

## 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.**

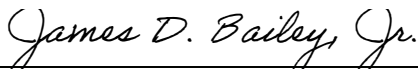
7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
  - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets 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 a flash drive – 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

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Parcel Map for Tolbert &amp; Scheeler, et al</b>			
Project Description: <b>Merger &amp; resubdivision of Parcel 2A-3, PM 3747, Parcels 1 of PM 4564, and Parcel 6 of PM 4565</b>			
Project Address: 5410 Granite Bay & 10000 Donalisha Lane			
Project Area (acres or square feet): 3.18 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Off Mount Rose Hwy &amp; N. Timberline Drive</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-221-22	40,927 sq.ft.	049-221-15	53,474 sq.ft.
049-221-16	43,971 sq.ft.		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Jack Scheeler (Scheeler Family Trust)		Name: Jim Bailey	
Address: 5410 Granite Bay Court (049-221-22)		Address: 8725 Technology Way, Ste C2	
Zip: 89511		Zip: 89521	
Phone: 775-291-1439	Fax:	Phone: 775-690-4194	Fax: na
Email: jackscheeler2@gmail.com		Email: jim@meridiansurveyor.com	
Cell: na	Other:	Cell: 775-690-4194	Other:
Contact Person: Jack Scheeler		Contact Person: Jim Bailey	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Jack Scheeler (Scheeler Family Trust)		Name: Marshall Tolbert	
Address: 5410 Granite Bay Court		Address: 10000 Donalisha Lane	
Zip: 89511		Zip: 89511	
Phone: 775-291-1439	Fax: na	Phone:	Fax: na
Email: jackscheeler2@gmail.com		Email:	
Cell: na	Other:	Cell: na	Other:
Contact Person: Jack Scheeler		Contact Person: Marshall Tolbert	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Washoe County Development Application

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049-221-16	43,971 sq.ft.		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Marshall & Angie Tolbert		Name: Jim Bailey	
Address: 10000 Donalisha Lane		Address: 8725 Technology Way, Ste C2	
Zip: 89511		Zip: 89521	
Phone: 907-341-9042	Fax:	Phone: 775-690-4194	Fax: na
Email: jackscheeler2@gmail.com		Email: jim@meridiansurveyor.com	
Cell: na	Other:	Cell: 775-690-4194	Other:
Contact Person: Jack Scheeler		Contact Person: Jim Bailey	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Jack Scheeler (Scheeler Family Trust)		Name: Marshall Tolbert	
Address: 5410 Granite Bay Court		Address: 10000 Donalisha Lane	
Zip: 89511		Zip: 89511	
Phone: 775-291-1439	Fax: na	Phone: 907-341-9042	Fax: na
Email: jackscheeler2@gmail.com		Email:	
Cell: na	Other:	Cell: na	Other:
Contact Person: Jack Scheeler		Contact Person: Marshall Tolbert	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name:

~~Jacob Scheeler~~ / Shirley K. Scheeler

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 )

~~Jacob Scheeler~~ / Shirley K. Scheeler  
(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): 049-221-22 + -16

Printed Name Shirley K. Scheeler  
Jacob Scheeler

Signed Jacob Scheeler  
Shirley K. Scheeler

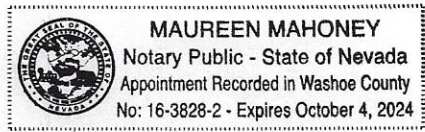
Address 5410 GRANITE BAY CT.  
Munich

Subscribed and sworn to before me this 25 day of July, 2022

(Notary Stamp)

Maureen Mahoney  
Notary Public in and for said county/and state

My commission expires: 10.4.2024



\*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



Property Owner Affidavit

Applicant Name: Angie Tolbert Marshall Tolbert

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, Angie Tolbert Marshall Tolbert  
(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): 049-221-15 + -16

Printed Name Marshall Tolbert Angie Tolbert

Signed Marshall Tolbert Angie Tolbert

Address 10000 Donaldish Lane  
Reno, NV 89511

Flora Gallegos

(Notary Stamp)

State of Nevada  
County of Washoe

Subscribed and sworn to before me this  
29th day of July, 2022.

Washoe State of Nevada  
Notary Public in and for said county and state

My commission expires: 6/30/24



\*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)?

10000 Donalisha Lane; 5410 Granite Bay Ct. & 5465 Granite Bay Ct., Reno, 89511

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
049-221-22	200	0.940
049-221-16	120	1.009
<b>049-221-15</b>	<b>200</b>	<b>1.228</b>

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

One home each on 049-221-22 & 049-221-15; Vacant land 049-221-16

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	n/a			
Proposed Minimum Lot Width	n/a			

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			
Proposed Zoning Area	n/a			

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	municipal
b. Electrical Service/Generator	municipal
c. Water Service	municipal

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:	None; proposing to merge & re-subdivide 3 parcels into two.

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 #	n/a	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):

n/a
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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 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?

n/a
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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?

n/a
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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?

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**TAXATION CERTIFICATE**

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 AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265. A.P.N. 049-221-15, -16, & -22

WASHOE COUNTY TREASURER

TITLE: \_\_\_\_\_ DATE \_\_\_\_\_

**DIRECTOR OF PLANNING AND BUILDING 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 THE NEVADA REVISED STATUES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUES 278.471 THROUGH 278.4725.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

**UTILITY COMPANIES CERTIFICATE**

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

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE \_\_\_\_\_

NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA DATE \_\_\_\_\_

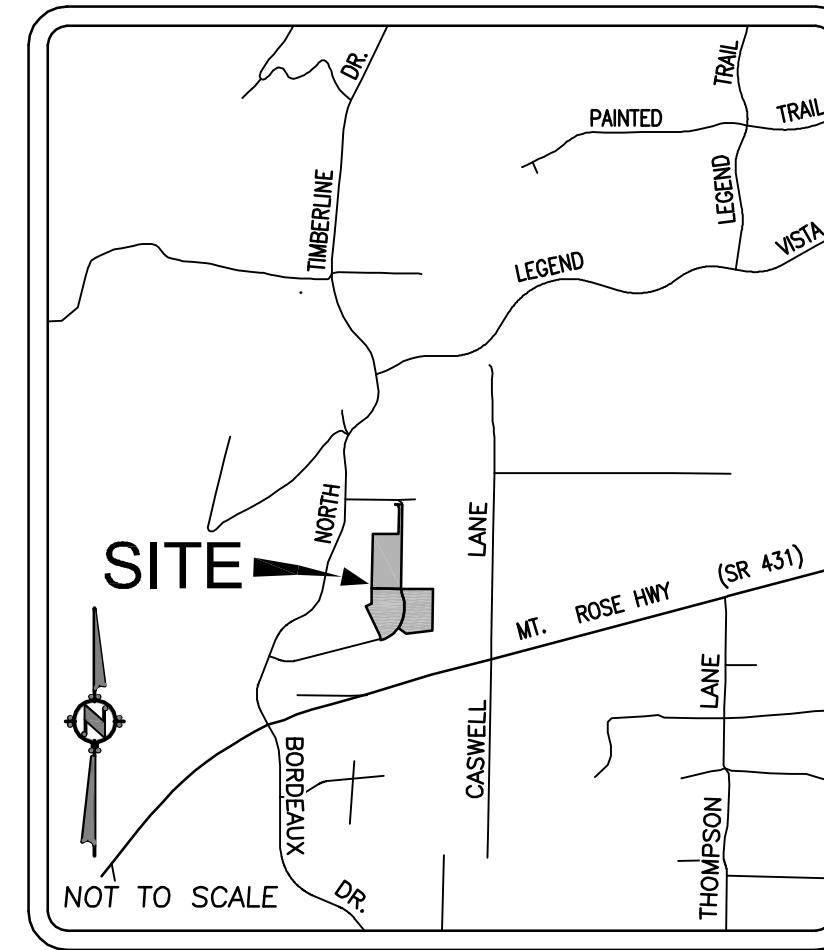
TRUCKEE MEADOWS WATER AUTHORITY DATE \_\_\_\_\_

CHARTER COMMUNICATIONS 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 \_\_\_\_\_



VICINITY MAP

**NOTES**

1. NO ADDITIONAL PUBLIC UTILITY EASEMENTS ARE GRANTED AT THIS TIME.
2. THE EASEMENTS SHOWN ALONG THE LINES TO BE REVERTED WILL REMAIN.
3. 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 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 THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

**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

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**SECURITY INTEREST HOLDER'S CERTIFICATE**

THIS IS TO CERTIFY THAT WELLS FARGO NATIONAL BANK WEST, IS THE BENEFICIARY TO THE DEED OF TRUST RECORDED MARCH 9, 2021 AS DOCUMENT NO. 5150722, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE ENTITY OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON AND THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THAT 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.

TICOR TITLE OF NEVADA, INC.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME & TITLE: \_\_\_\_\_

**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF TWO SHEETS, AND THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT.

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

**OWNERS CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THOSE TRACTS OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 116 & 278. NO EASEMENTS ARE ABANDONED OR GRANTED WITH THIS MAP. THIS MAP WILL MERGE TWO SEPARATELY OWNED PARCELS (TOGETHER WITH A THIRD COMMONLY OWNED PARCEL) INTO TWO PARCELS. THE SCHEELER FAMILY TRUST DATED JUNE 5, 2007, IS THE OWNER OF PARCEL 6 OF PARCEL MAP 4565; MARSHALL TOLBERT AND ANGIE TOLBERT ARE THE OWNERS OF PARCEL 2A-3 OF PARCEL MAP 3747; JACOB J. SCHEELER AND SHIRLEY KAYE SCHEELER OWN AN UNDIVIDED 50% INTEREST IN PARCEL 1 OF PARCEL MAP 4564, AND MARSHALL TOLBERT AND ANGIE TOLBERT TOGETHER OWNS AN UNDIVIDED 50% INTEREST IN PARCEL 1 OF PARCEL MAP 4564. UPON APPROVAL AND RECORDATION OF THIS PLAT, PARCEL A WILL BE OWNED BY MARSHALL TOLBERT AND ANGIE TOLBERT, AND PARCEL B WILL BE OWNED BY THE SCHEELER FAMILY TRUST DATED JUNE 5, 2007.

SCHEELER FAMILY TRUST DATED JUNE 5, 2007

JACOB J. SCHEELER, TRUSTEE

SHIRLEY K. SCHEELER, TRUSTEE

JACOB J. SCHEELER AND SHIRLEY KAYE SCHEELER  
HUSBAND AND WIFE AS COMMUNITY PROPERTY

JACOB J. SCHEELER, TRUSTEE

SHIRLEY KAYE SCHEELER, TRUSTEE

MARSHALL TOLBERT AND ANGIE TOLBERT  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

MARSHALL TOLBERT

ANGIE TOLBERT

**NOTARY'S CERTIFICATE**

STATE OF NEVADA SS  
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2022, BY JACOB J. SCHEELER AND SHIRLEY K. SCHEELER (AKA SHIRLEY KAYE SCHEELER).

NOTARY PUBLIC

**NOTARY'S CERTIFICATE**

STATE OF NEVADA SS  
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2022, BY JACOB J. SCHEELER AND SHIRLEY K. SCHEELER (SHIRLEY KAYE SCHEELER).

NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

I, JAMES D. BAILEY, JR., A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JACK SCHEELER.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 34, T. 18 N., R. 19 E., M.D.M., AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_.
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, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JAMES D. BAILEY, JR. P.L.S. 18368

A.P.N. 049-221-15, -16, & -22  
TOTAL AREA = 3.18± ACRES

<p><b>PARCEL MAP</b> FOR <b>MARSHALL E. &amp; ANGIE M. TOLBERT AND</b> <b>JACOB J. &amp; SHIRLEY K. SCHEELER</b> BEING A MERGER &amp; RESUBDIVISION OF PARCEL 2A-3, PM 3747; PARCEL 1 OF P.M. 4564; &amp; PARCEL 6 OF P.M. 4565 SITUATE WITHIN THE SW 1/4 OF SECTION 34 T. 18 N., R. 19 E., M.D.M. WASHOE COUNTY NEVADA</p>	
<p>Meridian Surveying &amp; Mapping, Inc. Land, Construction and Boundary Surveys 8725 Technology Way, Suite C2, Reno, NV 89521 (775) 690-4194</p>	<p>1 2</p>

**REFERENCES**

RECORD INFORMATION SHOWN BELOW ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

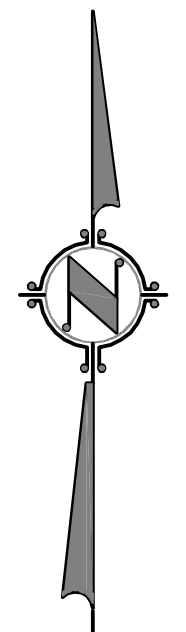
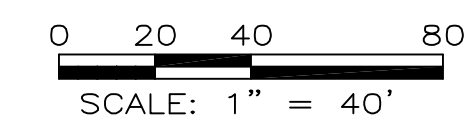
1. SUBD. TRACT MAP NO. 2610, FILE NO. 1351461, REC'D. 09/25/1989
2. PARCEL MAP NO. 3140, FILE NO. 2053120, REC'D. 12/03/1996
3. RECORD OF SURVEY MAP NO. 3715, FILE NO. 2414888, REC'D. 01/14/2000
4. PARCEL MAP NO. 4564, FILE NO. 3393564, REC'D. 05/30/2006
5. PARCEL MAP NO. 4565, FILE NO. 3393565, REC'D. 05/30/2006

**BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/94 HARN, PER SURVEY MONUMENTS AS SHOWN. ALL COORDINATES AND DISTANCES ARE GROUND VALUES. TO OBTAIN GRID COORDINATES, DIVIDE THE GROUND COORDINATES SHOWN HEREON BY THE WASHOE COUNTY ESTABLISHED COMBINED FACTOR OF 1.000197939.

**LEGEND**

- SET 5/8" REBAR & CAP STAMPED PLS 18368
- ⊗ FOUND CENTERLINE WELL MONUMENT PER PM 4564
- FOUND PROPERTY CORNER AS NOTED
- ✠ FOUND UNITED STATES GOVERNMENT LAND OFFICE SURVEY MONUMENT
- FOUND 5/8" REBAR & CAP STAMPED RLS 5286
- △ GPS CONTROL POINT
- (R) RADIAL
- APN ASSESSOR'S PARCEL NUMBER
- P.M. PARCEL MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- CATV CABLE TELEVISION
- STMGID SOUTH TRUCKEE MEADOWS GENERAL IMPROVEMENT DISTRICT
- BOUNDARY LINE
- GRAPHIC BORDER
- - - ADJOINER PARCEL LINE
- - - STREET CENTERLINE



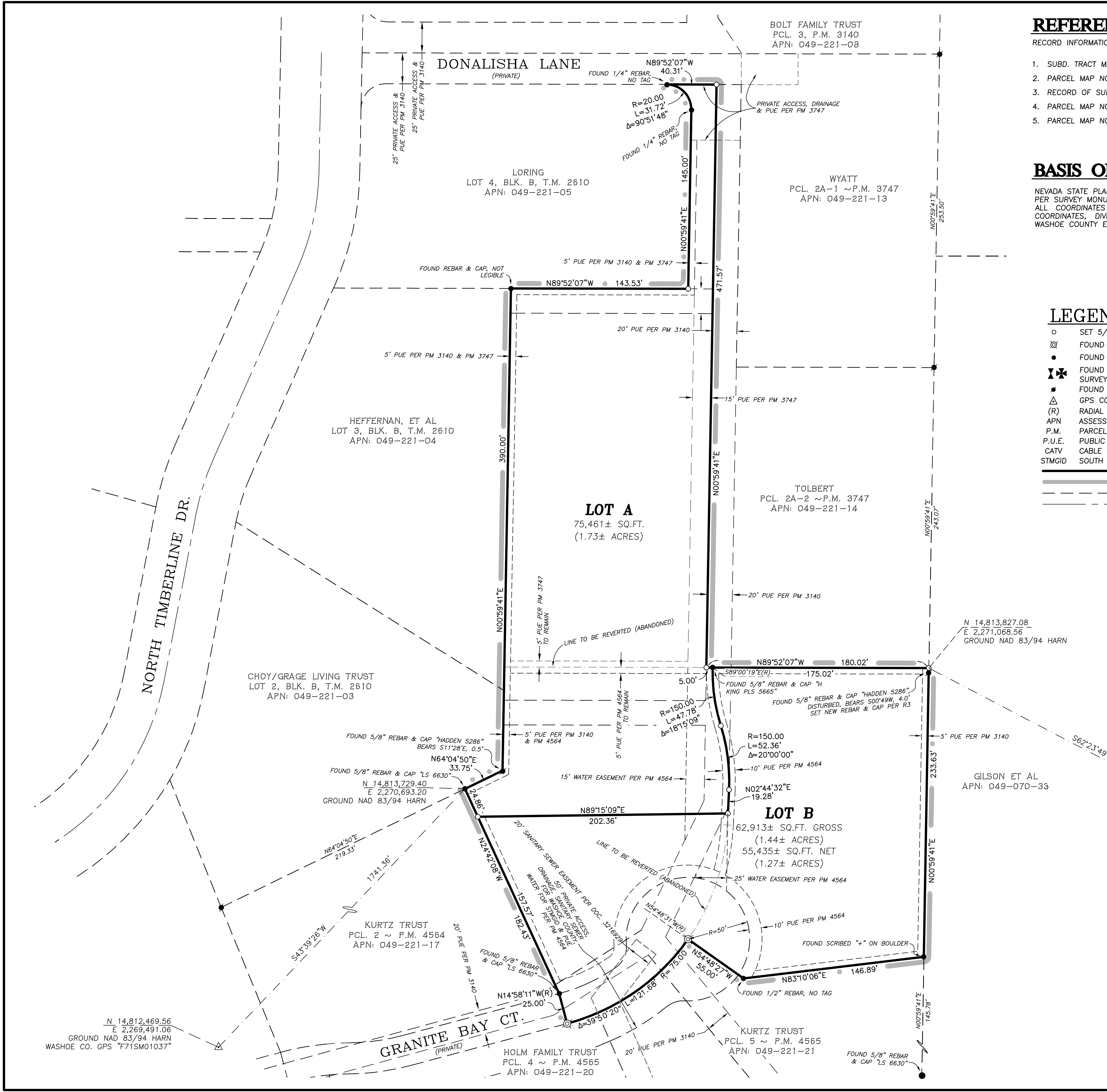
N 14,812,460.09  
E 2,273,683.03  
GROUND COORDINATES  
NAD 83/94 HARN  
FOUND 3" GLO BRASS CAP  
WASHOE CO. GPS CONTROL "WSPLS050"

T18N R19E 34  
T17N R19E 3

**PARCEL MAP**  
FOR  
**MARSHALL E. & ANGIE M. TOLBERT AND**  
**JACOB J. & SHIRLEY K. SCHEELER**  
BEING A MERGER & RESUBDIVISION OF PARCEL 2A-3, P.M. 3747;  
PARCEL 1 OF P.M. 4564; & PARCEL 6 OF P.M. 4565  
SITUATE WITHIN THE SW 1/4 OF SECTION 34  
T. 18 N., R. 19 E., M.D.M.  
WASHOE COUNTY NEVADA

Meridian Surveying & Mapping, Inc.  
Land, Construction and Boundary Surveys  
8725 Technology Way, Suite C2, Reno, NV 89521  
(775) 690-4194

2  
2



N 14,812,469.56  
E 2,269,491.06  
GROUND NAD 83/94 HARN  
WASHOE CO. GPS "F71SM01037"

CHOY/GRAGE LIVING TRUST  
LOT 2, BLK. B, T.M. 2610  
APN: 049-221-03

HEFFERNAN, ET AL  
LOT 3, BLK. B, T.M. 2610  
APN: 049-221-04

DONALISHA LANE  
(PRIVATE)

LORING  
LOT 4, BLK. B, T.M. 2610  
APN: 049-221-05

BOLT FAMILY TRUST  
PCL. 3, P.M. 3140  
APN: 049-221-08

WYATT  
PCL. 2A-1 ~ P.M. 3747  
APN: 049-221-13

TOLBERT  
PCL. 2A-2 ~ P.M. 3747  
APN: 049-221-14

GILSON ET AL  
APN: 049-070-33

KURTZ TRUST  
PCL. 2 ~ P.M. 4564  
APN: 049-221-17

HOLM FAMILY TRUST  
PCL. 4 ~ P.M. 4565  
APN: 049-221-20

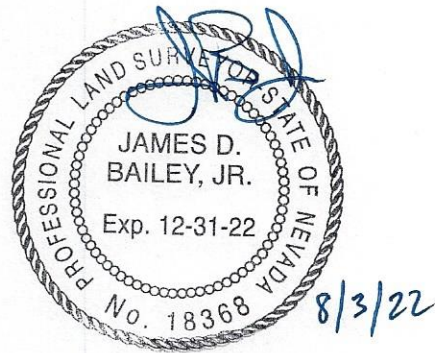
KURTZ TRUST  
PCL. 5 ~ P.M. 4565  
APN: 049-221-21

**LOT A**  
75,461± SQ.FT.  
(1.73± ACRES)

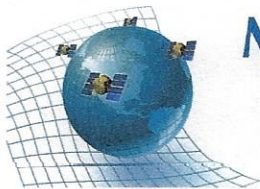
**LOT B**  
62,913± SQ.FT. GROSS  
(1.44± ACRES)  
55,435± SQ.FT. NET  
(1.27± ACRES)

**PARCEL MAP FOR  
MARSHALL E. & ANGIE M.  
TOLBERT  
AND  
JACOB J. & SHIRLEY K.  
SCHEELER**

**CLOSURES  
AND  
CALCULATIONS**



**PREPARED BY:**



**Meridian Surveying & Mapping, Inc.**  
*Land, Construction and Boundary Surveys*

8725 Technology Way, Ste., C2 - Reno, NV 89521 - (775) 690-4194



PARCEL MAP FOR MARSHALL E. & ANGIE M. TOLBERT AND  
JACOB J. & SHIRLEY K. SCHEELER

Project: Jack Scheeler Granite Bay (JSC22082)  
2022

Wed August 03 10:24:22

Parcel Map Check

-----  
Parcel name: OVERALL PARCEL

North:	14813827.08	East :	2271068.56
Line Course:	S 00-59-41 W	Length:	233.63
North:	14813593.49	East :	2271064.50
Line Course:	S 83-10-06 W	Length:	146.89
North:	14813576.02	East :	2270918.66
Line Course:	N 54-48-27 W	Length:	55.00
North:	14813607.72	East :	2270873.71
Curve Length:	121.68	Radius:	175.00
Delta:	39-50-20	Tangent:	63.42
Chord:	119.24	Course:	S 55-06-39 W
Course In:	N 54-48-31 W	Course Out:	S 14-58-11 E
RP North:	14813708.57	East :	2270730.69
End North:	14813539.51	East :	2270775.90
Line Course:	N 14-58-11 W	Length:	25.00
North:	14813563.66	East :	2270769.44
Line Course:	N 24-42-08 W	Length:	182.43
North:	14813729.40	East :	2270693.20
Line Course:	N 64-04-50 E	Length:	33.75
North:	14813744.15	East :	2270723.56
Line Course:	N 00-59-41 E	Length:	390.00
North:	14814134.09	East :	2270730.33
Line Course:	S 89-52-07 E	Length:	143.53
North:	14814133.76	East :	2270873.86
Line Course:	N 00-59-41 E	Length:	145.00
North:	14814278.74	East :	2270876.38
Curve Length:	31.72	Radius:	20.00
Delta:	90-51-48	Tangent:	20.30
Chord:	28.50	Course:	N 44-26-13 W
Course In:	N 89-00-19 W	Course Out:	N 00-07-53 E
RP North:	14814279.09	East :	2270856.38
End North:	14814299.09	East :	2270856.42
Line Course:	S 89-52-07 E	Length:	40.31
North:	14814298.99	East :	2270896.73
Line Course:	S 00-59-41 W	Length:	471.57
North:	14813827.49	East :	2270888.55
Line Course:	S 89-52-07 E	Length:	180.02
North:	14813827.08	East :	2271068.57

Perimeter: 2200.54 Area: 138,374 sq. ft. 3.18 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.01 Course: S 64-24-42 E  
Error North: -0.003 East : 0.007

Precision 1: 220,053.00



PARCEL MAP FOR MARSHALL E. & ANGIE M. TOLBERT AND  
JACOB J. & SHIRLEY K. SCHEELER

Project: Jack Scheeler Granite Bay (JSC22082)  
2022

Wed August 03 10:24:35

Parcel Map Check

-----  
Parcel name: LOT A

North:	14813729.40	East :	2270693.20
Line Course:	N 64-04-50 E	Length:	33.75
North:	14813744.15	East :	2270723.55
Line Course:	N 00-59-41 E	Length:	390.00
North:	14814134.09	East :	2270730.32
Line Course:	S 89-52-07 E	Length:	143.53
North:	14814133.76	East :	2270873.85
Line Course:	N 00-59-41 E	Length:	145.00
North:	14814278.74	East :	2270876.37
Curve Length:	31.72	Radius:	20.00
Delta:	90-51-48	Tangent:	20.30
Chord:	28.50	Course:	N 44-26-13 W
Course In:	N 89-00-19 W	Course Out:	N 00-07-53 E
RP North:	14814279.09	East :	2270856.37
End North:	14814299.09	East :	2270856.42
Line Course:	S 89-52-07 E	Length:	40.31
North:	14814298.99	East :	2270896.73
Line Course:	S 00-59-41 W	Length:	471.57
North:	14813827.50	East :	2270888.54
Line Course:	S 89-52-07 E	Length:	5.00
North:	14813827.48	East :	2270893.54
Curve Length:	47.78	Radius:	150.00
Delta:	18-15-09	Tangent:	24.10
Chord:	47.58	Course:	S 08-07-54 E
Course In:	S 89-00-19 E	Course Out:	S 72-44-32 W
RP North:	14813824.88	East :	2271043.52
End North:	14813780.38	East :	2270900.27
Curve Length:	52.36	Radius:	150.00
Delta:	20-00-00	Tangent:	26.45
Chord:	52.09	Course:	S 07-15-28 E
Course In:	S 72-44-32 W	Course Out:	S 87-15-28 E
RP North:	14813735.88	East :	2270757.02
End North:	14813728.70	East :	2270906.85
Line Course:	S 02-44-32 W	Length:	19.28
North:	14813709.44	East :	2270905.93
Line Course:	S 89-15-09 W	Length:	202.36
North:	14813706.80	East :	2270703.59
Line Course:	N 24-42-08 W	Length:	24.86
North:	14813729.39	East :	2270693.20

Perimeter: 1607.53 Area: 75,461 sq. ft. 1.73 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.01 Course: S 15-21-03 E

Error North: -0.008 East : 0.002

Precision 1: 160,752.00

PARCEL MAP FOR MARSHALL E. & ANGIE M. TOLBERT AND  
JACOB J. & SHIRLEY K. SCHEELER

page 2

Project: Jack Scheeler Granite Bay (JSC22082)  
2022

Wed August 03 10:24:35

Parcel Map Check

PARCEL MAP FOR MARSHALL E. & ANGIE M. TOLBERT AND  
JACOB J. & SHIRLEY K. SCHEELER

Project: Jack Scheeler Granite Bay (JSC22082)  
2022

Wed August 03 10:24:42

Parcel Map Check

-----  
Parcel name: LOT B

North: 14813827.08                      East : 2271068.56  
Line Course: S 00-59-41 W    Length: 233.63  
    North: 14813593.49                      East : 2271064.50  
Line Course: S 83-10-06 W    Length: 146.89  
    North: 14813576.02                      East : 2270918.66  
Line Course: N 54-48-27 W    Length: 55.00  
    North: 14813607.72                      East : 2270873.71  
Curve Length: 121.68                      Radius: 175.00  
    Delta: 39-50-20                      Tangent: 63.42  
    Chord: 119.24                      Course: S 55-06-39 W  
    Course In: N 54-48-31 W              Course Out: S 14-58-11 E  
    RP North: 14813708.57                      East : 2270730.69  
    End North: 14813539.51                      East : 2270775.90  
Line Course: N 14-58-11 W    Length: 25.00  
    North: 14813563.66                      East : 2270769.44  
Line Course: N 24-42-08 W    Length: 157.57  
    North: 14813706.81                      East : 2270703.59  
Line Course: N 89-15-09 E    Length: 202.36  
    North: 14813709.45                      East : 2270905.93  
Line Course: N 02-44-32 E    Length: 19.28  
    North: 14813728.71                      East : 2270906.86  
Curve Length: 52.36                      Radius: 150.00  
    Delta: 20-00-00                      Tangent: 26.45  
    Chord: 52.09                      Course: N 07-15-28 W  
    Course In: N 87-15-28 W              Course Out: N 72-44-32 E  
    RP North: 14813735.89                      East : 2270757.03  
    End North: 14813780.39                      East : 2270900.28  
Curve Length: 47.78                      Radius: 150.00  
    Delta: 18-15-09                      Tangent: 24.10  
    Chord: 47.58                      Course: N 08-07-54 W  
    Course In: N 72-44-32 E              Course Out: N 89-00-19 W  
    RP North: 14813824.89                      East : 2271043.52  
    End North: 14813827.49                      East : 2270893.55  
Line Course: S 89-52-07 E    Length: 175.02  
    North: 14813827.09                      East : 2271068.56

Perimeter: 1236.58    Area: 62,913 sq. ft. 1.44 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.01                      Course: N 47-57-36 E  
Error North: 0.004                      East : 0.005

Precision 1: 123,657.00

PARCEL MAP FOR MARSHALL E. & ANGIE M. TOLBERT AND  
JACOB J. & SHIRLEY K. SCHEELER

Project: Jack Scheeler Granite Bay (JSC22082)  
2022

Wed August 03 10:24:58

Parcel Map Check

-----  
Parcel name: AE AREA OUT OF LOT B

North:	14813563.75	East :	2270769.37
Curve Length:	50.69	Radius:	150.00
Delta:	19-21-43	Tangent:	25.59
Chord:	50.45	Course:	N 65-20-57 E
Course In:	N 14-58-11 W	Course Out:	S 34-19-54 E
RP North:	14813708.66	East :	2270730.62
End North:	14813584.79	East :	2270815.22
Curve Length:	21.29	Radius:	20.00
Delta:	60-59-41	Tangent:	11.78
Chord:	20.30	Course:	N 25-10-15 E
Course In:	N 34-19-54 W	Course Out:	N 84-40-25 E
RP North:	14813601.31	East :	2270803.94
End North:	14813603.16	East :	2270823.85
Curve Length:	192.47	Radius:	50.00
Delta:	220-33-33	Tangent:	135.32
Chord:	93.80	Course:	S 75-02-49 E
Course In:	N 84-40-25 E	Course Out:	S 54-46-02 E
RP North:	14813607.80	East :	2270873.64
End North:	14813578.96	East :	2270914.48
Line Course:	N 54-48-27 W	Length:	49.90
North:	14813607.72	East :	2270873.70
Curve Length:	121.68	Radius:	175.00
Delta:	39-50-20	Tangent:	63.42
Chord:	119.24	Course:	S 55-06-39 W
Course In:	N 54-48-31 W	Course Out:	S 14-58-11 E
RP North:	14813708.57	East :	2270730.68
End North:	14813539.51	East :	2270775.89
Line Course:	N 15-03-38 W	Length:	25.10
North:	14813563.75	East :	2270769.37

Perimeter: 461.13 Area: 7,478 sq. ft. 0.17 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00 Course: S 87-34-48 W

Error North: -0.000 East : -0.003

Precision 1: 461,130,000.00