

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: HANS BURKHART PARCEL MAP			
Project Description: PARCEL SPLIT OF LOT 9A OF PARCEL MAP NUMBER 3529			
Project Address: 65 WATER BUCK WAY			
Project Area (acres or square feet): 3.35 ACRES			
Project Location (with point of reference to major cross streets AND area locator): 400 FEET EASTERLY FROM THE INTERSECTION OF RIVERDALE CIR. AND WATERBUCK WAY			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
038-710-17	3.35 AC.		
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: HANS BURKHART		Name: LANDMARK SURVEYING	
Address: 65 WATER BUCK WAY		Address: 2548 RAMPART TERRACE	
RENO, NV	Zip: 89539	RENO, NV	Zip: 89519
Phone: 775-240-7083	Fax:	Phone: 775-324-0904	Fax: 324-0904
Email:		Email: hubtacpls@gmail.com	
Cell:	Other:	Cell: 775-772-6058	Other:
Contact Person: HANS BURKHART		Contact Person: DENNIS CHAPMAN	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS OWNER		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: HANS BURKHART

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, HANS BURKHART
(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): 038-710-17

Printed Name HANS BURKHART

Signed [Signature]

Address 65 Waterbuck Verdi, NV 89439

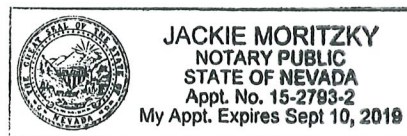
State of Nevada
County of Washoe

Subscribed and sworn to before me this
9th day of April, 2019.
by Hans Burkhardt.

[Signature]
Notary Public in and for said county and state

My commission expires: 9-10-19

(Notary Stamp)



*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)?

65 WATER BUCK WAY

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
038-710-17	LDS	3.35

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

THER IS A SINGLE FAMILY RESIDENCE ON THE PARCEL

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	85,396 SQ. FT.	60,345 SQ. FT.		
Proposed Minimum Lot Width	197'	138'		

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	85,396 sq. ft.	60,345 sq. ft.		
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	
c. Water Service	DOMESTIC WELL

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

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

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input checked="" 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 type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input checked="" 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 #	58928	acre-feet per year	2.2
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input 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?

NA

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?

NA

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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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?

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?

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?

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?

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?

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

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

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

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

28. Surveyor:

Name	HANS BURKHART
Address	65 WATER BUCK WAY
Phone	
Cell	
E-mail	
Fax	
Nevada PLS #	

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:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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2. What is the location (address or distance and direction from nearest intersection)?

65 WATER BUCK WAY

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
038-710-17	LDS	3.35

3. Please describe:

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

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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	85,396 SQ. FT.	60,345 SQ. FT.		
Proposed Minimum Lot Width	197'	138'		

5. Utilities:

a. Sewer Service	SEPTIC
b. Electrical Service/Generator	
c. Water Service	DOMESTIC WELL

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

a. Water System Type:

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

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input checked="" 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:

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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 type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

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:

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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
---	-----------------------------

Explanation:

--

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
------------------------------	-----------------------------

Explanation:

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- 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.)

<input type="checkbox"/> Yes, the Hillside Ordinance applies.	<input type="checkbox"/> No, it does not.
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Explanation:

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9. Surveyor:

Name	HANS BURKHART
Address	65 WATER BUCK WAY
Phone	
Fax	
Nevada PLS #	

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

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items 0	Total \$0.00	Checkout	View
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Pay Online

Washoe County Parcel Information

Parcel ID 03871017	Status Active	Last Update 3/19/2019 2:06:42 AM
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Current Owner:
 H A B LIVING TRUST
 PO BOX 250
 VERDI, NV 89439

SITUS:
 65 WATERBUCK WAY
 WCTY NV

Taxing District
 4811

Geo CD:

Legal Description
 Township 19 Section 8 Lot 9A Block Range 18 SubdivisionName _REVERSION

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2018	\$9,176.79	\$9,176.79	\$0.00	\$0.00	\$0.00
2017	\$8,909.74	\$8,909.74	\$0.00	\$0.00	\$0.00
2016	\$8,683.97	\$8,683.97	\$0.00	\$0.00	\$0.00
2015	\$8,666.06	\$8,666.06	\$0.00	\$0.00	\$0.00
2014	\$8,488.18	\$8,488.18	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

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

Payment Information

Special Assessment District

Installment Date Information

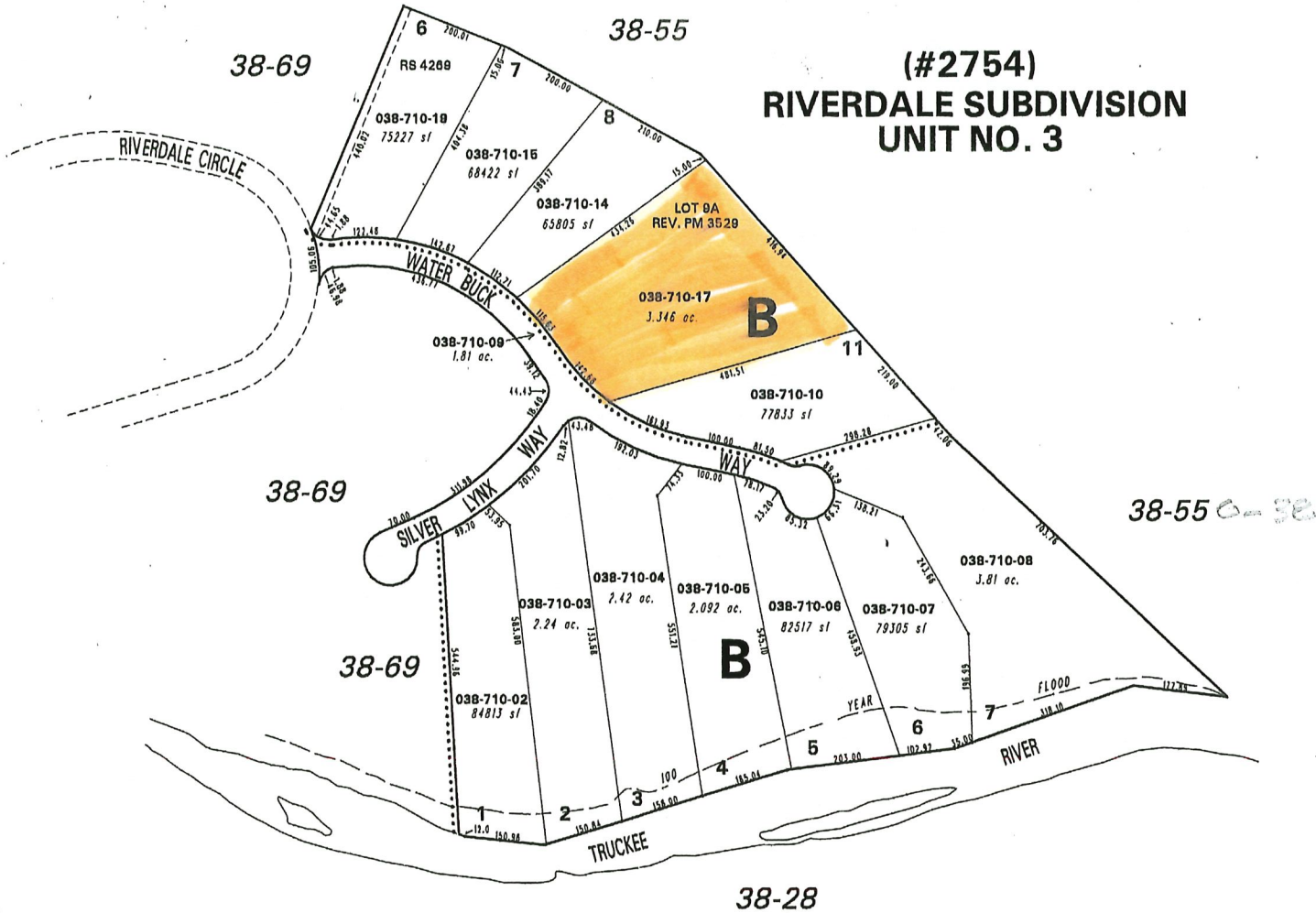
Assessment Information

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.

038-71

**(#2754)
RIVERDALE SUBDIVISION
UNIT NO. 3**



**RIVERDALE SUBDIVISION UNIT NO. 2 (#2663)
PORTION OF THE W 1/2 SECTION 8, T19N, R18E**

NOTE: This map is 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 the accuracy of the data delineated hereon.

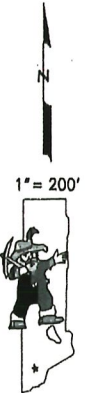
Office of Washoe County Assessor, Nevada - Robert W. McGowan

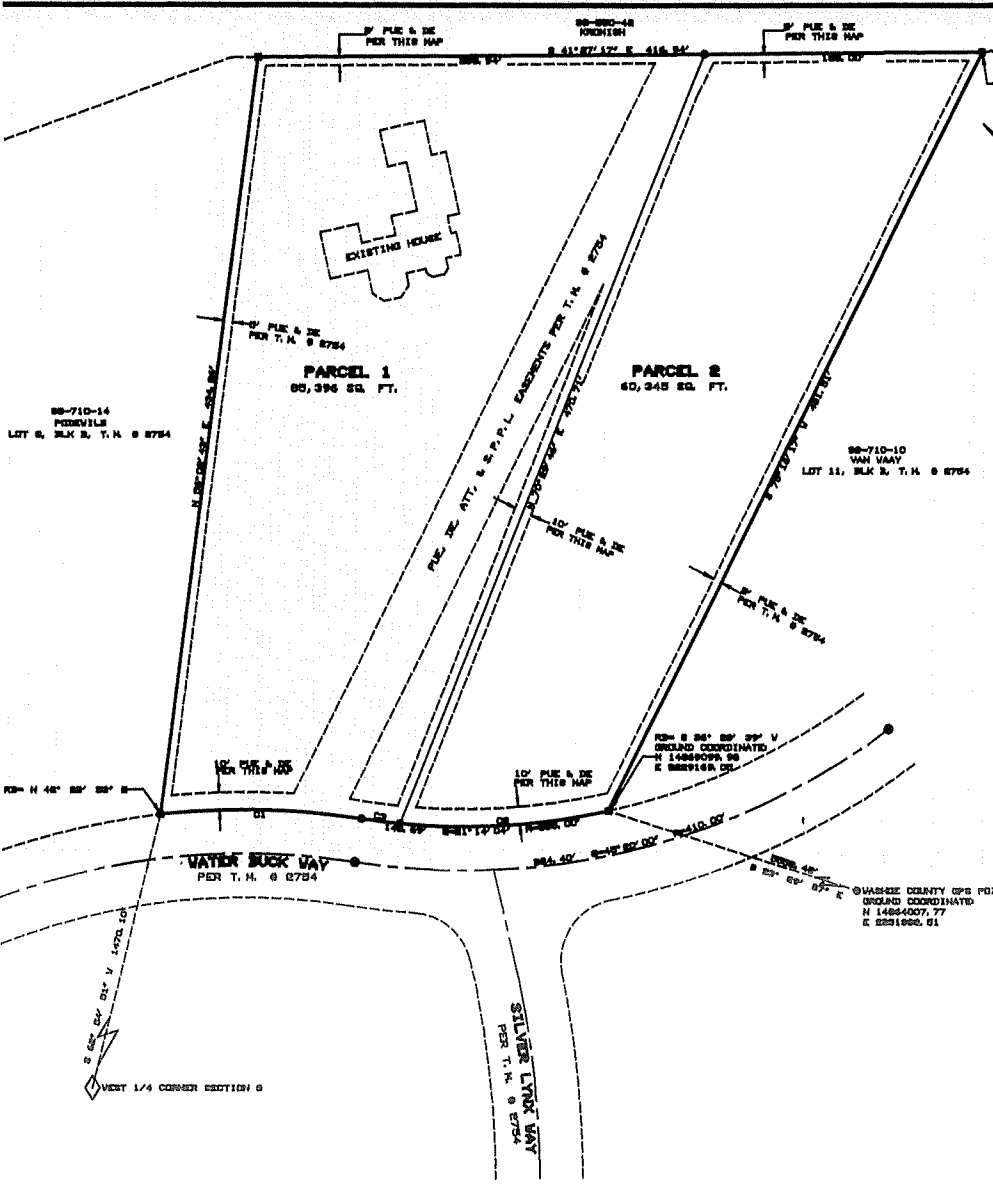
This area previously shown on 38-55

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by	CFB 8/90
Revised	3/91 TWT 8/10/99 KSB 7/16/03
PK	7/22/04 CFB 2/4/2008

ARC/INFO 8.0 WIN32/95 3/00/8.0





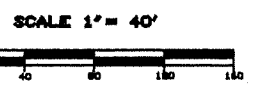
89-710-14
FOOTCILE
LOT 8, BLK 2, T.H. 8 8784

89-710-10
VAN VAY
LOT 11, BLK 2, T.H. 8 8784

WEST 1/4 CORNER SECTION 9

BASIS OF BEARING
VANESKE COUNTY GPS SYSTEM BETWEEN POINTS V78801084 AND V78801087
COMPUTED AS N 44° 04' 07" E 8781.00' (14888/94)

TOTAL AREA = 3.35 AC.
= 145,741 SQ. FT.



- LEGEND**
- SET 5/8" NEAR & CAP PLS @ 8005 UNLESS NOTED OTHERWISE
 - FOUND 5/8" NEAR & ALUMINUM CAP PLS @ 8170
 - PLC = PUBLIC UTILITY AND CABLE TV EASEMENT
 - S.P.P.L. = SOUTHERN PACIFIC PIPE LINE
 - RB = RADIAL BEARING
 - = CENTERLINE MONUMENT PER TRACT MAP 8 8784

- REFERENCES:**
- 1) PARCEL MAP 8 8889
 - 2) TRACT MAP 8 8784
 - 3) TITLE REPORT BY FIRST CENTENNIAL TITLE COMPANY DATED MARCH 19, 2019 ORDER # 236480-RT

NO.	DATE	DESCRIPTION
1	11/11/2019	PREPARED BY
2	11/11/2019	CHECKED BY
3	11/11/2019	APPROVED BY

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

SOUTHERN PACIFIC POWER COMPANY 224 N.V. ENERGY NAME AND TITLE	DATE
NEVADA BELL TELEPHONE COMPANY 224 AT&T NEVADA NAME AND TITLE	DATE
CHARTER COMMUNICATIONS NAME AND TITLE	DATE

SURVEYOR'S CERTIFICATE

1. DENNIS P. CHAPMAN A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
2. THIS PLAN REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF HANS BURKHART.
3. THE LANDS DEPICTED LIE WITHIN THE WEST 1/2 OF SECTION 9, T. 19N., R. 18E. 16W.
4. THE MONUMENTS DEPICTED ON THE PLAN ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

DENNIS P. CHAPMAN P.L.S. © 2020

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, H. BURKHART AS TRUSTEE FOR THE H.A.S. LIVING TRUST, IS THE OWNER OF THE TRACT OF LAND REPRESENTED IN THIS PLAN AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAN, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS 278. THE DRAINAGE, CABLE TV, AND PUBLIC UTILITY EASEMENTS (PUD) SHOWN HEREON ARE HEREBY GRANTED FOR THE PURPOSES STATED.

H. BURKHART _____ DATE _____
AS TRUSTEE OF THE H.A.S. LIVING TRUST

STATE OF NEVADA
S.S.
COUNTY OF WASHOE

ON THIS _____ DAY OF _____ 20____, I PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN SAID COUNTY, H. BURKHART, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED AND THAT H. BURKHART AS TRUSTEE OF THE H.A.S. LIVING TRUST, OWNER OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LANDS/ TRACT ALL OWNERS OF RECORD OF THE LANDS HAVE SIGNED THE FINAL MAP THAT IS THE BASIS OF RECORD A SECURITY INTEREST IN THE LANDS AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR THE DELINEATED STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY _____ TITLED _____ DATE _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THESE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. 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 278.741 THROUGH 278.478B.

REJINA HAUENSTEIN, DIRECTOR PLANNING AND BUILDING DIVISION

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL DEMONSTRATES SEWER, 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 AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN COMPLIANCE WITH THE PROVISIONS OF ARTICLE 42B OF WASHOE COUNTY DEVELOPMENT CODE (CHAPTER 110).

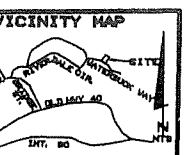
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

TAXATION CERTIFICATE

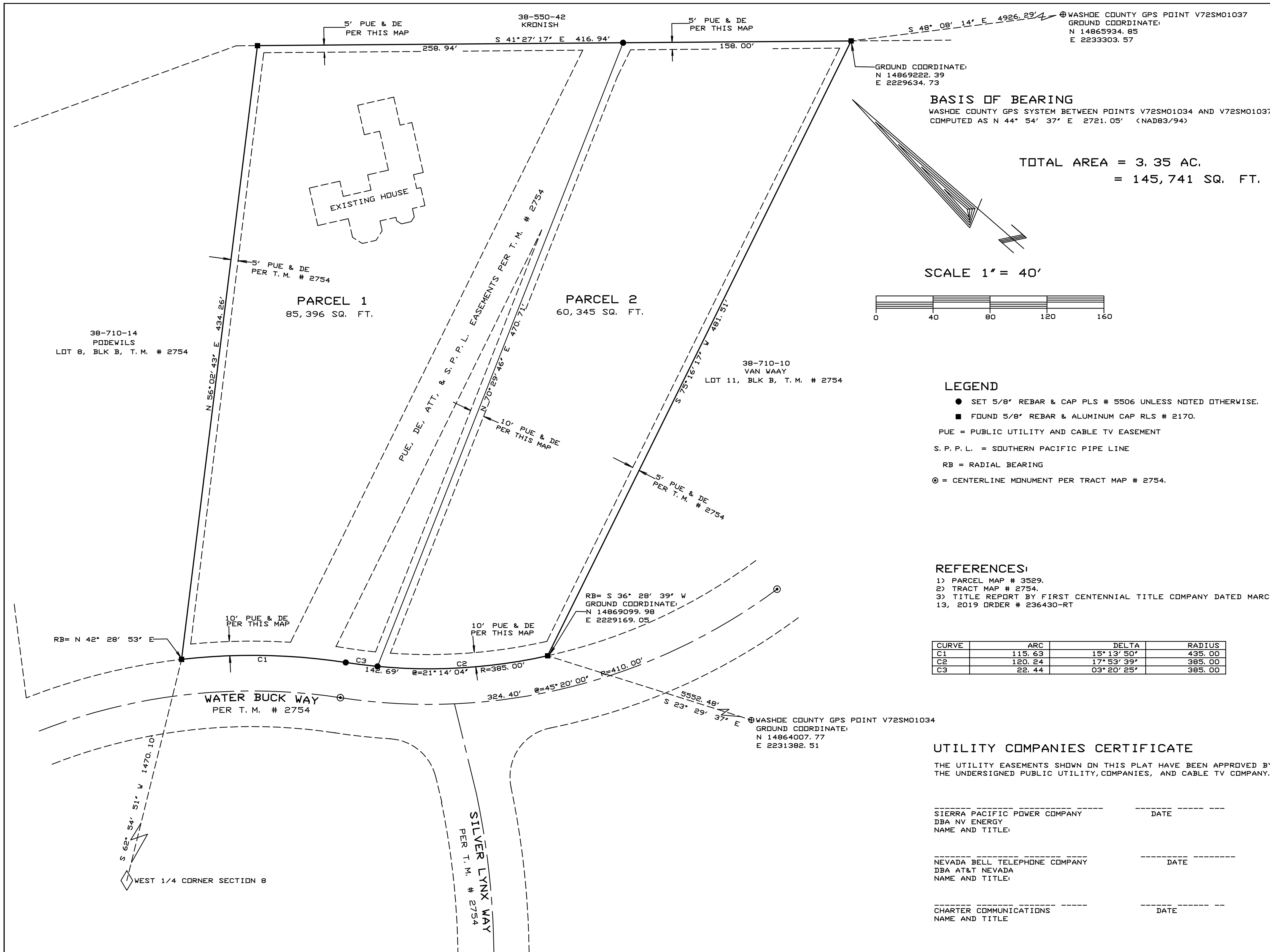
APN 089-710-17
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NEVADA LAW.
WASHOE COUNTY TREASURER _____

BY _____ DEPUTY TREASURER _____ DATE _____

<p>PARCEL MAP FOR HANS BURKHART OF LOT 9A, PARCEL MAP 8 8889 A PORTION OF THE WEST 1/2 OF SECTION 9, T. 19N., R. 18E. 16W. WASHOE COUNTY, NEVADA</p>	FILE NO.
	FILED FOR RECORD AT THE REQUEST OF
ON THIS _____ DAY OF _____	20____ AT _____ MINUTES PAST _____ OF CLOCK
OFFICIAL RECORDS OF WASHOE COUNTY	NEVADA
COUNTY RECORDER	DEPUTY
PREPARED BY LANDMARK SURVEYING 1248 RAINBOW TERRACE RENO, NV 89519 (775) 384-0804	SHEET 1 OF 1

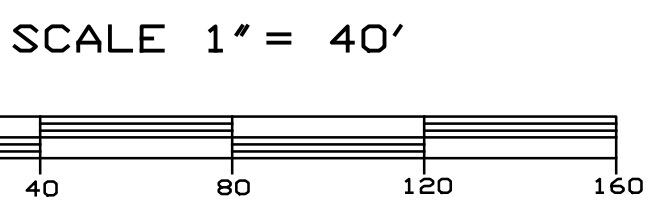


- NOTES:**
- 1) A PUBLIC UTILITY EASEMENT IS ALSO GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME AND THE UTILITY COMPANY.
 - 2) THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.
 - 3) THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAN INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
 - 4) ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND COORDINATES AND DISTANCES, DIVINE GROUND COORDINATES BY THE COORDINATE FACTOR OF 1.000199999 TO CONVERT TO GRID COORDINATES.
 - 5) ANY PROPOSED SEPTIC SYSTEM MUST MEET THE MINIMUM SETBACK REQUIREMENTS TO THE COLLISION ZONE.
 - 6) ANY FUTURE SEPTIC PROPOSAL MAY REQUIRE THE FOLLOWING:
 - A. AN ENGINEERED DESIGN.
 - B. REVIEW AND APPROVAL BY WASHOE COUNTY HEALTH DISTRICT SEWER, WASTEWATER, AND SANITATION ADVISORY BOARD PRIOR TO APPROVAL BY THE DISTRICT BOARD OF HEALTH.



BASIS OF BEARING
 WASHOE COUNTY GPS SYSTEM BETWEEN POINTS V72SM01034 AND V72SM01037
 COMPUTED AS N 44° 54' 37" E 2721.05' (NAD83/94)

TOTAL AREA = 3.35 AC.
 = 145,741 SQ. FT.



- LEGEND**
- SET 5/8" REBAR & CAP PLS # 5506 UNLESS NOTED OTHERWISE.
 - FOUND 5/8" REBAR & ALUMINUM CAP PLS # 2170.
 - PUE = PUBLIC UTILITY AND CABLE TV EASEMENT
 - S.P.P.L. = SOUTHERN PACIFIC PIPE LINE
 - RB = RADIAL BEARING
 - ⊙ = CENTERLINE MONUMENT PER TRACT MAP # 2754.

- REFERENCES:**
- 1) PARCEL MAP # 3529.
 - 2) TRACT MAP # 2754.
 - 3) TITLE REPORT BY FIRST CENTENNIAL TITLE COMPANY DATED MARCH 13, 2019 ORDER # 236430-RT

CURVE	ARC	DELTA	RADIUS
C1	115.63	15° 13' 50"	435.00
C2	22.44	17° 53' 39"	385.00
C3		03° 20' 25"	385.00

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN APPROVED BY THE UNDERSIGNED PUBLIC UTILITY, COMPANIES, AND CABLE TV COMPANY.

SIERRA PACIFIC POWER COMPANY _____ DATE _____
 DBA NV ENERGY
 NAME AND TITLE:

NEVADA BELL TELEPHONE COMPANY _____ DATE _____
 DBA AT&T NEVADA
 NAME AND TITLE:

CHARTER COMMUNICATIONS _____ DATE _____
 NAME AND TITLE:

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, H. BURKHART AS TRUSTEE FOR THE H. A. B. LIVING TRUST, 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 NRS 278. THE DRAINAGE, CABLE TV, AND PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON ARE HEREBY GRANTED FOR THE PURPOSE STATED.

H. BURKHART _____ DATE _____
 AS TRUSTEE OF THE H. A. B. LIVING TRUST

STATE OF NEVADA
 S.S.
 COUNTY OF WASHOE

ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN SAID COUNTY, H. BURKHART, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT H. BURKHART AS TRUSTEE OF THE H. A. B. LIVING TRUST, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP. THAT _____ HOLDS OF RECORD A SECURITY INTEREST IN THE LAND AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR THE DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____ 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. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS ____ DAY OF _____, 20____, BY THE DIRECTOR OF THE PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.741 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR PLANNING AND BUILDING DIVISION

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 AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

TAXATION CERTIFICATE

APN 038-710-17

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS361A.265.

WASHOE COUNTY TREASURER

BY: _____ DEPUTY TREASURER _____ DATE _____

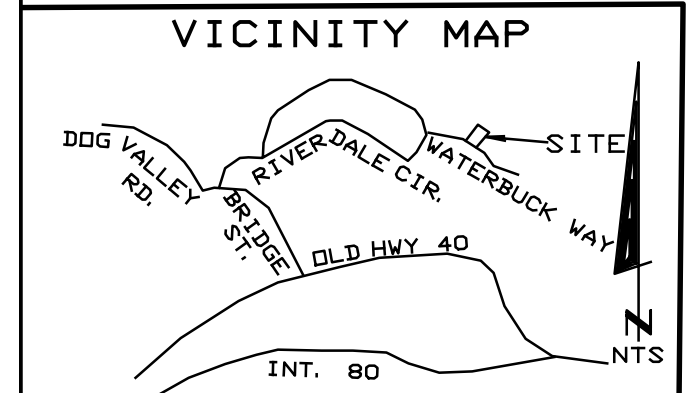
- NOTES:**
- 1) A PUBLIC UTILITY EASEMENT IS ALSO GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME AND THE UTILITY COMPANY.
 - 2) THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.
 - 3) THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
 - 4) ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND COORDINATES AND DISTANCES. DIVIDE GROUND COORDINATES BY THE COMBINED FACTOR OF 1.000197939 TO CONVERT TO GRID COORDINATES.
 - 5) ANY PROPOSED SEPTIC SYSTEM MUST MEET THE MINIMUM SETBACK REQUIREMENTS TO THE COLDIRON DITCH.
 - 6) ANY FUTURE SEPTIC PROPOSAL MAY REQUIRE THE FOLLOWING:
 - A. AN ENGINEERED DESIGN.
 - B. REVIEW AND APPROVAL BY WASHOE COUNTY HEALTH DISTRICT SEWAGE, WASTEWATER, AND SANITATION ADVISORY BOARD PRIOR TO APPROVAL BY THE DISTRICT BOARD OF HEALTH.

SURVEYOR'S CERTIFICATE

I, DENNIS P. CHAPMAN A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF HANS BURKHART.
2. THE LANDS DEPICTED LIE WITHIN THE WEST 1/2 OF SECTION 8, T. 19N., R. 18E. MDM.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

DENNIS P. CHAPMAN P.L.S. # 5506



PARCEL MAP FOR HANS BURKHART OF LOT 9A, PARCEL MAP # 3529 A PORTION OF THE WEST 1/2 OF SECTION 8, T. 19N., R. 18E. MDM WASHOE COUNTY, NEVADA		FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS ____ DAY OF _____ 20____ AT ____ MINUTES PAST ____ O'CLOCK OFFICIAL RECORDS OF WASHOE COUNTY NEVADA COUNTY RECORDER
PREPARED BY: LANDMARK SURVEYING 2548 RAMPART TERRACE RENO, NV 89519 (775) 324-0904	SHEET: 1 OF 1	DEPUTY FEE: _____