

Community Services Department
Planning and Development
DIVISION INTO LARGE PARCELS
APPLICATION



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

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Mustang Business Park			
Project Description: Tentative map of division into large parcels to split the existing 117.65-acre parcel into two new parcels to aid in development of the property.			
Project Address: 12501 Mustang Road, Washoe County, NV			
Project Area (acres or square feet): 117.65 acres +/-			
Project Location (with point of reference to major cross streets AND area locator): 0.5 miles east along Mustang Road from the intersection of Mustang Road and Truckee Canyon Court.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-370-02	117.65 acres +/-		
Section(s)/Township/Range: Sections 15 and 16, T.19N., R.21E., M.D.M.			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). DPC16-2004 Dust Control Permit and Building Permit Application			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Hiatt Land & Development Company, Ltd.		Name: US Geomatics	
Address: P.O. Box 1059 Fallon, NV		Address: P.O. Box 3299 Reno, NV	
Zip: 89406		Zip: 89505	
Phone:		Phone: 775-786-5111	
Fax:		Fax: 775-786-5114	
Email: bhiatt@akearthmovers.com		Email: rtoole@usgeomatics.com	
Cell:		Cell:	
Other:		Other:	
Contact Person: Bart Hiatt		Contact Person: Ryan Toole	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Scannell Properties #249, LLC		Name:	
Address: 800 East 96th Street, Suite 175 Indianapolis, IN		Address:	
Zip: 46240		Zip:	
Phone: 317-843-5951		Phone:	
Fax: 317-843-5957		Fax:	
Email: mikes@scannellproperties.com		Email:	
Cell: 317-716-2095		Cell:	
Other:		Other:	
Contact Person: Mike Simmons		Contact Person:	
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: Scannell Properties #249, 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, K. Bart Hiatt, Managing Partner of Hiatt Land and Development Company, Ltd.,
(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 Development.

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

Assessor Parcel Number(s): 084-370-02

NOTE:

A signed & notarized copy will be provided. The property is being sold to Scannell Properties #249, LLC, in May 2016. Please see the attached cover letter

Printed Name _____

Signed _____

Address P.O. Box 1059

Fallon, NV 89406

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

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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 Map of Division 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 - 71.90 acres +/-
Parcel 2 - 45.75 acres +/-

2. What is the average lot size?

58.8 acres +/-

3. What is the proposed use of each parcel?

Both parcels will be developed with distribution centers and associated parking areas.

4. Utilities:

a. Sewer Service	septic
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	Truckee Meadows Water Authority

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	

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

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

7. Surveyor:

Name	Glen C. Armstrong
Address	P.O. Box 3299, Reno, NV 89505
Phone	775-786-5111
Fax	775-786-5114
Nevada PLS #	16451

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Scannell Properties #249, LLC
Address: 800 East 96th Street, Suite 175
Indianapolis, IN 46240
Phone : 317-849-5959 Fax: 317-843-5957
 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.)

Truckee River Court (proposed)	
Truckee River Road (proposed)	
West River Road (proposed)	

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: Mustang Business Park
 Reno Sparks Washoe County
Parcel Numbers: 084-370-02
 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

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027

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

Tentative Map of Division into Large Parcels Development Application Submittal Requirements

1. **Fees:** See Tentative Map of Division into Large Parcels Fee Worksheet. **Make check payable to Washoe County. Bring check with your application to Planning and Development. Submit Fee Worksheet with "Original Packet" only. Do not include Fee Worksheet in other copies of the packet.**
 - A separate check for the engineering technical review fee is required upon submittal.
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 Map of Division into Large Parcels 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:**
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - 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. Indication of prominent landmarks, areas of unique natural beauty, rock outcroppings, vistas and natural foliage which will be deciding considerations in the design of the development.
 - e. 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.
 - f. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation or public utility purposes.
 - g. 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.

- h. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - i. Existing roads, trails or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.
 - j. Vicinity map showing the proposed development in relation to the surrounding area.
 - k. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - l. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - m. 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.
 - n. Boundary of any wetland areas within the project site.
 - o. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
8. **Street Names:** A completed "Request to Reserve New Street Name" form (included in application packet). Please print all street names on the tentative map. Note whether they are existing or proposed.
9. **Survey Computations:** All survey computations for verification check by the Department of Public Works, Engineering Division. Provide two (2) sets in a separate envelope with the project submittal.
10. **Packets:** Either one electronic packet (DVD or flash drive) with 5 paper copies **OR** 10 paper copies. **If packet on DVD or flash drive is incomplete, a replacement or additional paper copies will be required.** One (1) packet must be labeled "Original" and must include the fee worksheet (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. 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) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Development and/or Engineering.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) 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 Development.



Offices
Indianapolis
Washington DC
San Francisco
Denver
Minneapolis

800 E. 96th Street
Suite 175
Indianapolis, IN 46240
tel: 317.843.5959
fax: 317.843.5957

May 2, 2016

Washoe County
Community Services Department
Planning and Development
1001 E. Ninth Street, Build A
Reno, NV 89520

Re: Application for Tentative Parcel Map by Scannell Properties #249, LLC
Mustang Industrial Park – APN 084-370-02

Dear Sir or Madam:

US Geomatics is submitting to you today, on behalf Scannell Properties #249, LLC (“SP249”), a Tentative Parcel Map Application regarding a project consisting of approximately 117 acres located off Mustang Road in Washoe County, Sparks, Nevada. SP249 is under contract to acquire the 117 acres from Hiatt Land and Development Company, Ltd. (“Hiatt”). As part of the submittal package, SP249 has not provided US Geomatics with a signed Property Owner Affidavit because it is scheduled to close on the acquisition of the 117 from Hiatt by the middle of May. At the time the Parcel Map Review Committee meets on June 9th, SP249 will own the property. Therefore, we purposefully omitted this part of the application so as to not be misleading. As soon as we close on the acquisition of the land, SP249 will forward to your office the signed Property Owner Affidavit.

If you have any questions in the meantime, please feel free to contact me at (317) 218-1651.

Very truly yours,

David Duncan, Counsel
Scannell Properties #249, LLC

cc: Dan Salzer
Ryan Toole

Property Tax Reminder Notice

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

PIN: 08437002
 AIN:

Balance Good Through:	04/20/2016
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO

:894072:

HIATT LAND & DEVEL CO LTD
 PO BOX 764
 FALLON NV 89407

Description:

Situs: 12501 MUSTANG 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
08437002	2015	261640	1	08/17/2015	5,573.07	0.00	0.00	5,573.07	0.00
08437002	2015		2	10/05/2015	5,351.07	0.00	0.00	5,351.07	0.00
08437002	2015		3	01/04/2016	5,351.07	0.00	0.00	5,351.07	0.00
08437002	2015		4	03/07/2016	5,351.07	0.00	0.00	5,351.07	0.00
Current Year Totals					21,626.28	0.00	0.00	21,626.28	0.00

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

Survey Computations
Tentative Map of Division into Large Parcels for Scannell Properties #249, LLC
Mustang Business Park

CLOSURE REPORT FOR PARCEL 1:

Deed Report

5/2/2016 11:56

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 01°06'23" W	698.71	LINE					
S 61°05'59" E	640.20	LINE					
S 88°53'37" E	168.70	LINE					
S 52°01'19" E	329.77	LINE					
S 41°02'39" W	192.44	LINE					
S 12°56'15" W	63.55	LINE					
S 34°01'26" W	78.48	LINE					
S 47°59'30" W	21.33	LINE					
S 60°32'18" W	233.14	LINE					
S 76°06'30" W	82.34	LINE					
S 87°51'27" W	63.67	LINE					
S 82°27'32" W	242.67	LINE					
N 89°47'14" W	49.53	LINE					
S 85°03'37" W	67.34	LINE					
N 85°12'57" W	74.17	LINE					
S 50°53'07" W	78.68	LINE					
S 07°57'01" E	9.96	LINE					
S 69°46'49" W	54.35	LINE					
S 65°19'10" W	132.88	LINE					
S 78°37'48" W	84.36	LINE					
N 85°00'04" W	367.51	LINE					
S 85°50'09" W	40.28	LINE					
N 84°27'52" W	127.56	LINE					
N 71°17'36" W	386.97	LINE					
N 61°22'33" W	107.06	LINE					
N 85°24'43" W	48.76	LINE					
N 74°25'32" W	345.81	LINE					
N 46°50'26" W	275.99	LINE					
N 52°59'37" W	205.90	LINE					
N 60°43'42" W	45.99	LINE					
N 77°27'39" W	121.40	LINE					
N 55°27'16" W	34.22	LINE					
N 70°21'07" W	8.83	LINE					
N 57°34'28" E	176.73	LINE					
N 17°09'27" E	197.95	CURVE R	130.00	225.00	99°09'57"	152.66	
		PC-R:	N 57°34'28" E	PT-R:	S 23°15'35" E		
N 23°35'36" W	213.10	LINE					
S 88°53'37" E	1211.54	LINE					

N 00°03'21" W 409.87 LINE
N 78°56'28" E 207.92 LINE
N 76°35'05" E 465.76 LINE
N 67°38'59" E 283.89 CURVE L 1919.19 284.15 08°28'59" 142.34
PC-R: N 18°06'32" W PT-R: N 26°35'31" W

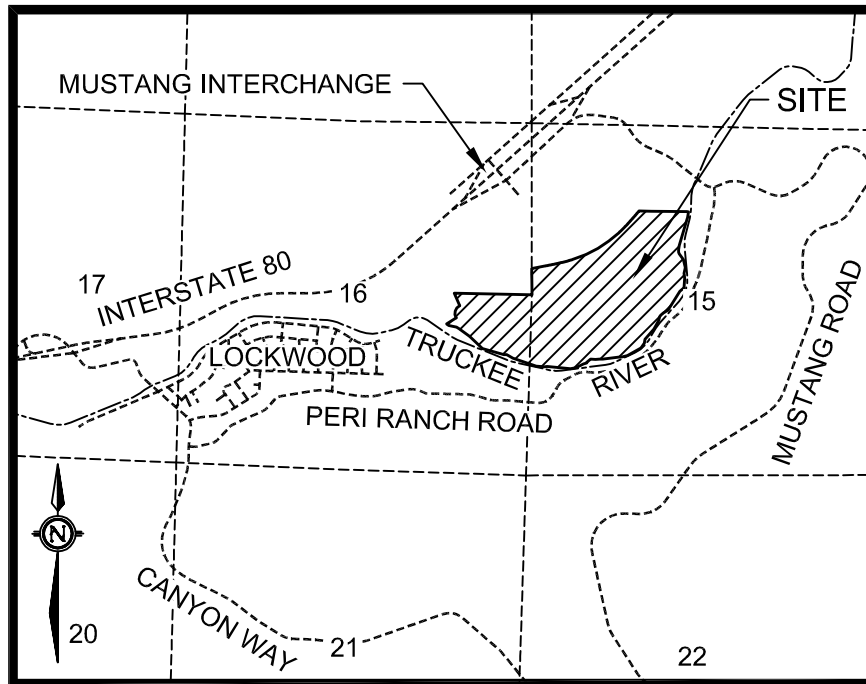
Area: 3133998.10 S.F, 71.9467 Acres
Total Perimeter Distance> 8676.62
Closure Error Distance> 0.0084 Error Bearing> N 44°28'53" E
Closure Precision> 1 in 1035347.6

CLOSURE REPORT FOR PARCEL 2:

Deed Report 5/2/2016 11:57

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 01°06'23" W	698.71	LINE					
S 61°05'59" E	640.20	LINE					
S 88°53'37" E	168.70	LINE					
S 52°01'19" E	329.77	LINE					
N 41°02'39" E	19.68	LINE					
N 28°21'18" E	152.26	LINE					
N 16°46'05" E	61.68	LINE					
N 35°14'28" E	27.80	LINE					
N 47°36'35" E	50.78	LINE					
N 59°46'13" E	86.37	LINE					
N 31°51'34" E	346.76	LINE					
N 50°43'18" E	85.99	LINE					
N 03°48'16" E	151.39	LINE					
N 06°44'28" W	73.50	LINE					
N 10°48'49" E	93.89	LINE					
N 12°51'04" W	130.19	LINE					
N 35°20'52" W	109.46	LINE					
N 21°57'33" W	26.44	LINE					
N 02°41'10" W	40.69	LINE					
N 09°04'00" E	65.74	LINE					
N 16°26'55" E	421.44	LINE					
N 23°10'59" E	30.40	LINE					
N 08°21'29" E	94.76	LINE					
N 89°00'46" W	578.10	LINE					
N 89°00'46" W	194.29	LINE					
S 42°36'41" W	460.09	LINE					
S 55°20'32" W	538.58	CURVE R	1919.19	540.36	16°07'55"	271.98	
PC-R: N 42°43'26" W PT-R: N 26°35'31" W							

Area: 1995454.95 S.F, 45.8093 Acres
Total Perimeter Distance> 5679.44
Closure Error Distance> 0.0080 Error Bearing> N 28°24'11" E
Closure Precision> 1 in 709992.7



VICINITY MAP
(1" = 3000')

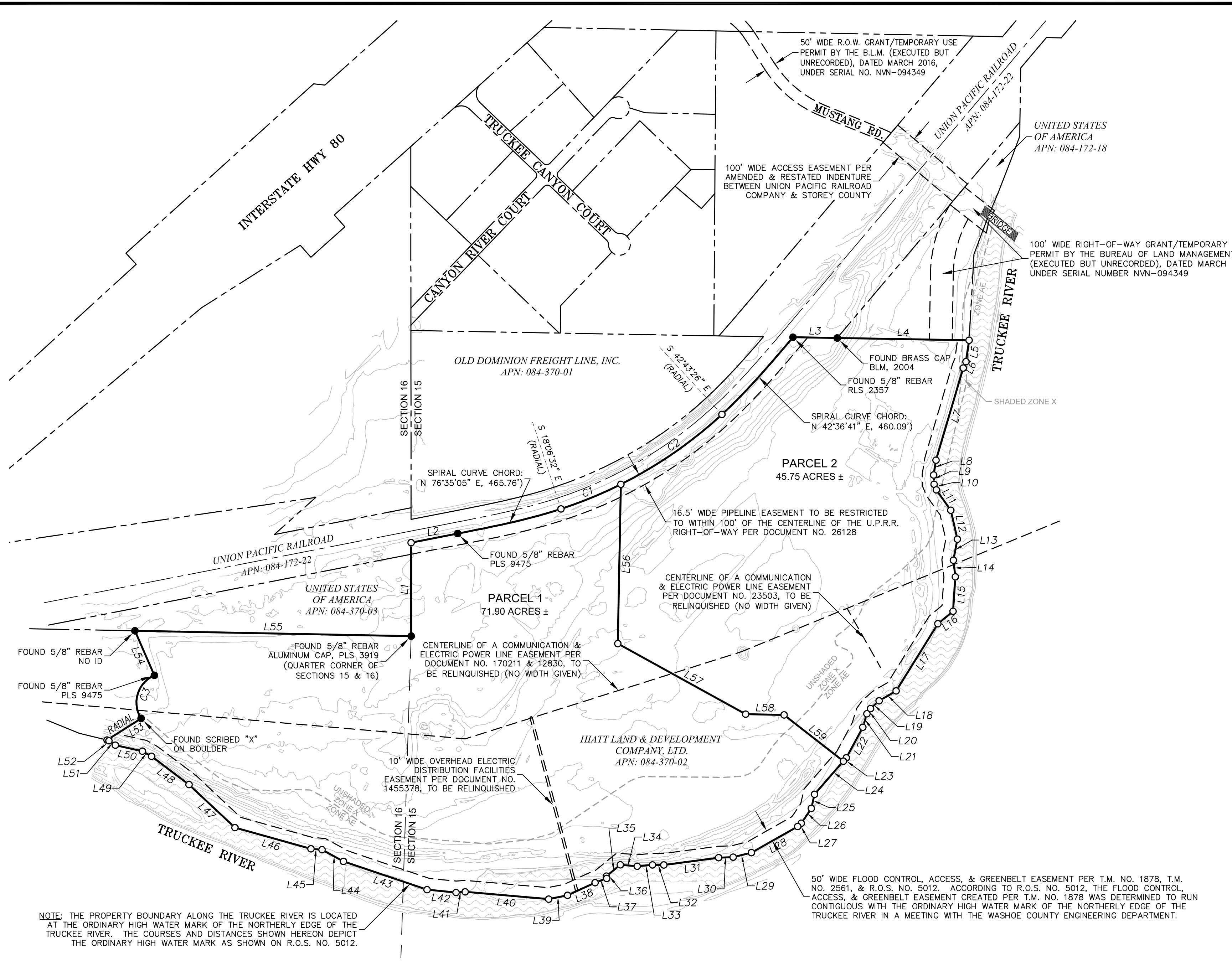
- LEGEND:**
- SUBJECT TRACT PROPERTY LINES
 - - - ADJACENT PROPERTY LINES
 - - - RIGHT-OF-WAY CENTERLINES
 - - - EASEMENT LINES
 - - - 5-FOOT CONTOURS
 - FOUND MONUMENT AS NOTED
 - DIMENSION POINT, NOTHING FOUND OR SET

BASIS OF BEARING:
IDENTICAL TO THAT OF RECORD OF SURVEY NO. 5012 (SEE REFERENCE NO. 4). NORTH WAS ESTABLISHED WITH GPS OBSERVATIONS USING THE NEVADA STATE PLANE COORDINATE SYSTEM (WEST ZONE, NAD83).
ALL COORDINATES AND DISTANCES SHOWN HEREON HAVE GROUND VALUES. THE WASHOE COUNTY COMBINED FACTOR OF 0.999802100 WAS USED TO SCALE GRID COORDINATES TO GROUND COORDINATES.
GRID-TO-GROUND SCALE FACTOR = 1.000197939
GROUND-TO-GROUND SCALE FACTOR = 0.999802100

- REFERENCES:**
- 1) RECORD OF SURVEY NO. 1154, "RECORD OF SURVEY FOR ROBERT J. MASON, JAMES & JOE PERI", FILED ON FEBRUARY 28, 1978, AS DOCUMENT NO. 516741
 - 2) TRACT MAP NO. 1878, "LIBERTY VILLAGE SUBDIVISION", FILED ON AUGUST 29, 1979, AS DOCUMENT NO. 626165
 - 3) TRACT MAP NO. 2561, "REVERSION TO ACREAGE, A PORTION OF LIBERTY VILLAGE SUB", FILED ON JANUARY 25, 1989, AS DOCUMENT NO. 1301102
 - 4) RECORD OF SURVEY NO. 5012, "RECORD OF SURVEY FOR SCANNELL DEVELOPMENT COMPANY", FILED ON FEBRUARY 13, 2008, AS DOCUMENT NO. 3620495
 - 5) RECORD OF SURVEY NO. 5043, "RECORD OF SURVEY FOR PEAVINE LEASING, LLC", FILED ON APRIL 4, 2008, AS DOCUMENT NO. 3636924
- ALL OF THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL AREAS:

PARCEL 1	= 71.90 ACRES ±
PARCEL 2	= 45.75 ACRES ±
TOTAL AREA	= 117.65 ACRES ±



NOTE: THE PROPERTY BOUNDARY ALONG THE TRUCKEE RIVER IS LOCATED AT THE ORDINARY HIGH WATER MARK OF THE NORTHERLY EDGE OF THE TRUCKEE RIVER. THE COURSES AND DISTANCES SHOWN HEREON DEPICT THE ORDINARY HIGH WATER MARK AS SHOWN ON R.O.S. NO. 5012.

Line Table

Line #	Direction	Length
L1	N0°03'21"W	409.87'
L2	N78°56'28"E	207.92'
L3	S89°00'46"E	194.29'
L4	S89°00'46"E	578.10'
L5	S8°21'29"W	94.76'
L6	S23°10'59"W	30.40'
L7	S16°26'55"W	421.44'
L8	S9°04'00"W	65.74'
L9	S2°41'10"E	40.69'
L10	S21°57'33"E	26.44'
L11	S35°20'52"E	109.46'
L12	S12°51'04"E	130.19'
L13	S10°48'49"W	93.89'
L14	S6°44'28"E	73.50'
L15	S3°48'16"W	151.39'
L16	S50°43'18"W	85.99'
L17	S31°51'34"W	346.76'
L18	S59°46'13"W	86.37'
L19	S47°36'35"W	50.78'
L20	S35°14'28"W	27.80'

Line Table

Line #	Direction	Length
L21	S16°46'05"W	61.68'
L22	S28°21'18"W	152.26'
L23	S41°02'39"W	19.68'
L24	S41°02'39"W	192.44'
L25	S12°56'15"W	63.55'
L26	S34°01'26"W	78.48'
L27	S47°59'30"W	21.33'
L28	S60°32'18"W	233.14'
L29	S76°06'30"W	82.34'
L30	S87°51'27"W	63.67'
L31	S82°27'32"W	242.67'
L32	N89°47'14"W	49.53'
L33	S85°03'37"W	67.34'
L34	N85°12'57"W	74.17'
L35	S50°53'07"W	78.68'
L36	S7°57'01"E	9.96'
L37	S69°46'49"W	54.35'
L38	S65°19'10"W	132.88'
L39	S78°37'48"W	84.36'
L40	N85°00'04"W	367.51'

Line Table

Line #	Direction	Length
L41	S85°50'09"W	40.28'
L42	N84°27'52"W	127.56'
L43	N71°17'36"W	386.97'
L44	N61°22'33"W	107.06'
L45	N85°24'43"W	48.76'
L46	N74°25'32"W	345.81'
L47	N46°50'26"W	275.99'
L48	N52°59'37"W	205.90'
L49	N60°43'42"W	45.99'
L50	N77°27'39"W	121.40'
L51	N55°27'16"W	34.22'
L52	N70°21'07"W	8.83'
L53	N57°34'28"E	176.73'
L54	N23°35'36"W	213.10'
L55	S88°53'37"E	1211.54'
L56	S1°06'23"W	698.71'
L57	S61°05'59"E	640.20'
L58	S88°53'37"E	168.70'
L59	S52°01'19"E	329.77'

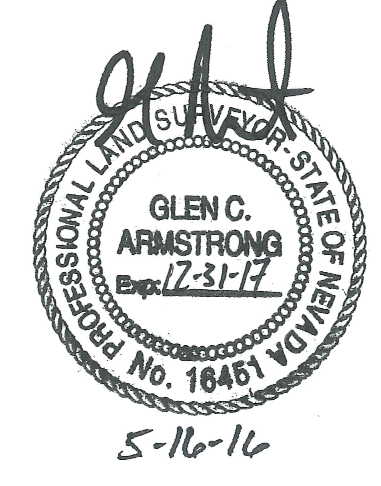
Curve Table

Curve #	Radius	Delta	Length	Tangent
C1	1919.19'	8°28'59"	284.15'	142.34'
C2	1919.19'	16°07'55"	540.36'	271.98'
C3	130.00'	99°09'57"	225.00'	152.66'

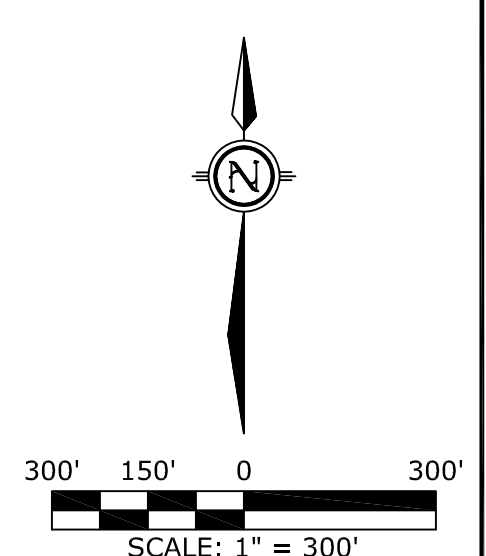
SURVEYOR'S CERTIFICATE

I, GLEN C. ARMSTRONG, 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 SCANNELL PROPERTIES.
2. THE LANDS SURVEYED LIE WITHIN THE WEST 1/4 OF SECTION 15 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, T.19N., R.21E., M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 28, 2016.
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.



GLEN C. ARMSTRONG
PROFESSIONAL LAND SURVEYOR NO. 16451



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SCANNELL PROPERTIES #249, LLC, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278.

SCANNELL PROPERTIES #249, LLC

DATE _____

(PRINT NAME AND TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2016,
OF SCANNELL PROPERTIES #249, LLC, DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC, IN SAID STATE AND COUNTY, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SCANNELL PROPERTIES #249, LLC, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON; THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; AND THAT THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES.

FIRST AMERICAN TITLE INSURANCE COMPANY

DATE _____

(PRINT NAME AND TITLE)

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE 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.265.

APN: 084-370-02

WASHOE COUNTY TREASURER _____ DATE _____

WASHOE COUNTY CERTIFICATE

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP ON THE _____ DAY OF _____, 2016.

WASHOE COUNTY SURVEYOR _____ DATE _____

COUNTY RECORDER'S CERTIFICATE

FILE NO. _____
FEE: _____
FILED FOR RECORD AT THE REQUEST OF _____

ON THIS _____ DAY OF _____, 2016,
AT _____ MINUTES PAST _____ O'CLOCK _____ M.,
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER _____
BY: _____ DEPUTY

TENTATIVE MAP OF DIVISION INTO LARGE PARCELS FOR SCANNELL PROPERTIES #249, LLC

MUSTANG BUSINESS PARK

SITUATED IN THE WEST HALF OF SECTION 15 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 21 EAST, M.D.M.

WASHOE COUNTY NEVADA

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