

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: PARCEL MAP for JAURON FAMILY LLC			
Project Description: Divide a 62,963 square feet parcel into 4 lots			
Project Address: 5160 Carol Drive			
Project Area (acres or square feet): 62,963 square feet			
Project Location (with point of reference to major cross streets AND area locator): Southeast Sun Valley approximately 1/4 east of Sun Valley Blvd between E. 1st Ave and E. 2nd Ave			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
Ptn 085-852-14	62,963 square feet		
Section(s)/Township/Range: Section 19, T 20 N, R 20 E., M.D.B. & M.			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). PM 15-006			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Jauron Family LLC		Name: CASTLE LAND SURVEYING	
Address: 8873 Creekstone Circle		Address: POB 1139	
Auburn, CA	Zip: 95747	Sparks, NV	Zip: 89432
Phone:	Fax:	Phone: 775-689-8620	Fax:
Email: RSCHNEIDERCONST@AOL.COM		Email: castle777@gmail.com	
Cell: 775-230-1511	Other:	Cell: 775-224-2352	Other:
Contact Person: Ron Schneider		Contact Person: Gil Patterson	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Property 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:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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)?

5160 Carol Drive - Southeast Sun Valley approximately 1/4 east of Sun Valley Blvd between E. 1st Ave and E. 2nd Ave

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
Ptn 085-852-14	MDS	62,963 square feet

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

The site is currently vacant - all existing structures have been removed

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	12,000 SF	12,000 SF	12,000 SF	12,000 SF
Minimum Lot Width	80	80	80	80

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

5. Utilities:

a. Sewer Service	SUN VALLEY IMPROVEMENT DISTRICT
b. Electrical Service/Generator	NV ENERGY
c. Water Service	SUN VALLEY IMPROVEMENT DISTRICT

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:	SUN VALLEY 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
---	------------------------------------	------------------------------------	-----------------------------------

- c. Washoe County Capital Improvements Program project?

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

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:	SUN VALLEY 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
---	------------------------------------	------------------------------------	-----------------------------------

- c. Washoe County Capital Improvements Program project?

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

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, #	SUN VALLEY IMPROVEMENT DISTRICT	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):

SUN VALLEY IMPROVEMENT DISTRICT

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.)

Yes No If yes, include a separate set of attachments and maps.

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.)

Yes No If yes, include a separate set of attachments and maps.

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

Yes No If yes, include a separate set of attachments and maps.

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.)?

Yes No If yes, include a separate set of attachments and maps.

13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

No gates

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:

The only grading will be the individual house pads to be brought into compliance with flood plain requirements. The access road will be at grade in the center of the development.

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

Yes No If yes, include a separate set of attachments and maps.

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?

There are none

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.

Yes No If yes, include a separate set of attachments and maps.

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

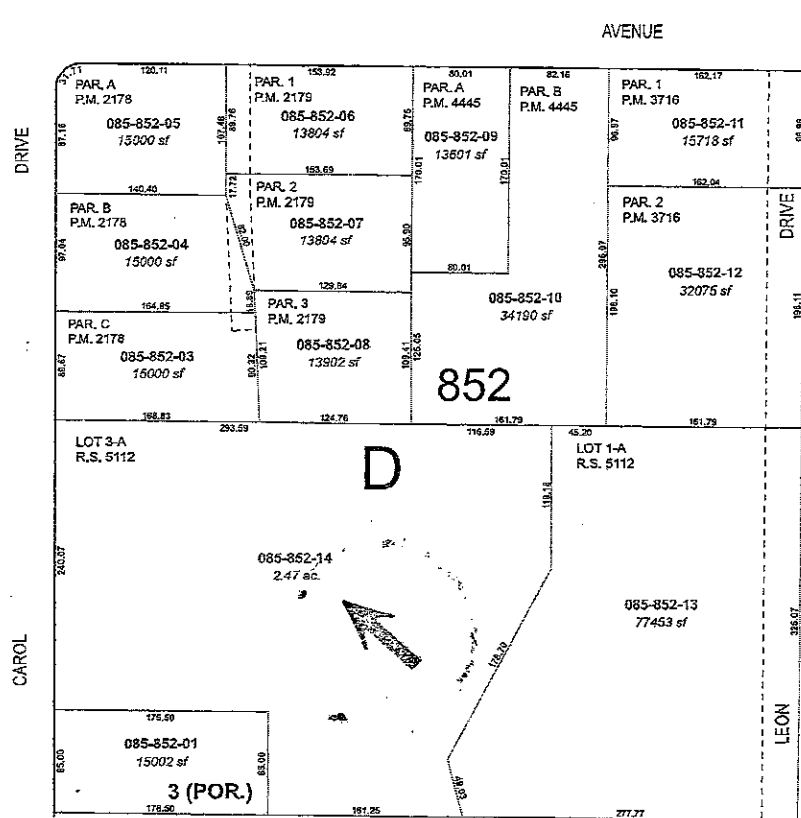
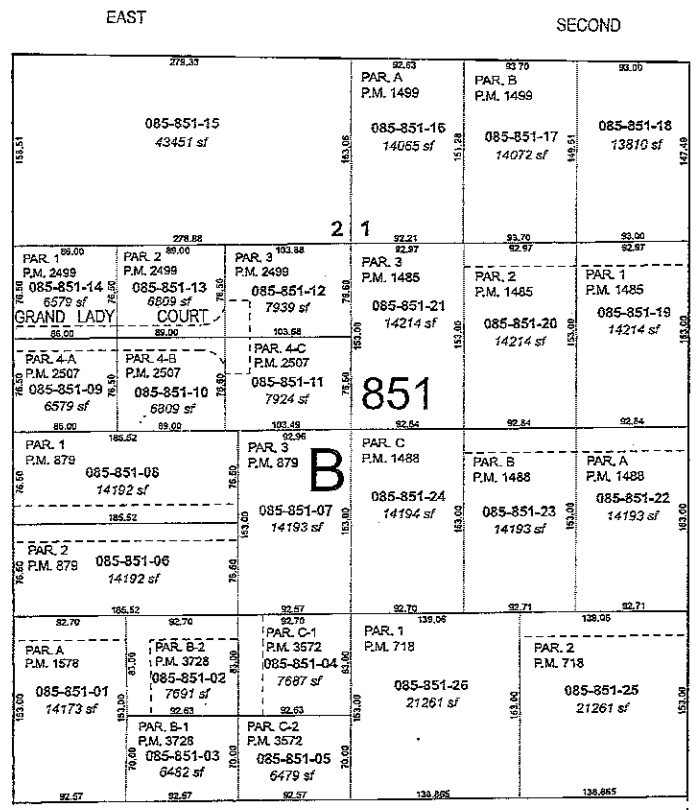
28. Surveyor:

Name	Gil Patterson, CASTLE LAND SURVEYING
Address	POB 1139, Sparks
Phone	775-689-8620
Cell	775-224-2352
E-mail	castle777@gmail.com
Fax	
Nevada PLS #	PLS 5666

(#398)
SUN VALLEY SUBDIVISION
 PORTION OF THE SOUTHEAST ¼
 OF SECTION 19
 T20N - R20E

WEST
SECOND
AVENUE

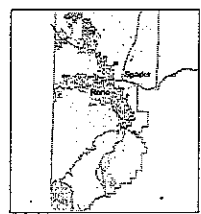
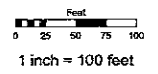
BLVD.
VALLEY
SUN



DRIVE
LEON

Assessor's Map Number
085-85

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor
 1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 928-2231



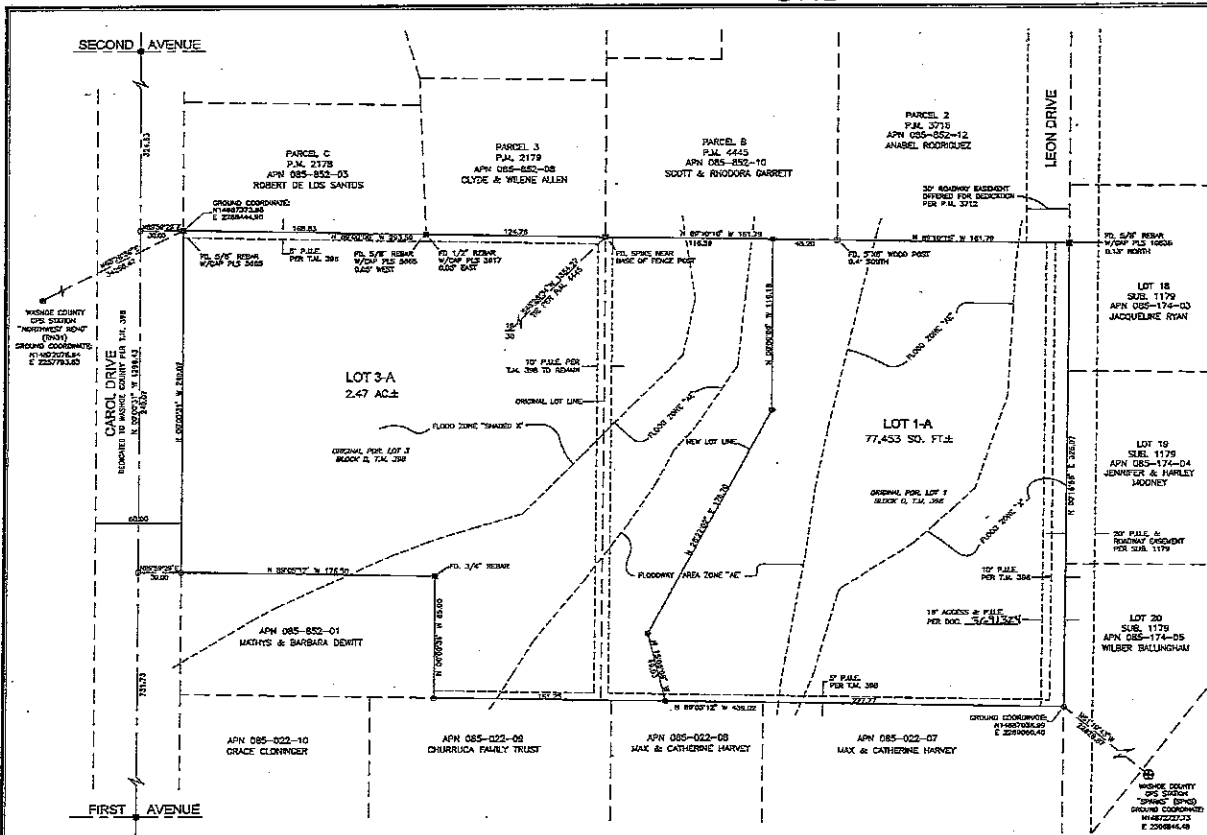
085-70	085-07
085-71	085-08
085-72	085-09
085-73	085-10
085-74	085-11
085-75	085-12
085-76	085-13
085-77	085-14
085-78	085-15
085-79	085-16
085-80	085-17
085-81	085-18
085-82	085-19
085-83	085-20
085-84	085-21
085-85	085-22
085-86	085-23
085-87	085-24
085-88	085-25
085-89	085-26
085-90	085-27



created by: TWT 9/28/2011
 last updated: _____
 area previously shown on map(s)
085-02

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

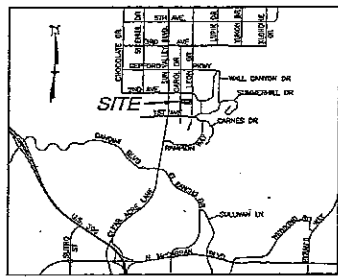
5112



- LEGEND**
- SECTION CORNER AS NOTED
 - WASHOE COUNTY GPS CONTROL STATION
 - DELIMITED POINT; NOTHING FOUND OR SET
 - SET 5/8" REBAR PLS 15224
 - FOUND MONUMENT AS NOTED
 - FOUND 2 1/2" ALUM. CAP IN MON. WELL STAMPED "WASHOE CO. ENGINEER"
 - SUB. SUBDIVISION TRACT MAP
 - R.O.S. RECORD OF SURVEY
 - P.M. PARCEL MAP
 - P.U.E. PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS AND COORDINATES

NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BACE NETWORK/ADJUSTED BACE NETWORK ESTABLISHED BY NAD 83 DATA FROM WASHOE COUNTY PUBLIC WORKS DEPT. WAS USED AS PERFORMED WITH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY WASHOE COUNTY METEOROLOGICAL STATION. MONUMENT STATIONS (CONS) "HIGHTMIST MOUNT (MOUNT)" AND "SPAWNS (SPAWNS)" AS ESTABLISHED ON WASHOE COUNTY ENGINEERING RECORDS WERE USED AS CHECKED COORDINATES MULTIPLIED BY A CORRECTION TO OBTAIN FACTOR OF 1.00019794.



OWNER'S CERTIFICATE

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

- WE HAVE EXAMINED THIS PLAN AND APPROVE AND WARRANT ITS RECORDING.
- WE AGREE TO EXERCISE THE REVOCABLE COVENANTS CREATING ANY EASEMENTS SHOWN ON THIS SURVEY.
- WE AGREE TO EXERCISE THE REVOCABLE COVENANTS GRANTING ANY EASEMENTS (EASEMENTS) PURSUANT TO THE PROVISIONS OF N.R.S. 220.010 TO 220.030, INCLUDING:
- ALL PROPERTY LIES ON THE LAND FOR THE FISCAL YEAR HAS BEEN PAID.
- ANY EASEMENT WITH AN IMPROVEMENT ACCOUNT FOR THE PAYMENT OF SAID TAX HAS BEEN NOTICED OF THE ADJUSTMENT OF THE BOUNDARY LINE ON THE TRACTS OF THE LAND.

LAVINA M. ROGERS, TRUSTEE OF THE L. M. ROGERS REVOCABLE TRUST
Lavina M. Rogers

GOVERNING AGENCY CERTIFICATE

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.

Jeffrey R. Burgess 9/25/08
JEFFREY R. BURGESS, FILE 12455
WASHOE COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

- THE PLAN REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AS THE AGENT OF LAVINA M. ROGERS, TRUSTEE OF THE L.M. ROGERS REVOCABLE TRUST.
- THE PROPERTY SURVEYED LIES WITHIN A PORTION OF THE SE1/4 OF SECTION 19, T20S08N R07E03E, RANGE 03 EAST, MERIDIAN 03 NORTH, NEAR THE CORNER OF SECTION 19, T20S08N R07E03E.
- THE PLAN COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 624 OF THE NEVADA ADMINISTRATIVE CODE.
- THEY MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF N.R.S. 220.010 TO 220.030 INCLUDING:
- ALL COVENANTS AND EASEMENTS OF THE ADJACENT BOUNDARY HAVE BEEN REVIEWED BY ME AND/OR MY STAFF IN ACCORDANCE WITH A DOCUMENT OF RECORD AS REQUIRED BY N.R.S. 624.340.
- THE BOUNDARIES SHOWN ON THE PLAN ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

TOTAL PARCELS = 2
TOTAL AREA = 4.25 AC±

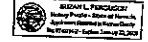
NOTES

- THIS RECORD OF SURVEY IS NOT IN CONFLICT WITH N.R.S. CHAPTER 624.010 TO 624.030, INCLUDING AS THE PROVISIONS SHOWN ARE A REINTERPRETATION OF EXISTING PARCELS.
- THIS RECORD OF SURVEY IS IN CONFORMANCE WITH N.R.S. CHAPTER 624.010 TO 624.030.
- THIS RECORD OF SURVEY SHOWS THE BOUNDARY LINE ADJUSTMENT RECORDED IN THE WASHOE COUNTY RECORDS AS DOCUMENT # 220000040.
- THE MONUMENT SHOWN ON THIS MAP IS SUBJECT TO THE BOUNDARY LINE ADJUSTMENT.
- FLOOD ZONE INFORMATION SHOWN HEREON WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 220000040 WITH A MAP REVISION DATE OF JANUARY 19, 2004.

STATE OF NEVADA
COUNTY OF WASHOE

ON THIS 15th day of Sept, 2008, personally appeared before me, a Notary Public in said County, LAVINA M. ROGERS, TRUSTEE OF THE L.M. ROGERS REVOCABLE TRUST, who acknowledged to me that he/she executed the above instrument, in witness whereof, I hereunto set my hand and affix my official seal, the date and year first written above.

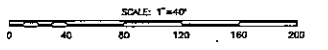
Anthony P. Fugate
Notary Public



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 PAYMENTS PAID FOR THE COMPARISON OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 204.130.

WASHOE COUNTY RECORDS
[Signature] 9/24/08
DATE



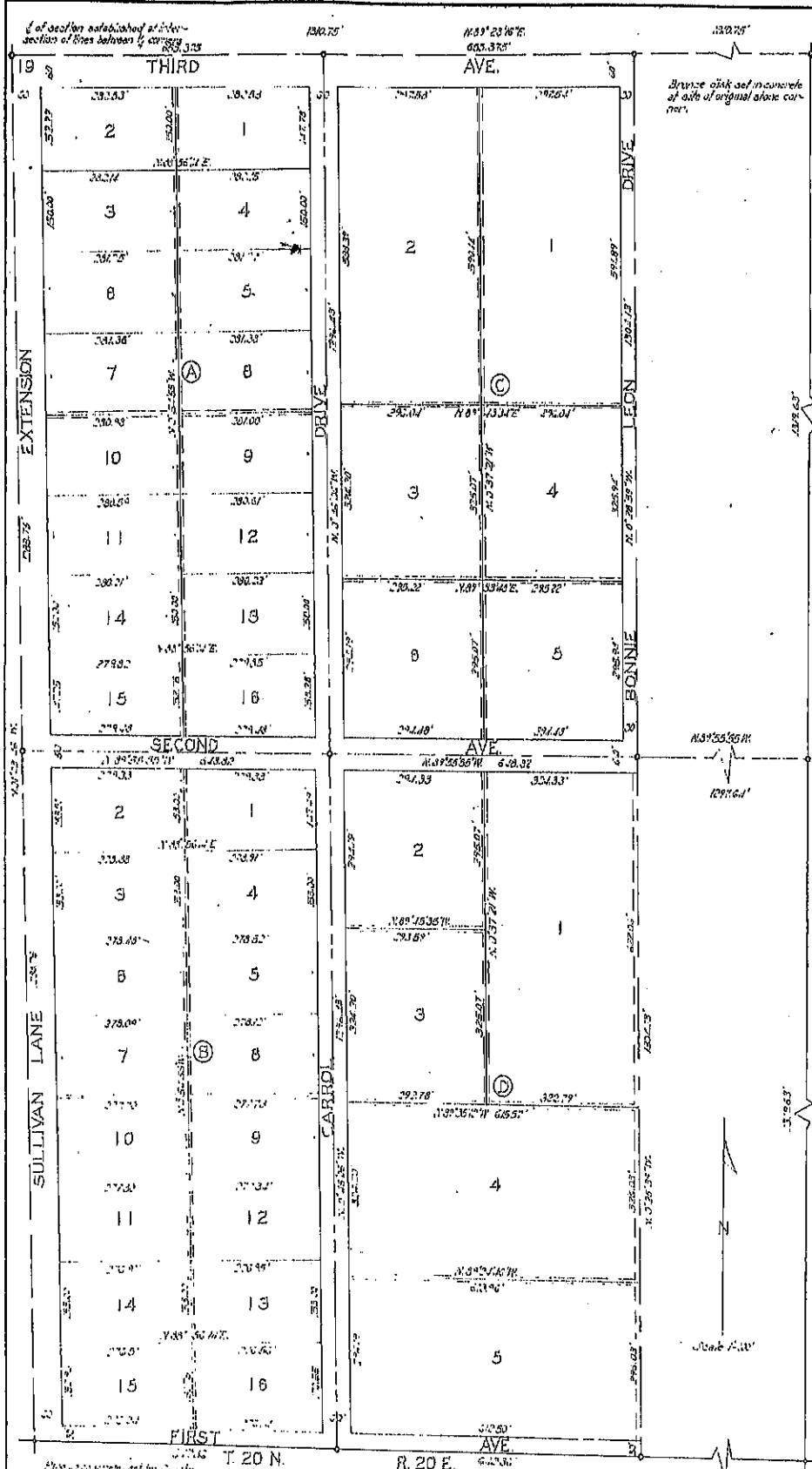
- REFERENCES**
- PARCEL MAP 4445, FILE NO. 2200000, RECORDED AUGUST 30, 2006.
 - PARCEL MAP 2074, FILE NO. 2200000, RECORDED NOVEMBER 22, 2006.
 - PARCEL MAP 2084, FILE NO. 2200000, RECORDED OCTOBER 22, 1998.
 - PARCEL MAP 2178, FILE NO. 1190034, RECORDED SEPTEMBER 8, 1997.
 - PARCEL MAP 2078, FILE NO. 1190034, RECORDED SEPTEMBER 8, 1997.
 - PARCEL MAP 1843, FILE NO. 1079716, RECORDED MAY 23, 1984.
 - OFFICIAL PLAN OF SUN VALLEY SUBDIVISION, SUBDIVISION TRACT MAP 348, FILE NO. 160000, RECORDED DECEMBER 23, 1947.
 - ALL DOCUMENTS ABOVE ARE PART OF OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
 - COMPLIMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE OF NEVADA - NORTHERN BRANCH, FILE NO. 1900000, EXPIRING DATE MAY 27, 2008.



FILE NO. 3691325	RECORD OF SURVEY
FILED FOR RECORD AS THE REQUEST OF Lavina M. Rogers ON THIS 25th day of September 2008, at 4:53, WASHOE COUNTY, NEVADA.	IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR THE L.M. ROGERS REVOCABLE TRUST OF PORTIONS OF LOTS 1 & 3, BLOCK D, SUB. 388 LOCATED WITHIN A PORTION OF THE SE1/4 OF SECTION 19, T20S08N, R07E03E, N.E.1/4.
OFFICIAL SEAL, WASHOE COUNTY, NEVADA JOSHUA L. BURKE, CLERK	WASHOE COUNTY, NEVADA PLUNDERED BY JACQUELINE RYAN - 03/28/08 - 08/28/08 - 08/28/08
<i>[Signature]</i>	SUMMIT ENGINEERING CORPORATION
DATE	OF 1

Record of Survey Map 5112

5112
CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP



STATE OF NEVADA
 COUNTY OF WASHOE

I, ROBERT F. GORMAN, Registered Engineer, do hereby certify that this plat is a true and accurate one of the land surveyed by me and laid out into blocks, lots, streets and public places at the instance of H. L. and RUTH A. GIFFORD and R. J. and LAYLA H. ROBERTS and that the location of said blocks, lots, streets and public places have been definitely established and perpetuated in strict accordance with the law on show hereon that the blocks, lots, streets and public places shown hereon are situated wholly within the 1/2 of the 1/4 of section 19, T. 20 N., R. 20 E. and that the survey was completed on the 18th day of December, 1947.

Robert F. Gorman
 Registered Engineer and
 Surveyor

Subscribed and sworn to before me this 18th day of December, 1947.

W. J. ...
 Notary Public in and for the County of Washoe,
 State of Nevada.
 My commission expires *June 22, 1950*

STATE OF NEVADA
 COUNTY OF WASHOE

This is to certify that the undersigned, H. L. and RUTH A. GIFFORD and R. J. and LAYLA H. ROBERTS, are the owners of the tract of land represented on this map or plat and that the same is hereby offered in compliance with and subject to the provisions of "an act of the Legislature of the STATE OF NEVADA authorizing the owners of land to lay out and plat such lands into blocks, lots, streets, alleys and public places and providing for the approval and filing of maps or plats thereof," in witness whereof, the said H. L. and RUTH A. GIFFORD and R. J. and LAYLA H. ROBERTS have hereunto set their hands this 18th day of December, 1947.

H. L. Gifford
Ruth A. Gifford
R. J. Roberts
Layla H. Roberts

STATE OF NEVADA
 COUNTY OF WASHOE

In this 18th day of December, 1947, personally appeared before me, a Notary Public in and for the County of Washoe, State of Nevada, H. L. and RUTH A. GIFFORD and R. J. and LAYLA H. ROBERTS, known to me to be the persons described in and who executed the foregoing instrument and upon each of them and say that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and affixed my official seal of my office in the County of Washoe, State of Nevada, the day and year in this certificate first above written.

W. J. ...
 Notary Public in and for the County of Washoe,
 State of Nevada.
 My commission expires *June 22, 1950*

APPROVED AND ACCEPTED by the County Commissioners of WASHOE COUNTY, NEVADA, this 20th day of December, 1947.

W. J. ...
 Chairman

Attest *W. J. ...*
 County Clerk

159030
 Filing No.

Filed for Record at the request of H. L. and RUTH A. GIFFORD, December 22, 1947, at 10:15 minutes past 12 o'clock A.M. Records of WASHOE COUNTY, NEVADA.

W. J. ...
 County Register

GENERAL NOTES

Instruments relating to this survey consist of a corner post 1 1/2" with a bronze disk set approximately 12" below the surface of the ground.

In order to maintain a survey of second order accuracy, distances were determined in the field to these actual places by applying proper tensions and temperature corrections to all tape measurements and angles were determined by the resection method. Plat distances have been rounded to two decimal places.

Markings shown on this plat were initiated at the SE corner of section 19, at which point an astronomic bearing was determined by a series of observations upon Polaris.

LEGEND

○ Monument set this survey

— Existing lines

SUN VALLEY SUBDIVISION

This plat approved by the Nevada County Planning Commission on the 20th day of December, 1947.

W. J. ...
 Chairman

Attest *W. J. ...*
 Secretary

398

398

NOTES

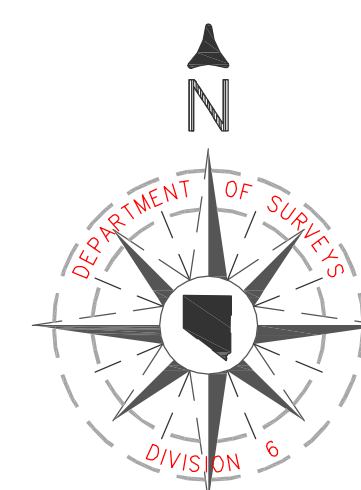
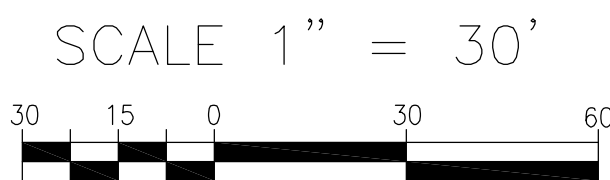
1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
2. IN ADDITION TO ANY EASEMENTS SHOWN, THE PARCELS SHOWN HEREON ARE SUBJECT TO 10' PUBLIC UTILITY/CABLE TV EASEMENTS AND DRAINAGE EASEMENTS 5' EITHER SIDE OF ALL INTERIOR LOT LINES.
3. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE CITY OF RENO WITH A WILL SERVE LETTER.
4. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
5. PUBLIC UTILITY EASEMENTS SHOWN HEREON INCLUDE CABLE TV.

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL PARCEL MAP CASE NO. PM 15-006 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 MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2015, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

ADRIAN P. FREUND, FAICP
DIRECTOR OF COMMUNITY DEVELOPMENT



OWNERS CERTIFICATE

This is to certify that the undersigned, JAURON FAMILY, LLC, a Nevada Limited Liability Company, 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 on N.R.S. Chapter 278. The owner hereby grants the private access, sanitary sewer and storm drainage easement shown hereon to be used for private sanitary sewer purposes forever. The owner hereby grants to all utilities the permanent easements shown on this plat for the construction and maintenance of utility systems, together with the right of access thereto forever.

JAURON FAMILY, LLC, A Nevada Limited Liability Company

MICHAEL JAURON, MANAGER

DATE

STATE OF NEVADA)

SS

COUNTY OF WASHOE)

On this _____ day of _____, 2015, personally appeared before me, a notary public in the County of Washoe, Michael Jauron, Manager of JAURON FAMILY LLC, A Nevada Limited Liability Company, who acknowledged to me that he executed the above instrument. In witness whereof, I hereunto set by hand and affix my official seal the day and year first above written.

NOTARY PUBLIC

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY	DATE
NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA	DATE
CHARTER COMMUNICATIONS	DATE
TRUCKEE MEADOWS WATER AUTHORITY	DATE

TITLE COMPANY'S CERTIFICATE Order No.: 208975-MI

The undersigned hereby certifies that this plat has been examined and that JAURON FAMILY, LLC, a Nevada Limited Liability Company, owns of record an interest in the lands delineated hereon and that it is the only owner of record of said land; that all owners of record of the land have signed the final map; that no one holds of record of a security interest in said land.

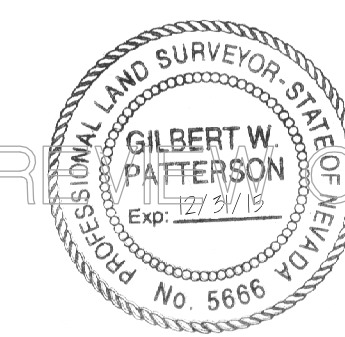
FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: _____ DATE _____

SURVEYOR'S CERTIFICATE

I, GILBERT W. PATTERSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JAURON FAMILY LLC.
2. THE LANDS SURVEYED LIE WITHIN SE 1/4 SEC 19, T. 20 N., R. 20 E, M.D.M., AND WAS COMPLETED ON _____ 2015.
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 AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE CHAPTER 625.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



FOR RECORD ONLY

TOTAL AREA: 62,963 SF

GILBERT W. PATTERSON, PLS No. 5666

C:\CastleLand\DWG's\adwg_C\CDOC\CDOC_CAROL_STB_PM2.dwg Layout: PM_S1_01 Mar 2015, 10:53am

COUNTY RECORDER CERTIFICATE

FILE NO. _____
FILED FOR RECORD AT THE REQUEST OF _____ ON _____ OF _____ 2015,
AT _____ MINUTES PAST _____ O'CLOCK, _____ M
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

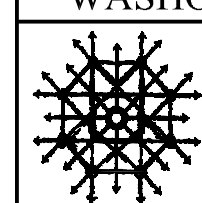
COUNTY RECORDER

BY: _____ DEPUTY

FEE: _____

2nd PARCEL MAP FOR
JAURON FAMILY LLC

LOT 3-A R/S #S112
A PORTION OF LOTS 1 & 3, BLOCK D, TM #398
SITUATE WITHIN THE SE 1/4 SECTION 19,
T 20 N, R 20 E, M.D.B. & M.,



WASHOE COUNTY, NEVADA
CASTLE LAND SURVEYING
PO Box 1139, Sparks, NV 89432
775-689-8620 | castle777@gmail.com

FILE _____ BY _____ DATE _____
CDOC_CAROL_STB_PM2.dwg#A GWP 12/12/2014

REFERENCES

- (R1) SURVEY MAP #5112
- (R2) TRACT MAP #398
- (R3) PARCEL MAP #

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS ESTABLISHED BY TIES TO WASHOE COUNTY STATIONS N74SM01028 & S62SM01079 per NAD 83 (1994) COORDINATES MULTIPLIED BY A COMBINED FACTOR OF 1.000197939. POSITIONS DERIVED FROM RTK OBSERVATIONS ON DECEMBER 16, 2014.

LEGEND

- - FOUND 5/8" REBAR, PLS 15224 PER R1
- - FOUND 3/4" REBAR (R1)
- - FOUND AS DESCRIBED PER R1
- - FOUND 5/8" REBAR W/ CAP PLS 5666 (R3)
- - SET 5/8" REBAR W/ CAP PLS 5666
- - DIMENSION POINT - NOTHING SET OR FOUND
- ⊕ - PUBLIC LAND CORNER - AS DESCRIBED

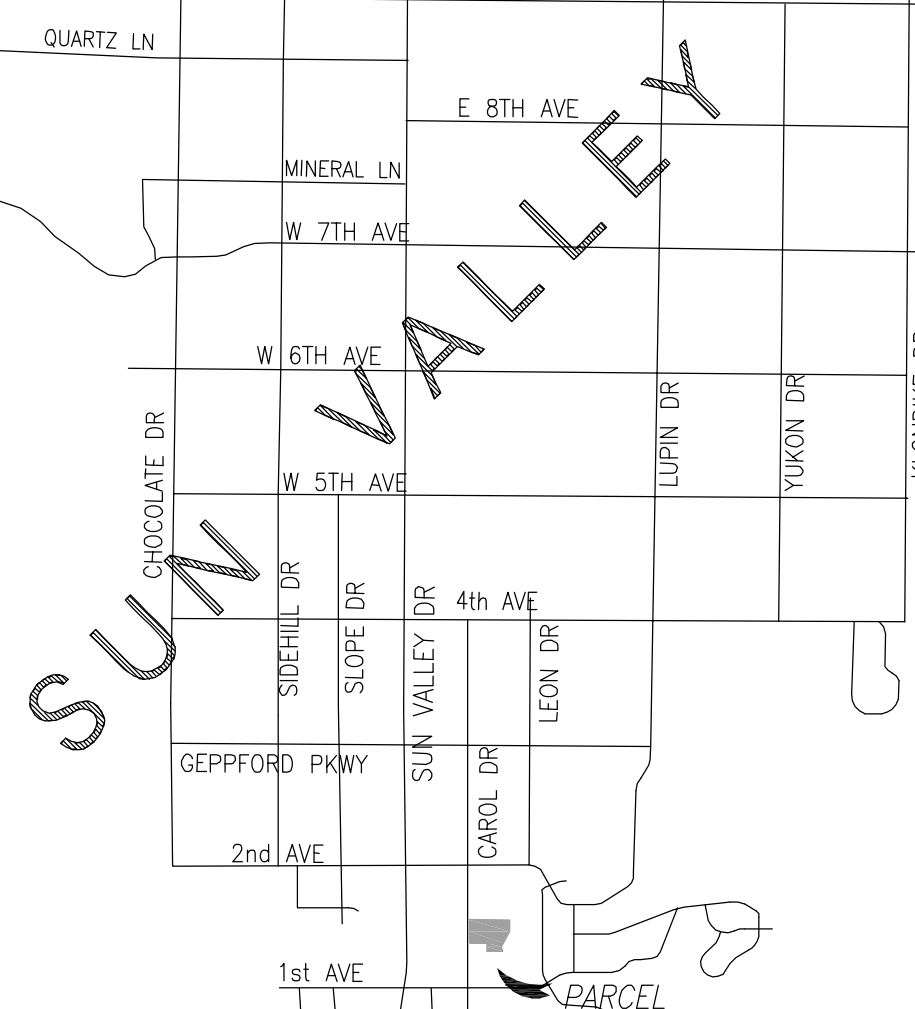
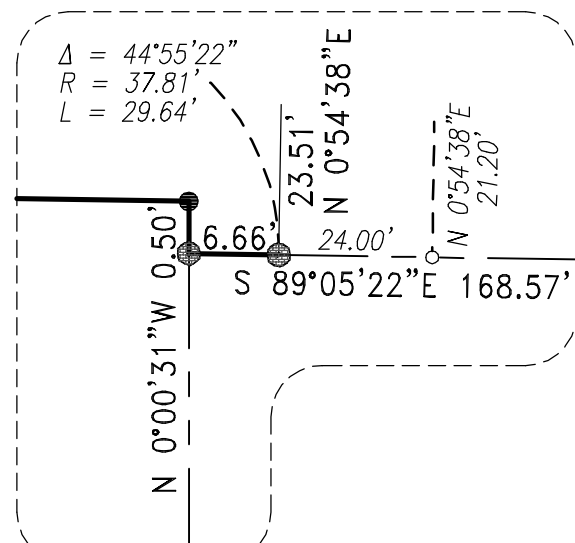
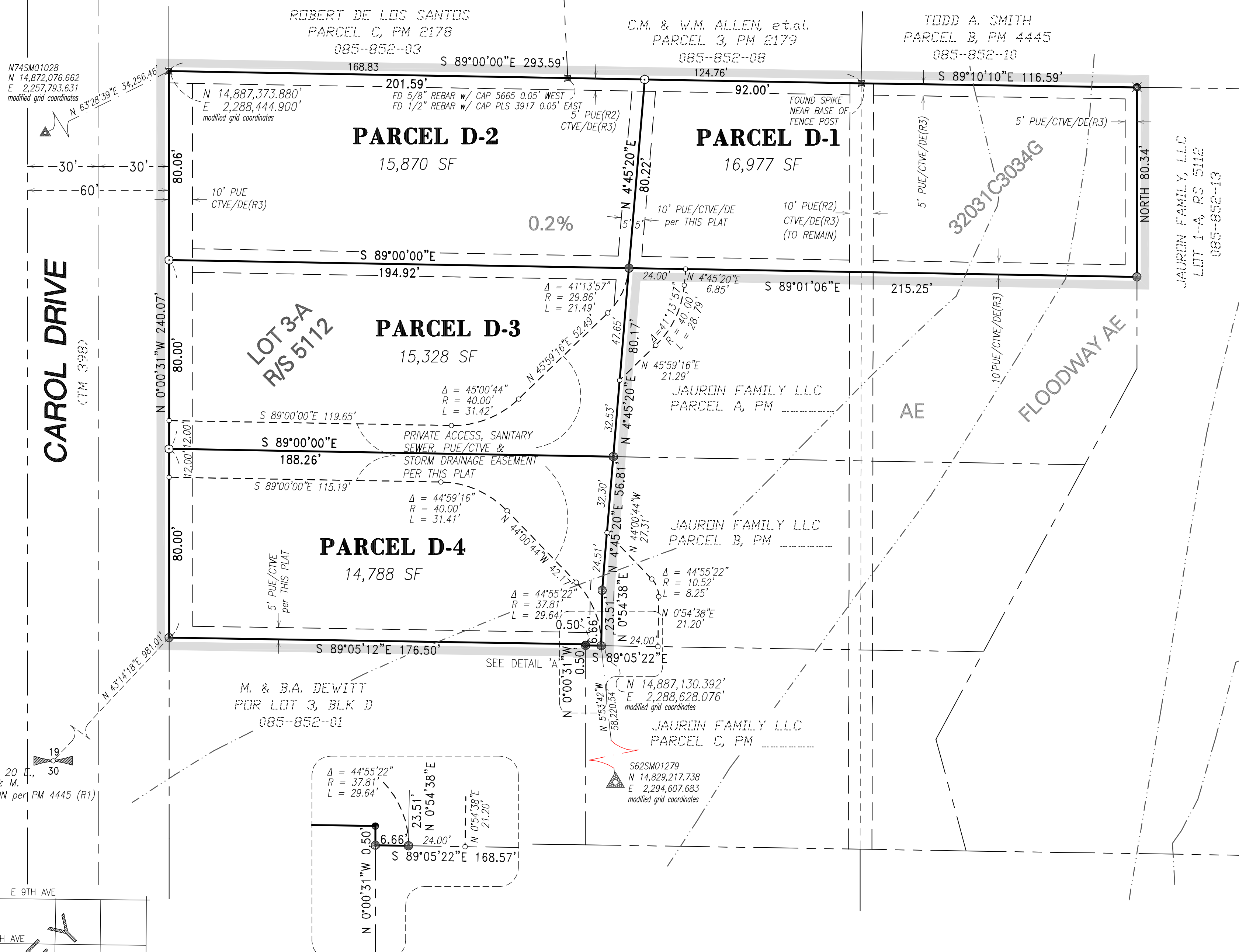
- PUBLIC UTILITY/CABLE TV EASEMENT
- ACCESS EASEMENT
- ADJOINER PROPERTY LINE
- FLOOD PLAIN BOUNDARY

TAX CERTIFICATE APN: 085-852-14

The undersigned hereby certifies that all property taxes on the 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 N.R.S. 361A.265.

WASHOE COUNTY TREASURER

TITLE _____ DATE _____



VICINITY MAP
NOT TO SCALE

PARCEL MAP # _____