

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.: PM15-003	
Project Name: 19th Parcel Map for Spanish Springs Associates Limited Partnership			
Project Description:			
Project Address: Pyramid Way			
Project Area (acres or square feet): 93.34 Ac.			
Project Location (with point of reference to major cross streets AND area locator): Spanish Springs, west of State Route 445, north of Eagle Canyon Drive, south and east of West Calle De La Plata			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
532-020-13	93.34 Ac.		
Section(s)/Township/Range: Sections 22, 23, 26 and 27, T21N, R20E			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). PM05-081, TM13-002			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Spanish Springs Associates Ltd. Ptsp.		Name: C and M Engineering	
Address: 550 West Plumb Lane, Suite B, #505		Address: 9498 Double R Boulevard, Suite B	
Reno, NV	Zip: 89509-3686	Reno, NV	Zip: 89521
Phone: 560-6922	Fax: 336-0432	Phone: 856-3312	Fax: 856-3318
Email: jesse@hawcoproperties.com		Email: gfong@candmengineering.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jesse Haw		Contact Person: George Fong	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as owner		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: 2/2/15	Initial:	Planning Area: Spanish Springs	
County Commission District: 4		Master Plan Designation(s): Sub. Residential	
CAB(s): Spanish Springs		Regulatory Zoning(s): MDS	

PMRC - MARCIA 12th

Tentative Parcel Map 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 parcel maps may be found in Article 606, Parcel Maps.

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

West of Pyramid Way, north of Eagle Canyon Drive, south and east of West Calle De La Plata.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
532-020-13	Spanish Springs Area Plan - MDS	93.34

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

property is vacant

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	10,915 SF	10,484 SF	3.98 Ac	88.87 Ac
Minimum Lot Width	71'	69'	N/A	N/A

4. 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 Community Development staff for additional materials that are required to be submitted.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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5. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service/Generator	NV Energy
c. Water Service	Truckee Meadows Water Authority

6. 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:	Truckee Meadows Water Authority

- 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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7. 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

- 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. 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	

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

sufficient rights are held by Truckee Meadows Water Authority to serve this project

9. 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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10. 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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11. 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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12. 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

not applicable

14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

parcel map conforms with Spanish Springs Area Plan

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?

no

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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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?

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

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

28. Surveyor:

Name	George Fong, C and M Engineering
Address	9498 Double R Boulevard, Reno, NV, Suite B, Reno, NV 89521
Phone	856-3312
Cell	
E-mail	gfong@candmengineering.com
Fax	856-3318
Nevada PLS #	4043

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Spanish Springs Associates Ltd. Ptsp.

Address: 550 West Plumb Lane, Suite B, #505

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

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

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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAN AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAN, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED, AND THAT RUDDY WAY AND RUDY TRNCH DRIVE AS SHOWN HEREON ARE HEREBY OFFERED FOR DEDICATION TO BE USED AS A PUBLIC THROUGHFARES FOREVER.

SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP,
BY: HAWCO DEVELOPMENT COMPANY,
A NEVADA CORPORATION
GENERAL PARTNER

JESSE HAW, PRESIDENT

STATE OF NEVADA S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____
BY JESSE HAW, AS PRESIDENT OF HAWCO DEVELOPMENT COMPANY, A NEVADA CORPORATION,
GENERAL PARTNER OF SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED
PARTNERSHIP.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAN REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANTE OF SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP,
2. THE LANDS SURVEYED LIE WITHIN THE SE1/4 OF SECTION 22, SW1/4 OF SECTION 23, NW1/4 OF SECTION 26 AND E1/2 OF SECTION 27, T.21N., R.20E., M.D.M., AND THE SURVEY WAS COMPLETED ON JANUARY 30, 2015.
3. THIS PLAN 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 PLAN ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GEORGE FONG - PLS 4043

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAN HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES.

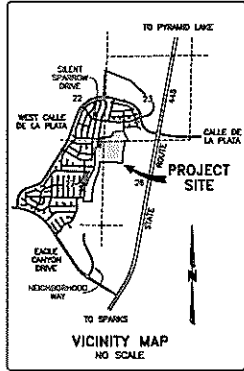
_____ NV ENERGY	DATE
_____ NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA	DATE
_____ CHARTER COMMUNICATIONS	DATE
_____ WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT	DATE
_____ TRUCKEE MEADOWS WATER AUTHORITY	DATE

TAXATION CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCEL NUMBER 532-020-13 FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE GOVERNOR OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

DEPUTY DATE



TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED AND THAT SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE OWNED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED _____ FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY, INC.

BY: _____ DATE _____
DEBBIE GIULIOTTI

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM15-_____ 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 _____ 20____ BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

BILL WHITNEY, COMMUNITY DEVELOPMENT DIRECTOR

NOTES

1. PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF PARCELS 1 AND 2.
 2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN PARCELS 1 AND 2 FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCELS AND THE RIGHT TO EXIT SAID PARCELS WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
 3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
 4. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
 5. THIS PARCEL MAP IS SITUATE WITHIN FLOOD ZONE X AS DETERMINED FROM FLOOD INSURANCE RATE MAP NUMBER 33031C2650, DATED MARCH 16, 2009; AND LETTER OF MAP REVISION CASE NUMBER 09-09-0409P ISSUED ON MARCH 18, 2009.
 6. SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
 7. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES OF PARCELS 1 AND 2.
 8. A 10 FOOT FLOWED SNOW STORAGE AND TRAFFIC CONTROL STORAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY.
 9. WATER FOR FIRE SUPPRESSION, MEETING BOTH DURATION AND FLOW IN ACCORDANCE WITH CHAPTER 60 OF THE WASHOE COUNTY CODE, SHALL BE PROVIDED AT BUILDING PERMIT FOR PARCELS 1 AND 2.
 10. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT FOR PARCELS 1 AND 2.
 11. PRIOR TO THE ISSUANCE OF A SANITARY SEWER WILL SEND LETTER OR A BUILDING PERMIT FOR PARCEL 1 OR 2, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID.
 12. THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR PARCEL 1 OR 2.
 13. STORM WATER IMPACT FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAID PRIOR TO RELEASE OF A BUILDING PERMIT FOR PARCEL 1 OR 2.
 14. THIS PARCEL MAP IS A PORTION THAT TENTATIVE MAP FOR EAGLE CANYON RANCH (M13-002). DEVELOPMENT OF THESE PARCELS SHALL BE IN CONFORMANCE WITH THE CONDITIONS OF APPROVAL OF SAID TENTATIVE MAP.
- | | |
|--|-----|
| LOT ALLOCATION FOR EAGLE CANYON RANCH: | |
| NUMBER OF LOTS PER APPROVED TENTATIVE MAP: | 465 |
| NUMBER OF LOTS CREATED BY THIS MAP: | 2 |
| NUMBER OF LOTS REMAINING: | 463 |

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM,
WEST ZONE GRID, NAD83/94, PER SURVEY
MONUMENTS AS SHOWN

TOTAL AREA = 93.34 ACRES ±

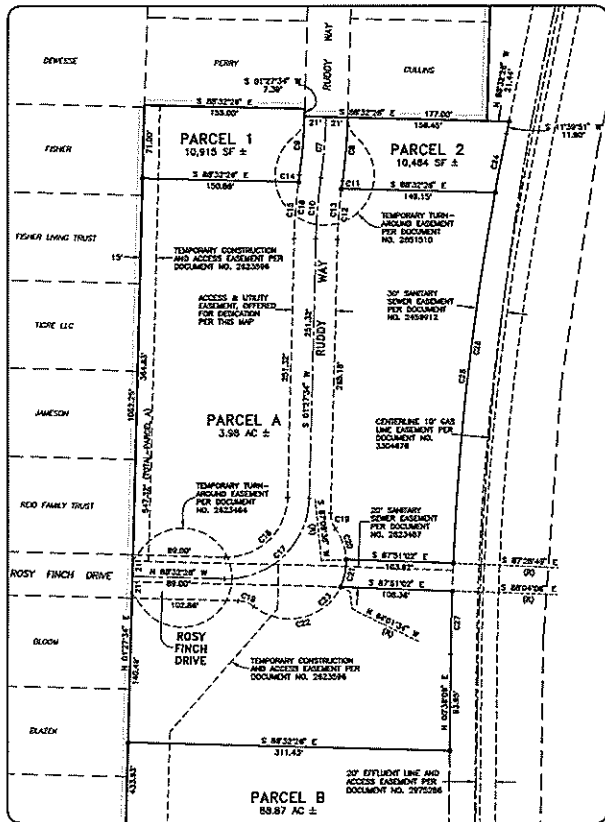
LEGEND

- SET 5/8" REBAR WITH CAP "PLS 4043"
- FOUND 5/8" REBAR WITH CAP "PLS 4043"
- PUBLIC UTILITY EASEMENT
- (R) RADIAL
- + DIMENSION POINT, NOTHING SET
- ⊗ SECTION CORNER AS DESCRIBED

REFERENCES:

PARCEL MAP 4569, RECORDED JUNE 8, 2006
AS FILE NO. 3398260, OFFICIAL RECORDS OF
WASHOE COUNTY, NEVADA.

<p>19th PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP</p> <p>SITUATE WITHIN SE1/4 OF SECTION 22, SW1/4 OF SECTION 23, NW1/4 OF SECTION 26, AND E1/2 OF SECTION 27, T.21N., R.20E., M.D.M., A DIVISION OF PARCEL 2 OF PARCEL MAP 4569</p> <p>WASHOE COUNTY NEVADA</p>		<p>COUNTY RECORDER'S CERTIFICATE</p> <p>FILE NO: _____</p> <p>FILED FOR RECORD AT THE REQUEST OF _____</p> <p>ON THIS _____ DAY OF _____ 20____</p> <p>AT _____ METERS POST _____ FT. & _____ INCH. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.</p>
<p>C & M ENGINEERING AND DESIGN, LTD 5468 DOUBBLE R BLVD., SUITE B MENO, NV 89531 PHONE: (775) 856-3312 FAX: (775) 856-3316</p> <p>JOB NO. 04-009.93 DATE 1/30/15</p> <p>SHEET 1 OF 2</p>		
		<p>COUNTY RECORDER</p> <p>BY: _____</p> <p>DEPUTY</p> <p>FILED</p>

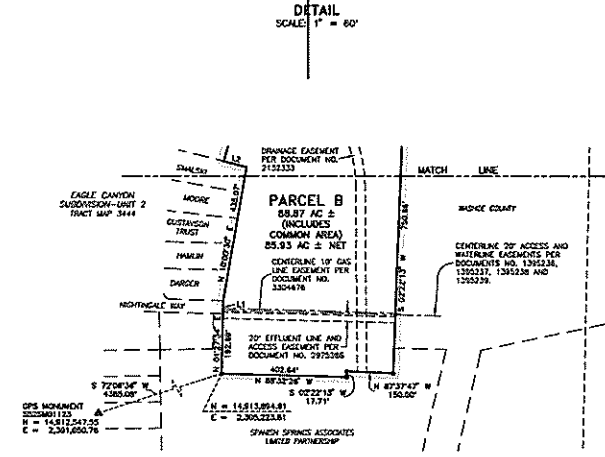
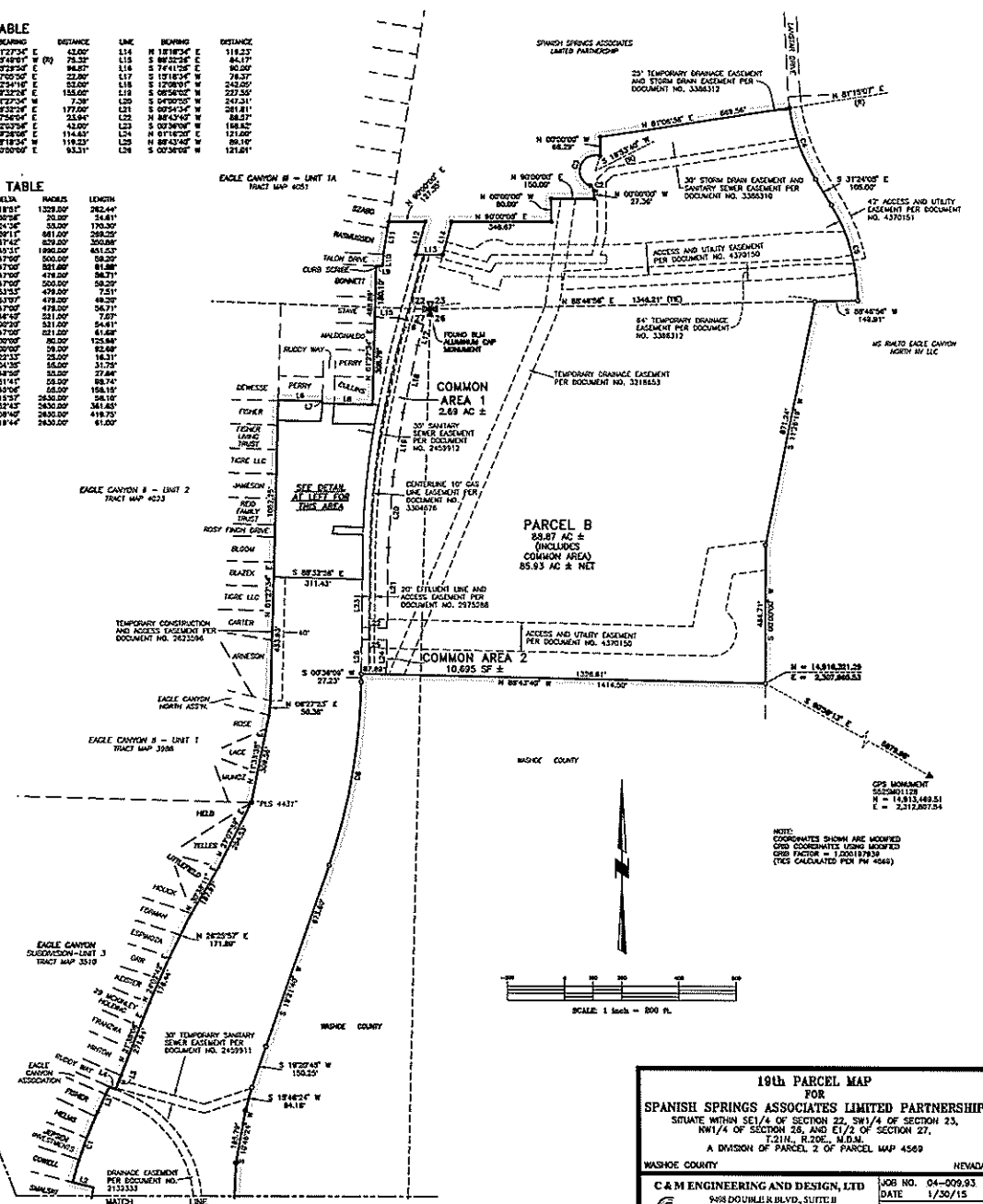


LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 87°23'34\"	42.00'	114	N 87°23'34\"	318.23'
2	N 74°48'11\" W (P)	78.25'	115	S 86°23'24\" E	84.17'
3	S 87°23'24\" E	94.87'	116	S 74°41'25\" E	90.00'
4	S 87°23'24\" E	22.80'	117	S 87°23'24\" E	78.37'
5	N 22°31'14\" E	52.00'	118	S 72°03'11\" W	242.25'
6	S 87°23'24\" E	155.00'	119	S 08°04'00\" W	222.50'
7	S 87°23'24\" E	7.29'	120	S 04°00'00\" W	241.31'
8	S 87°23'24\" E	25.84'	121	N 01°12'00\" E	281.81'
9	S 87°23'24\" E	43.00'	122	N 84°43'00\" W	88.37'
10	S 87°23'24\" E	114.83'	123	S 03°38'00\" W	198.82'
11	S 87°23'24\" E	119.23'	124	N 01°12'00\" E	121.00'
12	N 80°00'00\" E	93.17'	125	N 84°43'00\" W	88.10'
			126	S 03°38'00\" W	121.81'

CURVE TABLE

CHORD	BEAR.	ARC LENGTH	CHORD	BEAR.	ARC LENGTH
01	117°18'31\"	1229.00'	262.44'		
02	79°32'58\"	20.00'	34.81'		
03	177°21'45\"	53.00'	170.30'		
04	22°31'11\"	481.00'	289.25'		
05	317°14'45\"	820.80'	203.89'		
06	18°43'11\"	1896.00'	851.52'		
07	84°7'00\"	500.00'	88.30'		
08	84°7'00\"	478.00'	86.71'		
09	84°7'00\"	500.00'	88.30'		
10	03°33'51\"	478.00'	75.11'		
11	03°33'51\"	478.00'	48.20'		
12	03°33'51\"	478.00'	56.71'		
13	03°33'51\"	478.00'	56.71'		
14	03°33'51\"	478.00'	56.71'		
15	03°33'51\"	478.00'	56.71'		
16	03°33'51\"	478.00'	56.71'		
17	03°33'51\"	478.00'	56.71'		
18	03°33'51\"	478.00'	56.71'		
19	03°33'51\"	478.00'	56.71'		
20	03°33'51\"	478.00'	56.71'		
21	03°33'51\"	478.00'	56.71'		
22	03°33'51\"	478.00'	56.71'		
23	03°33'51\"	478.00'	56.71'		
24	03°33'51\"	478.00'	56.71'		
25	03°33'51\"	478.00'	56.71'		
26	03°33'51\"	478.00'	56.71'		
27	03°33'51\"	478.00'	56.71'		
28	03°33'51\"	478.00'	56.71'		
29	03°33'51\"	478.00'	56.71'		
30	03°33'51\"	478.00'	56.71'		



19th PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP

SITUATE WITHIN SE1/4 OF SECTION 22, SW1/4 OF SECTION 23, NW1/4 OF SECTION 28, AND E1/2 OF SECTION 27, T21N, R20E, W10M, A DIVISION OF PARCEL 2 OF PARCEL MAP 4589

WASHOE COUNTY NEVADA

<p>C & M ENGINEERING AND DESIGN, LTD. 960 DOUGLAS BLVD, SUITE B RENO, NV 89521 PHONE: (775) 854-3312 FAX: (775) 854-3316</p>	<p>JOB NO. 04-009.93 DATE 1/30/15</p>
	<p>SHEET 2 OF 2</p>

NOTE: COORDINATES SHOWN ARE MODIFIED GRID COORDINATES USING MODIFIED GRID FACTOR = 1.00018739
N = 14,818,488.51
E = 2,312,807.54

