

Community Services Department
Planning and Building
DIVISION OF LAND INTO LARGE
PARCELS APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Merger & Resubdivision Map of Division Into Large Parcels for The Lost Z Ranch, LLC			
Project Description: Merging Lots 8-2-1-1 & 8-2-1-5 of Record of Survey Map No. 965 (129.22 +/- acres) & Resubdividing in to (3) Parcels of 40+ Acres Each			
Project Address: 2055 Ironwood Road, Reno, Nevada 89510			
Project Area (acres or square feet): 129.22 +/- Acres			
Project Location (with point of reference to major cross streets AND area locator): Project Site is located 1.25 miles east of the intersection of State Route 445 & Ironwood Road, Palomino Valley			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
007-200-01	72.50		
077-200-08	56.69		
Section(s)/Township/Range: Section 8, T 22 N, R 21 E MDB&M			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: <i>The Lost Z Ranch, LLC</i>		Name: Battle Born Ventures, LLC	
Address: <i>2055 Ironwood Road</i>		Address: 600 Gleeson Way	
Reno, Nevada	Zip: 89510	Sparks, Nevada	Zip: 89431
Phone: (530) 228-2789	Fax:	Phone: (775) 813-4934	Fax:
Email: csousa@thelostzranch.com		Email: erik@battlebornventures.com	
Cell:	Other:	Cell:	Other:
Contact Person: Chad Sousa		Contact Person: Erik Lee	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Planning Area:	
Initial:		Master Plan Designation(s):	
County Commission District:		Regulatory Zoning(s):	
CAB(s):			

Property Owner Affidavit

Applicant Name: The Lost z Ranch LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, CHAD A SOUSA
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

Assessor Parcel Number(s): 07720001, 07720008

Printed Name CHAD A SOUSA

Signed *Chad A Sousa*

Address 2055 IRONWOOD RD.

RENO NV 89510

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

(Notary Stamp)

Notary Public in and for said county and state.

My commission expires: _____

See attached

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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

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

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

Signature of Document Signer No. 1 _____ Signature of Document Signer No. 2 (if any) _____

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

State of California
 County of Lassen

Subscribed and sworn to (or affirmed) before me
 on this 18 day of January, 2018,
 by _____
Date Month Year

(1) David A. [unclear]

 (and (2) _____),
Name(s) of Signer(s)



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

Signature [Signature]
Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Property owner Affidavit Document Date: 1-18-18
 Number of Pages: 1 Signer(s) Other Than Named Above: _____

INITIAL/ANNUAL LIST OF MANAGERS OR MANAGING MEMBERS AND STATE BUSINESS LICENSE APPLICATION OF:

THE LOST Z RANCH LLC
NAME OF LIMITED-LIABILITY COMPANY

E0421642011-2
ENTITY NUMBER

FOR THE FILING PERIOD OF 2017 TO 2018. DUE BY 7/31/2017



100403

USE BLACK INK ONLY - DO NOT HIGHLIGHT

YOU MAY FILE THIS FORM ONLINE AT www.nvsilverflume.gov

- Return one file stamped copy. (If filing not accompanied by order instructions, file stamped copy will be sent to registered agent.)

IMPORTANT: Read instructions before completing and returning this form

1. Print or type names and addresses, either residence or business, for all managers or managing members. A Manager, or if none, Managing Member of the LLC or other person authorized by the LLC must sign the form. **FORM WILL BE RETURNED IF UNSIGNED.**
2. If there are additional managers or managing members, attach a list of them to this form.
3. Annual list fee is \$150.00. A \$75.00 penalty must be added for failure to file this form by the deadline. An annual list received more than 90 days before its due date shall be deemed an amended list for the previous year.
4. State Business License fee is \$200.00. Effective 2/1/2010, \$100.00 must be added for failure for file form by deadline.
5. Make your check payable to the Secretary of State.
6. Ordering Copies: If requested above, one file stamped copy will be returned at no additional charge. To receive a certified copy, enclose an additional \$30.00 per certification. A copy fee of \$2.00 per page is required for each additional copy generated when ordering 2 or more file stamped or certified copies. Appropriate instructions must accompany your order.
7. Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, Nevada 89701-4201, (775) 684-5708.
8. Form must be in the possession of the Secretary of State on or before the last day of the month in which it is due. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties. Failure to include annual list and business license fees will result in rejection of filing.

Filed in the office of *Barbara K. Cegavske*
 Barbara K. Cegavske
 Secretary of State
 State of Nevada

Document Number
20170331360-36

Filing Date and Time
07/31/2017 10:18 AM

Entity Number
E0421642011-2

ABOVE SPACE IS FOR OFFICE USE ONLY

ANNUAL LIST FILING FEE: \$150.00 LATE PENALTY: \$75.00 (if filing late) BUSINESS LICENSE FEE: \$200.00 LATE PENALTY: \$100.00 (if filing late)

CHECK ONLY IF APPLICABLE AND ENTER EXEMPTION CODE IN BOX BELOW

Pursuant to NRS, this entity is exempt from the business license fee. Exemption Code:

NOTE: If claiming an exemption, a notarized Declaration of Eligibility form must be attached. Failure to attach the Declaration of Eligibility form will result in rejection, which could result in late fees.

- NRS 76.020 Exemption Codes**
- 001 - Governmental Entity
 - 005 - Motion Picture Company
 - 006 - NRS 680B.020 Insurance Co.

CHAD A SOUSA <small>NAME:</small>	MANAGER OR MANAGING MEMBER		
POST OFFICE BOX 205 <small>ADDRESS:</small>	DYER <small>CITY:</small>	NV <small>STATE:</small>	89010 <small>ZIP:</small>
DONALD A SOUSA <small>NAME:</small>	MANAGER OR MANAGING MEMBER		
340 INDIAN SPRINGS COURT <small>ADDRESS:</small>	SPARKS <small>CITY:</small>	NV <small>STATE:</small>	89436 <small>ZIP:</small>
TRACY S SOUSA <small>NAME:</small>	MANAGER OR MANAGING MEMBER		
340 INDIAN SPRINGS COURT <small>ADDRESS:</small>	SPARKS <small>CITY:</small>	NV <small>STATE:</small>	89436 <small>ZIP:</small>
VICTORIA SOUSA <small>NAME:</small>	MANAGER OR MANAGING MEMBER		
POST OFFICE BOX 295 <small>ADDRESS:</small>	DYER <small>CITY:</small>	NV <small>STATE:</small>	89010 <small>ZIP:</small>
<small>NAME:</small> _____ <small>ADDRESS:</small> _____	MANAGER OR MANAGING MEMBER		

None of the managers or managing members identified in the list of managers and managing members has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of a manager or managing member in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X *Donald A Sousa*
 Signature of Manager, Managing Member
 or Other Authorized Signature

The *Managing Member*

Date *7-28-17*

Division of Land into Large Parcels Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative maps of division into large parcels may be found in Article 612, Division of Land into Large Parcels.

1. What are the number and sizes of each lot?

Parcel #1, 40.14 acres; Parcel #2, 47.30 acres; Parcel #3, 41.78 acres.

2. What is the average lot size?

43.07 acres

3. What is the proposed use of each parcel?

Rural Residential Use

4. Utilities:

a. Sewer Service	Individual Septic Systems
b. Electrical Service	Combination Overhead & Underground Power - NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	Propane Tanks
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	N/A
g. Water Service	Individual Domestic Wells

5. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #	74438	acre-feet per year	2.5
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

MPG Land Holdings, LLC

6. When water service is by domestic wells, the Washoe County Comprehensive Plan allows the County to grant an exemption from the water dedication requirements for the existing parcel. Check the box below to indicate if you wish to request the exemption:

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

7. Surveyor:

Name	Grant R. Alexander
Address	600 Gleeson Way Sparks, NV 89431
Phone	(775) 287-3688
Fax	
Nevada PLS #	19051

Property Tax Reminder Notice

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

PIN: 07720008
 AIN:

Balance Good Through:	02/07/2018
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :895107:

LOST Z RANCH LLC
 2055 IRONWOOD RD
 RENO NV 89510

Description:

Situs: 2055 IRONWOOD RD
 WASHOE COUNTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
07720008	2017	2017080693	1	08/21/2017	135.47	0.00	0.00	135.47	0.00
07720008	2017		2	10/02/2017	135.47	0.00	0.00	135.47	0.00
07720008	2017		3	01/01/2018	135.46	0.00	0.00	135.46	0.00
07720008	2017		4	03/05/2018	135.46	0.00	0.00	135.46	0.00
Current Year Totals					541.86	0.00	0.00	541.86	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								

Property Tax Reminder Notice

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

PIN: 07720001
 AIN:

Balance Good Through:	02/07/2018
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :895107:

LOST Z RANCH LLC
 2055 IRONWOOD RD
 RENO NV 89510

Description:

Situs: TARTAN RD
 WCTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
07720001	2017	2017080549	1	08/21/2017	143.00	0.00	0.00	143.00	0.00
07720001	2017		2	10/02/2017	143.00	0.00	0.00	143.00	0.00
07720001	2017		3	01/01/2018	142.99	0.00	0.00	142.99	0.00
07720001	2017		4	03/05/2018	142.99	0.00	0.00	142.99	0.00
Current Year Totals					571.98	0.00	0.00	571.98	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								

Parcel name: 1

North: 14965460.6900 East : 2322935.6430
Line Course: S 89-21-15 E Length: 1994.72
North: 14965438.2062 East : 2324930.2363
Line Course: S 31-22-18 E Length: 328.29
North: 14965157.9094 East : 2325101.1399
Line Course: N 90-00-00 W Length: 1045.44
North: 14965157.9094 East : 2324055.6999
Line Course: S 00-00-00 W Length: 1025.00
North: 14964132.9094 East : 2324055.6999
Line Course: N 89-14-43 W Length: 1125.00
North: 14964147.7279 East : 2322930.7975
Line Course: N 00-12-42 E Length: 1312.97
North: 14965460.6890 East : 2322935.6480

Perimeter: 6831.43 Area: 1,748,429 Sq Ft 40.14 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0051 Course: S 78-19-39 E
Error North: -0.00104 East : 0.00501
Precision 1: 1,339,494.12

Parcel name: 2

North: 14965157.9110 East : 2324055.6954
Line Course: S 90-00-00 E Length: 1045.44
North: 14965157.9110 East : 2325101.1354
Line Course: S 31-22-18 E Length: 2783.97
North: 14962780.9342 East : 2326550.4353
Line Course: N 89-09-08 W Length: 780.28
North: 14962792.4792 East : 2325770.2407
Line Course: N 31-22-09 W Length: 2155.49
North: 14964632.9035 East : 2324648.1999
Line Course: N 90-00-00 W Length: 592.51
North: 14964632.9035 East : 2324055.6899
Line Course: N 00-00-00 E Length: 525.00
North: 14965157.9035 East : 2324055.6899

Perimeter: 7882.70 Area: 2,060,174 Sq Ft 47.30 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0093 Course: S 36-04-14 W
Error North: -0.00750 East : -0.00546
Precision 1: 847,601.08

Parcel name: 3

North: 14964632.9110 East : 2324055.6954
Line Course: S 90-00-00 E Length: 592.51
North: 14964632.9110 East : 2324648.2054
Line Course: S 31-22-09 E Length: 2155.49
North: 14962792.4867 East : 2325770.2462
Line Course: N 89-09-08 W Length: 1505.52
North: 14962814.7623 East : 2324264.8910
Line Course: N 00-24-49 E Length: 1315.30
North: 14964130.0280 East : 2324274.3859
Line Course: N 89-14-43 W Length: 218.71
North: 14964132.9089 East : 2324055.6949
Line Course: N 00-00-00 E Length: 500.00
North: 14964632.9089 East : 2324055.6949

Perimeter: 6287.54 Area: 1,819,859 Sq Ft 41.78 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0021 Course: S 13-54-27 W
Error North: -0.00208 East : -0.00052
Precision 1: 2,994,061.90

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, THE LOST Z RANCH, LLC., A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACTS OF LAND REPRESENTED ON THIS PLAT AND HAVE 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 AND WE ACKNOWLEDGE THAT ANY PUBLIC STREETS, EASEMENTS OR UTILITY EASEMENTS THAT WILL NOT REMAIN WERE ABANDONED PURSUANT TO WASHOE COUNTY DEVELOPMENT CODE CHAPTER 110 ARTICLE 806.

THE LOST Z RANCH, LLC. A NEVADA LIMITED LIABILITY COMPANY

CHAD SOUSA, MANAGING MEMBER _____ DATE _____

ACKNOWLEDGMENT

STATE OF NEVADA }
 COUNTY OF WASHOE } S.S.

ON THIS ____ DAY OF _____, 2018, CHAD SOUSA, MANAGING MEMBER OF THE LOST Z RANCH, 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 WRITTEN ABOVE.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT ANTHONY L. & MELISSA L. EDWARDS, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THIS PLAT; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE MERGED AND RESUBDIVIDED; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

 DATE _____
 NAME / TITLE (PRINT) _____

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.

WASHOE COUNTY UTILITY DIVISION

 DATE _____
 NAME / TITLE (PRINT) _____

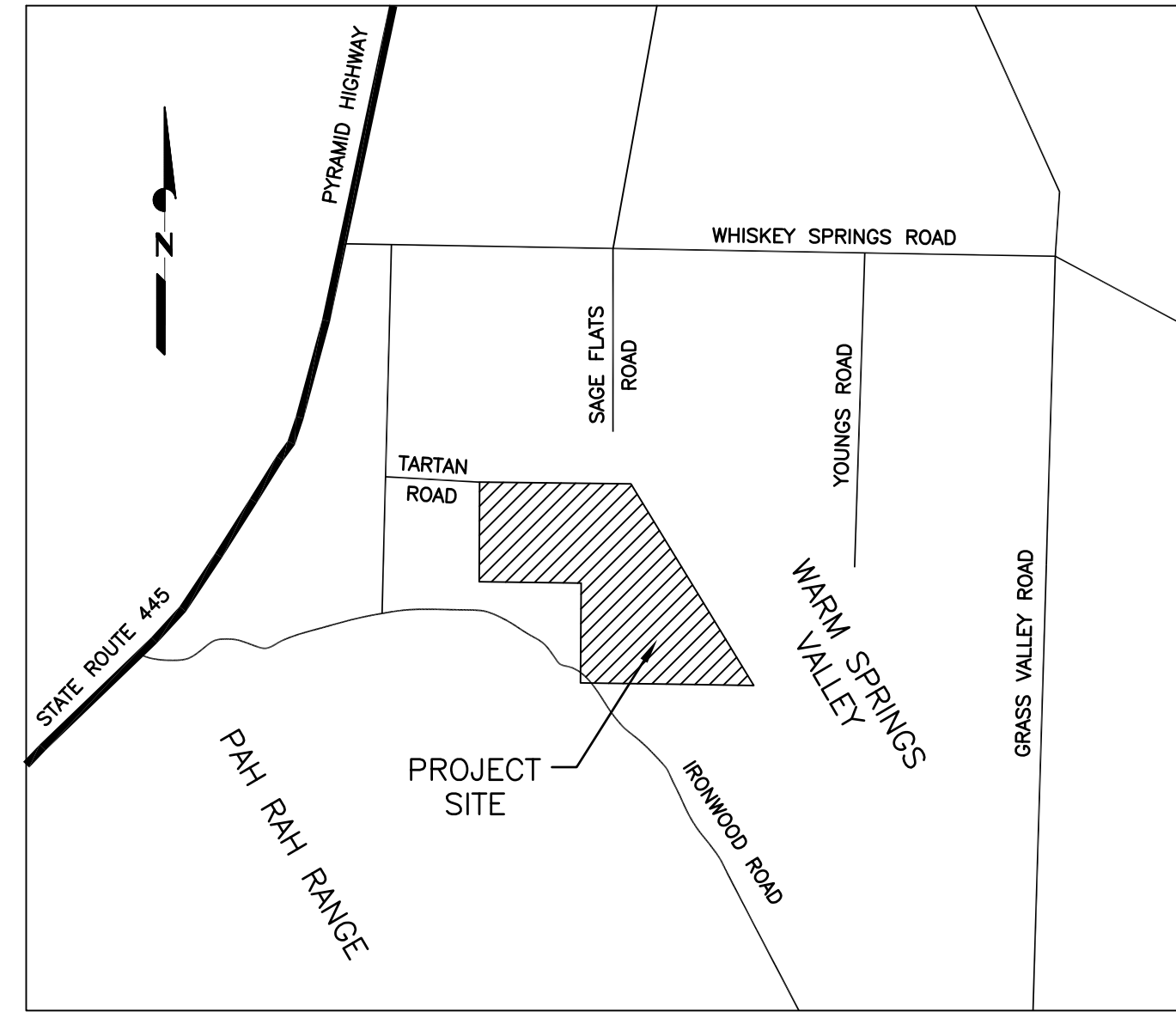
TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID IN FULL.

APN: 077-200-01 & 077-200-08

WASHOE COUNTY TREASURER

 DATE _____
 NAME / TITLE (PRINT) _____

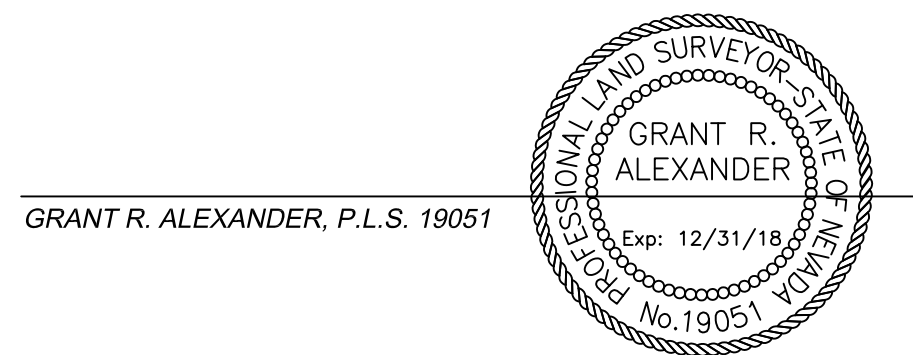


VICINITY MAP
 N.T.S.

SURVEYOR'S CERTIFICATE

I, GRANT R. ALEXANDER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- (1.) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CHAD & VICTORIA SOUSA.
- (2.) THE LANDS SURVEYED LIE WITHIN THE NW 1/4 & THE NE 1/4 SEC. 8, T. 22 N., R. 21 E., M.D.B. & M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON DECEMBER 14, 2017.
- (3.) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- (4.) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



RECORDER'S CERTIFICATE

FILE NO. _____
 FILED FOR RECORD AT THE REQUEST OF _____
 ON THE ____ DAY OF _____, 20__ AT ____ MINUTES PAST ____ M
 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 FEE: _____

WASHOE COUNTY RECORDER _____

DEPUTY _____

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES. SAID ENTITIES DO HEREBY RELINQUISH THOSE EXISTING EASEMENTS, AS NOTED, LOCATED ALONG THE BOUNDARY BETWEEN LOTS 8-2-1-1 & 8-2-1-5 OF RECORD OF SURVEY MAP NO. 965 & DIVISION OF LAND MAP NO. 8 AND AS DELINEATED ON THIS PLAT. SAID EASEMENTS ARE RELINQUISHED IN FAVOR OF THOSE EASEMENTS GRANTED, DELINEATED AND APPROVED HEREON.

SIERRA PACIFIC POWER COMPANY _____ DATE _____
 D.B.A. NV ENERGY

NEVADA BELL TELEPHONE COMPANY _____ DATE _____
 D.B.A. AT&T NEVADA

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

WASHOE COUNTY DISTRICT BOARD OF HEALTH

 DATE _____

NAME / TITLE (PRINT) _____

DIRECTOR OF PLANNING & DEVELOPMENT CERTIFICATE

THE FINAL MAP OF DIVISION INTO LARGE PARCELS CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2018, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

WILLIAM H. WHITNEY, DIRECTOR _____ DATE _____
 PLANNING & DEVELOPMENT DIVISION


COUNTY SURVEYOR'S CERTIFICATE

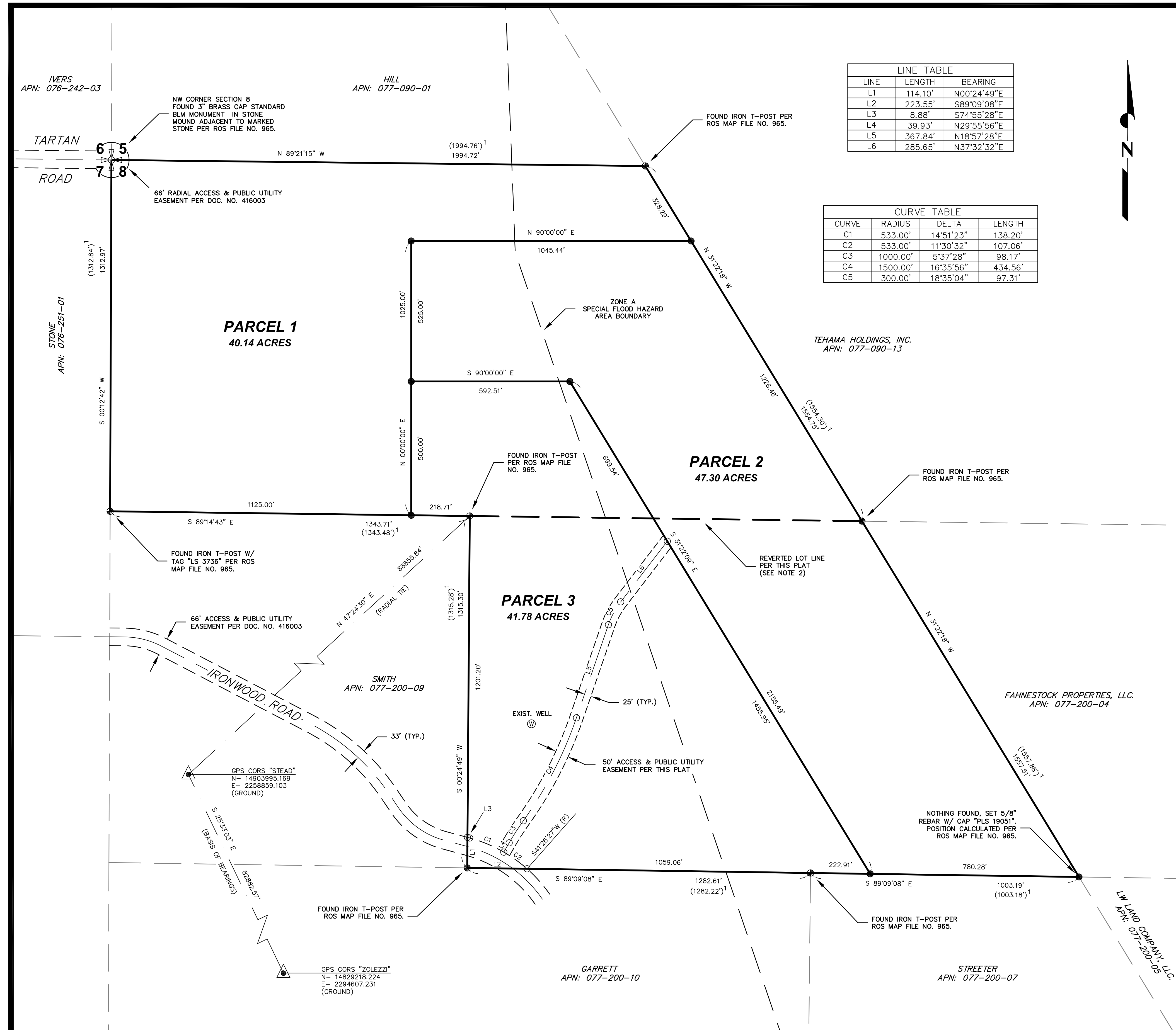
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

MICHAEL E. GUMP, P.L.S. 13927 _____
 WASHOE COUNTY SURVEYOR

NOTE

IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE WASHOE COUNTY RECORDER.

 BATTLE BORN VENTURES, LLC 600 GLEESON WAY SPARKS, NEVADA 89431 PHONE (775) 813-4934 FAX (775) 359-4476 www.battlebornventures.com	MERGER AND RESUBDIVISION MAP OF DIVISION INTO LARGE PARCELS FOR THE LOST Z RANCH, LLC A MERGER AND RESUBDIVISION OF LOTS 8-2-1-1 & 8-2-1-5 OF RECORD OF SURVEY MAP NO. 965 & DIVISION OF LAND MAP NO. 8 SITUATE WITHIN PORTIONS OF THE NW 1/4 & NE 1/4 SECTION 8, TOWNSHIP 22 N. RANGE 21 E. M.D.B. & M., WASHOE COUNTY, NEVADA	
	Land Surveyors - Civil Engineers	SHEET 1 OF 2 SHEETS



LINE TABLE		
LINE	LENGTH	BEARING
L1	114.10'	N00°24'49"E
L2	223.55'	S89°09'08"E
L3	8.88'	S74°55'28"E
L4	39.93'	N29°55'56"E
L5	367.84'	N18°57'28"E
L6	285.65'	N37°32'32"E

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	533.00'	14°51'23"	138.20'
C2	533.00'	11°30'32"	107.06'
C3	1000.00'	5°37'28"	98.17'
C4	1500.00'	16°35'56"	434.56'
C5	300.00'	18°35'04"	97.31'

LEGEND

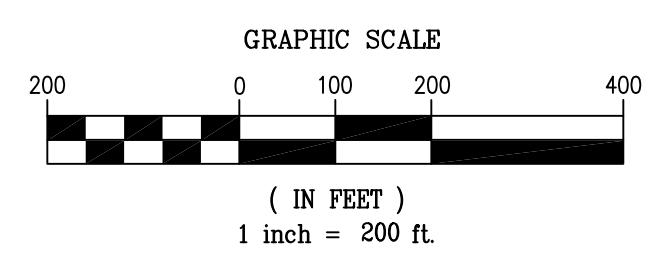
- *CORS* GPS CONTROL POINT
- FOUND SURVEY POINT AS DESCRIBED
- SET SURVEY POINT, 5/8" REBAR WITH CAP P.L.S. 19051
- DIMENSION POINT NOTHING FOUND OR SET
- SECTION CORNER AS DESCRIBED
- RADIAL BEARING
- (R1) RECORD INFORMATION PER RECORD OF SURVEY MAP NO. 965
- PROPOSED EASEMENT AS NOTED
- EXISTING EASEMENT AS NOTED
- PARCEL BOUNDARY
- REVERTED PARCEL LINE PER THIS PLAT
- ADJACENT PARCEL
- TIE

REFERENCES:

1. RECORD OF SURVEY MAP NO. 965, FILE NO. 415811, JULY 8, 1976.
2. DIVISION OF LAND MAP NO. 8, FILE NO. 415814, JULY 8, 1976.
3. DEED DOCUMENT NO. 416003, JULY 9, 1976.
4. DEED DOCUMENT NO. 507264, JANUARY 5, 1978.

NOTES:

1. PUBLIC UTILITY EASEMENTS:
10' ON EXTERIOR BOUNDARY PER RECORD OF SURVEY MAP NO. 965 & DEED DOCUMENT NO. 507264
10' ON EACH SIDE OF INTERIOR LINES PER THIS PLAT
2. THE 10' P.U.E. ON EACH SIDE OF THE LOT LINE TO BE REVERTED ARE HEREBY RELINQUISHED IN FAVOR OF THOSE EASEMENTS GRANTED, DELINEATED, AND APPROVED HEREON.
3. IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE WASHOE COUNTY RECORDER.
4. TOTAL AREA: 129.22 ACRES +/-

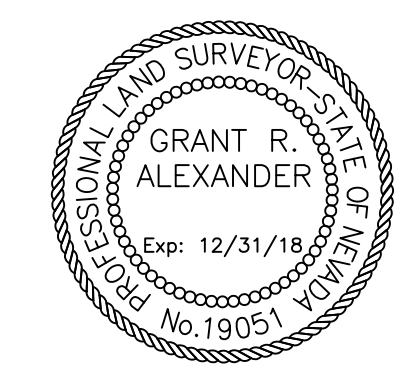


BASIS OF BEARINGS

NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011), NEVADA STATE PLANE WEST ZONE. AS DETERMINED WITH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS, OBSERVED ON DECEMBER 14, 2017, USING TRIMBLE R8 RECEIVER WITH CORRECTION FROM TRIMBLE 5700 RECEIVER ON A TEMPORARY CONTROL POINT AND DATA POST PROCESSED USING THE NATIONAL GEODETIC ONLINE POSITIONING USER SERVICE (OPUS). COORDINATES WERE MODIFIED BY A COMBINATION FACTOR OF 1.0001979390 AND ALL DIMENSIONS ARE U.S. SURVEY FOOT GROUND DISTANCES.

OWNER

THE LOST Z RANCH, LLC
2055 IRONWOOD ROAD
RENO, NEVADA 89510
APN: 077-200-01 & 077-200-08
ZONE: GRA



BATTLE BORN VENTURES, LLC
600 GLEESON WAY
SPARKS, NEVADA 89431
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FAX (775) 359-4476
www.battlebornventures.com

Land Surveyors - Civil Engineers

MERGER AND RESUBDIVISION MAP OF DIVISION INTO LARGE PARCELS FOR THE LOST Z RANCH, LLC

A MERGER AND RESUBDIVISION OF LOTS 8-2-1-1 & 8-2-1-5 OF RECORD OF SURVEY MAP NO. 965 & DIVISION OF LAND MAP NO. 8 SITUATE WITHIN PORTIONS OF THE NW 1/4 & NE 1/4 SECTION 8, TOWNSHIP 22 N. RANGE 21 E. M.D.B. & M., WASHOE COUNTY, NEVADA

W.O. # : SOUSA PM
BY : E. LEE
DATE : 12-14-17
SCALE : 1" = 200'