

Parcel Map

Spanish Springs Associates, A Nevada Limited Partnership

ORIGINAL

PREPARED FOR

Spanish Springs Associates LP
550 W. Plumb Ln, Suite B
Reno, NV 89509

Submitted to Washoe County
August 8, 2022

Prepared By



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

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

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

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

7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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

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

 8/5/22

Professional Land Surveyor

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: Parcel Map for Spanish Springs Associates, A Nevada Limited Partnership			
Project Description: A division of Parcel A of Parcel Map No. 5371 Being a portion of the Northeast 1/4 of section 34 & a portion of the West 1/2 section 35 Township 21 North, Range 20 East, M.D.M			
Project Address: 0 Pyramid Way, Washoe County, NV 89441			
Project Area (acres or square feet): 11.08 Acres			
Project Location (with point of reference to major cross streets AND area locator):			
Eagle Canyon Drive & Pyramid Way			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
532-032-16	11.08		
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: Spanish Springs Associates LP		Name: Wood Rodgers	
Address: 550 W Plumb Ln Ste B		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-823-4068	Fax:
Email:		Email: RenoMappingSubmittalGroup@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Kaitlin Constantine	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as above		Name: Wood Rodgers	
Address:		Address: 1361 Corporate Blvd	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email: danderson@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Derah Anderson	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Spanish Springs Associates LP

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, JESSE HAW, PRESIDENT HAWK DEVELOPMENT CO, GP of
SPANISH SPRINGS ASSOC. (please print name) L.P.

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): 532-032-16

Printed Name JESSE HAW

Signed [Signature]

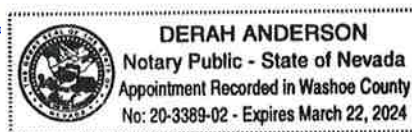
Address 550 W. PLUMB LAKE
SUITE B #505
RENO NV 89509

Subscribed and sworn to before me this
3rd day of August, 2022

(Notary Stamp)

Derah Anderson-Washoe County
Notary Public in and for said county and state NV

My commission expires: March 22, 2024



*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

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

0 Pyramid Way (Approximately 1400 feet northwest of the intersection of Eagle Canyon Dr. & Pyramid Way)

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
532-032-16	110 - Vacant, Under Development	11.08

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

Vacant site, no existing structures

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	35,648 SF	10.26 Acres		
Proposed Minimum Lot Width				

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	20% OS / 80% NC	20% OS / 80% NC		
Proposed Zoning Area				

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

Yes See attached justification letter No

6. Utilities:

a. Sewer Service	None
b. Electrical Service/Generator	None
c. Water Service	None

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

- a. Water System Type:

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

b. Available:

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

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

a. Sewage System Type:

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

b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. 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 #	TBD	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

TBD

10. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A

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

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

N/A

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

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

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

28. Surveyor:

Name	Kaitlin Constantine
Address	1361 Corporate Blvd., Reno, NV 89502
Phone	775-828-2214
Cell	
E-mail	kconstantine@woodrogers.com
Fax	775-823-4066
Nevada PLS #	30222

Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

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a. If a utility, is it Public Utility Commission (PUC) regulated?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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2. What is the location (address or distance and direction from nearest intersection)?

0 Pyramid Way (Approximately 1400 feet northwest of the intersection of Eagle Canyon Dr. & Pyramid Way)

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
532-032-16	110 - Vacant, Under Development	11.08

3. Please describe:

a. The existing conditions and uses located at the site:

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b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	35,648 SF	10.26 Acres		
Proposed Minimum Lot Width				

5. Utilities:

a. Sewer Service	None
b. Electrical Service/Generator	None
c. Water Service	None

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

a. Water System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

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7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

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

b. Available:

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

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8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

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b. Does property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

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- c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes, the Hillside Ordinance applies.	<input type="checkbox"/> No, it does not.
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Explanation:

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9. Surveyor:

Name	Kaitlin Constantine
Address	1361 Corporate Blvd., Reno, NV 89502
Phone	775-828-2214
Fax	775-823-4066
Nevada PLS #	30222



August 8, 2022

Ms. Julie Olander
Planner
Washoe County Planning and Building Division
1001 E. Ninth Street,
Building A, Second Floor
Reno, NV 89512

RE: Continuum of Care Parcel Map (WTM22-001)

Dear Julie,

Item 5 of the Tentative Parcel Map Application, Supplemental Information, asks if the parcel being split had recorded within the last 5 years. This parcel, Parcel A of Parcel Map 5371 (APN 532-032-16) was created within the last 5 years. The purpose of this map is to create the Common Area Parcel H as shown on the Continuum of Care tentative map referenced above. Since the tentative map approval was part of a public hearing process, the creation of this parcel meets the requirement for a public hearing as required for parcel map splits within 5 years.

Please let us know if you have any questions. Thank you.

Sincerely,

Steve Strickland, PE
Vice President

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PROFESSIONAL SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP OF THE CORNER OF THE SPACE OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND REVISION OF THIS PLAT AND THAT THE SAME IS SUBJECT TO COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 210. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV COMPANIES AND PUBLIC WELLS AND WATER AUTHORITY, THEIR SUCCESSORS AND AGENTS, THE OWNER AND ITS AGENTS TO THE USE OF RESUBDIVISION WATER RIGHTS.

SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP

BY _____ DATE _____

NAME/TITLE (PRINT) _____

NOTARY CERTIFICATE:

STATE OF _____ } SS
 COUNTY OF _____ }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 202____,
 BY _____ AS _____ OF SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP

BY _____ DATE _____
 NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP OWNS OF RECORD AN INTEREST IN THE LANDS ISOLATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND. THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE PLAT, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS ISOLATED HEREON, OF ANY PART HEREON, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

STEWART TITLE GUARANTY COMPANY

BY _____ DATE _____

NAME/TITLE (PRINT) _____

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 NRS. 361A.265.

AM: 522-032-11

WASHOE COUNTY TREASURER

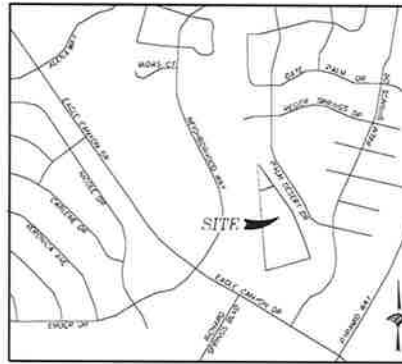
BY _____ DATE _____

NAME/TITLE (PRINT) _____

WATER & SEWER RESOURCE REQUIREMENTS

THE PROJECT/USE IS SUBJECT TO THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT



VICINITY MAP
NOT TO SCALE

DISTRICT BOARD OF HEALTH CERTIFICATE:

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

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

DIRECTOR OF PLANNING & BUILDING CERTIFICATE:

THE FINAL PARCEL MAP DATE AND 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 RECONSTRUCTION OF THIS MAP.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 202____, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.474 THROUGH 278.475.

DIRECTOR, PLANNING AND BUILDING DIVISION, KELLY WELLEN _____ DATE _____

UTILITY COMPANIES' CERTIFICATE:

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

SMARTER COMMUNICATIONS _____ DATE _____

NAME/TITLE (PRINT) _____

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

NAME/TITLE (PRINT) _____

SERVA PACIFIC POWER COMPANY D/B/A NV ENERGY _____ DATE _____

NAME/TITLE (PRINT) _____

PUBLICIZE MEASURES WATER AUTHORITY _____ DATE _____

NAME/TITLE (PRINT) _____

SURVEYOR'S CERTIFICATE:

I, KATHLEEN S. CONSTANTINE, 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 INSTANCES OF SPANISH SPRINGS ASSOCIATES, A NEVADA LIMITED PARTNERSHIP.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 34 AND A PORTION OF THE WEST 1/2 OF SECTION 35 TOWNSHIP 21 NORTH, RANGE 20 EAST, W.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON _____, 202____.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEYING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



8/8/2022

KATHLEEN S. CONSTANTINE, PLS
 NEVADA CERTIFICATE NO. 102272

PARCEL MAP
 FOR
SPANISH SPRINGS ASSOCIATES,
A NEVADA LIMITED PARTNERSHIP
 A DIVISION OF PARCELS A OF PARCEL MAP NO. 0371
 BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 34 &
 A PORTION OF THE WEST 1/2 OF SECTION 35
 TOWNSHIP 21 NORTH, RANGE 20 EAST, W.D.M.
 WASHOE COUNTY, NEVADA

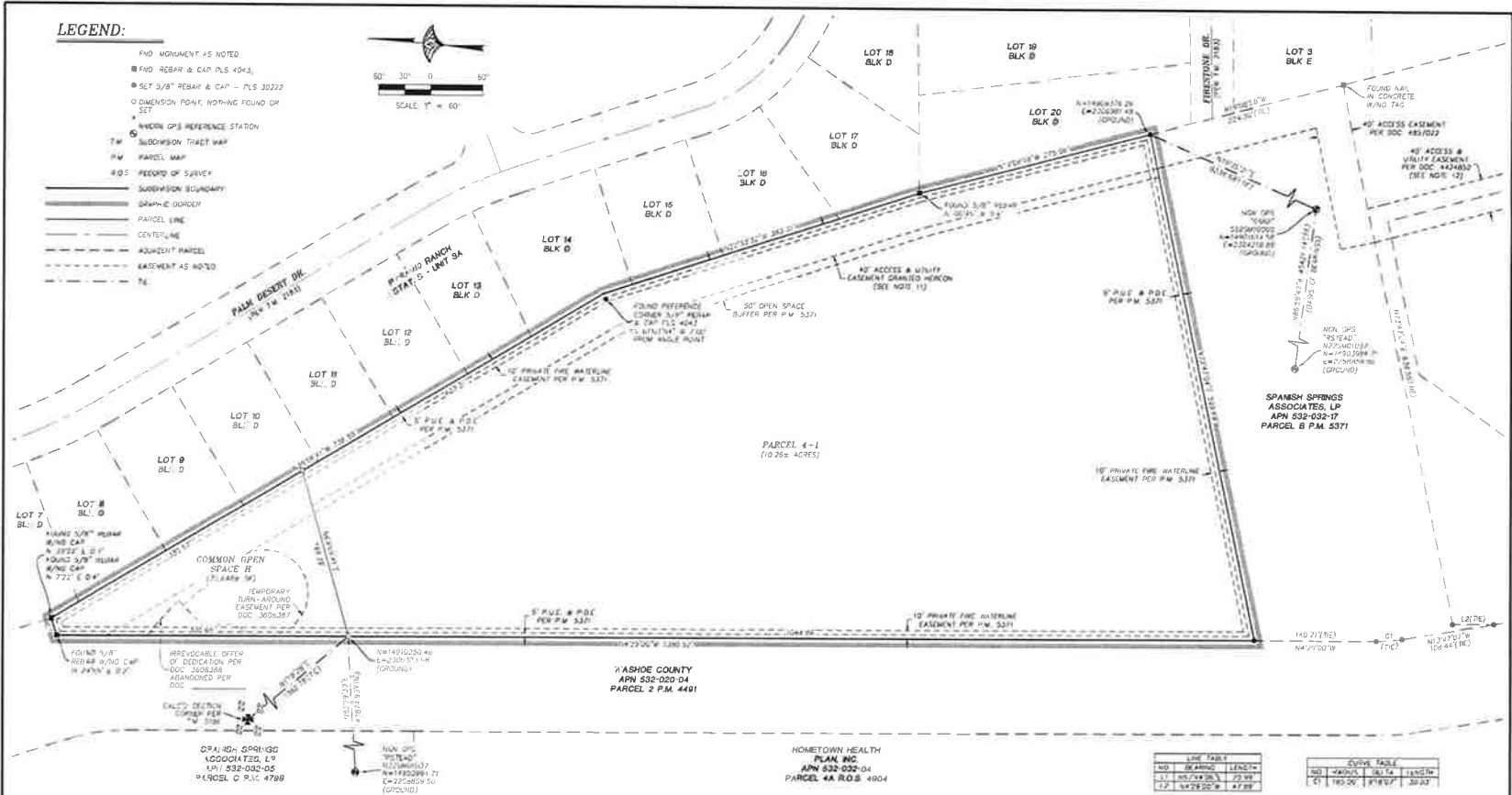
WOOD ROGERS
 REAL ESTATE PROFESSIONAL TITLE SERVICES
 1001 Spanish Boulevard Reno, NV 89503 Tel: 775-822-6888 Fax: 775-822-6885

JOB NO. 3099010
 SHEET 1 OF 2

FOR REVIEW ONLY

LEGEND:

- END MOVEMENT AS NOTED
- END REBAR & CAP PLS 4043
- SET 5/8" REBAR & CAP - PLS 30222
- DIMENSION POINT, NOTHING FOUND OR SET
- WYCON GPS REFERENCE STATION
- SUBDIVISION TRACT MAP
- PARCEL MAP
- RECORD OF SURVEY
- SUBDIVISION BOUNDARY
- SURV-E BORDER
- PARCEL LINE
- CENTERLINE
- ADJACENT PARCEL
- EASEMENT AS NOTED
- E.L.



NOTES:

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO ERT THAT LOT WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT CONDITIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
2. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION AND TRUCKEE WADOWS WATER AUTHORITY.
3. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
4. WASHOE COUNTY WILL MAIL-ASSIGN ADDRESSES TO BE MILLIASED ONCE AN ASSessor'S PARCEL NUMBER HAS BEEN ESTABLISHED IN STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET OR WHICH THE MAIL-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER MUST REQUEST A NEW ADDRESS FROM TO ASSUANCE OF A BUILDING PERMIT.
5. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
6. THE PROPERTY SHOWN HEREON IS SUBJECT TO AN AVIGATION EASEMENT PER DOCUMENT NO. 3242700.
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO A RAINWATER OVERHEAD AND UNDERGROUND ELECTRIC DISTRIBUTION AND COMMUNICATION EASEMENT PER DOCUMENT NO. 1283445.
8. THE NATURAL DRAINAGE WILL NOT BE IMPEDED.
9. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS ACTIVE DURING THE HOLDING PERIOD OF GEOLOGICAL TIME.
10. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT HINDER OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
11. THE 40' ACCESS AND UTILITY EASEMENT IS HEREBY GRANTED HEREIN FOR THE BENEFIT OF COMMON OPEN SPACE H.
12. THE 40' ACCESS AND UTILITY EASEMENT PER DOCUMENT NO. 4424957 EXTENDS TO THE NORTHERN RIGHT-OF-WAY OF EAGLE CANYON DRIVE.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994. HIGH ACCURACY REFERENCE NETWORK (NAD 83/04 - NAD83), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NWD GPS). THE BEARING BETWEEN GPS REFERENCE STATION 55007 - S270W0000 AND 7623467 - 8703401615 IS TAKEN AS NORTH-8838'47" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES COMBINED CORR-TO-GROUND FACTOR = 1.000157539.

REFERENCES:

1. SUBDIVISION TRACT MAP NO. 2008, FILE NO. 843732, FEBRUARY 16, 2008.
 2. SUBDIVISION TRACT MAP NO. 2102, FILE NO. 827212, AUGUST 11, 1983.
 3. SUBDIVISION TRACT MAP NO. 2182, FILE NO. 844010, AUGUST 18, 1983.
 4. PARCEL MAP NO. 4114, FILE NO. 208742, NOVEMBER 18, 2003.
 5. PARCEL MAP NO. 4488, FILE NO. 333300, JUNE 18, 2008.
 6. PARCEL MAP NO. 4588, FILE NO. 333300, JUNE 18, 2008.
 7. PARCEL MAP NO. 5271, FILE NO. 483402, OCTOBER 9, 2018.
- ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

LINE TABLE		CURVE TABLE	
NO.	BEARING	NO.	ARC
1	N41°24'00" E	1	183.50'
2	N47°25'00" E	2	118.50'

AREA SUMMARY:

TOTAL AREA = 11.08 ACRES±
COMMON OPEN SPACE H = 35,648 S.F.±
PARCEL 4-1 = 10.268 ACRES±



PARCEL MAP
FOR
SPANISH SPRINGS ASSOCIATES,
A NEVADA LIMITED PARTNERSHIP

DIVISION OF PARCELS A OF PARCEL MAP NO. 5271
BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 34 &
A PORTION OF THE WEST 1/2 OF SECTION 35
TOWNSHIP 23 NORTH, RANGE 20 EAST, N.E.Q.M.
WASHOE COUNTY, NEVADA

JOB NO. 3399210
SHEET 2
OF 2

WOOD RODGERS
REGISTERED SURVEYOR
1001 Corporate Boulevard Ste. 170 Reno, NV 89502
Phone: (775) 833-0888 Fax: (775) 833-0888

FOR REVIEW ONLY