

Property Owner Affidavit

Applicant Name: Jintan Patnaude

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, JINTANA PATNAUDE
(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): APN 077-210-11

Printed Name JINTANA PATNAUDE

Signed Jintana Patnaude

Address 2355 LOIS CT, SPARKS

NEVADA 89434

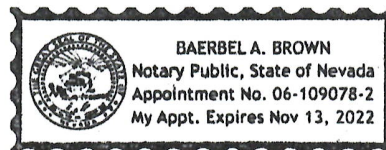
Subscribed and sworn to before me this 8th day of APRIL, 2022

(Notary Stamp)

Baerbel A. Brown

Notary Public in and for said county and state

My commission expires: NOV 13, 2022



*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

Division of Land into Large Parcels Application Supplemental Information

(All required information may be separately attached)

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

Remainder Parcel= 120.4 acres +/- ; Parcel 1= 40.0 acres +/-

2. What is the average lot size?

40 acres +/-

3. What is the proposed use of each parcel?

200: General Rural Agricultural

4. Utilities:

a. Sewer Service	None
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	Well

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 #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

7. 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
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8. Surveyor:

Name	James S. Darrough, P.L.S.
Address	P.O. Box 60201
Phone	(775) 737-3208
Fax	
Nevada PLS #	21257

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: _____

Address: _____

Phone : _____

Fax: _____

Private Citizen

Agency/Organization

Street Name Requests

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

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

Location

Project Name: _____

Reno

Sparks

Washoe County

Parcel Numbers: _____

Subdivision

Parcelization

Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____

Regional Street Naming Coordinator

Except where noted

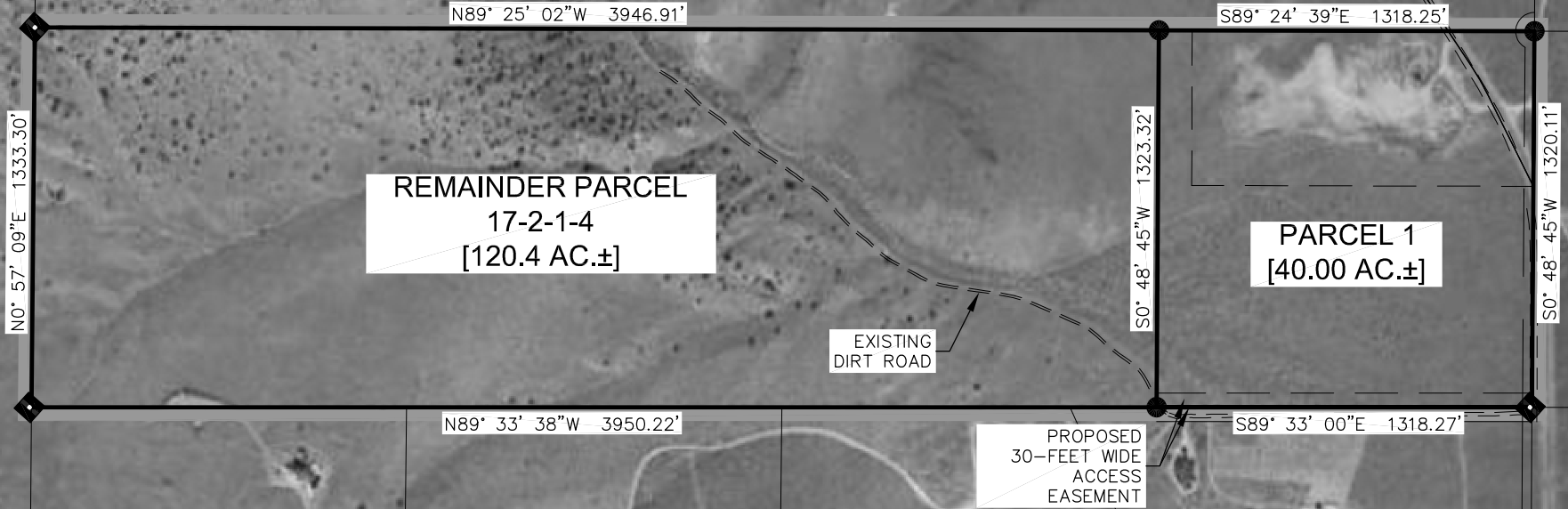
Denied: _____ Date: _____

Regional Street Naming Coordinator

Washoe County Geographic Information Services

1001 E. Ninth Street
Reno, NV 89512-2845

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



**DISPLAY MAP
FOR APN 077-210-11**

**PATNAUDE
DIVISION OF LAND INTO LARGE PARCELS MAP
APPLICATION**

04/06/22

SHEET 1 OF 1

SCALE: 1"=600'



PRELIMINARY, FOR REVIEW ONLY

MAP OF DIVISION INTO LARGE PARCELS FOR ROBERT E. PATNAUDE & JINTANA PATNAUDE 1981 LIVING TRUST

OWNER'S CERTIFICATE:

WE THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE:

- 1) WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
2) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON.
3) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630 INCLUSIVE.
4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAS BEEN PAID.
5) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINES OR THE TRANSFER OF THE LAND.

PATNAUDE 1981 LIVING TRUST

BY: JINTANA PATNAUDE, TRUSTEE DATE:

NOTARY CERTIFICATE:

STATE OF NEVADA } SS
COUNTY OF WASHOE }

ON THIS DAY OF 2022, JINTANA PATNAUDE AS TRUSTEE OF THE JINTANA PATNAUDE 1981 LIVING TRUST, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC DATE

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE SIMON ABITTAN FAMILY TRUST, THE VICTORIA ABITTAN FAMILY TRUST, AND FUTURE INVESTMENTS LLC, A NEVADA LIMITED LIABILITY COMPANY ARE THE OWNERS OF THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE SAID LAND AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

TRUE TITLE AND ESCROW

BY: DATE:

PRINT NAME AND TITLE

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.285.

APN: 077-210-11

WASHOE COUNTY TREASURER

BY: DATE:

PRINT NAME AND TITLE

DISTRICT BOARD OF HEALTH CERTIFICATE:

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

FOR THE DISTRICT BOARD OF HEALTH DATE

SURVEYOR'S CERTIFICATE:

I, JAMES S. DARROUGH, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA AS P.L.S. NO. 21257, HEREBY CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF THE LAND SURVEYED UNDER MY SUPERVISION AND DIRECTION AT THE INSTANCE OF THE PROPERTY OWNERS, ROBERT E. & JINTANA PATNAUDE 1981 LIVING TRUST.
2) THE LANDS SURVEYED LIES WITHIN A PORTION OF THE NORTH 1/4 OF SOUTH 1/4 OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 21 EAST, M.D.M. PALOMINO VALLEY, WASHOE COUNTY, NEVADA AND WAS COMPLETED ON THE 7TH DAY OF MARCH, 2022.
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 IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4) THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF N.R.S. 278.10 TO 278.630 INCLUSIVE.
5) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT DURABILITY.

JAMES S. DARROUGH
NEVADA P.L.S. NO. 21257



REFERENCES:

- 1) RECORD OF SURVEY MAP 966, DOC. NO. 415812, 07/08/1976.
2) RECORD OF SURVEY MAP 917, DOC. NO. 383412, 10/29/1975.
3) PARCEL MAP 2763, DOC. NO. 1739527, 12/06/1993.

ALL DOCUMENTS FILED IN THE OFFICIAL RECORDS OF THE WASHOE COUNTY RECORDER'S OFFICE, STATE OF NEVADA.

NOTE:

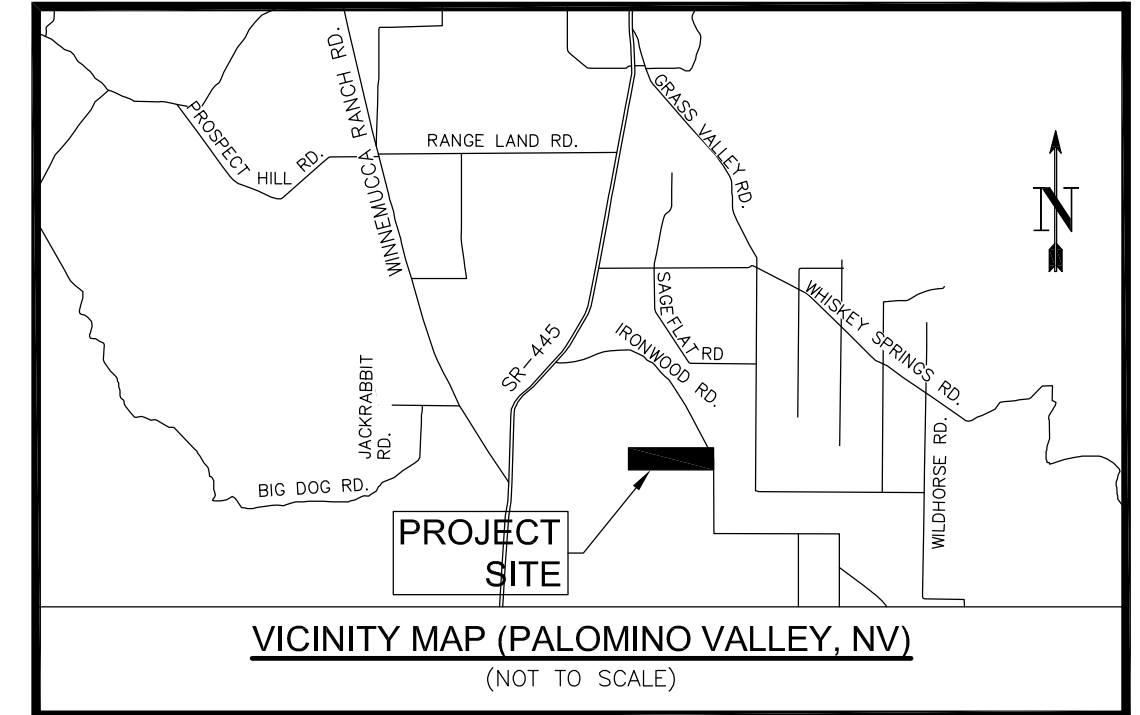
- 1) A TEN FOOT WIDE (10') PUBLIC UTILITIES EASEMENTS WILL BE RESERVED ALONG ALL LOT LINES PER THIS MAP.

LEGEND:

- SET 1.5" DIAMETER ALUMINUM CAP STAMPED "PLS 21257" ON A 5/8" DIAMETER X 24" LONG REBAR, OR AS NOTED.
FOUND 3-FOOT STEEL T-TYPE FENCE POST W/ TAG STAMPED "RLS 3736".
FOUND 2.5" DIAMETER GENERAL LAND OFFICE BRASS CAP BEING THE 1/4 CORNER OF SECTIONS 18 AND 17, DATE STAMPED "1911".
CALCULATED POINT; NOTHING FOUND OR SET.

PREPARED BY:
ARROW PRO LAND SURVEYS & CONSULTING LLC
JAMES DARROUGH, P.L.S.
MAILING: P.O. BOX 60201 RENO, NV 89506
PHYSICAL: 290 BRINKBY AVE SUITE 205
RENO, NV 89509
PHONE: (775) 737-3208
EMAIL: JAMES@ARROWPLSC.COM
WWW.ARROWPLSC.COM

FILE NO.
FEE:
FILED FOR RECORD AT THE REQUEST OF
ON THIS DAY OF
2022, AT MINUTES PAST
O'CLOCK IN OFFICIAL RECORDS
OF WASHOE COUNTY, NEVADA.
KALIE M. WORK COUNTY RECORDER
BY: DEPUTY



DIRECTOR OF PLANNING AND BUILDING CERTIFICATE:

THIS 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 THOSE 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 2022, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA IN ACCORDANCE WITH NRS 278.471 THROUGH 278.4725.

BY: DATE:

TITLE:

WATER RIGHT DEDICATION CERTIFICATE:

THE WATER 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.

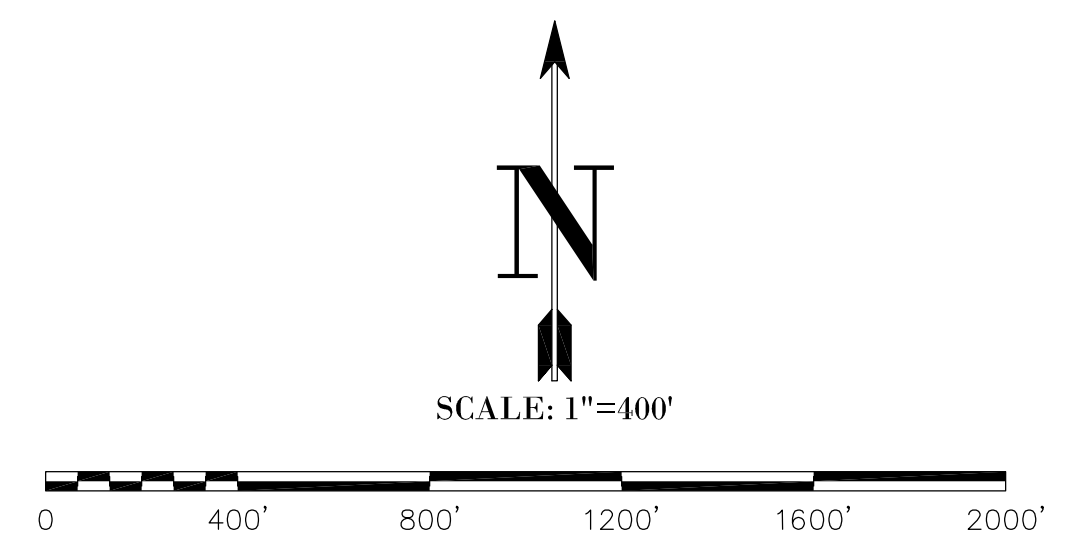
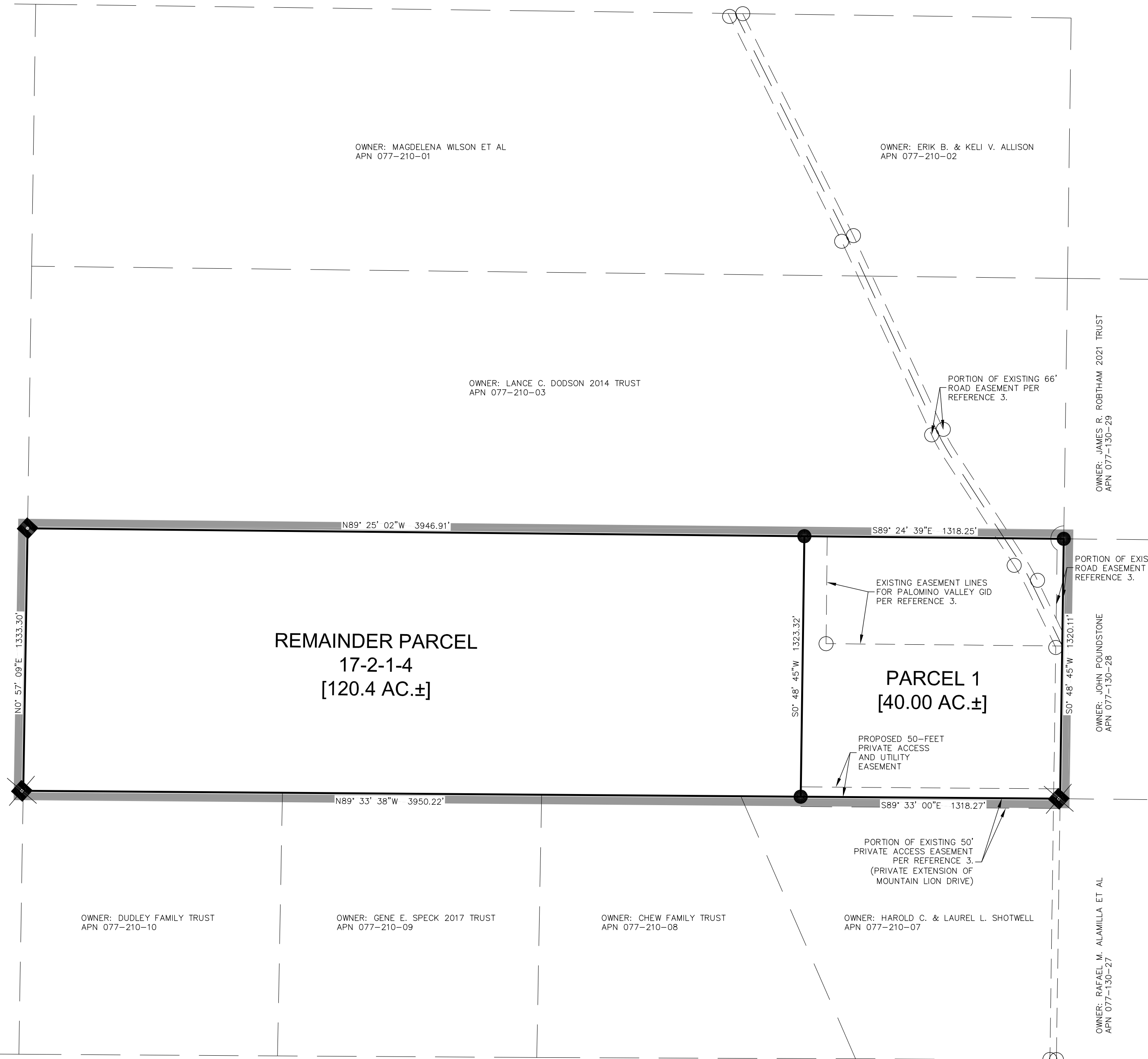
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES DATE

UTILITY COMPANIES' CERTIFICATE

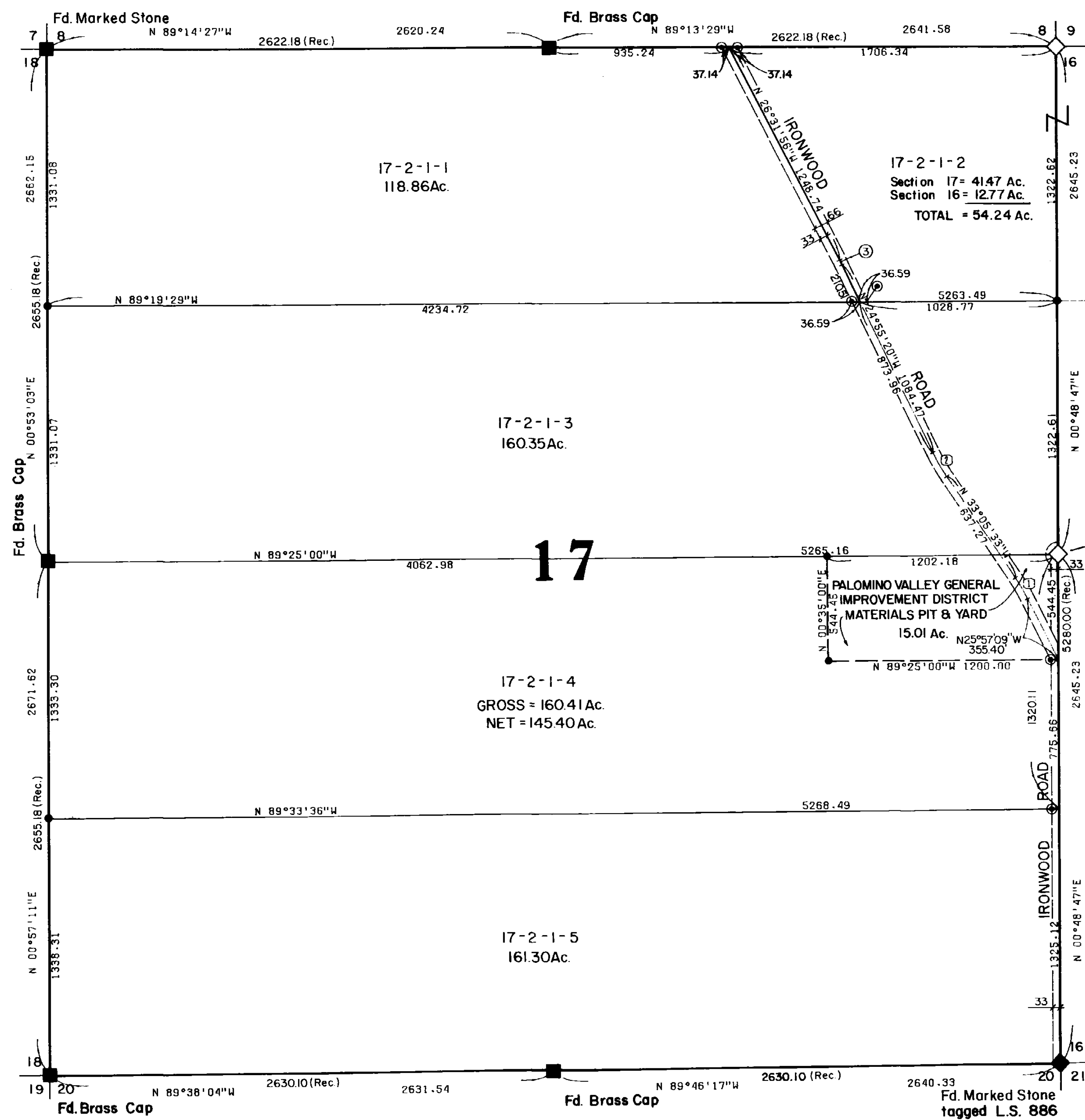
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY

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

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



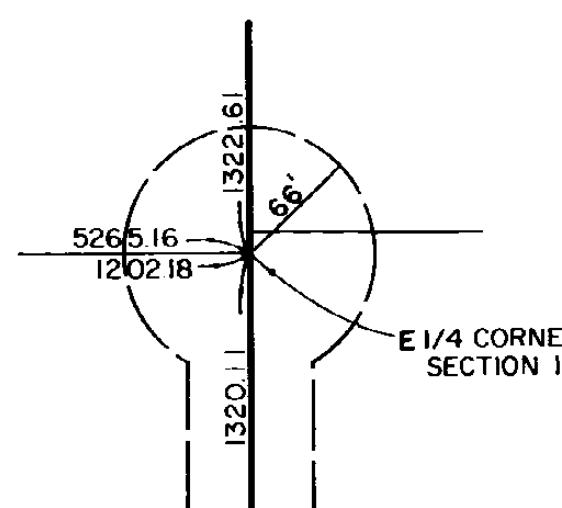
LAND MAP FOR DIVISION INTO LARGE PARCELS FOR ROBERT E. & JINTANA PATNAUDE 1981 LIVING TRUST
A DIVISION OF PARCEL 17-2-1-4 OF RECORD OF SURVEY No. 966
BEING A PORTION OF THE NORTH 1/4 OF THE SOUTH 1/4 OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 21 EAST, M.D.M., CITY OF RENO, WASHOE COUNTY, NEVADA
04/08/22 SHEET 1 OF 1 SCALE 1"=400'



ESTABLISHED BY DOUBLE PROPORTION
SEE SHEET 2 OF 2 SHEETS
RECORD OF SURVEY FILE NO. 383412

CURVE TABLE

NO	RADIUS	DELTA	ARC LGT	TAN
1	1000.00	7°08'24"	124.62	62.39
2	1000.00	8°10'13"	142.60	71.42
3	1000.00	1°36'36"	28.10	14.05



415812

LEGEND

- ◇ Set Temporary Monument to be replaced by Brass Tablet in 2-1/2" Iron Pipe
- ◆ Found Monument to be Perpetuated by Brass Tablet in 2-1/2" Iron Pipe
- Set Iron T-Post w/tag
- Set Iron T-Post w/tag as Witness to centerline of easement. Post is set 33 feet from parcel corner unless otherwise noted.
- == 66 Foot Road Easement and Public Utility Easement
- A - Denotes Aliquot part.
- Found Monument as Described

NOTES:

This record of survey is not of a subdivision as defined by NRS 278.010 to 278.630 inclusive.

All monuments are stamped or tagged R.L.S. 3736

BASIS OF BEARING U.S.C. 8 G.S. STATIONS - Junction House to Monte = N.52°09'01"E.

Ten foot (10') Public Utilities Easements will be reserved along all lot lines per Division of Land Map.

Record information is from G.L.O. Township Plats.

All parcels on this map are subject to Declarations of Reservation and all other matters of record.

All parcel acreages shown include roadway & utility easements

RECORDER'S CERTIFICATE

File # 415812
Filed at the request of McCulloch Properties, Inc.
on this 8th day of July, 1976
at 45 minutes past 8 A.M., Official
Records Washoe County, Nevada.

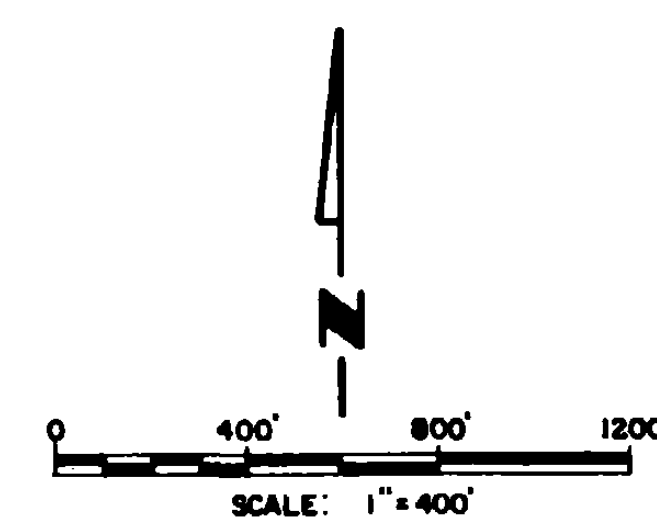
Adis C Brown County Recorder
By Allan C Johnson Deputy

Fee \$ 2.50

SURVEYOR'S CERTIFICATE

I, Thomas Alvin Foote, do hereby certify that this map is a true and accurate representation of the lands shown hereon as surveyed under my supervision and direction between March, 1972, and JUNE, 1976 at the instance of McCulloch Properties, Inc., that the monuments are of the character and occupy the positions indicated and sufficient to enable the survey to be retraced, and that all monuments shown hereon will be set before JUNE, 1977 and will be of the type indicated.

Thomas Alvin Foote
R.L.S. No. 3736



RECORD OF SURVEY
For
McCULLOCH PROPERTIES INC.

SECTION 17 T.22N, R.21E. MDB&M.
WASHOE COUNTY, NEVADA

PREPARED BY TRICO DEVELOPMENT

Survey Map # 966

996