

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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 flash drive or DVD - 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.


Professional Land Surveyor

Parcel Map Waiver

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

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 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. **Application Materials:** The completed Parcel Map Waiver Application materials.
5. **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.
6. **Development Plan Specifications:**
 - a. Record of Survey.
7. **Packets:** Four (4) packets and flash drive or DVD - 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 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 Building and/or Engineering and Capital Projects.
 - (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 Building.

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: Falcon Ridge Parcel Map No. 1			
Project Description: The subdivision of remainder parcel No. 1 from Subdivision Tract Map #5302, and dedication of 10,600 sq. ft. from remainder parcel No. 2 as Common Area Open Space.			
Project Address: 0 Falcon Rock Ln			
Project Area (acres or square feet): 0.16 ac / 6918 sq. ft. & 10,600 sq. ft. as Common Area Open Space			
Project Location (with point of reference to major cross streets AND area locator): 0 Falcon Rock Ln., approximately 200' Northeast from the intersection of Maynard Way and El Rancho Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
035-731-21	0.16		
035-721-02	6.19		
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: Falcon Ridge by Desert Wind LP		Name: TEC Civil Engineering Consultants	
Address: 550 California Ave		Address: 9429 Double Diamond Pkwy. Ste. A	
Reno, NV.	Zip: 89509	Reno, NV.	Zip: 89521
Phone: 775.626.1800	Fax:	Phone: 775.352.7800	Fax:
Email: cf@desertwindhomes.com		Email: jgilles@tecreno.com	
Cell: 775.513.4349	Other:	Cell: 775.846.0164	Other:
Contact Person: Chris Fawcett		Contact Person: Jason Gilles	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Falcon Ridge by Desert Wind LP		Name: TEC Civil Engineering Consultants	
Address: 550 California Ave		Address: 9429 Double Diamond Pkwy. Ste. A	
Reno, NV.	Zip: 89509	Reno, NV.	Zip: 89521
Phone: 775.626.1800	Fax:	Phone: 775.473.7278	Fax:
Email: cf@desertwindhomes.com		Email: cmcdonnell@tecreno.com	
Cell: 775.513.4349	Other:	Cell:	Other:
Contact Person: Chris Fawcett		Contact Person: Charlie McDonnell	
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: Falcon by Desert Wind 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, Chris Fawcett
(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): 035-731-21, 037-721-02

Printed Name Chris Fawcett

Signed [Signature]

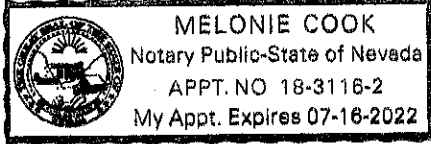
Address 550 California Ave

Reno NV 89509

Subscribed and sworn to before me this 12 day of AUGUST, 2019.

(Notary Stamp)

Melanie Cook
Notary Public in and for said county and state



My commission expires: 7/16/22

*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 Falcon Rock Ln., approximately 200' Northeast from the intersection of Maynard Way and El Rancho Blvd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
035-731-21	110 - vacant, under development	0.16
035-721-02	110 - vacant, under development	6.19

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

These are remainder / vacant parcels within the Falcon Ridge Subdivision.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1726 SQ. FT.	1726 SQ. FT.	1733 SQ. FT.	1733 SQ. FT.
Proposed Minimum Lot Width	32.10'	32.10'	32.10'	32.10'

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				
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.)

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

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

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:	Sun Valley General Improvement District

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 #		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):

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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?

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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	Randal L. Briggs
Address	9429 Double Diamond Pkwy., Ste. A Reno, NV. 89521
Phone	775.690.2966
Cell	775.690.2966
E-mail	randalbriggs@gmail.com
Fax	
Nevada PLS #	7998

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, FALCON RIDGE BY DESERT WIND LP, 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. CHAPTERS 278 AND 116; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES, TRUCKEE MEADOWS WATER AUTHORITY, CHARTER COMMUNICATIONS, AND WASHOE COUNTY, PERMANENT EASEMENTS AS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, POTABLE WATER, AND UTILITIES, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNERS AND THEIR ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

FALCON RIDGE BY DESERT WIND LP

BY: _____ DATE _____

NAME/TITLE _____

STATE OF _____ S.S.
COUNTY OF _____

ON THIS ____ DAY OF _____, 2019, _____ OF FALCON RIDGE BY DESERT WIND LP DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

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 AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

WATER & SEWER RESOURCE REQUIREMENTS

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

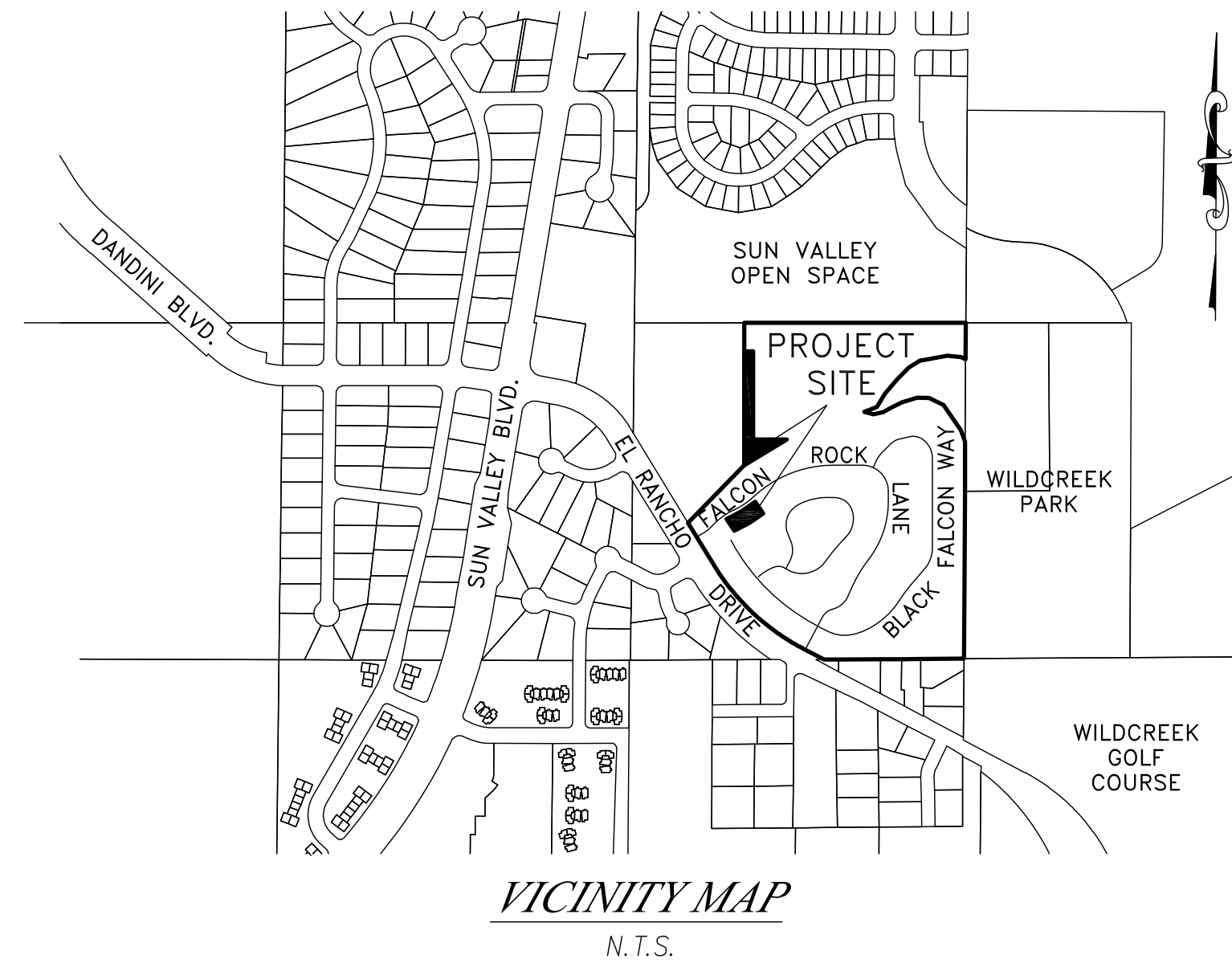
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND 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.

WASHOE COUNTY TREASURER APN 035-731-21

BY: _____ DEPUTY _____ DATE _____



UTILITY COMPANIES' CERTIFICATE

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

BY: SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY _____ DATE _____

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

BY: CHARTER COMMUNICATIONS _____ DATE _____

BY: TRUCKEE MEADOWS WATER AUTHORITY _____ DATE _____

BY: WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

BY: SUN VALLEY GENERAL IMPROVEMENT DISTRICT _____ DATE _____

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM _____ 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.

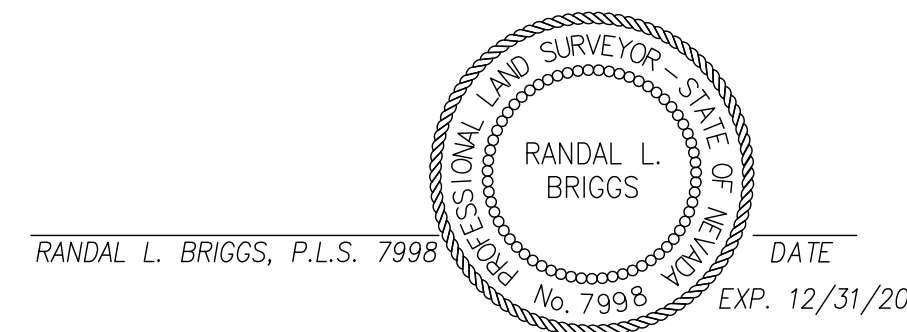
THIS FINAL PARCEL MAP IS APPROVED AND ACCEPTED THIS ____ DAY OF _____, 20____, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN _____ DATE _____
DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION

SURVEYOR'S CERTIFICATE

I, RANDAL L. BRIGGS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF FALCON RIDGE BY DESERT WIND LP.
- 2) THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF THE SE 1/4 OF SECTION 30, T. 20 N., R 20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON MAY 5, 2019.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE 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, AND WILL OCCUPY THE POSITIONS INDICATED BY _____, 20____, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS (EXCEPT DOC. NO. _____) 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 EXCEPT AS SHOWN BELOW:

WESTERN TITLE COMPANY

BY _____ DATE _____

NAME _____

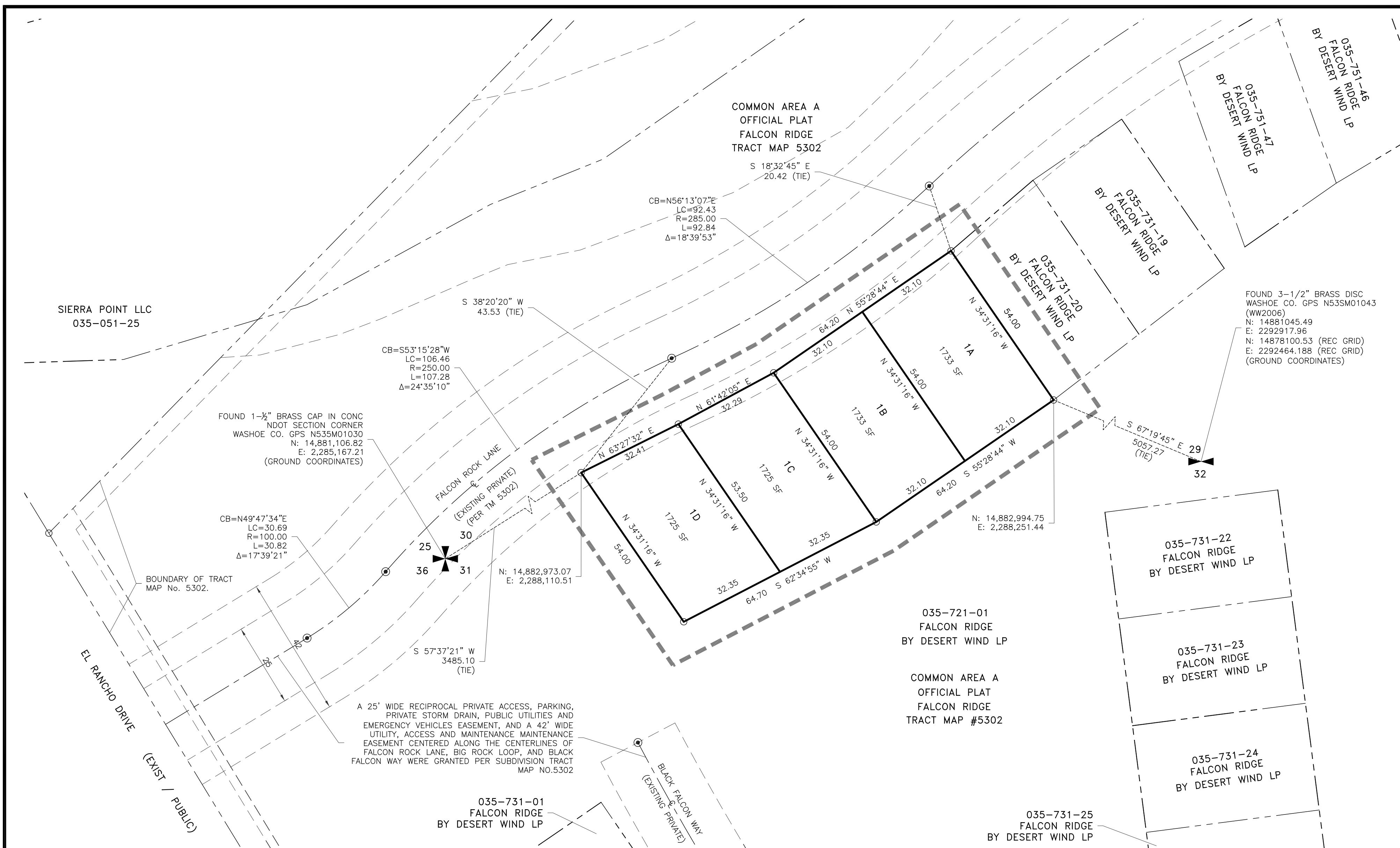
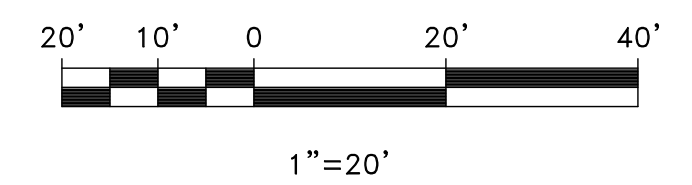
TITLE _____

SECURITY INTEREST HOLDER'S CERTIFICATE

BINM VENTURES LTD, A CORPORATION ORGANIZED UNDER THE LAWS OF BRITISH COLUMBIA, CANADA; BENEFICIARY OF THE DEED OF TRUST RECORDED MARCH 29, 2018 AS DOCUMENT NO. 4800323; OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT PER DOCUMENT NO. _____, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

TOTAL AREA 17,517 SQ.FT.

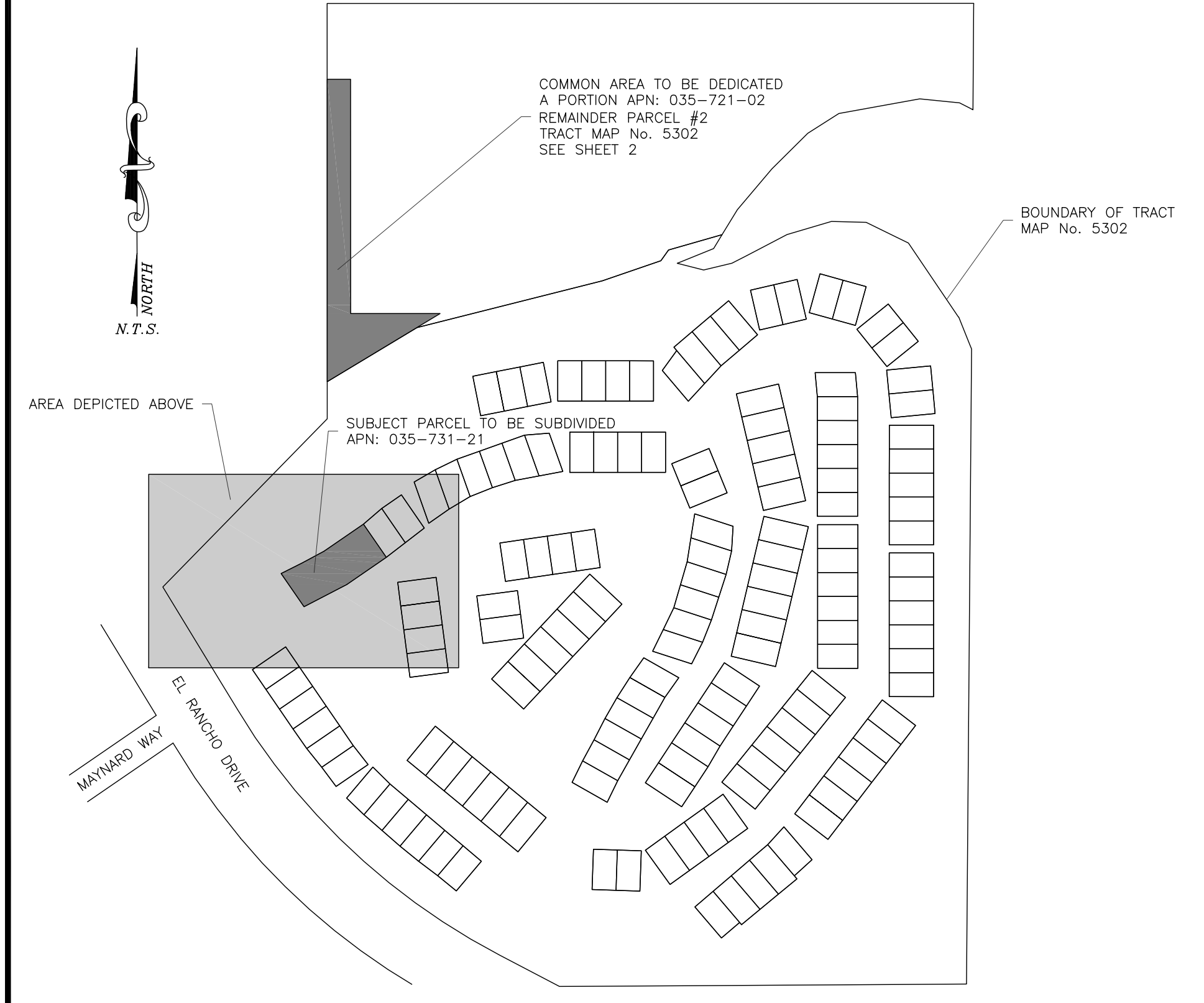
FILE No. _____ FEE: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS ____ DAY OF _____, 2019, AT ____ MINUTES PAST ____ O'CLOCK, ____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA KALIE WORK COUNTY RECORDER BY: _____ DEPUTY _____	<p style="text-align: center;">PARCEL MAP FOR FALCON RIDGE</p> <p style="text-align: center;">BEING A DIVISION OF REMAINDER PARCEL 1, SUBDIVISION TRACT MAP 5302 A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 30, T.20N., R 20 E., M.D.M.</p> <p style="text-align: center;">WASHOE COUNTY NEVADA</p> <p style="text-align: center;">TEC CIVIL ENGINEERING CONSULTANTS 9429 DOUBLE DIAMOND PKWY, STE. A, RENO, NV (775)352-7800 Fax: (775)473-7289</p>	<p style="text-align: right;">SHEET 1 OF 3</p>
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LEGEND:

- COMMON AREA DEDICATED PER THIS MAP
- SUBJECT BOUNDARY LINE
- EASEMENT LINE (AS NOTED)
- TIE LINE
- STREET CENTERLINE
- STREET CENTERLINE MONUMENT
- ADJACENT PARCEL LINE
- FEMA SFHA LIMITS
- PUE
- L16 TANGENT LABEL (REF. SHEET 4)
- C12 CURVE LABEL (REF. SHEET 4)
- SET 5/8" REBAR w/ CAP PLS 7998 BACK LOTS - LINE CURB SCRIBE FRONT LOTS
- SET 5/8" REBAR w/ CAP PLS 7998
- FOUND 5/8" REBAR w/ CAP PLS 7998 OR OTHERWISE NOTED
- FOUND SECTION QUARTER CORNER PER TM 4712
- FOUND SECTION CORNER PER TM 4712

PARCELS PER TRACT MAP 5302



NOTES

- 1) A BLANKET PUBLIC UTILITY, DRAINAGE, WASHOE COUNTY SEWER, PRIVATE WATERLINE AND EMERGENCY ACCESS EASEMENT WAS GRANTED WITHIN THE COMMON AREAS INCLUDING THE PRIVATE STREETS FALCON ROCK LANE, BIG ROCK LOOP AND BLACK FALCON WAY, AND THE PARKING AREAS HEREON PER SUBDIVISION TRACT MAP NO. 5302.
- 2) ALL COMMON AREAS ARE SUBJECT TO A BLANKET DRAINAGE, WASHOE COUNTY SEWER AND PUBLIC UTILITY EASEMENT PER SUBDIVISION TRACT MAP NO. 5302.
- 3) A 25' WIDE RECIPROCAL PRIVATE ACCESS, PARKING, PRIVATE STORM DRAIN, PUBLIC UTILITIES AND EMERGENCY VEHICLES EASEMENT WAS GRANTED CENTERED ALONG THE CENTERLINES OF FALCON ROCK LANE, BIG ROCK LOOP, AND BLACK FALCON WAY PER SUBDIVISION TRACT MAP NO. 5302.
- 4) A 42' WIDE UTILITY, ACCESS AND MAINTENANCE EASEMENT CENTERED ALONG THE CENTERLINES OF FALCON ROCK LANE, BIG ROCK LOOP, BLACK FALCON WAY AND THE TWIN ACCESS ROAD WAS GRANTED TO TRUCKEE MEADOWS WATER AUTHORITY PER SUBDIVISION TRACT MAP NO. 5302.
- 5) EXISTING AVIGATION EASEMENT, DOC No. 3352511 RECORDED FEBRUARY 23, 2006 TO REMAIN.
- 6) EXISTING/PROPOSED SANITARY SEWER SYSTEM TO BE PUBLICLY OWNED AND MAINTAINED.
- 7) ALL DRAINAGE FACILITIES TO BE PRIVATELY OWNED (NOT MAINTAINED BY WASHOE COUNTY) AND PERPETUALLY FUNDED BY THE HOME OWNERS ASSOCIATION. THE LOTS CREATED BY THIS MAP, 1A, 1B, 1C, AND 1D ARE TO BE PART OF THE EXISTING HOME OWNERS ASSOCIATION, KNOWN AS THE FALCON RIDGE TOWNHOMES COMMUNITY ASSOCIATION.
- 8) A 5' PRIVATE DRAINAGE AND ACCESS EASEMENT IS HEREBY GRANTED OVER THE REAR OF PARCELS 1A THROUGH 1D.
- 9) A BLANKET ACCESS AND MAINTENANCE EASEMENT WAS GRANTED TO THE HOA OVER ALL PARCELS SHOWN HEREON FOR THE PURPOSE OF ACCESSING, MAINTAINING, REPAIRING AND/OR REPLACING RETAINING WALLS PER SUBDIVISION TRACT MAP NO. 5302.
- 10) WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 11) 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 WITHIN THE BLANKET PUBLIC UTILITY EASEMENT GRANTED PER SUBDIVISION TRACT MAP NO. 5302 TO SERVE EACH PARCEL RESPECTIVELY.

BASIS OF BEARINGS AND COORDINATES:

NEVADA STATE PLANE COORDINATES (NAD 83/94, NEVADA WEST ZONE), COMBINED SCALE FACTOR: 1.000197939. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES UNLESS NOTED OTHERWISE.

TOTAL AREA 17,517 SQ.FT.

	PARCEL MAP FOR FALCON RIDGE BEING A DIVISION OF REMAINDER PARCEL 1, SUBDIVISION TRACT MAP 5302 A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 30, T.20N., R. 20 E., M.D.M.		NEVADA
		9429 DOUBLE DIAMOND PKWY, STE. A, RENO, NV (775)352-7800 Fax: (775)473-7289	SHEET 3 OF 3