

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Section(s)/Township/Range: Section 30, Township 18 North, Range 20 East, MDM			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). The Reserve at Monte Rosa Unit 1, TM04-11			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax: 775-502-8553	Phone:	Fax: 775-502-8553
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Scott Christy	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Christy Corporation		Name:	
Address: 1000 Kiley Parkway		Address:	
Sparks NV	Zip: 89436	Zip:	
Phone: 775-502-8552	Fax: 775-502-8553	Phone:	Fax:
Email: scott@christynv.com		Email: king@mail.pyramid.net	
Cell:	Other:	Cell:	Other:
Contact Person: Scott Christy		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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)?

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:

3. What are the proposed lot standards?

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

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 type="checkbox"/> No
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5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

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

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input 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 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 type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	Washoe County

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

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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 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?

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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 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?

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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?

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?

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?

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?

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?

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

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?

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

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

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27. Surveyor:

Name	
Address	
Phone	
Cell	
E-mail	king@mail.pyramid.net
Fax	
Nevada PLS #	

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.
 - n/a 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.

- n/a 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.
- n/a k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
- n/a 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.

- n/a 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.

Professional Land Surveyor

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: _____

Address: _____

Phone : _____

Fax: _____

Private Citizen

Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: _____

Reno

Sparks

Washoe County

Parcel Numbers: _____

Subdivision

Parcelization

Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____

Regional Street Naming Coordinator

Except where noted

Denied: _____ Date: _____

Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

Parcel Map Waiver 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 parcel maps may be found in Article 606, Parcel Maps.

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

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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
Minimum Lot Area				
Minimum Lot Width				

5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

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 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. 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:

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

<input 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 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 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:

- 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:

9. Surveyor:

Name	
Address	
Phone	
Fax	
Nevada PLS #	

OWNER'S CERTIFICATE

This is to certify that the undersigned, C4 Holdings, LLC 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 NRS CHAPTER 278. The drainage, cable tv, and public utility easements (P.U.E.) shown are hereby granted for the purpose and use stated together with the right of ingress thereto and egress therefrom forever. The water facilities and associated appurtenances are hereby dedicated to Truckee Meadows Water Authority. The owners and its assigns agree to the use of residential water meters.

C4 Holdings, LLC

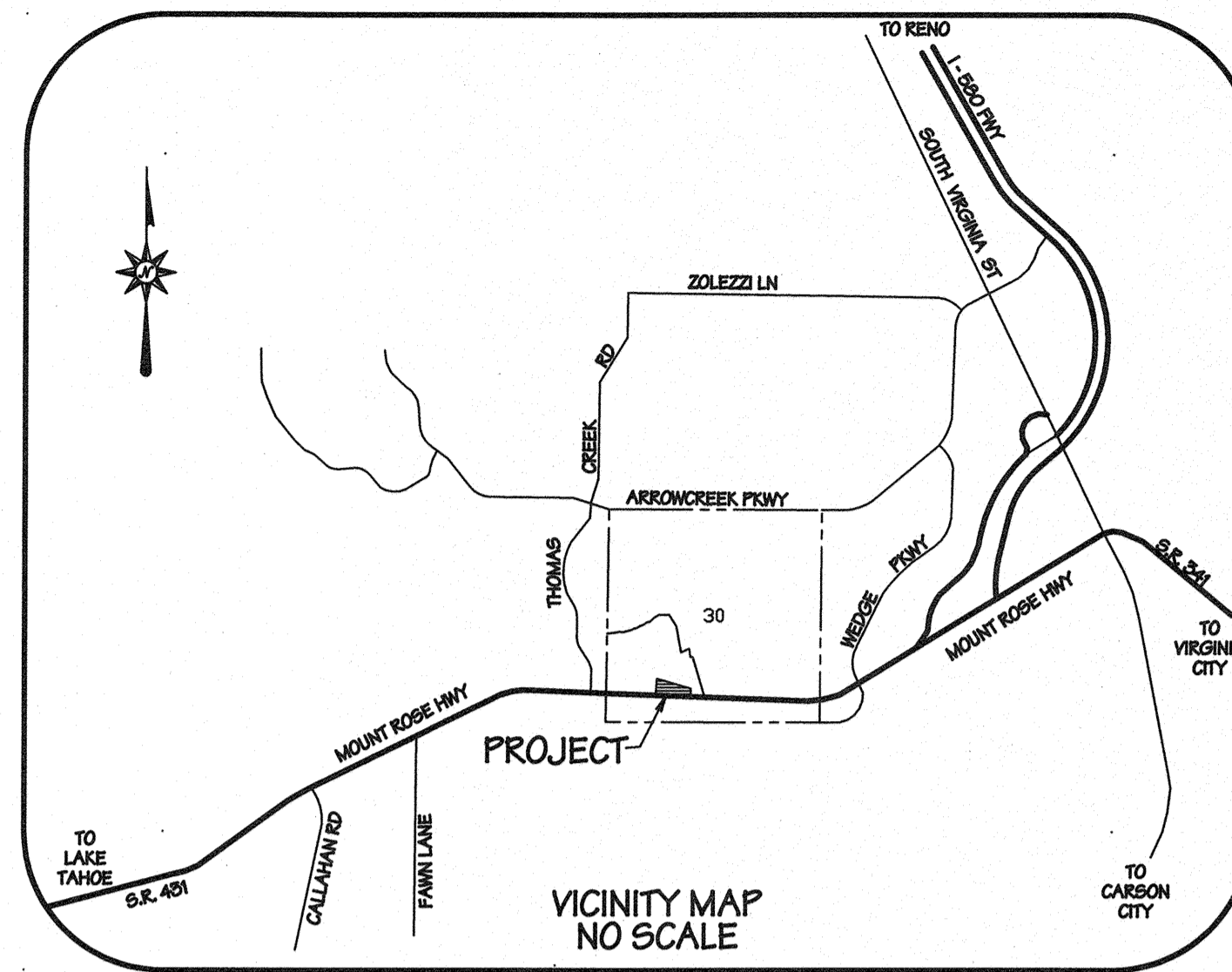
Scott Christy, Managing Member

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA }
COUNTY OF WASHOE } SS:

This instrument was acknowledged before me on _____, 2017 by Scott Christy as Managing Member of C4 Holdings, LLC, a Nevada Limited Liability Company.

Notary Public



SURVEYOR'S CERTIFICATE

I, Harlan K. King, 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 C4 Holdings, LLC.
2. The lands surveyed lie within the SW1/4 Section 30, T.18N, R.20E, M.D.M., and the survey was completed on December 10, 2016.
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.

Harlan K. King



P.L.S. 5665

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

The final parcel map Case No. _____ meets all applicable statutes, ordinances and code provisions; Is in substantial conformance with the tentative map and its conditions, which are incorporated herein by this reference, and those conditions have been satisfied for recordation of this map. The offer(s) of dedication is (are) rejected at this time but will remain open in accordance with 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 Nevada Revised Statutes 278.471 through 278.4725.

William H. Whitney
Director of Planning and Development Division

Date

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, and is predicated upon plans for a public water supply and a community system for disposal of sewage.

For The District Board of Health

Date

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

The project/development depicted on this map is in conformance with the provisions of Article 442 of the Washoe County Development Code (Chapter 110).

By: _____
Washoe County Community Services Department Date

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 have been paid pursuant to NRS 361A.265.

APN: 142-343-01

Washoe County Treasurer

By: _____

Date: _____ Title: _____

TOTAL AREA SURVEYED = 50721 SQUARE FEET +/-

FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF HARLAN KING & ASSOC. ON THIS _____ DAY OF _____ 2017, AT _____ MIN PAST _____ O' CLOCK, _____ M OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA COUNTY RECORDER BY: _____ DEPUTY FEE: _____	<p style="text-align: center;">PARCEL MAP FOR C4 HOLDINGS, LLC.</p> <p style="text-align: center;">BEING PARCEL 3 OF TRACT MAP 4580 LOCATED WITHIN A PORTION OF THE SW1/4 OF SECTION 30, T.18N., R.20E., M.D.M. WASHOE COUNTY NEVADA</p> <p style="text-align: center;">HK HARLAN KING & ASSOCIATES LAND SURVEYING 7490 LONGLEY LANE #B, RENO, NEVADA 89570 (775) 852-1777</p>
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TITLE COMPANY'S CERTIFICATE

The undersigned hereby certifies that this plat has been examined and that C4 Holdings, LLC, a Nevada Limited Liability Company owns 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 have signed the map, and that there are no liens of record against the lands delineated hereon for delinquent state, county, municipal, federal or local taxes or assessments collected as taxes or special assessments as of _____, 2017.

Western Title Company

By: _____
Date

Printed Name & Title

UTILITY COMPANIES CERTIFICATE

The utility easements shown on this plat have been checked and approved by the undersigned public utility and cable t.v. companies, and the Truckee Meadows Water Authority.

Washoe County Community Services Department Date

Sierra Pacific Power Company dba NV Energy Date

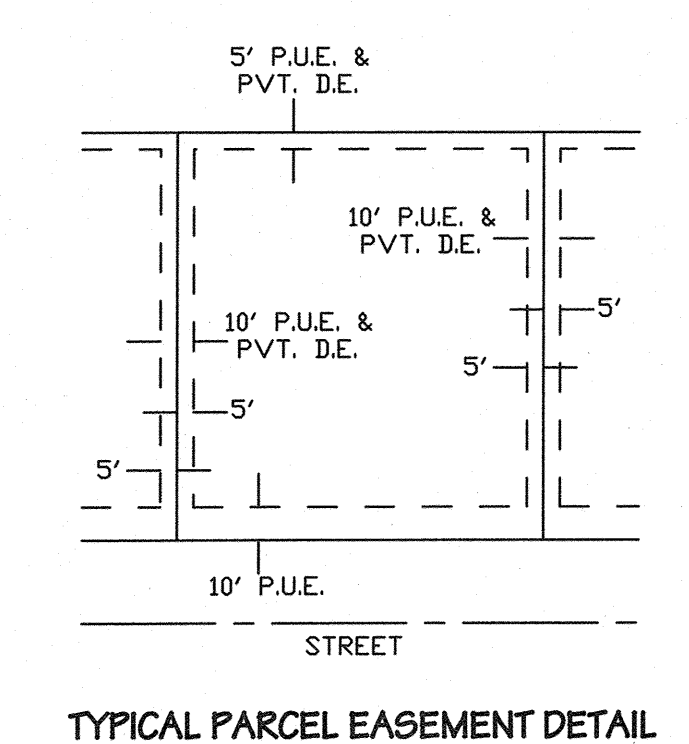
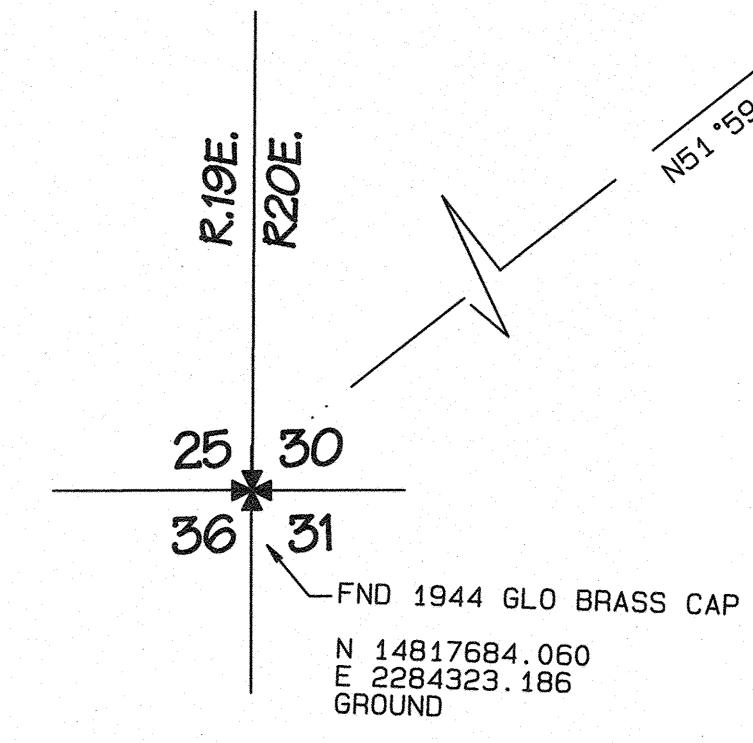
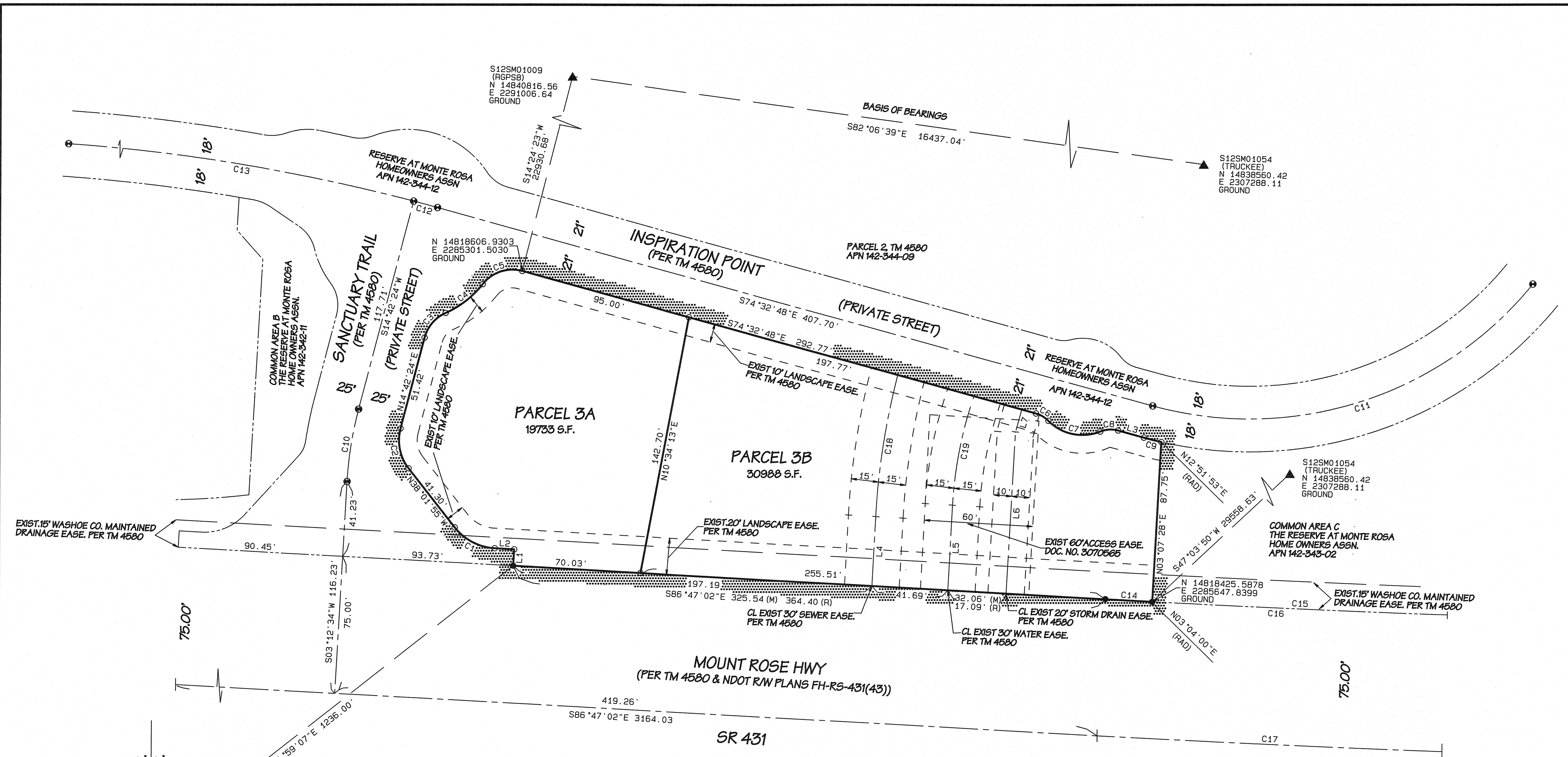
Nevada Bell Telephone dba AT&T Nevada Date

Charter Communications Date

Truckee Meadows Water Authority Date

NOTES:

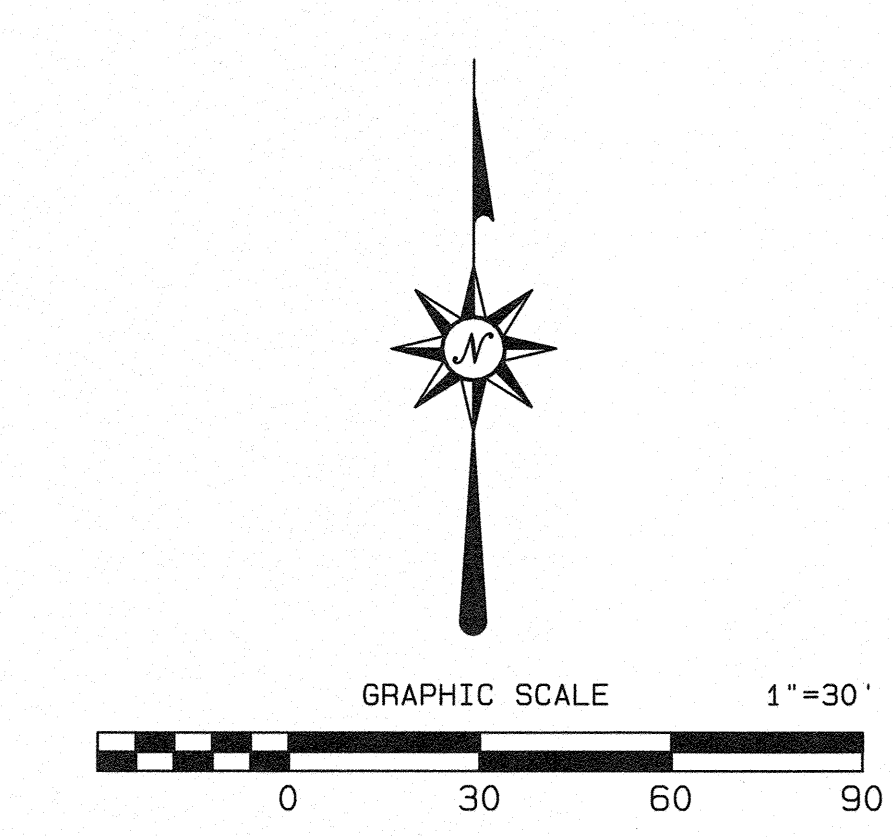
1. Public utility, cable tv, traffic control signage and plowed snow easements are hereby granted 10' in width adjacent to all dedicated and private street right-of-ways, public utility, cable tv and private drainage easements are hereby granted 5' in width adjacent to all other exterior boundaries, and 10' in width centered on all interior lot lines.
2. A public utility easement is hereby granted within each lot for the exclusive purpose of installing and maintaining utility service facilities to that lot and the right to exit that lot with said utility service facilities for the purpose of serving adjacent lots at locations mutually agreed upon by the owner of record, at that time, and the utility company.
3. All public utility easements shall include cable television.
4. A private drainage easement, 5' in width coincident with all rear lot lines and 10' in width centered on all interior lot lines is also hereby granted for the exclusive purpose of providing drainage for the mutual benefit of adjoining lot owners. Said easement to be relocateable with the adjustment of boundary lines as agreed upon by the adjoining lot owners.
5. The drainage easements delineated on this plat are permanent, private and reciprocal easements for the perpetuation of natural drainage and the mutual benefit of adjacent property owners said easements are to be relocateable with the adjustment of boundary lines only with approval of the county engineer.
6. To convert to grid coordinates, divide ground coordinates by the combined scale factor of 1.000197939.
7. A 10' plowed snow storage easement is for plowed snow from the street right-of-way only.
8. Drainage facilities outside the dedicated street right-of-way are to be private and maintained by the home owners, unless they are in a minimum 15' easement and are piped with concrete pipe.
9. No fences or structures are allowed within or across drainage easements or sewer easements maintained by Washoe County.
10. No habitable structure shall be located on a fault that has been active during the holocene epoch of geologic time.
11. 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.



- LEGEND:**
- FOUND 5/8" REBAR & CAP PLS 12140
 - ▲ FOUND GPS CONTROL MONUMENT
 - ⊙ FOUND STANDARD STREET MONUMENT PER TM 4580
 - ✱ TYPICAL SECTION CORNER
 - ⊕ SET 5/8" REBAR AND CAP PLS 5665 OR SCRIBED CURB ON PROPERTY LINE EXTENSION.
 - + DIMENSION POINT
 - (RAD) RADIAL BEARING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.V.T. D.E. PRIVATE DRAINAGE EASEMENT
 - S.F. SQUARE FEET
 - C.A.T.V. CABLE T.V.
 - (R) RECORD INFORMATION PER TM 4580
 - (M) MEASURED INFORMATION THIS SURVEY
 - EASEMENT LINE AS NOTED
 - CENTERLINE
 - RIGHT OF WAY OR PROPERTY LINE
 - GPS OR SECTION TIE
 - NEW PROPERTY LINE

LINE	BEARING	DISTANCE
L1	N03°12'58"E	9.00'
L2	N86°47'02"W	10.63'
L3	N74°32'48"W	14.67'
L4	N03°04'49"E	38.22'
L5	N03°04'49"E	46.65'
L6	N03°12'58"E	88.68'
L7	N15°34'20"E	12.93'

LINE	DELTA	RADIUS	ARC
C1	48°45'07"	30.00'	25.53'
C2	52°44'19"	25.00'	23.01'
C3	51°26'37"	20.50'	18.41'
C4	28°21'43"	52.50'	25.99'
C5	67°39'55"	20.50'	24.21'
C6	29°39'05"	15.50'	8.02'
C7	66°44'52"	26.50'	30.87'
C8	37°05'47"	15.50'	10.04'
C9	2°35'20"	218.00'	9.85'
C10	11°29'50"	200.00'	40.13'
C11	66°21'50"	200.00'	231.65'
C12	0°44'48"	1040.00'	13.56'
C13	11°21'09"	1040.00'	206.06'
C14	0°08'58"	9925.00'	25.88'
C15	0°56'10"	9925.00'	162.17'
C16	1°05'08"	9925.00'	188.04'
C17	1°05'08"	10000.00'	189.47'
C18	11°15'12"	400.00'	78.56'
C19	15°52'01"	221.00'	61.20'



REFERENCES:

- TRACT MAP NO. 4580, FILE NO. 3323026 OFFICIAL RECORDS OF WASHOE COUNTY
- NDOT R/W PLANS FH-RS-431(4), FEBRUARY, 1991

BASIS OF BEARINGS:
 Nevada State Plane coordinate system, West Zone, North American Datum 1983/1994 (NAD 83/94). the bearing between Washoe County gps control points S12SM0154 (TRUCKEE) and S12SM01009 (RGPSB) taken as N82°06'39"W. All coordinates shown are ground coordinates. Combined grid-to-ground factor = 1.000197939.

PARCEL MAP
FOR
C4 HOLDINGS, LLC.

BEING PARCEL 3 OF TRACT MAP 4580
LOCATED WITHIN A PORTION OF THE SW1/4 OF
SECTION 30, T.18N., R.20E., M.D.M.

WASHOE COUNTY NEVADA

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