

Community Services Department

Planning and Development

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: RST Homes Lemmon Valley Parcel Map			
Project Description: Subdivision of Parcels 49 & 50 of Map of Division into Large Parcels #79 (LM 79), File No. 1023013, recorded 9/19/1985.			
Project Address: 1200 Estates Rd., Washoe County, Nevada 89506			
Project Area (acres or square feet): 106.89 acres			
Project Location (with point of reference to major cross streets AND area locator): Located at the intersection of Deodar Way and Lemmon Drive, in Lemmon Valley			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
080-730-19	41.05		
080-730-18	65.869		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Derek V. Larson		Name: Manhard Consulting Ltd.	
Address: 7500 Rough Rock Dr.		Address: 9850 Double R Blvd., Suite 101	
Zip: 89502		Zip: 89521	
Phone:	Fax:	Phone: 775.746.3500x4714	Fax:
Email: dvlarson03@gmail.com>		Email: jbedard@manhard.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: James Bedard, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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: Derek Larson

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, Derek Larson
(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): 080-730-18 080-730-19

Printed Name Derek Larson

Signed [Signature]

Address _____

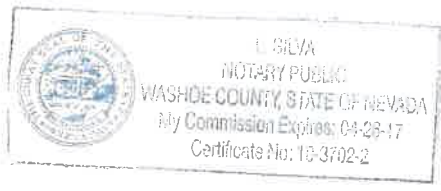
Subscribed and sworn to before me this 21 day of Nov, 2016

[Signature]

Notary Public in and for said county and state

My commission expires: 4/26/17

(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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

The property address is 1200 Estates Road, Lemmon Valley, located at the intersection of Lemmon Drive and Deodar Way.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
080-730-18	15% MDS, 85% GR	65.869
080-730-19	GR	41.05

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

The site is rural with 2 existing single family homes, well houses, & septic systems.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	12000 sq. ft.	40 acres	40 acres	N/A
Minimum Lot Width	80 feet	660 feet	660 feet	N/A

4. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Community Development staff for additional materials that are required to be submitted.)

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

a. Sewer Service	individual septic
b. Electrical Service/Generator	served by NV Energy
c. Water Service	individual wells

6. 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 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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7. 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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8. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #	N/A	acre-feet per year	
b. Certificate #	N/A	acre-feet per year	
c. Surface Claim #	N/A	acre-feet per year	
d. Other, #	N/A	acre-feet per year	

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

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

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

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

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

Existing private roads will be used. The community will not be gated.

14. 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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15. 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

16. 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.

17. How many cubic yards of material are you proposing to excavate on site?

N/A There will be no grading of the site.

18. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

N/A There will be no grading of the site.

19. 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 There will be no grading of the site.

20. What is the slope (Horizontal:Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

N/A There will be no grading of the site.

21. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

22. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

N/A

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

N/A

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

N/A

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

N/A

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

N/A

27. Surveyor:

Name	James R. Bedard
Address	9850 Double R Blvd. #101, Reno, NV 89521
Phone	(775) 746-3500 x4713
Cell	(775) 741-7898
E-mail	jbedard@manhard.com
Fax	
Nevada PLS #	17044

Tentative Parcel Map 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.**
 - A separate \$299.00 check for the engineering technical review fee is required upon submittal.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

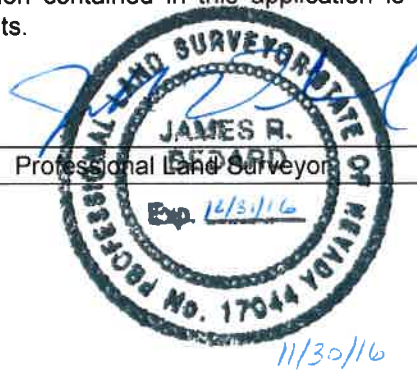
Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.

7. **Development Plan Specifications: (If the requirement is "Not Applicable," please check the box preceding the requirement)**
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original 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 Development.
 - (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.



OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DEREK V. LARSON, IS THE OWNER OF THE TRACTS OF LAND REPRESENTED ON THIS PLAT AND HAS 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. CHAPTER 278, AND HEREBY GRANTS TO WASHOE COUNTY, TRUCKEE MEADOWS WATER AUTHORITY (TMWA), ALL PUBLIC UTILITY COMPANIES AND CABLE TELEVISION COMPANIES, THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY, CABLE TELEVISION SYSTEMS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

DEREK V. LARSON, OWNER

DEREK V. LARSON _____ DATE _____

STATE OF _____)
COUNTY OF _____) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY DEREK V. LARSON, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY'S SIGNATURE _____

MY COMMISSION EXPIRES _____

SECURITY INTEREST HOLDER CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BUD AND MARY LOU FLOCCHINI FAMILY LIMITED PARTNERSHIP, HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT.

BUD AND MARY LOU FLOCCHINI FAMILY LIMITED PARTNERSHIP

BY: _____ DATE _____

ARMANADO J. FLOCCHINI, JR.
GENERAL PARTNER

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)

BY: _____ DATE _____

PRINT NAME/TITLE: _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT DEREK V. LARSON IS THE OWNER OF RECORD AND INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNER FOR DELINQUENT TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

RELIANT TITLE

BY: _____ DATE _____

TITLE: _____

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENT AND THAT ALL TAXES FOR APN 080-730-18, AND 080-730-19 FOR THE FISCAL YEAR HAVE BEEN PAID.

JILL L. STEVENS-COMBS _____ DATE _____

DEPUTY WASHOE COUNTY TREASURER

COUNTY PLANNING AND DEVELOPMENT CERTIFICATE:

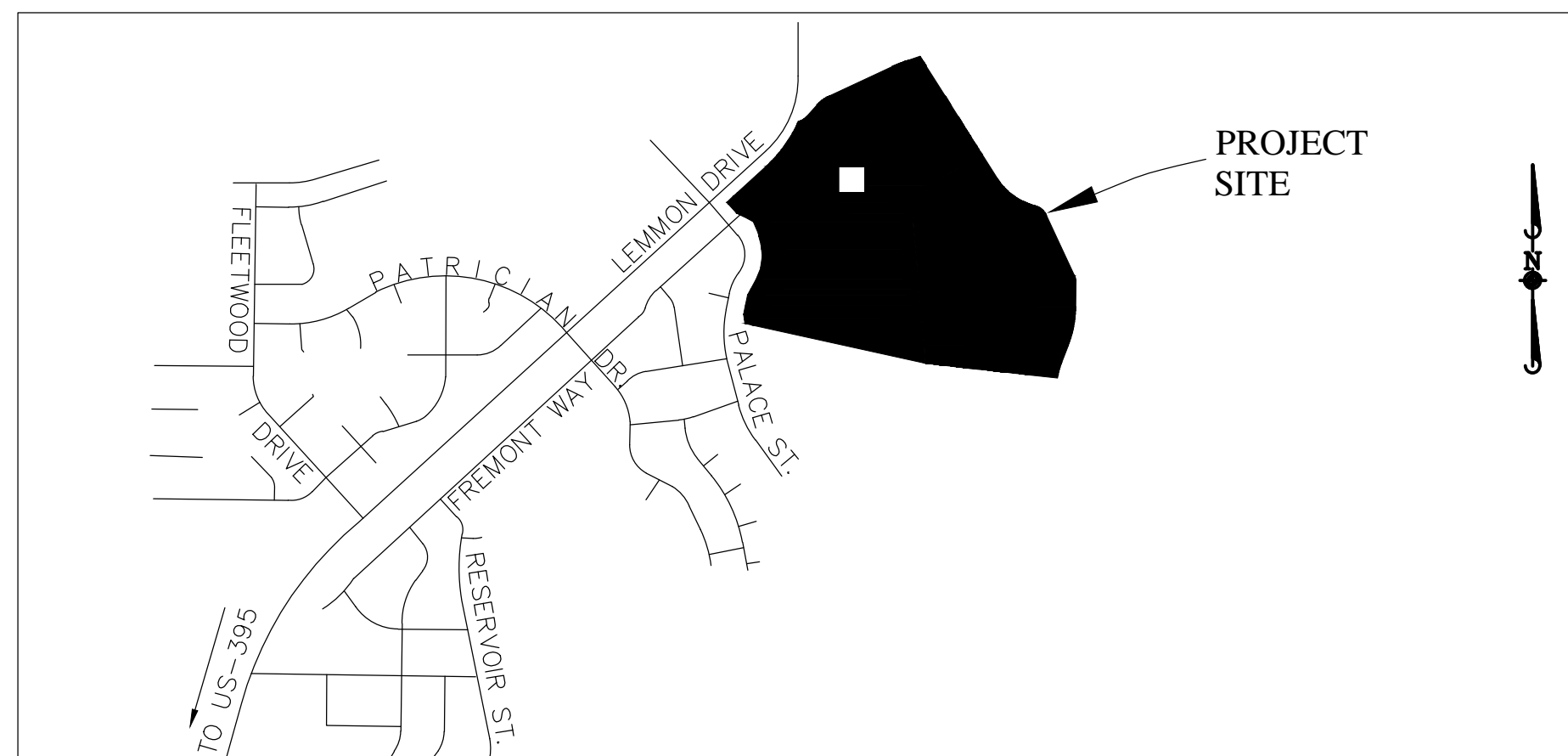
THE FINAL PARCEL MAP CASE NO. PM16-____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH THE NEVADA REVISED STATUTES (N.R.S.) CHAPTER 278.

THIS PARCEL MAP IS APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2016, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725, INCLUSIVE.

WILLIAM WHITNEY, DIRECTOR, PLANNING _____ DATE _____

AND DEVELOPMENT DIVISION

**PARCEL MAP FOR
RENO SPARKS TAHOE HOMES, LLC**



VICINITY MAP
NOT TO SCALE

DISTRICT BOARD OF HEALTH CERTIFICATE:

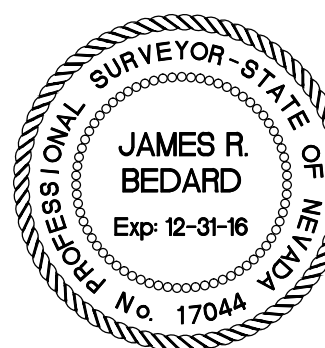
THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE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

DISTRICT BOARD OF HEALTH _____ DATE _____

SURVEYORS CERTIFICATE:

I, JAMES R. BEDARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE RENO SPARKS TAHOE HOMES, LLC.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST 1/4 OF SECTION 34 AND THE WEST 1/2 OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, WASHOE COUNTY NEVADA, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 29, 2016.
3. THIS PLAT COMPLIES WITH 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 DURABILITY.



JAMES R. BEDARD, PLS 17044

NOTES:

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED, 10.0 FEET IN WIDTH, CENTERED ON ALL INTERIOR LOT LINES CREATED HEREIN.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
3. ALL PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
4. THIS SUBDIVISION LIES WITHIN FLOOD ZONE A AND ZONE X AS SHOWN ON FEMA FIRM MAP NO. 32031C2850G, EFFECTIVE MARCH 16, 2009.
5. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
6. 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 7.5' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
7. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
8. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH RMC CHAPTER 18 AS PARCELS ARE DEVELOPED.
9. FIRE HYDRANTS SHALL BE INSTALLED PER FIRE DEPARTMENT REQUIREMENTS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
10. THE NATURAL DRAINAGE SHALL NOT BE IMPEDED WITH THE DEVELOPMENT OF THESE PARCELS.
11. WASHOE COUNTY SHALL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

UTILITY COMPANY CERTIFICATES:

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

BY: _____

NEVADA BELL TELEPHONE COMPANY
D/B/A AT&T NEVADA

NAME: _____

TITLE: _____

STATE OF _____ } S.S.
COUNTY OF _____ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____ AS _____ OF AT&T NEVADA.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON _____

BY: _____

SIERRA PACIFIC POWER CO.
D/B/A NV ENERGY

NAME: _____

TITLE: _____

BY: _____

STATE OF _____ } S.S.
COUNTY OF _____ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____ AS _____ OF NV ENERGY.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON _____

BY: _____

TRUCKEE MEADOWS WATER AUTHORITY

NAME: _____

TITLE: _____

BY: _____

STATE OF _____ } S.S.
COUNTY OF _____ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____ AS _____ OF TRUCKEE MEADOWS WATER AUTHORITY.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON _____

BY: _____

CHARTER COMMUNICATIONS

NAME: _____

TITLE: _____

STATE OF _____ } S.S.
COUNTY OF _____ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____ AS _____ OF CHARTER COMMUNICATIONS.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON _____

BY: _____

WASHOE COUNTY COMMUNITY SERVICES DEPT.

NAME: _____

TITLE: _____

STATE OF _____ } S.S.
COUNTY OF _____ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____ AS _____ OF WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON _____

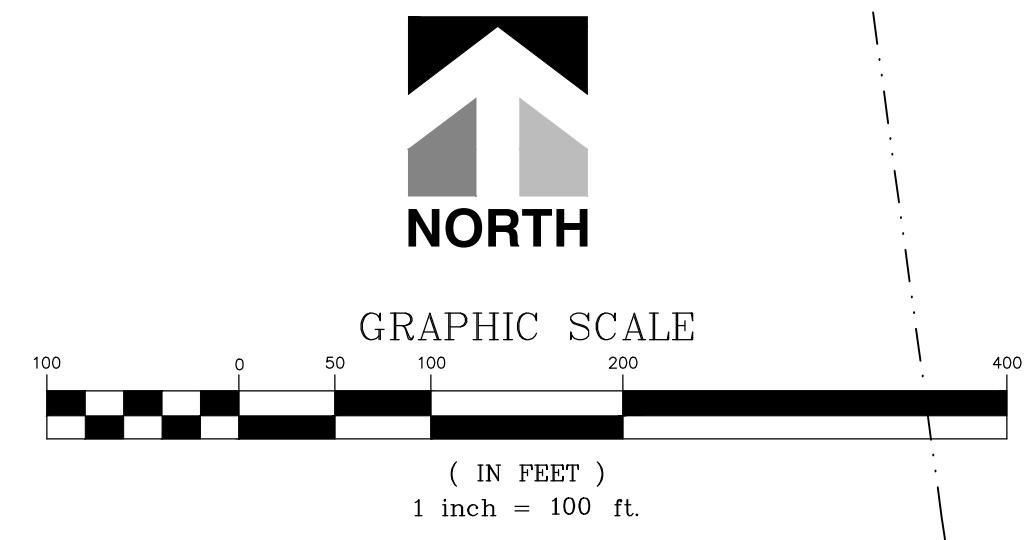
FILE No. _____
FEE. _____
FILED FOR RECORD AT THE REQUEST
OF _____
ON THIS ____ DAY OF _____
20____ AT ____ MINUTES PAST _____
O'CLOCK _____ OFFICIAL RECORDS
OF WASHOE COUNTY, NEVADA
COUNTY RECORDER LAWRENCE R. BURNTISS
BY: _____
DEPUTY

PARCEL MAP FOR
RENO SPARKS TAHOE HOMES, LLC
A SUBDIVISION OF PARCELS 49 & 50 OF MAP OF
DIVISION INTO LARGE PARCELS #79, SITUATE WITHIN THE NE 1/4 OF
SECTION 34 & THE W 1/2 OF SECTION 35, T.21N, R.19E, M.D.B.&M.
WASHOE COUNTY NEVADA

Manhard CONSULTING LTD
9860 Double R Boulevard, Suite 101, Reno, NV 89521 ph: 775-748-3500 fx: 775-748-3520 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: JRB
DATE: NOV 2016
PROJ. CODE: RSTWCNV
PROJ. #: _____

SHEET
1
OF
3

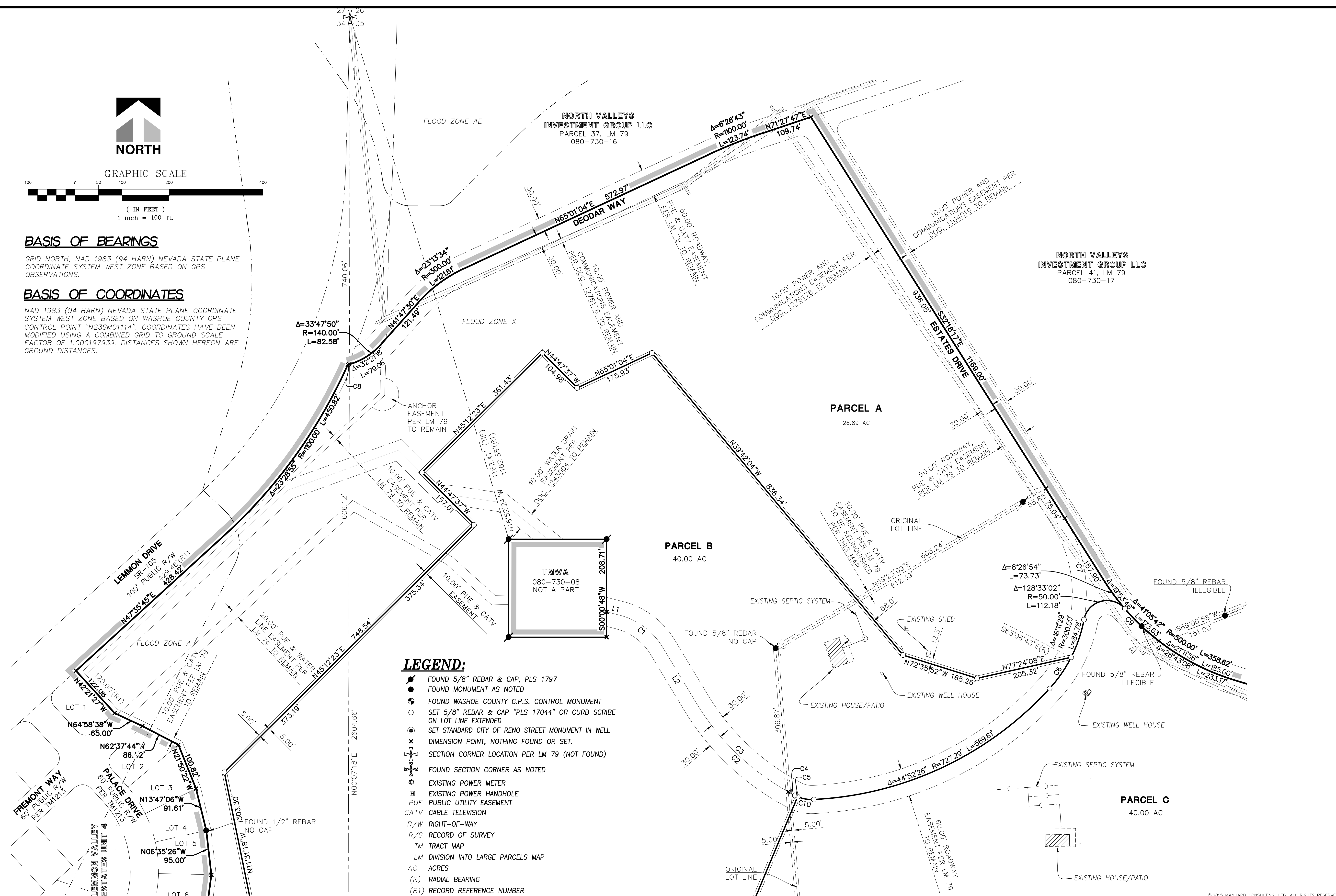


BASIS OF BEARINGS

GRID NORTH, NAD 1983 (94 HARN) NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE BASED ON GPS OBSERVATIONS.

BASIS OF COORDINATES

NAD 1983 (94 HARN) NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE BASED ON WASHOE COUNTY GPS CONTROL POINT "N23SM01114". COORDINATES HAVE BEEN MODIFIED USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.



LEGEND:

- FOUND 5/8" REBAR & CAP, PLS 1797
- FOUND MONUMENT AS NOTED
- FOUND WASHOE COUNTY G.P.S. CONTROL MONUMENT
- SET 5/8" REBAR & CAP "PLS 17044" OR CURB SCRIBE ON LOT LINE EXTENDED
- SET STANDARD CITY OF RENO STREET MONUMENT IN WELL
- × DIMENSION POINT, NOTHING FOUND OR SET.
- ⊕ SECTION CORNER LOCATION PER LM 79 (NOT FOUND)
- ⊕ FOUND SECTION CORNER AS NOTED
- ⊕ EXISTING POWER METER
- ⊕ EXISTING POWER HANDHOLE
- ⊕ PUBLIC UTILITY EASEMENT
- ⊕ CATV CABLE TELEVISION
- R/W RIGHT-OF-WAY
- R/S RECORD OF SURVEY
- TM TRACT MAP
- LM DIVISION INTO LARGE PARCELS MAP
- AC ACRES
- (R) RADIAL BEARING
- (R1) RECORD REFERENCE NUMBER

LEMMON VALLEY ESTATES UNIT 4		
LOT	APN	OWNER
1	080-615-01	DONOHUE FAMILY TRUST
2	080-614-11	VERONICA GARCIA, ET. AL.
3	080-614-10	SHARON WORLEY
4	080-614-09	CARL JOHNSON
5	080-614-08	ROBERT HALL & TAMMY LYLE FAMILY TRUST
6	080-614-07	HIRAM & KAREN PALOMO

LINE TABLE		
LINE	BEARING	LENGTH
L1	S75°53'39"E	27.96'
L2	S31°04'54"E	138.38'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	150.00'	117.32'	S53°29'17"E	114.35'
C2	531.95'	291.95'	S46°48'16"E	288.30'
C3	531.95'	276.10'	S45°57'02"E	273.01'
C4	531.95'	15.85'	S61°40'24"E	15.85'
C5	78.88'	6.56'	S64°54'31"E	6.55'
C6	300.00'	81.00'	N34°37'21"E	80.75'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C7	300.00'	225.15'	N10°48'15"W	219.91'
C8	140.00'	3.52'	N74°52'04"E	3.52'
C9	500.00'	51.73'	S43°43'00"E	51.71'
C10	78.88'	35.08'	S80°01'46"E	34.79'

PARCEL MAP FOR
RENO SPARKS TAHOE HOMES, LLC
A SUBDIVISION OF PARCELS 49 & 50 OF MAP OF
DIVISION INTO LARGE PARCELS #79, SITUATE WITHIN THE NE 1/4 OF
SECTION 34 & THE W 1/2 OF SECTION 35, T.21N, R.19E, M.D.B.&M.
WASHOE COUNTY NEVADA

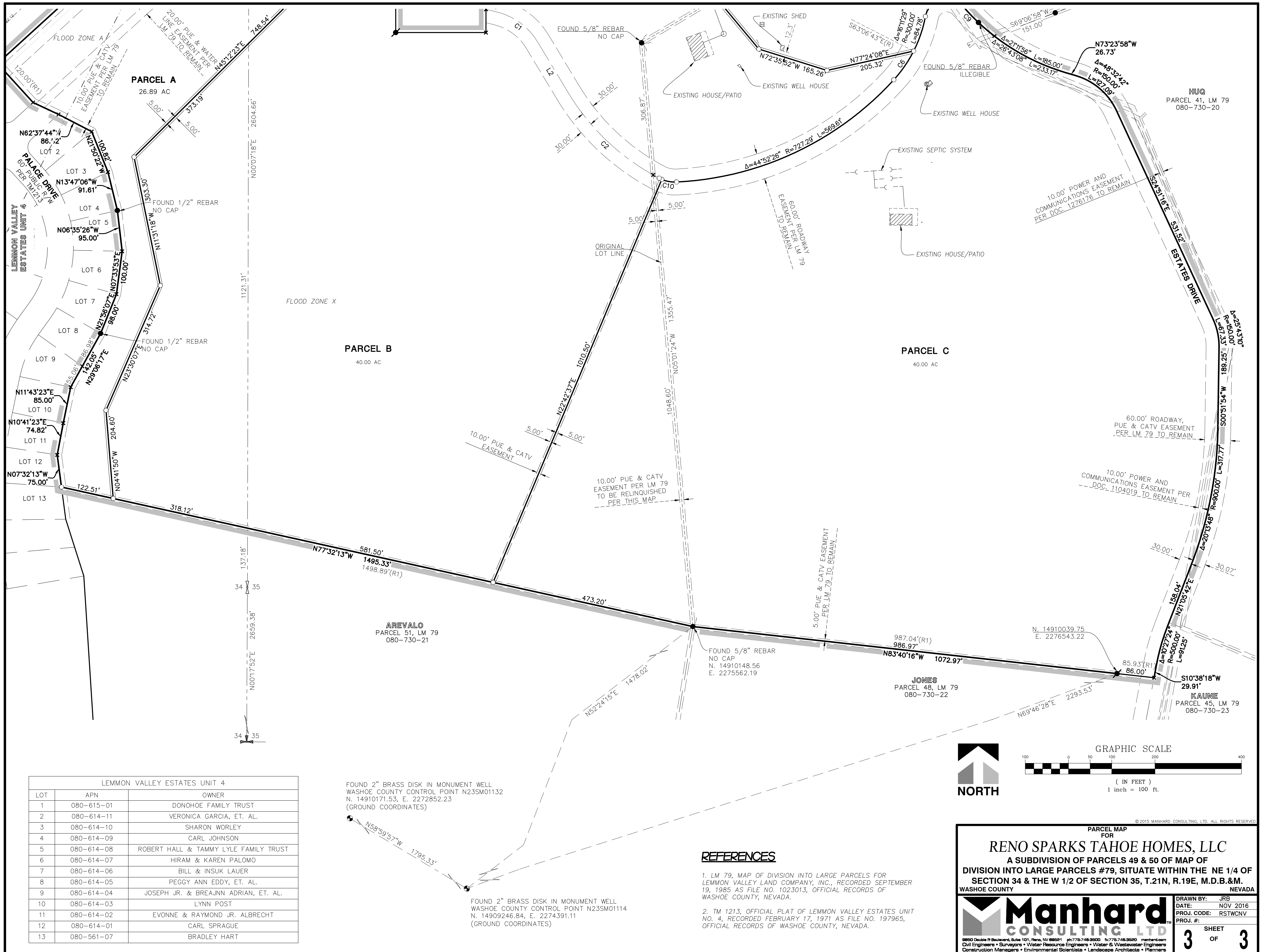
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DRAWN BY: JRB	DATE: NOV 2016
PROJ. CODE: RSTWCV	PROJ. #:
SHEET 2	OF 3

December 1, 2016 - 11:35 - Day Name: P:\Projects\01\Map\Survey\Final Drawings\Parcel of Subdivision\RSTWCV.DWG Updated By: JRB

December 1, 2016 -- 11:35 -- Dwg Name: P:\Projects\01\Map\Subdivision\Drawings\Plot of Subdivision\BESTWCV.Plot.dwg Updated By: Jrb



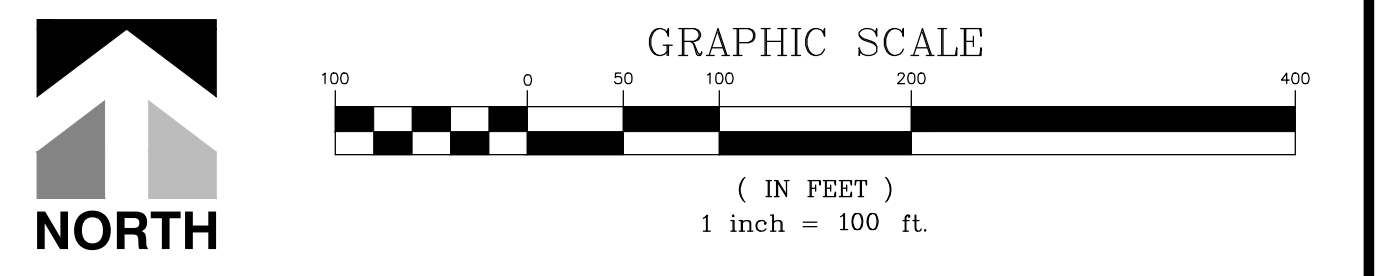
LEMMON VALLEY ESTATES UNIT 4		
LOT	APN	OWNER
1	080-615-01	DONOHUE FAMILY TRUST
2	080-614-11	VERONICA GARCIA, ET. AL.
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4	080-614-09	CARL JOHNSON
5	080-614-08	ROBERT HALL & TAMMY LYLE FAMILY TRUST
6	080-614-07	HIRAM & KAREN PALOMO
7	080-614-06	BILL & INSUK LAUER
8	080-614-05	PEGGY ANN EDDY, ET. AL.
9	080-614-04	JOSEPH JR. & BREANN ADRIAN, ET. AL.
10	080-614-03	LYNN POST
11	080-614-02	EVONNE & RAYMOND JR. ALBRECHT
12	080-614-01	CARL SPRAGUE
13	080-561-07	BRADLEY HART

FOUND 2" BRASS DISK IN MONUMENT WELL
 WASHOE COUNTY CONTROL POINT N23SM01132
 N. 14910171.53, E. 2272852.23
 (GROUND COORDINATES)

FOUND 2" BRASS DISK IN MONUMENT WELL
 WASHOE COUNTY CONTROL POINT N23SM01114
 N. 14909246.84, E. 2274391.11
 (GROUND COORDINATES)

REFERENCES

- LM 79, MAP OF DIVISION INTO LARGE PARCELS FOR LEMMON VALLEY LAND COMPANY, INC., RECORDED SEPTEMBER 19, 1985 AS FILE NO. 1023013, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- TM 1213, OFFICIAL PLAT OF LEMMON VALLEY ESTATES UNIT NO. 4, RECORDED FEBRUARY 17, 1971 AS FILE NO. 197965, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.



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PARCEL MAP FOR
RENO SPARKS TAHOE HOMES, LLC
 A SUBDIVISION OF PARCELS 49 & 50 OF MAP OF DIVISION INTO LARGE PARCELS #79, SITUATE WITHIN THE NE 1/4 OF SECTION 34 & THE W 1/2 OF SECTION 35, T.21N, R.19E, M.D.B.&M. WASHOE COUNTY NEVADA

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SHEET **3** OF **3**

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 08073019
 AIN:

Balance Good Through:	11/30/2016
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :895026:
 DEREK V LARSON
 7500 ROUGH ROCK DR
 RENO NV 89502

Description:

Situs: 1200 ESTATES RD
 WCTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
08073019	2016	2016084190	1	08/15/2016	515.95	0.00	46.44	562.39	0.00
08073019	2016		2	10/03/2016	515.95	0.00	25.80	541.75	0.00
08073019	2016		3	01/02/2017	515.94	0.00	0.00	515.94	0.00
08073019	2016		4	03/06/2017	515.94	0.00	0.00	515.94	0.00
Current Year Totals					2,063.78	0.00	72.24	2,136.02	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								

Washoe County Treasurer
 Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

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) 328-2500

Address change requests may also mailed to:
 Washoe County Treasurer
 P O Box 30039
 Reno, NV 89520-3039

Washoe County Parcel Information

Parcel ID	Status	Last Update
08073018	Active	11/30/2016 2:09:39 AM
Current Owner: LARSON, DEREK V 7500 ROUGH ROCK DR RENO, NV 89502		SITUS: 1200 ESTATES RD WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 21 Section Lot 50 Block Range 19 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$136.39	\$0.00	\$0.00	\$136.39
INST 4	3/6/2017	2016	\$154.90	\$0.00	\$0.00	\$154.90
Total Due:			\$291.29	\$0.00	\$0.00	\$291.29

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$53.38	(\$20.87)	\$32.51
Truckee Meadows Fire Dist	\$169.55	(\$66.29)	\$103.26
Washoe County	\$436.98	(\$170.85)	\$266.13
Washoe County Sc	\$357.48	(\$139.78)	\$217.70
Total Tax	\$1,017.39	(\$397.79)	\$619.60

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016084203	B16.148021	\$350.00	11/28/2016

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.



ManhardTM

CONSULTING LTD

Boundary Closure Calculations for
**PARCEL MAP FOR RENO TAHOE SPARKS
HOMES**

Washoe County, NV

Prepared for:

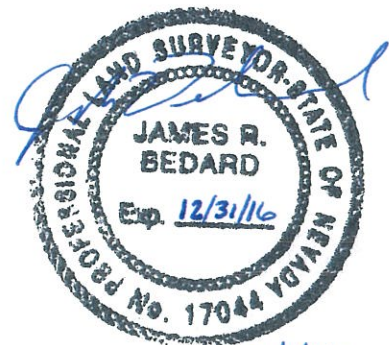
RENO TAHOE SPARKS HOMES, LLC
7500 Rough Rock Drive
Reno, Nevada, 89502

Prepared by:

Manhard Consulting, Ltd.
9850 Double R Blvd.
Suite 110
Reno, Nevada 89521
(775) 746-3500

Project No: RST.WCNV.01

December 2016



LOT CLOSURE CALCULATIONS
PARCEL MAP FOR RENO TAHOE SPARKS HOMES

Name: PARCEL A

North: 14910471.2659' East: 2274102.1009'

Segment #1 : Line

Course: N07° 32' 13.23"W Length: 74.999'

North: 14910545.6169' East: 2274092.2636'

Segment #2 : Line

Course: N10° 41' 22.77"E Length: 74.820'

North: 14910619.1385' East: 2274106.1419'

Segment #3 : Line

Course: N11° 43' 22.77"E Length: 85.000'

North: 14910702.3655' East: 2274123.4122'

Segment #4 : Line

Course: N29° 06' 16.77"E Length: 142.050'

North: 14910826.4793' East: 2274192.5062'

Segment #5 : Line

Course: N21° 56' 06.91"E Length: 97.998'

North: 14910917.3829' East: 2274229.1142'

Segment #6 : Line

Course: N07° 33' 52.77"E Length: 100.000'

North: 14911016.5125' East: 2274242.2787'

Segment #7 : Line

Course: N06° 35' 26.23"W Length: 95.000'

North: 14911110.8847' East: 2274231.3751'

Segment #8 : Line

Course: N13° 47' 06.23"W Length: 91.610'

North: 14911199.8561' East: 2274209.5463'

Segment #9 : Line

Course: N21° 50' 22.23"W Length: 100.820'

North: 14911293.4402' East: 2274172.0404'

Segment #10 : Line

Course: N62° 37' 44.23"W Length: 86.520'

North: 14911333.2178' East: 2274095.2065'

Segment #11 : Line

Course: N64° 58' 38.23"W Length: 65.000'

North: 14911360.7114' East: 2274036.3074'

Segment #12 : Line

Course: N42° 21' 27.23"W Length: 122.080'

North: 14911450.9229' East: 2273954.0554'

Segment #13 : Line

Course: N47° 35' 44.85"E Length: 428.422'

North: 14911739.8321' East: 2274270.4047'

Segment #14 : Curve

Length: 450.821' Radius: 1100.000'

Delta: 023.4819 (d) Tangent: 228.620'
Chord: 447.672' Course: N35° 51' 17.35"E
Course In: N42° 24' 15.15"W Course Out: S65° 53' 10.15"E
RP North: 14912552.0785' East: 2273528.6124'
End North: 14912102.6724' East: 2274532.6214'

Segment #15 : Curve

Length: 82.582' Radius: 140.109'
Delta: 033.7708 (d) Tangent: 42.529'
Chord: 81.392' Course: N58° 41' 07.83"E
Course In: N14° 25' 44.69"W Course Out: S48° 11' 59.65"E
RP North: 14912238.3619' East: 2274497.7088'
End North: 14912144.9745' East: 2274602.1566'

Segment #16 : Line

Course: N41° 47' 29.85"E Length: 121.490'

North: 14912235.5542' East: 2274683.1204'

Segment #17 : Curve

Length: 121.612' Radius: 300.000'
Delta: 023.2261 (d) Tangent: 61.652'
Chord: 120.781' Course: N53° 24' 16.85"E
Course In: S48° 12' 30.15"E Course Out: N24° 58' 56.15"W
RP North: 14912035.6272' East: 2274906.7924'
End North: 14912307.5587' East: 2274780.0911'

Segment #18 : Line

Course: N65° 01' 03.85"E Length: 572.970'

North: 14912549.5456' East: 2275299.4532'

Segment #19 : Curve

Length: 123.740' Radius: 1100.000'
Delta: 006.4453 (d) Tangent: 61.936'
Chord: 123.675' Course: N68° 14' 25.35"E
Course In: S24° 58' 56.15"E Course Out: N18° 32' 13.15"W
RP North: 14911552.4631' East: 2275764.0246'

End North: 14912595.3936' East: 2275414.3162'

Segment #20 : Line

Course: N71° 27' 46.85"E Length: 109.740'

North: 14912630.2818' East: 2275518.3627'

Segment #21 : Line

Course: S32° 18' 17.15"E Length: 1168.990'

North: 14911642.2311' East: 2276143.0974'

Segment #22 : Curve

Length: 73.727' Radius: 500.006'

Delta: 008.4483 (d) Tangent: 36.930'

Chord: 73.660' Course: S36° 31' 44.17"E

Course In: N57° 41' 42.85"E Course Out: S49° 14' 48.80"W

RP North: 14911909.4457' East: 2276565.7112'

End North: 14911583.0413' East: 2276186.9419'

Segment #23 : Curve

Length: 112.181' Radius: 50.000'

Delta: 128.5503 (d) Tangent: 103.777'

Chord: 90.089' Course: S74° 58' 18.28"W

Course In: S49° 14' 48.80"W Course Out: N79° 18' 12.24"W

RP North: 14911550.4013' East: 2276149.0654'

End North: 14911559.6817' East: 2276099.9342'

Segment #24 : Curve

Length: 84.778' Radius: 300.000'

Delta: 016.1913 (d) Tangent: 42.673'

Chord: 84.496' Course: S18° 47' 32.25"W

Course In: N79° 18' 12.12"W Course Out: S63° 06' 43.37"E

RP North: 14911615.3643' East: 2275805.1471'

End North: 14911479.6902' East: 2276072.7149'

Segment #25 : Line

Course: S77° 24' 07.61"W Length: 205.323'

North: 14911434.9077' East: 2275872.3351'

Segment #26 : Line

Course: N72° 35' 52.39"W Length: 165.262'

North: 14911484.3336' East: 2275714.6373'

Segment #27 : Line

Course: N39° 42' 03.91"W Length: 836.342'

North: 14912127.8047' East: 2275180.3967'

Segment #28 : Line

Course: S65° 01' 03.85"W Length: 175.930'

North: 14912053.5028' East: 2275020.9270'

Segment #29 : Line

Course: N44° 47' 37.15"W Length: 104.982'

North: 14912128.0032' East: 2274946.9613'

Segment #30 : Line

Course: S45° 12' 22.85"W Length: 361.431'

North: 14911873.3549' East: 2274690.4722'

Segment #31 : Line

Course: S44° 47' 37.15"E Length: 157.013'

North: 14911761.9308' East: 2274801.0966'

Segment #32 : Line

Course: S45° 12' 22.85"W Length: 748.537'

North: 14911234.5449' East: 2274269.8983'

Segment #33 : Line
Course: S11° 31' 18.00"E Length: 303.303'

North: 14910937.3537' East: 2274330.4795'

Segment #34 : Line
Course: S23° 30' 07.43"W Length: 314.720'

North: 14910648.7411' East: 2274204.9748'

Segment #35 : Line
Course: S04° 41' 49.86"E Length: 204.602'

North: 14910444.8262' East: 2274221.7296'

Segment #36 : Line
Course: N77° 32' 12.68"W Length: 122.514'

North: 14910471.2662' East: 2274102.1026'

Perimeter: 8286.909' Area: 1171402.63 Sq. Ft.
Error Closure: 0.0017 Course: N80° 50' 08.15"E
Error North: 0.00028 East: 0.00172
Precision 1: 4874652.353

Name: PARCEL B

North: 14911182.8332' East: 2275490.2666'

Segment #1 : Line
Course: S22° 42' 36.76"W Length: 1010.499'

North: 14910250.6789' East: 2275100.1428'

Segment #2 : Line
Course: N77° 32' 12.68"W Length: 899.614'

North: 14910444.8260' East: 2274221.7282'

Segment #3 : Line

Course: N04° 41' 49.86"W Length: 204.602'

North: 14910648.7409' East: 2274204.9734'

Segment #4 : Line

Course: N23° 30' 07.43"E Length: 314.720'

North: 14910937.3535' East: 2274330.4781'

Segment #5 : Line

Course: N11° 31' 18.00"W Length: 303.303'

North: 14911234.5447' East: 2274269.8969'

Segment #6 : Line

Course: N45° 12' 22.85"E Length: 748.537'

North: 14911761.9306' East: 2274801.0952'

Segment #7 : Line

Course: N44° 47' 37.15"W Length: 157.013'

North: 14911873.3547' East: 2274690.4708'

Segment #8 : Line

Course: N45° 12' 22.85"E Length: 361.431'

North: 14912128.0030' East: 2274946.9599'

Segment #9 : Line

Course: S44° 47' 37.15"E Length: 104.982'

North: 14912053.5026' East: 2275020.9256'

Segment #10 : Line
Course: N65° 01' 03.85"E Length: 175.930'

North: 14912127.8045' East: 2275180.3953'

Segment #11 : Line
Course: S39° 42' 03.91"E Length: 836.342'

North: 14911484.3334' East: 2275714.6359'

Segment #12 : Line
Course: S72° 35' 52.39"E Length: 165.262'

North: 14911434.9075' East: 2275872.3337'

Segment #13 : Line
Course: N77° 24' 07.61"E Length: 205.323'

North: 14911479.6900' East: 2276072.7135'

Segment #14 : Curve
Length: 80.997' Radius: 300.000'
Delta: 015.4692 (d) Tangent: 40.746'
Chord: 80.751' Course: S34° 37' 21.24"W
Course In: N63° 06' 43.37"W Course Out: S47° 38' 34.15"E
RP North: 14911615.3641' East: 2275805.1457'
End North: 14911413.2390' East: 2276026.8334'

Segment #15 : Curve
Length: 569.611' Radius: 727.290'
Delta: 044.8739 (d) Tangent: 300.316'
Chord: 555.164' Course: S64° 47' 38.85"W
Course In: N47° 38' 34.15"W Course Out: S02° 46' 08.15"E
RP North: 14911903.2509' East: 2275489.3959'
End North: 14911176.8100' East: 2275524.5299'

Segment #16 : Curve
Length: 35.078' Radius: 78.880'
Delta: 025.4791 (d) Tangent: 17.834'

Chord: 34.789' Course: N80° 01' 45.69"W
Course In: N02° 46' 08.15"W Course Out: S22° 42' 36.76"W
RP North: 14911255.5979' East: 2275520.7194'
End North: 14911182.8336' East: 2275490.2661'

Segment #17 : Line
Course: N00° 00' 47.85"E Length: 208.710'

North: 14911391.5436' East: 2275490.3146'

Segment #18 : Line
Course: N89° 59' 12.15"W Length: 208.710'

North: 14911391.5920' East: 2275281.6046'

Segment #19 : Line
Course: S00° 00' 47.85"W Length: 208.710'

North: 14911182.8820' East: 2275281.5562'

Segment #20 : Line
Course: S89° 59' 12.15"E Length: 208.710'

North: 14911182.8336' East: 2275490.2661'

Perimeter: 7008.085' Area: 1742418.20 Sq. Ft.
Error Closure: 0.0006 Course: N55° 01' 01.76"W
Error North: 0.00033 East: -0.00047
Precision 1: 11680140.000

Name: PARCEL C

North: 14910250.6788' East: 2275100.1428'

Segment #1 : Line
Course: N22° 42' 36.76"E Length: 1010.499'

North: 14911182.8331' East: 2275490.2666'

Segment #2 : Curve

Length: 35.078' Radius: 78.880'
Delta: 025.4791 (d) Tangent: 17.834'
Chord: 34.789' Course: S80° 01' 45.69"E
Course In: N22° 42' 36.76"E Course Out: S02° 46' 08.15"E
RP North: 14911255.5975' East: 2275520.7198'
End North: 14911176.8095' East: 2275524.5303'

Segment #3 : Curve

Length: 569.611' Radius: 727.290'
Delta: 044.8739 (d) Tangent: 300.316'
Chord: 555.164' Course: N64° 47' 38.85"E
Course In: N02° 46' 08.15"W Course Out: S47° 38' 34.15"E
RP North: 14911903.2504' East: 2275489.3963'
End North: 14911413.2385' East: 2276026.8339'

Segment #4 : Curve

Length: 80.997' Radius: 300.000'
Delta: 015.4692 (d) Tangent: 40.746'
Chord: 80.751' Course: N34° 37' 21.24"E
Course In: N47° 38' 34.15"W Course Out: S63° 06' 43.37"E
RP North: 14911615.3636' East: 2275805.1461'
End North: 14911479.6895' East: 2276072.7139'

Segment #5 : Curve

Length: 84.778' Radius: 300.000'
Delta: 016.1913 (d) Tangent: 42.673'
Chord: 84.496' Course: N18° 47' 32.25"E
Course In: N63° 06' 43.37"W Course Out: S79° 18' 12.12"E
RP North: 14911615.3636' East: 2275805.1461'
End North: 14911559.6810' East: 2276099.9332'

Segment #6 : Curve

Length: 112.181' Radius: 50.000'
Delta: 128.5503 (d) Tangent: 103.777'
Chord: 90.089' Course: N74° 58' 18.28"E
Course In: S79° 18' 12.24"E Course Out: N49° 14' 48.80"E
RP North: 14911550.4006' East: 2276149.0644'
End North: 14911583.0406' East: 2276186.9409'

Segment #7 : Curve

Length: 0.000' Radius: 0.020'

Delta: 000.3144 (d) Tangent: 0.000'

Chord: 0.000' Course: S40° 45' 10.86"E

Course In: N49° 24' 15.12"E Course Out: S49° 05' 23.16"W

RP North: 14911583.0536' East: 2276186.9561'

End North: 14911583.0405' East: 2276186.9410'

Segment #8 : Curve

Length: 284.894' Radius: 500.006'

Delta: 032.6461 (d) Tangent: 146.430'

Chord: 281.056' Course: S57° 04' 34.20"E

Course In: N49° 14' 48.75"E Course Out: S16° 36' 02.85"W

RP North: 14911909.4450' East: 2276565.7102'

End North: 14911430.2799' East: 2276422.8577'

Segment #9 : Line

Course: S73° 23' 58.15"E Length: 26.730'

North: 14911422.6432' East: 2276448.4736'

Segment #10 : Curve

Length: 127.091' Radius: 150.000'

Delta: 048.5450 (d) Tangent: 67.641'

Chord: 123.323' Course: S49° 07' 37.15"E

Course In: S16° 36' 01.85"W Course Out: N65° 08' 43.85"E

RP North: 14911278.8952' East: 2276405.6191'

End North: 14911341.9425' East: 2276541.7258'

Segment #11 : Line

Course: S24° 51' 16.15"E Length: 531.520'

North: 14910859.6529' East: 2276765.1317'

Segment #12 : Curve

Length: 67.333' Radius: 150.000'

Delta: 025.7194 (d) Tangent: 34.244'

Chord: 66.769' Course: S11° 59' 41.15"E

Course In: S65° 08' 43.85"W Course Out: S89° 08' 06.15"E

RP North: 14910796.6056' East: 2276629.0250'

Segment #19 : Line
Course: N77° 32' 12.68"W Length: 473.202'

North: 14910250.6786' East: 2275100.1423'

Perimeter: 5263.108' Area: 1742433.62 Sq. Ft.
Error Closure: 0.0005 Course: S74° 14' 55.32"W
Error North: -0.00013 East: -0.00045
Precision 1: 10526216.000

Name: TMWA TANK SITE

North: 14911522.5200' East: 2274874.9696'

Segment #1 : Line
Course: N00° 00' 47.85"E Length: 208.710'

North: 14911731.2300' East: 2274875.0180'

Segment #2 : Line
Course: S89° 59' 12.15"E Length: 208.710'

North: 14911731.1816' East: 2275083.7280'

Segment #3 : Line
Course: S00° 00' 47.85"W Length: 208.710'

North: 14911522.4716' East: 2275083.6796'

Segment #4 : Line
Course: N89° 59' 12.15"W Length: 208.710'

North: 14911522.5200' East: 2274874.9696'

Perimeter: 834.840' Area: 43559.86 Sq. Ft.
Error Closure: 0.0000 Course: N00° 00' 00.00"E
Error North: 0.00000 East: 0.00000

Precision 1: 834840000.000