5	21.03	25.00	46°11'21"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 28
 BEING A DIVISION OF PARCEL 15-3-1-B OF R/S 917
 SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E, W24N,
 WADSWORTH COUNTY, NEVADA

TEC 1 CIVIL ENGINEERING CONSULTANTS

JOB # SHRE002
 DATE - MAY, 2008
 800 South Boulder Parkway, Suite 1000
 701342-7800 / 701-7532-7881

SHEET 1 OF 1

APN 77-130-15
 WALTER LEE CURTIS
 ANY PC-3

APN 77-130-15
 WALTER LEE CURTIS
 DRAWING 84-00-0000

2008 ASSESSMENT MAP
 MONUMENT, 3/4" DIA. x 12" H. REBAR
 21-22-1-1, 105

2008 ASSESSMENT MAP
 MONUMENT, 3/4" DIA. x 12" H. REBAR
 21-22-1-1, 105

LEGAL DESCRIPTION

For Parcel 29

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-12, further described as a portion of parcel 15-2-1-9 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE S.42°40'00"E., 940.08 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.88°23'54"E., 655.34 feet;

THENCE S.01°24'31"W., 667.63 feet;

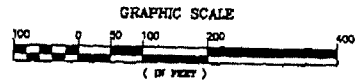
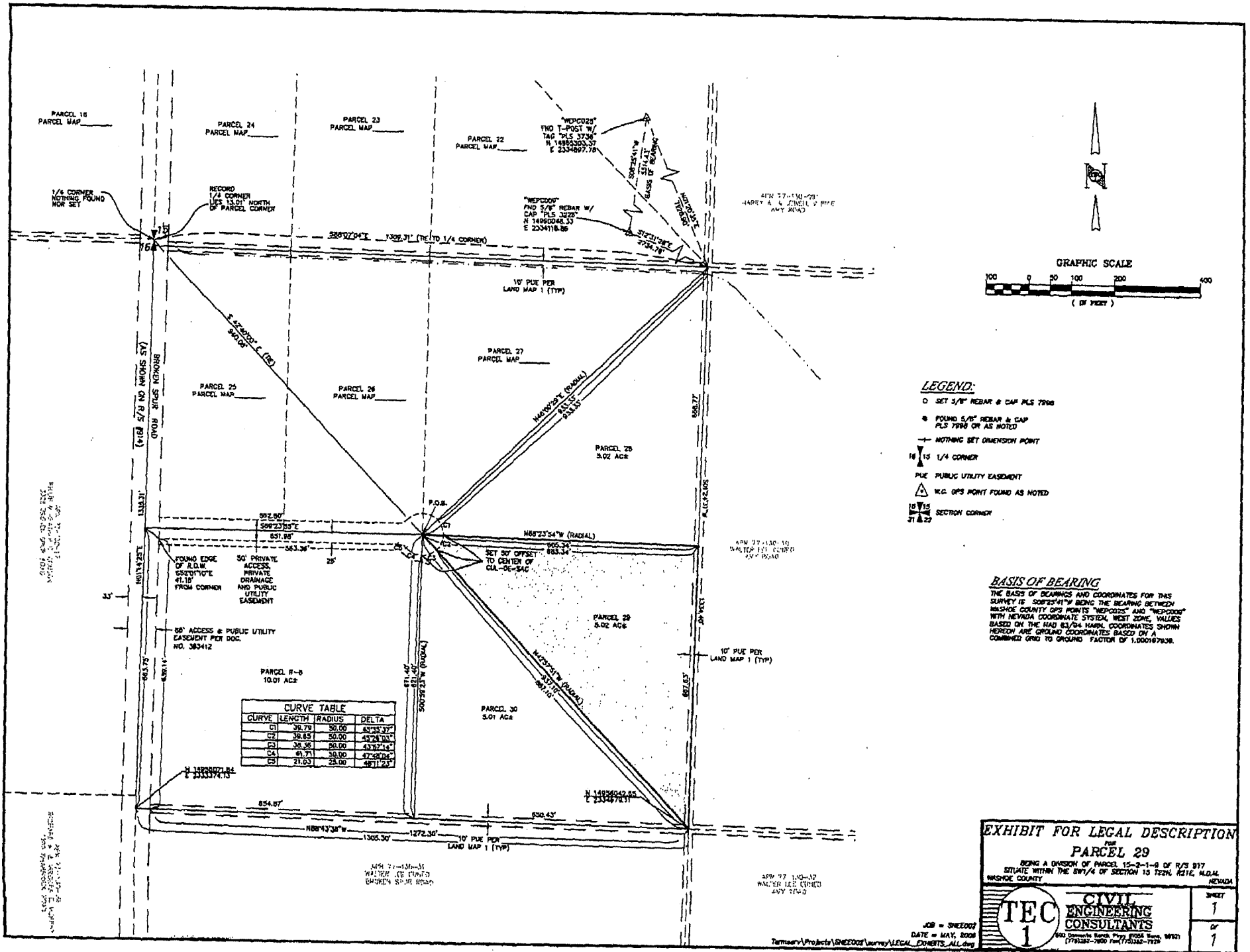
THENCE N.42°57'51"W., 937.10 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.02 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR @ CAP PLS 7908
 - FOUND 5/8" REBAR & CAP PLS 7908 OR AS NOTED
 - ⊙ NOTHING SET DIMENSION POINT
 - ⊙ 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ N.C. GPS POINT FOUND AS NOTED
 - ⑩ SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEP0028" AND "NEP0000" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000167636.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	39.79	50.00	45°28'37"
C2	38.85	50.00	45°28'30"
C3	36.98	50.00	43°28'14"
C4	41.71	50.00	47°00'04"
C5	21.03	25.00	48°11'23"

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 29
 BEING A DIVISION OF PARCELS 15-2-1-2 OF R/S 917
 SITUATE WITHIN THE SW 1/4 OF SECTION 13 T22N 42E1E NAD83
 WASHOE COUNTY NEVADA

TEC
CIVIL ENGINEERING CONSULTANTS
 700 Stewart Ranch, Reno, NV 89502
 (775) 782-7800 FAX (775) 782-7828

SHEET 1 OF 1

JOB = SHEE002
 DATE = MAY, 2008
 Temporary/Projects/SHEE002/Lurvey/LEGAL_EXHIBITS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 30

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-12, further described as a portion of parcel 15-2-1-9 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE S.42°40'00"E., 940.08 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.42°57'51"E., 937.10 feet;

THENCE N.88°43'38"W., 650.43 feet;

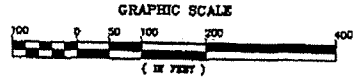
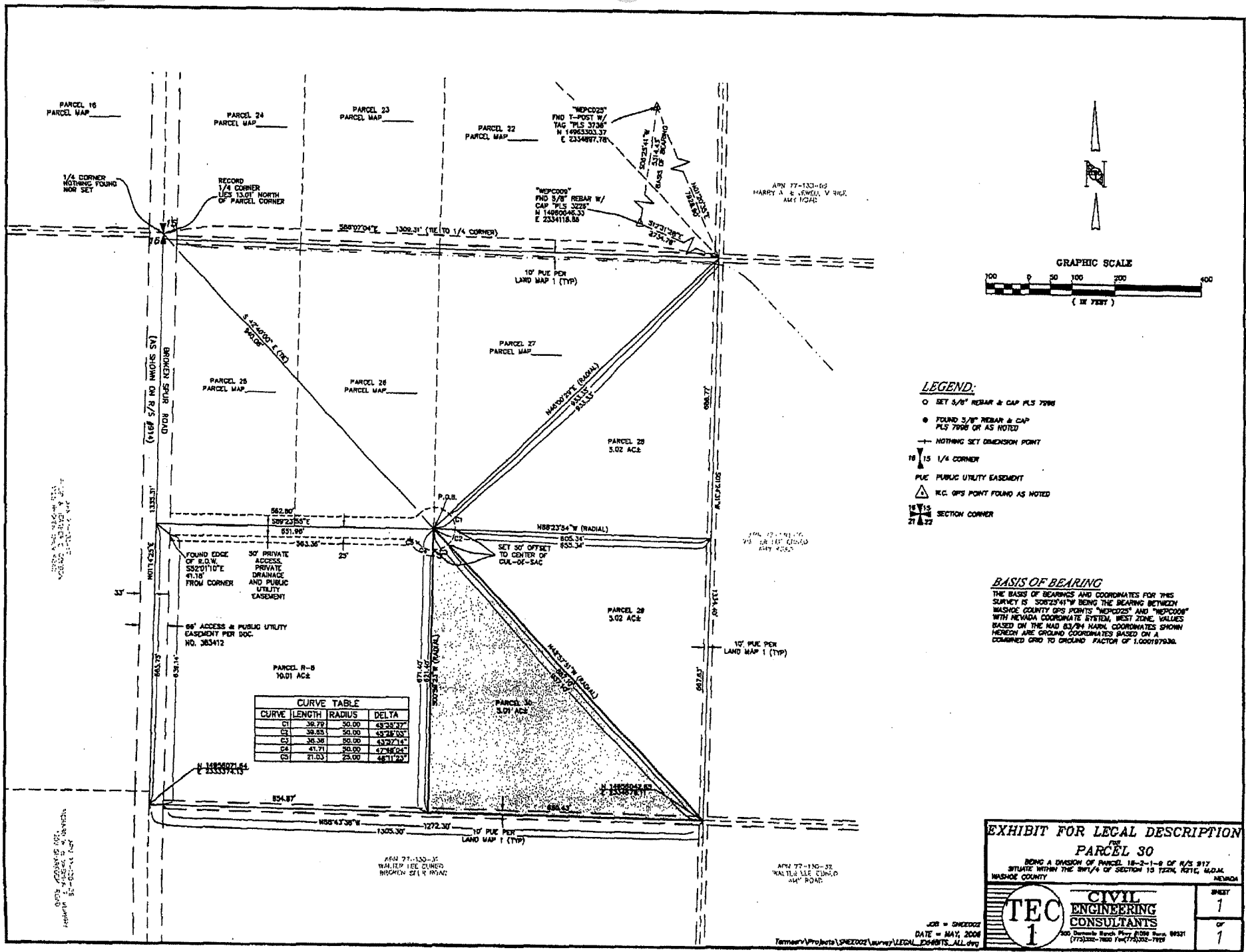
THENCE N.00°59'23"E., 671.40 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 3/8" REBAR & CAP PLS 7998
 - FOUND 3/8" REBAR & CAP PLS 7908 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - 18 15 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ R.C. GPS POINT FOUND AS NOTED
 - 18 15 21 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS $S89^{\circ}23'41''W$ BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC025" AND "WPC008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197836.

CURVE TABLE		
CURVE	LENGTH	DELTA
C1	36.79	50.00
C2	38.83	50.00
C3	38.38	50.00
C4	41.71	50.00
C5	21.03	25.00

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 30
 BEING A DIVISION OF PARCEL 18-2-1-8 OF R/S 317
 SITUATE WITHIN THE SW/4 OF SECTION 15 T22N, R27E, N22E,
 WASHOE COUNTY, NEVADA

TEC 1	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	400 South Main Street, Suite 2000, Reno, NV 89501 (775) 784-7000 Fax: (775) 784-7002	of 1

JOB = 0802002
 DATE = MAY, 2008
 Terms/Projects/0802002/Legal/EXHIBITS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 31

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-12, further described as a portion of parcel 15-2-1-9 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE S.42°40'00"E., 940.08 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.00°59'23"W., 671.40 feet;

THENCE N.88°43'38"W., 326.39 feet;

THENCE N.00°59'23"E., 667.58 feet,

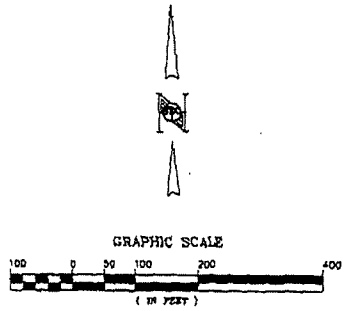
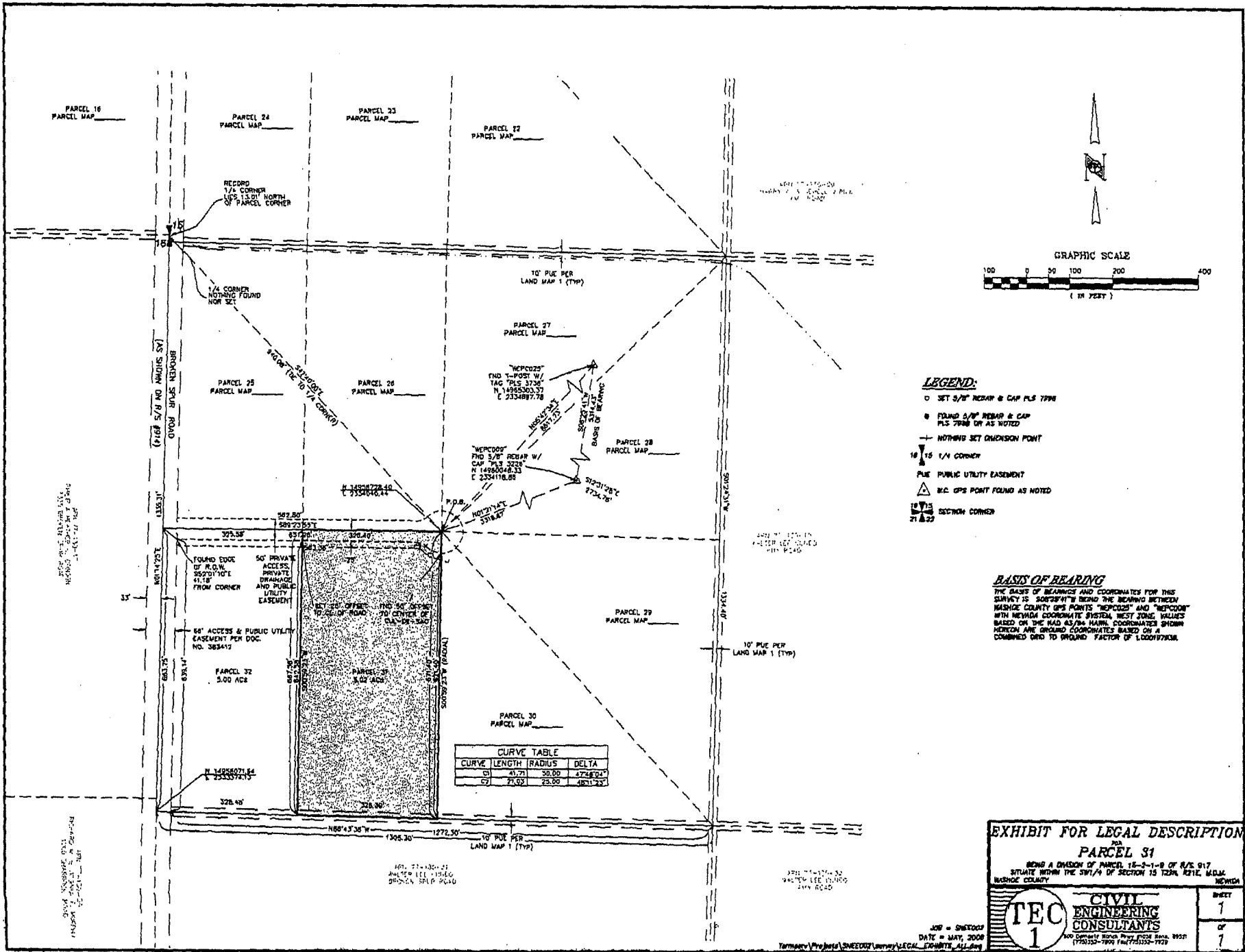
THENCE S.89°23'55"E., 326.40 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.02 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 3/8" REBAR & CAP PLS TYPE
- FOUND 3/8" REBAR & CAP PLS TYPE ON AS NOTED
- NOTHING SET DIMENSION POINT
- 10' 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ I.C. GPS POINT FOUND AS NOTED
- 12 1/2 SECTION CORNER
- 21 1/2

BASIS OF BEARING

THE BASIS OF BEARING AND COORDINATES FOR THIS SURVEY IS SOUTHERLY BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC025" AND "WPC028" WITH NAD83 COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/NA 83 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00019793M.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	41.71	30.00	47.4402°
C2	21.02	25.00	48.1123°

EXHIBIT FOR LEGAL DESCRIPTION

PARCEL 31
 BEING A DIVISION OF PARCEL 15-3-1-B OF R/S 917
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T28N R21E M20E
 WASHOE COUNTY

	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	<small>400 Campbell Ranch Hwy, PO Box 8650 Reno, NV 89512-0650 (775) 785-7000 Fax (775) 785-7022</small>	OF 7

JOB = SWE2003
 DATE = MAY, 2009

Terminology: Project/SHEET/LEGAL EXHIBIT ALL SHOWN

LEGAL DESCRIPTION

For Parcel 32

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-12, further described as a portion of parcel 15-2-1-9 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the West ¼ corner of said section 15;

THENCE along the centerline of Broken Spur Road, S.01°14'25"W., 684.57 feet, to the **TRUE POINT OF BEGINNING**;

THENCE leaving the centerline of Broken Spur Road, S.89°23'55"E., 325.58 feet;

THENCE S.00°59'23"W., 667.58 feet;

THENCE N.88°43'38"W., 328.48 feet, to a point on the centerline of Broken Spur Road;

THENCE along the centerline of Broken Spur Road, N.01°14'25"E., 663.75 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521

LEGAL DESCRIPTION

For Parcel 33

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-10, further described as a portion of parcel 15-2-1-10 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said section 15;

THENCE N.50°39'38"E., 3012.25 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.01°34'39"E., 667.23 feet;

THENCE S.88°41'14"E., 326.66 feet, to a point on the centerline of Amy Road;

THENCE along the centerline of Amy Road, S.01°34'39"W., 667.48 feet;

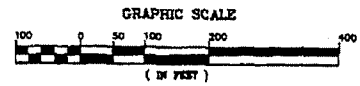
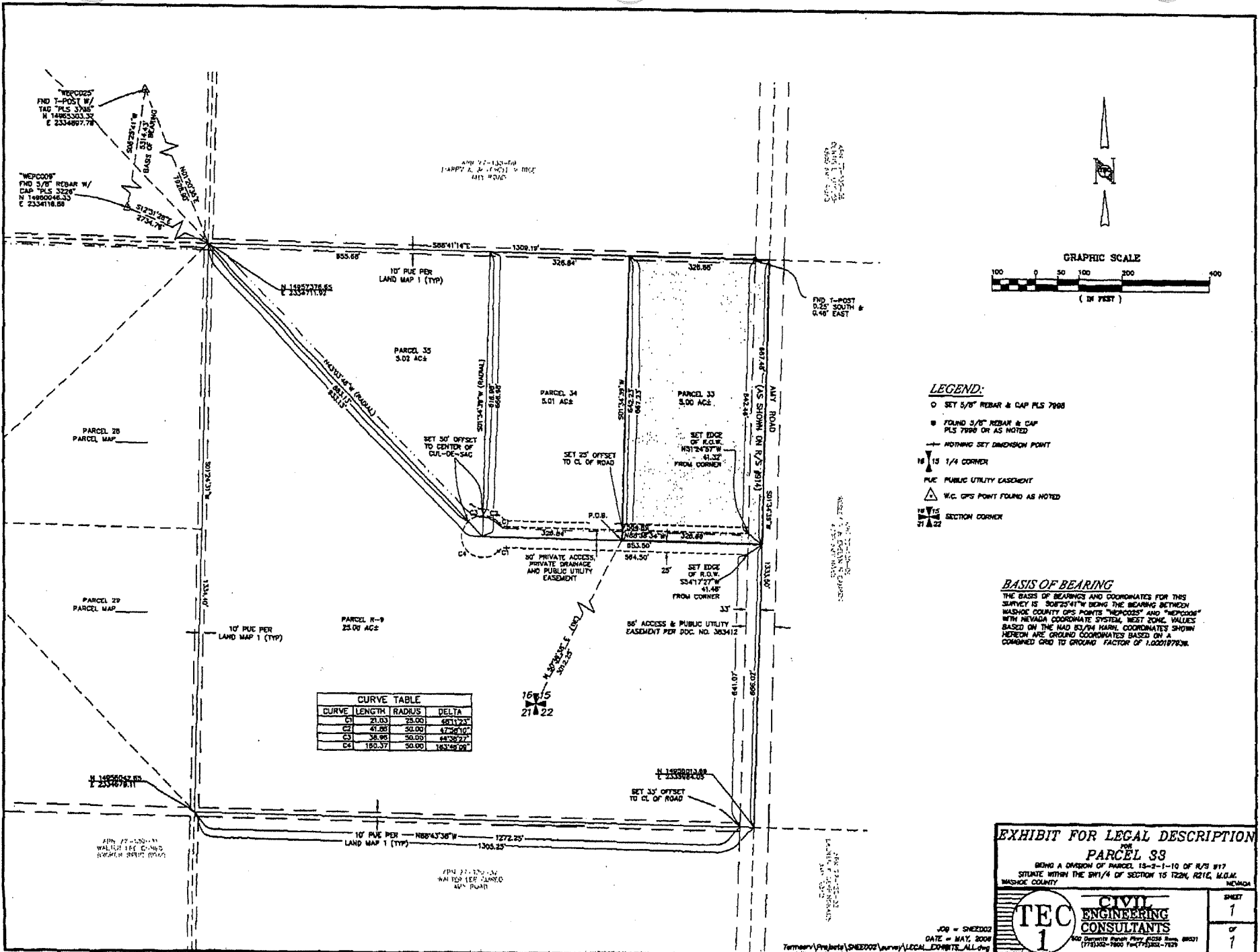
THENCE leaving the centerline of Amy Road, N.88°38'34"W., 326.66 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7998
 - FOUND 3/8" REBAR & CAP PLS 7998 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - 16' x 5' 1/4 CORNER
 - P.U.E. PUBLIC UTILITY EASEMENT
 - △ W.C. GPS POINT FOUND AS NOTED
 - 16' x 5' 21' 22' SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 308°25'41" W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC025" AND "WPC005" WITH NEVADA COORDINATE SYSTEM, BEST ZONE VALUES BASED ON THE NAD 83/PM MARY. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197636.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	25.03	25.00	48°11'23"
C2	41.25	50.00	47°50'10"
C3	34.90	50.00	48°30'21"
C4	180.37	30.00	183°49'08"

EXHIBIT FOR LEGAL DESCRIPTION
OF
PARCEL 33
 BEING A DIVISION OF PARCEL 15-2-1-10 OF R/S N17
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, N.M.S.
 WASHOE COUNTY NEVADA

TEC
1

CIVIL ENGINEERING CONSULTANTS

1000 Damonte Ranch Parkway, Suite 200, Reno, NV 89521
 (775) 322-1900 FAX: (775) 322-7329

JOB = SNEE002
 DATE = MAY, 2008

Terms \Projects \SNEE002 \Survey \LEGAL_EXHIBIT_ALL.dwg

1
 of
 1

LEGAL DESCRIPTION

For Parcel 34

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-10, further described as a portion of parcel 15-2-1-10 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said section 15;

THENCE N.46°15'09"E., 2772.66 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.01°34'39"E., 666.98 feet;

THENCE S.88°41'14"E., 326.84 feet;

THENCE S.01°34'39"W., 667.23 feet;

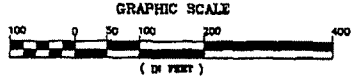
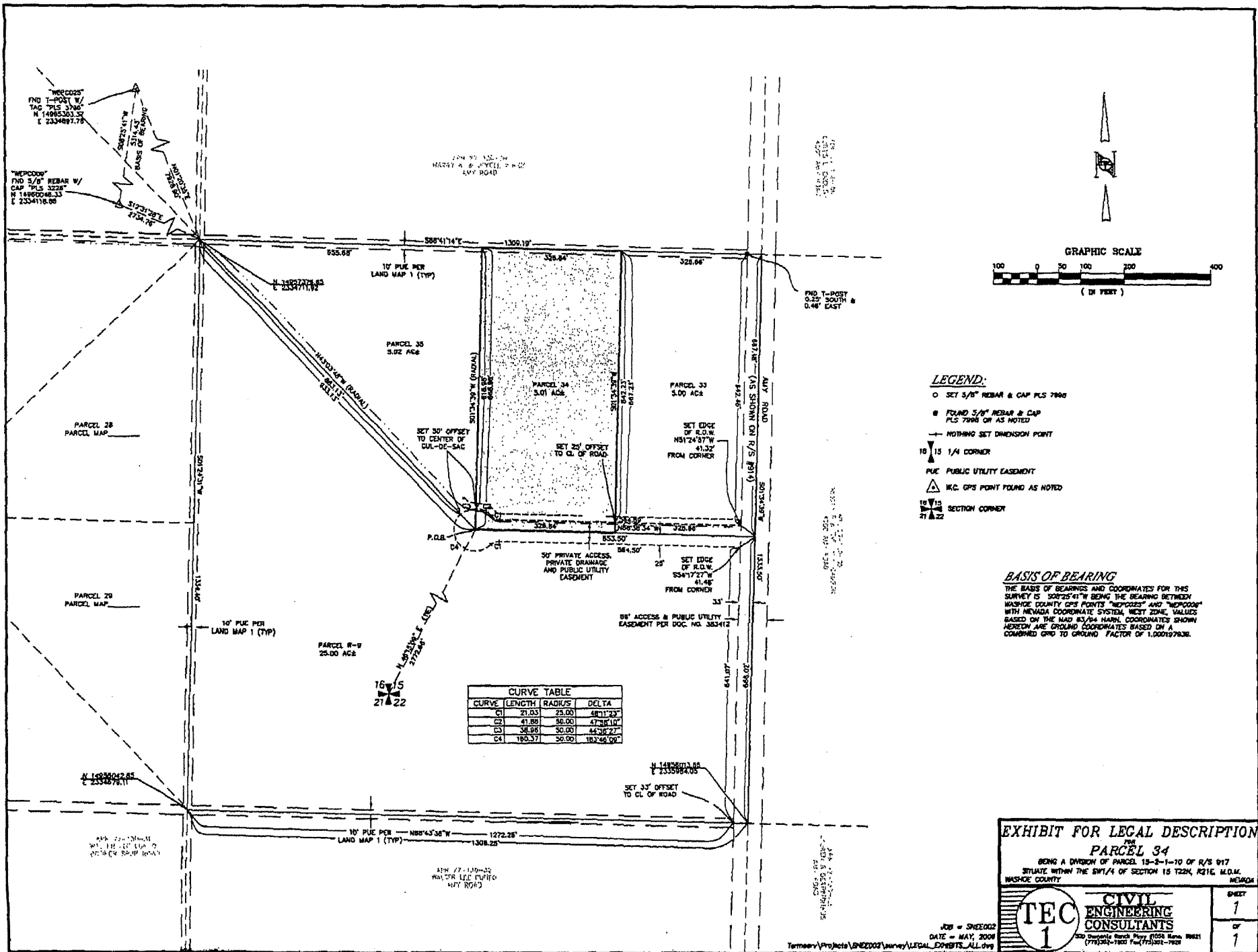
THENCE N.88°38'34"W., 326.84 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7998
 - FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - 15 15 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ M.C. GPS POINT FOUND AS NOTED
 - 15 15 SECTION CORNER
 - 21 22

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S02°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0026" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83 (F.A. MARK) COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197936.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°11'23"
C2	41.88	50.00	47°38'19"
C3	38.95	50.00	44°38'27"
C4	193.37	50.00	183°49'59"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 34
 BEING A DIVISION OF PARCEL 15-2-1-10 OF R/S 017
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M.04, WASHOE COUNTY

TEC 1

CIVIL ENGINEERING CONSULTANTS

300 Corporate Branch Pkwy, 2000 Reno, NV 89511
 (775) 785-1700 Fax: (775) 785-1702

SHEET 1 OF 1

JOB = SHEE002
 DATE = MAY, 2008
 T:\meyer\Projects\LINE2007\meyer\LEGAL_COBERTS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 35

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-10, further described as a portion of parcel 15-2-1-10 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said section 15;

THENCE N.46°15'09"E., 2772.66 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.43°03'48"W., 933.13 feet;

THENCE S.88°41'14"E., 655.68 feet;

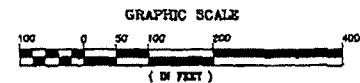
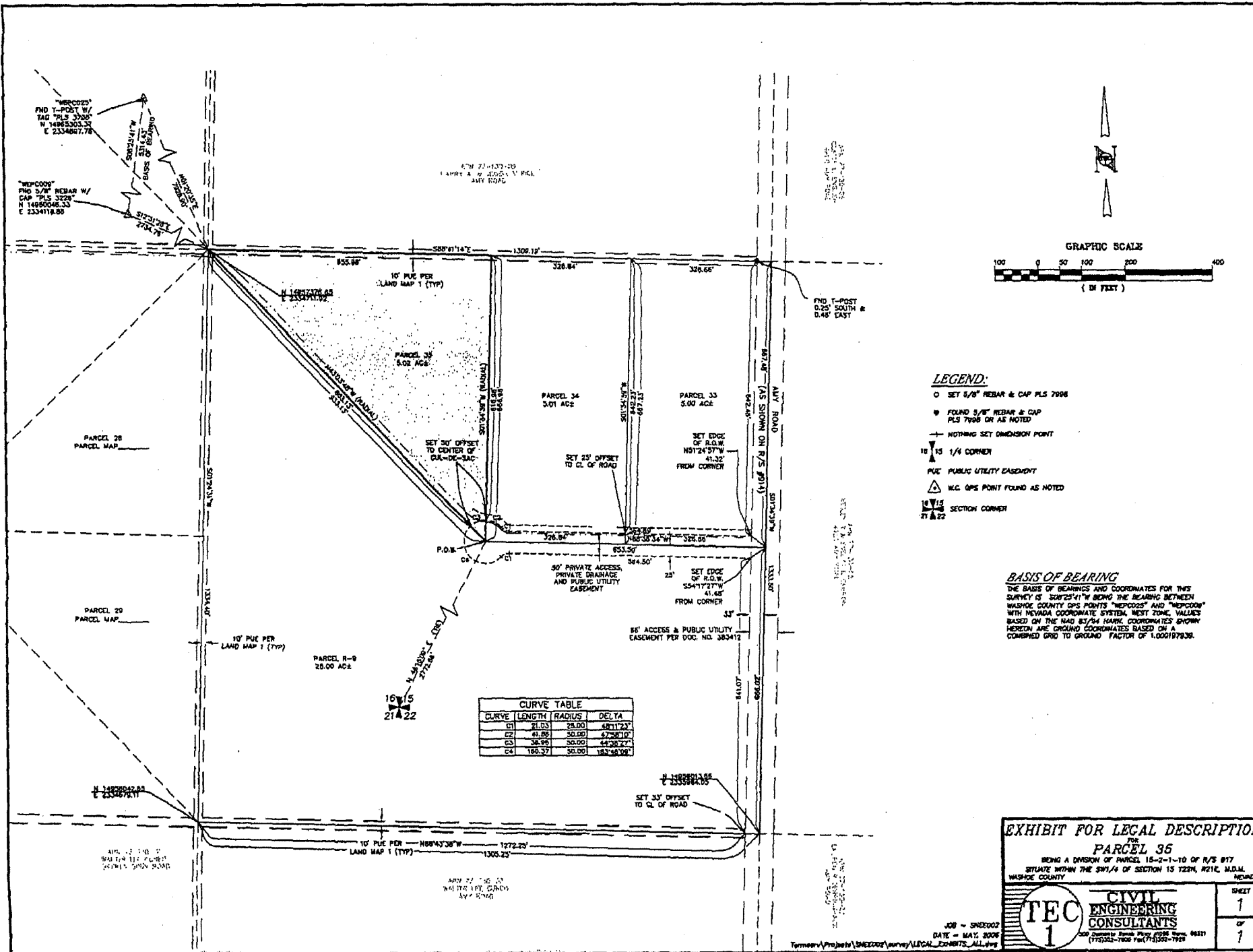
THENCE S.01°34'39"W., 666.98 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.02 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7008
 - FOUND 5/8" REBAR & CAP PLS 7008 ON AS NOTED
 - NOTHING SET DIMENSION POINT
 - 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ M.C. OPS POINT FOUND AS NOTED
 - SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S06°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "MEPC0225" AND "MEPC0008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/14 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A CORRECTED GRID TO GROUND FACTOR OF 1.000197938.

CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°17'23"
C2	41.89	30.00	57°26'10"
C3	25.98	30.00	44°38'27"
C4	186.37	50.00	183°46'00"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 36
 BEING A DIVISION OF PARCELS 15-2-1-10 OF R/S 017
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M.D.M.
 WASHOE COUNTY NEVADA

TEC 1	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	200 Corporate Park Plaza, 2228 West, Reno, NV 89511 (775) 322-7929 Fax (775) 322-7928	OF 1

JOB = SNEZ002
 DATE = MAY, 2006
 Terms:\Projects\SNEZ002\survey\LEGAL_EXHIBITS_ALL.dwg

LEGAL DESCRIPTION

For Parcel 36

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-10, further described as a portion of parcel 15-2-1-10 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said section 15;

THENCE N.27°43'21"E., 2936.01 feet, to the **TRUE POINT OF BEGINNING**;

THENCE S.43°03'48"E., 933.13 feet;

THENCE N.88°40'10"W., 653.71 feet;

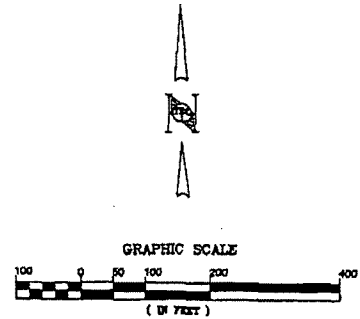
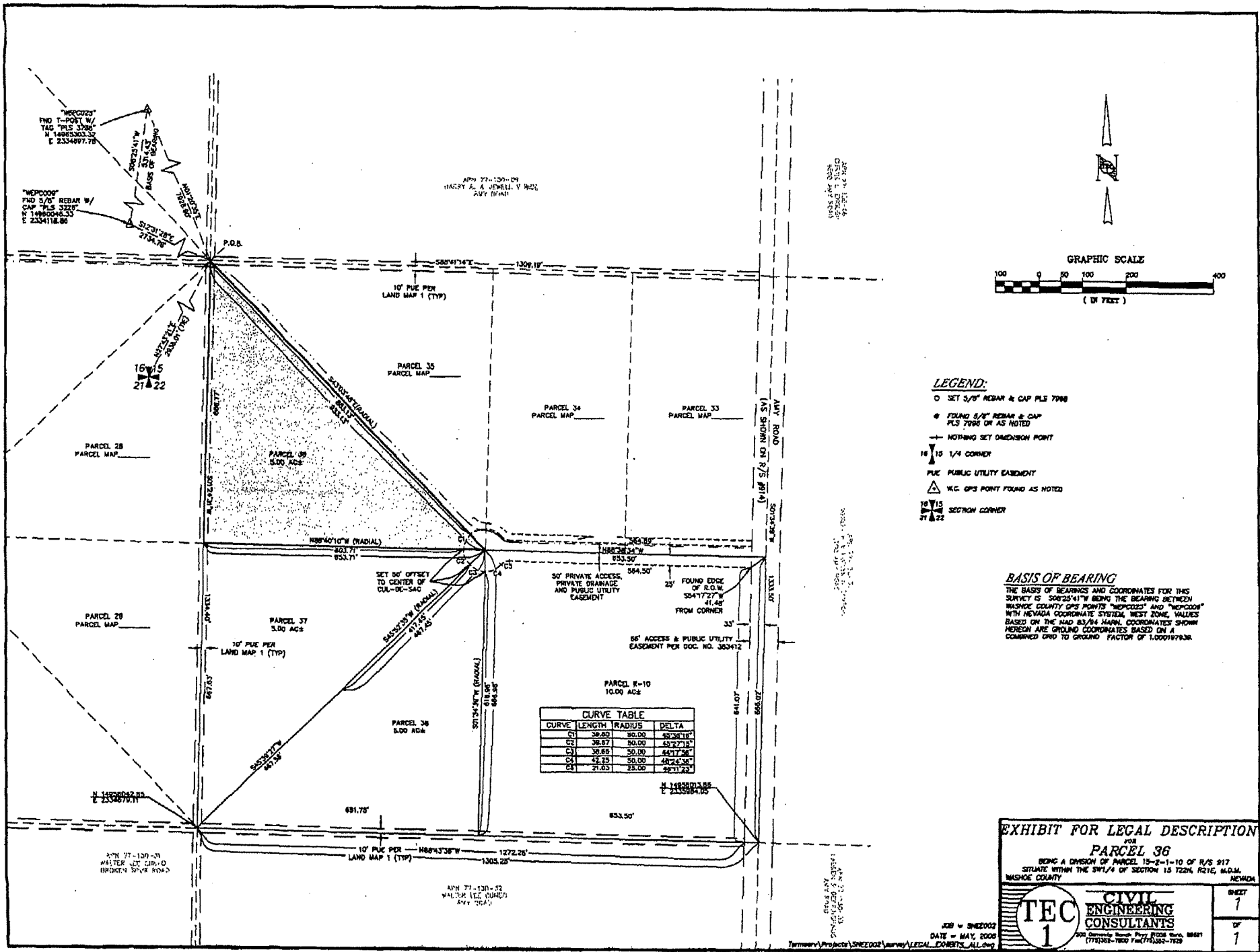
THENCE N.01°24'31"E., 666.77 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7098
 - FOUND 5/8" REBAR & CAP PLS 7098 AS NOTED
 - NOTHING SET DIMENSION POINT
 - 16 15 1/4 CORNER
 - PUC PUBLIC UTILITY EASEMENT
 - △ W.C. GPS POINT FOUND AS NOTED
 - 16 15 SECTION CORNER
 - 21 22

BASIS OF BEARING
THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 50825'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0223" AND "WPC0008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREIN ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197338.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	39.80	80.00	42°34'11"
C2	38.87	80.00	42°27'18"
C3	38.89	50.00	44°17'28"
C4	42.73	50.00	48°24'58"
C5	31.83	25.00	49°11'23"

EXHIBIT FOR LEGAL DESCRIPTION
FOR
PARCEL 36
BEING A DIVISION OF PARCEL 15-2-1-10 OF R/S 217
SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, S44E,
WASHOE COUNTY, NEVADA

TEC 1 **CIVIL ENGINEERING CONSULTANTS**

JOB # 5HE2002
DATE = MAY, 2009
77130-7000 PLOT# 07-0302-700

SHEET 7 OF 7

LEGAL DESCRIPTION

For Parcel 37

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-10, further described as a portion of parcel 15-2-1-10 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said section 15;

THENCE N.46°29'58"E., 1837.68 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.01°24'31"E., 667.63 feet;

THENCE S.88°40'10"E., 653.71 feet;

THENCE S.45°52'35"W., 467.65 feet;

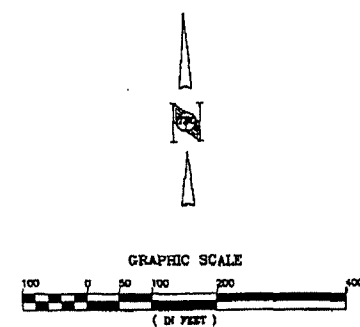
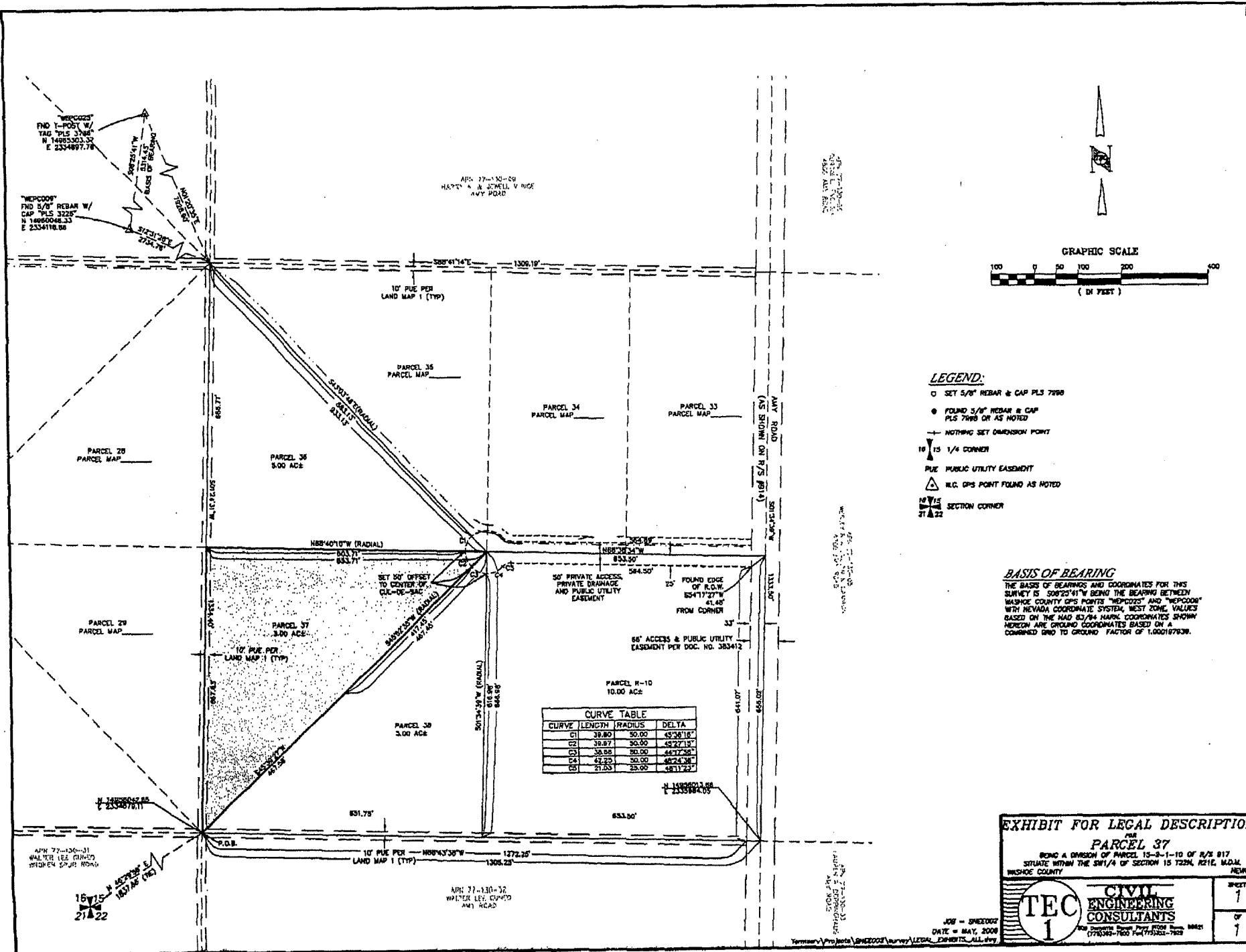
THENCE S. 45°39'27"W., 467.58 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7988
 - FOUND 3/8" REBAR & CAP PLS 7988 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - ⊥ 15 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ M.C. GPS POINT FOUND AS NOTED
 - ⊠ SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 50823'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0202" AND "WPC0008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/94 MARK COORDINATES SHOWY HEREON ARE GROUND COORDINATES BASED ON A CORRECTION GRID TO GROUND FACTOR OF 1.000167638.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.80	50.00	43°38'16"
C2	39.87	50.00	43°27'15"
C3	38.85	80.00	44°17'38"
C4	42.29	92.00	48°24'38"
C5	21.53	25.00	48°11'23"

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 37
 BEING A DIVISION OF PARCEL 15-3-1-10 OF R/S 817
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M21E, W21E,
 WASHOE COUNTY NEVADA

TEC 1
CIVIL ENGINEERING CONSULTANTS

SHEET 1
 OF 1

JOB - SHEED022
 DATE - MAY, 2008
 (775)341-7600 FAX (775)341-7629

"WPC0025"
 FND 1" POST W/
 TAG PLS 3788
 N 14863303.33
 E 2334897.78

"WPC0008"
 FND 5/8" REBAR W/
 CAP PLS 32287
 N 14865048.33
 E 2334118.86

APN 77-130-31
 HEYTA A. & JEWELL V. ROSE
 ARV ROAD

APN 77-130-31
 WALTER LEE CUMPO
 BRIDGE OF JES. ROAD

APN 77-130-32
 WALTER LEE CUMPO
 ARV ROAD

15 1/4
 21 & 22

LEGAL DESCRIPTION

For Parcel 38

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-10, further described as a portion of parcel 15-2-1-10 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said section 15;

THENCE N.46°29'58"E., 1837.68 feet, to the **TRUE POINT OF BEGINNING**;

THENCE N.45°39'27"E., 467.58 feet;

THENCE N.45°52'35"E., 467.45 feet;

THENCE S.01°34'39"W., 666.98 feet;

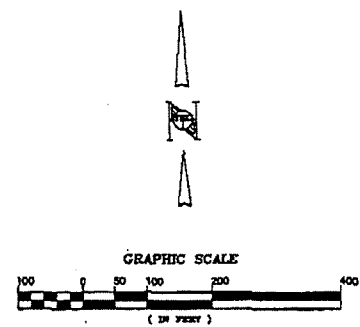
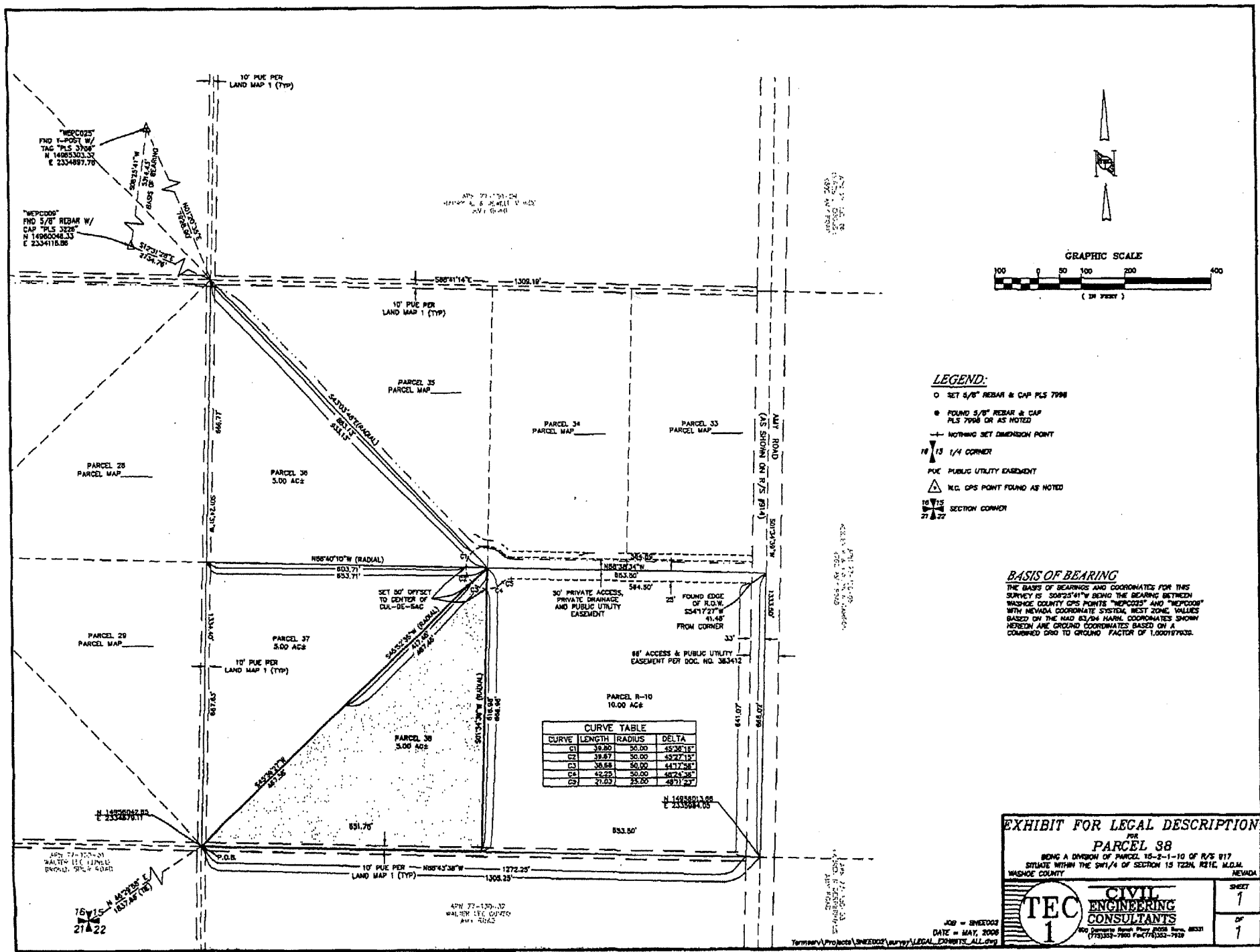
THENCE N.88°43'38"W., 651.75 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7098
 - FOUND 5/8" REBAR & CAP PLS 7098 OR AS NOTED
 - + NOTHING SET DIMENSION POINT
 - ⊕ 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ N.C. GPS POINT FOUND AS NOTED
 - ⊕ 1/4 SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S09°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "MEPC023" AND "MEPC009" WITH NEVADA COORDINATE SYSTEM. BEST ZONE. VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREIN ARE GROUND COORDINATES BASED ON A COMBINED DRG TO GROUND FACTOR OF 1.00017933.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	38.80	50.00	45°36'18"
C2	38.87	50.00	49°27'12"
C3	38.68	50.00	44°17'58"
C4	42.25	50.00	46°24'38"
C5	21.53	25.00	49°51'27"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 38
 BEING A DIVISION OF PARCEL 15-2-1-10 OF R/S 917
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M2M,
 WASHOE COUNTY, NEVADA

TEC
1

CIVIL ENGINEERING CONSULTANTS

800 Corporate Center, Reno, NV 89501
 (775)322-7800 Fax: (775)322-7828

SHEET 1
 OF 1

JOB - 01600002
 DATE - MAY, 2008
 T:\projects\01600002\survey\LEGAL_EXHIBITS_ALL.dwg

76°15' N 87°20' E
 214.22

APN 77-130-10
 WALTER LEE DANFLO
 2011 0102

APN 77-130-10
 WALTER LEE DANFLO
 2011 0102

APN 77-130-10
 WALTER LEE DANFLO
 2011 0102

LEGAL DESCRIPTION

For Parcel 39

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-10, further described as a portion of parcel 15-2-1-10 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said section 15;

THENCE N.46°15'09"E., 2772.66 feet; to the **TRUE POINT OF BEGINNING**;

THENCE S.88°38'34"E., 326.84 feet;

THENCE S.01°34'39"W., 666.50 feet;

THENCE N.88°43'38"W., 326.84 feet;

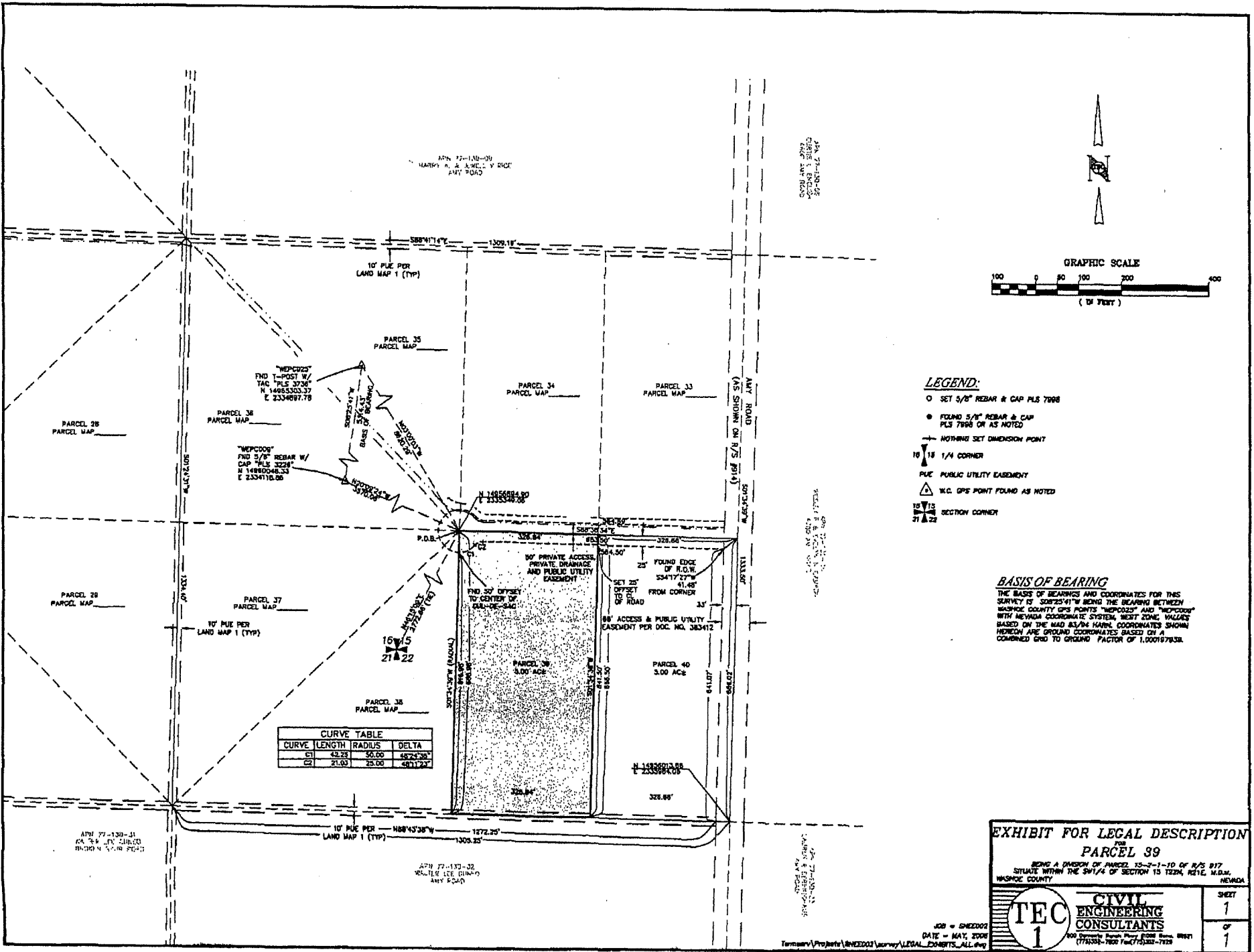
THENCE N.01°34'39"E., 666.98 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

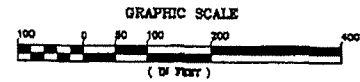
This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



APN 77-130-00
HARRY A. & S.W.L. Y RICE
ANY ROAD

APN 77-130-00
CHRIS & SUE-LO
CANT ANY ROAD



LEGEND:

- SET 3/8" REBAR & CAP PLS 7898
- FOUND 5/8" REBAR & CAP PLS 7898 OR AS NOTED
- NOTHING SET DIMENSION POINT
- ⊕ 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- ⊕ 10' SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S88°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC022" AND "WPC008" WITH NEVADA COORDINATE SYSTEM, NEXT ZONE. VALUES BASED ON THE NAD 83/94 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197938.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	49.25	50.00	48.2430°
C2	31.00	25.00	48.1123°

EXHIBIT FOR LEGAL DESCRIPTION
FOR
PARCEL 39
BEING A DIVISION OF PARCEL 13-3-1-10 OF R/S R17
SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M34E,
WASHOE COUNTY, NEVADA.

	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	<small>7000 University Parkway, Suite 1000, Reno, NV 89521 (775) 784-7777 FAX (775) 784-7778</small>	OF 1

JOB = SNE2001
DATE = MAY, 2008
T:\survey\Projects\WNE2001\survey\LEGAL_DRAWINGS_ALL.dwg

APN 77-130-01
KA 254 JY 2008.03
TR-000 N 5.7.10 2008.03

APN 77-130-02
WALTER LEE BUNYARD
ANY ROAD

APN 77-130-03
DORIS & GENE
ANY ROAD

LEGAL DESCRIPTION

For Parcel 40

All that certain real property located within a portion of the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-10, further described as a portion of parcel 15-2-1-10 as shown on Record of Survey Map #917 filed for McCulloch Properties, Inc. on the 29th of October 1975, File No. 383412, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said section 15;

THENCE N.50°39'38"E., 3012.25 feet; to the **TRUE POINT OF BEGINNING**;

THENCE S.88°38'34"E., 326.66 feet, to a point on the centerline of Amy Road;

THENCE along the centerline of Amy Road, S.01°34'39"W., 666.02 feet;

THENCE leaving the centerline of Amy Road, N.88°43'38"W., 326.66 feet;

THENCE N.01°34'39"E., 666.50 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521

LEGAL DESCRIPTION

For Parcel 41

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-32, further described as a portion of parcel 2 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 15;

THENCE along the centerline of Amy Road, N.01°34'36"E., 675.28 feet to the **TRUE POINT OF BEGINNING**;

THENCE leaving the centerline of Amy Road, N.88°46'02"W, 323.87 feet;

THENCE N.01°19'01"E., 617.43 feet;

THENCE S.88°43'38"E., 326.66 feet, to a point on the centerline of Amy Road;

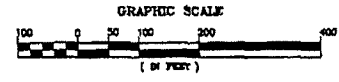
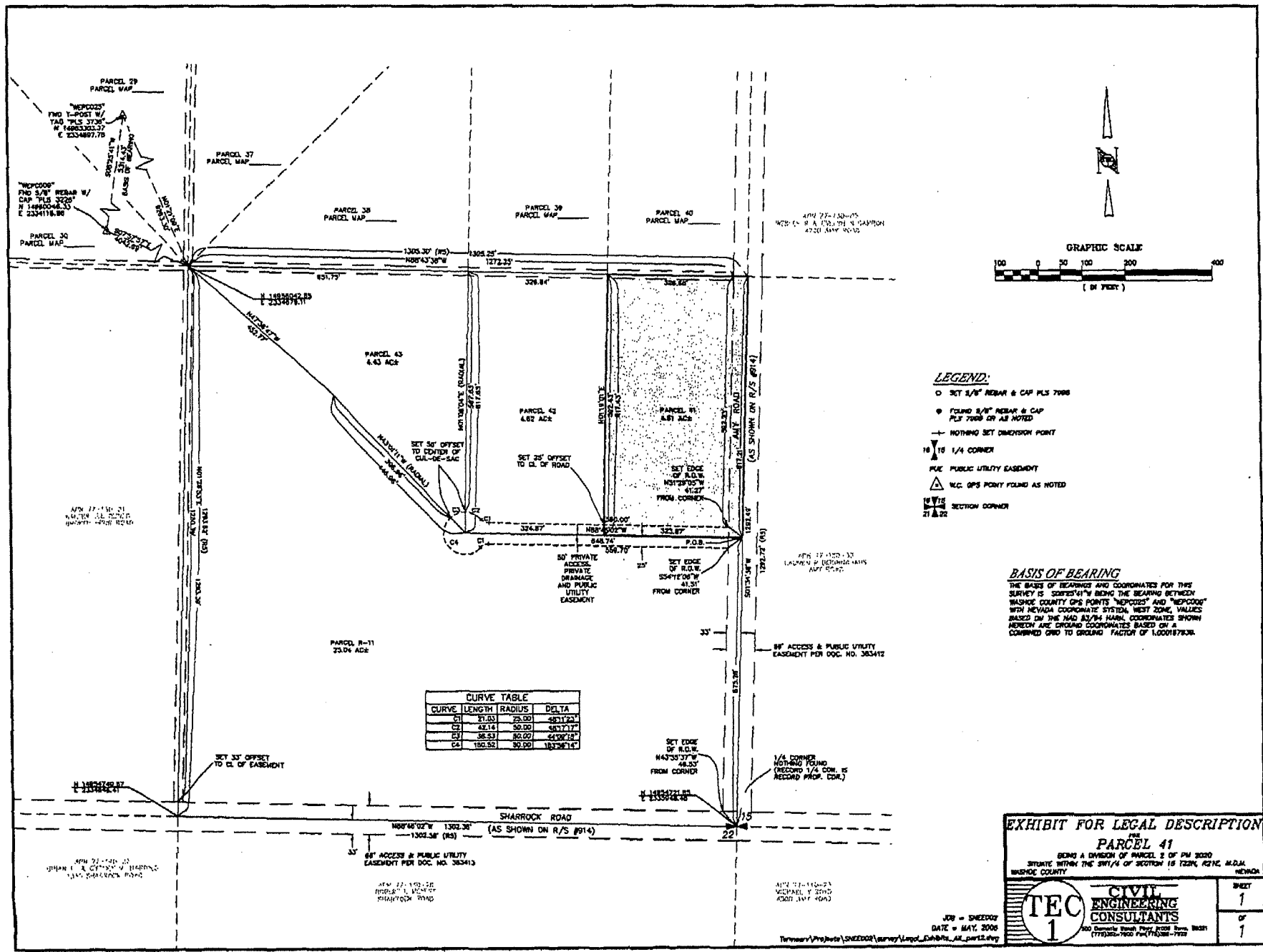
THENCE along the centerline of Amy Road, S.01°34'36"W., 617.21 feet to the **POINT OF BEGINNING**.

CONTAINING 4.61 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 1/4" REBAR & CAP PLS 7008
- FOUND 1/4" REBAR & CAP PLS 7008 OR AS NOTED
- NOTHING SET DIMENSION POINT
- 1/4" 1/4 CORNER
- P&U PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- 1/4" SECTION CORNER
- 21 & 22

BASIS OF BEARING

THE BASIS OF BEARING AND COORDINATES FOR THIS SURVEY IS "SOUTH" BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEPC002" AND "NEPC006" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/11M HAIN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00018738.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	47.53	25.00	481°23'
C2	42.14	50.00	481°17'
C3	38.53	50.00	450°18'
C4	100.52	30.00	183°46'14"

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 41
 BEING A DIVISION OF PARCEL 2 OF PM 3020
 SITUATE WITHIN THE SW1/4 OF SECTION 18 T22N, R21E, N.D.M.
 WASHOE COUNTY NEVADA

TEC ENGINEERING CONSULTANTS
 500 Comstock Street, Reno, NV 89502
 (775) 784-7000 Fax: (775) 784-7002

JES - SNEZGOY
 DATE = MAY, 2008

SHEET 1 OF 1

LEGAL DESCRIPTION

For Parcel 42

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-32, further described as a portion of parcel 2 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 15;

THENCE N.42°26'24"W., 933.60 feet to the **TRUE POINT OF BEGINNING**;

THENCE N.01°08'04"E., 617.65 feet;

THENCE S.88°43'38"E., 326.84 feet;

THENCE S.01°19'01"W., 617.43 feet;

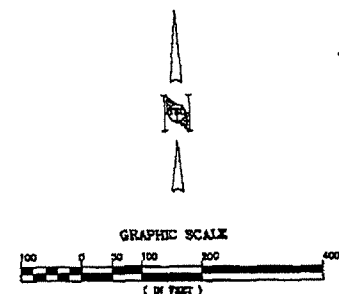
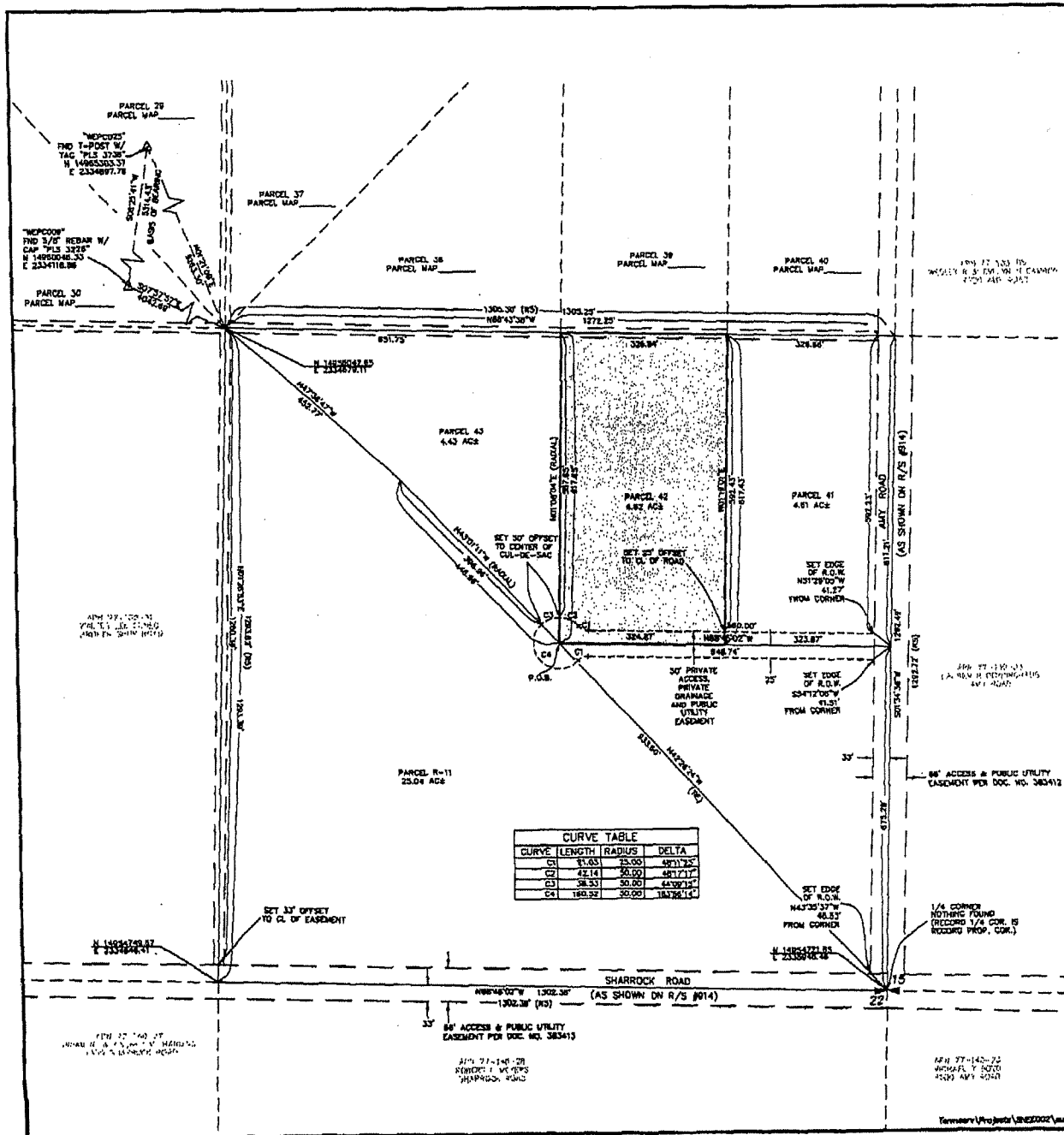
THENCE N.88°46'02"W., 324.87 feet to the **POINT OF BEGINNING**.

CONTAINING 4.62 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 3/8" REBAR & CAP PLUS 700#
 - FOUND 5/8" REBAR & CAP PLUS 700# OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - ⊕ IS 1/4 CORNER
 - ⊕ PUBLIC UTILITY EASEMENT
 - △ REC. GPS POINT FOUND AS NOTED
 - ⊕ SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 328254717M BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEPC022" AND "NEPC008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/78 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO COORDINATE FACTOR OF 1.000197938.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	41.03	25.00	99°17'25"
C2	42.14	30.00	48°17'17"
C3	38.33	30.00	64°32'14"
C4	180.52	30.00	182°28'14"

EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 42
 BEING A DIVISION OF PARCEL 2 OF PM 2020
 SITUATE WITHIN THE SW1/4 OF SECTION 18 T22N, R21E, N30M,
 WASHOE COUNTY, NEVADA

	CIVIL ENGINEERING CONSULTANTS <small>700 Country Club Drive, Reno, NV 89502 (775) 784-1100</small>	SHEET	1
		OF	1

JOB = SNEPC020
 DATE = MAY, 2008
 MICHAEL Y. NOTO
 4524 AMY ROAD

LEGAL DESCRIPTION
For Parcel 43

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-32, further described as a portion of parcel 2 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 15;

THENCE N.42°26'24"W., 933.60 feet to the **TRUE POINT OF BEGINNING**;

THENCE N.43°01'11"W., 446.96 feet;

THENCE N.47°36'47"W., 452.77 feet;

THENCE S.88°43'38"E., 651.75 feet;

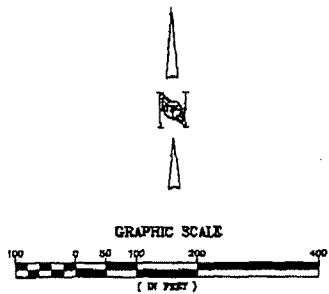
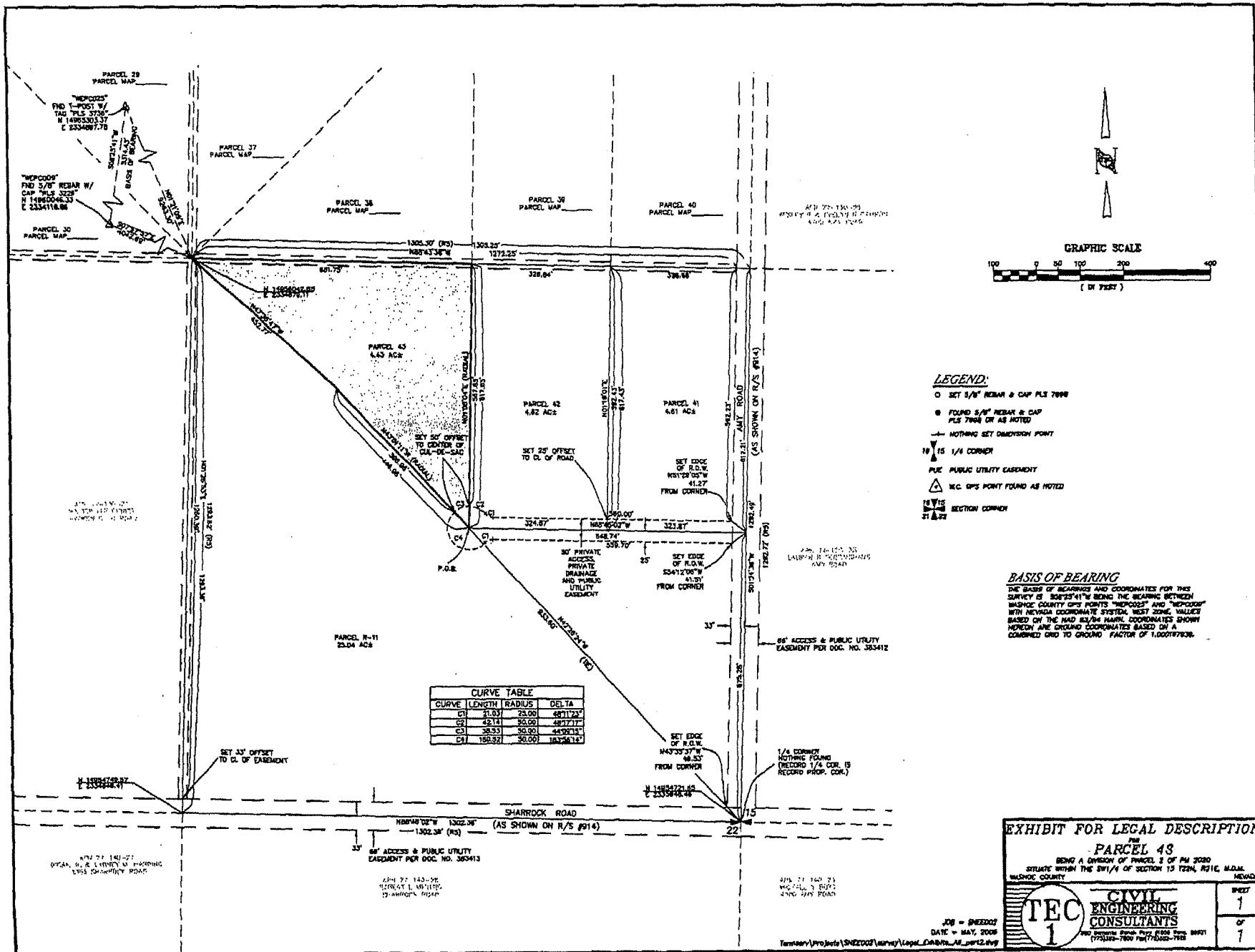
THENCE S.01°08'04"W., 617.65 feet to the **POINT OF BEGINNING**.

CONTAINING 4.43 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7898
- FOUND 5/8" REBAR & CAP PLS FOUND OR AS NOTED
- NOTHING SET DIMENSION POINT
- 10 15 1/4 CORNER
- PUC PUBLIC UTILITY EASEMENT
- △ M.C. GPS POINT FOUND AS NOTED
- 16 18 21 22 SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 304°25'41" BEING THE BEARING BETWEEN SHOSHO COUNTY GPS POINTS "H00P001" AND "H00P002" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/78 MARK. COORDINATES SHOW HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00079326.

CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°11'24"
C2	42.14	50.00	48°11'17"
C3	28.33	50.00	45°00'14"
C4	180.52	30.00	143°26'14"

EXHIBIT FOR LEGAL DESCRIPTION
 OF
PARCEL 43
 BEING A DIVISION OF PARCEL 2 OF PM 2020
 SITUATE WITHIN THE SW1/4 OF SECTION 13 T24N, R21E, M20M,
 WASHOE COUNTY, NEVADA

TEC
CIVIL ENGINEERING CONSULTANTS

JOB - 062202
 DATE - MAY, 2008

SHEET 1 OF 1

TERMINAL:\pro\joh\062202\survey\legal\DATA\18_05_0812.dwg

LEGAL DESCRIPTION
For Parcel 44

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-32, further described as a portion of parcel 2 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 15;

THENCE N.42°26'24"W., 933.60 feet to the **TRUE POINT OF BEGINNING**;

THENCE S.89°14'54"W., 655.61 feet;

THENCE N.01°26'53"E., 640.81 feet;

THENCE S.47°36'47"E., 452.77 feet;

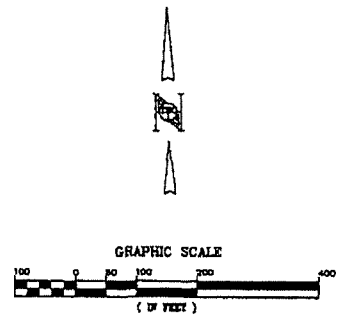
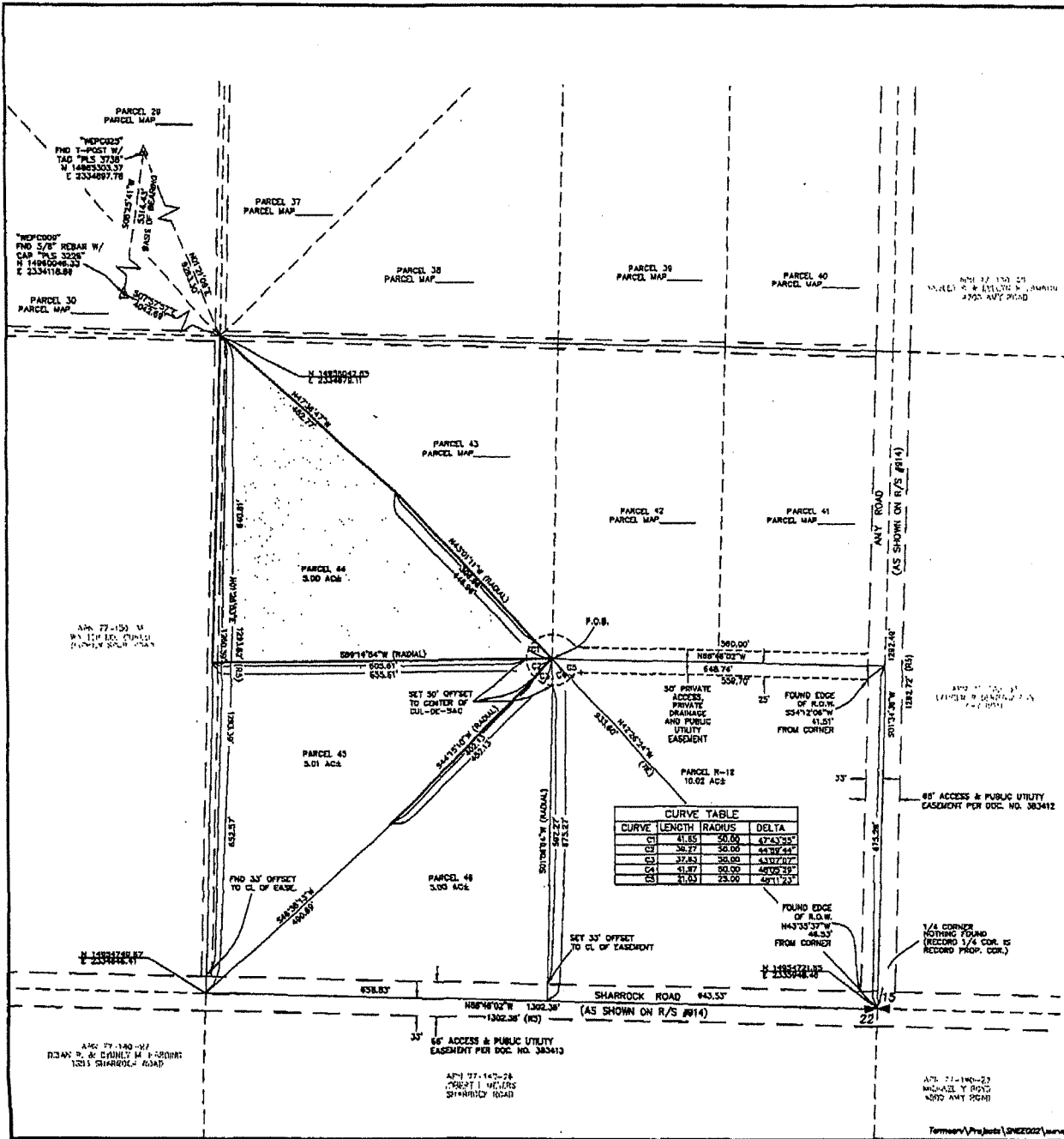
THENCE S.43°01'11"E., 446.96 feet to the **POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 3/4" REBAR & CAP PLS 7998
- FOUND 3/4" REBAR & CAP PLS 7998 OR AS NOTED
- NOTHING SET DIMENSION POINT
- ⊕ IS 1/4 CORNER
- PLU PUBLIC UTILITY EASEMENT
- △ W.C. OPS POINT FOUND AS NOTED
- 16 15 SECTION CORNER
- 21 22

BASIS OF BEARING

THE BASIS OF BEARING AND COORDINATES FOR THIS SURVEY IS 304°25'11"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WEP0023" AND "WEP0000" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/04 HARNAL COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00017838.

EXHIBIT FOR LEGAL DESCRIPTION
FOR
PARCEL 44
BEING A DIVISION OF PARCEL 2 OF P.M. 2020
SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, N30M,
WASHOE COUNTY, NEVADA

	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	<small>1615 S. Virginia Street, Reno, Nevada 89501 (775) 783-7800 FAX: (775) 783-7820</small>	OF 1

JOB = SHE2022
DATE = MAY, 2022

APN 27-140-23
MICHAEL Y. ROY
AND ANY PCRA

Formwork/Projects/SHE2022/summary/Legal_Exhibits_All_part2.dwg

LEGAL DESCRIPTION

For Parcel 45

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-32, further described as a portion of parcel 2 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 15;

THENCE N.42°26'24"W., 933.60 feet to the **TRUE POINT OF BEGINNING**;

THENCE S.44°15'10"W., 452.13 feet;

THENCE S.46°36'13"W., 490.69 feet;

THENCE N.01°26'53"E., 652.57 feet;

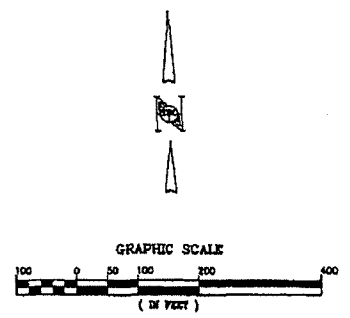
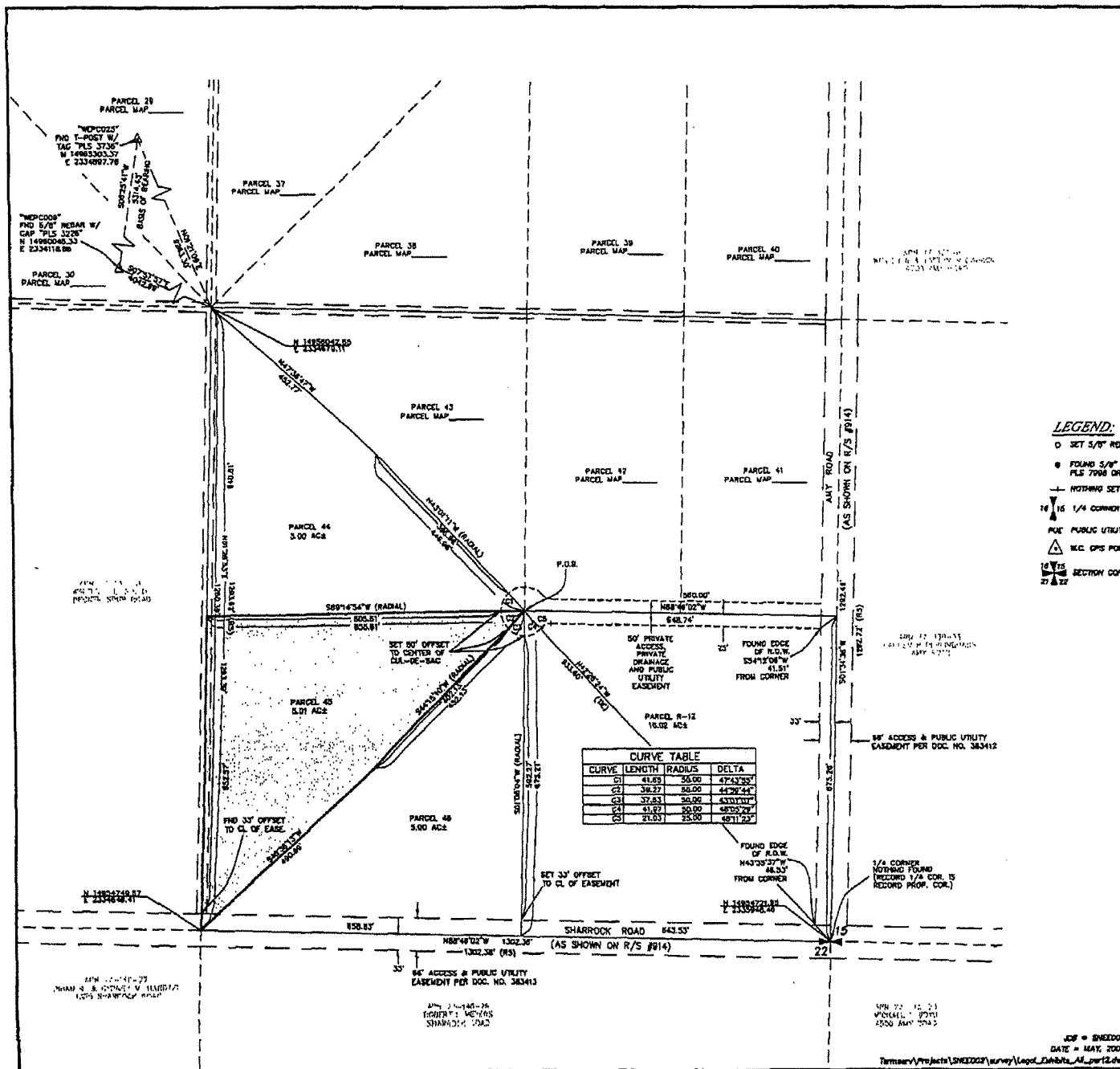
THENCE N.89°14'54"E., 655.61 feet to the **POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7896
- FOUND 3/4" REBAR & CAP PLS 7988 OR AS NOTED
- ⊕ NOTHING SET DIMENSION POINT
- ▲ 1/4 CORNER
- PUBLIC UTILITY EASEMENT
- △ I.C. OPS POINT FOUND AS NOTED
- SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARING AND COORDINATES FOR THIS SURVEY IS 308°23'41"W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "MPC0225" AND "MPC0226" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 MARK COORDINATES SHOWN HEREIN ARE GRID COORDINATES BASED ON A CORRECTION FACTOR TO GRIDING FACTOR OF 1.00000703.

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	41.63	50.00
C2	38.37	50.00
C3	37.83	50.00
C4	41.87	50.00
C5	23.23	50.00

EXHIBIT FOR LEGAL DESCRIPTION
FOR
PARCEL 46
BEING A DIVISION OF PARCEL 2 OF PM 2020
SITUATE WITHIN THE SW1/4 OF SECTION 10 T22N, R11E, M24E,
WASHOE COUNTY, NEVADA

DATE: 11-12-23
DRAWN BY: J.M.H./S
CHECKED BY: J.M.H./S

DATE: 11-12-23
DRAWN BY: J.M.H./S
CHECKED BY: J.M.H./S

TERMINAL: \\pro\jch\5\02023\survey\Legal_Exhibits_M_p012.dwg

TEC 1

CIVIL ENGINEERING CONSULTANTS

1 OF 1

LEGAL DESCRIPTION

For Parcel 46

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-32, further described as a portion of parcel 2 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 15;

THENCE along the centerline of Sharrock Road, N.88°46'02"W., 643.53 feet to the **TRUE POINT OF BEGINNING**;

THENCE continuing along the centerline of Sharrock Road, N.88°46'02"W., 658.83 feet;

THENCE leaving the centerline of Sharrock Road, N.46°36'13"E., 490.69 feet;

THENCE N.44°15'10"E., 452.13 feet;

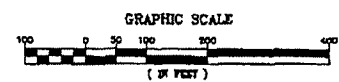
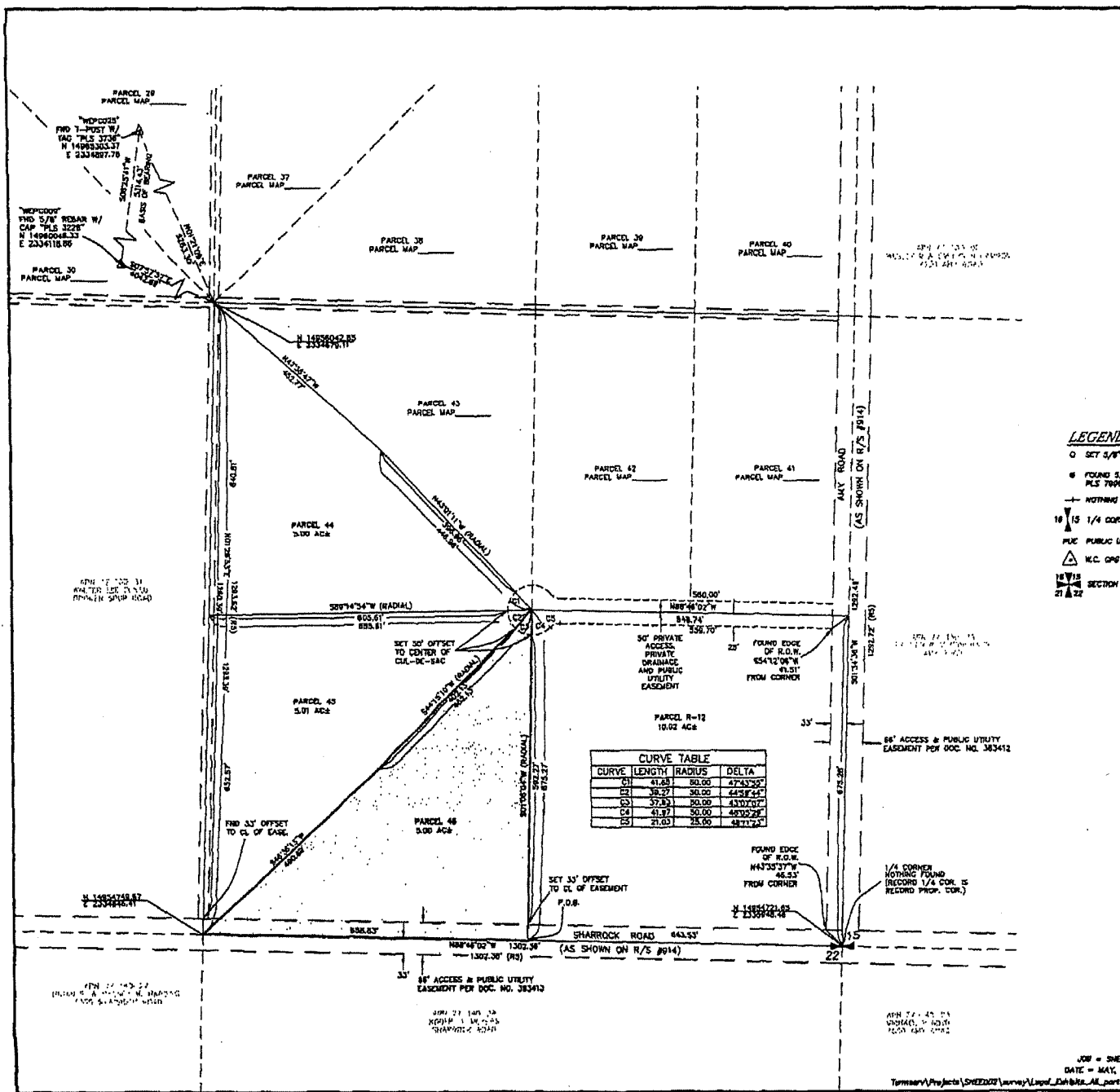
THENCE S.01°08'04"W., 675.27 feet to the **POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- ⊕ FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
- ⊙ NOTHING SET DIMENSION POINT
- 16 1/4 1/4 CORNER
- PUC PUBLIC UTILITY EASEMENT
- △ N.C. ORS POINT FOUND AS NOTED
- 18 1/4 SECTION CORNER
- 21 1/4

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS SOUTH 41° WEST BEING THE BEARING BETWEEN WASHOE COUNTY ORS POINTS "WPC0203" AND "WPC0200" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/04 MARK. COORDINATES SHOWN HEREIN ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00017838.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	41.28	50.00	47°43'30"
C2	38.37	50.00	45°58'44"
C3	37.83	50.00	43°07'07"
C4	41.97	50.00	48°02'28"
C5	21.03	25.00	48°17'24"

EXHIBIT FOR LEGAL DESCRIPTION

PARCEL 46
 BEING A DIVISION OF PARCEL 2 OF PM 2020
 SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E, M20A,
 WASHOE COUNTY, NEVADA.

TEC
CIVIL ENGINEERING CONSULTANTS

JOB = SHEED02
 DATE = MAY, 2004
 T:\projects\PROJECTS\SHEED02\survey\Legal\Exhibit_All_parcels.dwg

APR 27 10:55 AM
 KENNETH W. WILSON
 SHARROCK ROAD

APR 27 10:55 AM
 KENNETH W. WILSON
 SHARROCK ROAD

APR 27 10:55 AM
 KENNETH W. WILSON
 SHARROCK ROAD

APR 27 10:55 AM
 KENNETH W. WILSON
 SHARROCK ROAD

SHEET 1 OF 1

LEGAL DESCRIPTION

For Parcel 47

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-32, further described as a portion of parcel 2 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 15;

THENCE along the centerline of Sharrock Road, N.88°46'02"W., 321.47 feet to the **TRUE POINT OF BEGINNING**;

THENCE continuing along the centerline of Sharrock Road, N.88°46'02"W., 322.05 feet;

THENCE leaving the centerline of Sharrock Road, N.01°08'04"E., 675.27 feet;

THENCE S.88°46'02"E., 324.87 feet;

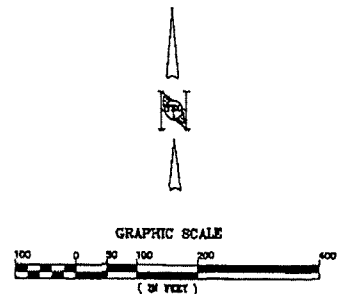
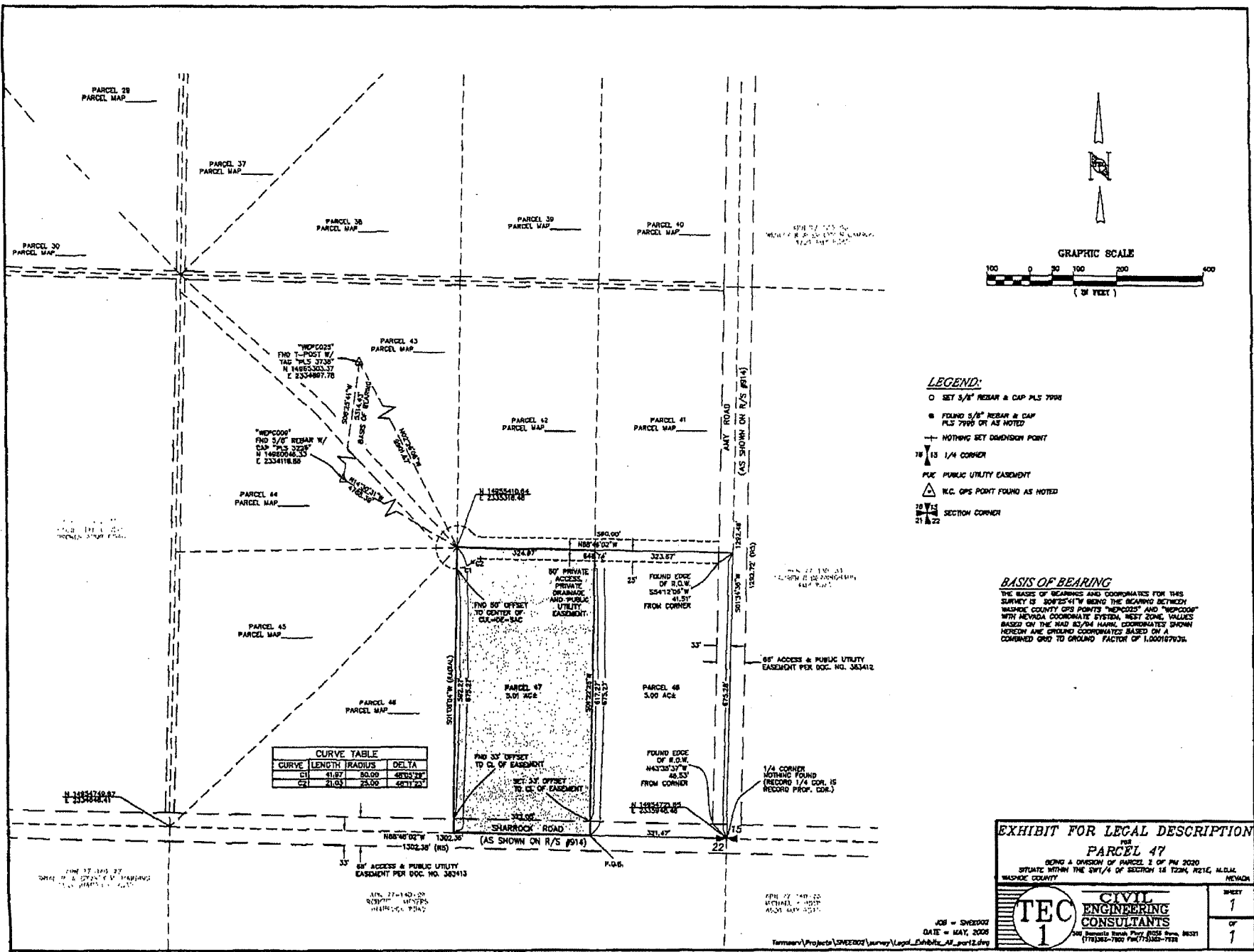
THENCE S.01°22'25"W., 675.27 feet to the **POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
- + NOTHING SET DIMENSION POINT
- 76 IS 1/4 CORNER
- PUC PUBLIC UTILITY EASEMENT
- △ I.C. GPS POINT FOUND AS NOTED
- 70 1/4 SECTION CORNER
- 21 1/4

BASIS OF BEARING

THE BASIS OF BEARING AND COORDINATES FOR THIS SURVEY IS 808°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC025" AND "WPC009" WITH NEVADA COORDINATE SYSTEM. BEST ZONE VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000167936.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	41.97	80.00	48°05'28"
C2	21.03	25.00	56°11'22"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 47
 BEING A DIVISION OF PARCEL 2 OF PM 2000
 SITUATE WITHIN THE SW1/4 OF SECTION 18 T22N, R21E, N32E,
 WASHOE COUNTY, NEVADA

TEC 1 CIVIL ENGINEERING CONSULTANTS
 400 Sacramento Street, Suite 2000 Reno, Nevada 89501
 (775) 782-7100 Fax: (775) 782-7128

JOB = SWE0202
 DATE = MAY, 2006

SHEET 1 OF 1

APR 27 10:27 AM '06
 DWG BY: J. W. HARRIS
 CHECKED BY: J. W. HARRIS

APR 27 10:27 AM '06
 DWG BY: J. W. HARRIS
 CHECKED BY: J. W. HARRIS

APR 27 10:27 AM '06
 DWG BY: J. W. HARRIS
 CHECKED BY: J. W. HARRIS

TerraView\Projects\SWE0202\Survey\Legal_Exhibits_A7_p012.dwg

LEGAL DESCRIPTION

For Parcel 48

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-32, further described as a portion of parcel 2 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

BEGINNING at the South 1/4 corner of said Section 15;

THENCE along the centerline of Sharrock Road, N.88°46'02"W., 321.47 feet;

THENCE leaving the centerline of Sharrock Road, N.01°22'25"E., 675.27 feet;

THENCE S.88°46'02"E., 323.87 feet, to a point on the centerline of Amy Road;

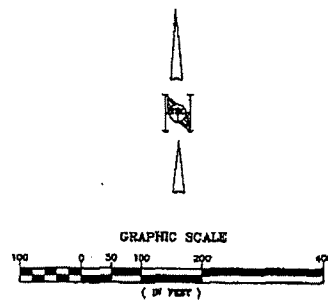
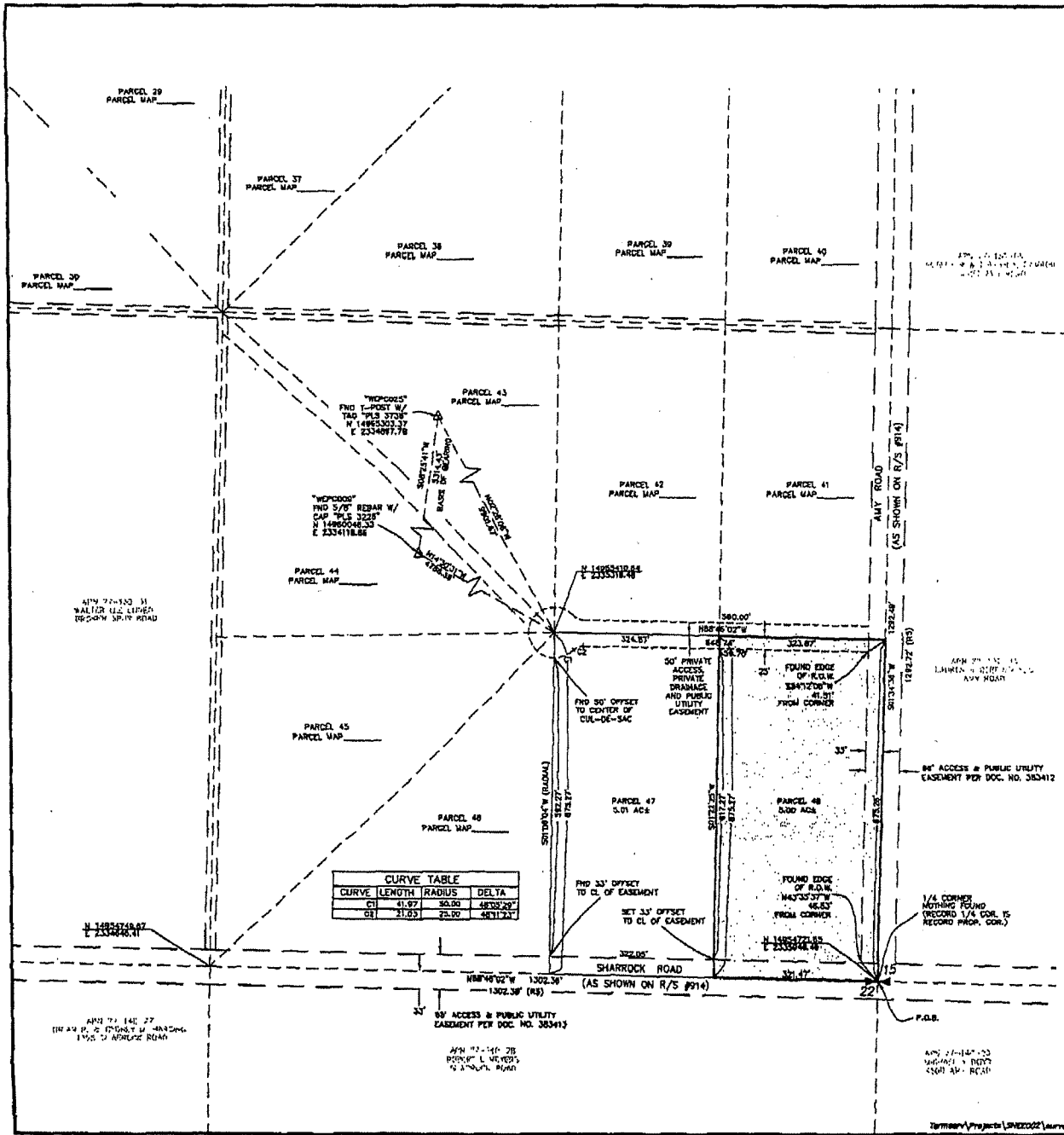
THENCE along the centerline of Amy Road, S.01°34'36"W., 675.28 feet to the **POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR @ CAP PLS 7898
- ⊕ FOUND 5/8" REBAR @ CAP PLS 7899 OR AS NOTED
- ⊕ NOTHING SET DIMENSION POINT
- 15 15 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ NCC. C/S POINT FOUND AS NOTED
- 15 15 SECTION CORNER
- 22 22

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S82°54'10" FROM THE BEARING BETWEEN WASHOE COUNTY C/S POINTS "MOP0025" AND "MOP0000" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/04 HARRIS COORDINATES. SHOWN HEREON ARE GRID COORDINATES BASED ON A COMBINED GRID TO GRID FACTOR OF 1.00077028.

CURVE TABLE		
CURVE LENGTH	RADIUS	DELTA
C1	41.87	30.00
C2	21.03	23.00

EXHIBIT FOR LEGAL DESCRIPTION
OF
PARCEL 48
 BEING A DIVISION OF PARCEL 2 OF PM 2020
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M.D.M.
 WASHOE COUNTY NEVADA

TEC
1

CIVIL ENGINEERING CONSULTANTS
 200 Corporate Ranch Pkwy, Suite 2000, Reno, NV 89521
 775.785.7800 Fax 775.785.9153

SHEET 1
OF 7

JOB = SHEED02
 DATE = MAY 2020
 \\terracotta\projects\15NE2022\survey\Legal_Description\all_parcels.dwg

LEGAL DESCRIPTION

For Parcel 49

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-31, further described as a portion of parcel 1 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 15;

THENCE N.01°14'25"E., 679.11 feet, along the centerline of Broken Spur Road to the **TRUE POINT OF BEGINNING**;

THENCE continuing along the centerline of Broken Spur Road, N.01°14'25"E., 615.18 feet;

THENCE leaving the centerline of Broken Spur Road, S.88°43'38"E., 328.48 feet;

THENCE S.01°39'11"W., 615.67 feet;

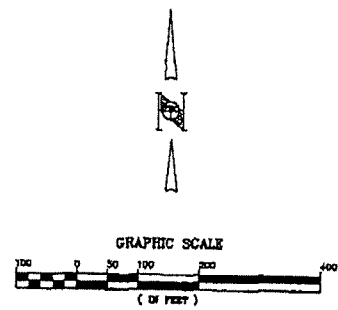
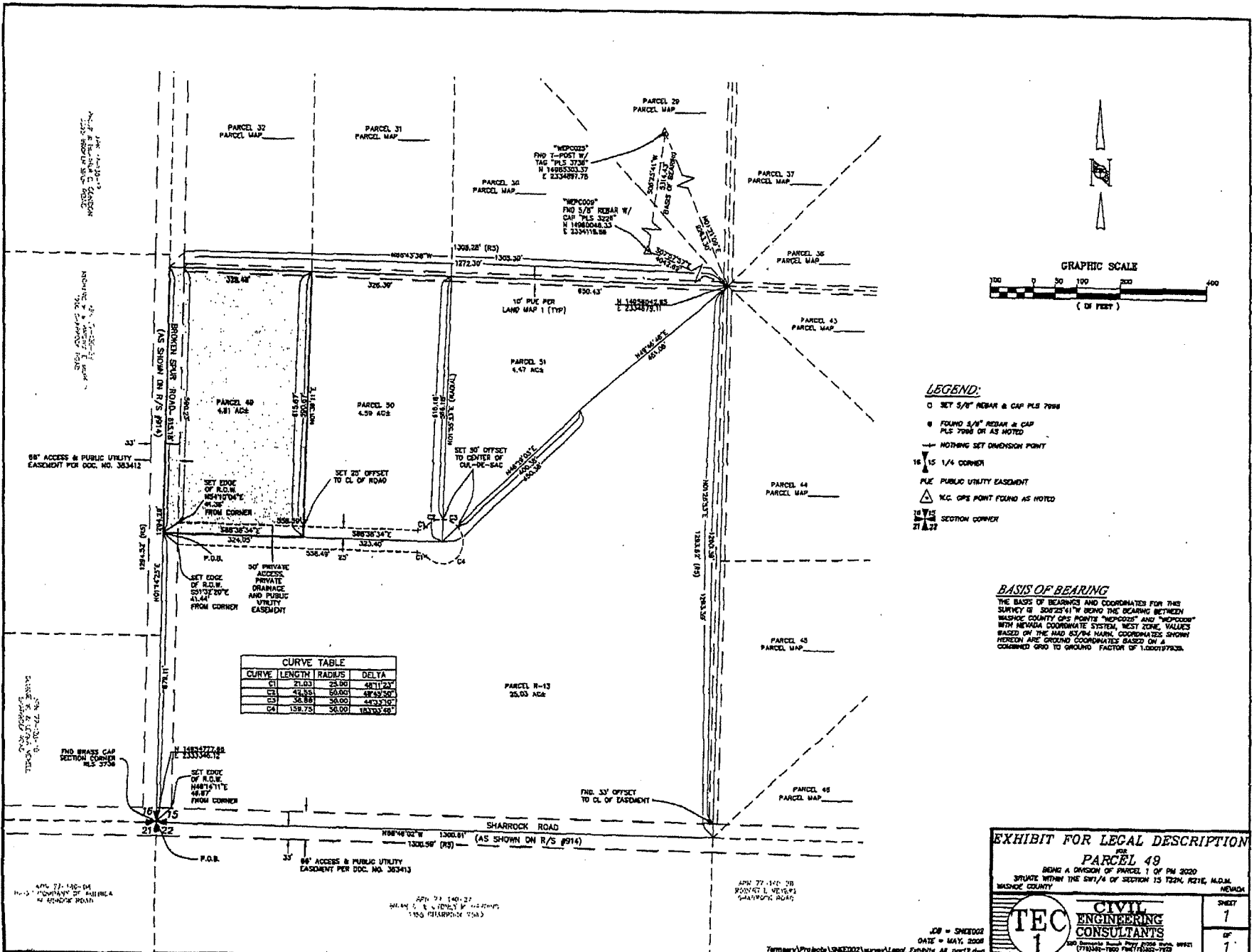
THENCE N.88°38'34"W., 324.05 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 4.61 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 700#
 - FOUND 5/8" REBAR & CAP PLS 700# OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - 15' 15' 1/4 CORNER
 - PUBLIC UTILITY EASEMENT
 - △ N.C. OPEN POINT FOUND AS NOTED
 - 15' 15' SECTION CORNER
 - 21' 15'

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S04725°41' W BEING THE BEARING BETWEEN WASHINGTON COUNTY GPS POINTS "NEPC002" AND "NEPC009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000177928.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°11'23"
C2	42.55	50.00	96°22'50"
C3	38.88	50.00	48°31'07"
C4	158.73	50.00	183°00'49"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 49
 BEING A DIVISION OF PARCEL 1 OF PM 3020
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, N.M.S.,
 WASHINGTON COUNTY, NEVADA

APR 27, 2008
 DATE = MAY, 2008
 TEC 1

CIVIL ENGINEERING CONSULTANTS
 500 Corporate Blvd. #200 Reno, NV 89502
 (775) 784-1900 Fax: (775) 784-7723

SHEET 1 OF 1

APR 27, 2008
 DATE = MAY, 2008
 TEC 1

APR 27, 2008
 DATE = MAY, 2008
 TEC 1

APR 27, 2008
 DATE = MAY, 2008
 TEC 1

APR 27, 2008
 DATE = MAY, 2008
 TEC 1

APR 27, 2008
 DATE = MAY, 2008
 TEC 1

APR 27, 2008
 DATE = MAY, 2008
 TEC 1

APR 27, 2008
 DATE = MAY, 2008
 TEC 1

APR 27, 2008
 DATE = MAY, 2008
 TEC 1

LEGAL DESCRIPTION

For Parcel 50

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-31, further described as a portion of parcel 1 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 15;

THENCE N.44°55'43"E., 937.32 feet to the **TRUE POINT OF BEGINNING**;

THENCE N.88°38'34"W., 323.40 feet;

THENCE N.01°39'11"E., 615.67 feet;

THENCE S.88°43'38"E, 326.39 feet;

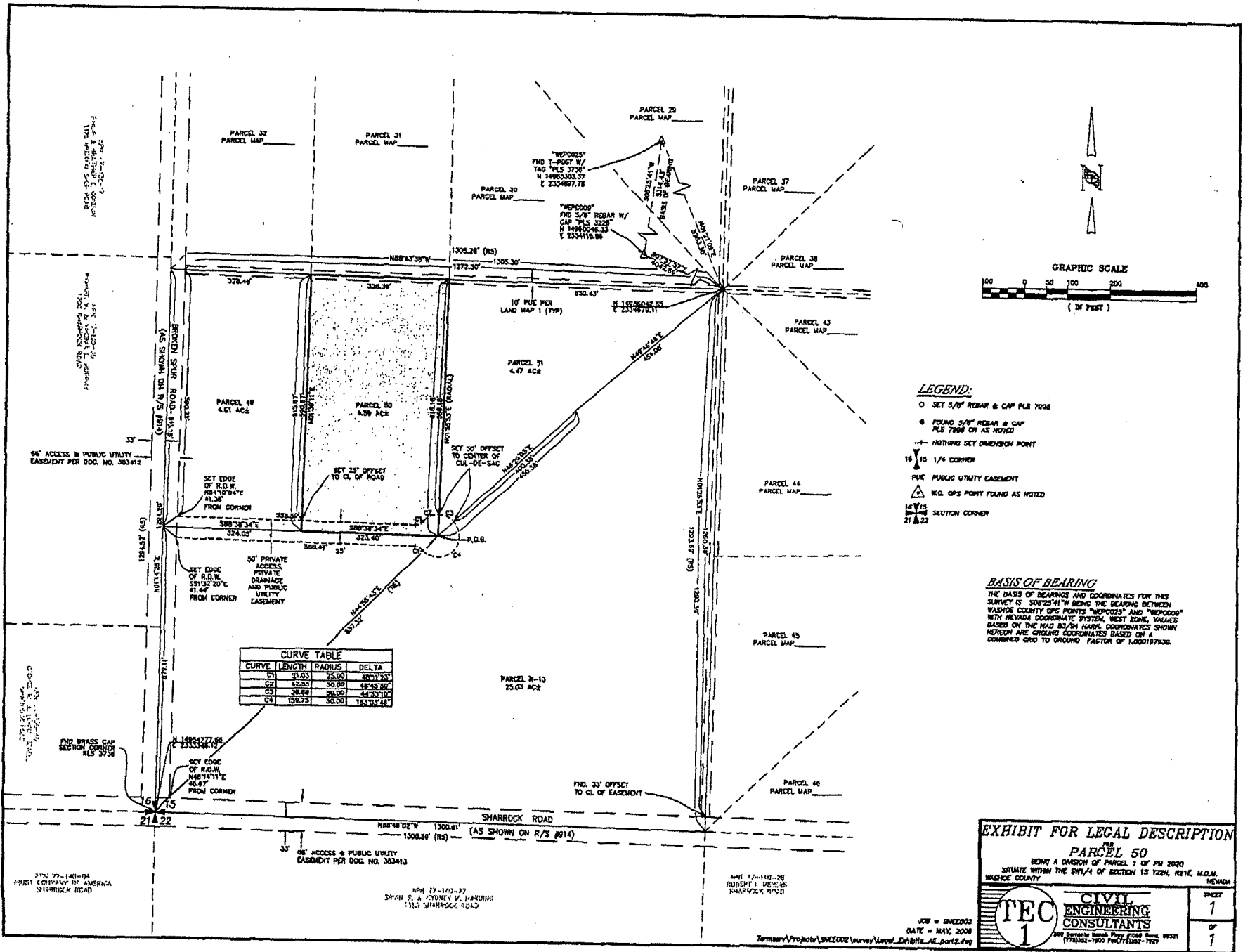
THENCE S.01°55'53"W., 616.18 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 4.59 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 3/8" REBAR & CAP PLUS 7008
 - FOUND 3/8" REBAR & CAP PLUS 7008 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - 1/4 CORNER
 - ▲ PUBLIC UTILITY EASEMENT
 - △ I.C.G. OPS POINT FOUND AS NOTED
 - SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 309°24'11" BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "WPC0225" AND "WPC0226" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/74 HARN. COORDINATES SHOWN HEREON ARE GRIDING COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.0001757336.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	11.03	25.00	48°13'23"
C2	62.88	30.00	48°43'30"
C3	38.88	30.00	44°33'10"
C4	130.79	30.00	162°03'48"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 50
 BEING A DIVISION OF PARCEL 1 OF PM 2030
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M20A,
 WASHOE COUNTY, NEVADA

DATE = 5/24/2008
 DATE = MAY, 2008
 Firm: \Projects\50EXHIBIT\survey\Legal\Title_AL_part2.dwg

TEC 1

CIVIL ENGINEERING CONSULTANTS

3000 S. RAYBURN BLVD. SUITE 2000 LAS VEGAS, NV 89111
 (702) 735-1000 FAX (702) 735-1120

SHEET 1 OF 1

319-77-140-04
 PRINT COMPANY IN AMERICA
 STURBRIDGE, MA 01566

319-77-140-27
 SPAN S. & JOSEPH V. HARDING
 110 SHARRDICK ROAD

494 17-141-28
 ROBERT J. MEXICO
 RENO, NV 89502

LEGAL DESCRIPTION

For Parcel 51

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-31, further described as a portion of parcel 1 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 15;

THENCE N.44°55'43"E., 937.32 feet to the **TRUE POINT OF BEGINNING**;

THENCE N.01°55'53"E., 616.18 feet;

THENCE S.88°43'38"E., 650.43 feet;

THENCE S.49°46'48"W, 451.08 feet;

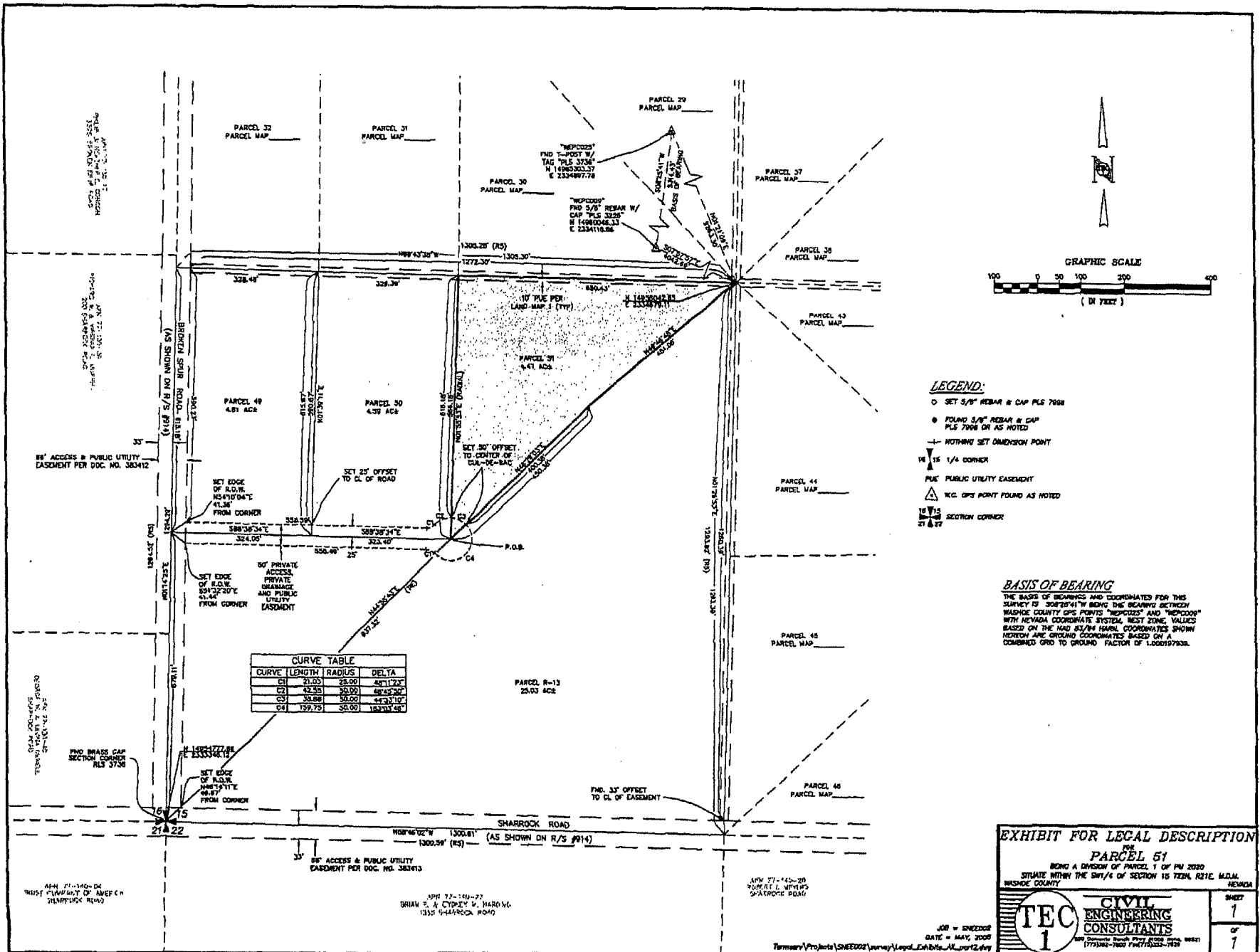
THENCE S.46°29'03"W., 450.38 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 4.47 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



LEGEND:

- SET 5/8" REBAR IN CAP PLS 7008
- FOUND 3/8" REBAR IN CAP PLS 7008 ON AS NOTED
- ⊕ NOTHING SET DIMENSION POINT
- ⊕ IS 1/4 CORNER
- ⊕ PUBLIC UTILITY EASEMENT
- △ REC. GPS POINT FOUND AS NOTED
- ⊕ SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 304°54'11" BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEP0023" AND "NEP0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/94 HORIZONTAL COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197338.

CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°17'23"
C2	52.55	50.00	48°45'30"
C3	13.88	50.00	44°31'10"
C4	159.73	50.00	163°01'49"

EXHIBIT FOR LEGAL DESCRIPTION

OF
PARCEL 51
 BEING A DIVISION OF PARCEL 1 OF PM 2020
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, M2M,
 WASHOE COUNTY NEVADA

	CIVIL ENGINEERING CONSULTANTS	SHEET 1
	<small>1900 Harrison Avenue, Suite 2000, Reno, Nevada 89501 (775) 784-1100 • Fax (775) 784-1120</small>	OF 7

JOE W. SNEEDZOFF
 DATE = MAR, 2008

Pathway\Projects\3NEEDZOFF\Survey\Legal\Exhibits\AL\parcels.dwg

APN 21-140-04
 NORTH PROPERTY OF MEFEN
 (SHARROCK ROAD)

UPR 72-140-27
 BRIAN S. & CYNTHIA W. HARON
 3135 S HARROCK ROAD

APN 21-140-20
 SURRELL VIEWS
 SHARROCK ROAD

LEGAL DESCRIPTION

For Parcel 52

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-31, further described as a portion of parcel 1 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 15;

THENCE N.44°55'43"E., 937.32 feet to the **TRUE POINT OF BEGINNING**;

THENCE N.46°29'03"E., 450.38 feet;

THENCE N.49°46'48"E., 451.08 feet;

THENCE S.01°26'53"W, 640.81 feet;

THENCE N.87°39'24"W., 328.11 feet;

THENCE N.85°29'10"W., 328.02 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521

LEGAL DESCRIPTION

For Parcel 53

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-31, further described as a portion of parcel 1 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 15;

THENCE N.44°55'43"E., 937.32 feet to the **TRUE POINT OF BEGINNING**;

THENCE S.85°29'10"E., 328.02 feet;

THENCE S.87°39'24"E., 328.11 feet;

THENCE S.01°26'53"W, 652.57 feet;

THENCE N.44°19'13"W., 468.26 feet;

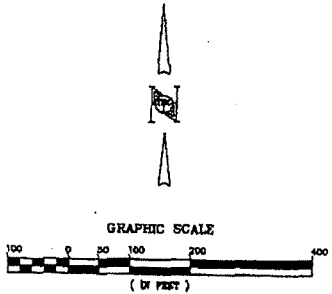
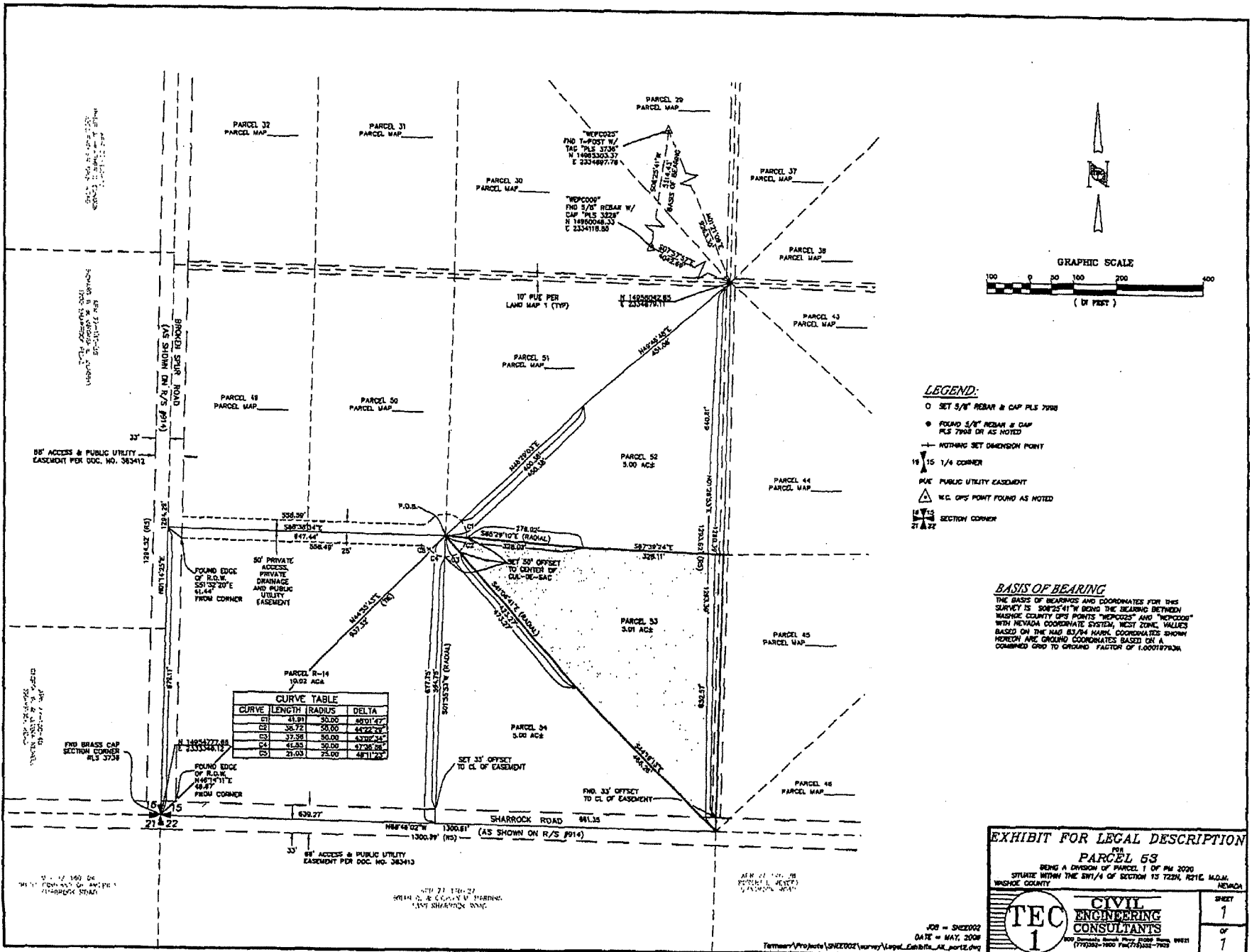
THENCE N.41°06'41"W., 473.27 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



- LEGEND:**
- SET 3/8" REBAR & CAP PLS 7908
 - FOUND 3/8" REBAR & CAP PLS 7908 OR AS NOTED
 - ⊥ NOTHING SET DIMENSION POINT
 - 15 35 1/4 CORNER
 - PK PUBLIC UTILITY EASEMENT
 - △ W.C. O.P.S. POINT FOUND AS NOTED
 - ⊠ SECTION CORNER
 - 21 & 22

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 508°25'41" BEING THE BEARING BETWEEN WASHOE COUNTY O.P.S. POINTS "1802022" AND "1802023" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/74 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197634.

PARCEL R-14
10.02 ACG

CURVE	LENGTH	RADIUS	DELTA
C1	41.81	30.00	83°14'07"
C2	38.72	30.00	44°22'26"
C3	37.58	30.00	43°02'34"
C4	41.83	30.00	87°38'58"
C5	25.03	25.00	48°11'29"

EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 53
 BEING A DIVISION OF PARCEL 1 OF PM 2020
 SITUATE WITHIN THE SW1/4 OF SECTION 13 T22N, R21E, M.D.M.,
 WASHOE COUNTY, NEVADA

JCS - SNE2002
 DATE - MAY, 2008
 1770220-1900 Parcel 53-2008.dwg

TEC
1

CIVIL ENGINEERING CONSULTANTS

800 University Avenue, Suite 2000, Reno, NV 89511
 (775) 784-1900 Fax: (775) 784-1902

SHEET 1 OF 1

LEGAL DESCRIPTION

For Parcel 54

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-31, further described as a portion of parcel 1 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 15;

THENCE S.88°46'02"E., 639.27 feet to the **TRUE POINT OF BEGINNING**;

THENCE N.01°55'53"E., 677.75 feet;

THENCE S.41°06'41"E., 473.27 feet;

THENCE S.44°19'13"E, 468.26 feet, to a point on the centerline of Sharrock Road;

THENCE along the centerline of Sharrock Road, N.88°46'02"W., 661.35 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.00 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521

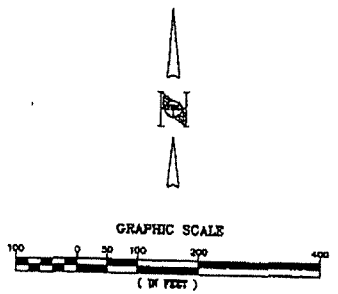
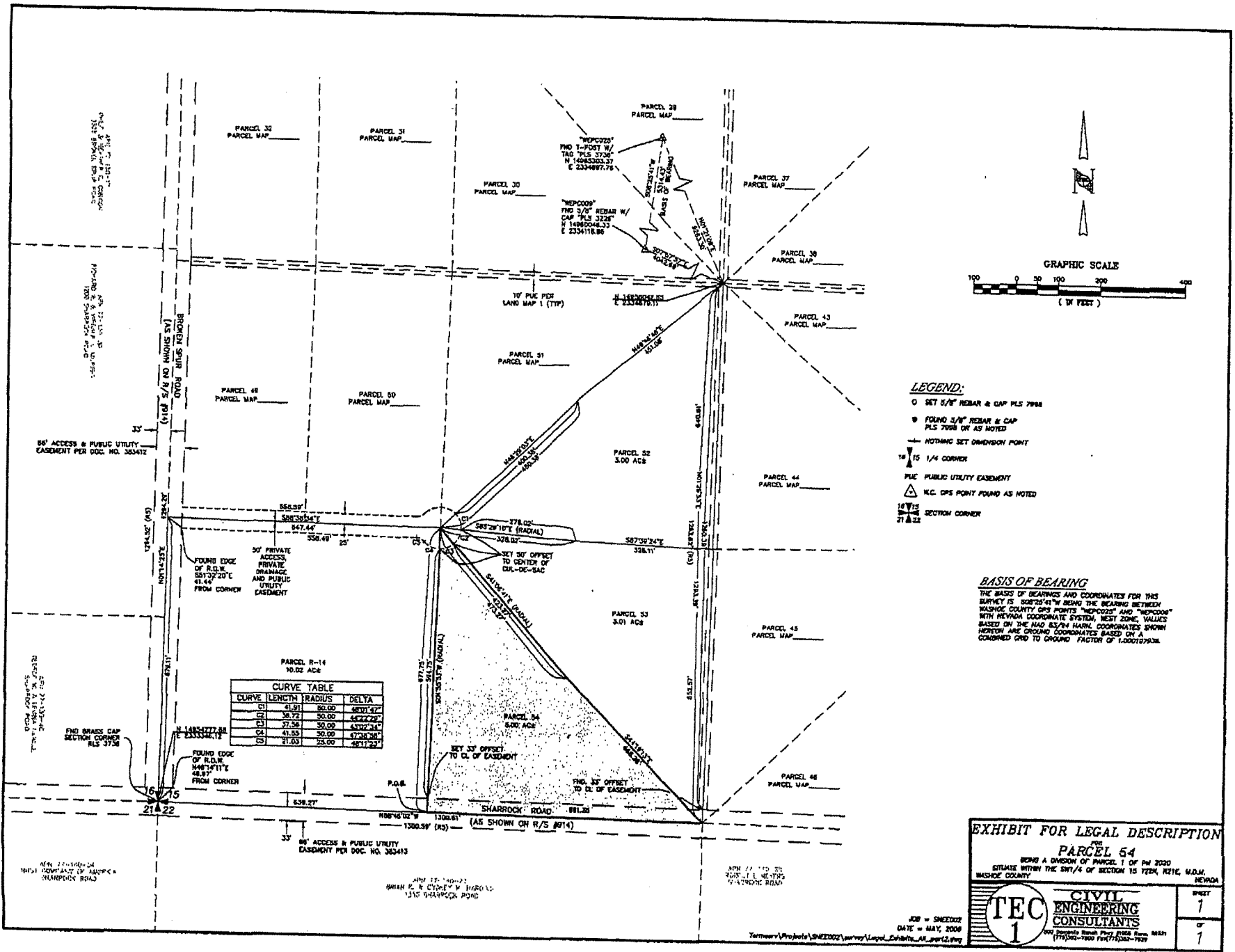


EXHIBIT FOR LEGAL DESCRIPTION
 FOR
PARCEL 54
 BEING A DIVISION OF PARCEL 1 OF PW 2020
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, W4J4,
 WASHOE COUNTY,
 NEVADA.

TEC
CIVIL ENGINEERING CONSULTANTS

JOB = SNEE002
 DATE = MAY, 2006
 Y:\Users\j\Projects\SNEE002\parwp\Legal_Exhibits_All_par12.dwg

SHEET
 1
 OF
 1

LEGAL DESCRIPTION

For Parcel 55

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-31, further described as a portion of parcel 1 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 15;

THENCE S.88°46'02"E., 319.16 feet to the **TRUE POINT OF BEGINNING**;

THENCE N.01°39'11"E., 678.42 feet;

THENCE S.88°38'34"E., 323.40 feet;

THENCE S.01°55'53"W, 677.75 feet, to a point on the centerline of Sharrock Road;

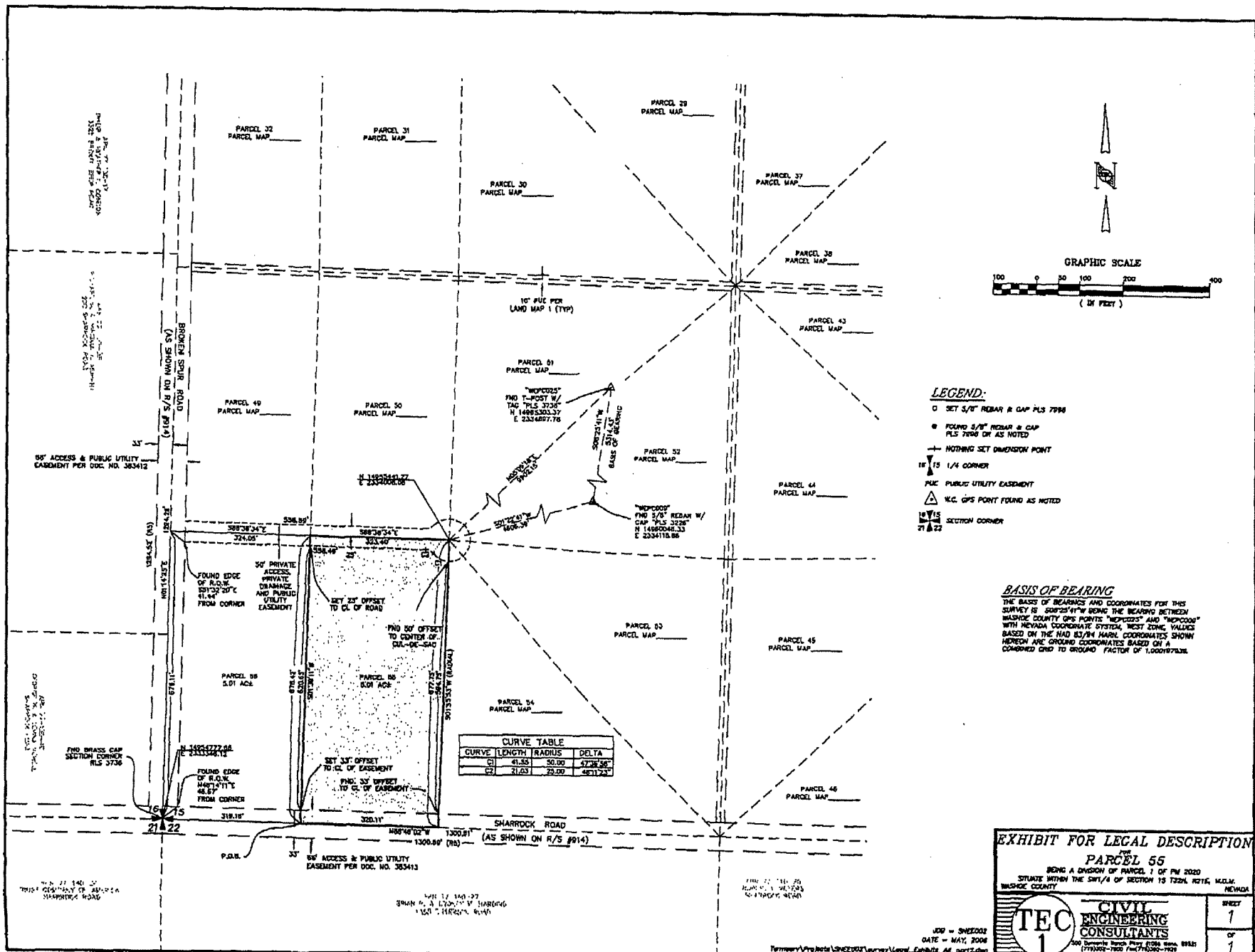
THENCE along the centerline of Sharrock Road, N.88°46'02"W., 320.11 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



CURVE TABLE

CURVE LENGTH	RADIUS	DELTA
C1	41.83	50.00
C2	21.03	23.00

EXHIBIT FOR LEGAL DESCRIPTION
 OF
PARCEL 55
 BEING A DIVISION OF PARCEL 1 OF PM 2020
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R07E, M&L&L
 WASHOE COUNTY

TEC 1 CIVIL ENGINEERING CONSULTANTS

JOB - SNE002
 DATE - MAY, 2008
 Pathway\Projects\15NE002\Survey\Legal_Exhibit_01_part2.dwg

SHEET	7
OF	7

LEGAL DESCRIPTION

For Parcel 56

All that certain real property located within the SW 1/4 of Section 15, Township 22 North, Range 21 East, M.D.M., also being a portion of APN 077-130-31, further described as a portion of parcel 1 as shown on Parcel Map #2020 filed for Monica Miller on the 11th of September 1986, File No. 1099468, Official Records of Washoe County, being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 15;

THENCE along the centerline of Broken Spur Road, N.01°14'25"E., 679.11 feet;

THENCE leaving the centerline of Broken Spur Road, S.88°38'34"E., 324.05 feet;

THENCE S.01°39'11"W, 678.42, feet, to a point on the centerline of Sharrock Road;

THENCE N.88°46'02"W., 319.16 feet, along the centerline of Sharrock Road, to the **POINT OF BEGINNING**.

CONTAINING 5.01 acres, more or less.

The basis of bearings for this legal description is S.08°25'41"W., being the bearing between Washoe County GPS points "WEPC025" and "WEPC009".

This Legal Description Written by:

Randal L. Briggs, PLS
TEC Civil Engineering Consultants
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521

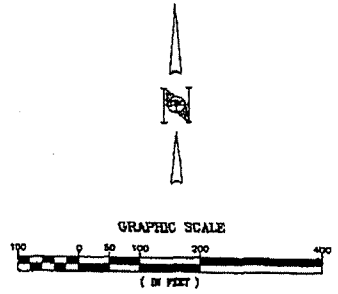
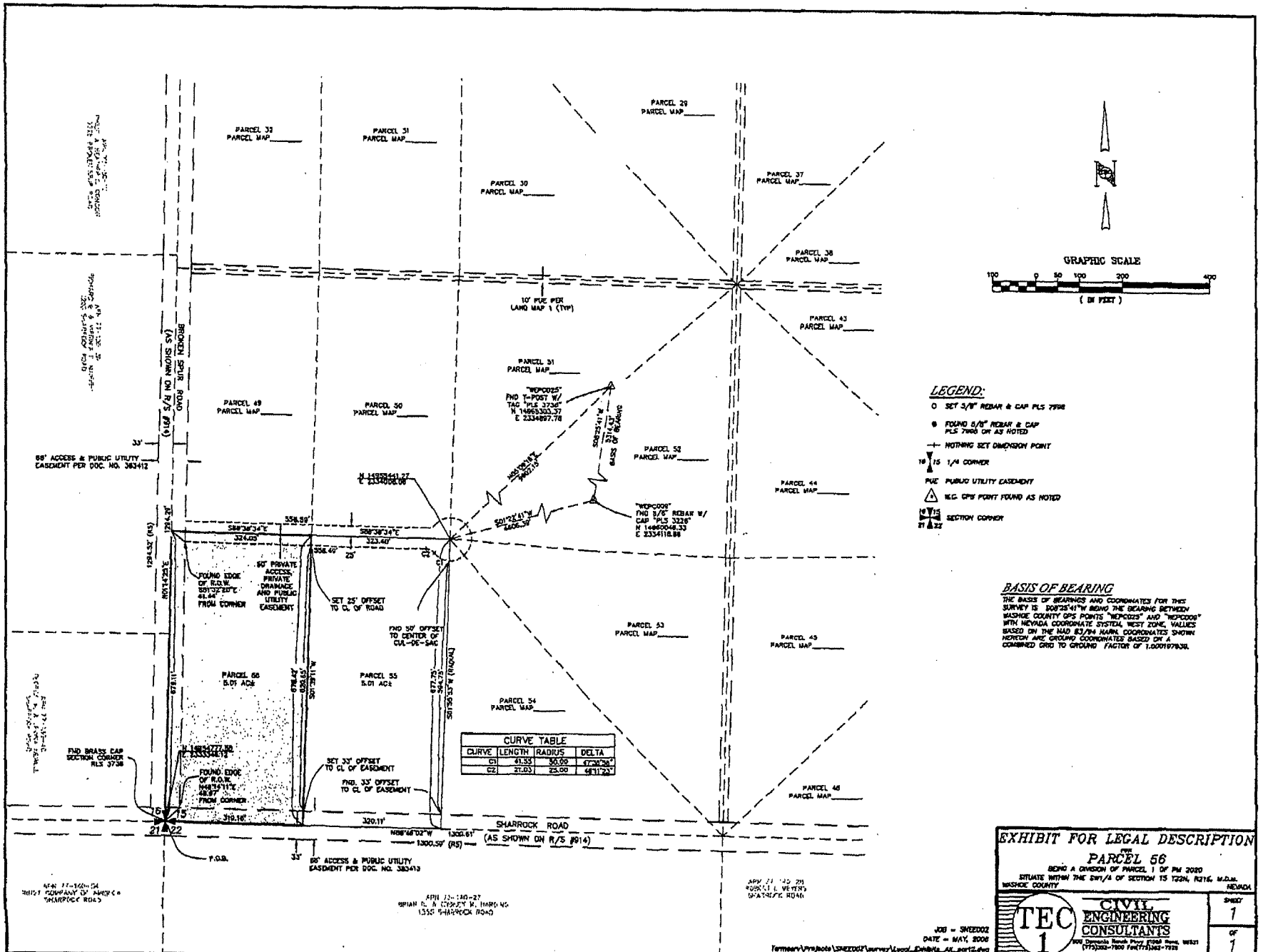


EXHIBIT FOR LEGAL DESCRIPTION
PARCEL 56
 BEING A DIVISION OF PARCEL 1 OF PM 2020
 SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E, W4E, NEVADA
 WASHOE COUNTY

APR 21 2020
 RUSSELL W. VETTER
 SURVEYOR

APR 22 2020
 BRIAN C. & COURTNEY H. THOMPSON
 1335 SHARROCK ROAD

APR 22 2020
 DATE - MAY, 2008

TEC
 1

CIVIL ENGINEERING CONSULTANTS
 900 ORVING ROAD, SUITE 1000, LAS VEGAS, NEVADA 89168
 (702) 735-1000 FAX (702) 735-1722

SHEET 1 OF 1

APR 22 2020
 TRIST COMPANY OF ARCHITECTS
 SHARROCK ROAD

\\server\projects\200802\survey\Legal\Exhibit_AK_parc12.dwg

EXHIBIT B

MAPS

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OF THE SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APRN 77-130-15

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 NRS 361A.262.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

AROV, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____
STATE OF NEVADA S.S.
COUNTY OF WASHOE S.S.

ON THIS DAY OF _____, 2006, AS _____ OF AROV, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____
STATE OF NEVADA S.S.
COUNTY OF WASHOE S.S.

ON THIS DAY OF _____, 2006, AS _____ OF CAP ONE, INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

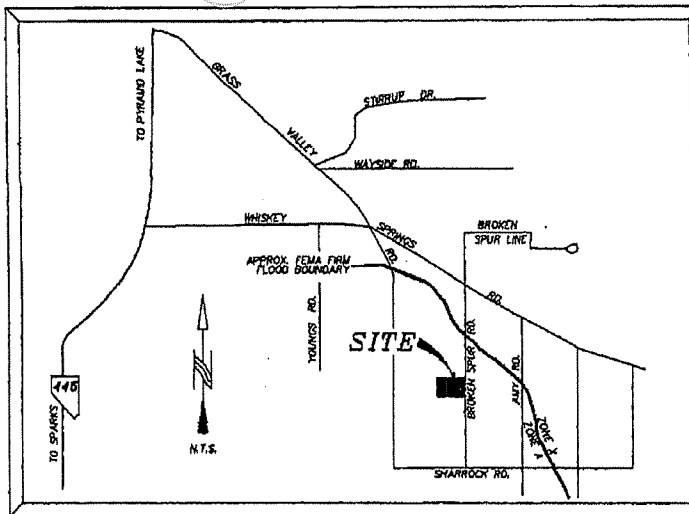
NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

HONALO KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____
STATE OF NEVADA S.S.
COUNTY OF WASHOE S.S.

ON THIS DAY OF _____, 2006, AS _____ OF HONALO KAI, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCES OF WALTER LEE CUNEO.
- THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 16 T. 22 N., R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 624 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

RONALD L. BRIDGES, P.L.S. 7988



DATE: DEC. 12/06

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. R/S/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP PROCESS, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN P. FREUND, ACP, _____ DATE _____
DIRECTOR OF COMMUNITY DEVELOPMENT

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2004 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.		(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES	
MINIMUM LOT WIDTH	150 FEET	
MINIMUM FRONT YARD	30 FEET	
MINIMUM SIDE YARD	15 FEET	
MINIMUM REAR YARD	30 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET	
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.		

JOB # SNE2002 DATE # 04/1, 2006
Terryway\Projects\SNE2002\Survey\Parcel_Map_16.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE S.S.

ON THIS DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

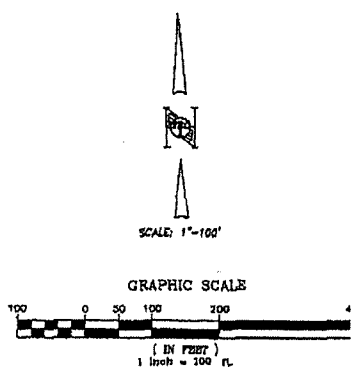
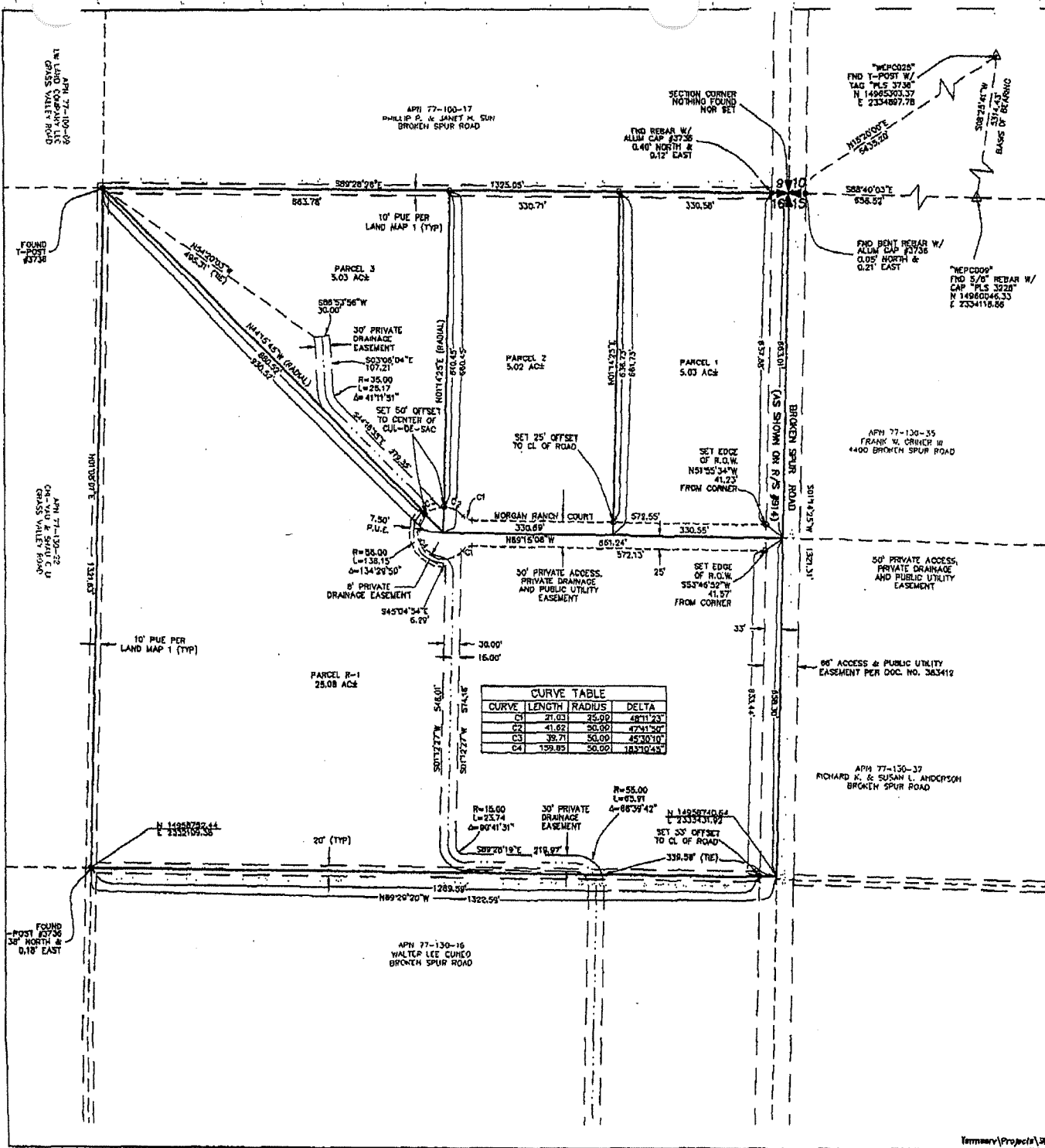
NOTES

- THE TOTAL AREA OF THIS SURVEY IS 40.16 ACRES.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXISTING PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO CUT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. EASEMENTS ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
- P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
- WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PARCEL EASEMENTS.
- THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM NO. 2700, MAP NO. 32031C2700 E, DATED SEPTEMBER 30, 1994.
- ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALTER, RECONSTRUCT, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
- THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
- ANY ACCESS WAY SHALL BE IMPROVED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLES ACCESS TO A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WASHOE COUNTY SPECIFIC DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
- PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN THE CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
- WHEN MUNICIPAL SEWER AND WATER BECOMES AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
- ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2004 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
- NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND N LITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
- SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VAL FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRES-FEET/YEAR (APPENDIX A - WA BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APHN) 077-340-18 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AL FOR WASHOE COUNTY APN 077-340-18 WAS 40.16 ACRES AND THE REGULATORY ZONE ESTABLISHED IN THE WSPF INCLUDES APPROXIMATELY 22.95 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING/ACRES) HIGH DENSITY RURAL (0.4 DWELLING/1.0 ACRES), AND APPROXIMATE 0.22 ACRES OF GENERAL RURAL (0.025 DWELLING/1.0 ACRES) RESULTING IN NO MORE THAN 23 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 20 PARCELS AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARCELS. THERE HAVE BEEN 1 PARCELS CREATED FROM WASHOE COUNTY APN 077-340-18.
- BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING TO ONE, 17 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-11 BEING LOT NUMBER 16-2-1-3. THEREFORE, THIS PARCEL MAP IS DIVISION OF LAND INTO LARGE PARCELS #1, CONSIST WITH THE WSPF AS APPROVED ON SEPTEMBER 23, 1992.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 415.
- ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A REC WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVED DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Kathleen E. Burns
COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 1
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL 16-2-1-3 OF R/S 9 SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E, WASHOE COUNTY

TEC 1
CIVIL ENGINEERING CONSULTANTS
200 S. Second Street, Suite 1000, Reno, NV 89501
(775) 782-7600 Fax: (775) 782-7629



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7998
 - FOUND MONUMENT AS NOTED
 - NOTHING SET DIMENSION POINT
 - 15 15 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ W.C. GPS POINT FOUND AS NOTED
 - 15 15 SECTION CORNER
 - 21 22

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 308°25'41" W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "MEPC0228" AND "MEPC0008" WITH NEVADA COORDINATE SYSTEM, MEST ZONE. VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000167930.

CURVE	LENGTH	RADIUS	DELTA
C1	21.03	35.00	48°11'23"
C2	41.82	50.00	47°41'50"
C3	35.71	50.00	45°30'10"
C4	159.89	50.00	183°10'45"

- REFERENCES**
- 1) R.O.S. 817 DOC# 383412 FILED FOR RECORD, OCTOBER 29, 1975 OFFICIAL RECORDS 1 WASHOE COUNTY, NEVADA.
 - 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 29, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOC# 383552 FILED FOR RECORD OCTOBER 29, 1975 BOOK 977, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOC# 507264 FILED FOR RECORD JANUARY 5, 1978 BOOK 1179, PAGE 185 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) PARCEL MAP 3854, DOC# 8271485 FILED FOR RECORD, JULY 24, 2002, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 1
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL 18-2-1-3 OF R/3 31
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E,
 WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

300 SHERIDAN ROAD SUITE 2078 FORT COCKERILL NV 89721
 (775) 552-7800 FAX (775) 552-7979

JOB = SNEE002
 DATE = MAY, 2006
 Y:\m\proj\1\SNEE002\survey\Parcel_Maps_AL.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OF MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERED SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE: _____
PRINT NAME/TITLE

TAX CERTIFICATE APN: 77-130-15

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 NRS 301A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE: _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE: _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARCY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF ARCY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

CAF ONE, INC., A NEVADA CORPORATION

BY: _____ DATE: _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF CAF ONE, INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

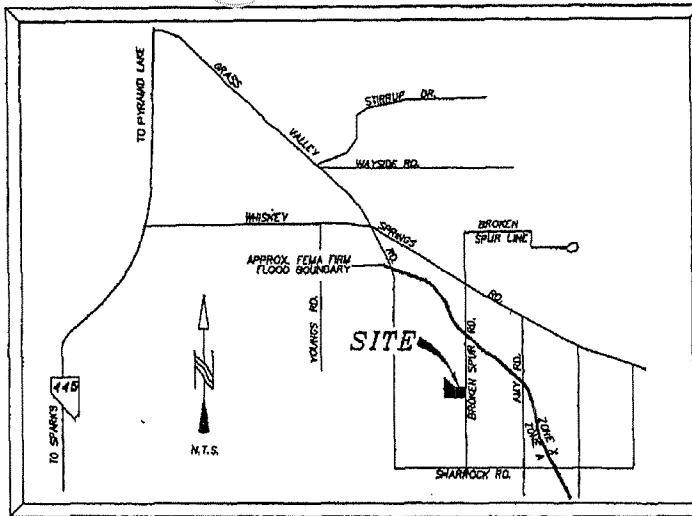
HONALO KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF HONALO KAI, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____



VICINITY MAP

R.P.R.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 16 T. 22 N. R. 21 E. M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 638 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS LICENSE 7792

EXP. 12/31/08

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE: _____
SERRA PACIFIC POWER COMPANY

BY: _____ DATE: _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP PH05-041, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2008.

ADRIAN P. FREUND, AICP, _____ DATE: _____
DIRECTOR OF COMMUNITY DEVELOPMENT

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MINIMUM BUILDING HEIGHT	35 FEET
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	

JOB = SHE2002
DATE = MAY, 2008

T:\mwp\Projects\SHE2002\Survey\Parcel_Maps_All.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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 770, THE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO _____ DATE: _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

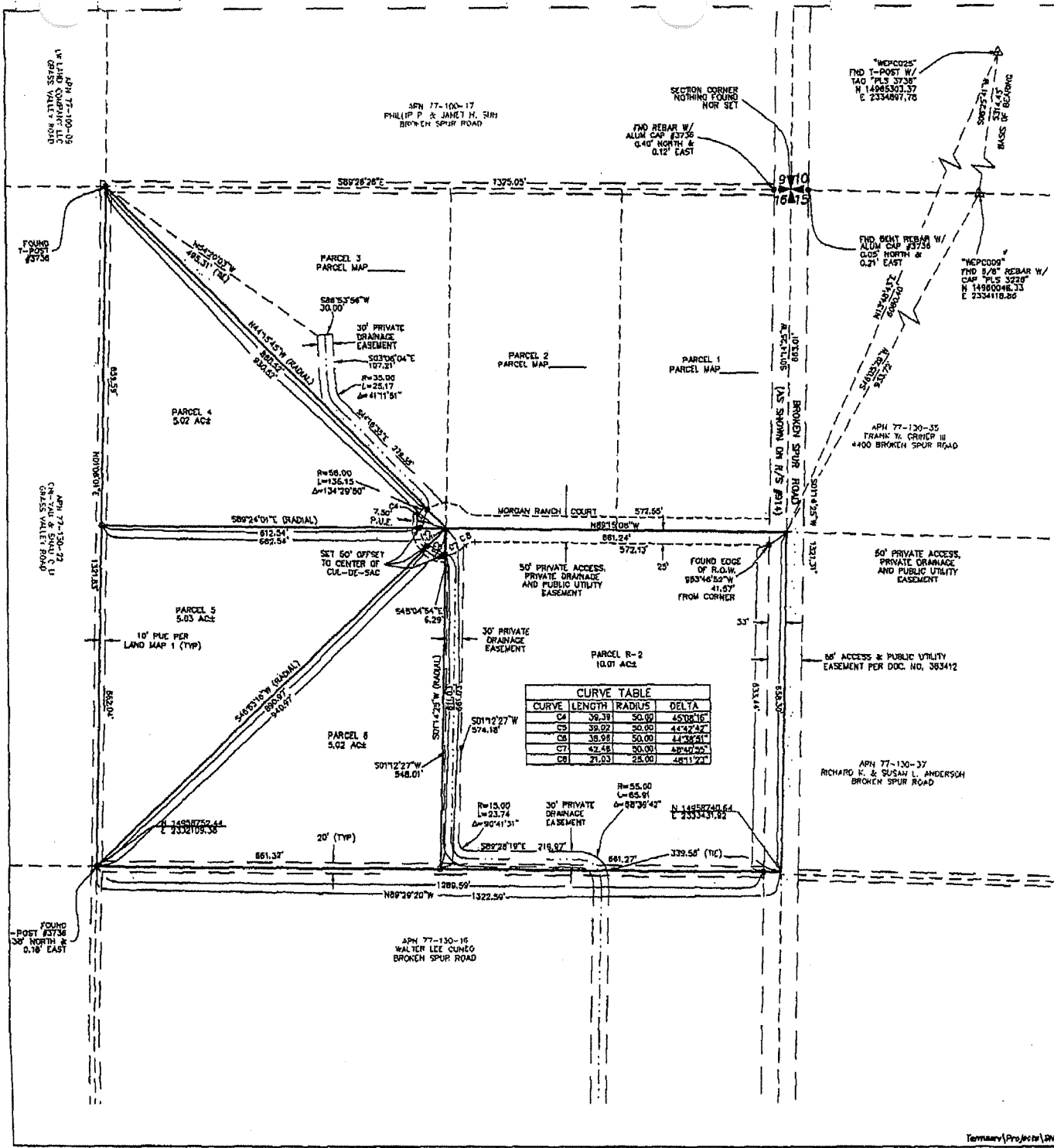
NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 23.06 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXPLICIT PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO DIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJAC PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 8' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRO CASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM NO. 2706, MAP NO. 30031C2700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALTI RECONSTRUCTION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDIN.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE INTCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. INSTALLATION OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WASHOE SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 60 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1.5 R SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU, AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALL FOR THE WASHOE SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRE-FEET/YEAR (APPENDIX A - WAT BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-15 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL ACI FOR WASHOE COUNTY APN 077-340-15 WAS 4016 ACRES AND THE REGULATORY ZONE ESTABU IN THE WSSP INCLUDES APPROXIMATELY 22.06 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING ACRES) 10.99 ACRES OF MEDIUM DENSITY RURAL (0.4 DWELLING/1.0 ACRES) AND APPROXIMATE 8.22 ACRES OF GENERAL RURAL (0.025 DWELLING/1.0 ACRES) RESULTING IN NO MORE THAN 27 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 20 PARCELS AT 75 PERCENT THE FULL POTENTIAL. THE PARCEL MAP CREATING 38 PARCELS(S). THERE HAS BEEN ON PREVIOUS PARCEL MAP ON WASHOE COUNTY APN 077-340-15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING TH ONE, 14 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-13 BEING LOT NUMBER 18-2-1-3 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS #1, CONSIST WITH THE WSSP AS APPROVED ON SEPTEMBER 22, 1992.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECC WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEM DISTRICT.

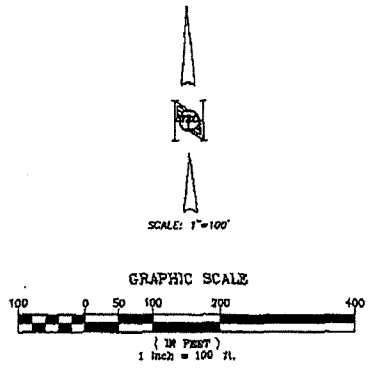
FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST
OF _____
ON THIS _____ DAY OF _____, 2008, AT _____ MINUTES PAST
O'CLOCK, _____ M., OFFICIAL RECORDS
OF WASHOE COUNTY, NEVADA
Katherine E. Finkle
COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 2
BY: _____
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-1 OF PM
SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E,
WASHOE COUNTY

TEC 1 **CIVIL ENGINEERING CONSULTANTS**
1000 Gardner Road, Reno, NV 89501
(775) 333-7800 Fax: (775) 333-7578



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
CA	36.38	50.00	45°08'16"
CB	39.02	50.00	44°42'42"
CC	38.98	50.00	44°38'51"
CD	42.48	50.00	48°42'50"
CE	21.03	25.00	48°11'27"



LEGEND:

- SET 5/8" REBAR & CAP PLS 7008
- FOUND 5/8" REBAR & CAP PLS 7008 OR AS NOTED
- ⊕ NOTHING SET DIMENSION POINT
- 16 15 1/4 CORNER
- △ PUBLIC UTILITY EASEMENT
- △ N.C. GPS POINT FOUND AS NOTED
- 16 15 15 SECTION CORNER
- 21 15 22

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 50°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEPC0025" AND "NEPC0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/NA 1983 COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00078735.

REFERENCES

- 1) R.O.S. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 26, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) L&L 1, DOC# 383415 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOC# 383500 FILED FOR RECORD OCTOBER 26, 1975 BOOK 827, PAGE 308 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOC# 387284 FILED FOR RECORD JANUARY 5, 1978 BOOK 1172, PAGE 168 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) PARCEL MAP 3804, DOC# 38714325 FILED FOR RECORD, JULY 24, 2002, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 2
FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL R-1 OF PM
 SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E,
 WASHOE COUNTY

CIVIL ENGINEERING CONSULTANTS

TEC
1

JOB = SNEED02
 DATE = MAY, 2008
 500 Geneva Ranch Pkwy #1005 Reno, 89521
 (775)252-7600 Fax (775)252-7929

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE: _____
PRINT NAME/TITLE

TAX CERTIFICATE APN: 77-130-15

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 NRS 367A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE: _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE: _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARQY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF ARQY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE: _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF CAP ONE INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

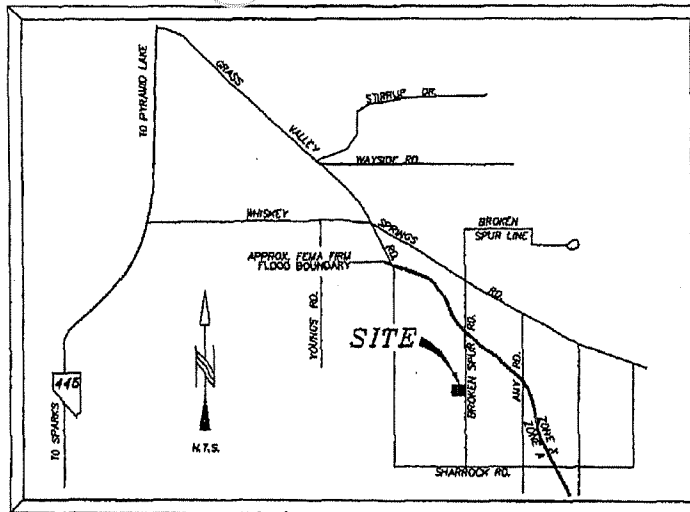
HONALD KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF HONALD KAI LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP

N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 18 T. 23 N., R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS P.L.S. 7908 DATE: _____

Exp. 12/21/08

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE: _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE: _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PH05-042, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN P. FRIEDL, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT DATE: _____

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	

JOB = SHE2002 DATE = MAY, 2006

Territory\Projects\SHE2002\Survey\Parcel_Map_08.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO DATE: _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

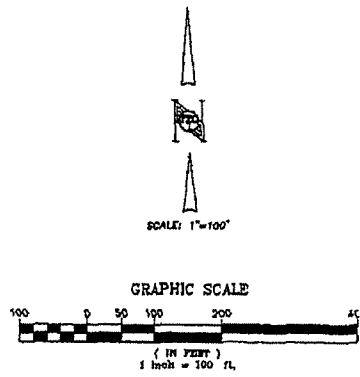
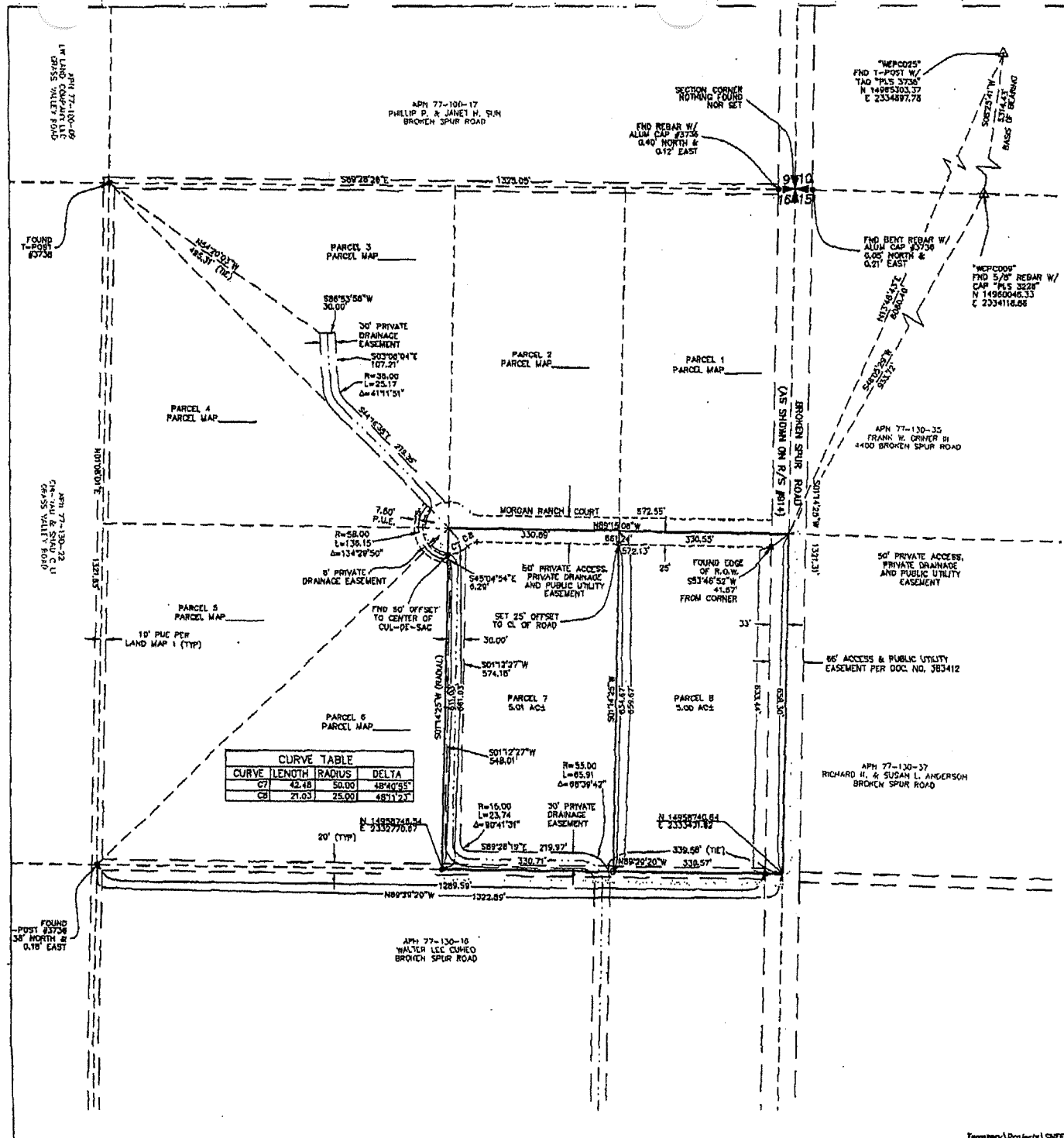
NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 10.01 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCEL PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIST THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJAC PARCELS. P.U.E.'S RUN ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PROF EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM # 270A, MAP No. 32031C2700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS, CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS. A PERMIT TO CONSTRUCT, ALTH REVISIONS, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE TO THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY DRAIN.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT MAY TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUA AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SHOTS OF OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALU FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 GALLONS PER ACRE PER YEAR (APPENDIX A - WAT) SUBJECT AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APH) 077-340-15 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL ACF FOR WASHOE COUNTY APN 077-340-15 WAS 40.18 ACRES AND THE REGULATORY ZONE ESTABL BY THE WESP INCLUDES APPROXIMATELY 22.85 ACRES OF LOW DENSITY SUBURBAN (LD DWELLING ACRES) 10.89 ACRES OF MEDIUM DENSITY RURAL (0.4 DWELLING/LD ACRES) AND APPROXIMATE 0.22 ACRES OF GENERAL RURAL (0.023 DWELLING/LD ACRES) RESULTING IN NO MORE THAN 27 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 30 PARCELS AT 75 PERCENT I THE FULL POTENTIAL. THIS PARCEL MAP RESULTS IN 2 PARCELS. THERE HAVE BEEN 20 PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340-15.
15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THE ONE, 12 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-132 BEING LOT NUMBER 15-2-111 OF DIVISION OF LAND INTO LARGE PARCELS #1. CONSIST WITH THE WESP AS APPROVED ON SEPTEMBER 22, 1992.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECORD WAIVER THAT PROHIBITS THE PROJECTS OF THE FORMATION AND FUNDING OF A SEWER IMPROVEMEN DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Kathleen E. Stank
COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 3
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-2 OF PL. SITUATE WITHIN THE NE 1/4 OF SECTION 15 T22N, R21E, 1 WASHOE COUNTY

TEC 1
CIVIL ENGINEERING CONSULTANTS
204 Duranville Branch Plaza, Suite 1000, Reno, NV 89575
(775)352-7800 / (775)352-7828



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	42.48	50.00
C2	21.63	25.00

LEGEND:

- SET 5/8" REBAR & CAP PLS 7898
- FOUND 5/8" REBAR & CAP PLS 7898 OR AS NOTED
- ⊙ NOTHING SET DIMENSION POINT
- 16 15 1/4 CORNER
- ⊕ PUE PUBLIC UTILITY EASEMENT
- △ I.C. GPS POINT FOUND AS NOTED
- 16 15 SECTION CORNER
- 21 & 22

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 302°51'11" BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "MEPC025" AND "MEPC005" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/94 HARN. COORDINATES SHOWN HEREIN ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197839.

REFERENCES

- 1) P.O.S. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOC# 383502 FILED FOR RECORD, OCTOBER 28, 1975 BOOK 927, PAGE 305 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOC# 307284 FILED FOR RECORD, JANUARY 5, 1978 BOOK 1176, PAGE 165 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) PARCEL MAP 3884, DOC #2714325 FILED FOR RECORD, JULY 24, 2002, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 3
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL R-2 OF PM
 SITUATE WITHIN THE NE 1/4 OF SECTION 16, T21N,
 R21E,
 WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

190 Corporate Center Plaza, Suite 2000 Reno, NV 89571
 (775) 302-7800 Fax (775) 302-7827

JOB = SNEED002
 DATE = MAY, 2008
 Temporary Projects \SNEED002\Survey\Parcel_Maps_A6.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE DRAWERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANCES SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APR 77-130-15

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 HIS CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 301A.263.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARQY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF ARQY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

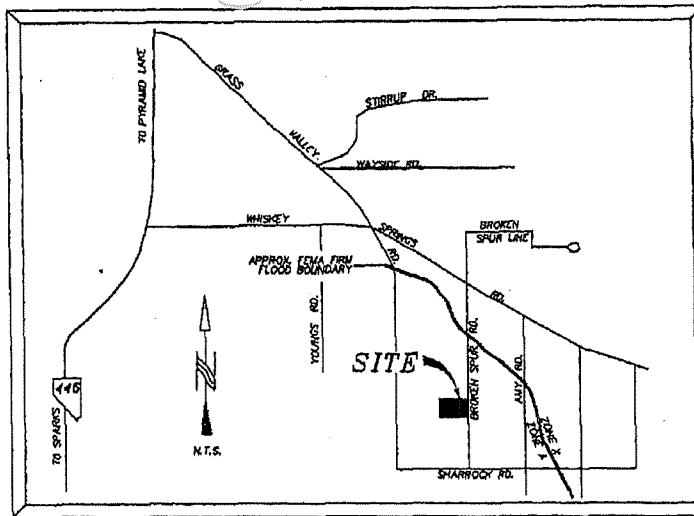
HONALD KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF HONALD KAI LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP

N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 16 T. 22 N., R. 21 E., M. 44 N. AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2003.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 623 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS RLS 7995 _____ DATE _____

DP. 12/31/06

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PH05-043, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN P. FREUND, AICP, _____ DATE _____
DIRECTOR OF COMMUNITY DEVELOPMENT

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.		(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES	
MINIMUM LOT WIDTH	150 FEET	
MINIMUM FRONT YARD	30 FEET	
MINIMUM SIDE YARD	15 FEET	
MINIMUM REAR YARD	30 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET	
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.		

JOB = SNE002
DATE = MAY, 2006

Terraviva\Projects\SNE002\Survey\Parcel_Maps_All.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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 CHAPTER 278, THE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

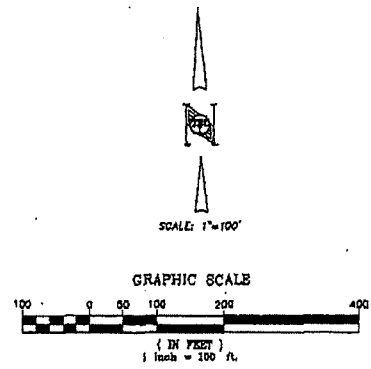
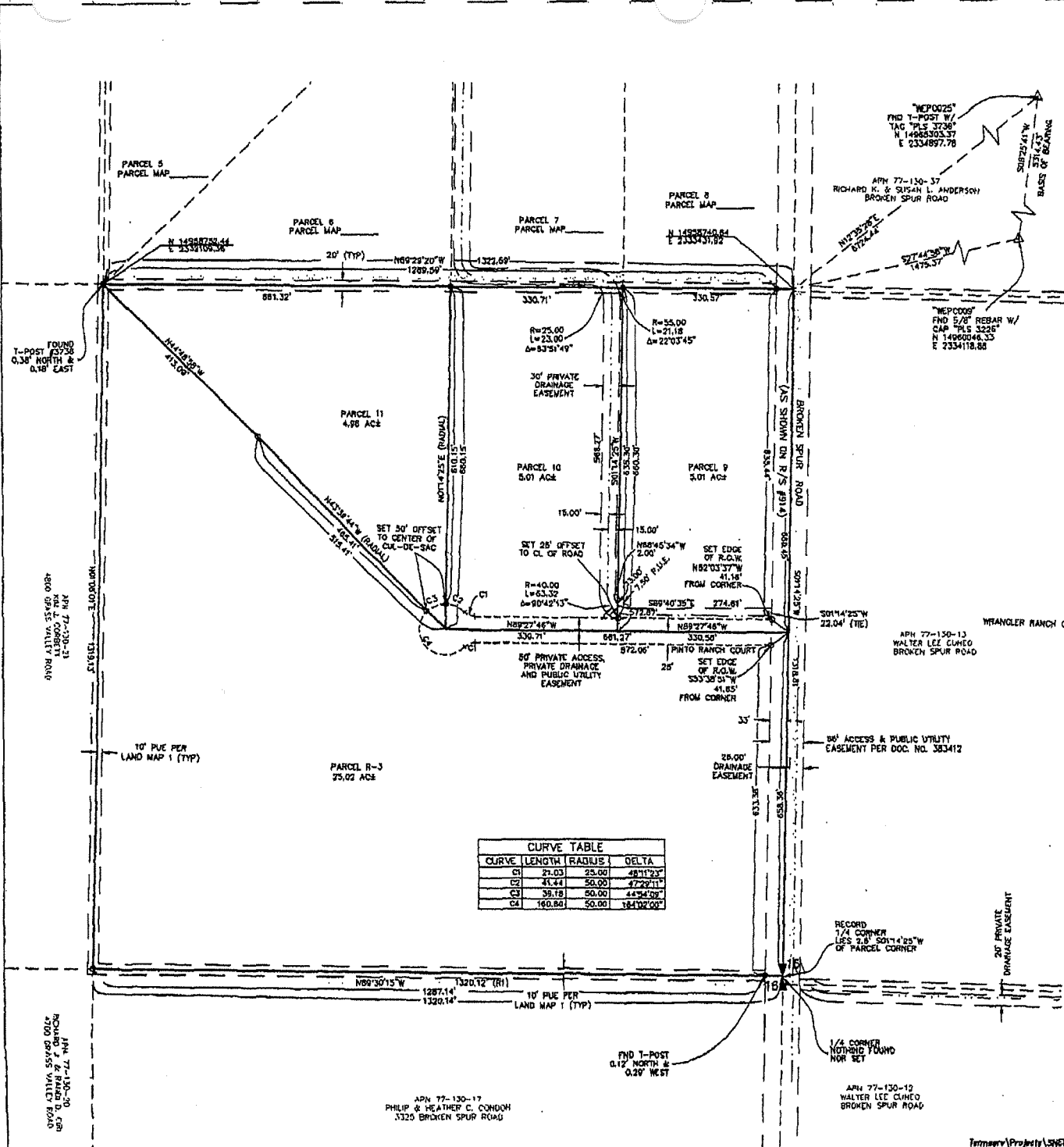
1. THE TOTAL AREA OF THIS SURVEY IS 40.01 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, AND THE RIGHT TO EXT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRO EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FEMA / No. 2700, MAP No. 32001C2700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPERED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALT RECONDITION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE MAINTAINED, AND ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL, ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WASHOE SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2003 IBC OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND N BLITE OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VAL FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRE-FEET/YEAR (APPENDIX A - WA BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-18 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AC FOR WASHOE COUNTY APN 077-340-18 WAS 40.01 ACRES AND THE REGULATORY ZONE ESTAB IN THE WESP INCLUDES APPROXIMATELY 30.6 ACRES OF HIGH DENSITY RURAL (0.6 DWELLING/1. ACRES) AND APPROXIMATELY 0.21 ACRES OF GENERAL RURAL (0.005 DWELLING/1.0 ACRES) RESULTING IN NO MORE THAN 8 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 3 PARCELS AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARCELS. THERE HAVE BEEN NO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340-18.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A REC WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FINANCING OF A SENIOR IMPROVED DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

PARCEL MAP 4
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL 16-2-1-4 OF R/S 3 S/LATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E, WASHOE COUNTY

TEC 1
CIVIL ENGINEERING CONSULTANTS
Katherine L. Brund
COUNTY RECORDER
500 Stephens South Pkwy #1024 Reno, NV 89511
(775)327-7000 Fax (775)327-7979

BY: _____
DEPUTY



LEGEND:

- SET 5/8" REBAR & CAP PLUS 7908
- FOUND 5/8" REBAR & CAP PLUS 7908 OF AS NOTED
- + NOTHING SET DIMENSION POINT
- ▲ 1/4 CORNER
- △ PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- 15' 1/4 SECTION CORNER
- 21' 1/4

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S28°55'41" W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/94 MARS COORDINATES SHOWN HEREON ARE OBTAINED COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00018739.

REFERENCES

- 1) R.O.S. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 26, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) L.M. 1, DOC# 385418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOC# 383302 FILED FOR RECORD OCTOBER 26, 1975 BOOK 977, PAGE 368 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOC# 507864 FILED FOR RECORD JANUARY 5, 1979 BOOK 1179, PAGE 166 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°12'37"
C2	41.44	50.00	47°22'11"
C3	39.19	50.00	44°54'09"
C4	160.86	50.00	184°02'00"

PARCEL MAP 4
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL 16-2-1-4 OF R/S 9
SITUATE WITHIN THE NE 1/4 OF SECTION 16 T29N, R21E,
WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

400 Damonte Ranch Drive, #2054 Reno, NV 89521
(775)292-7600 Fax: (775)292-7921

JOB = SNE0002
DATE = MAY, 2006

APN 77-130-17
PHILIP & HEATHER C. CONDON
3325 BROKEN SPUR ROAD

APN 77-130-10
WALTER LEE CUNEO
BROKEN SPUR ROAD

Temporary Project/SNE0002/survey/Parcel_Maps_A4.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LENS OF MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APN: 77-130-18

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 NRS 38A.365.

WASHOE COUNTY TREASURER

BY _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 432 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARCY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, AS _____ OF ARCY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, AS _____ OF CAP ONE INC. DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

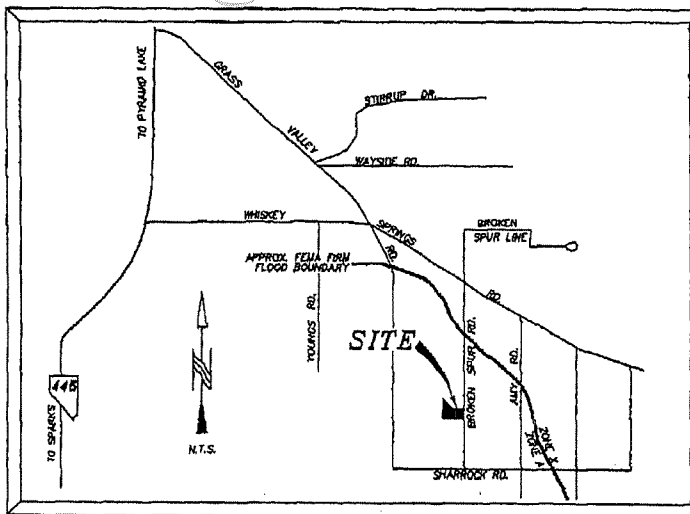
HORALO KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, AS _____ OF HORALO KAI LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP

N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 16 T. 22 N. R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2006.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

RANDAL L. BRIDGES P.L.S. 7098



EXP. 12/31/08

UTILITY COMPANIES' CERTIFICATE

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

BY _____ DATE _____
SIERRA PACIFIC POWER COMPANY

BY _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP #405-044, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

BY _____ DATE _____
MORRIS P. FRIEDLAND, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT

MINIMUM LOT AREA REQUIRED	2 ACRES	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT WIDTH	150 FEET	
MINIMUM FRONT YARD	30 FEET	
MINIMUM SIDE YARD	15 FEET	
MINIMUM REAR YARD	30 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET	

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB # SNEED02
DATE = MAY, 2006

T:\mav\Projects\SNEED02\mav\Parcel_Map_#44.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

BY _____ DATE _____
WALTER LEE CUNEO

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

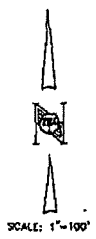
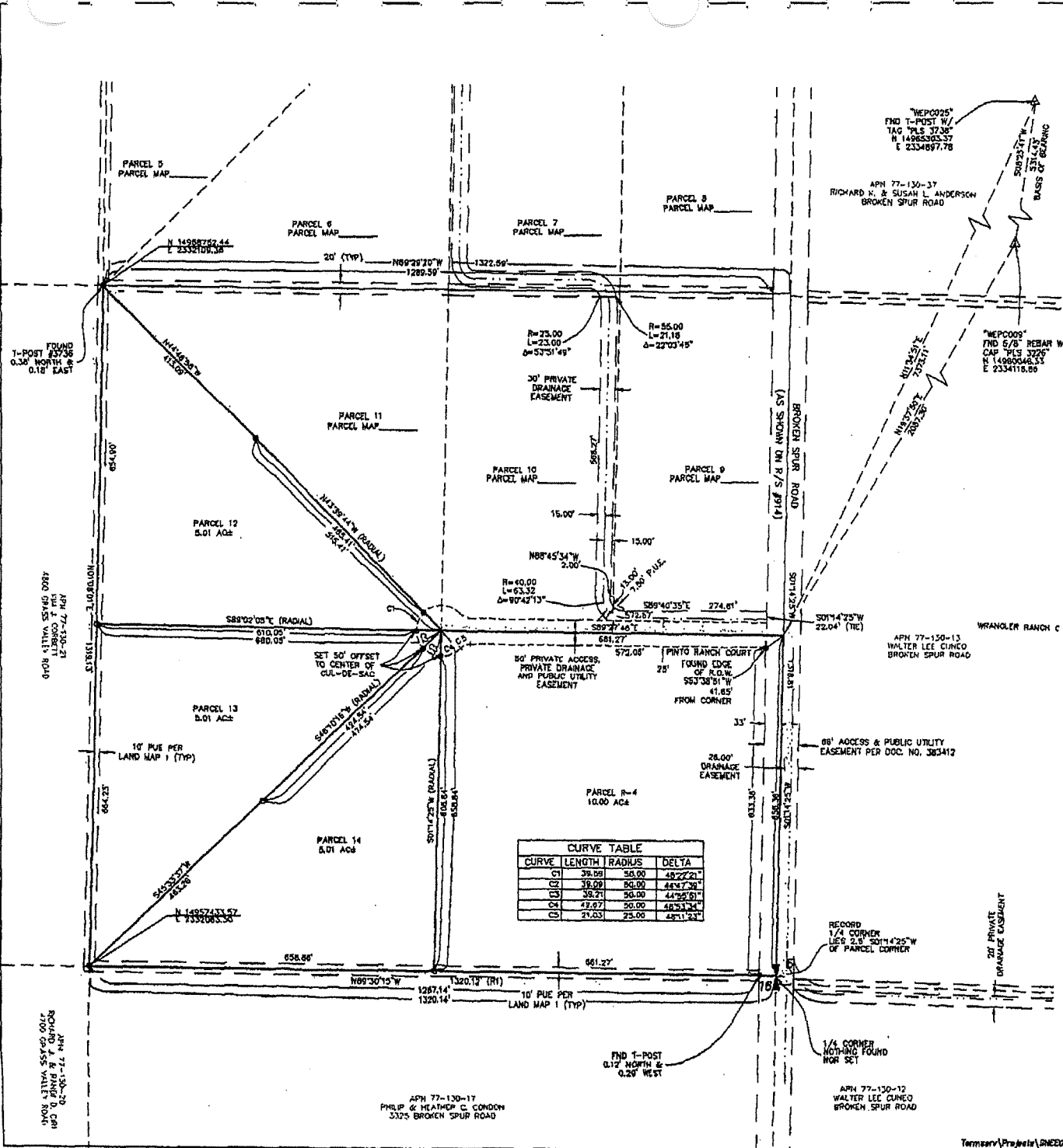
NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 25.02 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXISTING PURPOSES OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVICING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRO. EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM 174-2700, MAP NO. 32031C2700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALT RECONSTRUCTION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDINANCE.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING OR FUTURE FLOWING CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE OTICES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 13 R SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU. AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD YIELD FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRES-FEET/YEAR (APPENDIX A - WAT BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-18 IS LIMITED TO 78 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL APN FOR WASHOE COUNTY APN 077-340-18 WAS 49.01 ACRES AND THE REGULATORY ZONE ESTABLISHED IN THE WSSP INCLUDES APPROXIMATELY 30.8 ACRES OF HIGH DENSITY RURAL (0.4 DWELLING/A.D. ACRES) AND APPROXIMATELY 0.3 ACRES OF GENERAL RURAL (1.005 DWELLING/A.D. ACRES) RESULTING IN NO MORE THAN 67 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL 3 PARCELS AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARCELS. THERE HAS BEEN ONE PREVIOUS PARCEL MAP ON WASHOE COUNTY APN 077-340-18 BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THE ONE NO REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-13 BEING LOT NUMBER 18-25-1-1 OF MAP OF DIVISION OF LAND INTO PARCELS #1, CONSISTENT WITH THE WSSP AS APPROVED ON SEPTEMBER 22, 1992 UNLESS, BY MEANS OF A DEVELOPMENT AGREEMENT, THE DENSITY ON PARCEL APN# 77-130-13 (WITHIN THE WSSP) IS FUR REDUCED BY 2 LOTS (ALREADY DISCOUNTED BY 25%) TO ALLOW A TOTAL OF 8 LOTS FROM THE ORIGINAL PARCEL.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECORD SEARCH THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEMENT DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Notary Public
COUNTY RECORDER
BY _____ DEPUTY

PARCEL MAP 5
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-3 OF P.L. SITUATE WITHIN THE NE 1/4 OF SECTION 16 T22N, R21E, 1 WASHOE COUNTY

TEC
1
CIVIL ENGINEERING CONSULTANTS
1000 University Station, Reno, NV 89501
(775)335-7800 (fax) (775)335-7939



LEGEND:

- SET 5/8" REBAR & CAP PLS 7888
- FOUND 5/8" REBAR & CAP PLS 7888 OR AS NOTED
- ⊙ NOTHING SET DIMENSION POINT
- ⊕ 1/4 CORNER
- ≡ PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- ⊠ SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S88°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WEP0025" AND "WEP0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/94 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197839.

REFERENCES

- 1) R.O.S. 017 0007 383412 FILED FOR RECORD, OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) L.M. 1, 0007 383418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) 0007 383502 FILED FOR RECORD OCTOBER 28, 1975 BOOK 927, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) 0007 387084 FILED FOR RECORD JANUARY 5, 1978 BOOK 1179, PAGE 168 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 5
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-3 OF P.M.
SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E,
WASHOE COUNTY

CIVIL ENGINEERING CONSULTANTS

TEC 1

JOB = SNEE002
DATE = MAY, 2008

600 Sacramento Ranch, Prty. 2024 Pkwy., #1001
(775)397-7600 FAX: (775)397-7929

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR INTEREST HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREBY.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APRN 77-130-16

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 NRS 361A.295.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SCOUR RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

AROT, LLC A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF AROT, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC. A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF CAP ONE, INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

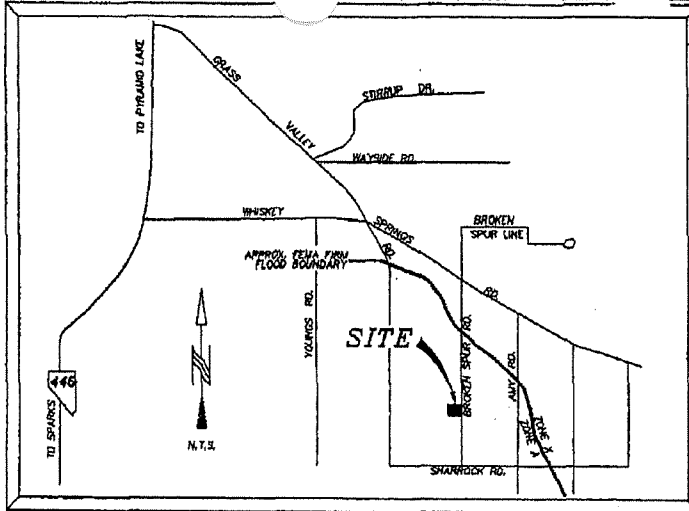
HONALO XAL, LLC A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF HONALO XAL, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 15 T. 23 N.; R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAT COMPLES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 636 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDOL L. BRIGGS PLS 7995 DATE _____

EXP. 12/31/06

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
GERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/R/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PAGES 045, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN P. FRIEDMAN, ACP, _____ DATE _____
DIRECTOR OF COMMUNITY DEVELOPMENT

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2008 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.		(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES	
MINIMUM LOT WIDTH	150 FEET	
MINIMUM FRONT YARD	30 FEET	
MINIMUM SIDE YARD	15 FEET	
MINIMUM REAR YARD	30 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET	
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.		

309 = RNEC002
DATE = MAY, 2006

TermSurvey\Projects\3\NEC002\Survey\Parcel_Map\Map_AK.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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.E.S. CHAPTER 278. THE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREBY ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

BY: _____ DATE _____
WALTER LEE CUNEO

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 10.00 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCL. PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRO EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM NO. 2700, MAP NO. 32031C2700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALL RECONSTRUCTION, INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREBY, HEREBY AGREES THAT ALL EXISTING IRRIGATION DITCHES CROSSING THESE PARCELS SHALL PERPETUATE. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VAUO HOLDERS & THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 60 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND IN SUCH CASES OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USER.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALL FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRES-FEET/YEAR (APPENDIX A - 8841 BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-18 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AC FOR WASHOE COUNTY APN 077-340-18 WAS 40.1 ACRES AND THE REGULATORY ZONE ESTABL. IN THE WESP INCLUDES APPROXIMATELY 38.6 ACRES OF HIGH DENSITY RURAL (2.4 DWELLING/LI ACRES), AND APPROXIMATELY 0.21 ACRES OF GENERAL RURAL (0.025 DWELLING/LO ACRES) RESULTING IN NO MORE THAN 8 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE TH PARCELS AT 75 PERCENT OF FULL POTENTIAL. THIS PARCEL MAP RESULTS IN 2 PARCELS. THERE HAS BEEN TWO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340-18.
15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THIS ONE, NO REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-13 BEING LOT NUMBER 16-2-1-4 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS #1, CONSIST WITH THE WESP AS APPROVED ON SEPTEMBER 22, 1992.
16. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
17. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECD WARNER THAT PROMPTS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEM DISTRICT.

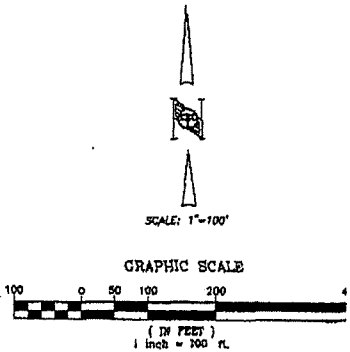
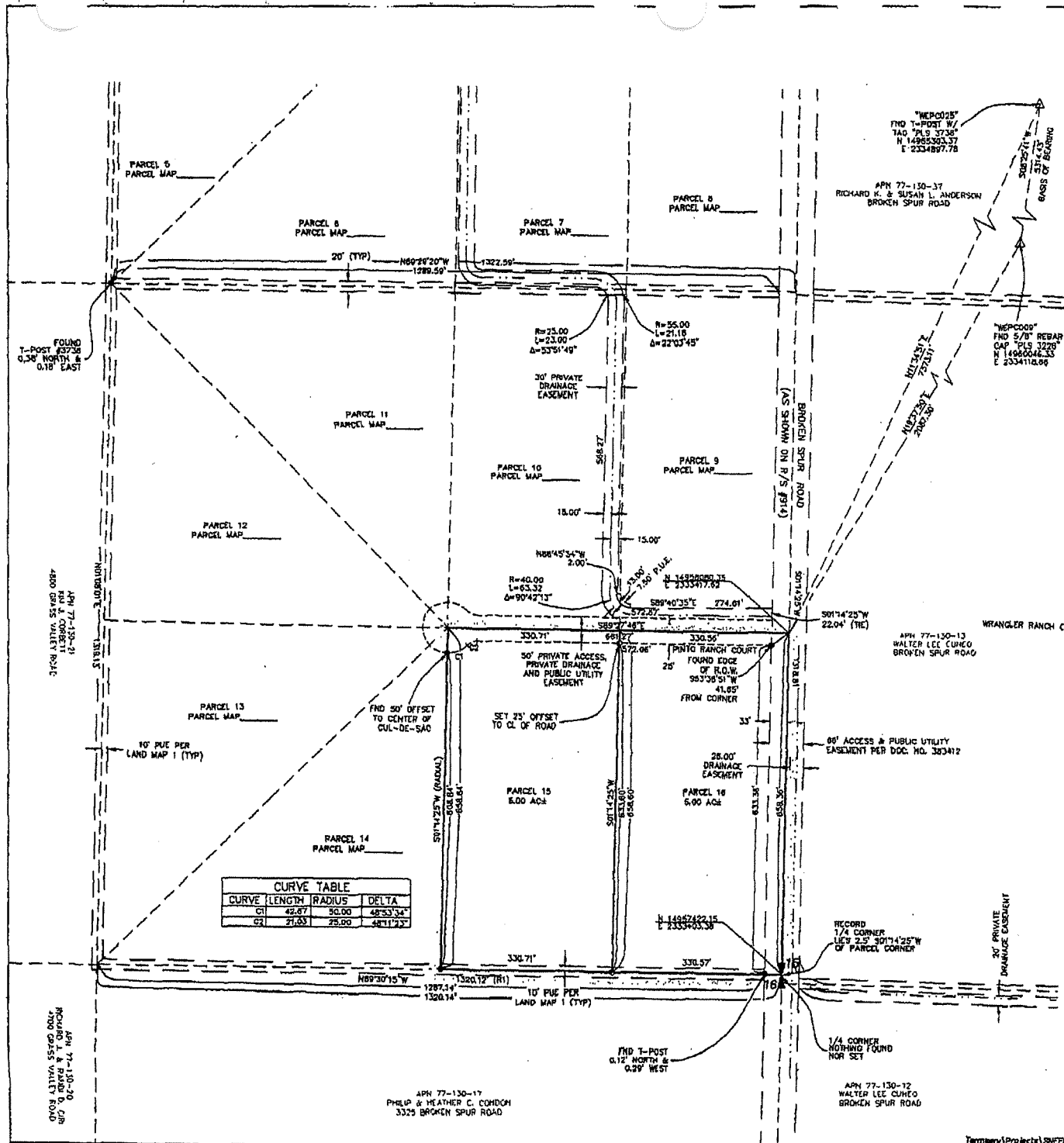
FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

Notary Public
Walter Lee Cuneo
COUNTY RECORDER
BY: _____
DEPUTY

PARCEL MAP 6

WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-4 OF P.L.
SITUATE WITHIN THE NE 1/4 OF SECTION 15 T23N. R21E.





LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
- NOTHING SET DIMENSION POINT
- 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ K.C. GPS POINT FOUND AS NOTED
- 1/4 SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 380°55'41" W BOUND THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WEP0025" AND "WEP0000" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 MARL COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00019739.

REFERENCES

- 1) P.O.S. #17 DOC# 383412 FILED FOR RECORD, OCTOBER 26, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 26, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOC# 383502 FILED FOR RECORD OCTOBER 26, 1975 BOOK 927, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOC# 387884 FILED FOR RECORD JANUARY 5, 1978 BOOK 1179, PAGE 169 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE TABLE		
CURVE LENGTH	RADIUS	DELTA
C1	48.57	30.00
C2	21.63	25.00
C3	21.63	25.00

PARCEL MAP 6
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-4 OF P.M.
SITUATE WITHIN THE NE 1/4 OF SECTION 18 T22N, R21E,
WASHOE COUNTY

TEC
1

CIVIL
ENGINEERING
CONSULTANTS

300 Duranite Ranch Pkwy, 8506 Reno, NV 89521
(775) 792-7800 Fax: (775) 792-7821

JOB # SNEE002
DATE # MAY, 2008
T:\mwork\Projects\SNEE002\Survey\Parcel_Map_06.dwg

LEAS COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APR 77-130-13

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 NRS 339A.285.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDED OF THIS PLAT.

ARQY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF ARQY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES _____

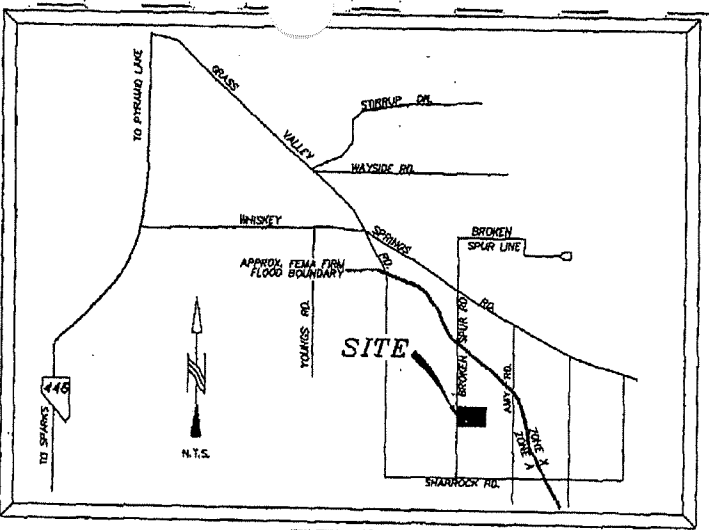
RONALD KAL, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, AS _____ OF RONALD KAL LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES _____



SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 15 T. 22 N. R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 28, 2005.
- 3) THIS PLAT COMPIED WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 825 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS P.L.R. 7950 _____ DATE _____

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. O/S/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PHOS-058, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN P. FREUND, ACP, DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2008 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	160 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT TRACT LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDED OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 272, THE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

BY: _____ DATE _____
WALTER LEE CUNEO

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES _____

NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 40.01 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, AND THE RIGHT TO EASE THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. RULE'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRO EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM # 2700, MAP NO. 32031C2700 L, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SOLIDIFICATION SYSTEMS. IN COMPLIANCE WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALTHOUGH RECONDITION, OR REPLACE AN INDIVIDUAL SOLIDIFICATION SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDINANCE.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 60 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1.3 R SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALUE FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 5,000 GALS-PER-ACRE-YEAR (APPENDIX A - WATER BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL MAPS (APN) OF 077-340-13 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL ACRE IN THE WSPR INCLUDES APPROXIMATELY 31.77 ACRES OF LOW DENSITY SUBURBAN (LD) (20 BUILDING/ACRES), AND APPROXIMATELY 6.24 ACRES OF GENERAL RURAL (GR) (200 DWELLING/ACRE) PARCELS AT 75 PERCENT OF THE FULL POTENTIAL PARCEL MAP DEVELOPMENT DENSITY, AND NO MORE THAN THE TRANSFER OF TWO LOTS TO APN 077-130-16. THIS PARCEL MAP IS CREATING 3 NEW PARCELS. THERE HAVE BEEN NO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340-13.
15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THIS ONE, 18 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-130-16 BEING LOT NUMBER 15-2-1-B OF DIVISION OF LAND INTO LARGE PARCELS (L) COMPATIBLE WITH THE WSPR AS APPROVED ON SEPTEMBER 22, 1994, AFTER THE TRANSFER OF TWO LOTS TO 077-130-16.
16. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
17. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECORD WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEMENT DISTRICT.

FILE NO. _____
FEE _____
FILED FOR RECORD AT THE REQUEST _____
OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ WRITTEN LAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

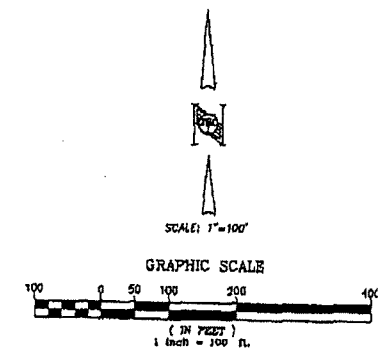
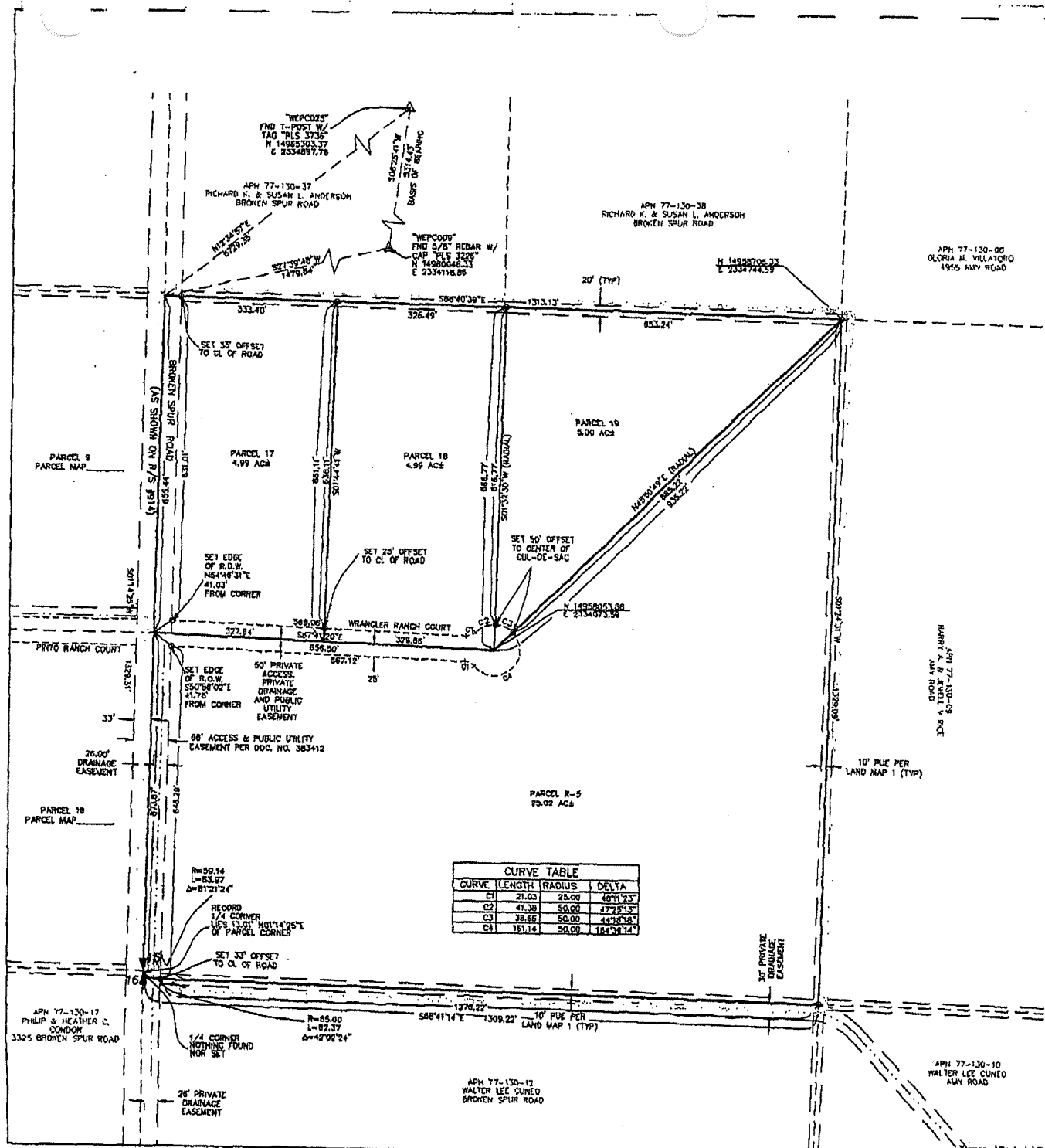
DEPUTY

PARCEL MAP 7
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL 15-2-1-B OF R/S 917
SITUATE WITHIN THE NW 1/4 OF SECTION 15 T20N, R21E, M.
WASHOE COUNTY

TEC
1
CIVIL ENGINEERING CONSULTANTS
491 Denmore Branch Pkwy, 75058 Reno, NV 89521
(775) 322-7200 FAX (775) 322-7929

JOB # SNE002
DATE = MAY, 2006

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- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7988
 - FOUND 5/8" REBAR & CAP PLS 7988 OR AS NOTED
 - ⊙ NOTHING SET DIMENSION POINT
 - 10 15 1/4 CORNER
 - PLU PUBLIC UTILITY EASEMENT
 - △ W.C. OPS POINT FOUND AS NOTED
 - 10 15 SECTION CORNER
 - 21 22

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 50°25'41" W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "WPC0025" AND "WPC0008" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/84 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A CORRECTED GRID TO GROUND FACTOR OF 1.000197938.

- REFERENCES**
- 1) R.C.S. 917 DOC# 303412 FILED FOR RECORD, OCTOBER 29, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 29, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOC# 383418 FILED FOR RECORD OCTOBER 29, 1975 BOOK 927, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOC# 507284 FILED FOR RECORD JANUARY 5, 1978 BOOK 1179, PAGE 166 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) PARCEL MAP 3084, DOC #2714305 FILED FOR RECORD, JULY 24, 2002, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 7
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL 15-2-1-6 OF R/S 91
 SITUATE WITHIN THE NW1/4 OF SECTION 15 T22N, R21E,
 WASHOE COUNTY

TEC
 1
CIVIL ENGINEERING CONSULTANTS

JOB = SHEE002
 DATE = MAY, 2008
 500 Damonte Ranch Pkwy, #1056 Reno, NV 89521
 (775)592-7800 Fax: (775)592-7978

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APRN 77-130-13

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 NRS 367A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 402 OF THE WASHOE COUNTY DEVELOPMENT CODE RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

AR07, LLC A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS OF AR07, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

DAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS OF DAP ONE, INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

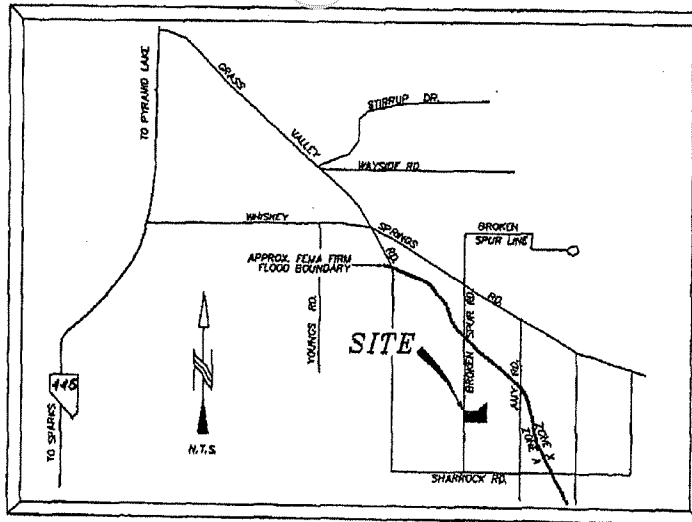
HONALD KAL LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS OF HONALD KAL LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 15 T. 22 N., R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 605 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS - PLK 7905
DATE: _____
EXP. 12/31/08

UTILITY COMPANIES CERTIFICATE

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

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. O/D/A AT/ET NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PUD-047 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

BY: _____ DATE _____
MORIAN P. FREUND, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	

006 - SHEED02
DATE = MAY, 2006

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OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

BY: _____ DATE _____
WALTER LEE CUNEO

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

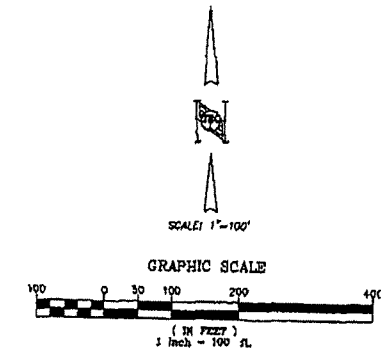
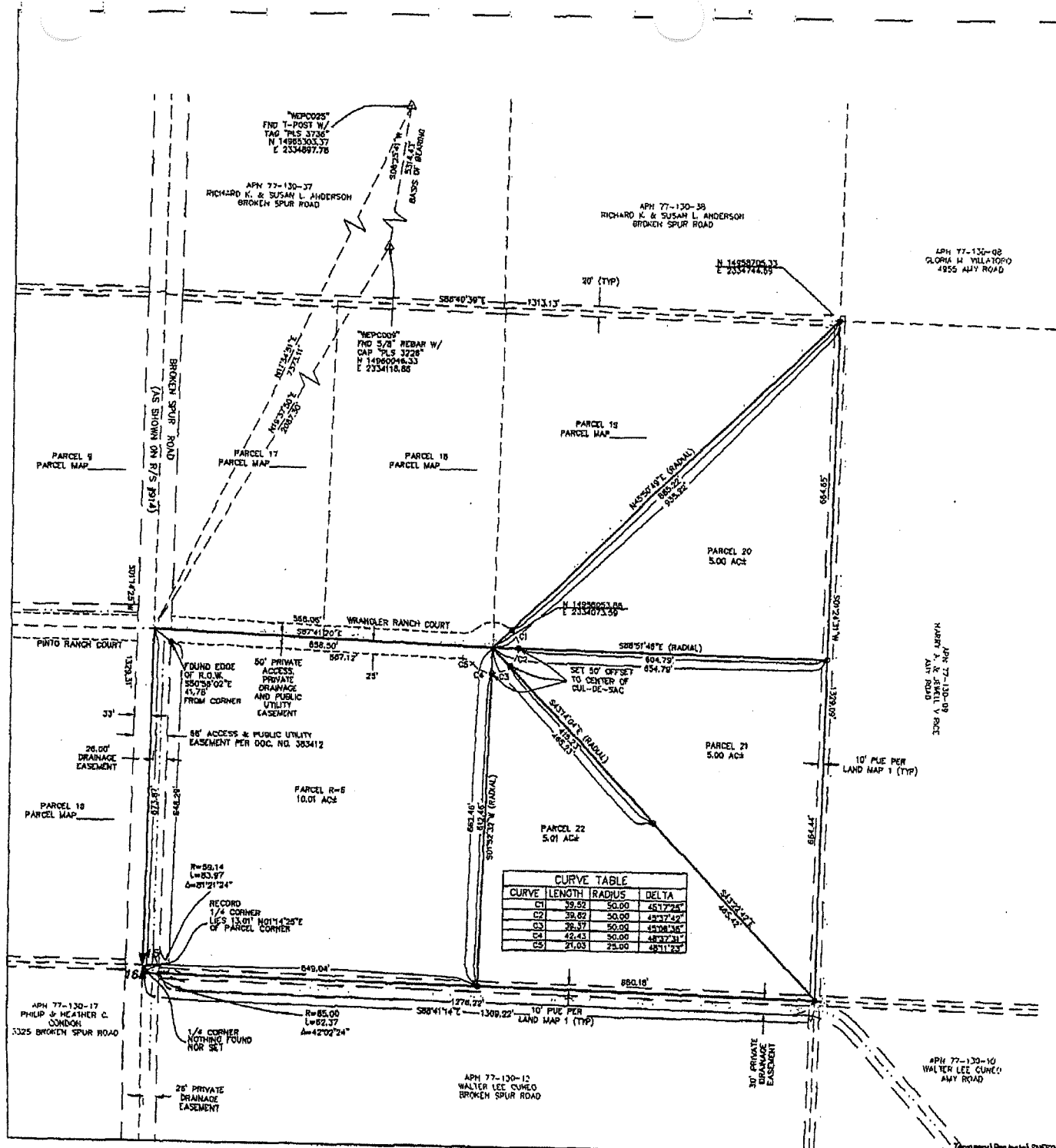
1. THE TOTAL AREA OF THIS SURVEY IS 25.02 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCL. PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJAC. PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRO. EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM 1 76-270A, MAP NO. J20JTC2700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALTHOUGH NOT REQUIRED, OR RECORDING AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDER.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL REMAIN UNALTERED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DEEMED TO VALID HOLDERS OF THESE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRADE ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 60 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 15 R SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU. AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALU FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 GALLONS PER YEAR (APPENDIX A - WASH BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-13 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL ACR IN THE WESP INCLUDES APPROXIMATELY 31.77 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING/ACRE) AND APPROXIMATELY 8.24 ACRES OF GENERAL RURAL (0.05 DWELLING/ACRE) RESULTING IN NO MORE THAN 31 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE TH. PARCELS AT 75 PERCENT OF THE FULL POTENTIAL, AND NO MORE THAN 21 PARCELS AFTER THE TRANSFER OF TWO LOTS TO APN 077-130-16. THIS PARCEL MAP IS CREATING 13 NEW PARCELS; THERE HAS BEEN ONE PREVIOUS PARCEL MAP ON WASHOE COUNTY APN 077-340-13.
15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THE ONE, 15 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-130-16 BEING LOT NUMBER 16-2-18 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS #1, CONSISTE WITH THE WESP AS APPROVED ON SEPTEMBER 22, 1992, AFTER THE TRANSFER OF TWO LOTS TO 077-130-16.
16. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
17. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECOG WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEME DISTRICT.

FILE NO. _____
REC. _____
FILED FOR RECORD AT THE REQUEST _____
OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Walter L. Cuneo
COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 8
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL A-8 OF P.M.
SITUATE WITHIN THE NW 1/4 OF SECTION 15 T22N, R21E, 1
WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS
100 Desmetts Street, Suite 200A Reno, NV 89501
(775) 782-7800 Fax (775) 782-7878



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7008
 - FOUND 3/8" REBAR & CAP PLS 7008 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - ⊥ 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ W.C. GPS POINT FOUND AS NOTED
 - ⚡ SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "MEPC0005" AND "MEPC0001" WITH NEVADA COORDINATE SYSTEM, WEST ZONE. VALUES BASED ON THE NAD 83/04 HORIZ. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000107830.

- REFERENCES**
- 1) R.L.S. 917 DOCS 383412 FILED FOR RECORD, OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) L.M. 1, DOCS 383418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOCS 383582 FILED FOR RECORD OCTOBER 28, 1975 BOOK 927, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOCS 307284 FILED FOR RECORD JANUARY 5, 1978 BOOK 1170, PAGE 188 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) PARCEL MAP 3884, DOCS 40714335 FILED FOR RECORD, JULY 24, 2002, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.52	50.00	45°17'24"
C2	39.61	50.00	45°17'42"
C3	38.97	50.00	45°18'36"
C4	42.43	50.00	48°37'21"
C5	21.03	25.00	48°11'23"

PARCEL MAP 8
 FOR
WALTER LEE CUNEO
 OWNER A DIVISION OF PARCEL R-5 OF P.M.
 SITUATE WITHIN THE NW 1/4 OF SECTION 13 T22N, R21E,
 WASHOE COUNTY

TEC
1

**CIVIL
ENGINEERING
CONSULTANTS**

560 Dorrville Ranch Hwy, #1028 Reno, NV 89521
 (775) 333-7900 Fax (775) 333-7929

JOB = SHEED02
 DATE = MAY, 2008
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LE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OF RECORD SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE NRS 77-130-13

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 NRS 361A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARQY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF ARQY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

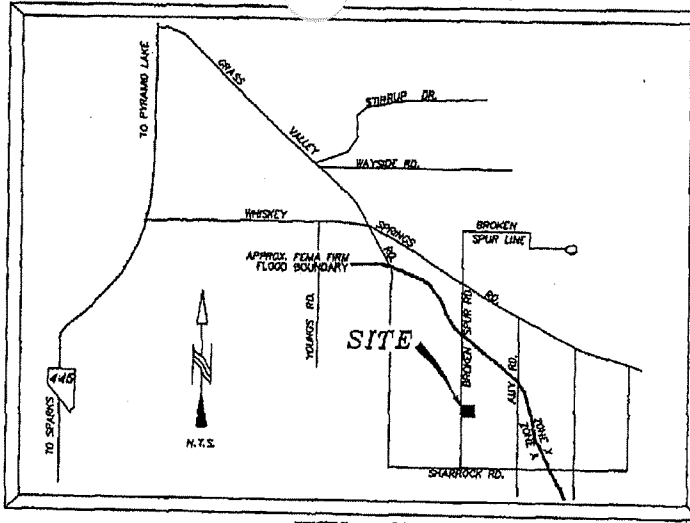
HONALO KAL LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, _____ AS _____ OF HONALO KAL LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 13 T. 22 N. R. 21 E. M.D.M. AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2008.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS P.L.C. 7900
DATE: 12/21/08

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PMS-08-018 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2008.

BY: _____ DATE _____
ADRIAN R. FRIEDMAN, ACP
DIRECTOR OF COMMUNITY DEVELOPMENT

HIGH DENSITY RURAL (HDR), REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2008 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.		(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES	
MINIMUM LOT WIDTH	150 FEET	
MINIMUM FRONT YARD	50 FEET	
MINIMUM SIDE YARD	15 FEET	
MINIMUM REAR YARD	30 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET	
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.		

JOB = SNEE002
DATE = MAY, 2008

Territory/Project/SNEE002/survey/Parcel_Map_08.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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 NRS CHAPTER 378, THE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON AND HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

BY: _____ DATE _____
WALTER LEE CUNEO

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

- THE TOTAL AREA OF THIS SURVEY IS 10.01 ACRES.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO CUT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE & REAR PARCEL LINES.
- P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
- WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PROPER EASEMENTS.
- THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRN #10 2700, MAP NO. 3200310700 E, DATED SEPTEMBER 30, 1984.
- ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALTHOUGH PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDINANCE.
- THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
- ANY ACCESS SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC I AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
- PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
- WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 60 DAYS OF NOTIFICATION.
- ALL RESIDENTS SHALL BE PROVIDED WITH A 1.3 B SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
- NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO LITIGIOUS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING
- SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALUE FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRES-FEET/YEAR (APPENDIX A - WATER BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-13 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL ACRE FOR WASHOE COUNTY APN 077-340-13 WAS 4041 ACRES AND THE REGULATORY ZONE ESTABLISHED ACRES) AND APPROXIMATELY 0.84 ACRES OF GENERAL BURNED (GUB) DWELLING/D.O. ACRES) RESULTING IN NO MORE THAN 31 PARCELS AT 75 PERCENT OF THE FULL POTENTIAL, AND NO MORE THAN PARCELS AT 75 PERCENT OF THE FULL POTENTIAL, AND NO MORE THAN 21 PARCELS AFTER THE TRANSFER OF TWO LOTS TO APN 077-130-18. THIS PARCEL MAP RESULTS IN 2 PARCELS(S). THERE HAS BEEN TWO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340-13.
- BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THIS ONE, 13 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-130-13. THIS PARCEL MAP IS APPROVED ON SEPTEMBER 22, 1992, AFTER THE TRANSFER OF TWO LOTS TO APN 077-130-18.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
- ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECORD WAIVER THAT PROHIBITS THE PROTECT OF THE FORMATION AND FUNDING OF A SEWER IMPROVEMENT DISTRICT.

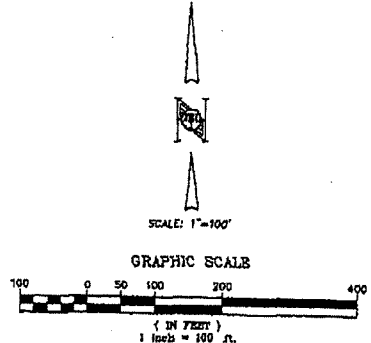
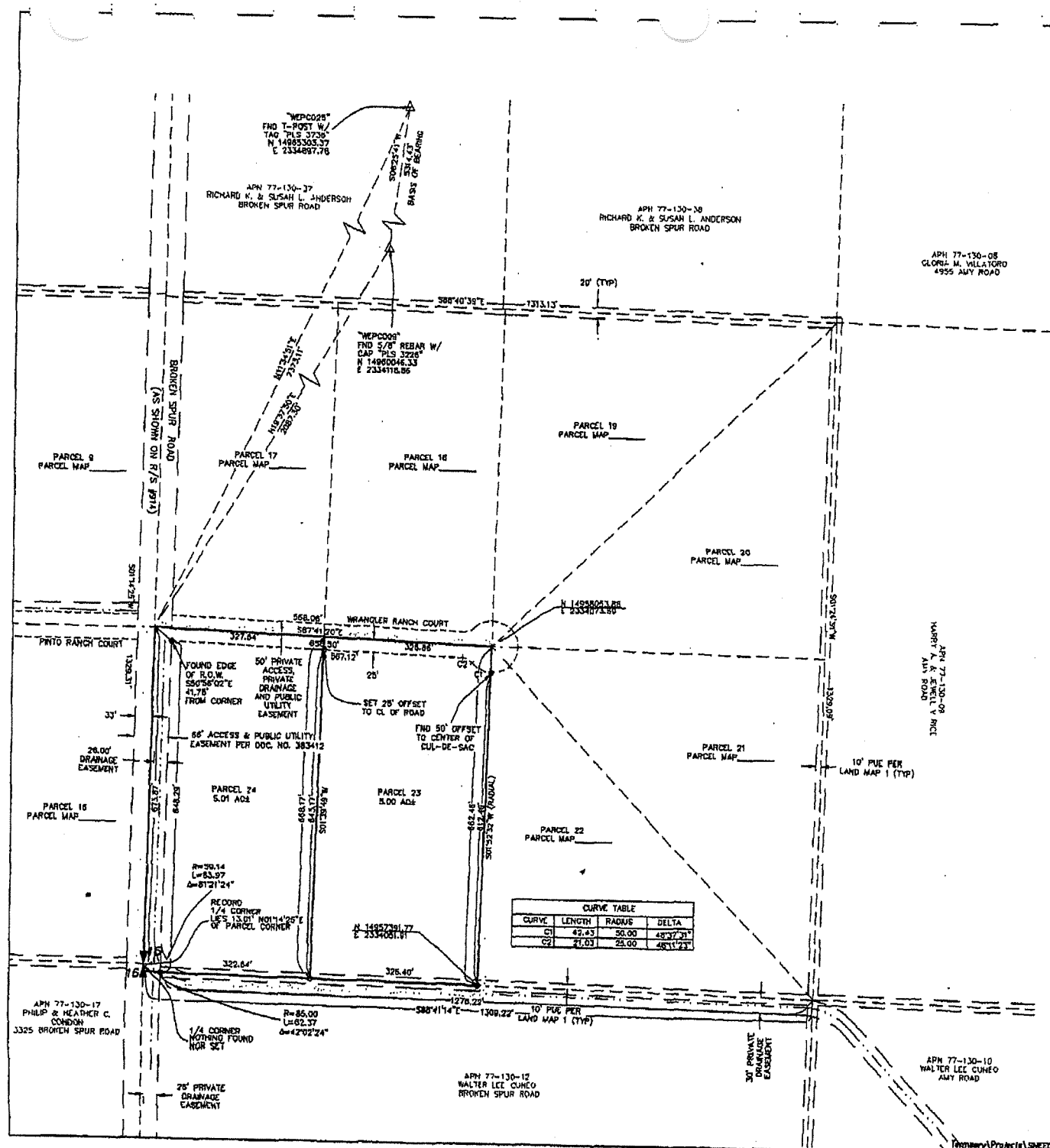
FILE NO. _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2008, AT _____ MINUTES PAST _____ O'CLOCK, _____ N. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-0 OF PLAT BEING A DIVISION OF THE NW 1/4 OF SECTION 13 T22N, R21E, M.D.M. WASHOE COUNTY

TEC 1

CIVIL ENGINEERING CONSULTANTS
100 Oronoke Ranch Pkwy, #204 Reno, NV 89511
(775) 782-7800 / (775) 782-7828

BY: _____ DEPUTY



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7998
 - FOUND 5/8" REBAR & CAP PLS 7888 OR AS NOTED
 - NOTHING SET DIMENSION POINT
 - ⊕ IS 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - △ W.C. O.P.S. POINT FOUND AS NOTED
 - ⊕ IS SECTION CORNER

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 30823411" W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEPC000" AND "NEPC001" WITH NEVADA COORDINATE SYSTEM, BEST ZONE, VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREIN ARE GROUND COORDINATES BASED ON A CONVERGED GRID TO GROUND FACTOR OF 1.000167836.

- REFERENCES**
- 1) PLS 817 DOC# 383412 FILED FOR RECORD, OCTOBER 26, 1978 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) L.M. 1, DOC# 350816 FILED FOR RECORD OCTOBER 29, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOC# 383403 FILED FOR RECORD OCTOBER 26, 1978 BOOK 297, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOC# 507264 FILED FOR RECORD JANUARY 5, 1978 BOOK 1179, PAGE 166 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) PARCEL MAP 3284, DOC #1714325 FILED FOR RECORD, JULY 24, 2002, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	42.43	30.00	43°32'21"
C2	21.03	25.00	48°11'23"

PARCEL MAP 9
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL R-5 OF P.M.
 SITUATE WITHIN THE NW 1/4 OF SECTION 15 T22N, R21E, 4
 WASHOE COUNTY

**CIVIL
ENGINEERING
CONSULTANTS**

1900 Damonte Ranch Pkwy #1056 Reno, NV 89511
 (775) 252-7800 (775) 252-7820

JOB = SNEED02
 DATE = MAY, 2008

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREIN.

WESTERN TITLE COMPANY, INC.

BY: PRINT NAME/TITLE

DATE

TAX CERTIFICATE APN 77-130-12

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 COMMISSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.005.

WASHOE COUNTY TREASURER

BY: DEPUTY TREASURER

DATE

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SENIOR RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: WASHOE COUNTY UTILITY DIVISION

DATE

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARVY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY:

DATE

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS DAY OF 2006,

OF ARVY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE

MY COMMISSION EXPIRES:

CAP ONE, INC., A NEVADA CORPORATION

BY:

DATE

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS DAY OF 2006,

OF CAP ONE, INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE

MY COMMISSION EXPIRES:

RONALD KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY:

DATE

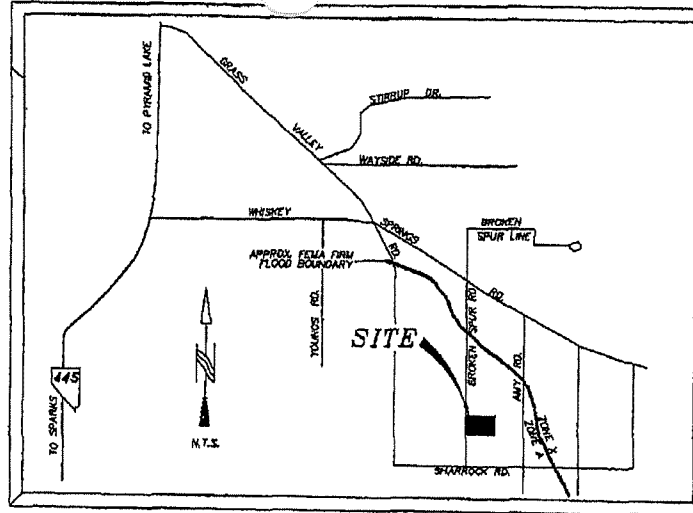
STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS DAY OF 2006,

OF RONALD KAI, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE

MY COMMISSION EXPIRES:



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LE WITHIN THE SW 1/4 OF SECTION 15 T. 22 N., R. 21 E. M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 30, 2006.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 825 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BROOKS P.L.S. 7998

DATE: 12/31/06

UTILITY COMPANIES' CERTIFICATE

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

BY: SIERRA PACIFIC POWER COMPANY

DATE

BY: NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

DATE

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PMS-049 FOR REVIEW PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.

ADRIAN P. FRIEDL, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

DATE

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARiances TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB = SHEE002
DATE = MAY, 2006

T:\Projects\Projects\SHEE002\Survey\Parcel_Map_01.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO

DATE

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS DAY OF 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE

MY COMMISSION EXPIRES:

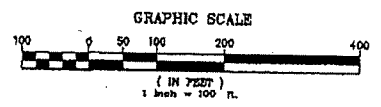
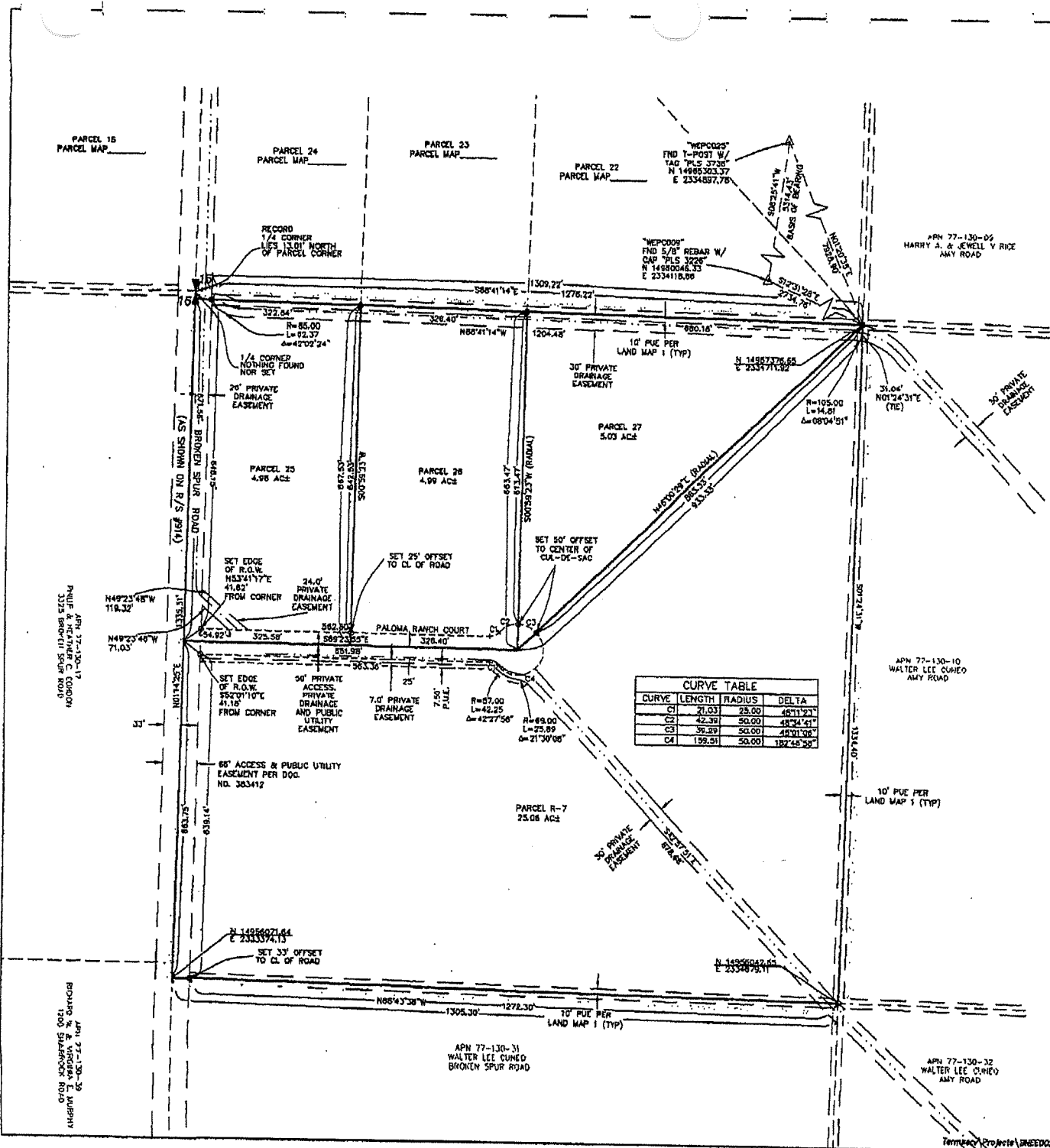
NOTES

- 1. THE TOTAL AREA OF THIS SURVEY IS 40.08 ACRES.
- 2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCL. PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
- 3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
- 4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRO EASEMENTS.
- 5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM 1 No. 2708, MAP No. 3203122700 E, DATED SEPTEMBER 30, 1994.
- 6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
- 7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALT. RECONSTRUCTION OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDIN.
- 8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THESE RIGHTS.
- 9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. INSURANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
- 10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
- 11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 60 DAYS OF NOTIFICATION.
- 12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM INCLUDING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
- 13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
- 14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALUE FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRES-FEET/YEAR (APPROX. A = WAT: BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-12 IS LIMITED TO 75 PARCELS AT FULL DEVELOPMENT DENSITY. THE ORIGINAL APN FOR WASHOE COUNTY APN 077-340-12 WAS 40.08 ACRES AND THE REGULATORY ZONE ESTABLISHED IN THE WSSP INCLUDES APPROXIMATELY 28.59 ACRES OF LOW DENSITY SUBURBAN (L.D. DWELLING) RESULTING IN NO MORE THAN 59 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 32 PARCELS AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARCELS. THERE HAVE BEEN NO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340-12 BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THE ONE 19 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-340-12 BEING LIST NUMBER 15-21 OF DIVISION OF LAND INTO LARGE PARCELS #1, CONSISTE WITH THE WSSP AS APPROVED ON SEPTEMBER 22, 1994.
- 15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 415.
- 16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECDI WARNER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SENIOR IMPROVEMENT DISTRICT.

FILE NO. SHEE002
FILED FOR RECORD AT THE REQUEST OF WALTER LEE CUNEO
ON THIS DAY OF 2006, AT O'CLOCK, M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Kathleen K. Burke
COUNTY RECORDER
DEPUTY

PARCEL MAP 10
FOR WALTER LEE CUNEO
BEING A DIVISION OF PARCEL 15-21-1-8 OF R/S 8
SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E, 1
WASHOE COUNTY

TEC 1
CIVIL ENGINEERING CONSULTANTS
300 S. Virginia Street, Suite 1000, Reno, NV 89501
(775) 784-7900 / (775) 784-7924



LEGEND:

- SET 5/8" REBAR & CAP PLS 7099
- FOUND 5/8" REBAR & CAP PLS 7099 OR AS NOTED
- SET DIMENSION POINT
- ⊕ 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- ⊕ SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 50825'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WEP0025" AND "WEP0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE AND 83.84 HAZEL. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197836.

REFERENCES

- 1) R.O.S. 817 DOC# 383412 FILED FOR RECORD, OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOC# 388555 FILED FOR RECORD OCTOBER 28, 1975 BOOK 527, PAGE 368 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOC# 507284 FILED FOR RECORD JANUARY 5, 1978 BOOK 1179, PAGE 156 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	45°11'21"
C2	42.39	50.00	48°24'41"
C3	39.29	50.00	48°01'38"
C4	139.51	50.00	182°46'30"

PARCEL MAP 10
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL 15-3-1-8 OF R/S D1
 SITUATE WITHIN THE SW1/4 OF SECTION 18 T22N, R21E, M.
 WASHOE COUNTY.

TEC
1

CIVIL ENGINEERING CONSULTANTS

100 Derrida Ranch Pkwy #102 Reno, NV 89501
 (775)392-7800 Fax (775)392-7979

JOB # SNE2002
 DATE # MAY, 2006
 \\temple\Projects\SNE2002\Survey\Parcel_Maps_A5.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDINGS ARE LISTED AND THAT THE OWNERS OF RECORD SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APRN 77-130-12

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 NRS 367A.355.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

AROT, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, AS OF AROT, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

GMP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, AS OF GMP ONE, INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

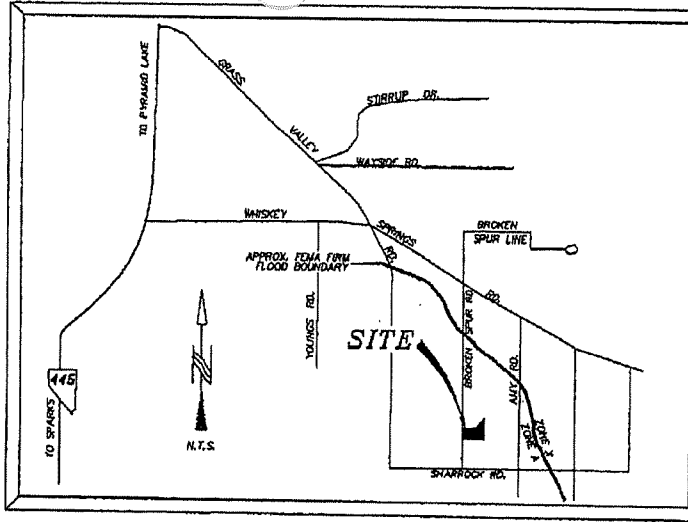
HONALO KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, AS OF HONALO KAI, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15 T. 22 N., R. 21 E., N.M.S.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2008.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 825 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS, P.L.S. 7908

EXP. 12/20/08

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/R/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PMS-050 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2008.

ADRIAN P. FREUND, ACP, DIRECTOR OF COMMUNITY DEVELOPMENT

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2008 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	50 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB = SNEED02
DATE = MAY, 2008

T:\mywork\Projects\SNEED02\Survey\Parcel_Maps_Alt.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2008, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

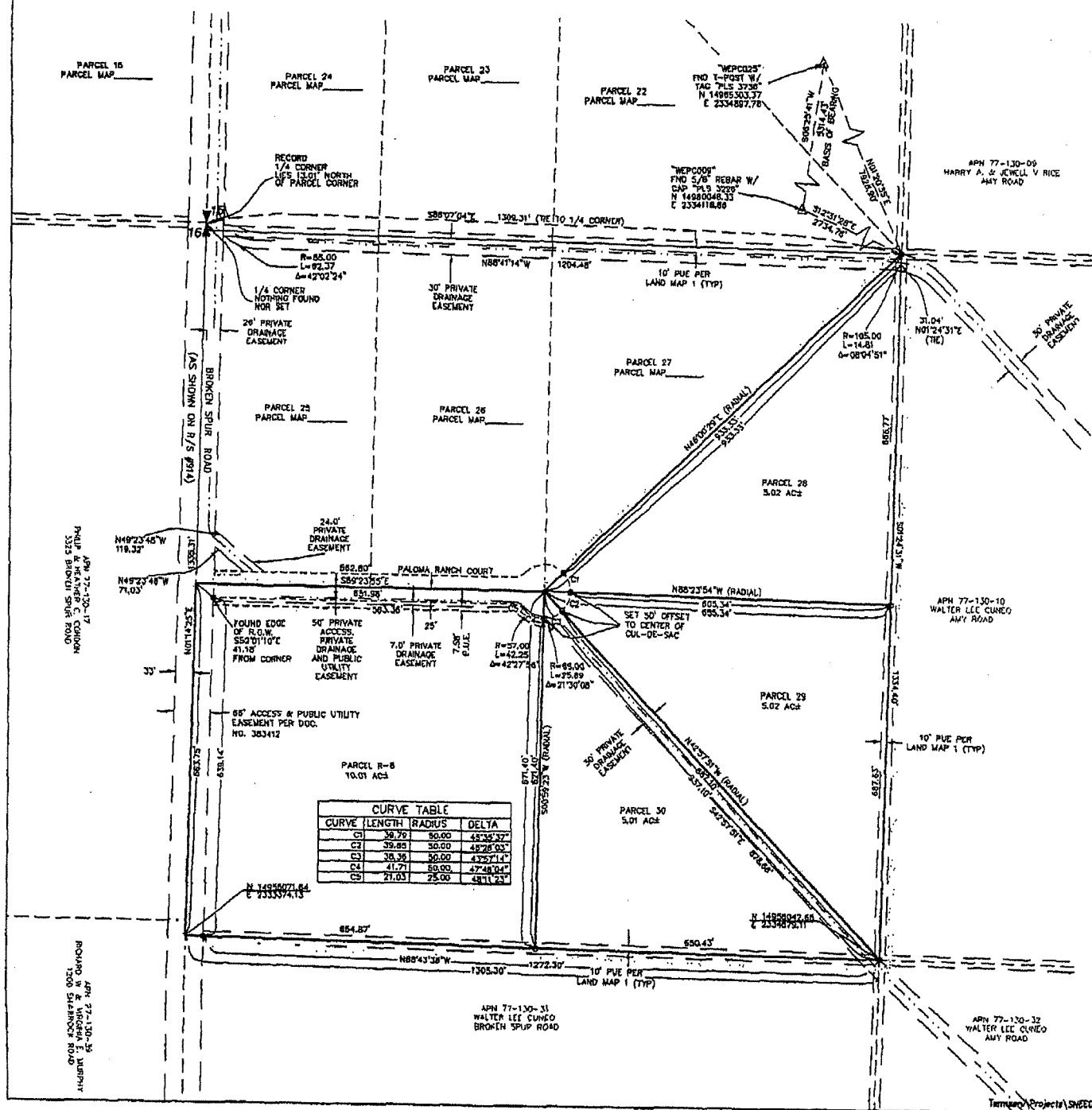
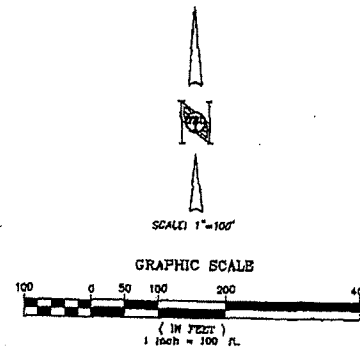
1. THE TOTAL AREA OF THIS SURVEY IS 25.06 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL, FOR THE EXCEPT PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO ENTER THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING SAID PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PER EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM NO. 2700, MAP NO. 32031C2700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS, CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC BENCH SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL NOT BE INTERRUPTED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DEEMED TO VALID HOLDERS IN THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND THE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WASH SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND IN SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING UTILITIES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD YIELD FOR THE WASH SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRES-FEET/YEAR (APPENDIX A - WA BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) FOR WASHOE COUNTY APN 077-340-12 IS LIMITED TO 78 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AC IN THE WSPS INCLUDES APPROXIMATELY 29.58 ACRES OF LOW DENSITY SUBURBAN (LD DWELLING ACRES) AND APPROXIMATELY 10.47 ACRES OF DENSITY OF LOW DENSITY (LD DWELLING ACRES) RESULTING IN NO MORE THAN 29 PARCELS AT FULL DEVELOPMENT POTENTIAL AND NO MORE THAN 23 PARCELS AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARCEL(S). THERE HAS BEEN ONE PREVIOUS PARCEL MAP ON WASHOE COUNTY APN 077-340-12 BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THIS ONE, 15 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-13 BONG LOT NUMBER 15-2-1-9 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS #1, COME WITH THE WSPS AS APPROVED ON SEPTEMBER 22, 1992.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECC WAYNER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEMENT DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2008, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Walter L. Cuneo
COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 11
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL 2-7 OF FULL STATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E, 1 WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS
900 Denmore Ranch Pkwy, Suite 200, Reno, NV 89511
(775)321-7800 Fax: (775)321-7878



LEGEND:

- SET 5/8" REBAR & CAP PLS 7989
- FOUND 5/8" REBAR & CAP PLS 7989 OR AS NOTED
- NOTHING SET DIMENSION POINT
- ⊕ 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ K.C. GPS POINT FOUND AS NOTED
- ⊠ SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 308°23'41" W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WEP0025" AND "WEP0008" WITH NAD83 COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/94 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197936.

REFERENCES

- 1) R.G.S. 817 DOC# 383412 FILED FOR RECORD, OCTOBER 29, 1975 OFFICIAL RECORDS WASHOE COUNTY, NEVADA.
- 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOC# 383602 FILED FOR RECORD OCTOBER 22, 1975 BOOK 827, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOC# 307254 FILED FOR RECORD JANUARY 5, 1978 BOOK 1179, PAGE 186 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) PARCEL MAP 2020, DOC #108989 FILED FOR RECORD, SEPTEMBER 11, 1988, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	38.78	80.00	43°35'37"
C2	39.85	80.00	49°28'03"
C3	38.38	80.00	47°27'14"
C4	41.71	80.00	47°48'04"
C5	21.03	25.00	48°11'23"

PARCEL MAP 11
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-7 OF PALOMA RANCH COURT
SITUATED WITHIN THE SW 1/4 OF SECTION 15 T29N R21E
WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

300 Diamond Ranch Pkwy, #104 Reno, NV 89521
(775) 782-7900 Fax (775) 302-7799

JOB = SHEED02 DATE = MAY, 2006
T:\mwp\Projects\SHEED02\survey\Parcel_Map_11.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APN 77-130-12

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 NRS 361A.295.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

AROY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF ____ 2008, _____ AS _____ OF AROY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC. A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF ____ 2008, _____ AS _____ OF CAP ONE, INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

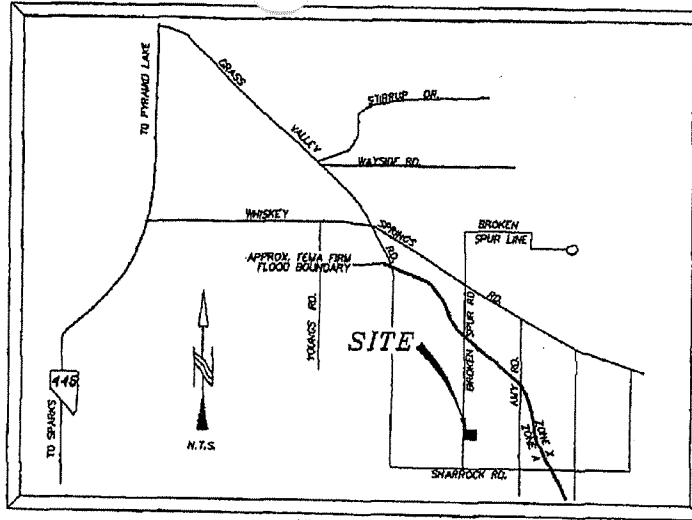
HONALD KAL LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF ____ 2008, _____ AS _____ OF HONALD KAL LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

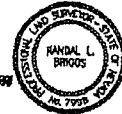


VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 16 T. 22 N., R. 21 E., M.O.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2008.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 635 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS P.L.S. 7658 DATE

CP, 12/24/08

UTILITY COMPANIES CERTIFICATE

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

BY: _____ DATE _____
SERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/R/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PMS-081 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS ____ DAY OF ____ 2008.

ADAM P. FREUND, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB # SHEE002
DATE = MAY, 2008

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OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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 U.S. CHAPTER 278, THE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO _____ DATE _____

STATE OF NEVADA S.S.
COUNTY OF WASHOE S.S.

ON THIS ____ DAY OF ____ 2008, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 10.01 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL, FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRIOR EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM NO. 2700, MAP NO. 32031C2700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT A SEWER SYSTEM, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY O&M.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DEEMED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY SERVICE TRAVEL. RESIANCE OF A BUILDING FROM DRAINAGE INTO CONSIDERATION, ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WASHOE SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND IN SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERMANENT YIELD YIELD FOR THE WASHOE SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRES-FEET/YEAR (APPENDIX A - WA SUBJECT) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-10 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL APN FOR WASHOE COUNTY APN 077-340-12 WAS 40.00 ACRES AND THE REGULATORY ZONE ESTABLISHED IN THE WESP INCLUDES APPROXIMATELY 35.50 ACRES OF LOW DENSITY SUBURBAN (LD DWELLING ACRE) AND APPROXIMATELY 10.47 ACRES OF DENSITY 2 (D2) DWELLING (LD ACRES) RESULTING IN NO MORE THAN 28 PARCELS AT FULL DEVELOPMENT POTENTIAL AND NO MORE THAN 22 PARCELS AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP RESULTS IN 2 PARCELS THAT HAVE BEEN TWO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340-12.
15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING TWO ONE, 14 REMAINING PARCELS WERE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-12 BEING LOT NUMBER 10-2-1-9 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS #1, CONSISTENT WITH THE WESP AS APPROVED ON SEPTEMBER 22, 1992.
16. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
17. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RED WANNER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVED DISTRICT.

FEE NO. _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS ____ DAY OF ____ 2008, AT ____ MINUTES PAST ____ O'CLOCK, ____ OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

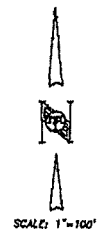
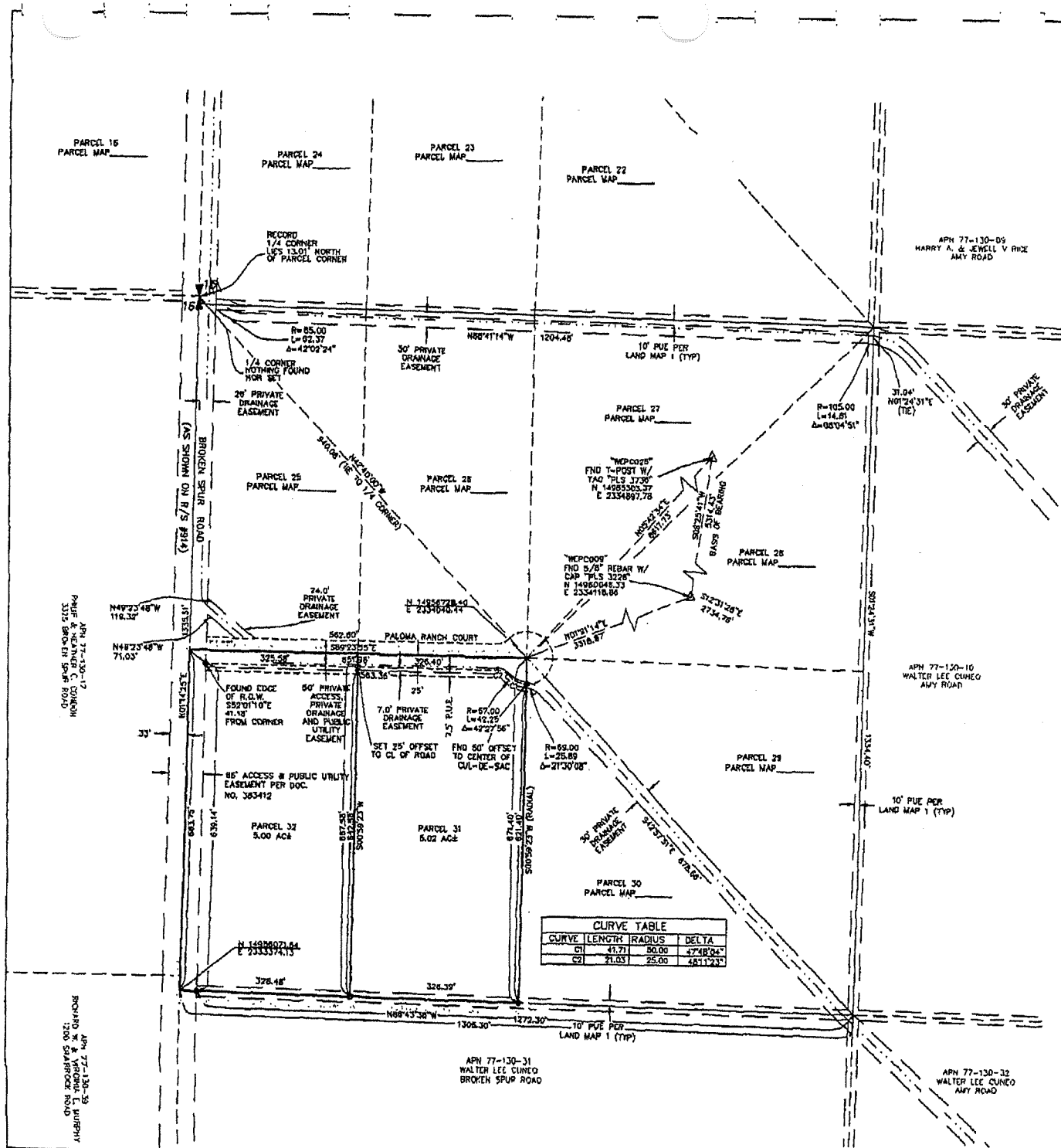
Walter L. Cuneo
DEPUTY

PARCEL MAP 12
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-3 OF PM 2008 AT THE SW 1/4 OF SECTION 15 T22N, R21E, WASHOE COUNTY

REC 1

CIVIL ENGINEERING CONSULTANTS

100 S. Carson Blvd., Suite 200, Reno, NV 89501
(775) 782-7600 Fax (775) 782-7628



SCALE: 1"=100'
 GRAPHIC SCALE
 0 50 100 200 400
 (IN FEET)
 1 inch = 100 ft.

- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7996
 - FOUND 5/8" REBAR & CAP PLS 7996 OR AS NOTED
 - ⊕ NOTHING SET DIMENSION POINT
 - 16 1/4 CORNER
 - ⊖ PUE PUBLIC UTILITY EASEMENT
 - △ W.C. GPS POINT FOUND AS NOTED
 - 18 1/4 SECTION CORNER
 - 21 22

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 5082241" BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, WALLS BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197336.

- REFERENCES**
- 1) R.O.S. 917 BOOK 363412 FILED FOR RECORD, OCTOBER 26, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) L.M. T. DOCK 380418 FILED FOR RECORD OCTOBER 26, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) D.C.P. 385509 FILED FOR RECORD OCTOBER 28, 1975 BOOK 827, PAGE 368 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) D.C.P. 807284 FILED FOR RECORD JANUARY 8, 1978 BOOK 1178, PAGE 188 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) PARCEL MAP 2028, DOC #1098688 FILED FOR RECORD, SEPTEMBER 11, 1986, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	41.71	80.00	47°48'04"
C2	21.03	25.00	45°11'23"

PARCEL MAP 12
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL 8-3 OF PAL
 SITUATE WITHIN THE SW1/4 OF SECTION 16 T22N, R21E, W
 WASHOE COUNTY

TEC
 1

CIVIL ENGINEERING CONSULTANTS
 508 Daniels Ranch Prop. #1052 Reno, NV 89521
 (775) 392-7800 Fax (775) 332-7979

JOB = SHED002
 DATE = MAY, 2008
 Terminal\Projects\SHED002\Survey\Parcel_Map_12.dwg

APR 77-130-12
 PHILIP A. KEARNER C. CONNOR
 3312 BROKEN SPUR ROAD

APR 77-130-33
 ROYALD W. A. YERGEN L. JUBERTY
 1200 SHERWOOD ROAD

APR 77-130-31
 WALTER LEE CUNEO
 BROKEN SPUR ROAD

APR 77-130-10
 WALTER LEE CUNEO
 AMY ROAD

APR 77-130-09
 HARRY A. & JEWELL V. RHE
 AMY ROAD

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
FRONT NAME/TITLE _____

TAX CERTIFICATE APN# 77-130-10

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 NRS 361A-265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER _____

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION _____

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARQY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF ARQY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF CAP ONE INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

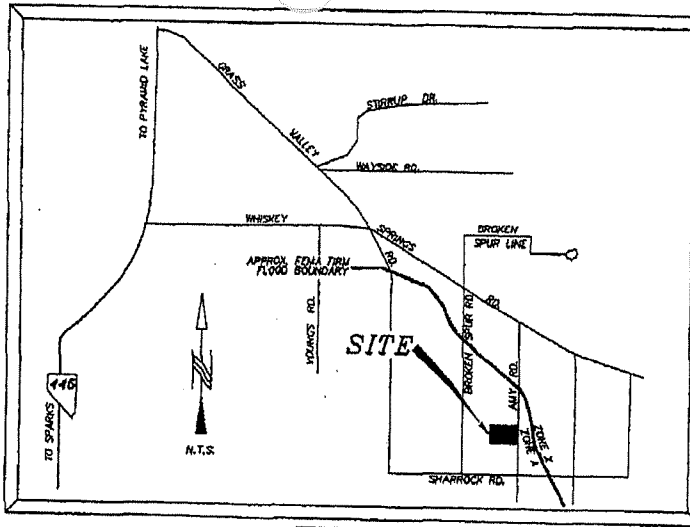
HONALD KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF HONALD KAI, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15 T. 22 N., R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 30, 2005.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BROGGS, P.L.S. 7950

EXP. 12/31/08

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SERRA PACIFIC POWER COMPANY _____

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA _____

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PMS-053 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

BY: _____ DATE _____
ADRIAN P. FRIEDLAND, ACP
DIRECTOR OF COMMUNITY DEVELOPMENT _____

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	

JOB = SNE002
DATE = MAY, 2006

Terms:\Project\BNE002\Survey\Parcel_Maps_All.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

BY: _____ DATE _____
WALTER LEE CUNEO _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

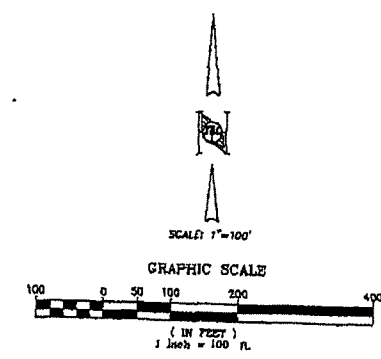
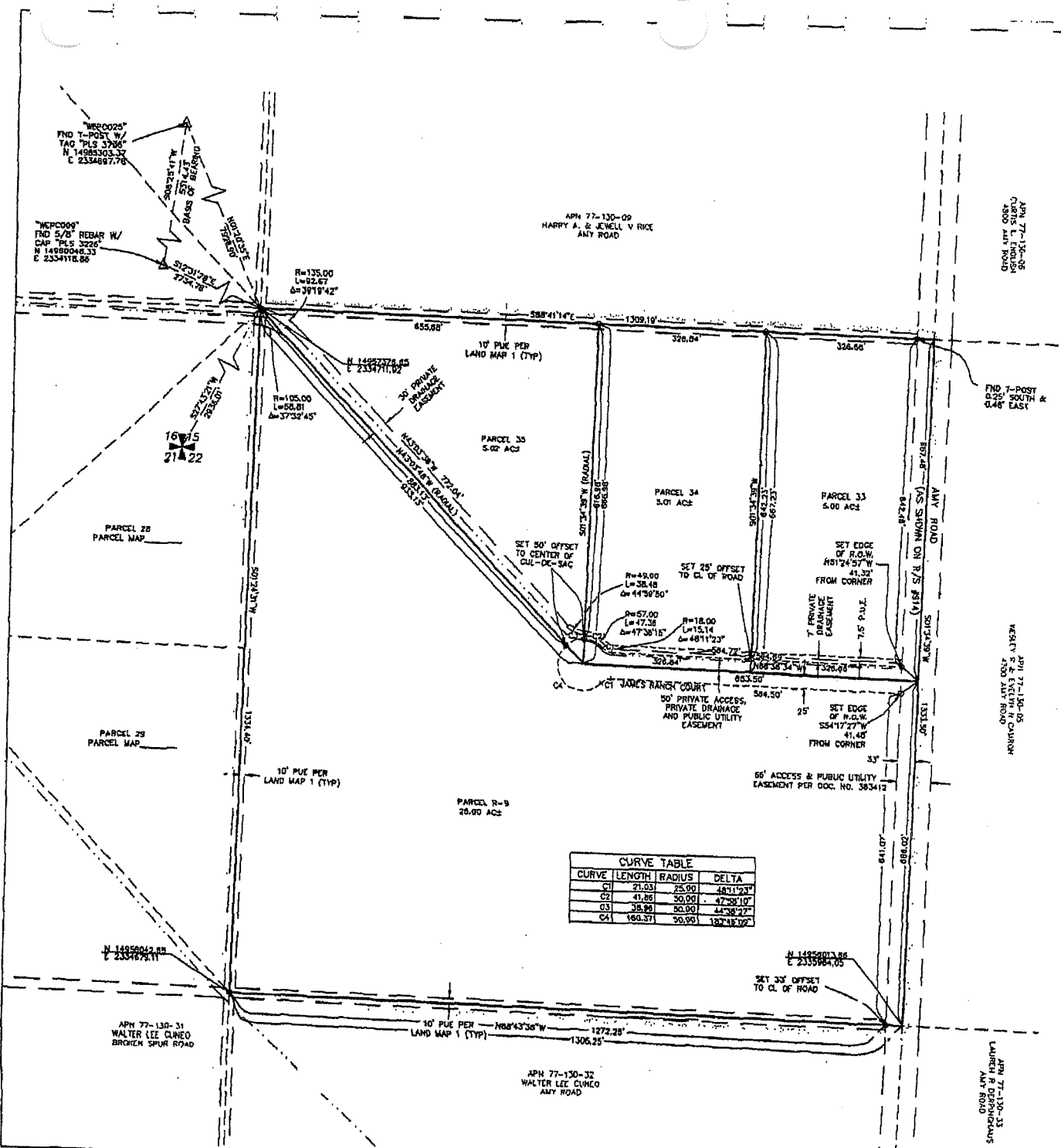
1. THE TOTAL AREA OF THIS SURVEY IS 40.03 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXC PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND TO RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJ PARCELS. EASEMENTS ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 3' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRI EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM No. 2700, MAP No. J203102700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT AL PUBLIC SEWER SERVICE REQUIRE, AVAILABLE, THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOR HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWERS CROSSING THESE PARCELS SHALL PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL COMPLY WITH THE DRAINAGE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLES IN THE EVENT OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WASHOE SPECIFIC DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIV IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU, AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND N BURTS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD MAU FOR THE WASHOE SPRINGS HYDROGRAPHIC BASIN AT 3,000 GALLONS PER ACRE (APPROXIMATE A - MAU SUBJECT) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY FLOWERS' PARCEL NUMBER (APN) FOR WASHOE COUNTY APN 077-340-10 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL APN IN THE WESP INCLUDES APPROXIMATELY 30.88 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING/ACRES), AND APPROXIMATELY 0.28 ACRES OF GENERAL RURAL (1.025 DWELLING/1.0 ACRES). 28 PARCELS WITH 75 PERCENT OF THE FULL POTENTIAL AND NO MORE THAN PARCEL(S). THERE HAVE BEEN NO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340-10. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING TH ONE, 28 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-10 BEING LOT NUMBER 15-21-10 OF WAS OF DIVISION OF LAND INTO LARGE PARCELS #1, CONSIST WITH THE WESP AS APPROVED ON SEPTEMBER 22, 1992.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECK WARNER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVEMEN DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

PARCEL MAP 13
WALTER LEE CUNEO
BEING A DIVISION OF PARCELS 15-21-10 OF R/S/S SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E, WASHOE COUNTY

TEC 1
CIVIL ENGINEERING CONSULTANTS
Kathleen J. Bunko
COUNTY RECORDER
300 Corporate Ranch Pkwy, Suite 1000 Reno, NV 89575
(775) 787-7800 Fax (775) 787-7878

BY: _____ DEPUTY _____



- LEGEND:**
- SET 5/8" REBAR & CAP PLS 7908
 - FOUND 5/8" REBAR & CAP PLS 7980 OR AS NOTED
 - + NOTHING SET DIMENSION POINT
 - 16 1/4 CORNER
 - ▲ PUBLIC UTILITY EASEMENT
 - △ W.C. GPS POINT FOUND AS NOTED
 - 16 1/4 SECTION CORNER
 - 21 ▲ 22

BASIS OF BEARING
 THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 34925'±1" BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "W02025" AND "W02009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/04 MARK. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	44°11'23"
C2	41.88	50.00	47°38'18"
C3	38.96	80.00	44°38'27"
C4	160.37	50.00	132°48'09"

- REFERENCES**
- 1) R.A.S. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 2) L.M. T. DOC# 383418 FILED FOR RECORD OCTOBER 29, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 3) DOC# 383502 FILED FOR RECORD OCTOBER 28, 1975 BOOK 327, PAGE 308 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 4) DOC# 507284 FILED FOR RECORD JANUARY 5, 1978 BOOK 1178, PAGE 188 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 - 5) PARCEL MAP 2020, DOC #1089468 FILED FOR RECORD, SEPTEMBER 11, 1998, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 13
 THE
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL 15-2-1-10 OF R/S 91
 STRATE WITHIN THE SW 1/4 OF SECTION 15 T28N, R21E, W
 WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

100 Corporate Ranch Trwy, #228 Reno, NV 89521
 (775) 337-7900 Fax (775) 337-7773

JOB = SNEZ002
 DATE = MAY, 2006
 T:\Survey\Projects\SNEZ002\Survey\Parcel_Map_13.dwg

1/3 COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED, THAT ANY LEVY OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE _____

TAX CERTIFICATE APRN 77-130-10

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 NRS 307A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER _____

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SENIOR RESOURCES REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION _____

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAN.

ARVY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF ARVY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF CAP ONE, INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

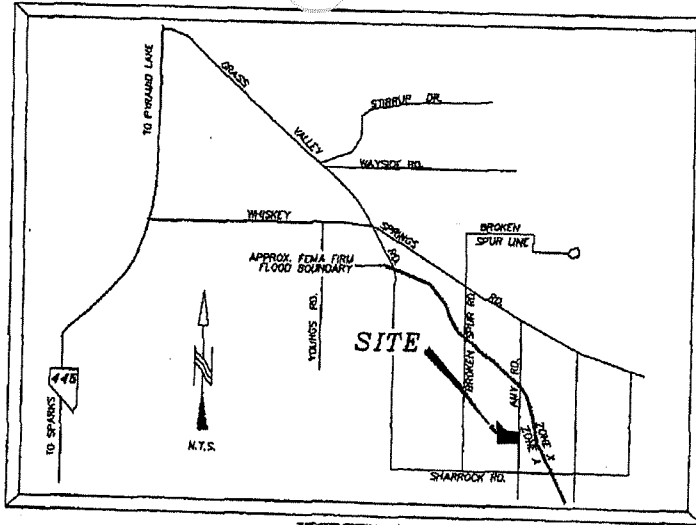
HOWARD KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF HOWARD KAI, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCES OF WALTER LEE CUNEO
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15 T. 22 N., R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAN COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 632 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS, P.L.S. 7808 _____ DATE _____

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAN HAVE BEEN CHECKED, ACCEPTED, AND APPROVED, BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY _____

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA _____

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PWS-053 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN P. FRIEDHO, AEC
DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2005 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB # SNE2002
DATE # MAY, 2006

Termux\Projects\SNE2002\survey\Parcel_Maps_All.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAN AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAN AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THE PUBLIC UTILITY, ACCESS, AND EASEMENTS ACT HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 25.00 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIST THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE & REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PROPER EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM P NO. 2700, MAP NO. 3203C02700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT ALIEN PUBLIC SEWER SERVICE BUSINESS AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDINANCE.
8. THE OWNER, BUYER, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWING CROSSING THESE PARCELS SHALL, RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. INSTALLATION OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WASHOE COUNTY SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" R SPINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITE OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALUE FOR THE WASH SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRE-FEET/YEAR (APPENDIX A - WATER BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-19 IS LIMITED TO 78 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL ACRE FOR WASHOE COUNTY APN 077-340-19 WAS 4005 ACRES AND THE REGULATORY ZONE ESTABLISHES (ACRES), AND APPROXIMATELY 0.36 ACRES OF GENERAL RURAL (0.025 DWELLING/1.0 ACRES) RESULTING IN NO MORE THAN 30 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 29 PARCELS AT 78 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARCELS(S). THERE HAS BEEN ONE PREVIOUS PARCEL MAP ON WASHOE COUNTY APN 077-340-19 BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THIS BEING LOT NUMBER 15-21-10 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS (L), CONSISTENT WITH THE WSPS AS APPROVED ON SEPTEMBER 22, 1992.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE, ARTICLE 416.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECORD WARNER THAT PROHIBITS THE PROTECT OF THE FORMATION AND FLOODING OF A SEWER IMPROVED DISTRICT.

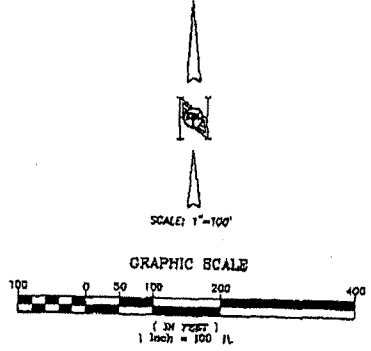
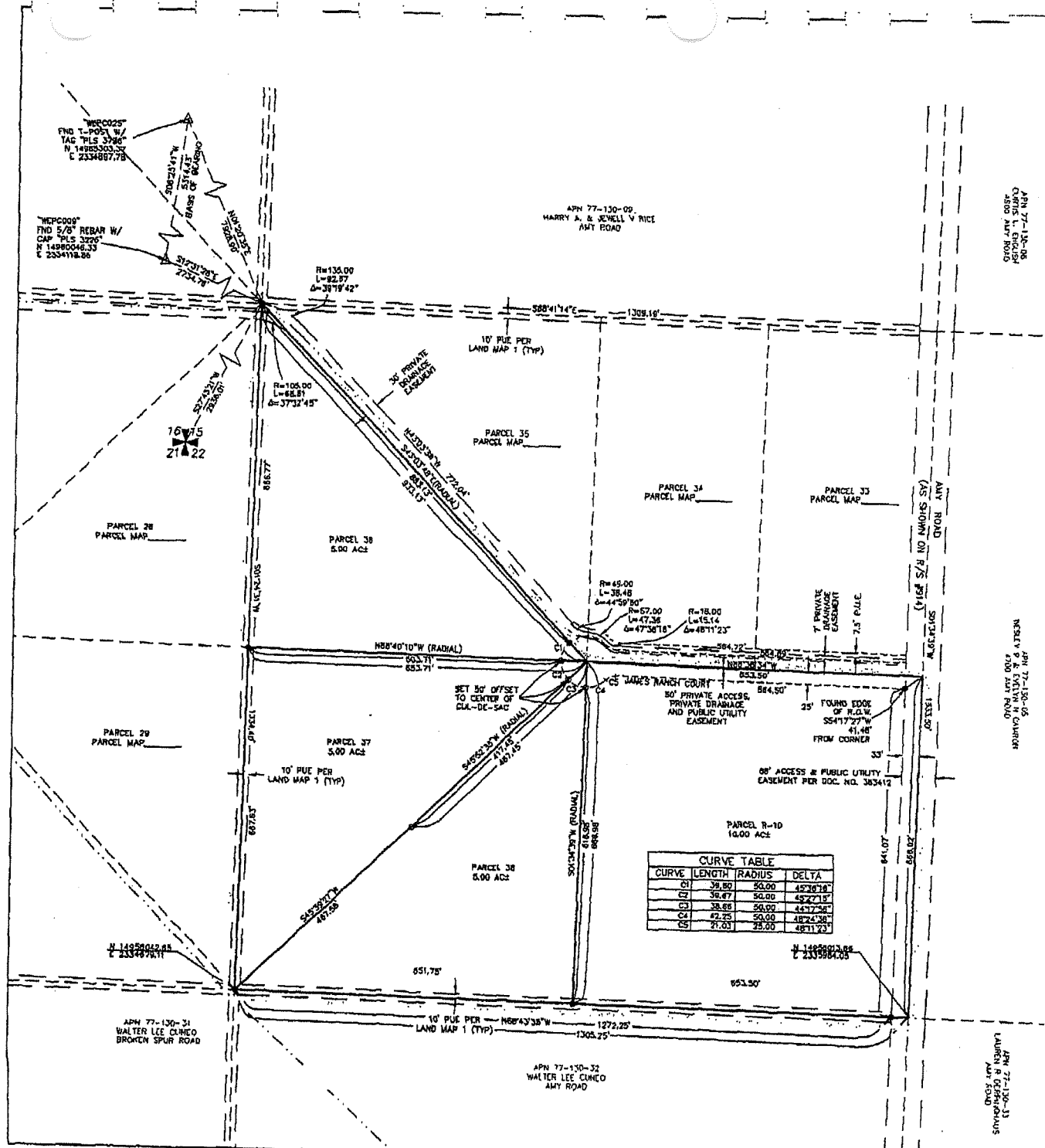
FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

Walter L. Cuneo
COUNTY RETURNOR
BY: _____ DEPUTY

PARCEL MAP 14
FOR
WALTER LEE CUNEO
SITING A DIVISION OF PARCEL R-3 OF PM 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

TEC 1

CIVIL ENGINEERING CONSULTANTS
540 Damonte Drive, Reno, NV 89502
(775) 782-7900 Fax: (775) 782-7926



LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
- ⊕ NOTHING SET DIMENSION POINT
- 10 15 1/4 CORNER
- PUE PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- 10 15 SECTION CORNER
- 21 22

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 58°20'41"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0225" AND "WPC0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/04 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197938.

REFERENCES

- 1) R.C.L.E. 817 DOG# 383412 FILED FOR RECORD, OCTOBER 28, 1978 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) L.M. 1, DOG# 383418 FILED FOR RECORD OCTOBER 29, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOG# 383302 FILED FOR RECORD OCTOBER 25, 1975 BOOK 827, PAGE 368 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOG# 507264 FILED FOR RECORD JANUARY 5, 1978 BOOK 1178, PAGE 188 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) PARCEL MAP 2020, DOG #109988 FILED FOR RECORD, SEPTEMBER 11, 1986, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 14
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-8 OF PM
SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E, 1
WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

JOB = SNEE002
 DATE = MAY, 2008
 506 University Station, P.O. Box 2056 Reno, NV 89501
 (775)397-7900 / (417)632-7979

T:\myproj\Projects\SNEE002\surv\Parcel_Map14.dwg
 APN 77-130-31
 WALTER LEE CUNEO
 AMY ROAD

APN 77-130-36
 HARRY A. & JEWELL V. RICE
 AMY ROAD

APN 77-130-35
 HARRY A. & JEWELL V. RICE
 AMY ROAD

APN 77-130-31
 WALTER LEE CUNEO
 BROKEN SPUR ROAD

APN 77-130-32
 WALTER LEE CUNEO
 AMY ROAD

"WPC0225"
 FND 1-POD 9/4
 TAG "PLS 3790"
 N 14980303.33
 E 2334897.78

"WPC009"
 FND 5/8" REBAR W/
 CAP PLS 7998
 N 14980046.33
 E 2334118.86

R=135.00
 L=82.37
 Δ=37°18'42"

R=105.00
 L=68.81
 Δ=37°32'45"

R=45.00
 L=35.48
 Δ=44°59'50"

R=57.00
 L=47.38
 Δ=47°36'18"

R=18.00
 L=15.14
 Δ=48°11'23"

PARCEL R-10
 10.00 AC2

SET 50' OFFSET
 TO CENTER OF
 CLA.-DE-SAC

50' PRIVATE ACCESS,
 PRIVATE DRAINAGE
 AND PUBLIC UTILITY
 EASEMENT

80' ACCESS & PUBLIC UTILITY
 EASEMENT PER DOC. NO. 383412

FOUND EDGE
 OF R. 62.16
 S54°17'27"W
 41.48'
 FROM CORNER

PARCEL 28
 PARCEL MAP

PARCEL 38
 5.00 AC2

PARCEL 34
 PARCEL MAP

PARCEL 33
 PARCEL MAP

PARCEL 35
 PARCEL MAP

PARCEL 29
 PARCEL MAP

PARCEL 37
 5.00 AC2

PARCEL 38
 5.00 AC2

588°41'4"E
 1309.16'

N88°40'10"W (RADIAL)
 653.71'

N88°40'10"W (RADIAL)
 653.71'

N88°40'10"W (RADIAL)
 653.71'

N88°40'10"W (RADIAL)
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N88°40'10"W (RADIAL)
 653.71'

N88°40'10"W (RADIAL)
 653.71'

N88°40'10"W (RADIAL)
 653.71'

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORDED TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APN: 77-130-10

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 NRS 307A.285.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

AROT, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS OF AROT, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS OF CAP ONE, INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

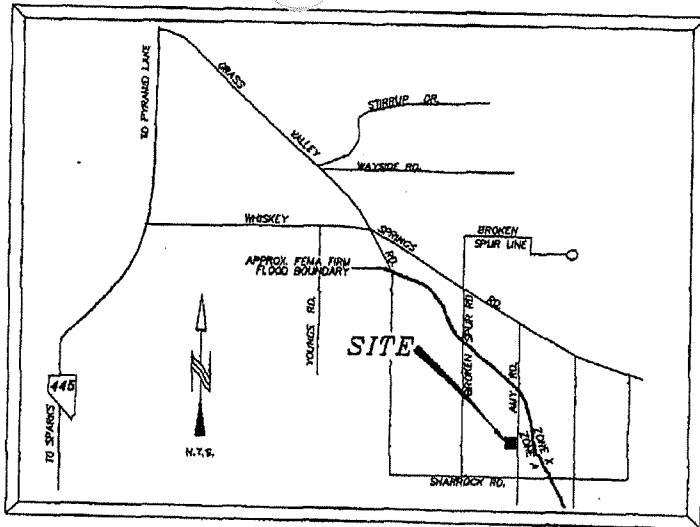
HONALO KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS OF HONALO KAI, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15 T. 22 N. R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 422 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS P.L.S. 7950
DATE: 12/21/05

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP PM05-054 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADAM P. FRIEDLAND, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: _____

HIGH DENSITY RURAL (H-DR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	

JOB # SNE002
DATE 4 MAY 2006

Territory\Projects\SNE002\Survey\Parcel_Map_04.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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.E.S. CHAPTER 278, THE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 10.00 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE END PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, AND THE RIGHT TO EXIST THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRIOR EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM NO. 2700, MAP NO. 32031C2700 L, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT ALL PUBLIC SEWER SERVICE BECOMES AVAILABLE, THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNOR, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL HAVE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THESE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. INSTEAD OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARRA SPRINGS SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' WID CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 60 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" R SPRAWLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND IN SUITE OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VAL FOR THE WARRA SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRE-FEET/YEAR (APPENDIX A - 84 SUBJECTS AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-340-10 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL APN FOR WASHOE COUNTY APN 077-340-10 WAS 40.023 ACRES AND THE REGULATORY ZONE ESTAB IN THE WSPS INCLUDES APPROXIMATELY 36.88 ACRES OF LOW DENSITY SUBURBAN (L.D DWELLING ACRES) AND APPROXIMATELY 0.35 ACRES OF GENERAL RURAL (G.D.WELLING/L.O ACRES) RESULTING IN NO MORE THAN 39 PARCELS AT FULL DEVELOPMENT POTENTIAL. NO MORE THAN 29 PARCELS AT 70 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP RESULTS IN 2 PARCELS THERE HAVE BEEN TWO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-340-10.
15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING TO ONE, 31 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-13 BEING LOT NUMBER 15-2-1-10 OF MAP OF DIVISION OF LAND INTO LARGE PARCELS #1, CONSIST WITH THE WSPS AS APPROVED ON SEPTEMBER 22, 1992.
16. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
17. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A REO WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVED DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Kathleen E. Shultz
COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 15
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-110 OF PM-
SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E,
WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS
300 Ontario Road, Reno, Nevada, 89501
(775)352-7800 Fax (775)352-7975

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORDED TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APN: 77-130-32

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 NRS 381A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SENIOR RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 432 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDED OF THIS PLAT.

AROX, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF AROX, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF CAP ONE INC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

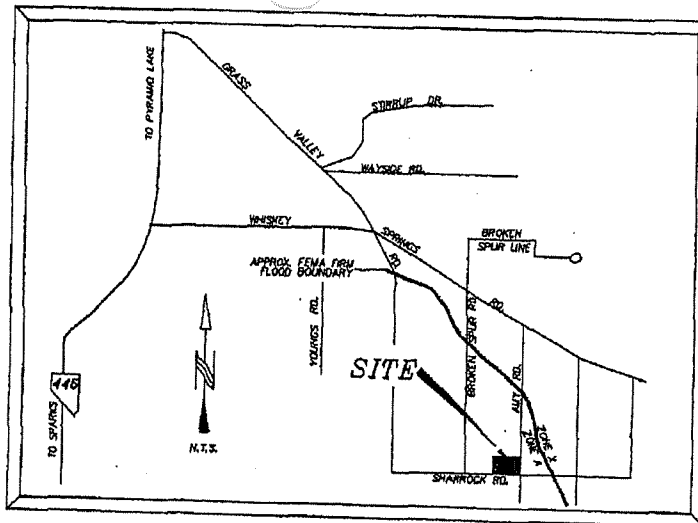
HONALD KAL LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF HONALD KAL LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15 T. 32 N. R. 21 E. U.M. 40, AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS, P.L.S. 7298 DATE: DEC. 12/01/08

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PM05-055 AND ALL CONDITIONS OF APPROVAL, HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN R. FRIEDMAN, AEP, DIRECTOR OF COMMUNITY DEVELOPMENT DATE: _____

MINIMUM LOT AREA REQUIRED	2 ACRES	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT WIDTH	150 FEET	
MINIMUM FRONT YARD	30 FEET	
MINIMUM SIDE YARD	15 FEET	
MINIMUM REAR YARD	30 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET	

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB # SNE002
DATE # MAY, 2006

T:\Survey\Projects\SNE002\Survey\Parcel_Map_4.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDED OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 378, THE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

BY: _____ DATE _____
WALTER LEE CUNEO

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

NOTES

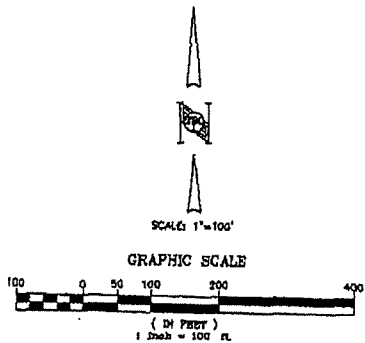
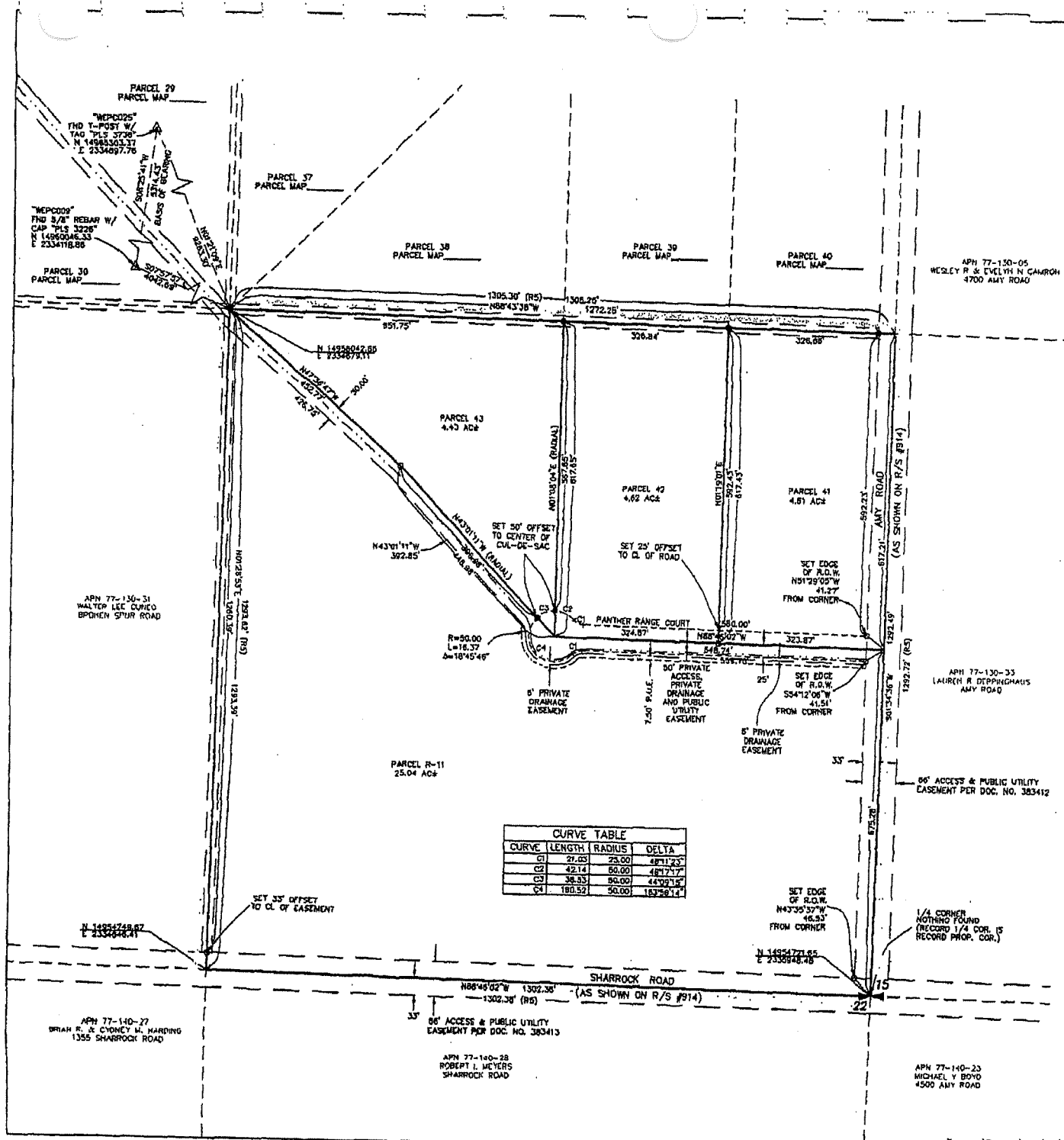
1. THE TOTAL AREA OF THIS SURVEY IS 38.71 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXISTING PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND TO ADJACENT PARCELS. ALL UTILITIES SHALL BE LOCATED WITHIN THE FRONT AND REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRI EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM No. 2700, MAP No. 3203102700 C, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALL PUBLIC SEWER SERVICE CONNECTIONS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED, ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THAT ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THESE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLES TO TRAVEL. INSTALLATION OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NEPA AS OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND IN SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VAL FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRES-FEET/YEAR (APPENDIX A - WA BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAPS, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY AGRICULTOR'S PARCEL NUMBER (APH) 077-130-32 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AC IN THE WESP INCLUDES APPROXIMATELY 24.7 ACRES OF LOW DENSITY SUBURBAN (1.0 DENSITY) AREAS, AND APPROXIMATELY 14.0 ACRES OF GENERAL RURAL (0.025 DWELLING/1.0 ACRES) RESULTING IN NO MORE THAN 25 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 19 PARCELS AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARCELS THERE HAVE BEEN NO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-130-32.
15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING TO DATE, 15 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-13 PARCEL NUMBER LIST OF RECORDED PARCEL MAP NUMBER 2000, CONSISTENT WITH THE WESP AS APPROVED ON SEPTEMBER 02, 1992.
16. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
17. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A REC WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVED DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____, J. L. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Kathleen E. Burke
COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 18
FOR
WALTER LEE CUNEO

BEING A DIVISION OF PARCEL 3 OF PM 2020
SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E,
WASHOE COUNTY





LEGEND:

- SET 3/8" REBAR & CAP PLS 7000
- ◆ FOUND 3/8" REBAR & CAP PLS 7000 OR AS NOTED
- NOTHING SET DIMENSION POINT
- 1/4 CORNER
- PLU PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- 1/4 SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS SOW'S 1/4" BEARING THE BEARINGS BETWEEN WASHOE COUNTY GPS POINTS "WSP0025" AND "WSP0009" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/84 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

REFERENCES

- 1) R.O.S. 917 DOC# 383413 FILED FOR RECORD, OCTOBER 29, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) L.M. I. DOC# 383418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOC# 383503 FILED FOR RECORD OCTOBER 29, 1975 BOOK 387, PAGE 398 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOC# 807264 FILED FOR RECORD JANUARY 5, 1978 BOOK 1178, PAGE 166 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) PARCEL MAP 2020, DOC #1809458 FILED FOR RECORD, SEPTEMBER 11, 1988, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	73.00	48°11'33"
C2	42.14	60.00	48°11'33"
C3	36.33	50.00	44°09'15"
C4	180.52	50.00	163°58'14"

PARCEL MAP 16
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL 3 OF PM 2020
SITUATE WITHIN THE SW1/4 OF SECTION 15 T28N, R21E,
WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

100 Doreen North Park, 2008 West, 89301
(775) 302-7800 Fax: (775) 302-7871

JOB = SNE002
DATE = MAY, 2008

Temporary Projects \SNE002\Survey\Parcel_Maps_All.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APN: 77-130-32

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 NRS 361A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SENIOR RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARJO, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF ARJO, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF CAP ONE, INC. DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

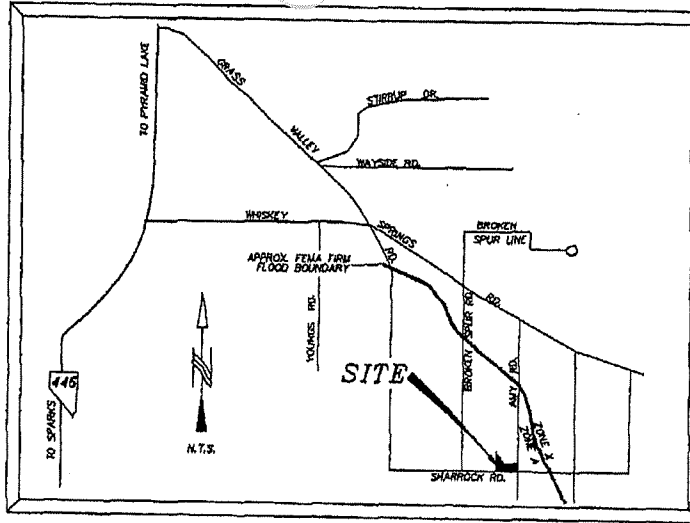
HONALO KAI LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF HONALO KAI LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER SUPERVISION AT THE INSTANCES OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15 T. 22 N. R. 21 E. M.D.M. AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 520 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDOL L. BROGGS P.L.S. 7910

EXP. 12/31/08

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PM05-056 AND ALL CONDITIONS OF APPROVAL, HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

BY: _____ DATE _____
ADRIAN P. FRIEDLAND, ACP
DIRECTOR OF COMMUNITY DEVELOPMENT

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2005 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB = SHEED02
DATE = MAY, 2006
T:\survey\Projects\SHEED02\survey\Parcel_Map_15.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

BY: _____ DATE _____
WALTER LEE CUNEO

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

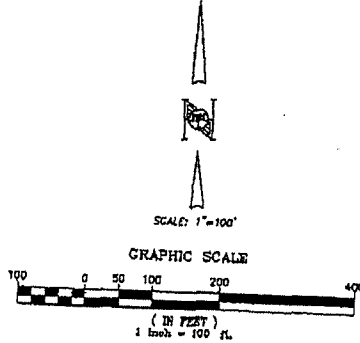
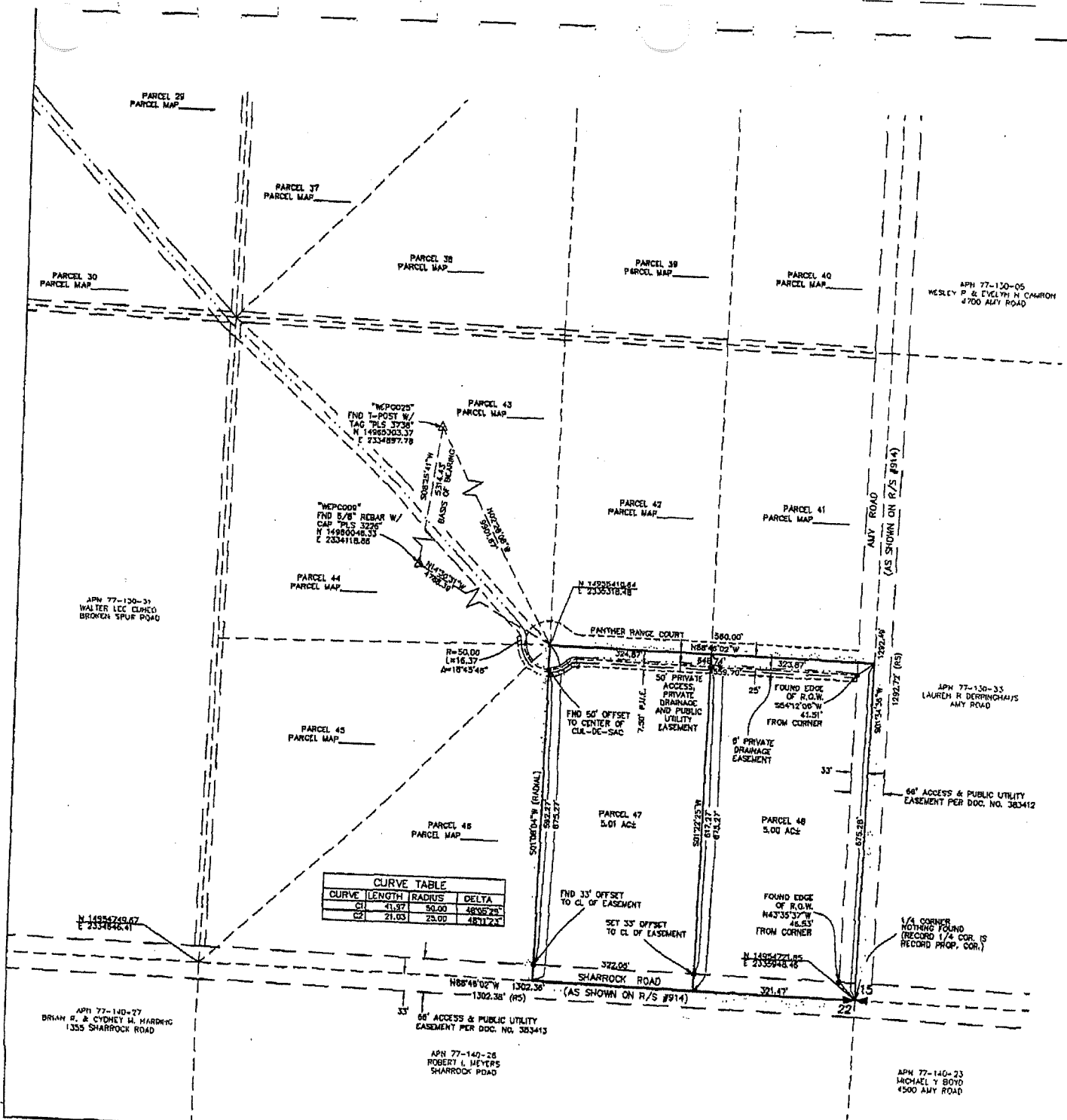
NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 25.04 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXISTING PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND TO RIGHT TO DRAIN THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRIOR EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRN NO. 2700, MAP NO. 33001C2700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALL RECONSTRUCTION OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATIONAL FLOODS CROSSING THESE PARCELS SHALL RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. INSTALLATION OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WASHOE SPECIFIC DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND NO SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VAL FOR THE WASHOE SPRING HYDROGRAPHIC BASIN AT 3,000 ACRES-FEET/YEAR (APPENDIX A - WA BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-130-32 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AG FOR WASHOE COUNTY APN 077-130-32 WAS 38.7 ACRES AND THE REGULATORY ZONE ESTABLISHED IN THE WSP INCLUDES APPROXIMATELY 74.7 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING/ACRE) AND APPROXIMATELY 14.0 ACRES OF GENERAL BULK (0.25 DWELLING/ACRE) RESULTING IN NO MORE THAN 28 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 75 PARCELS AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARS THERE HAS BEEN ONE PREVIOUS PARCEL MAP ON WASHOE COUNTY APN 077-130-32.
15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING TO ONE, 12 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-130-32 BEING PARCEL NUMBER 2 OF RECORDED PARCEL MAP NUMBER 2020, CONSISTENT WITH THE WSP APPROVED ON SEPTEMBER 22, 1992.
16. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
17. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECORD WARNER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SENIOR IMPROVED DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
Walter L. Cuneo
COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 17
OF THE
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-11 OF P.M.
SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E,
WASHOE COUNTY

TEC 1
CIVIL ENGINEERING CONSULTANTS
1000 Bernice Street, Reno, NV 89501
(775) 322-7800 Fax (775) 322-7977



LEGEND:

- SET 5/8" REBAR & CAP PLS 7886
- FOUND 5/8" REBAR & CAP PLS 7886 OR AS NOTED
- ⊕ NOTHING SET DIMENSION POINT
- 15 15 1/4 CORNER
- PUC PUBLIC UTILITY EASEMENT
- △ N.C. GPS POINT FOUND AS NOTED
- 15 15 31 22 SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 508254117Y BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0025" AND "WPC0026" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/14 HARN. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00019783X.

REFERENCES

- 1) R.O.S. 917 DOC# 383412 FILED FOR RECORD, OCTOBER 29, 1975 OFFICIAL RECORDS WASHOE COUNTY, NEVADA.
- 2) L.M. 1, DOC# 383418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOC# 383322 FILED FOR RECORD OCTOBER 24, 1975 BOOK 027, PAGE 308 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOC# 387244 FILED FOR RECORD JANUARY 5, 1978 BOOK 1174, PAGE 168 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) PARCEL MAP 2020, DOC# 31008185 FILED FOR RECORD, SEPTEMBER 11, 1990, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	41.97	50.00	48.9623
C2	21.03	25.00	48.1124

PARCEL MAP 18
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-13 OF PM
STRITE WITHIN THE SW1/4 OF SECTION 15 T22N R21E
WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS

900 Corporate Ranch Pkwy 21054 Reno, NV 89511
(775)782-7900 FAX (775)332-7978

JOB # SNEE002
DATE = MAY, 2006
Terms: \Projects\SNEE002\Survey\Parcel_Map_18.dwg

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LEAS OR MORTGAGES WOULD BE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE: _____
PRINT NAME/TITLE

TAX CERTIFICATE APRN 77-130-31

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 NRS 381A.285.

WASHOE COUNTY TREASURER

BY: _____ DATE: _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE: _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARQY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF ARQY, LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE: _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF CAP ONE INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

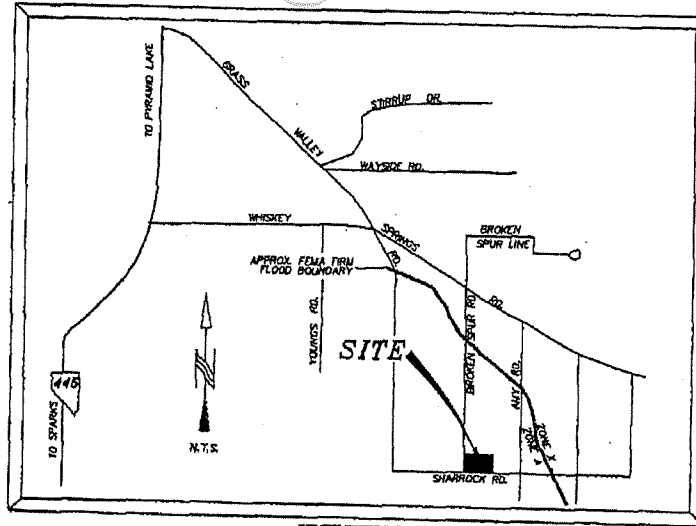
HONALO KAI, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF HONALO KAI LLC, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15 T. 22 N. R. 21 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2005.
- 3) THIS PLAT COMPLETES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS - PLS. 7890
DATE: 01/12/06

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE: _____
SIERRA PACIFIC POWER COMPANY

BY: _____ DATE: _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PA05-058 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN P. FREDINO, ACP, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: _____

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2005 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB = SHEE002
DATE = MAY, 2006
Terms:\Project\SHEE002\Survey\Parcel_Map_03.dwg

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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.E.S. CHAPTER 278, THE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEES OF THE CUNEO FAMILY TRUST

BY: _____ DATE: _____
WALTER LEE CUNEO

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEES OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

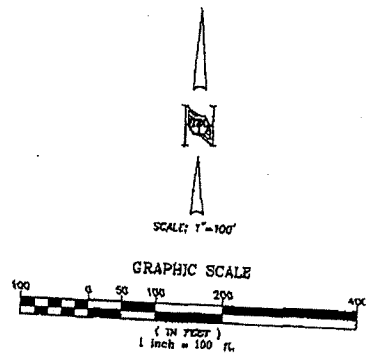
1. THE TOTAL AREA OF THIS SURVEY IS 36.70 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCL. PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, AND THE RIGHT TO CUT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. 2' L&S ARE 10' AROUND THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDE REAR PARCEL LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PRO EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM 1 NO. 2700, MAP NO. 32021G700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS, CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALL RECORDATION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDER.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREES THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL HAVE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WASHOE SPECIFIC AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSU AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND IN SUCH CASE OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD YIELD FOR THE WASHOE SPRINGS HYDROGRAPHIC BASIN AT 3,000 GALLONS PER ACRE PER YEAR (APPENDIX A - WAI BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER OF PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY PARCEL MAP NUMBER (APN) 077-130-31 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AGRICULTURE COUNTY MAP 077-130-31 WAS 38.7 ACRES AND THE REGULATORY ZONE ESTABLISH AREA, AND APPROXIMATELY 2.0 ACRES OF GENERAL RURAL (GR) DWELLING (D) ACRES. THIS PLAT IS 30 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 20 PARCELS AT 75 PERCENT OF THIS FULL POTENTIAL. THIS PARCEL MAP IS CREATING 3 NEW PARCELS. TH HAVE BEEN NO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-130-31.
15. BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THE ONE, 24 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-130-31 BEING PARCEL NUMBER 1 OF REDZONED PARCEL MAP NUMBER 2025, CONSISTENT WITH THE ESS APPROVED ON SEPTEMBER 22, 1992.
16. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
17. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A RECC WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SENIOR IMPROVEMEN DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
BY: _____ DEPUTY

PARCEL MAP 19
FOR
WALTER LEE CUNEO
SITING WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E,
WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS
300 Damonte Ranch Street, SUITE 2000, RENO, NEVADA 89511
(775)792-7900 FAX (775)792-7921



LEGEND:

- SET 3/8" REBAR & CAP PLS 7906
- FOUND 3/8" REBAR & CAP PLS 7906 OR AS NOTED
- NOTHING SET DIMENSION POINT
- 15 15 1/4 CORNER
- 15 PUBLIC UTILITY EASEMENT
- △ W.C. GPS POINT FOUND AS NOTED
- 15 15 SECTION CORNER
- 21 22

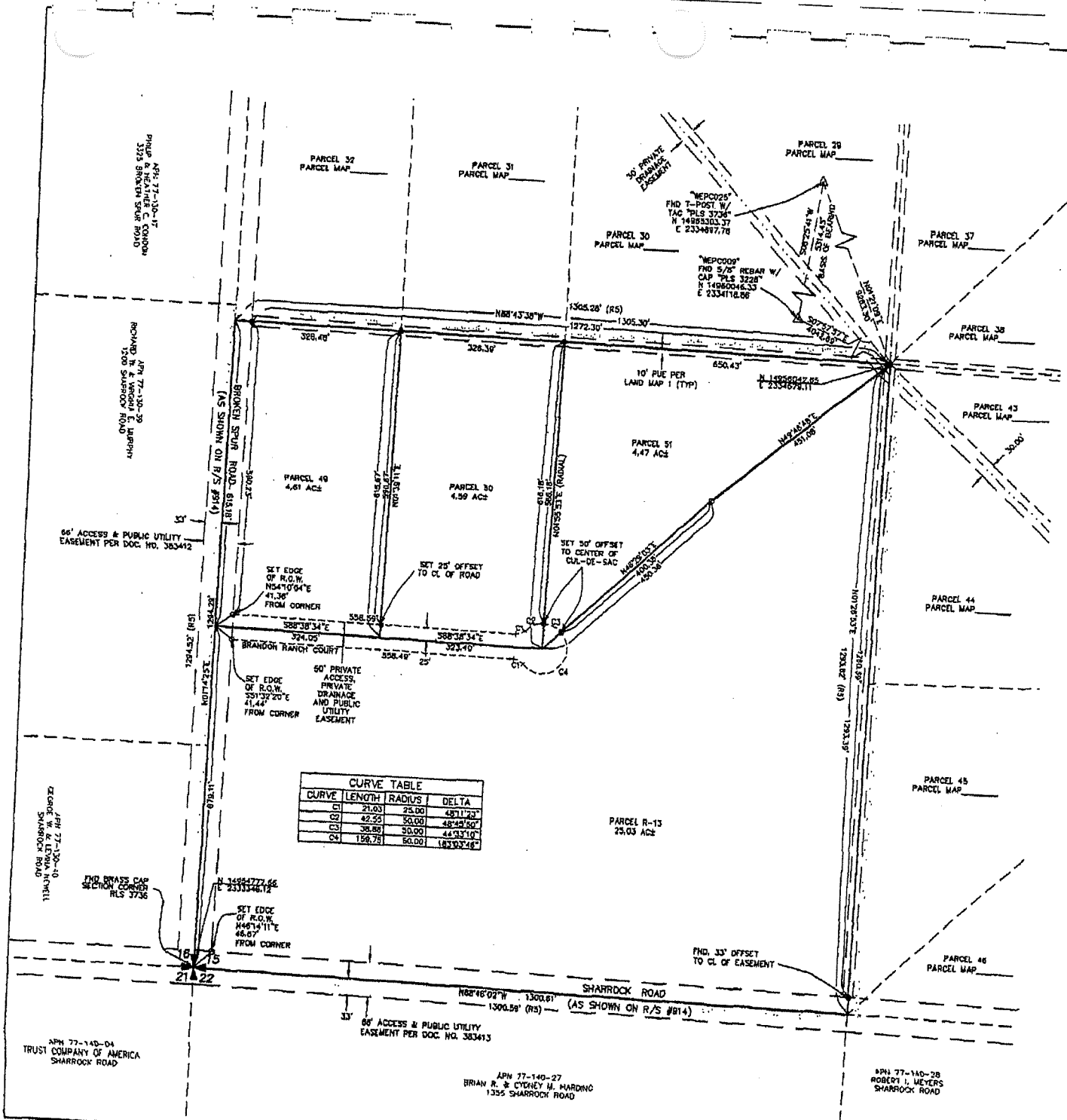
BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S0725417" BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "NEPC025" AND "NEPC009" WITH NEVADA COORDINATE SYSTEM WEST ZONE. VALUES BASED ON THE NAD 83/94 HARRY COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197938.

REFERENCES

- 1) R.C.S. 817 8082 383412 FILED FOR RECORD, OCTOBER 20, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) L.M. 1. DOC# 383418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOC# 383501 FILED FOR RECORD OCTOBER 23, 1975 BOOK 027, PAGE 358 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOC# 307284 FILED FOR RECORD JANUARY 5, 1978 BOOK 1178, PAGE 186 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) PARCEL MAP 2020, DOC #1089488 FILED FOR RECORD, SEPTEMBER 11, 1996, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.03	25.00	48°11'23"
C2	42.52	50.00	48°42'50"
C3	36.86	50.00	44°33'10"
C4	156.75	50.00	163°02'48"



PARCEL MAP 19
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL 1 OF PM 3030
 SITUATE WITHIN THE SW1/4 OF SECTION 15 T22N, R21E,
 WASHOE COUNTY

TEC 1
CIVIL ENGINEERING CONSULTANTS
 909 Dyerlane South, P.O. Box 60521
 (775) 332-7500 Fax (775) 332-7673

JOB = SNEED02
 DATE = MAY, 2006

Y:\survey\Projects\SNEED02\survey\Parcel_Map019.dwg

APN 77-140-04
 TRUST COMPANY OF AMERICA
 SHARRDCK ROAD

APN 77-140-27
 BRIAN R. & CYDNEY M. HARDING
 1355 SHARRDCK ROAD

APN 77-140-28
 ROBERT I. MEYERS
 SHARRDCK ROAD

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____
PRINT NAME/TITLE

DATE

TAX CERTIFICATE APRN: 77-130-31

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 NRS 361A.265.

WASHOE COUNTY TREASURER

BY: _____
DEPUTY TREASURER

DATE

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____
WASHOE COUNTY UTILITY DIVISION

DATE

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

ARAT, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____

DATE

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006,

_____ OF ARAT, LLC, DID PERSONALLY APPEAR AS BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

CAP ONE INC., A NEVADA CORPORATION

BY: _____

DATE

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006,

_____ OF CAP ONE INC. DID PERSONALLY APPEAR AS BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

HONALO KAI LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____

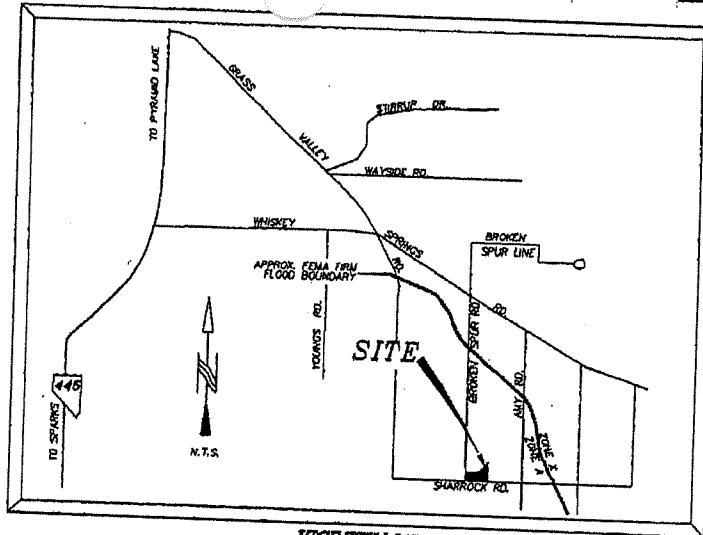
DATE

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006,

_____ OF HONALO KAI LLC, DID PERSONALLY APPEAR AS BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15 T. 22 N., R. 21 E., M. 04N., AND THE SURVEY WAS COMPLETED ON DECEMBER 20, 2006.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIGGS P.L.S. 7998

DATE

EXP. 12/31/10

UTILITY COMPANIES' CERTIFICATE

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

BY: _____
SIERRA PACIFIC POWER COMPANY

DATE

BY: _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

DATE

COMMUNITY DEVELOPMENT CERTIFICATE

THE FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PMS-059 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN P. FREDMAN, ACP
DIRECTOR OF COMMUNITY DEVELOPMENT

DATE

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 13, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.	(NUMBER OF LOTS ON PARCEL MAP = 4 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

JOB # SN5002
DATE = MAY, 2006

Terminals\Projects\SN5002\Survey\Parcel_Maps_All.doc

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT 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, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

WALTER LEE CUNEO

DATE

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: _____

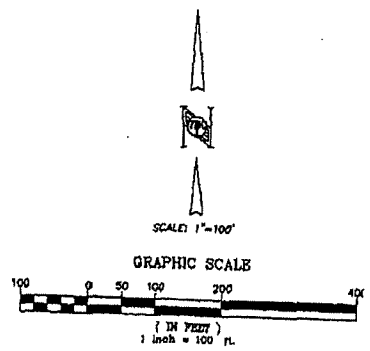
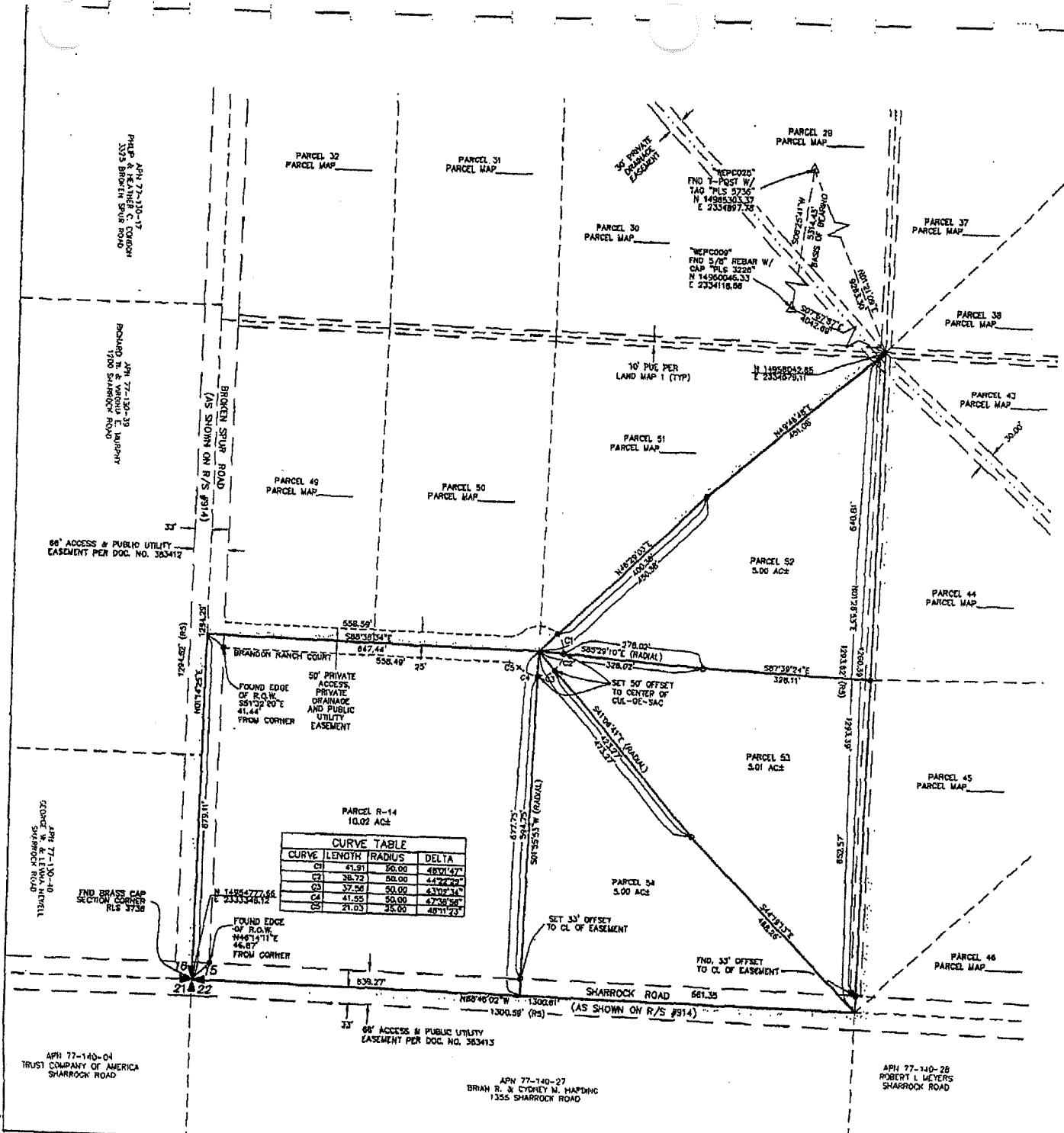
NOTES

1. THE TOTAL AREA OF THIS SURVEY IS 25.03 ACRES.
 2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXISTING PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, AND TO RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. P.U.E.'S ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SIDES NEAR PARCEL LINES.
 3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
 4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PERMITS.
 5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM No. 2700, MAP No. 3203102700 E, DATED SEPTEMBER 30, 1994.
 6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
 7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALL RECONSTRUCTION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE TO RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
 8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON HEREBY AGREES THAT ALL COSTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERMITTED TO CROSS THESE PARCELS. ALL DITCHES SHALL BE MAINTAINED AND TO BE PERMITTED TO CROSS THESE PARCELS.
 9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLE TRAVEL. ISSUANCE OF A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WARM SPRINGS SPECIFIC DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
 10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
 11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
 12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 IBCS 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
 13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND SUITE OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
 14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VALUATION BUDGET FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRES-FEET/YEAR (APPENDIX A - WY BUDGET) THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL MAP NUMBER (APN) 077-130-31 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL APN FOR WASHOE COUNTY APN 077-130-31 WAS 367 ACRES AND THE REGULATORY ZONE ESTABLISHED IN THE WYB INCLUDES APPROXIMATELY 26.7 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING/ACRES), AND APPROXIMATELY 2.8 ACRES OF GENERAL RURAL (0.025 DWELLING/1.0 ACRES). THERE IS NO MORE THAN 38 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 27 PA AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP IS CREATING 38 NEW PARCELS. IT HAS BEEN ONE PREVIOUS PARCEL MAP ON WASHOE COUNTY APN 077-130-31.
- BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING THIS ONE, 29 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-130-31. PARCEL NUMBER 1 OF RECORDED PARCEL MAP NUMBER 2020, CONSISTENT WITH THE WYB APPROVED ON SEPTEMBER 22, 1992.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
 16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A REG WANNER THAT PROMPTS THE PROTECT OF THE FORMATION AND FUNDING OF A SEWER IMPROVEMENT DISTRICT.

FILE NO. _____
FEE _____
FILED FOR RECORD AT THE REQUEST _____
OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Katherine E. Burke
COUNTY RECORDER
BY: _____
DEPUTY

PARCEL MAP 20
FOR
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL #1-13 OF P.M. 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY

CIVIL ENGINEERING CONSULTANTS
TEC 1
300 Duranville Ranch Drive, COSSA PLAZA, #1001
(775)397-7800 FAX (775)397-7879



LEGEND:

- SET 5/8" REBAR & CAP PLS 7998
- ⬇ FOUND 5/8" REBAR & CAP PLS 7998 OR AS NOTED
- ⊕ NOTHING SET DIMENSION POINT
- ⊕ 1/4 CORNER
- ⊖ PUBLIC UTILITY EASEMENT
- △ M.C. GPS POINT FOUND AS NOTED
- ⊕ SECTION CORNER

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS 508°25'11"W BEING THE BEARING BETWEEN WASHOE COUNTY GPS POINTS "WPC0225" AND "WPC0200" SHOWN ON THE NAD 83/84 MARK. COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197936.

REFERENCES

- 1) R.L.S. 817 0006 282412 FILED FOR RECORD, OCTOBER 28, 1973 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) L.M. 1, DOCS 385418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOCS 382028 FILED FOR RECORD OCTOBER 28, 1978 BOOK 027, PAGE 388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOCS 807244 FILED FOR RECORD JANUARY 5, 1978 BOOK 1179, PAGE 186 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) PARCEL MAP 2020, DDC #1089482 FILED FOR RECORD, SEPTEMBER 11, 1988, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL R-14
10.02 AC±

CURVE	LENGTH	RADIUS	DELTA
C1	41.81	80.00	48°02'47"
C2	38.72	80.00	44°24'22"
C3	37.58	50.00	43°02'14"
C4	41.55	80.00	47°38'58"
C5	21.03	35.00	48°11'23"

PARCEL MAP 20
BY
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL R-13 OF PM
SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E,
WASHOE COUNTY

TEC

CIVIL ENGINEERING CONSULTANTS

1

408 S. SNEED ST
DATE = MAY, 2008
775/357-7800 FAX 775/357-7979

408 S SNEED ST
DATE = MAY, 2008
775/357-7800 FAX 775/357-7979

APR 77-140-01
TRUST COMPANY OF AMERICA
SHARROCK ROAD

APR 77-140-07
BRIAN R. & CYNDY N. HAPPING
1355 SHARROCK ROAD

APR 77-140-28
ROBERT L. MEYERS
SHARROCK ROAD

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE OWNERS OFFERING SAID MAP ARE THE LAST RECORDED TITLE HOLDER OF THE LANDS SHOWN HEREON.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
PRINT NAME/TITLE

TAX CERTIFICATE APN: 77-130-31

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 NRS 391A.203.

WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY TREASURER

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 432 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

BY: _____ DATE _____
WASHOE COUNTY UTILITY DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAN.

ARROY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF ARROY, LLC, DID PERSONALLY APPEAR AS BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

CAP ONE, INC., A NEVADA CORPORATION

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF CAP ONE INC, DID PERSONALLY APPEAR AS BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

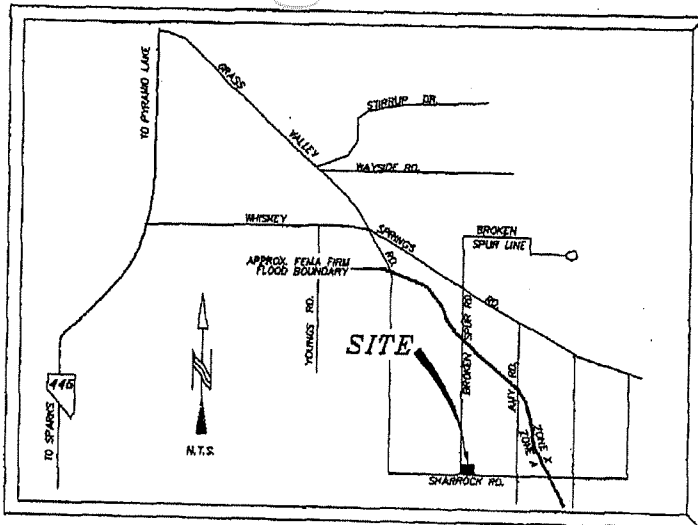
HONALD KA, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, _____ AS _____ OF HONALD KA, LLC, DID PERSONALLY APPEAR AS BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

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

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF WALTER LEE CUNEO.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 15 T. 22 N., R. 21 E. W.D.M.
- 3) THE SURVEY WAS COMPLETED ON DECEMBER 20, 2006.
- 4) THIS PLAN COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 5) THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RANDAL L. BRIDGS P.L.S. 7700

DATE: DEC. 20/06

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAN HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

BY: _____ DATE _____
SERRA PACIFIC POWER COMPANY

BY: _____ DATE _____
NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PM05-060 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____, 2006.

ADRIAN R. FREDRICK, MGR.
DIRECTOR OF COMMUNITY DEVELOPMENT

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 15, 2005 DOES NOT PRECLUDE FURTHER DIVISION OF LAND.		(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES	
MINIMUM LOT WIDTH	180 FEET	
MINIMUM FRONT YARD	30 FEET	
MINIMUM SIDE YARD	15 FEET	
MINIMUM REAR YARD	30 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET	
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.		

JOB # SNE002
DATE # MAY, 2009

Territory\Projects\SNE002\Survey\Parcel_Maps_Alt.doc

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER LEE CUNEO, IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAN AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAN AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

WALTER LEE CUNEO, TRUSTEE OF THE CUNEO FAMILY TRUST

BY: _____ DATE _____
WALTER LEE CUNEO

STATE OF NEVADA
COUNTY OF WASHOE S.S.

ON THIS _____ DAY OF _____, 2006, WALTER LEE CUNEO TRUSTEE OF THE CUNEO FAMILY TRUST, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

NOTES

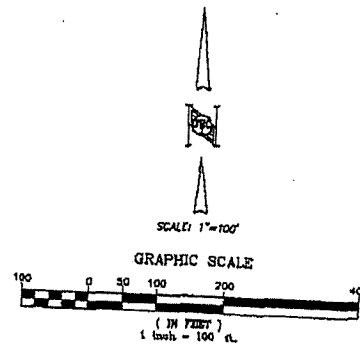
1. THE TOTAL AREA OF THIS SURVEY IS 10.02 ACRES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXC PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND TO PERMIT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJ PARCELS. PUBLIC UTILITY ARE 10' ALONG THE FRONT (UNLESS OTHERWISE NOTED) AND 5' ON ALL SOI PARCELS LINES.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT, AND CABLE T.V. EASEMENT IF AVAILABLE.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PR EASEMENTS.
5. THIS PARCEL IS IN FLOOD ZONE "A" WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FRM No. 2700, MAP No. 3203102700 E, DATED SEPTEMBER 30, 1994.
6. ANY NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMEN THESE PARCELS.
7. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH THE DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT AN RECONSTRUCTION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED UN PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FO RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORD.
8. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOI HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHAI PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE SPINGS SHALL BE HONORED AND TH THOSE RIGHTS.
9. ANY ACCESS WAY SHALL BE UPGRADED TO A GRAVEL ROAD THAT WILL ALLOW EMERGENCY VEHICLES ACCESS TO A BUILDING PERMIT AND TAKE DRAINAGE INTO CONSIDERATION. ALL ROADWAY IMPROVEMENTS SHALL COMPLY WITH THE WASH SPRINGS SPECIF AND DEVELOPMENT AGREEMENT FOR ROADWAY IMPROVEMENTS.
10. PRIVATE DRAINAGE EASEMENTS FOR SURFACE DRAINAGE ARE HEREBY GRANTED 10' IN WD CENTERED ON ALL INTERIOR PARCEL LINES (UNLESS OTHERWISE NOTED).
11. WHEN MUNICIPAL SEWER AND WATER BECOME AVAILABLE, THE LOT OWNER WILL BE REQUIRED TO CONNECT WITHIN 90 DAYS OF NOTIFICATION.
12. ALL RESIDENTS SHALL BE PROVIDED WITH A 1/2" SPRINKLER SYSTEM COMPLYING WITH THE 2002 NFPA 13 OR THE EQUIVALENT IN EFFECT AT THE TIME OF BUILDING PERMIT ISS AS DETERMINED BY THE FIRE PROTECTION DISTRICT.
13. NO FORMAL WRITTEN OR VERBAL COMPLAINTS CAN BE FILED WITH WASHOE COUNTY AND A SUITS OR OTHER LEGAL PROCEEDINGS CAN BE BROUGHT AGAINST ANY LEGALLY EXISTING AGRICULTURAL USES.
14. SINCE THE NEVADA STATE ENGINEER HAS ESTABLISHED THE REVISED PERENNIAL YIELD VAL FOR THE WARM SPRINGS HYDROGRAPHIC BASIN AT 3,000 ACRES-FEET/YEAR (APPENDIX A - WA BUDGET) AS OF THE APPROVAL DATE FOR THIS TENTATIVE PARCEL MAP, THE TOTAL NUMBER O PARCELS THAT CAN BE CREATED FROM WASHOE COUNTY ASSESSOR'S PARCEL NUMBER (APN) 077-130-31 IS LIMITED TO 75 PERCENT OF THE TOTAL ALLOWABLE DENSITY. THE ORIGINAL AC FOR WASHOE COUNTY APN 077-130-31 WAS 36.7 ACRES AND THE REGULATORY ZONE ESTABLI IN THE WESP INCLUDES APPROXIMATELY 36.7 ACRES OF LOW DENSITY SUBURBAN (1.0 DWELLING ACRES) AND APPROXIMATELY 2.0 ACRES OF GENERAL RURAL (0.025 DWELLING/A.D ACRES) RES IN NO MORE THAN 50 PARCELS AT FULL DEVELOPMENT POTENTIAL, AND NO MORE THAN 27 PA AT 75 PERCENT OF THE FULL POTENTIAL. THIS PARCEL MAP RESULTS IN 2 PARCELS(S). THERE I BEEN TWO PREVIOUS PARCEL MAPS ON WASHOE COUNTY APN 077-130-31.
- BASED ON THE TOTAL NUMBER OF PARCELS CREATED FROM ALL APPROVED MAPS INCLUDING TO ONE, 19 REMAINING PARCELS MAY BE CREATED ON THE ORIGINAL WASHOE COUNTY APN 077-130-31 BEING PARCEL NUMBER 1 OF THE APPROVED PARCEL MAP NUMBER 2020, CONSISTENT WITH THE W APPROVED ON SEPTEMBER 22, 1992.
15. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 415.
16. ALL SUBSEQUENT OWNERS OF ANY OF THE PARCELS ON THIS MAP ARE SUBJECT TO A REC WAIVER THAT PROHIBITS THE PROTEST OF THE FORMATION AND FUNDING OF A SEWER IMPROVED DISTRICT.

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Walter L. Cuneo
COUNTY RECORDER
BY: _____ DEPUTY

PARCEL MAP 21
OF THE
WALTER LEE CUNEO
BEING A DIVISION OF PARCEL MAP NO. 19
SITUATE WITHIN THE SW 1/4 OF SECTION 15 T22N, R21E,
WASHOE COUNTY

TEC
1

CIVIL ENGINEERING CONSULTANTS
700 South Main Street, Suite 2000, Reno, NV 89501
(775) 784-7900 / (775) 784-7977



LEGEND:

- SET 5/8" REBAR & CAP PLS 7898
- FOUND 5/8" REBAR & CAP PLS 7898 OR AS NOTED
- + NOTHING SET DIMENSION POINT
- 15 15 1/4 CORNER
- PLU PUBLIC UTILITY EASEMENT
- △ M.C. OPS POINT FOUND AS NOTED
- 15 15 SECTION CORNER
- 21 22

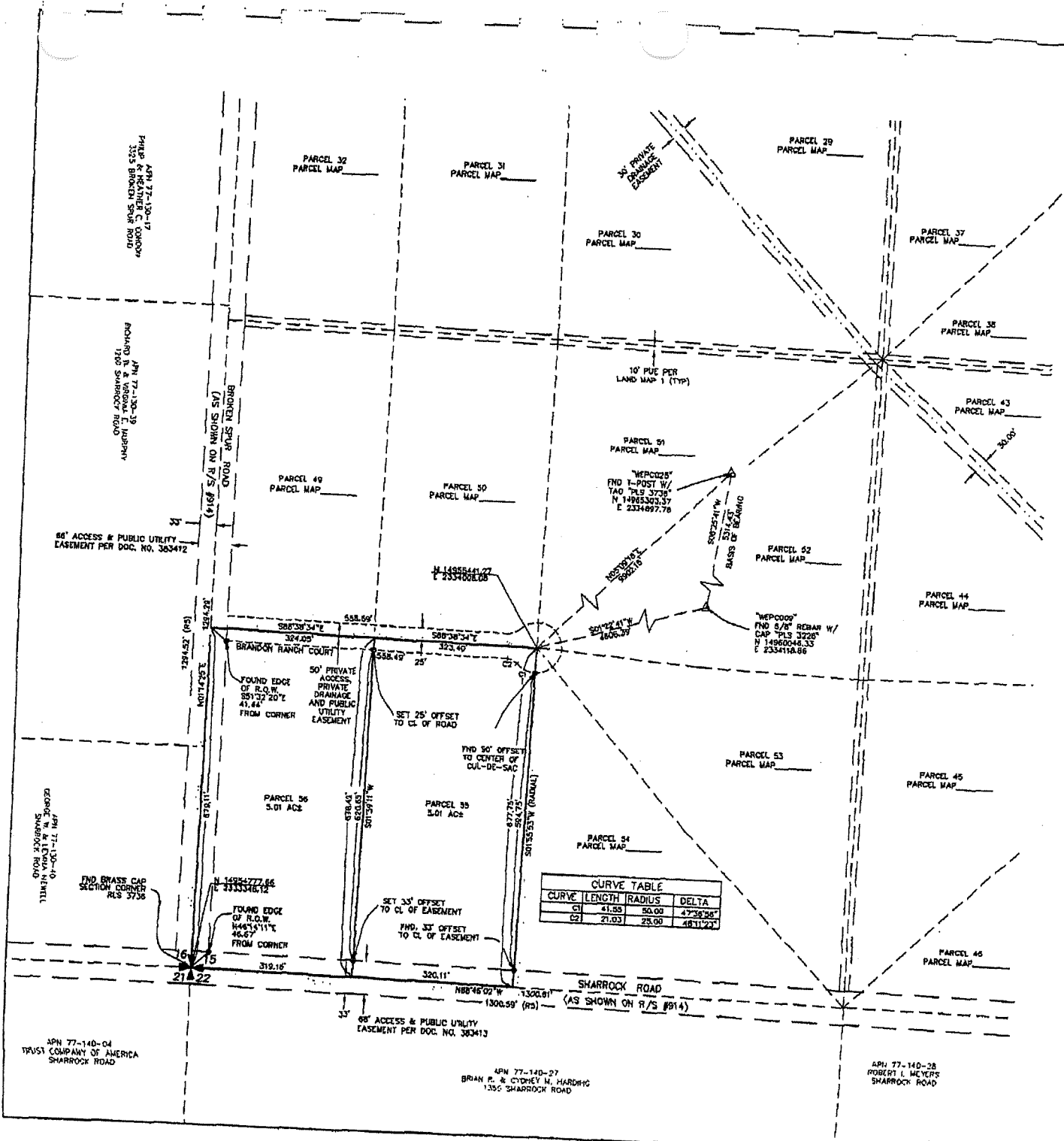
BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS S08°25'41"W BEING THE BEARING BETWEEN WASHOE COUNTY OPS POINTS "WPC025" AND "WPC000" WITH NEVADA COORDINATE SYSTEM, WEST ZONE, VALUES BASED ON THE NAD 83/04 HARE. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197832.

REFERENCES

- 1) R.O.S. 917 DOC# 353412 FILED FOR RECORD, OCTOBER 26, 1975 OFFICIAL RECORDS WASHOE COUNTY, NEVADA.
- 2) L.M. L. BOOK 363418 FILED FOR RECORD OCTOBER 28, 1975 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) DOC# 353502 FILED FOR RECORD OCTOBER 26, 1975 BOOK 327, PAGE 368 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) DOC# 357284 FILED FOR RECORD JANUARY 5, 1976 BOOK 1178, PAGE 166 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) PARCEL MAP 2020, DOC # 180805 FILED FOR RECORD SEPTEMBER 11, 1985, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	41.53	50.00	47°36'54"
C2	21.03	25.00	48°11'22"



PARCEL MAP 21
 FOR
WALTER LEE CUNEO
 BEING A DIVISION OF PARCEL R-14 OF PM
 SITUATE WITHIN THE SW 1/4 OF SECTION 15 T28N, R21E
 WASHOE COUNTY

TEC
CIVIL ENGINEERING CONSULTANTS
 1000 S. Virginia Ave. Reno, NV 89501
 (775) 782-7600 Fax: (775) 352-7929

JOB = SNEE002
 DATE = MAY, 2008
 Terminary\Projects\SNEE002\Survey\Parcel_Map_21.dwg

APN 77-140-04
 TRUST COMPANY OF AMERICA
 SHARROCK ROAD

APN 77-140-27
 BRIAN R. & CYNTHY W. HARDING
 1355 SHARROCK ROAD

APN 77-140-28
 ROBERT L MEYERS
 SHARROCK ROAD



ZONING AGREEMENTS

INTRODUCTION

By now you have heard that the Michigan legislature has authorized what is generally referred to as "contract" or sometimes "conditional," zoning. "Contract" zoning, for many years was considered an illegal practice, in that it was largely an agreement for rezoning in exchange for the acceptance of certain requirements and conditions related to the development of the property in question. The downfall of this procedure was the promise to rezone if the requirements were fulfilled, and in some instances, agreements not to change the zoning in the future.

"Conditional" rezoning was likewise a problem in that the municipality imposed certain conditions and requirements on the property owner as a precedent to rezoning. Over time, these terms (contract and conditional) have tended to become interchangeable.

The Michigan version of the authorization to enter into zoning agreements was introduced in September, 2004 and became effective early this year. It was implemented through amendments to the City and Village Zoning Act, the County Zoning Act and the Township Zoning Act. It enjoyed broad support from groups as diverse as the Michigan Municipal League, the Michigan Chamber of Commerce and the Michigan Environmental Council. Michigan is now one of more than twelve states where similar authorization for agreements between a property owner and a local unit of government specify conditions and terms of land development.

The amendments to the Zoning Acts are short, and leave open a number of questions. The basic authorization states:

An owner of land may voluntarily offer in writing, and the (applicable unit of government) may approve, certain use and development of the land as a condition to a rezoning of the land or an amendment to a zoning map.

Note that a rezoning of land and amendment to the zoning map is the same thing.

As part of this agreement, the Acts allow or require:

- Setting a time frame during which the voluntary offers from the owner must be fulfilled.
- A requirement that should the offers not be fulfilled that the zoning reverts to the previous classification.
- A provision that prohibits the municipality from requiring an owner to offer conditions as a condition of the rezoning.

Zoning agreements can add a level of flexibility to the zoning process by providing the potential to account for some of the negative effects of rezoning. For example, rezoning denials are often based on the concern about allowing a wide range of uses, some of which could create problems for neighboring land uses. Other denials have been made because supporting infrastructure was

not in place that would support the change in the intensity of uses allowed in the proposed new district.

However, the ability to enter into zoning agreements is not without its critics. Some argue that appropriate land use tools such as Planned Unit Development (PUD), special land uses, and site plan review are already in place to control land development and that contract zoning will result in a hodge-podge, "spot zoned" areas scattered throughout the community. Others fear that zoning agreements will encourage development that is inconsistent with a community's master plan. Perhaps one of the most compelling concerns is that a community will bargain away its authority and in the end negotiated ad-hoc agreements will weaken zoning regulations that were intended to apply equally to all land and uses within a district.

Supporters of zoning agreements stress the greater predictability for local jurisdictions and neighbors because the conditions of land use, such as landscaping, building design and necessary utility improvements can be specifically tied to the rezoning. A development project that deviates from any aspect of the agreement cannot move forward and, in fact, will require the municipality to return the zoning to its former classification. They also note that because the owner must offer the conditions to be included in the agreement, that it can be a "win-win" for the community and the owner.

ISSUES

The newly adopted legislation raises numerous questions since it lacks detail, has not been widely implemented by local communities, or reflected in revised zoning ordinances, and has yet to be applied in a wide range of real world situations. As a result, some general guidance may be useful when addressing these issues, including looking to other states to determine how the practice of using zoning agreements has evolved.

Voluntary Offers

The Zoning Acts' amendments require that conditions be voluntarily offered in writing by a property owner. Ideally, this offer should be provided with the initial application for rezoning. In practice, however, an applicant may not know what offers might be acceptable, or indeed, that an offer would be useful, until well into the application review process.

Some of this may be resolved with either formal or informal pre-application meetings, where concerns may be identified that the applicant may have the opportunity to address. Caution must be undertaken, even during these early stages, to make it clear that approval of a rezoning is not promised, even if an offer is made. Rather, the community may simply make its concerns clear regarding the potential effects of the proposed zoning change. It is possible, and perhaps even likely, that an applicant would not be able to ease all of the community's concerns regardless of the offered conditions.

At a minimum offers or revisions to offers should be submitted well before a public hearing to avoid confusion and inefficient meetings where exhaustive discussions occur with little time left

to address substantive issues. It may be necessary to table a request so that the public and decision makers can be afforded the time to understand exactly what is being offered.

The ultimate test is that the applicant not be able to imply that the conditions were coerced, either directly or indirectly, or that promises of rezoning were made in exchange for the offer. While some degree of negotiation is inevitable, it must be a true negotiation, rather than an attempt by any party to coerce an agreement.

“Offers”

While there is a broad range of offers that may be considered by the community, it is clear that other states and their courts have insisted that the conditions offered cannot permit a land use or activity that would not otherwise be allowed in the new zoning district. For example, the zoning agreement could not allow a drive through window to be added to a restaurant where drive-through facilities were otherwise not permitted in the new district.

Similarly, the agreement should not be used to vary any of the requirements of the district, such as the number of parking spaces, signs, etc. The Zoning Board of Appeals must still address these issues. In addition, if a special land use approval is required for the use being considered as part of the agreement, that process must still be pursued.

The offered conditions must also be related to the rezoning itself. A clear potential for abuse will be offers from applicants to contribute to a community's recreation programs, or offers to build new community facilities that have no connection to the application for rezoning. A community cannot put itself in a position where it appears as though an applicant has “bought” the rezoning.

So what can be offered, or more importantly, what could be accepted as part of a zoning agreement? While a complete listing is simply not possible, some examples may be useful.

- A community's comprehensive plan notes that rezonings for high density residential uses will not be considered until public utilities are available to the property. The owner offers to extend public utilities to the site at his expense.
- Concerns about the small size of dwelling units allowed in the new district are expressed by neighboring property owners during a rezoning public hearing. The applicant offers to restrict the size of the homes to be consistent with those in the area.
- A rezoning is requested from a residential to a commercial classification. Adjacent properties are zoned for residential use. The owner offers to install a landscape screen between the homes and the planned commercial uses where a landscaping requirement is otherwise not part of the current ordinance.

Some inappropriate conditions:

- The new district restricts buildings to a height of 35 feet. The applicant offers to increase the setback of the building in exchange for an increase in building height to 50 feet. (The

agreement cannot permit something that would otherwise be prohibited in the new district.)

- As part of a rezoning request for a new commercial development, the owner offers to provide the community a cash payment to improve its park and recreation facilities. (The condition must bear some relationship to the rezoning under consideration.)
- The agreement includes a clause that prohibits the community from changing the zoning of the property at any time in the future. (The community cannot bargain away its zoning authority, or commit a future legislative body to a certain zoning.)

Zoning Reversion

The new legislation requires that unless the conditions of rezoning approval are met within a period of time specified by the local jurisdiction the land reverts back to the original zoning. Other states where conditional zoning is already valid have found that this provision is an important enforcement tool to control development and help guarantee the implementation of agreements.

Under Michigan's new act, the meaning of reversion is unclear. For example, if the legislation stated that the zoning would "automatically" revert to the previous classification, it could have been interpreted that no formal action, such as public hearings or notices, would be necessary.

However, the language is not that clear. Courts in other areas of the country have found that a reversion actually constitutes a second rezoning. While it may require subsequent interpretation, our recommendation is that a formal rezoning process be followed. Therefore, in crafting a zoning text amendment to accommodate zoning agreements it is important to identify who, or what body initiates the reversion process (planning commission or the legislative body) and that all statutory procedures and requirements for public notice and a hearing are followed; not only for the initial zone change but, should it become necessary, for the reversion as well.

This same principle may also apply to later requests by a developer or subsequent land owner to amend an agreement. According to the Henrico County, Virginia zoning ordinance once conditions (in Virginia they are known as proffers) have been accepted by the legislative body any changes require submitting an amendment request and a public hearing before the Planning Commission and the Board of Supervisors. This process is akin to a rezoning.

A unique situation that could arise is if a project is partially implemented and the agreement is not completely fulfilled by the owner. In this instance, decisions may have to be made as to whether to revert the entire property to the previous classification, or only that portion that has not been implemented. If the entire property is reverted to the previous zoning, it is likely that nonconforming uses, buildings or lots will be created.

CONTENTS OF THE AGREEMENT

Prior to entering into any agreement, it should be thoroughly reviewed by the community's planner, attorney, and other appropriate professionals, both for content as well as legality. The agreement should cover a broad range of situations and leave as little as possible to interpretation.

- The agreement should clearly state that it is to run with the land, and bind all future owners to its provisions. An executed copy should be recorded at the county register of deeds.
- When considering voluntary offers they must be clearly stated, avoiding vague terms or conditions. Check to see whether terms used in the agreement are already defined in the zoning ordinance and if they are, make sure there is agreement between those definitions; for example does a part of the agreement preserving open space include wetlands, or storm water management areas?
- To avoid attempts by property owners to exempt future development plan changes from complying with future code requirements, steer clear of language that ties a rezoning to zoning regulations or codes that exist at the time of approval. Although "locking in" development regulations may be permissible in some states where development agreements are permitted through state enabling legislation, Michigan currently lacks this authority.
- For public improvements, such as streets and utilities, make sure the construction schedule is clear and that it has a breakdown of costs and obligations; for example who is required to pay for engineering drawings, inspection fees, obtain permits and prepare as-built drawings? If other agencies are involved, such as a road, or drain commission, make sure the decision making process for final design approvals is clearly specified and get the agency involved in reviewing the offer early in the process. As an additional layer of protection, include submission of performance bonds or similar tools in the agreement to guarantee that infrastructure and road improvements committed to by a developer will in fact be made.
- Try not to re-invent the zoning ordinance in the agreement; rely on current ordinances for the details and just list the items that are part of the agreement.
- Finally, attach reduced plans and supporting documents to the agreement and make sure they are clearly referenced by title and date. In many instances, a site plan may be needed to clearly show the conditions included as part of the agreement.

REZONING EVALUATIONS

While zoning agreements may prove a useful tool in tailoring land development to individual sites and situations, they should not be used to avoid the fundamental planning principles upon which we rely to build strong communities. Accordingly, the ability to enter into zoning

agreements should not be viewed as a panacea that cures all problems related to zoning. Instead, zoning agreements should be entered into only after careful consideration and deliberation.

Challenges to zoning changes associated with zoning agreements tend to indicate that courts generally use the same standards to test these "conditional rezonings" that are used for any rezoning. Consistency with the comprehensive plan, ensuring that the uses or activities covered by the agreement (and the subsequent rezoning) are compatible with the neighborhood, and other rezoning considerations are still valid.

Similar standards should apply to test the conditions or restrictions offered by a property owner: are they legal and reasonable; do they further general welfare; do they bear a relationship to the activity that results from the zone change; and are they proportional to potential impacts?

Unlike rezonings undertaken without agreements, it may be useful in some circumstances, where applicable, to include a site plan with the zoning agreement showing the elements of the agreement as a visual reference. This, however, does not replace the other site plan review requirements that may be imposed as part of the establishment of a new use. Other zoning requirements not covered by the agreement must still be met.

PROTECTION FROM SUBSEQUENT REZONINGS

The Michigan legislation stipulates that a local government cannot alter the provisions of the zoning agreement during a period of time specified in the agreement. Ostensibly this is meant to provide some level of protection for a landowner or developer by locking in the agreement provisions for at least some specified time. However, if conditions are not met during that period a local government has two choices; either extend the time frame, or, as noted earlier, initiate the process to return the zoning to its previous classification.

Although this "no tinkering" provision affords some protection it would not prevent a jurisdiction from rezoning a property to another district or changing code requirements. The legislation is clear that only the agreement cannot be unilaterally altered and since a municipality does not have the authority to protect land from any future rezoning, a property owner who has received a desired rezoning may move quickly to establish vested rights.

IMPLEMENTING ZONING AGREEMENTS

Before taking any steps concerning zoning agreements, the community should first consider whether it wants to offer or participate in the process. The language of the amended Zoning Acts clearly states that the process is a voluntary one for both parties. Ultimately, the first choice will be the community's as to whether or not they wish to take advantage of this new process.

Before attempting or accepting any offers to enter into a zoning agreement, the zoning ordinance should be amended to clearly outline the process and requirements. The amendment language of the Zoning Acts may act as a starting point for the ordinance language, covering the basics of offers, procedures for zoning reversions, etc. Since a zoning agreement is a voluntary process, the amendment will not replace the current procedures for a "normal" rezoning. Rather, the

zoning agreement process should be written as a separate procedure. Make sure that an amendment process is included.

Application procedures should be put into place that clearly describe the process, from the point when an offer to enter into a zoning agreement is submitted, to the final step of recording of the agreement. Careful review by the community's attorney and consultants must also be part of the process. Finally, staff and decision makers should also be made aware of these requirements, and the advantages, and the potential dangers for misuse and abuse, of zoning agreements.

CONCLUSION

The benefits of zoning agreements may off-set potential concerns as long as Michigan communities view this new tool as another option to add flexibility to land use decisions rather than as a substitute for traditional, sound zoning principles and practices. Based on the experiences of other states and the posture of courts any offers made by a property owner to condition rezoning must be carefully considered.

- The offer must be made voluntarily, it cannot bargain away a community's ability to make future zoning decisions;
- The agreement must bear a reasonable relationship to the potential impacts that result from the rezoning, considering the general welfare rather than private interests;
- It must be consistent with a community's comprehensive plan and be in harmony with the normal zoning plan for the area, and
- It must clearly state the restrictions that are proposed for the property.

Following these simple guidelines, along with the others mentioned above, can help make zoning agreements a useful tool toward making our communities better places to live and work.

Should you wish to have more information, or want us to provide ordinance language or other guidance, contact us at:

LSL Planning, 306 S. Washington Ave., Suite 301, Royal Oak, MI 48067; or
248-586-0505

**WASHOE COUNTY
CERTIFICATION OF PUBLIC RECORDS FORM
(Pursuant to Nevada Revised Statute 239.030)**



This form should be completed upon request of any person seeking copies of a public record and provided at no charge unless a fee is otherwise provided for in state law.

I hereby certify that the public record(s) listed below provided to

Washoe County Recorder are a full, true, correct copy of the record on file
in the office of Community Development, on this
September 27th day of 2010.

Records provided:

1. Development Agreement
2. _____
3. _____
4. _____
5. _____

*County of Washoe
State of Nevada*

Signed: *Dan Crankin* _____ *Karin Kremers*

Title: *OFFICE ASSISTANT I*

Date: *9-27-2010*

 **KARIN KREMERS**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 93-1820-2 - Expires July 30, 2013



WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

Karin Kremers

Signature

9-28-10

Date

Karin Kremers

Printed Name