

## 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 Sparks Mustang LLC</b>			
Project Description: combined parcels into one large parcel			
Project Address: 11970, 11950, 11940, 11972, 11994, 11998 Interstate 80 E & -0- Interstate 80			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
<b>Interstate 80 @ Exit 23</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-060-32	17.66	084-090-03/04	.074/1.477
084-090-05/12	.443/2.002	084-090-13/16	7.552/6.386
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: Sparks Mustang LLC		Name: Christy Corporation	
Address: 11111 Santa Monica Blvd Ste 800		Address: 1000 Kiley Parkway	
Los Angeles CA	Zip: 90025	Sparks NV	Zip: 89436
Phone:	Fax:	Phone: 775-502-8552	Fax:
Email:		Email: bigrigg@christynv.com	
Cell:	Other:	Cell:	Other:
Contact Person: Rex Massey		Contact Person: Dan Bigrigg	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: IRG-Rex Massey		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: 303-659-4060x146	Fax:	Phone:	Fax:
Email: rmassey@irgra.com		Email:	
Cell: 775-772-6923	Other:	Cell:	Other:
Contact Person: Rex Massey		Contact Person:	
<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:** Sparks Mustang LLC

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, JOHN A. MASE  
(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): 084-060-32, 084-090-03, 04, 05, 12, 13 & 16

SPARKS MUSTANG, LLC  
Printed Name JOHN A. MASE

CHIEF EXECUTIVE OFFICER  
Signed [Signature]

Address 11111 SANTA MONICA BLVD # 8100

LOS ANGELES CA 90025

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

(Notary Stamp)

Notary Public in and for said county and state

*See Attached*

My commission expires: \_\_\_\_\_

\*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

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California  
County of Los Angeles )

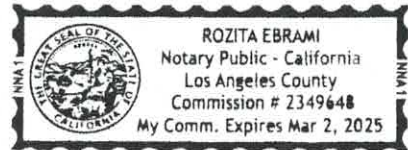
On 7/5/2022 before me, Rozita Ebrami  
(insert name and title of the officer)

personally appeared John A. Mase  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



## 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)?

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- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

Prior gravel site for Q&D-Now vacant
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3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area				
Proposed Minimum Lot Width				

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				
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	NVE
c. Water Service	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 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 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 #		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):

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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?

Appr 450,000 cy of cut and 103,00 cy of fill.
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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?

Exported crushed rock from existing site (formally Q&D crushing site) will be used for road base.

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?

Per SUP-WSUP21-0026

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?

Per landscaping as per WSUP21-0026, 2:1 Slope

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

None

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

None

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

None

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

Area to be revegetated will include a native seed mix to the approval of the WSCD.

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

Per landscaping plans

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

Revegetation (as nessary) will include a WSCD approved seed mix.

28. Surveyor:

Name	Daniel Bigrigg
Address	1000 Kiley Parkway, Sparks NV 89436
Phone	775-502-8552x112
Cell	775-287-4107
E-mail	bigrigg@christynv.com
Fax	n/a
Nevada PLS #	19716

## 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:

- 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)?

Interstate 80 @ Exit 23

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
	See attached Washoe County Assessors Data Sheet	

3. Please describe:

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

- 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	36.57ac			
Proposed Minimum Lot Width				

5. Utilities:

a. Sewer Service	Private Commercial Septic
b. Electrical Service/Generator	NVE
c. Water Service	Well

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

a. Water System Type:

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

b. Available:

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

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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 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
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Explanation:

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

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

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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	Daniel Bigrigg
Address	1000 Kiley Parkway, Sparks NV 89436
Phone	775-502-8552x112
Fax	n/a
Nevada PLS #	19716

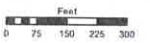
SE 1/4 OF SE 1/4 OF SECTION 9,  
 POR. OF SW 1/4 OF SECTION 10 &  
 NW 1/4 OF NW 1/4 OF SECTION 15  
 T19N - R21E

Assessor's Map Number

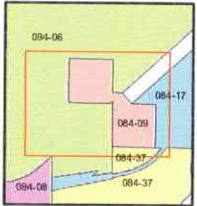
**084-09**

STATE OF NEVADA  
**WASHOE COUNTY**  
 ASSESSOR'S OFFICE  
 Michael E. Clark, Assessor

1001 East Ninth Street  
 Building D  
 Reno, Nevada 89512  
 (775) 328-2231



1 inch = 300 feet

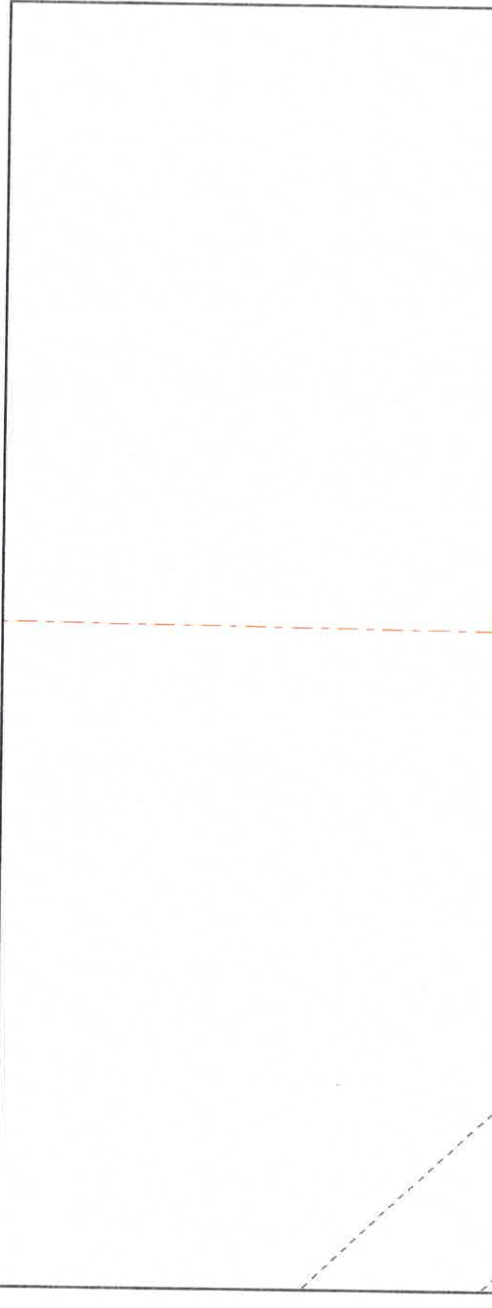
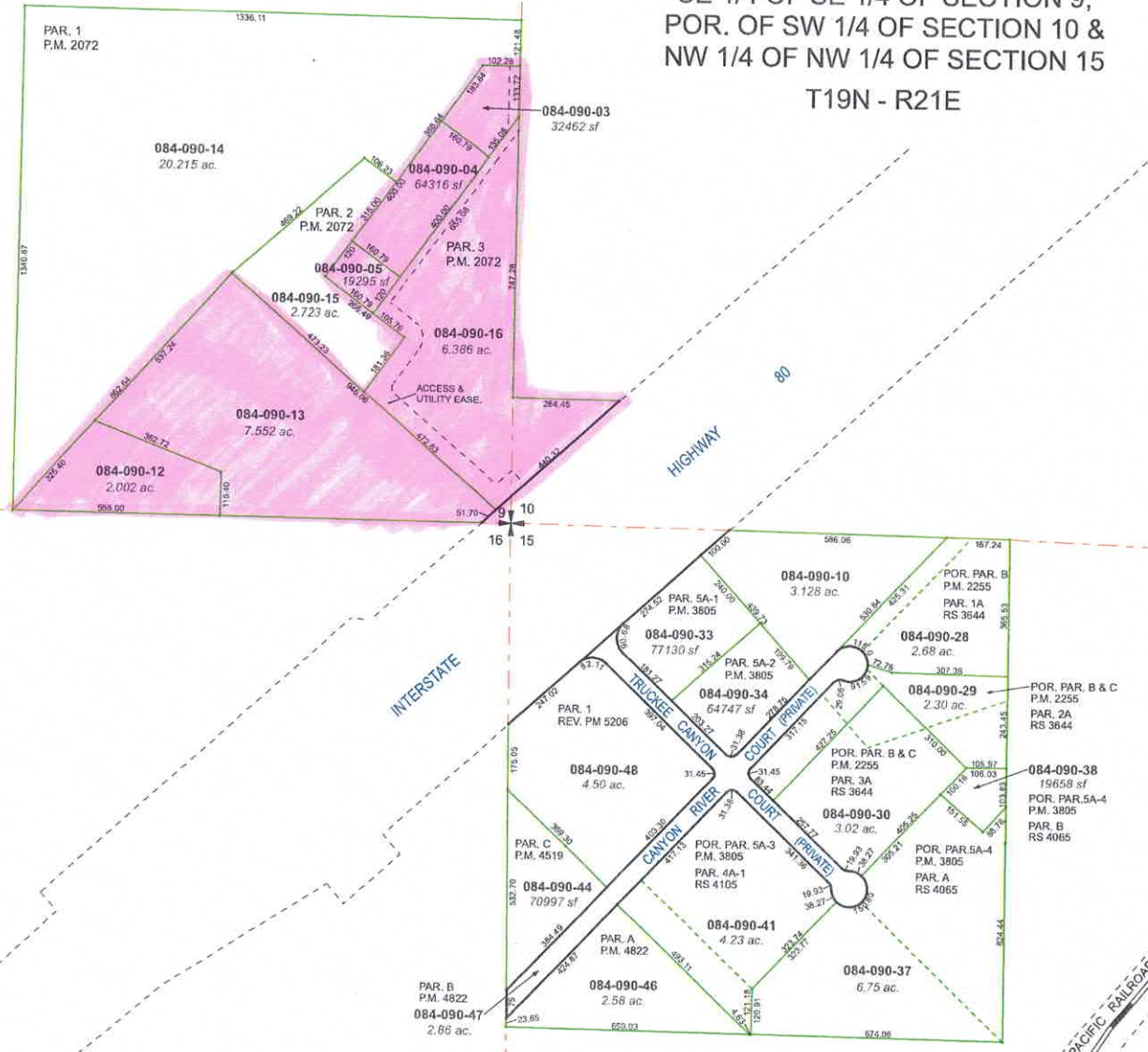


created by: **KSB 3/24/2016**

last updated: \_\_\_\_\_

area previously shown on map(s) \_\_\_\_\_

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



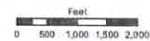
PORTION OF THE NORTH 1/2 OF T19N - R21E

Assessor's Map Number

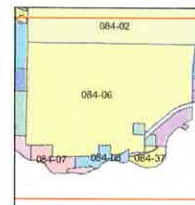
**084-06**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**

1001 East Ninth Street, Building D  
 Reno, Nevada 89512  
 (775) 328-2231



1 inch = 2,000 feet

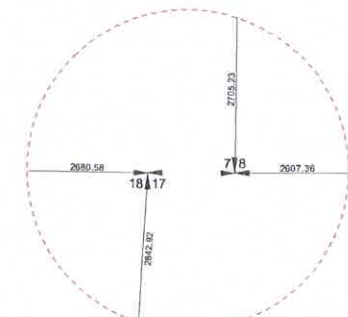
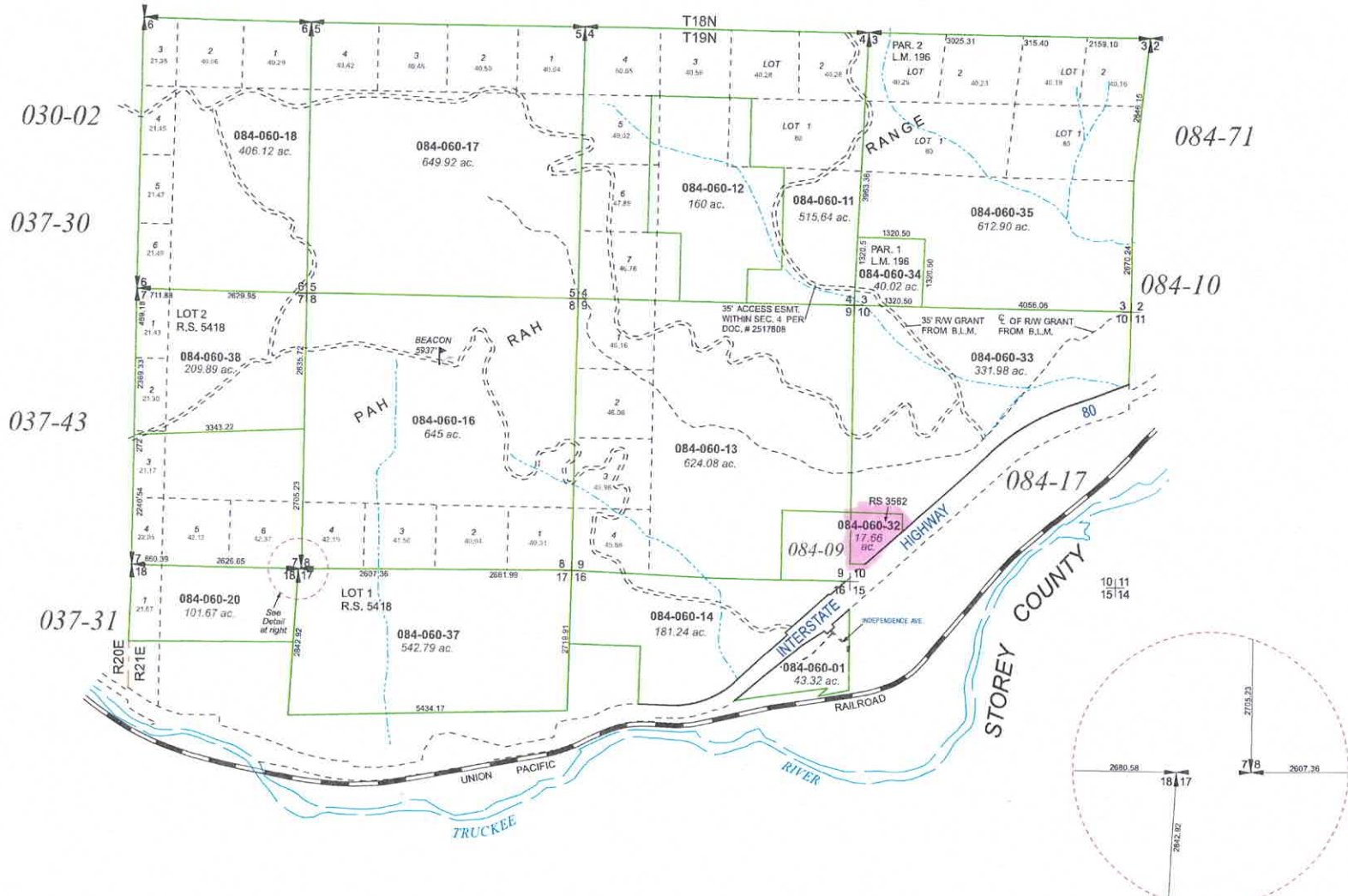


created by: TWT 11/05/2009

updated: CFB 7/11/12 KSB 9/08/20

area previously shown on map(s):

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



030-02  
 037-30  
 037-43  
 037-31

084-71  
 084-10  
 084-17  
 084-09



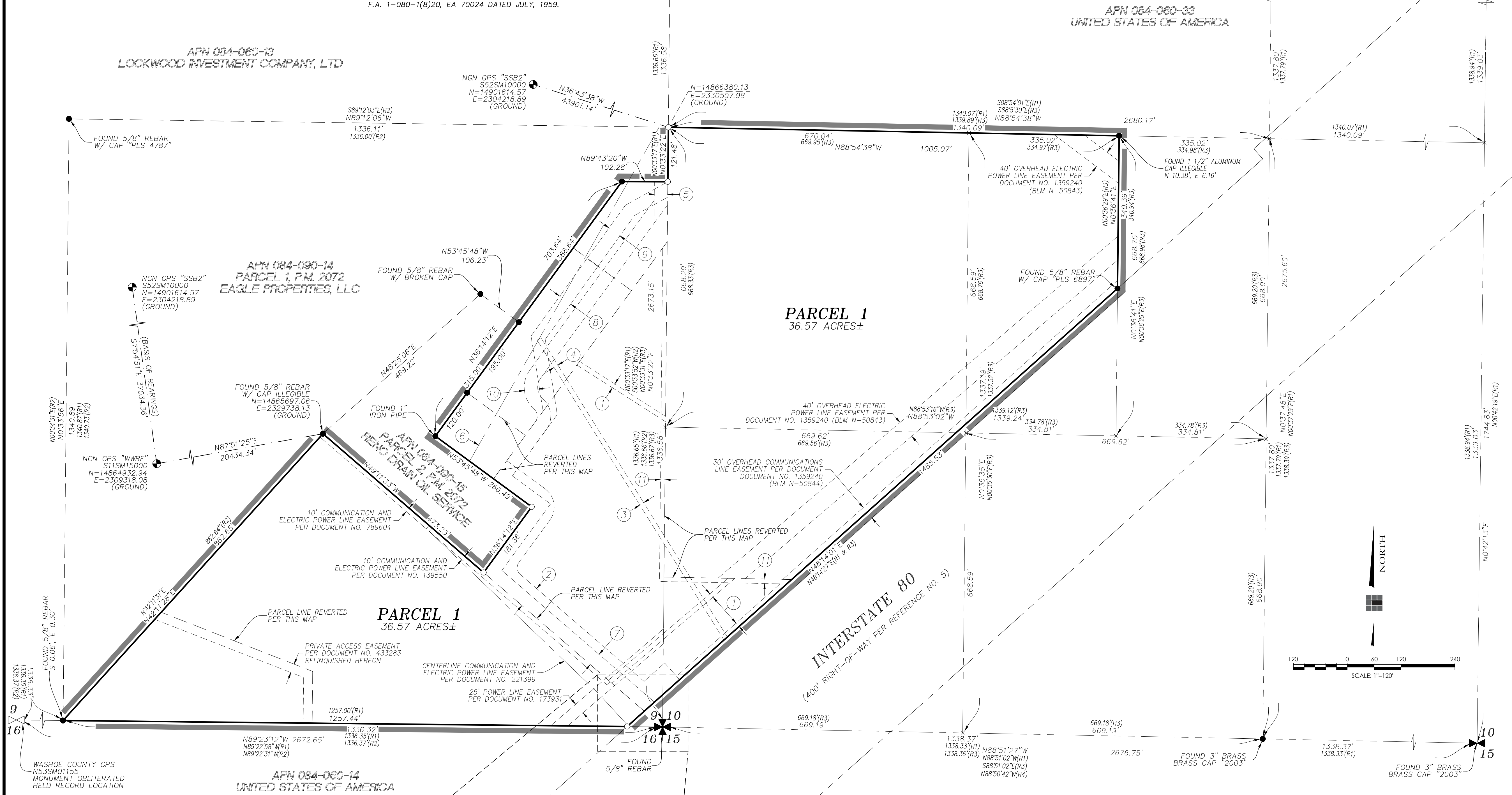


**BASIS OF BEARINGS:**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RSTEAD"-N225M01037 AND "WRRF"-S115M15000 IS TAKEN AS SOUTH 52°15'19" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID TO GROUND FACTOR = 1.000197939.

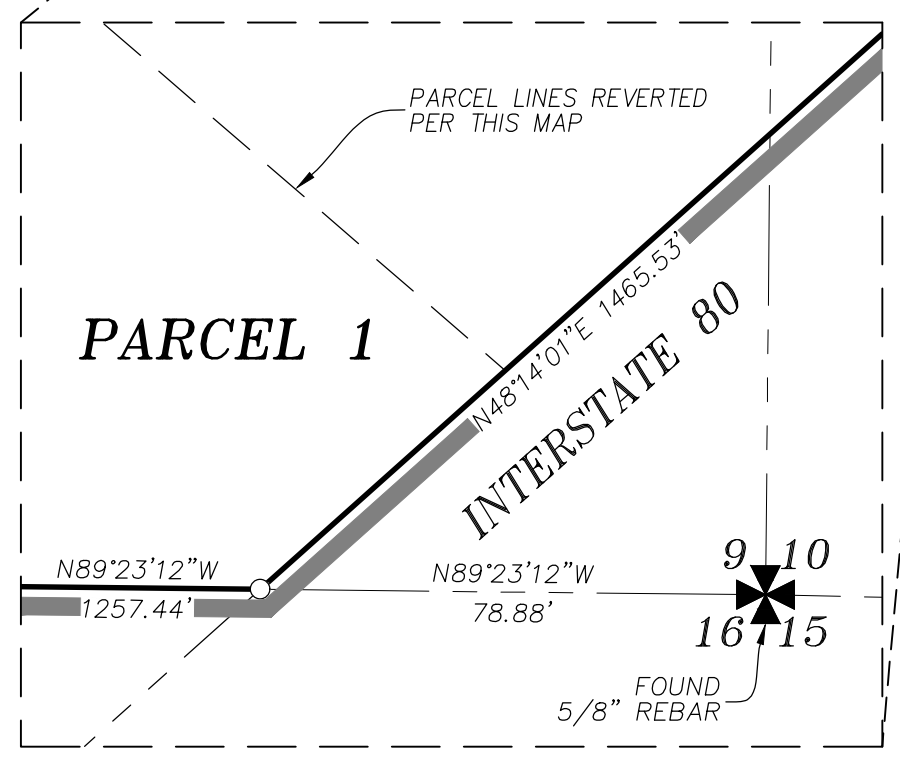
**REFERENCES**

- 1) PARCEL MAP NO. 2072, FILE NO. 1126846, 12/24/1986.
  - 2) RECORD OF SURVEY NO. 2012, FILE NO. 1267399, 8/17/1988.
  - 3) RECORD OF SURVEY NO. 3562, FILE NO. 2305818, 2/11/1998.
  - 4) RECORD OF SURVEY NO. 3644, FILE NO. 2366488, 7/30/1999.
- ALL ABOVE IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) NEVADA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PROJECT ALIGNMENT AND MONUMENT OFFSET REPORT FOR "I-80W" 553+89.85 POT TO "I-80W" 2180+79.82 POT DATED 11/9/2016 AND RIGHT-OF-WAY PLANS FOR CONTROL SECTION W.A.-84 F.A. 1-080-1(8)20, EA 70024 DATED JULY, 1959.



**EASEMENT TABLE**

- |   |   |
|---|---|
| ① | 10' PUBLIC UTILITY EASEMENT PER P.M. 2072 TO REMAIN                           |
| ② | ACCESS AND PUBLIC UTILITY EASEMENT PER P.M. 2072 TO REMAIN                    |
| ③ | 10' COMMUNICATION AND POWER EASEMENT PER DOCUMENT NO. 348202 TO REMAIN        |
| ④ | 10' COMMUNICATION AND POWER EASEMENT PER DOCUMENT NO. 348201 TO REMAIN        |
| ⑤ | 30' PRIVATE ACCESS EASEMENT PER DOCUMENT NO. 289793 TO REMAIN                 |
| ⑥ | CENTERLINE COMMUNICATION AND POWER EASEMENT PER DOCUMENT NO. 221400 TO REMAIN |
| ⑦ | 30' WATERLINE EASEMENT PER DOCUMENT NO. 4024457 TO REMAIN                     |
| ⑧ | 30' WATERLINE EASEMENT PER DOCUMENT NO. 4024458 TO REMAIN                     |
| ⑨ | 30' WATERLINE EASEMENT PER DOCUMENT NO. 4024459 TO REMAIN                     |
| ⑩ | PRIVATE ACCESS EASEMENT PER DOCUMENT NO. 3427699 TO REMAIN                    |
| ⑪ | 10' PUBLIC UTILITY EASEMENT PER P.M. 2072 RELINQUISHED HEREON                 |



**LEGEND**

- FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
- × DIMENSION POINT-NOTHING FOUND OR SET
- ◆ FOUND PLSS CORNERS AS NOTED
- NGN GPS STATION
- SET 5/8" REBAR W/ CAP OR NAIL AND TAG "PLS" 19716
- PUBLIC UTILITY EASEMENT
- R.O.S. RECORD OF SURVEY
- P.M. PARCEL MAP
- RECORD DIMENSION WITH REFERENCE NO.
- SQUARE FEET
- RADIAL BEARING
- PROJECT BOUNDARY
- GRAPHIC BORDER
- ADJACENT PARCEL
- ADJACENT RIGHT OF WAY
- EASEMENT
- TIE
- PLSS LINES



6/21/2022

PARCEL MAP FOR  
**SPARKS MUSTANG, LLC**  
 BEING A MERGER AND RE-SUBDIVISION OF  
 PARCEL 3, P.M. 2072 AND PARCELS 1, 2, 3, 4, 5 & 6 PER  
 GRANT BARGAIN AND SALE DEED DOCUMENT NO. 5156817  
 SITUATE WITHIN THE SOUTHEAST 1/4 OF SECTION 9 &  
 THE SOUTHWEST 1/4 OF SECTION 10,  
 TOWNSHIP 19 NORTH, RANGE 21 EAST, 10.D.M.  
 WASHOE COUNTY NEVADA

**CHRISTY CORPORATION**  
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 775.502.8552 christynv.com

SHEET  
 2  
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