

**Andrew E. Furer & Earlene W. Douglas Co-Trustees under  
The Andrew E. Furer & Earlene W. Douglas Community  
Property Trust Dated September 2, 2008  
Application to Washoe County for a:  
Parcel Map**

**Prepared by:**



Ryan Cook, PLS, WRS, CFedS  
VP & Surveying Department Manager

Summit Engineering Corp.

5405 Mae Anne Avenue

(775)747-8550

Fax 747-8559

[www.summitnv.com](http://www.summitnv.com)

**Prepared for:**

Andrew E. Furer & Earlene W. Douglas

Attn: Andrew E. Furer & Earlene W. Douglas

Co-Trustees

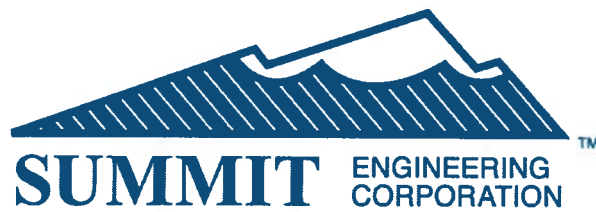
11095 Thomas Creek Road

Reno, NV 89511

**August 15, 2017**

ITEM 1  
FEES

PARCEL MAP FOR  
ANDREW E. FURER & EARLENE W. DOUGLAS



**5405 Mae Anne Ave**  
**Reno, Nv 89523**  
**(775) 747-8550**  
**[www.summitnv.com](http://www.summitnv.com)**

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES										HEALTH FEES		
	Planning			Engineering				Parks			Health District		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRO.	VECTOR	TOTAL		
<b>TENTATIVE PARCEL MAP/PARCEL MAP WAIVER</b>													
No System	\$803	\$200	\$40.12	\$345	\$68	\$16.52	-	-	\$1,748	-	\$3,220.64		
1 System (Sewer)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-	-	\$748	-	\$2,309.04		
1 System (Water)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-	-	\$1,748	-	\$3,309.04		
2 Systems (Water and Sewer)	\$803	\$200	\$40.12	\$345	\$203	\$21.92	-	-	\$748	-	\$2,361.04		
Tahoe (Sewer)	\$803	\$200	\$40.12	\$345	-	\$13.80	-	-	\$748	-	\$2,149.92		
Sun Valley (No WC Utilities)	\$803	\$200	\$40.12	\$345	\$51	\$15.84	-	-	\$748	-	\$2,202.96		
<b>TENTATIVE SUBDIVISION MAP (See Note 5)</b>													
No System	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$2,297	\$359	\$6,868.00		
1 System (Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$2,039	\$133.52	\$129	\$5.16	\$845	\$359	\$7,536.56		
1 System (Water)	\$2,422	\$200	\$104.88	\$1,299	\$1,019	\$92.72	\$129	\$5.16	\$2,297	\$359	\$7,927.76		
2 Systems (Water and Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$3,059	\$174.32	\$129	\$5.16	\$845	\$359	\$8,597.36		
Tahoe (Sewer)	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$845	\$359	\$5,416.00		
With Hillside Ordinance - ADD	\$2,422	-	\$96.88	-	-	-	-	-	-	-	\$2,518.88		
With Significant Hydrologic Resource - ADD	\$2,422	-	\$96.88	-	-	-	-	-	-	-	\$2,518.88		
With Common Open Space - ADD	\$2,422	-	\$96.88	-	-	-	-	-	-	-	\$2,518.88		
<b>TRUCKEE MEADOWS REGIONAL PLANNING AGENCY</b>													
<b>NOTICING FEE</b>													
See Note 4													
<b>VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL</b>													
Not Tahoe	\$1,060	\$200	\$50.40	\$65	\$26	\$3.64	-	-	\$168	-	\$1,573.04		
Tahoe	\$1,060	\$200	\$50.40	\$65	-	\$2.60	-	-	\$168	-	\$1,546.00		

NOTE 1: \$5,000 deposit on time and materials. Additional \$5,000 increments may be required.

NOTE 2: \$750 fee capped by NRS for Division of Land into Large Parcels only. (Excludes RTF)

NOTE 3: \$50 per hour after first 1/2 hour for Planner, \$20 per hour after first 1/2 hour for Clerk, Public Records Research/Copying.

NOTE 4: Fee to be established by Truckee Meadows Regional Planning Agency.

NOTE 5: Separate checks are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.

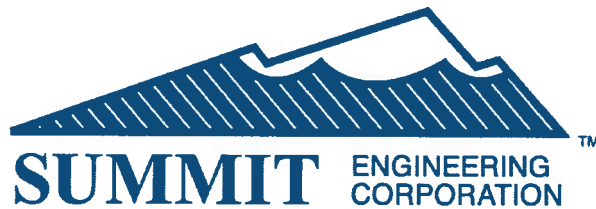
NOTE 6: The following are major permit applications: bed and breakfast inns; commercial animal slaughtering; convention and meeting facilities; destination resorts; eating and drinking establishments; gasoline sales and service stations - convenience and full service; gaming facilities: limited and unlimited; hostels; hotels and motels; liquor sales on premises; lodging services; major public facilities; recycling centers: full service and remote collection and residential hazardous substances; vacation time shares. All other uses constitute minor permits.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

RTF = Regional Technology Fee. Adopted by the BCC on June 28, 2016 and is effective when the Regional License Platform (Accela) goes live. The RTF is 4% of each fee component. Health RTFs are included as a component of the Health fee.

ITEM 2  
DEVELOPMENT APPLICATION

PARCEL MAP FOR  
ANDREW E. FURER & EARLENE W. DOUGLAS



**5405 Mae Anne Ave**  
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**(775) 747-8550**  
**[www.summitnv.com](http://www.summitnv.com)**

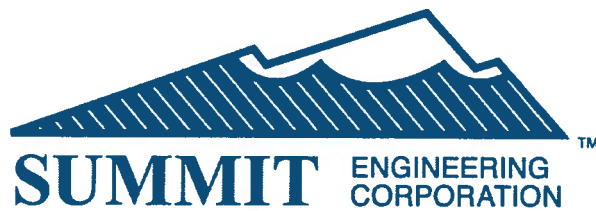
## Washoe County Development Application

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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Parcel Map for Andrew E. Furer & Earlene W. Douglas			
Project Description: A division of that parcel described in deed document no. 4419876 official records Washoe County.			
Project Address: 11095 THOMAS CREEK RD, RENO, NV 89511			
Project Area (acres or square feet): 60.05+/- acres			
Project Location (with point of reference to major cross streets AND area locator): <b>South East of the intersection of Thomas Creek RD &amp; Johnson LN</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
040-720-16	24.59		
040-750-01	35.48		
Section(s)/Township/Range: NE1/4 of Sec. 13, T18N, R19E, MDM			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b> Furer/Douglas Comm. Prop. Trust		<b>Professional Consultant:</b> Summit Engineering Corp.	
Name: Andrew E. Furer & Earlene W. Douglas		Name: Ryan Cook	
Address: 11095 Thoma Creek Rd Reno, NV		Address: 5405 Mae Anne Avenue Reno, NV	
Zip: 89511		Zip: 89523	
Phone: contact developer Fax:		Phone: 775-747-8550 Fax: 747-8559	
Email: contact developer		Email: ryan@summitnv.com	
Cell: contact developer Other:		Cell: 775-223-7432 Other:	
Contact Person: Robert Gurnea		Contact Person: Ryan Cook	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Robert Gurnea		Name:	
Address: 7900 Suger Pine Ct., Suite A Reno, NV		Address:	
Zip: 89523		Zip:	
Phone: 775-690-4788 Fax:		Phone: Fax:	
Email: robert@gurneaconstruction.com		Email:	
Cell: 75-690-4788 Other:		Cell: Other:	
Contact Person: Robert Gurnea		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):	

ITEM 3  
OWNER AFFIDAVIT

PARCEL MAP FOR  
ANDREW E. FURER & EARLENE W. DOUGLAS



**5405 Mae Anne Ave  
Reno, Nv 89523  
(775) 747-8550  
[www.summitnv.com](http://www.summitnv.com)**

Property Owner Affidavit

Applicant Name: Andrew E. Furer + Earlene W. Douglas, Trustees

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, Earlene W. Douglas, Trustee (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):

Printed Name Earlene W. Douglas, Trustee

Signed Earlene W. Douglas Trustee

Address 11095 Thomas Creek Rd.

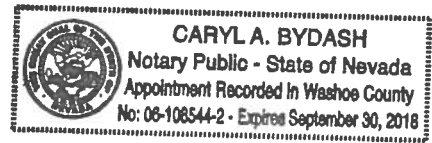
Reno, NV 89511

(Notary Stamp)

Subscribed and sworn to before me this 28 day of February, 2017

Caryl A. Bydash
Notary Public in and for said county and state

My commission expires: 09/30/2018



\*Owner refers to the following: (Please mark appropriate box.)

- Owner (checked)
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship

**Property Owner Affidavit**

**Applicant Name:** Andrew E. Furer + Earlene W. Douglas, Trustees

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, Andrew E. Furer, Trustee  
(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): \_\_\_\_\_

Printed Name Andrew E. Furer, Trustee

Signed Andrew E. Furer, Trustee

Address 11095 Thomas Creek Rd.

Reno, NV 89511

Subscribed and sworn to before me this  
28 day of February, 2017.

Caryla A. Bydash  
Notary Public in and for said county and state

My commission expires: 09/30/2018

(Notary Stamp)



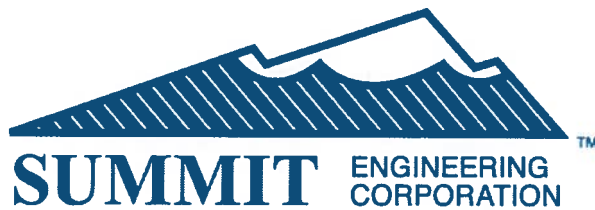
\*Owner refers to the following: (Please mark appropriate box.)

- 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



ITEM 4  
PROOF OF PROPERTY TAX PAYMENT

PARCEL MAP FOR  
ANDREW E. FURER & EARLENE W. DOUGLAS



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**Reno, Nv 89523**  
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# WASHOE COUNTY TREASURER

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

Received By:  
 Location:  
 Session:

aleaton  
 Treasurer's Office  
 aeat-0-08142017

Receipt Number: U17.450  
 Receipt Year: 201  
 Date Received: 08/14/201

## PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2017066516 Bill Year: 2017 PIN: 04075001 Primary Owner: ANDREW FURER & EARLENE DOUGLAS Property Addr: 11095 THOMAS CREEK RD Property Desc: Block Range 19 Section 13 Lot SubdivisionName _UNSPECIFIED Tow	688.57	315.16	0.00	0.00	315.16	315.16	373.41
<b>Totals:</b>		688.57	315.16	0.00	0.00	315.16	315.16	373.41
<b>Tender Information:</b>			<b>Charge Summary:</b>					
Check #21/4514		315.16	Real					315.16
Total Tendered		315.16	Total Charges					315.16

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

ANDREW FURER & EARLENE DOUGLAS  
 11095 THOMAS CREEK RD  
 RENO NV 89511

W. C. T. O. 26

AUG 11 2017

PAID

BALANCE REMAINING	373.41
CHARGES	315.16
PAID	315.16
CHANGE	0.00

**WASHOE COUNTY TREASURER**

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

Received By:  
 Location:  
 Session:

aleaton  
 Treasurer's Office  
 aeat-0-08142017

Receipt Number: U17.458  
 Receipt Year: 201  
 Date Received: 08/14/201

**PAYMENT RECEIPT**

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2017065976 Bill Year: 2017 PIN: 04072016 Primary Owner: ANDREW FURER & EARLENE DOUGLAS Property Addr: 11095 THOMAS CREEK RD Property Desc: Block Range 19 Section 13 Lot SubdivisionName _UNSPECIFIED Tow	58,222.30	14,657.90	0.00	0.00	14,657.90	14,657.90	43,564.40
<b>Totals:</b>		58,222.30	14,657.90	0.00	0.00	14,657.90	14,657.90	43,564.40
Tender Information:			Charge Summary:					
Check #20/4513		14,657.90	Real					14,657.90
Total Tendered		14,657.90	Total Charges					14,657.90

**WASHOE COUNTY TREASURER** PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

ANDREW FURER & EARLENE DOUGLAS  
 11095 THOMAS CREEK RD  
 RENO NV 89511

W. C. T. O. 26

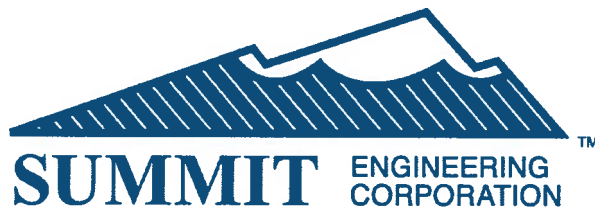
AUG 11 2017

**PAID**

BALANCE REMAINING	43,564.40
CHARGES	14,657.90
PAID	14,657.90
CHANGE	0.00

ITEM 5  
APPLICATION MATERIALS

PARCEL MAP FOR  
ANDREW E. FURER & EARLENE W. DOUGLAS



**5405 Mae Anne Ave**  
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## 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)?

11095 Thomas Creek Road

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
040-720-16	200/600	24.59 Ac
040-750-01	200/600	35.48 Ac

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

Single family residence with barn near north west corner of property.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	10.47 acres	2.91 acres	2.76 acres	43.90 acres
Minimum Lot Width	TBD	TBD	TBD	TBD

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	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Well

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

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 checked="" type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	--

- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

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 #	TBD	acre-feet per year	TBD
b. Certificate #	TBD	acre-feet per year	TBD
c. Surface Claim #	TBD	acre-feet per year	TBD
d. Other, #	TBD	acre-feet per year	TBD

- 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):

TBD
-----

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 checked="" type="checkbox"/> Yes	<input 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 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 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.
------------------------------	--	---

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?

NA
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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?

NA
----

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
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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

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

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

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
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27. Surveyor:

Name	Ryan Cook, PLS
Address	5405 Mae Anne Avenue Reno, NV 89523
Phone	775-747-8550
Cell	775-223-7432
E-mail	ryan@summitnv.com
Fax	775-7478559
Nevada PLS #	15224

## 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 proceeding 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.

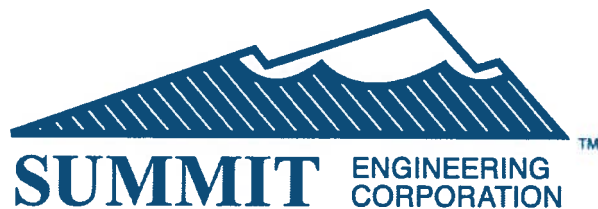
- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
  - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal 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.



ITEM 7  
DEVELOPMENT PLAN SPECIFICATIONS

PARCEL MAP FOR  
ANDREW E. FURER & EARLENE W. DOUGLAS



**5405 Mae Anne Ave**  
**Reno, Nv 89523**  
**(775) 747-8550**  
**[www.summitnv.com](http://www.summitnv.com)**

TENTATIVE PARCEL MAP FOR THE THE ANDREW E. FURER & EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST DATED SEPTEMBER 2, 2008

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, OWNER OF THE ABOVE DESCRIBED PROPERTY, HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OWNER: E. FURER, TRUSTEE

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

NOTARY PUBLIC CERTIFICATE

I, \_\_\_\_\_, Notary Public for the State of Nevada, do hereby certify that the above named owner has personally appeared before me, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, and acknowledged to me that the information contained herein is true and correct to the best of his or her knowledge and belief.

SECURITY INTEREST HOLDERS CERTIFICATE

I, \_\_\_\_\_, Security Interest Holder, do hereby certify that the above named owner has personally appeared before me, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, and acknowledged to me that the information contained herein is true and correct to the best of his or her knowledge and belief.

NOTARY PUBLIC CERTIFICATE

I, \_\_\_\_\_, Notary Public for the State of Nevada, do hereby certify that the above named owner has personally appeared before me, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, and acknowledged to me that the information contained herein is true and correct to the best of his or her knowledge and belief.

TITLE COMPANY CERTIFICATE

I, \_\_\_\_\_, Title Company, do hereby certify that the above named owner has personally appeared before me, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, and acknowledged to me that the information contained herein is true and correct to the best of his or her knowledge and belief.

TAX CERTIFICATE

I, \_\_\_\_\_, Tax Assessor, do hereby certify that the above named owner has personally appeared before me, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, and acknowledged to me that the information contained herein is true and correct to the best of his or her knowledge and belief.

DISTRICT BOARD OF HEALTH CERTIFICATE

I, \_\_\_\_\_, District Board of Health, do hereby certify that the above named owner has personally appeared before me, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, and acknowledged to me that the information contained herein is true and correct to the best of his or her knowledge and belief.



GENERAL NOTES:

- 1. THE SUBJECT PARCELS ARE SUBJECT TO AN EASEMENT TO THE STATE OF NEVADA FOR THE PURPOSES OF THE STATE OF NEVADA WATER AND SEWER REQUIREMENTS CERTIFICATE...

EASEMENT NOTES:

- 1. THE SUBJECT PARCELS ARE SUBJECT TO AN EASEMENT TO THE STATE OF NEVADA FOR THE PURPOSES OF THE STATE OF NEVADA WATER AND SEWER REQUIREMENTS CERTIFICATE...

REFERENCES:

- 1. RECORD OF SURVEY MAP NO. 101, FILE NO. 101-09-07879.
2. RECORD OF SURVEY MAP NO. 102, FILE NO. 102-09-07879.
3. RECORD OF SURVEY MAP NO. 103, FILE NO. 103-09-07879...

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

I, \_\_\_\_\_, Director of Planning and Development, do hereby certify that the above named owner has personally appeared before me, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, and acknowledged to me that the information contained herein is true and correct to the best of his or her knowledge and belief.

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

I, \_\_\_\_\_, Water and Sewer Resource Requirements, do hereby certify that the above named owner has personally appeared before me, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, and acknowledged to me that the information contained herein is true and correct to the best of his or her knowledge and belief.

UTILITY COMPANIES CERTIFICATE

I, \_\_\_\_\_, Utility Companies, do hereby certify that the above named owner has personally appeared before me, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, and acknowledged to me that the information contained herein is true and correct to the best of his or her knowledge and belief.

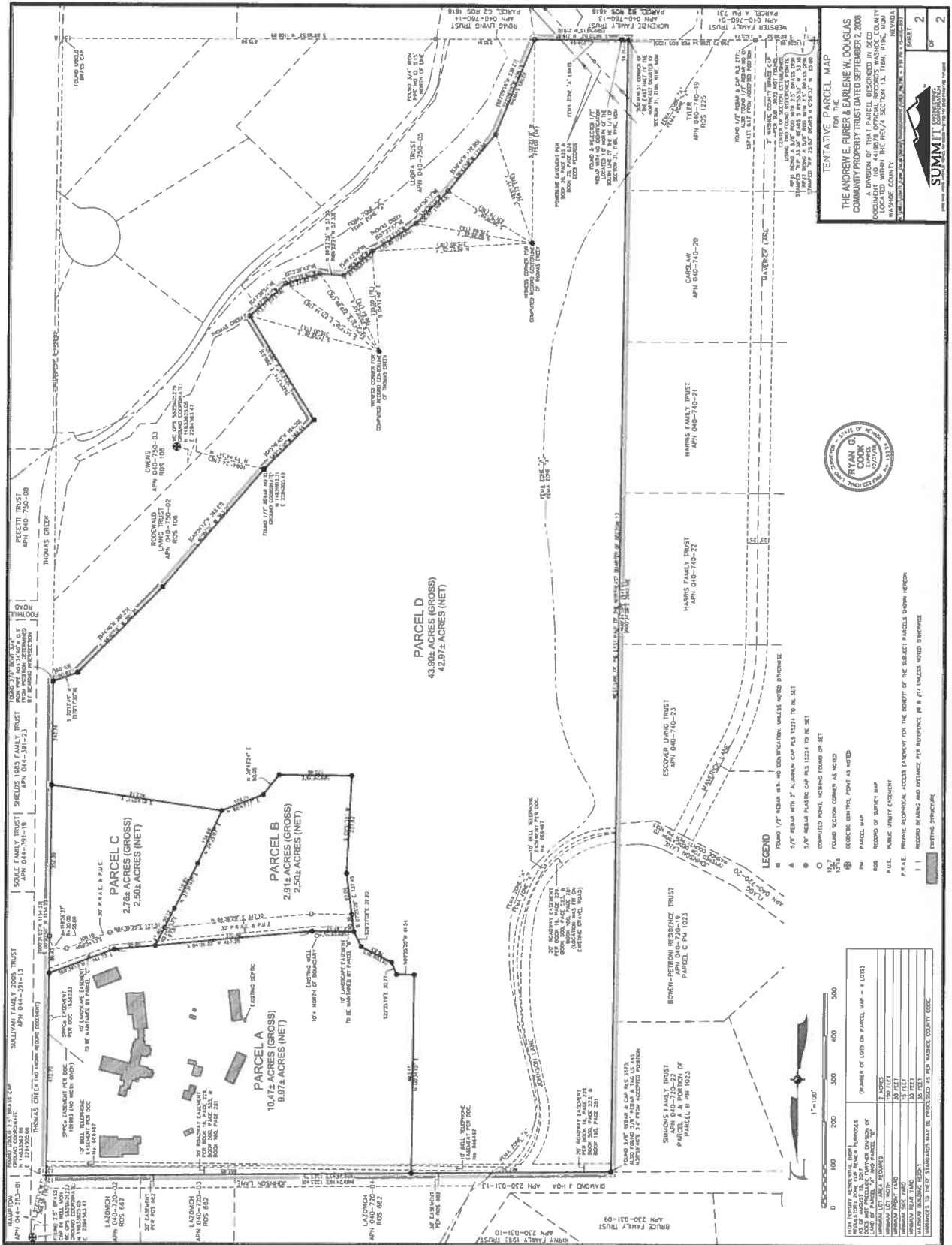
SURVEYOR'S CERTIFICATE:

- 1. I, \_\_\_\_\_, a Professional Land Surveyor Licensed in the State of Nevada, do hereby certify that the above named owner has personally appeared before me, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2008, and acknowledged to me that the information contained herein is true and correct to the best of his or her knowledge and belief.

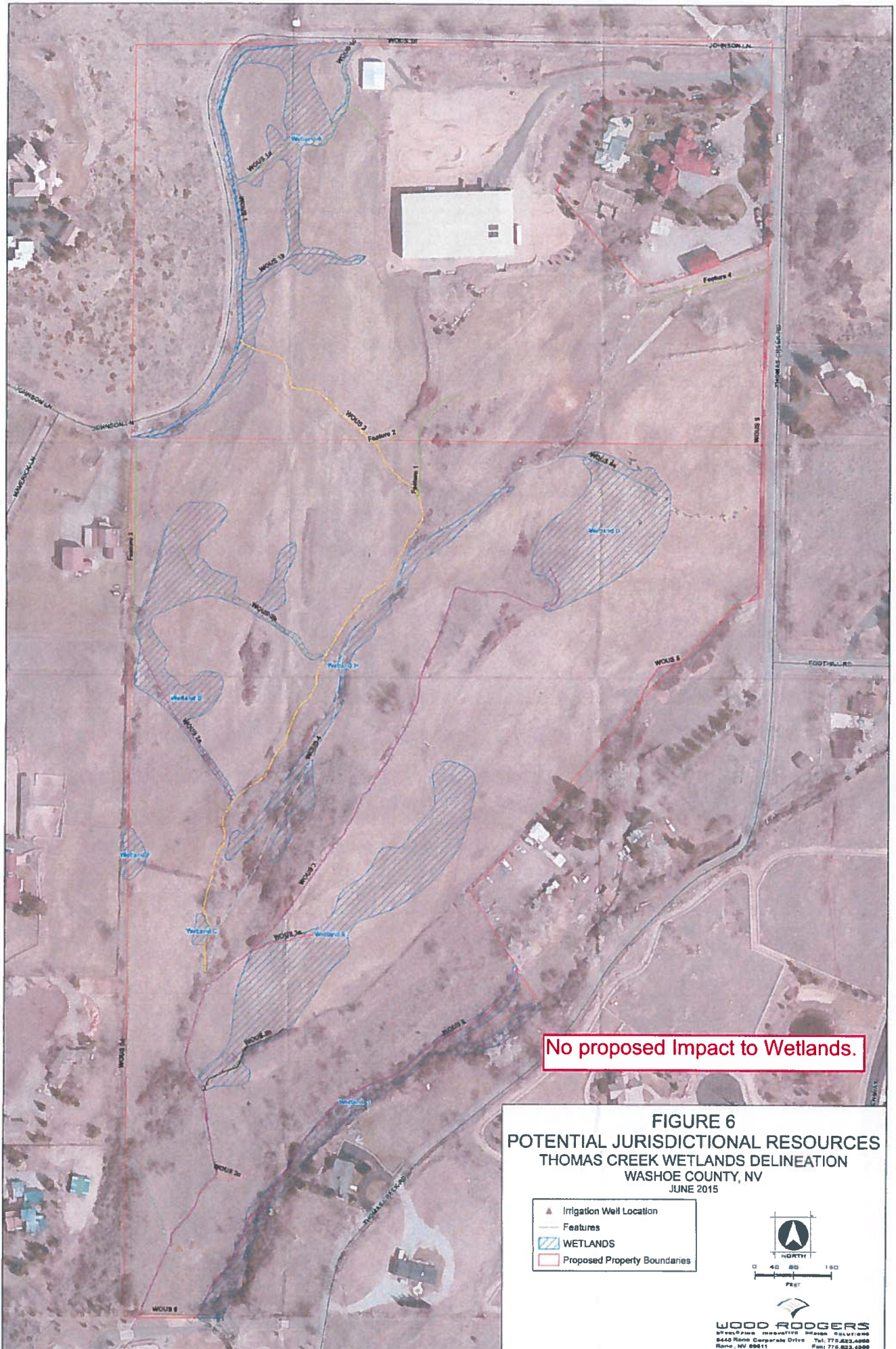


TENTATIVE PARCEL MAP THE ANDREW E. FURER & EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST DATED SEPTEMBER 2, 2008. Includes a map of the parcel and a logo for Summit Communities.

PRELIMINARY, FOR REVIEW ONLY







No proposed impact to Wetlands.

**FIGURE 6**  
**POTENTIAL JURISDICTIONAL RESOURCES**  
**THOMAS CREEK WETLANDS DELINEATION**  
**WASHOE COUNTY, NV**  
**JUNE 2015**

- ▲ Irrigation Well Location
- Features
- WETLANDS
- Proposed Property Boundaries



**WOOD ROGERS**  
 8750 Pine Mountain Road, Suite 200  
 8440 Reno Corporate Drive  
 Reno, NV 89511  
 Tel: 775.823.4988  
 Fax: 775.823.4988

PRELIMINARY, FOR REVIEW ONLY

# TENTATIVE PARCEL MAP FOR THE THE ANDREW E. FURER & EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST DATED SEPTEMBER 2, 2008

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ANDREW E. FURER & EARLENE W. DOUGLAS TRUSTEES OF THE ANDREW E. FURER & EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST DATED SEPTEMBER 2, 2008, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PRIVATE RECIPROCAL ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY GRANTED, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER.

THE ANDREW E. FURER & EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST  
DATED SEPTEMBER 2, 2008

ANDREW E. FURER, TRUSTEE DATE

EARLENE W. DOUGLAS, TRUSTEE DATE

### NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA )  
COUNTY OF WASHOE )SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, ANDREW E. FURER, AND EARLENE W. DOUGLAS, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

### SECURITY INTEREST HOLDERS CERTIFICATE

THIS IS TO CERTIFY THAT THE TONY LEE HARRAH FAMILY TRUST DATED OCTOBER 13, 1993 CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

THE TONY LEE HARRAH FAMILY TRUST DATED OCTOBER 13, 1993

BY: TONY LEE HARRAH DATE  
TITLE: TRUSTEE

### NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA )  
COUNTY OF WASHOE )S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_

### TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT ANDREW E. FURER AND EARLENE W. DOUGLAS, TRUSTEES OF THE ANDREW E. FURER AND EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST DATED SEPTEMBER 2, 2008, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED \_\_\_\_\_, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY

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

TITLE:

### TAX CERTIFICATE

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 NRS 361A.265.

APN 040-720-16 & 040-750-01

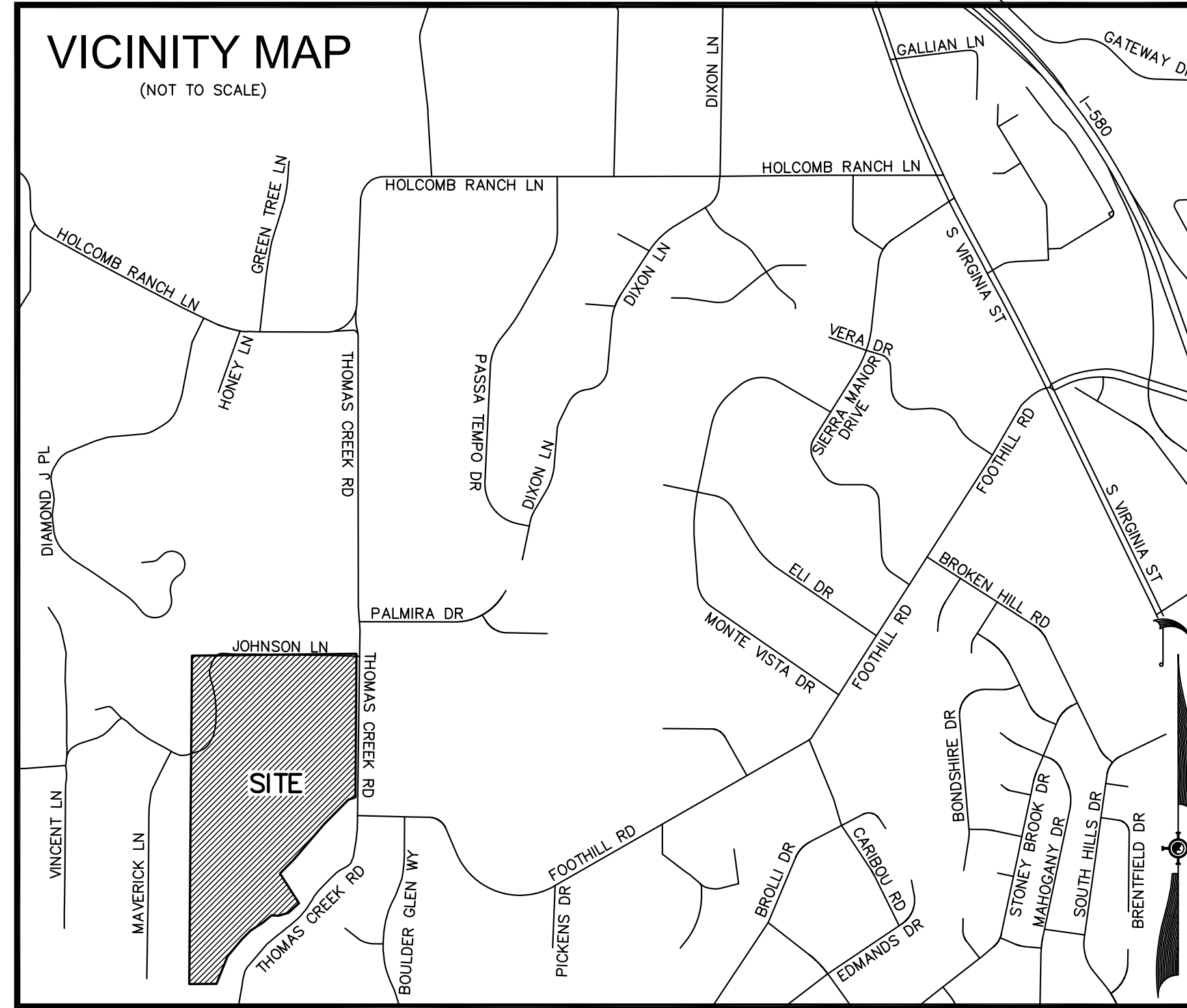
WASHOE COUNTY TREASURER DATE

TITLE:

### 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



### GENERAL NOTES:

- 1) PUBLIC UTILITY EASEMENTS, DITCH EASEMENTS, AND PRIVATE DRAINAGE EASEMENTS WITHIN EACH PARCEL ARE AS FOLLOWS: 10 FEET COINCIDENT WITH ALL EXTERIOR LOT LINES AND 10 FEET CENTERED ABOUT ALL INTERIOR LOT LINES.
2) THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
3) A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME, AND THE UTILITY AND CABLE TV COMPANIES.
4) NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
5) A MINIMUM 10.00 FOOT PUBLIC UTILITY, TRAFFIC CONTROL SIGNAGE, SIDEWALK, AND PLOWED SNOW STORAGE EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAYS. THE 10.00 FOOT PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM STREET RIGHT OF WAY ONLY.
6) REFERENCE FLOOD INSURANCE RATE MAP NUMBER 32031C32456 EFFECTIVE DATE 1/16/2009, WHICH SHOWS SUBJECT PARCELS TO BE WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND WITHIN ZONE "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD). ANY STRUCTURE WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
7) THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.
8) THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS, CONSISTENT WITH DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALTER, RECONDITION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR ALL RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDINANCE.
9) TOTAL NUMBER OF PARCELS = 4; TOTAL AREA = 60.05± ACRES.
10) FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY PARCEL.
11) BASIS OF BEARINGS AND COORDINATES: NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, GRID, NAD83/94, PER WASHOE COUNTY CONTROL SURVEY MONUMENTS SHOWN. COORDINATES SHOWN ARE MODIFIED BY A COMBINATION FACTOR OF 1.000197939 AND CONVERTED TO THE U.S. SURVEY FOOT. ALL DIMENSIONS ARE GROUND DISTANCES.
12) CURRENTLY ASSESSED APN 040-720-16 AND APN 040-750-01 ARE COMPRISED OF ONE LEGAL PARCEL.
13) THE NET AREA OF PARCEL A WAS COMPUTED BY SUBTRACTING THE AREA ENCUMBERED BY THE EASEMENTS DESCRIBED IN BOOK 16, PAGE 229, BOOK 500, PAGE 523, BOOK 160, PAGE 281, & DOCUMENT No. 666467. THE NET AREAS OF PARCEL B & PARCEL C WERE COMPUTED BY SUBTRACTING THE AREA ENCUMBERED BY THE 10' LANDSCAPE EASEMENT AND 30' PRIVATE RECIPROCAL ACCESS EASEMENT SHOWN HEREON. THE NET AREA OF PARCEL D WAS COMPUTED BY SUBTRACTING THE AREA ENCUMBERED BY THE EASEMENTS DESCRIBED IN BOOK 16, PAGE 229, BOOK 500, PAGE 523, BOOK 160, PAGE 281, & DOCUMENT No. 666467.

### REFERENCES:

- 1) RECORD OF SURVEY MAP No. 662, AS FILE NO. 184430 9/8/1970.
2) PARCEL MAP 976, FILE No. 638232, 10/9/1958.
3) PARCEL MAP 1023, FILE No. 65325, 1/16/1980.
4) RECORD OF SURVEY MAP No. 106, FILE No. 168883, 11/16/1948.
5) RECORD OF SURVEY MAP No. 263, FILE No. 238749, 2/16/1955.
6) RECORD OF SURVEY MAP No. 662, FILE No. 184430, 9/8/1970.
7) RECORD OF SURVEY MAP No. 1225, FILE No. 552439, 8/18/1978.
8) RECORD OF SURVEY MAP No. 1326, FILE No. 625159, 8/23/1979.
9) RECORD OF SURVEY MAP No. 3852, FILE No. 2498871, 11/13/2000.
10) RECORD OF SURVEY MAP No.4019, FILE No. 26340401,12/28/2001.
11) RECORD OF SURVEY MAP No. 4616, FILE No. 3262458, 8/17/2005.
12) SUBDIVISION TRACT MAP No. 3622, FILE No. 2297067, 1/15/1999.
13) SUBDIVISION TRACT MAP No. 3903, FILE No. 2511805, 12/29/2000.
14) PARCEL MAP 731, FILE No. 573596, 11/29/1978.
15) DEED DOCUMENT No. 4419876, 12/19/2014.
16) ALTA/ACSM SURVEY, PREPARED BY MANHARD CONSULTING LTD., 11/25/2014.
17) PRELIMINARY REPORT, ORDER No. 086905-MLM, 1ST UPDATED AND AMENDED, DATED 07/27/2017, ISSUED BY WESTERN TITLE COMPANY.

### EASEMENT NOTES:

- A) THE SUBJECT PARCELS ARE SUBJECT TO AN EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC FACILITIES, AND INCIDENTAL PURPOSES, GRANTED TO SIERRA PACIFIC POWER COMPANY BY GRANT OF EASEMENT FOR UTILITY FACILITIES, RECORDED FEBRUARY 22, 2003 AS DOCUMENT NUMBER 2943148, OFFICIAL RECORDS; EASEMENT IS 10' IN WIDTH CENTERED OVER UNDERGROUND FACILITIES AND 3' AROUND TRANSFORMERS AND SWITCHBOXES AS INSTALLED.
B) THE SUBJECT PARCELS ARE SUBJECT TO AN AVIATION EASEMENT PER DOCUMENT 3215768, OFFICIAL RECORDS; RESTRICTS CONSTRUCTION TO BELOW 5,200' ABOVE MEAN SEA LEVEL.
C) THE SUBJECT PARCELS ARE SUBJECT TO AN EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC FACILITIES, AND INCIDENTAL PURPOSES, GRANTED TO SIERRA PACIFIC POWER COMPANY BY GRANT OF EASEMENT FOR UTILITY FACILITIES, RECORDED FEBRUARY 8, 2008 AS DOCUMENT NUMBER 3348223, OFFICIAL RECORDS; EASEMENT IS 10' IN WIDTH CENTERED OVER UNDERGROUND FACILITIES AND 3' AROUND TRANSFORMERS AND SWITCHBOXES AS INSTALLED.
D) THE SUBJECT PARCELS ARE SUBJECT TO AN EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC FACILITIES, AND INCIDENTAL PURPOSES, GRANTED TO SIERRA PACIFIC POWER COMPANY BY GRANT OF EASEMENT FOR UTILITY FACILITIES, RECORDED FEBRUARY 23, 2008 AS DOCUMENT NUMBER 3352254, OFFICIAL RECORDS; EASEMENT IS 10' IN WIDTH CENTERED OVER UNDERGROUND FACILITIES AND 3' AROUND TRANSFORMERS AND SWITCHBOXES AS INSTALLED.

### DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM \_\_\_\_\_ 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. ANY OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 248.4725.

WILLIAM H. WHITNEY, DIRECTOR  
PLANNING AND DEVELOPMENT DIVISION

### WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

### UTILITY COMPANIES CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CATV COMPANIES.

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

BY:

TITLE:

NEVADA BELL TELEPHONE COMPANY d.b.a. AT&T NEVADA DATE

BY:

TITLE:

CHARTER COMMUNICATION DATE

BY:

TITLE:

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

BY:

TITLE:

### SURVEYOR'S CERTIFICATE:

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ANDREW E. FURER AND EARLENE W. DOUGLAS, TRUSTEES OF THE ANDREW E. FURER & EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST, DATED SEPTEMBER 2, 2008.
2. THE LANDS SURVEYED LIE WITHIN THE NE1/4 OF SECTION 13, T18N, R19E, MDM, AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES 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 AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



RYAN G. COOK

P.L.S. 15224

FILE No. \_\_\_\_\_  
FEE: \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST  
OF BY \_\_\_\_\_  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_  
201\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_  
O'CLOCK \_\_\_\_\_ OFFICIAL RECORDS  
OF WASHOE COUNTY, NEVADA  
COUNTY RECORDER  
BY: \_\_\_\_\_  
DEPUTY

TENTATIVE PARCEL MAP FOR THE THE ANDREW E. FURER & EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST DATED SEPTEMBER 2, 2008. A DIVISION OF THAT PARCEL DESCRIBED IN DEED DOCUMENT NO. 4419876 OFFICIAL RECORDS WASHOE COUNTY LOCATED WITHIN THE NE1/4 SECTION 13, T18N, R19E, MDM WASHOE COUNTY NEVADA. SUMMIT ENGINEERING CORPORATION 5405 MAE AVENUE, RENO, NV 89523 PH(775) 741-8500 FAX(775) 741-8509. SHEET 1 OF 2.

PRELIMINARY, FOR REVIEW ONLY

