

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

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for Rosemary Sherlock Melarkey, a Widow			
Project Description: A division of Document No. 1204295			
Project Address: 5849 Melarkey Way			
Project Area (acres or square feet): 5.04 acres +/- or 219,652 sf +/-			
Project Location (with point of reference to major cross streets AND area locator): Lying within the SE 1/4 of Sec 26, T18N, R19E, MDM on Melarkey Way (N of Mt Rose HWY)			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
150-250-04	5.04		
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: Rosemary S. Melarkey		Name: CFA Inc	
Address: 5849 Melarkey Way		Address: 1150 Corporate Blvd	
Reno, NV	Zip: 89502	Reno, NV	Zip: 89502
Phone: 775-849-2351	Fax:	Phone: 775-856-1150	Fax: 856-1160
Email: rmelarkey50@gmail.com		Email: kgerman@cfareno.com	
Cell: 775-688-9150	Other:	Cell:	Other: 856-7075
Contact Person: Rosemary Melarkey		Contact Person: Kevin L. German, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: CFA Inc	
Address:		Address: 1150 Corporate Blvd	
	Zip:	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-856-1150	Fax: 856-1160
Email:		Email: dscheiber@cfareno.com	
Cell:	Other:	Cell:	Other: 432-6601
Contact Person:		Contact Person: Deane Scheiber, CST	
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: Rosemary Melarkey

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, Rosemary Melarkey
(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): 150-250-04

Printed Name Rosemary Melarkey

Signed Rosemary Melarkey

Address 5849 Mount Rose Hwy
Reno NV 89511-5001

Subscribed and sworn to before me this
9 day of October, 2019

(Notary Stamp)

Deane
Notary Public in and for said county and state

My commission expires: 2/13/2022



*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 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)?

5849 Melarkey Way Washoe County, NV 700' +/- to Melarkey Way & Crested Wheat Way

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
150-250-04	200 - Single Family Residence	5.004

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

R25 Fair-Average / Single Family Residence

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.5 Acres	2.5 Acres		
Proposed Minimum Lot Width	328.82	328.82		

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

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA

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

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 #	Unknown	acre-feet per year	
b. Certificate #	Unknown	acre-feet per year	
c. Surface Claim #	Unknown	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):

N/A

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 type="checkbox"/> Yes	<input checked="" 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?

No new roadways are proposed

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 applicable plan modifiers

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?

None

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?

None

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?

None

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?

None

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?

None

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

None

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?

None

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

None

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

None

28. Surveyor:

Name	Rosemary S. Melarkey
Address	5849 Melarkey Way
Phone	775-856-1150
Cell	
E-mail	rmelarkey50@gmail.com
Fax	775-856-1160
Nevada PLS #	20461

Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

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

N/A

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

☐ Yes

☐ No

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

5849 Melarkey Way Washoe County, NV 700' +/- to Melarkey Way & Crested Wheat Way

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
150-250-04	200 - Single Family Residence	5.004

3. Please describe:

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

N/A

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

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.5 Acres	2.5 Acres		
Proposed Minimum Lot Width	328.82	328.82		

5. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA

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

a. Water System Type:

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

b. Available:

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

N/A

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

a. Sewage System Type:

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

b. Available:

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

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

N/A

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

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

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

N/A

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

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

N/A

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

☐ Yes, the Hillside Ordinance applies. ☐ No, it does not.

Explanation:

N/A

9. Surveyor:

Name	Rosemary S. Melarkey
Address	5849 Melarkey Way
Phone	775-856-1150
Fax	775-856-1160
Nevada PLS #	20461

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039 Reno, NV 89520-3039
ph (775) 328-2510 fax (775) 328-2500
Email tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
15025004	Active	10/23/2019 2:07:36 AM
Current Owner: MELARKEY, ROSEMARY S 5849 MOUNT ROSE HWY RENO, NV 89511		
SITUS: 5849 MELARKEY WAY WCTY NV		
Taxing District 4000		
Geo CD:		
Legal Description		
Lot Block Range 19 SubdivisionName _UNSPECIFIED Township 18 Section 26		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$444.50	\$0.00	\$0.00	\$444.50
INST 4	3/2/2020	2019	\$444.50	\$0.00	\$0.00	\$444.50
Total Due:			\$889.00	\$0.00	\$0.00	\$889.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$150.68	(\$57.39)	\$93.29
Truckee Meadows Fire Dist	\$478.63	(\$182.31)	\$296.32
Washoe County	\$1,233.53	(\$469.87)	\$763.66
Washoe County Sc	\$1,009.11	(\$384.37)	\$624.74
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.02	\$0.00	\$0.02
Total Tax	\$2,871.97	(\$1,093.94)	\$1,778.03

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019105091	B19.100464	\$444.50	9/25/2019
2019	2019105091	B19.84980	\$444.53	8/29/2019

Pay By Check

Please make checks payable to:

**WASHOE COUNTY
TREASURER**

Mailing Address:

P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:

1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to:
(775) 328-3642

Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

CLOSURE CALCULATIONS

FOR

PARCEL MAP FOR ROSEMARY SHERLOCK MELARKEY

PARCEL 1

North: 14820018.33' East: 2278415.53'

Segment #1: Line

Course: S1°44'19"W Length: 335.55'
North: 14819682.94' East: 2278405.35'

Segment #2: Line

Course: N89°37'49"W Length: 328.00'
North: 14819685.05' East: 2278077.35'

Segment #3: Line

Course: N1°36'20"E Length: 333.84'
North: 14820018.76' East: 2278086.71'

Segment #4: Line

Course: S89°55'28"E Length: 328.82'
North: 14820018.33' East: 2278415.53'

Perimeter: 1326.22' Area: 109883 Sq. Ft.
Error Closure: 0.00 Course: S4°12'16"W
Error North: -0.004 East: -0.000

Precision 1: 1326210000.00





LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

CLOSURE CALCULATIONS

FOR

PARCEL MAP FOR ROSEMARY SHERLOCK MELARKEY

PARCEL 2

North: 14820351.73' East: 2278425.65'

Segment #1: Line

Course: S1°44'19"W Length: 333.55'
North: 14820018.33' East: 2278415.53'

Segment #2: Line

Course: N89°55'28"W Length: 328.82'
North: 14820018.76' East: 2278086.71'

Segment #3: Line

Course: N1°36'20"E Length: 333.58'
North: 14820352.21' East: 2278096.06'

Segment #4: Line

Course: S89°54'54"E Length: 329.59'
North: 14820351.72' East: 2278425.64'

Perimeter: 1325.54' Area: 109769 Sq. Ft.
Error Closure: 0.00 Course: S51°46'01"W
Error North: -0.003 East: -0.003

Precision 1: 1325540000.00

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROSEMARY SHERLOCK MELARKEY, 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. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

ROSEMARY SHERLOCK MELARKEY

BY: ROSEMARY SHERLOCK MELARKEY DATE

OWNER ACKNOWLEDGEMENT

STATE OF COUNTY OF } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2019 ROSEMARY SHERLOCK MELARKEY.

NOTARY PUBLIC

MY COMMISSION EXPIRES

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT ROSEMARY SHERLOCK MELARKEY OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT THERE ARE NO SECURITY INTEREST HOLDERS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED 20, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

LISA QUILICI, TITLE OFFICER DATE

TAXATION CERTIFICATE (APN: 150-250-04)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE 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 AGRICULTURE USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

SIGNATURE PRINT NAME/TITLE DATE

DISTRICT BOARD OF HEALTH CERTIFICATE

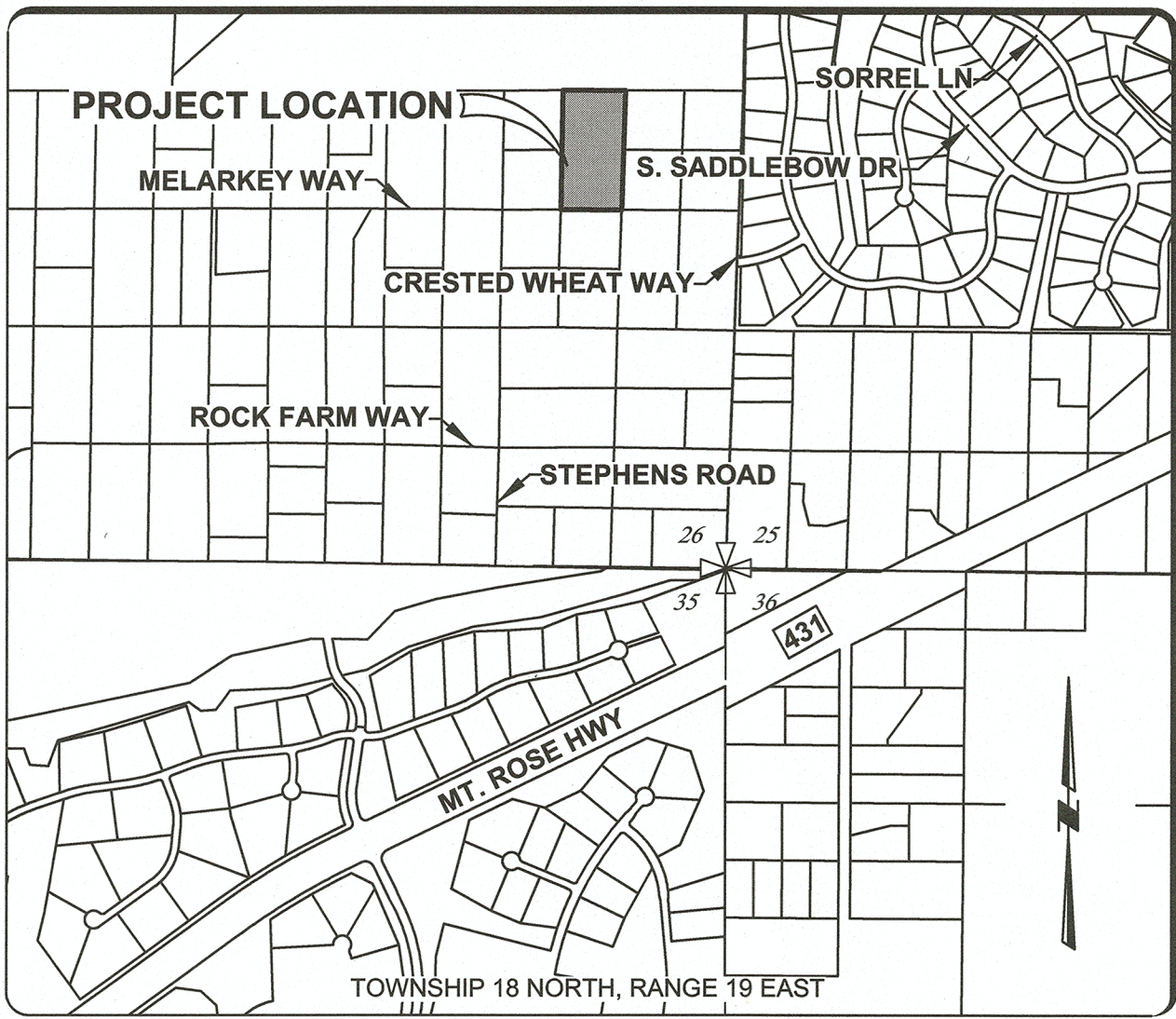
THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE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

FOR THE DISTRICT BOARD OF HEALTH DATE

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

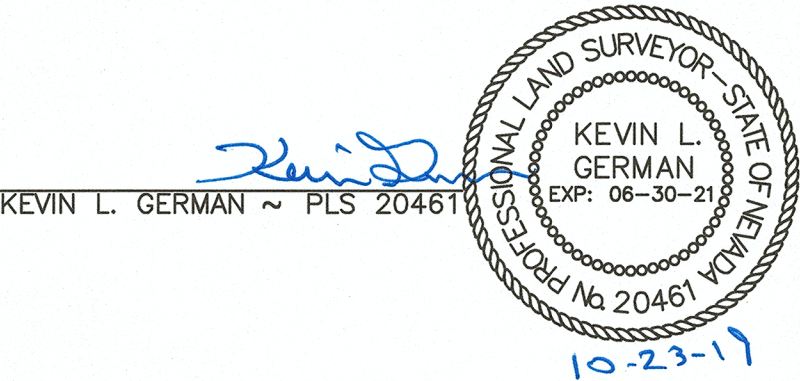


VICINITY MAP NOT TO SCALE

SURVEYOR'S CERTIFICATE

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

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ROSEMARY SHERLOCK MELARKEY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON SEPTEMBER 18, 2019.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. 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 PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION DATE

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

WAYNE HANDROCK, P.L.S. 20464 WASHOE COUNTY SURVEYOR

UTILITY COMPANY CERTIFICATES

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

CHARTER COMMUNICATIONS PRINT NAME/TITLE DATE

NEVADA BELL TELEPHONE CO. PRINT NAME/TITLE DATE
D.B.A. AT&T NEVADA

SIERRA PACIFIC POWER COMPANY PRINT NAME/TITLE DATE
D.B.A. NV ENERGY

TRUCKEE MEADOWS WATER AUTHORITY PRINT NAME/TITLE DATE

NOTES

- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY 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.
- PUE, CATV & DRAINAGE EASEMENT IS HEREBY GRANTED 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
- ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON INCLUDE CABLE TV.
- OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
- ACCESS IS BY ACCESS EASEMENT FROM THE MT. ROSE HIGHWAY. MAINTENANCE IS THE RESPONSIBILITY OF THE USER, AND NOT WASHOE COUNTY.
- A RECIPROCAL BLANKET PRIVATE EASEMENT FOR THE PURPOSE OF THE INSTALLATION AND OPERATION OF PRIVATE WATERLINES IS HEREBY GRANTED OVER AND ACROSS PARCELS 1 & 2.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 33' ROAD & PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET OR WITHIN THE INTERIOR LOT LINE PUBLIC UTILITY EASEMENT TO SERVE EACH PARCEL RESPECTIVELY.
- WITH THE ISSUANCE OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- A 33' ROAD & PUBLIC UTILITY EASEMENT WAS GRANTED PER LAND PATENT NO. 1212397, DOCUMENT NO. 329478, RECORDED DECEMBER 8, 1960 BK 7, PG 541, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- A MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT WAS GRANTED TO VERIZON WIRELESS PER DOCUMENT NO. 4539694, RECORDED DECEMBER 8, 2015, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

REFERENCES

- PARCEL MAP NO. 2095 FOR WINIFRED DE VOS MCLAUGHLIN, RECORDED FEBRUARY 18, 1987, AS FILE NO. 1140678, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL MAP NO. 2449 FOR LARRY A. GREEN, RECORDED JUNE 28, 1990, AS FILE NO. 1409558, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR SOUTHWEST POINTE ASSOCIATES, ARROWCREEK GOLF HOLDINGS & ARROWCREEK ASSOCIATES MAP NO. 3571, RECORDED MARCH 1, 1999, AS FILE NO. 2312176, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL MAP NO. 5200 FOR O'DONNELL FAMILY TRUST 1992, RECORDED DECEMBER 9, 2015, AS FILE NO. 4540177, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PRELIMINARY TITLE REPORT FROM FIRST CENTENNIAL TITLE COMPANY OF NEVADA, OR NO. A5849-SL, DATED AUGUST 7, 2019 AT 7:30 AM.

COUNTY RECORDER'S CERTIFICATE

FILE NO: FILED FOR RECORD AT THE REQUEST OF

ON THIS DAY OF 20, AT MINUTES PAST O'CLOCK M, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER

BY: DEPUTY

FEE:

PARCEL MAP FOR

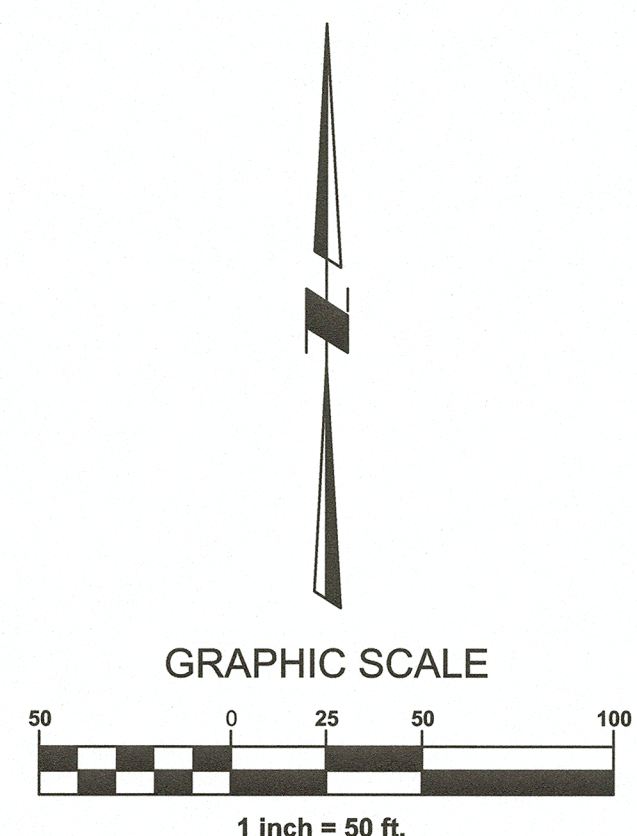
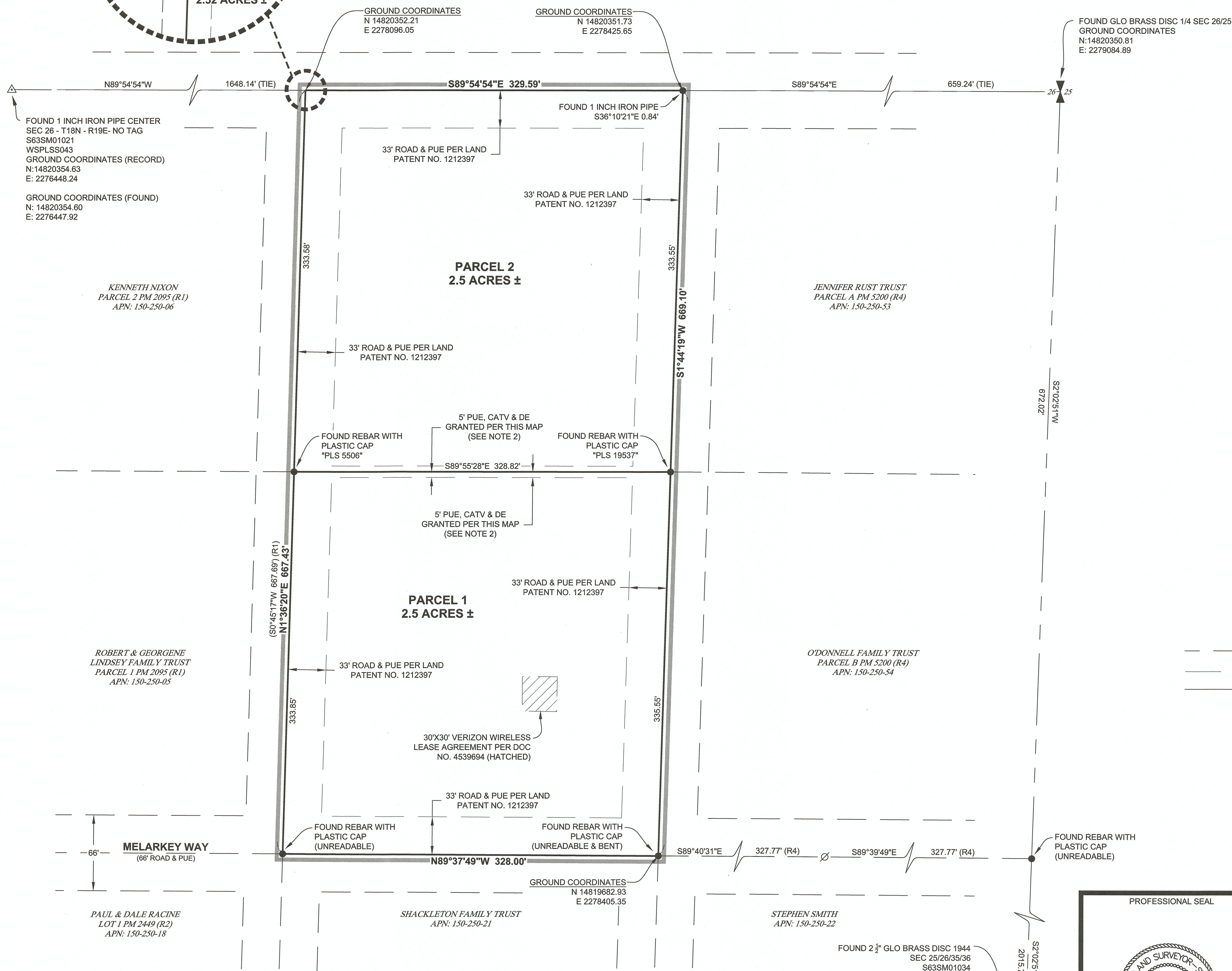
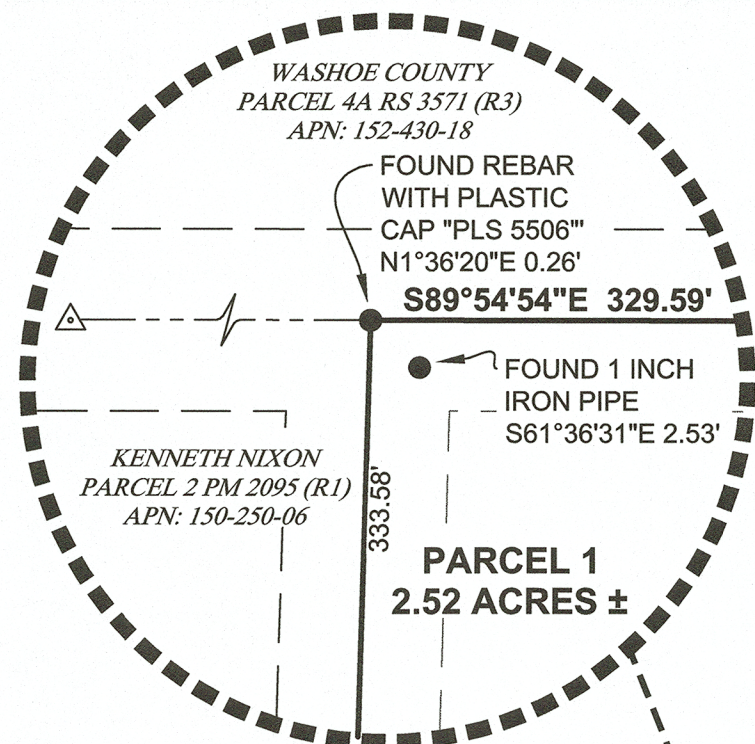
ROSEMARY SHERLOCK MELARKEY

A DIVISION OF DOCUMENT NO. 1204295 LYING WITHIN THE SE 1/4 OF SECTION 26, T18N, R19E, MDM WASHOE COUNTY NEVADA



CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

JOB NO. 19076.00 DRAWN BY DRS CHECKED BY KLG DATE OCTOBER 2019 SHEET 1 OF 2



LEGEND

- Ø DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- △ GPS CONTROL POINT
- 26 25 FOUND 1/4 SECTION CORNER 26/25
- 25 26 35 36 FOUND SECTION CORNER 25/26/35/36
- () RECORD MEASUREMENT
- (R1) REFERENCE NUMBER
- APN ASSESSOR PARCEL NUMBER
- CATV CABLE TV
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- RS RECORD OF SURVEY MAP
- PM PARCEL MAP
- ADJACENT PARCEL LINE
- EASEMENT LINE
- SECTIONAL TIE

AREA TOTALS

DESCRIPTION	SQ. FT.	ACRES
PARCEL 1	109,883±	2.5±
PARCEL 2	109,768±	2.5±
TOTAL AREA	219,652±	5.00±

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

X:\PROJECTS\19076.00\DWG\SURV\PM-MELARKEY.DWG <DSCHIEBER> 10/23/2019 1:54 PM

PROFESSIONAL SEAL



PARCEL MAP FOR

ROSEMARY SHERLOCK MELARKEY

A DIVISION OF DOCUMENT NO. 1204295
LYING WITHIN THE SE 1/4 OF SECTION 26, T18N, R19E, MDM
WASHOE COUNTY NEVADA



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SHEET 2 OF 2