

## 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>Merger and ReSubdivide Parcel Map for Walter and EnriQuita Bell, and the Bell Family Trust</b>			
Project Description: <b>Being a merger and resubdivision of Parcel A as shown on Parcel Map No. 1431 and Parcels 1 and 2 as shown on Parcel Map No. 3445</b>			
Project Address: <b>8540 Bellhaven Road &amp; 0 Bellhaven Road, Reno NV 89511</b>			
Project Area (acres or square feet): <b>+/-19.77 acres</b>			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Located +/-2,500' southwest of the intersection of Lakeside Drive and Lone Tree Lane, easterly side of Bellhaven Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
041-130-51	6.81 acres	041-130-52	2.50 acres
041-130-27	10.45 acres		
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>		<b>Professional Consultant:</b>	
Name: <b>Dr. Walter C. Bell</b>		Name: <b>Justin Moore, PLS</b>	
Address: <b>8540 Bellhaven Road</b>		Address: <b>SAME AS APPLICANT</b>	
<b>Reno, NV</b>	Zip: <b>89511</b>		Zip:
Phone: <b>775-852-6011</b>	Fax:	Phone:	Fax:
Email: <b>bellhavenranch@gmail.com</b>		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: <b>Walter "Craig" Bell</b>		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <b>Odyssey Engineering</b>		Name:	
Address: <b>895 Roberta Lane, Suite 104</b>		Address:	
<b>Sparks, NV</b>	Zip: <b>89431</b>		Zip:
Phone: <b>775-236-0543</b>	Fax: <b>775-359-3366</b>	Phone:	Fax:
Email: <b>justin@odysseyreno.com</b>		Email:	
Cell: <b>775-240-2366</b>	Other:	Cell:	Other:
Contact Person: <b>Justin Moore, PLS</b>		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:** Vance N. BELL / BELL FAMILY TRUST

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, VANCE NICHOLS BELL  
(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): 041-130-27

Printed Name Vance Bell

Signed Vance Bell

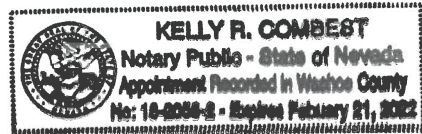
Address 3780 CLOVER WAY  
RENO, NV 89509

Subscribed and sworn to before me this 23 day of JULY, 2020.

Kelly R. Combest  
Notary Public in and for said county and state

My commission expires: FEB 21 2022

(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

**Property Owner Affidavit**

**Applicant Name:** WALTER C. BELL

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, WALTER CRAIG BELL  
(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): 041-130-51 AND 041-130-52

Printed Name WALTER CRAIG BELL

Signed [Handwritten Signature]

Address 8540 BELLHAVEN ROAD

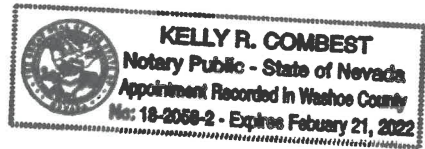
RENO, NV 89511

Subscribed and sworn to before me this 23 day of JULY, 2020.

(Notary Stamp)

Kelly R. Combest  
Notary Public in and for said county and state

My commission expires: FEB 21 2022



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

## Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

**8540 Bellhaven Road, Reno NV 89511**

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
041-130-51	200 - Single Family Residence & 600 Agricultural Deferred	6.81 acres
041-130-27 & 52	600 Agricultural Deferred	12.95 acres

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

APN 041-130-51 is residential building with detached garage, pasture, and Steamboat Ditch. APN's 041-130-27 & 52 are pasture and Dry Creek Ditch

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	General Rural	General Rural	General Rural	
Proposed Zoning Area	General Rural	General Rural		

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

6. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy - Overhead Power and Communication
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	APN: 041-130-51 = Existing well APN's: 041-130-27 & 52 = None	
<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
---	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

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

8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input type="checkbox"/> Individual septic	APN: 041-130-51 = Existing septic	APN's: 041-130-27 & 52 = None
<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 checked="" type="checkbox"/> No
------------------------------	--

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):

--

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.
------------------------------	--	---

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
---	-----------------------------	---

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
---	-----------------------------	---

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.
------------------------------	--	---

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

No private roadways or new access proposed.
---

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.
------------------------------	--	---

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?

No
----

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
---	-----------------------------	---

### 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?

None
------

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?

None

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?

No disturbed areas

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?

No disturbed/grading areas

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?

No

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?

No

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

No

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?

No disturbed/grading areas

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

No disturbed/grading areas

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

No disturbed/grading areas

28. Surveyor:

Name	Justin M. Moore - Odyssey Engineering
Address	895 Roberta Lane, Suite 104
Phone	775-236-0543
Cell	775-240-2366
E-mail	justin@odysseyreno.com
Fax	775-359-3329
Nevada PLS #	22362



Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**CollectionCart**

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

**Pay Online**

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
04113051	Active	8/13/2020 1:41:08 AM

**Current Owner:**  
 BELL, WALTER C & ENRIQUITA C  
 8540 BELLHAVEN RD  
 RENO, NV 89511

**SITUS:**  
 8540 BELLHAVEN RD  
 WCTY NV

**Taxing District**  
 4000

**Geo CD:**

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$5,935.36	\$1,524.82	\$0.00	\$0.00	\$4,410.54
2019	\$5,764.31	\$5,823.41	\$0.00	\$0.00	\$0.00
2018	\$5,571.36	\$5,630.74	\$0.00	\$0.00	\$0.00
2017	\$5,390.00	\$5,390.00	\$0.00	\$0.00	\$0.00
2016	\$5,253.77	\$5,379.42	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$4,410.54</b>

**Disclaimer**

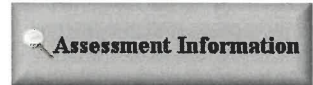
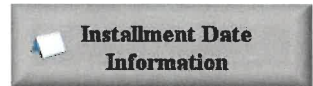
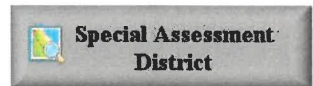
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However,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

**Pay By Check**

Please make checks payable to:  
 WASHOE COUNTY TREASURER

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845



Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart			
Collection Cart	Items	Total	Checkout   View
	0	\$0.00	

**Pay Online**

Washoe County Parcel Information			
Parcel ID	Status	Last Update	
04113052	Active	8/13/2020 1:41:08 AM	
<b>Current Owner:</b> BELL, WALTER C & ENRIQUITA C		<b>SITUS:</b> 0 BELLHAVEN RD WASHOE COUNTY NV	
8540 BELLHAVEN RD RENO, NV 89511			
<b>Taxing District</b> 4000		<b>Geo CD:</b>	

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2020</a>	\$40.11	\$40.11	\$0.00	\$0.00	\$0.00
<a href="#">2019</a>	\$39.70	\$39.70	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$27.48	\$29.95	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$14.12	\$14.12	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$14.43	\$21.10	\$0.00	\$0.00	\$0.00
<b>Total</b>					\$0.00

**Disclaimer**


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

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845

-  **Payment Information**
-  **Special Assessment District**
-  **Installment Date Information**
-  **Assessment Information**

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)      [Change of Address](#)      [Print this Page](#)

CollectionCart				
Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

**Pay Online**

Washoe County Parcel Information			
Parcel ID	Status	Last Update	
04113027	Active	8/14/2020 1:40:56 AM	
<b>Current Owner:</b> BELL FAMILY TRUST  3780 CLOVER WAY RENO, NV 89509		<b>SITUS:</b> 0 BELLHAVEN RD WCTY NV	
<b>Taxing District</b> 4000		<b>Geo CD:</b>	

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$149.33	\$149.33	\$0.00	\$0.00	\$0.00
2019	\$147.73	\$147.73	\$0.00	\$0.00	\$0.00
2018	\$102.78	\$102.78	\$0.00	\$0.00	\$0.00
2017	\$69.29	\$69.29	\$0.00	\$0.00	\$0.00
2016	\$69.02	\$69.02	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Disclaimer**

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

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845

-  **Payment Information**
-  **Special Assessment District**
-  **Installment Date Information**
-  **Assessment Information**

**OWNER'S CERTIFICATE.**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER C. BELL AND THE BELL FAMILY TRUST, HAVE REVIEWED THE PLAT AND THE INSTRUMENTS REFERRED TO HEREIN 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 THE NEVADA PLAT ACT AND THE EASEMENTS AS SHOWN FOR IRRIGATION AND PUBLIC UTILITIES ARE HEREBY GRANTED.

BELL FAMILY TRUST  
 TITLE TRUSTEES  
 \_\_\_\_\_ DATE

WALTER C. BELL  
 TITLE: PROPERTY OWNER  
 \_\_\_\_\_ DATE

ENRIQUITA C. BELL  
 TITLE: PROPERTY OWNER  
 \_\_\_\_\_ DATE

STATE OF \_\_\_\_\_ } S.S.  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_ }  
 BY \_\_\_\_\_ AS TRUSTEE OF THE BELL FAMILY TRUST,  
 PERSONALLY APPEARED BEFORE ME \_\_\_\_\_  
 THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
 (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF \_\_\_\_\_ } S.S.  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_ }

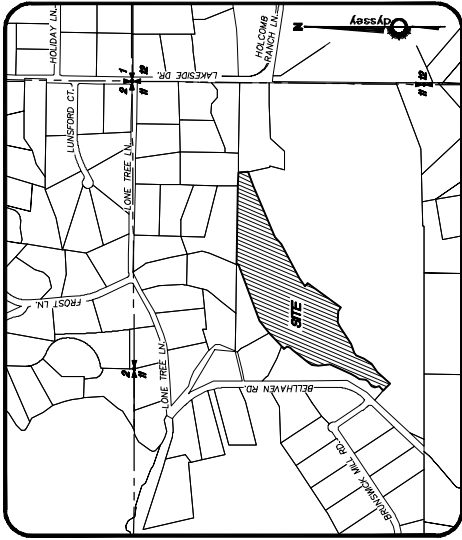
BY \_\_\_\_\_ AS PROPERTY OWNER OF THE A.P.N.'S  
 041-130-51 & 041-130-52, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_  
 PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
 (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF \_\_\_\_\_ } S.S.  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_ }

BY \_\_\_\_\_ AS TRUSTEE OF THE A.P.N.'S  
 041-130-51 & 041-130-52, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_  
 PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
 (MY COMMISSION EXPIRES \_\_\_\_\_)



**VICINITY MAP**  
 NOT TO SCALE

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PLAT HAS BEEN DRAWN AND THAT WALTER C. BELL & ENRIQUITA C. BELL AND THE BELL FAMILY TRUST, ARE THE OWNERS OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON, OR ANY PART THEREOF; THAT THE RECORDS OF THE COUNTY CLERK, THE COUNTY ASSESSOR, THE COUNTY RECORDER, THE COUNTY COMMISSIONERS, AND THE FEDERAL, STATE, AND LOCAL GOVERNMENTS, SHOW NO UNRECORDED EASEMENTS, ENCUMBRANCES, OR INTERESTS IN SAID LAND; THAT THE CITY OF RENO, WASHINGTON COUNTY, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

TIDOR TITLE OF NEVADA

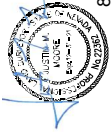
BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**UTILITY COMPANY'S CERTIFICATE:**

SEE SHEET 4 OF 4 FOR UTILITY CERTIFICATES AND NOTARY PUBLIC CERTIFICATES.

**SURVEYOR'S CERTIFICATE.**

1. JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR ODYSSEY ENGINEERING, INC., CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF WALTER & ENRIQUITA BELL AND THE BELL FAMILY TRUST.
2. THE LANDS SURVEYED LIE WITHIN THE N 1/2 OF SECTION 11, T.18 N., R.19 E., A.D.M., AND THE SURVEY WAS COMPLETED ON AUGUST 17, 2020.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES AND CODES PROVISIONS IS IN SUBSTANTIAL CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 10 (DEVELOPMENT CODE).
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



JUSTIN M. MOORE, P.L.S.  
 NEVADA CERTIFICATE NO. 22362

8/17/2020

**WATER & SEWER RESOURCE REQUIREMENTS:**

THE PROJECT DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 10 (DEVELOPMENT CODE).

WASHOE COUNTY DEPT. OF WATER RESOURCES \_\_\_\_\_ DATE \_\_\_\_\_

**DIRECTOR OF PLANNING & DEVELOPMENT CERTIFICATE:**

THE FINAL PARCEL MAP CASE NO. WITHIN 20-\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODES PROVISIONS IS IN SUBSTANTIAL CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 10 (DEVELOPMENT CODE). REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

THE FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.475.

MORNA RUBENSTEIN, DIRECTOR  
 PLANNING AND BUILDING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE:**

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR ANY OF THE SUPPLEMENTAL INFORMATION PROVIDED HEREON. THE DISTRICT BOARD OF HEALTH AND ITS MEMBERS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

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

**TAX CERTIFICATE:**

IT IS HEREBY CERTIFIED THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.E.S. 361A.06.

A.P.N. 041-130-51, 041-130-52, & 041-130-52  
 WASHOE COUNTY TREASURER

BY: \_\_\_\_\_ NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DEPUTY TREASURER

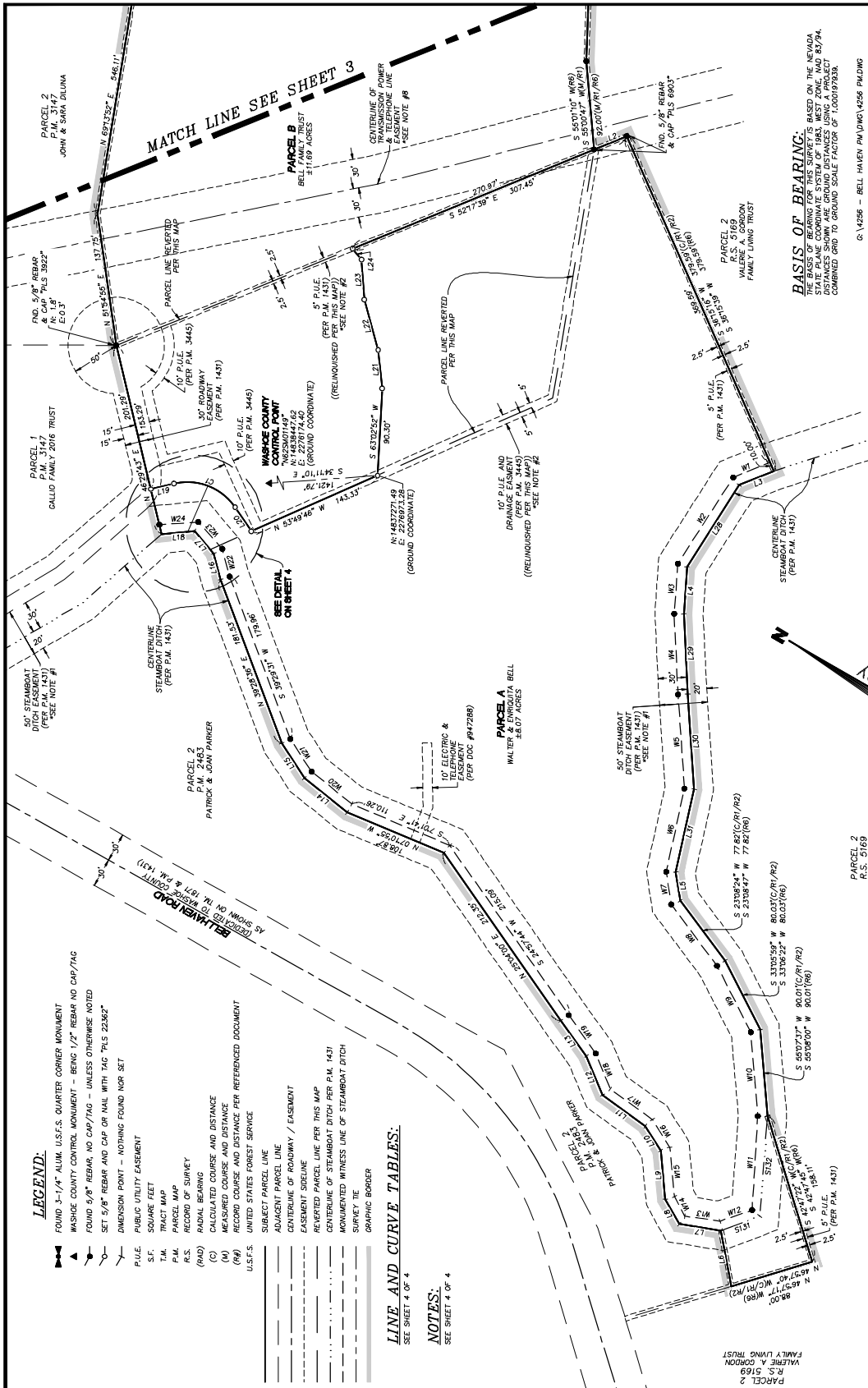
<p>FILED No _____</p> <p>FILE: _____</p> <p>FILE FOR RECORD AT THE REQUEST OF ODYSSEY ENGINEERING, INC.</p> <p>ON THIS _____ DAY OF _____, 2020, AT _____ MINUTES PAST _____ O'CLOCK _____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.</p> <p>KALLE M. WORK, COUNTY RECORDER</p> <p>BY: _____ DEPUTY</p>		<p><b>LEGEND AND RESOURCE</b></p> <p><b>PARCEL MAP</b></p> <p><b>FOR</b></p> <p><b>WALTER AND ENRIQUITA BELL, AND THE BELL FAMILY TRUST</b></p> <p>BEING A MERGER AND RESUBMISSION OF PARCEL A AS SHOWN ON PARCEL MAP NO. 1431 AND PARCELS 1 AND 2 AS SHOWN ON PARCEL MAP NO. 3446</p> <p>STATE OF NEVADA, COUNTY OF WASHOE, RANGE 19 EAST, SECTION 11.</p> <p>WASHOE COUNTY</p> <p>666 ROBERTA LANE, SUITE 104, RENO, NEVADA 89502              (775) 333-3333              WWW.ODYSSEY-ENGINEERING.COM</p> <p><b>odyssey</b>              ENGINEERING INCORPORATED</p> <p>SHEET 1 OF 4</p>
--	--	--

**LEGEND:**

- FOUND 3-1/4" ALUM. U.S.S. QUARTER CORNER MONUMENT
- FOUND 5/8" REBAR, NO CAP/TAG - BEING 1/2" REBAR NO CAP/TAG
- FOUND 5/8" REBAR, NO CAP/TAG - UNLESS OTHERWISE NOTED
- SET 5/8" REBAR AND CAP OR NAIL WITH TAG "PLS 22342"
- DIMENSION POINT - NOTHING FOUND NOR SET
- PUBLIC UTILITY EASEMENT
- SQUARE FEET
- P.U.E.
- T.A.
- P.M.
- P.M.L.
- P.M.A.
- P.M.C.
- P.M.S.
- P.M.T.
- (RAD)
- (CAL)
- (M)
- (RA)
- (U.S.S.)
- UNITED STATES FOREST SERVICE
- SUBJECT PARCEL LINE
- ADJACENT PARCEL LINE
- CENTRELINE OF ROADWAY / EASEMENT
- EASEMENT SIDELINE
- REVERTED PARCEL LINE PER THIS MAP
- CENTRELINE OF STEAMBOAT DITCH PER P.M. 1431
- MONUMENTED WITNESS LINE OF STEAMBOAT DITCH
- SURVEY TIE
- GRAPHIC BORDER

**LINE AND CURVE TABLES:**

SEE SHEET 4 OF 4  
 NOTES:  
 SEE SHEET 4 OF 4



**BASIS OF BEARING:**  
 BEARING AND DISTANCE DATA ON THIS SURVEY IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE. HAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197933.

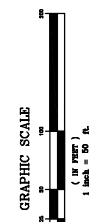
DESIGN AND RECORDING  
**PARCEL MAP**  
 FOR  
**WALTER AND ENRIQUITA BELL AND THE BELL FAMILY TRUST**  
 BEING A MERGER AND RESUBDIVISION OF PARCEL A AS SHOWN ON PARCEL MAP NO. 1431 AND PARCELS 1 AND 2 AS SHOWN ON PARCEL MAP NO. 3446 SITUATE WITHIN PORTION OF THE NORTH 1/2 OF SECTION 11, T14N, R18E, RANGE 18 NORTH, COUNTY OF WASHINGTON, STATE OF NEVADA.

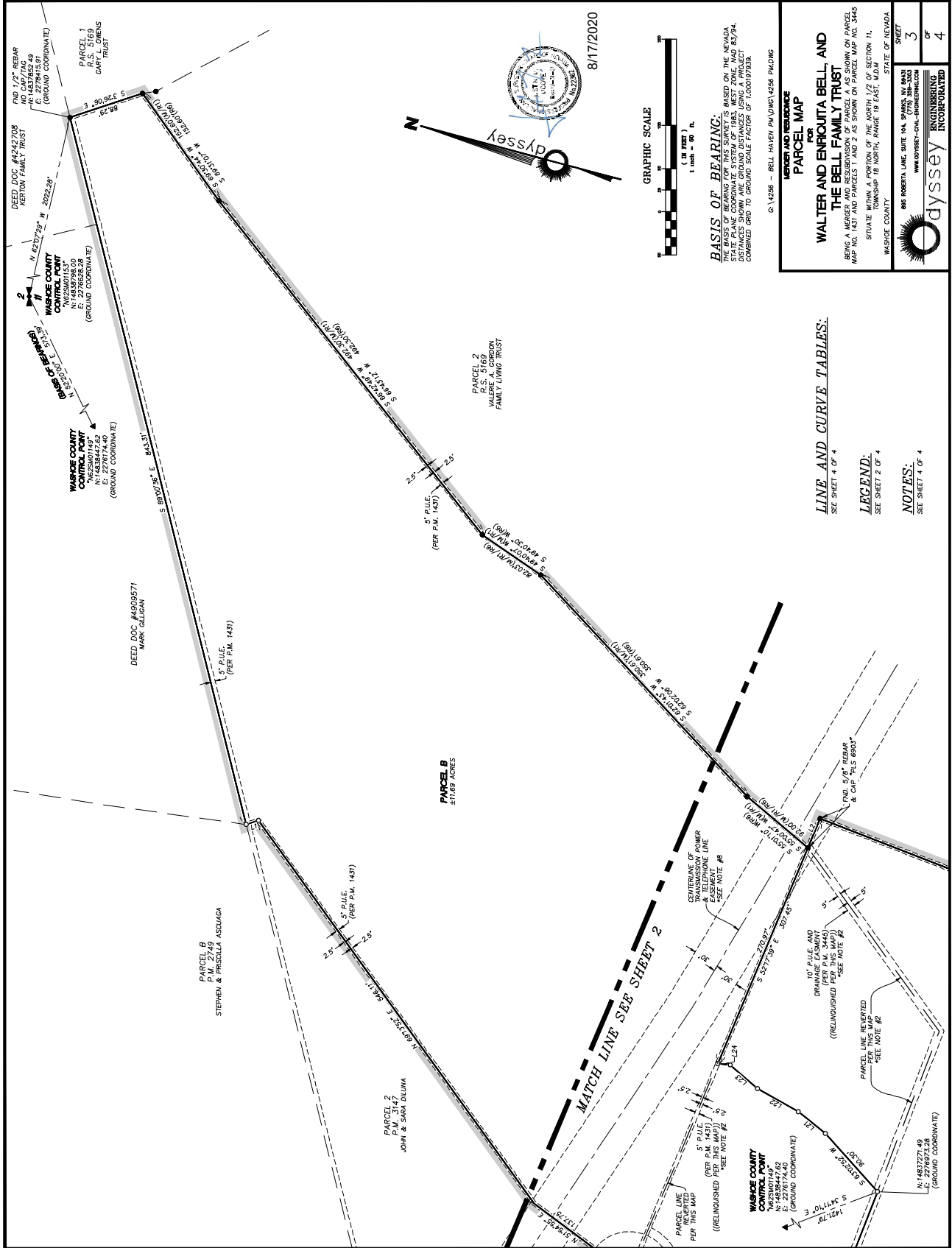
666 ROBERTA LANE, SUITE 104, LAS VEGAS, NV 89148	SHEET	2
WWW.ODYSSEY-ENR.COM	OF	4

**Odyssey ENGINEERING INCORPORATED**

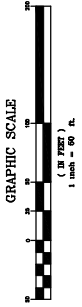
**AREA:**  
 PARCEL A: ±807 ACRES  
 PARCEL B: ±11.69 ACRES  
 TOTAL AREA: ±1817.77 ACRES

8/17/2020





8/17/2020



**BASIS OF BEARING.**  
 THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000199339.

**OWNER AND RESURVEYOR**  
**PARCEL MAP**  
**FOR**  
**WALTER AND ENRIQUITA BELL AND**  
**THE BELL FAMILY TRUST**

BEING A MERGER AND RESUBDIVISION OF PARCEL A AS SHOWN ON PARCEL MAP NO. 1431 AND PARCELS 1 AND 2 AS SHOWN ON PARCEL MAP NO. 3446 SITUATE WITHIN PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 18 WEST, COUNTY OF WASHINGTON, STATE OF NEVADA.

666 ROBERTA LANE, SUITE 104, LAS VEGAS, NV 89102  
 WWW.ODYSSEY-ENGINEERING.COM

**Odyssey ENGINEERING INCORPORATED**

SHEET	3
OF	4

**LINE AND CURVE TABLES.**  
 SEE SHEET 4 OF 4

**LEGEND:**  
 SEE SHEET 2 OF 4

**NOTES:**  
 SEE SHEET 4 OF 4

**UTILITY COMPANY'S CERTIFICATE:**

STATE OF NEVADA } S.S.  
 COUNTY OF WASHOE }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AS \_\_\_\_\_, A \_\_\_\_\_, WHO ACKNOWLEDGED THAT SHE/HE/IT EXECUTED THE ABOVE INSTRUMENT.

NEVADA PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF NEVADA } S.S.  
 COUNTY OF WASHOE }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AS \_\_\_\_\_, A \_\_\_\_\_, WHO ACKNOWLEDGED THAT SHE/HE/IT EXECUTED THE ABOVE INSTRUMENT.

NEVADA PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF NEVADA } S.S.  
 COUNTY OF WASHOE }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AS \_\_\_\_\_, A \_\_\_\_\_, WHO ACKNOWLEDGED THAT SHE/HE/IT EXECUTED THE ABOVE INSTRUMENT.

NEVADA PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF NEVADA } S.S.  
 COUNTY OF WASHOE }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AS \_\_\_\_\_, A \_\_\_\_\_, WHO ACKNOWLEDGED THAT SHE/HE/IT EXECUTED THE ABOVE INSTRUMENT.

NEVADA PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

**NOTARY PUBLIC CERTIFICATE:**

STATE OF NEVADA } S.S.  
 COUNTY OF WASHOE }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AS \_\_\_\_\_, A \_\_\_\_\_, WHO ACKNOWLEDGED THAT SHE/HE/IT EXECUTED THE ABOVE INSTRUMENT.

NEVADA PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF NEVADA } S.S.  
 COUNTY OF WASHOE }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AS \_\_\_\_\_, A \_\_\_\_\_, WHO ACKNOWLEDGED THAT SHE/HE/IT EXECUTED THE ABOVE INSTRUMENT.

NEVADA PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF NEVADA } S.S.  
 COUNTY OF WASHOE }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AS \_\_\_\_\_, A \_\_\_\_\_, WHO ACKNOWLEDGED THAT SHE/HE/IT EXECUTED THE ABOVE INSTRUMENT.

NEVADA PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF NEVADA } S.S.  
 COUNTY OF WASHOE }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AS \_\_\_\_\_, A \_\_\_\_\_, WHO ACKNOWLEDGED THAT SHE/HE/IT EXECUTED THE ABOVE INSTRUMENT.

NEVADA PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

**NOTES:**

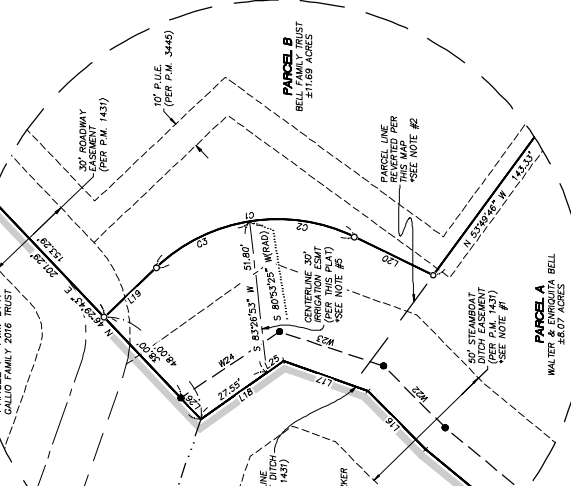
- 1) THIS MAP IS A SECOND EDITION REVISION OF A PLAN FILED IN PARCEL MAP NO. 1431 AS SHOWING 30 FEET WIDE STEAMBOAT DITCH AS SHOWN ON SAID PARCEL MAP NO. 1431. LATER RECORDED MAPS DEPICT DIFFERING WIDTHS OF THE STEAMBOAT EASEMENT AS NOTED:

  - PARCEL MAP NO. 2483 - 30' NORTH-EASTERLY / 15' SOUTH-WESTERLY = 45' TOTAL WIDTH
  - PARCEL MAP NO. 3445 - 30' NORTH-EASTERLY / 20' SOUTH-WESTERLY = 50' TOTAL WIDTH
  - PARCEL MAP NO. 3446 - 30' NORTH-EASTERLY / 20' SOUTH-WESTERLY = 50' TOTAL WIDTH
  - PARCEL MAP NO. 3447 - 30' NORTH-EASTERLY / 20' SOUTH-WESTERLY = 50' TOTAL WIDTH

- 2) PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG THE REFERRED PARCEL LINES SHOWN HEREON ARE HEREBY REINDEMNED. NEW PUBLIC UTILITY EASEMENTS ARE GRANTED PER NOTE #7 HEREON.
- 3) ANY EASEMENT NOT LABELED AS "REINDEMNED PER THIS MAP" ARE TO REMAIN.
- 4) THE PROPERTY OWNER'S HEREBY AGREE TO ACCEPT ANY SURFACE DRAINAGE ONTO THEIR PROPERTY RESULTING FROM THIS MERGER AND RE-SUBDIVISION PARCEL MAP.
- 5) AN IRRIGATION EASEMENT BEING 30' IN WIDTH LYING 15' EACH SIDE OF THE DEPICTED EASEMENT LINE, ALLIANCE WITH DRAINAGE AND IRRIGATION FACILITIES TO ALLOW FOR IMPROVEMENTS (UNDERGROUND PIPES), AND FOR THE OPERATIONAL CONSTRUCTION AND MAINTENANCE THEREOF.
- 6) A FENCE LINE EASEMENT BEING 5' IN WIDTH LYING 2.5' EACH SIDE OF THE COMMON PARCEL LINE BEING HEREBY REINDEMNED. THIS EASEMENT IS TO ALLOW FOR THE EXISTING REASONING FENCING LINE ALONG SAID COMMON PARCEL LINES. MAINTENANCE AND OWNERSHIP OF SAID EXISTING FENCE IS THAT OF PARCEL A HEREON.
- 7) A PUBLIC UTILITY EASEMENT BEING 10' IN WIDTH, 5' EACH SIDE OF THE INTERIOR PARCEL LINES AND RE-GRANTED WITHIN THE FOLLOWING DOCUMENTS: (1) RECORDING DATE: MAY 31, 1991 (50' WIDE) AND RE-GRANTED WITHIN THE FOLLOWING DOCUMENTS: (1) RECORDING DATE: MAY 31, 1991 (50' WIDE); (2) BOOK M, PAGE 378, RECORDED JUNE 28, 1939 (WIDTH NOT STATED); (3) BOOK M, PAGE 378, RECORDED JUNE 28, 1939 (WIDTH NOT STATED); (4) DOCUMENT NO. 289441, RECORDED OCTOBER 8, 1932 (60' WIDE); (5) DOCUMENT NO. 289441, RECORDED OCTOBER 8, 1932 (60' WIDE); (6) DOCUMENT NO. 289700, RECORDED FEBRUARY 15, 1956 (BLANKET)
- 8) OVERHEAD ELECTRIC TRANSMISSION AND TELEPHONE LINE EASEMENT SHOWN HEREIN IS GRANTED AND RE-GRANTED WITHIN THE FOLLOWING DOCUMENTS: (1) RECORDING DATE: MAY 31, 1991 (50' WIDE); (2) BOOK M, PAGE 378, RECORDED JUNE 28, 1939 (WIDTH NOT STATED); (3) BOOK M, PAGE 378, RECORDED JUNE 28, 1939 (WIDTH NOT STATED); (4) DOCUMENT NO. 289441, RECORDED OCTOBER 8, 1932 (60' WIDE); (5) DOCUMENT NO. 289441, RECORDED OCTOBER 8, 1932 (60' WIDE); (6) DOCUMENT NO. 289700, RECORDED FEBRUARY 15, 1956 (BLANKET)

Curve #	Delta	Radius	Length
C1	69.257°	60.00'	72.70'
C2	35.0134°	60.00'	36.68'
C3	34.2142°	60.00'	36.02'

LINE #	BEARING	LENGTH
W1	S 82°20'47" E	41.32'
W2	S 87°49'26" E	106.39'
W3	N 84°49'50" E	59.07'
W4	N 57°54'41" E	83.94'
W5	N 58°05'56" E	87.67'
W6	N 72°24'46" E	88.30'
W7	N 51°07'17" E	34.34'
W8	N 23°19'48" E	79.38'
W9	N 32°59'29" E	77.96'
W10	N 55°13'46" E	87.36'
W11	N 83°27'19" E	87.75'
W12	S 49°05'09" E	35.12'
W13	S 21°31'21" E	37.05'
W14	S 32°59'59" W	23.07'
W15	S 44°24'46" W	50.86'
W16	S 28°12'04" W	34.14'
W17	S 8°40'54" W	54.17'
W18	S 38°03'38" W	39.78'
W19	S 24°30'16" W	48.67'
W20	S 8°42'56" W	53.67'
W21	S 38°28'48" W	46.46'
W22	S 44°59'21" W	28.77'
W23	S 18°19'28" W	37.29'
W24	S 33°35'43" E	40.59'



- REFERENCES:**
- (R1) PARCEL MAP NO. 1431, RECORDED MARCH 8, 1984, AS FILE NO. 842343, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - (R2) PARCEL MAP NO. 2483, RECORDED OCTOBER 22, 1998, AS FILE NO. 2288784, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - (R3) PARCEL MAP NO. 3445, RECORDED OCTOBER 22, 1998, AS FILE NO. 1448274, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - (R4) PARCEL MAP NO. 3446, RECORDED SEPTEMBER 21, 1993, AS FILE NO. 1714280, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - (R5) PARCEL MAP NO. 3447, RECORDED DECEMBER 19, 1986, AS FILE NO. 2057742, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - (R6) RECORD OF SURVEY MAP NO. 5189, RECORDED JUNE 29, 2008, AS FILE NO. 3178644, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.



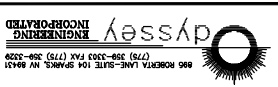
8/17/2020

**WALTER AND ENRIQUETA BELL AND THE BELL FAMILY TRUST**  
 PARCEL MAP FOR MERGER AND RE-SUBDIVISION OF PARCEL A AS SHOWN ON PARCEL MAP NO. 1431 AND PARCELS 1 AND 2 AS SHOWN ON PARCEL MAP NO. 3446 BEING A PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 18 WEST, COUNTY OF WASHOE, STATE OF NEVADA.

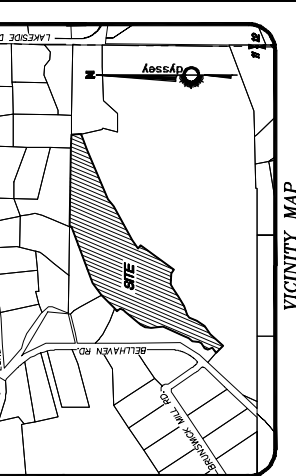
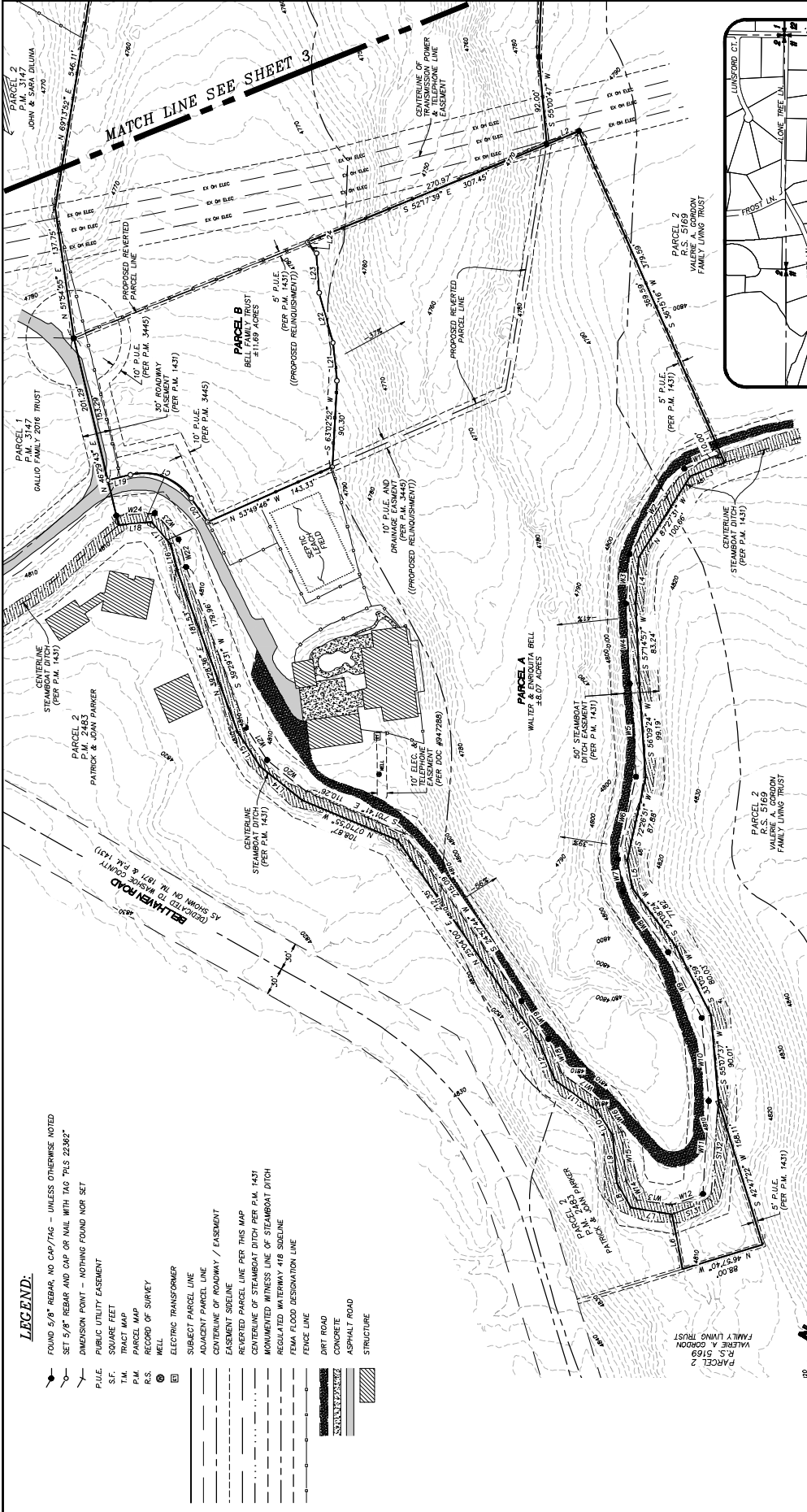
BY: APP'N	DESCRIPTION	REV.	DATE

DATE: AUGUST 2020  
 DRAWN BY: J.M.M.  
 DESIGNED BY: J.M.M.  
 CHECKED BY: J.M.M.

**BELL FAMILY TRUST  
 TOPOGRAPHIC SURVEY  
 8540 BELLAHVEN ROAD  
 WASHOE COUNTY, NEVADA**



SCALE	1" = 40'
HORIZ. SCALE	1" = 40'
VERT. SCALE	1" = 40'
DATE	8/19/2020
PROJECT NO.	2020-008
SHEET	1 OF 4



VICINITY MAP  
 NOT TO SCALE  
 © 2020 - BELL FAMILY TRUST, WASHOE COUNTY, NEVADA

**LEGEND:**

- FOUND 5/8" REBAR, NO CAP/TAG - UNLESS OTHERWISE NOTED
- SET 5/8" REBAR AND CAP OR TAG WITH TAG PLS 23282"
- DIMENSION POINT - NOTHING FOUND NOR SET
- PUBLIC UTILITY EASEMENT
- S.E. SQUARE FEET
- T.M. TRACT MAP
- P.M. PARCEL MAP
- R.S. RECORD OF SURVEY
- WELL
- ELECTRIC TRANSFORMER
- SUBJECT PARCEL LINE
- ADJACENT PARCEL LINE
- EASEMENT OF ROADWAY / EASEMENT
- RECEIVED PARCEL LINE PER THIS MAP
- CONVENTINE OF STEAMBOAT DITCH PER P.M. 1431
- MONUMENTED WITNESS LINE OF STEAMBOAT DITCH
- REGULATED WATERWAY 418 SUDLINE
- FEMA FLOOD DESIGNATION LINE
- FENCE LINE
- DIRT ROAD
- CONCRETE
- ASPHALT ROAD
- STRUCTURE

**LINE AND CURVE TABLES:**  
 SEE SHEET 2 OF 4

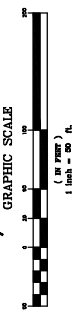
**NOTES:**  
 SEE SHEET 2 OF 4

**BASIS OF ELEVATIONS:**  
 PRIME MERIDIAN MARK = CITY OF REVO BENCHMARK NO. 2873  
 HAVING AN ELEVATION OF 4687.56'

**BASIS OF BEARING:**  
 BEARINGS AND DISTANCES BASED ON THE INCORPORATED STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94.  
 DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT CORRECTION AND TO GROUND SCALE FACTOR OF 1.00019958.



8/19/2020



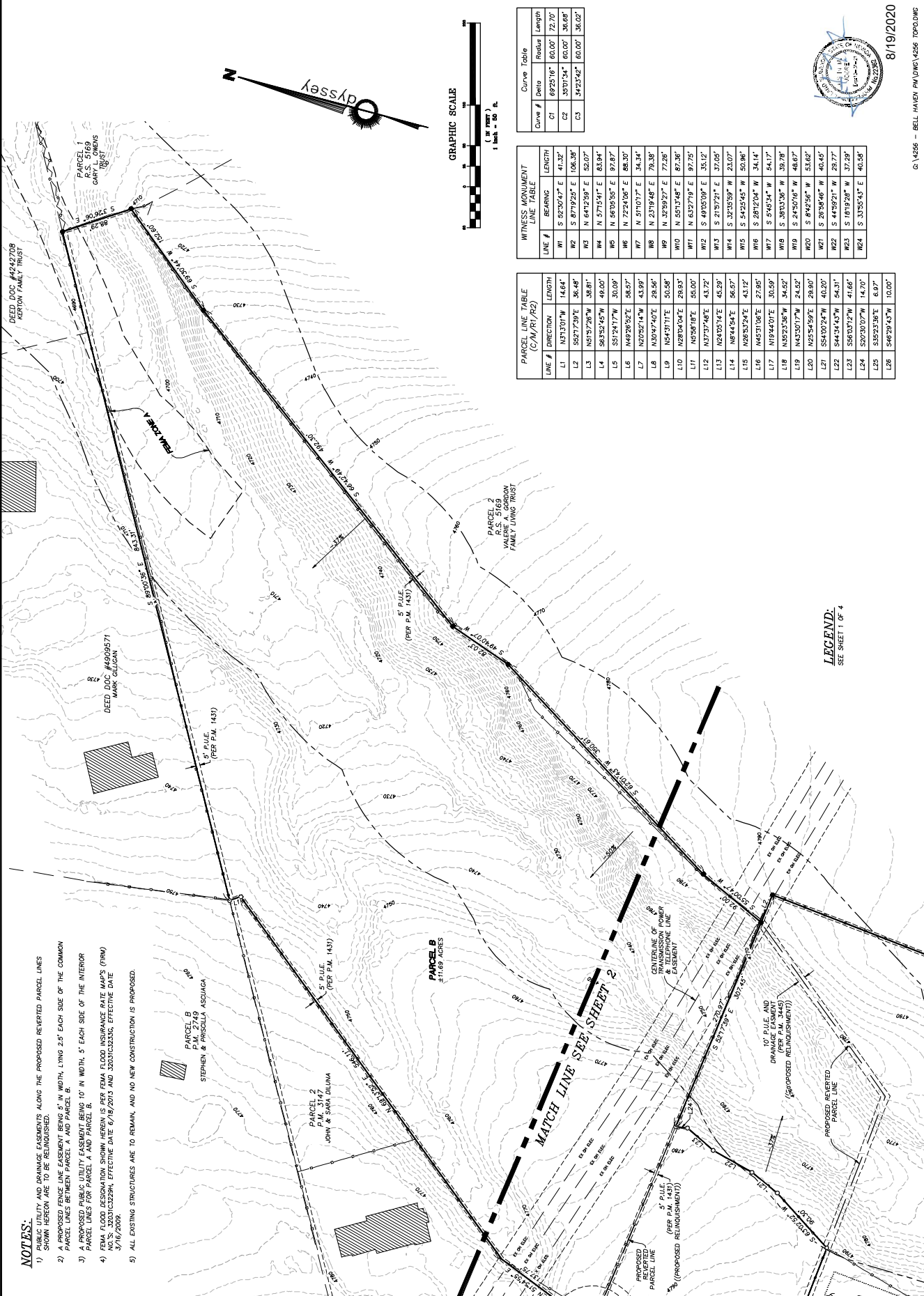


REV.	DATE	DESCRIPTION	BY	APP'D

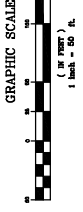
DATE: AUGUST 2020  
 DRAWN BY: J.M.M.  
 DESIGNED BY: J.M.M.  
 CHECKED BY: J.M.M.

**BELL FAMILY TRUST**  
**8540 BELHAVEN ROAD**  
**TOPOGRAPHIC SURVEY**  
 WASHOE COUNTY

8/19/2020  
 2 OF 4  
 SCALE: HORIZ. 1"=50'  
 VERT. 1"=10'  
 JOB NO. 1431  
 SHEET



- NOTES:**
- 1) PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG THE PROPOSED REVERTED PARCEL LINES SHOWN HEREON ARE TO BE RELINQUISHED.
  - 2) A PROPOSED FENCE LINE EASEMENT BEING 5' IN WIDTH LYING 2.5' EACH SIDE OF THE COMMON PARCEL LINES BETWEEN PARCEL A AND PARCEL B.
  - 3) A PROPOSED PUBLIC UTILITY EASEMENT BEING 10' IN WIDTH, 5' EACH SIDE OF THE INTERIOR PARCEL LINES FOR PARCEL A AND PARCEL B.
  - 4) FEMA FLOOD DESIGNATION SHOWN HEREIN IS PER FEMA FLOOD INSURANCE RATE MAP'S (FIRM) NOS.: 3203C0329H, EFFECTIVE DATE 6/18/2015 AND 3203C0323AS, EFFECTIVE DATE 5/16/2009.
  - 5) ALL EXISTING STRUCTURES ARE TO REMAIN, AND NO NEW CONSTRUCTION IS PROPOSED.



Curve #	Delta	Radius	Length
C1	69°25'16"	80.00'	72.70'
C2	35°07'34"	80.00'	36.88'
C3	1°23'42"	80.00'	36.02'

LINE #	BEARING	LENGTH
W1	S 52°30'47" E	41.32'
W2	S 87°52'25" E	106.98'
W3	N 64°42'39" E	52.07'
W4	N 97°15'47" E	83.94'
W5	N 58°05'55" E	97.87'
W6	N 72°4'06" E	88.30'
W7	N 51°07'17" E	34.34'
W8	N 23°04'46" E	79.38'
W9	N 32°32'27" E	77.28'
W10	N 55°14'48" E	87.36'
W11	N 63°27'19" E	97.75'
W12	S 49°02'09" E	35.12'
W13	S 21°57'21" E	37.05'
W14	S 32°35'59" W	33.07'
W15	S 54°25'45" W	50.96'
W16	S 28°12'04" W	34.14'
W17	S 49°43'34" W	54.17'
W18	S 38°03'36" W	39.78'
W19	S 24°50'16" W	48.67'
W20	S 84°25'56" W	53.60'
W21	S 28°58'46" W	40.45'
W22	S 44°52'21" W	29.77'
W23	S 18°19'28" W	37.29'
W24	S 33°55'43" E	40.58'

LINE #	DIRECTION	LENGTH
L1	N 81°33'07" W	14.64'
L2	S 67°23'39" E	36.48'
L3	N 65°17'26" W	36.81'
L4	S 83°52'45" W	46.00'
L5	S 51°24'17" W	30.09'
L6	N 49°28'52" E	58.57'
L7	N 82°02'14" W	43.89'
L8	N 83°34'40" E	28.56'
L9	N 64°31'17" E	50.58'
L10	N 28°04'04" E	29.83'
L11	N 52°38'18" E	55.00'
L12	N 37°37'48" E	43.72'
L13	N 62°05'14" E	45.29'
L14	N 84°45'41" E	56.57'
L15	N 26°32'24" E	43.12'
L16	N 45°10'06" E	27.95'
L17	N 19°44'07" E	30.59'
L18	N 52°23'58" W	54.52'
L19	N 43°33'17" W	24.62'
L20	N 25°54'59" E	28.80'
L21	S 54°00'24" W	40.20'
L22	S 44°34'43" W	54.31'
L23	S 56°03'12" W	41.66'
L24	S 20°30'07" W	14.70'
L25	S 82°33'36" E	6.97'
L26	S 46°29'43" W	10.00'

**LEGEND:**  
 SEE SHEET 1 OF 4



**LEGEND**  
SEE SHEET 1 OF 4

**LINE AND CURVE TABLES:**  
SEE SHEET 2 OF 4

**NOTES:**  
SEE SHEET 2 OF 4

DATE: AUGUST 2020	BY: J.M.M.
DESIGNED BY: J.M.M.	CHECKED BY: J.M.M.
REV. DATE	DESCRIPTION

**BELL FAMILY TRUST  
TOPOGRAPHIC SURVEY**

WASHOE COUNTY  
NEVADA

**dysssey**  
ENGINEERING INCORPORATED

890 KOBERTA LANE-SUITE 104 Sparks, NV 89411  
(775) 358-3300 FAX (775) 358-3828

SCALE	8/19/2020
HORIZ. SCALE	1" = 40'
VERT. SCALE	1" = 4'
JOB NO.	
SHEET	3
OF	4



**dysssey**

8/19/2020

GRAPHIC SCALE  
1" = 40'  
1" = 4'

**BASIS OF ELEVATIONS:**  
DRAINAGE DITCH  
PROJECT BENCHMARK = CITY OF RENO BENCHMARK NO. 2673  
HAVING AN ELEVATION OF 4877.56'

**BASIS OF BEARING:**  
THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA  
STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94,  
WITH A SCALING FACTOR OF 0.999998177. THE BEARING IS  
COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939.

© 2020 - BELL, WALLER & JO PARKER, DBA DYSSSEY

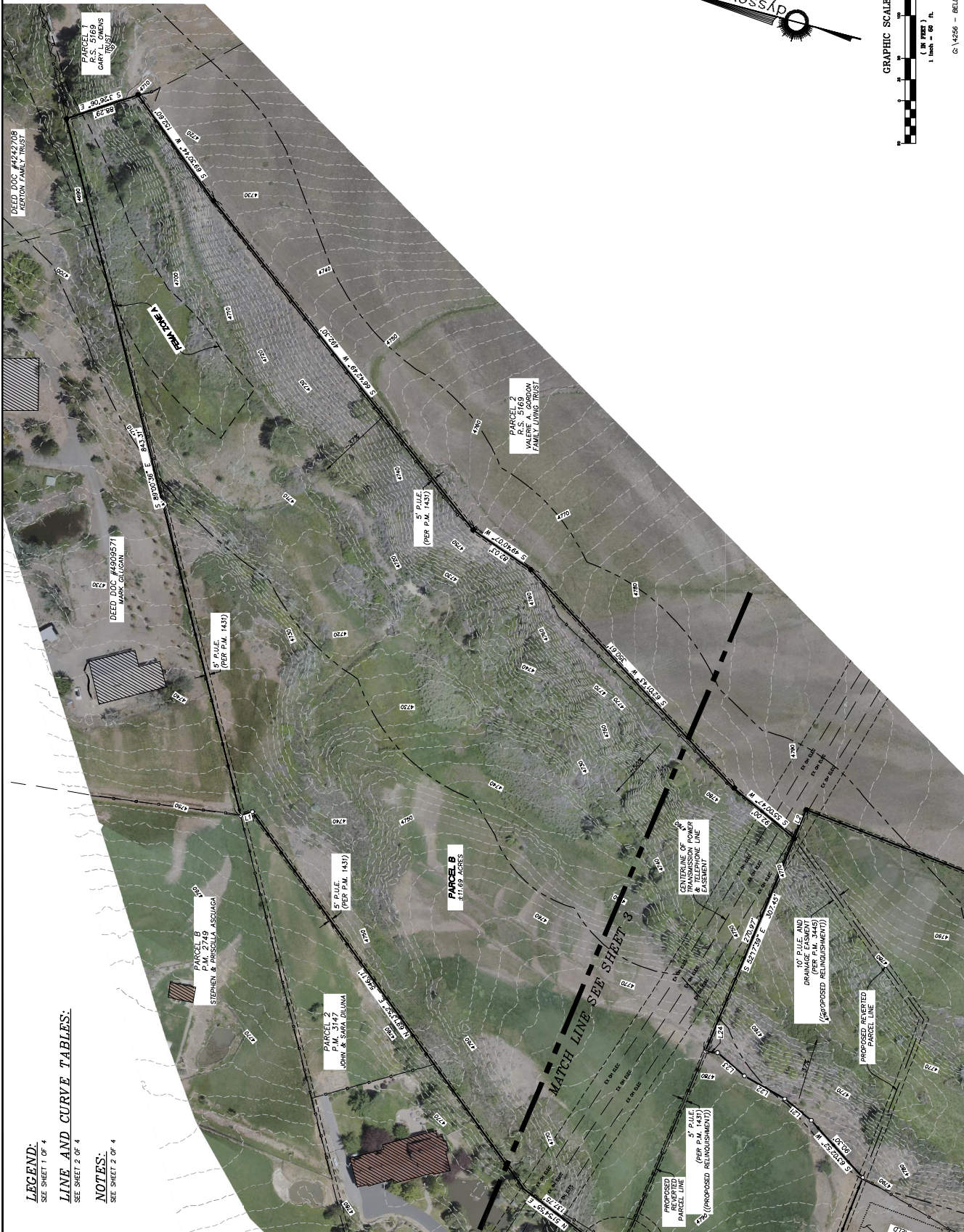
REV.	DATE	DESCRIPTION	BY	APP'D

DATE: AUGUST 2020  
 DRAWN BY: J.M.M.  
 DESIGNED BY: J.M.M.  
 CHECKED BY: J.M.M.

NEVADA  
 WASHOE COUNTY  
**BELL FAMILY TRUST**  
**8540 BELHAVEN ROAD**  
**TOPOGRAPHIC SURVEY**

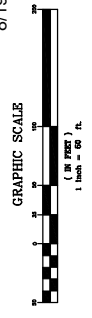
**dysssey**  
 ENGINEERING  
 INCORPORATED  
 890 ROBERTA LANE SUITE 104 SPARKS, NV 89431  
 (775) 388-1000 FAX (775) 388-1008

SCALE	HORIZ. 1"=50'	VERT. 1"=10'	JOB NO.	DATE



**LEGEND:**  
 SEE SHEET 1 OF 4  
**LINE AND CURVE TABLES:**  
 SEE SHEET 2 OF 4  
**NOTES:**  
 SEE SHEET 2 OF 4

8/19/2020



G:\4256 - BELHAVEN PWD\DWG\4256 TOPO.DWG

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER C. & ENRIQUITA C. BELL, AND THE BELL FAMILY TRUST, ARE THE OWNER'S 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, AND THAT THE EASEMENTS AS SHOWN FOR IRRIGATION AND PUBLIC UTILITIES ARE HEREBY GRANTED.

BELL FAMILY TRUST \_\_\_\_\_ DATE  
 BY: VANCE BELL  
 TITLE: TRUSTEE

WALTER C. BELL \_\_\_\_\_ DATE  
 TITLE: PROPERTY OWNER

ENRIQUITA C. BELL \_\_\_\_\_ DATE  
 TITLE: PROPERTY OWNER

STATE OF \_\_\_\_\_ } S.S.  
 COUNTY OF \_\_\_\_\_ }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS TRUSTEE OF THE BELL FAMILY TRUST, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC \_\_\_\_\_  
 (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF \_\_\_\_\_ } S.S.  
 COUNTY OF \_\_\_\_\_ }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

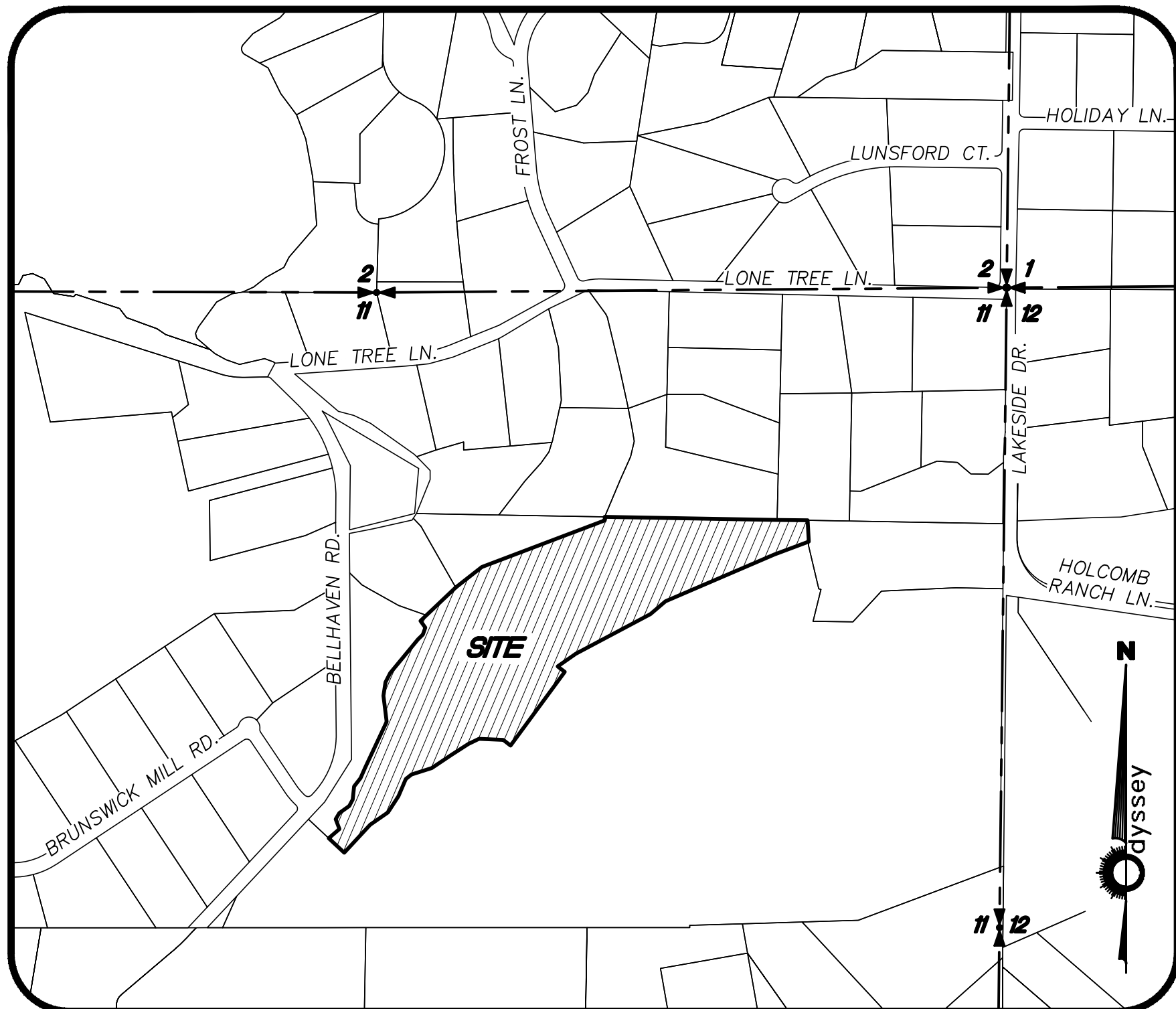
BY \_\_\_\_\_ AS PROPERTY OWNER OF THE A.P.N.'S 041-130-51 & 041-130-52, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC \_\_\_\_\_  
 (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF \_\_\_\_\_ } S.S.  
 COUNTY OF \_\_\_\_\_ }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS PROPERTY OWNER OF THE A.P.N.'S 041-130-51 & 041-130-52, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC \_\_\_\_\_  
 (MY COMMISSION EXPIRES \_\_\_\_\_)



**VICINITY MAP**  
 NOT TO SCALE

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT WALTER C. BELL & ENRIQUITA C. BELL, AND THE BELL FAMILY TRUST, ARE THE OWNER'S OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER'S OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON, OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED, \_\_\_\_\_, 2020 FOR THE BENEFIT FOR THE CITY OF RENO, WASHOE COUNTY, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

TICOR TITLE OF NEVADA

BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

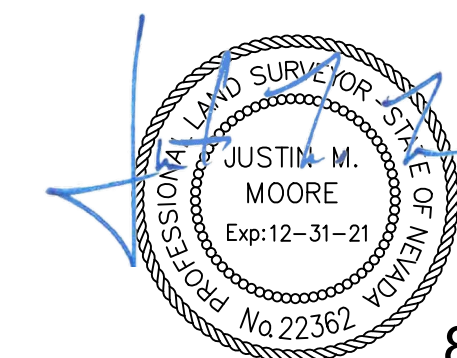
**UTILITY COMPANY'S CERTIFICATE:**

SEE SHEET 4 OF 4 FOR UTILITY CERTIFICATES AND NOTARY PUBLIC CERTIFICATES.

**SURVEYOR'S CERTIFICATE:**

I, JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR ODYSSEY ENGINEERING, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF WALTER & ENRIQUITA BELL AND THE BELL FAMILY TRUST.
- 2) THE LANDS SURVEYED LIE WITHIN THE N 1/2 OF SECTION 11, T.18 N., R.19 E., M.D.M., AND THE SURVEY WAS COMPLETED ON AUGUST 17, 2020.
- 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 CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



JUSTIN M. MOORE, P.L.S.  
 NEVADA CERTIFICATE NO. 22362

8/17/2020

**WATER & SEWER RESOURCE REQUIREMENTS:**

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

WASHOE COUNTY DEPT. OF WATER RESOURCES \_\_\_\_\_ DATE \_\_\_\_\_

**DIRECTOR OF PLANNING & DEVELOPMENT CERTIFICATE:**

THE FINAL PARCEL MAP CASE NO. WTPM 20-\_\_\_\_\_ 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 FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HUAENSTEIN, DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING AND BUILDING DIVISION

**DISTRICT BOARD OF HEALTH CERTIFICATE:**

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 FOR THE DISTRICT BOARD OF HEALTH

**TAX CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON 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 N.R.S. 361A.265.

A.P.N. 041-130-27, 041-130-51, & 041-130-52

WASHOE COUNTY TREASURER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 DEPUTY TREASURER

FILED No. _____  FEE: _____  FILE FOR RECORD AT THE REQUEST OF ODYSSEY ENGINEERING, INC.  ON THIS _____ DAY OF _____, 2020, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.  KALIE M. WORK COUNTY RECORDER  BY: _____ DEPUTY	MERGER AND RESUBDIVIDE <b>PARCEL MAP</b> FOR <b>WALTER AND ENRIQUITA BELL, AND THE BELL FAMILY TRUST</b> BEING A MERGER AND RESUBDIVISION OF PARCEL A AS SHOWN ON PARCEL MAP NO. 1431 AND PARCELS 1 AND 2 AS SHOWN ON PARCEL MAP NO. 3445  SITUATE WITHIN A PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M. WASHOE COUNTY STATE OF NEVADA	
	895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303 WWW.ODYSSEY-CIVIL-ENGINEERING.COM ODYSSEY ENGINEERING INCORPORATED	SHEET <b>1</b> OF <b>4</b>

**LEGEND:**

- FOUND 3-1/4" ALUM. U.S.F.S. QUARTER CORNER MONUMENT
- WASHOE COUNTY CONTROL MONUMENT - BEING 1/2" REBAR NO CAP/TAG
- FOUND 5/8" REBAR, NO CAP/TAG - UNLESS OTHERWISE NOTED
- SET 5/8" REBAR AND CAP OR NAIL WITH TAG "PLS 22362"
- DIMENSION POINT - NOTHING FOUND NOR SET
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- T.M. TRACT MAP
- P.M. PARCEL MAP
- R.S. RECORD OF SURVEY
- (RAD) RADIAL BEARING
- (C) CALCULATED COURSE AND DISTANCE
- (M) MEASURED COURSE AND DISTANCE
- (R#) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
- U.S.F.S. UNITED STATES FOREST SERVICE

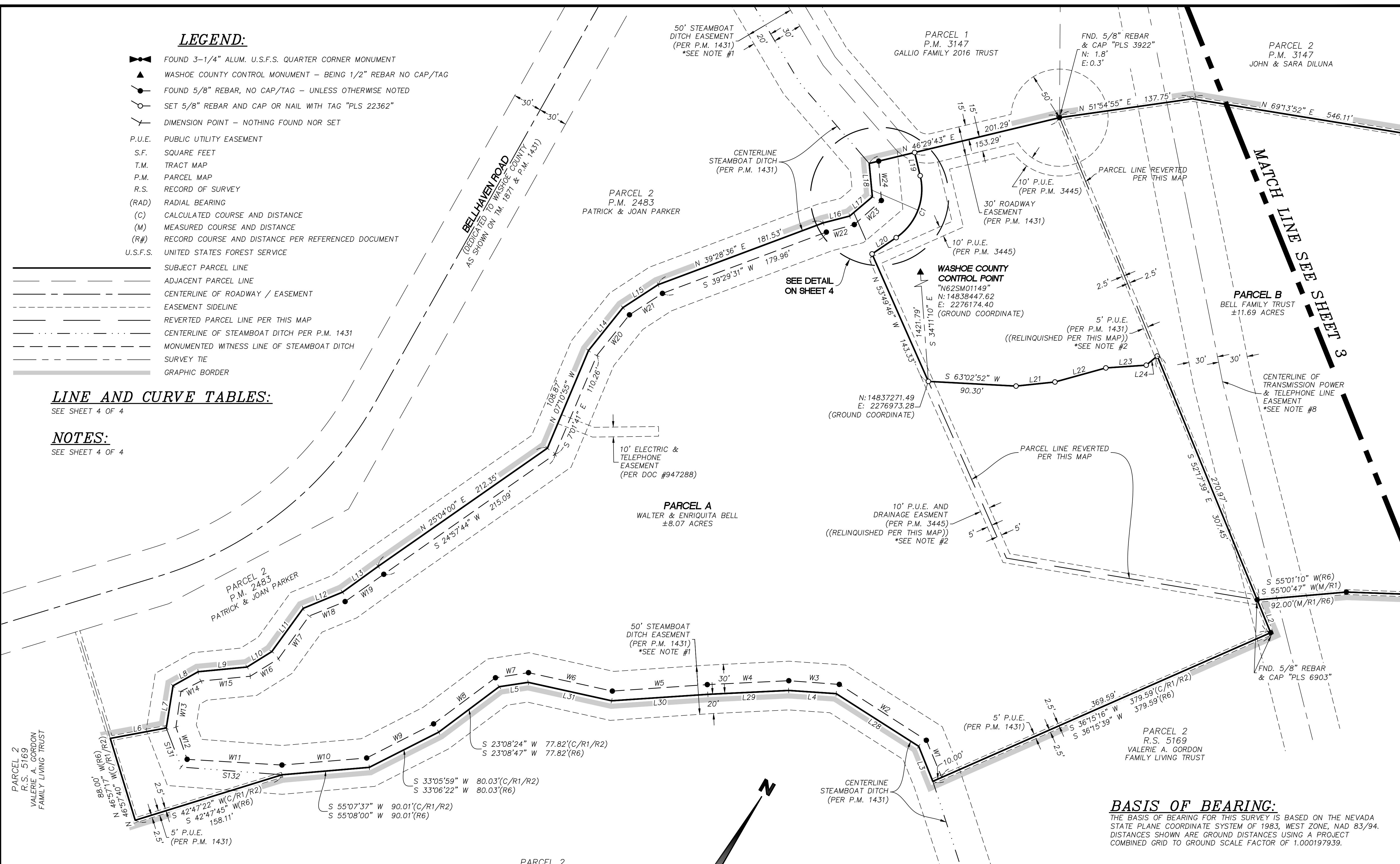
- SUBJECT PARCEL LINE
- ADJACENT PARCEL LINE
- CENTERLINE OF ROADWAY / EASEMENT
- EASEMENT SIDELINE
- REVERTED PARCEL LINE PER THIS MAP
- CENTERLINE OF STEAMBOAT DITCH PER P.M. 1431
- MONUMENTED WITNESS LINE OF STEAMBOAT DITCH
- SURVEY TIE
- GRAPHIC BORDER

**LINE AND CURVE TABLES:**

SEE SHEET 4 OF 4

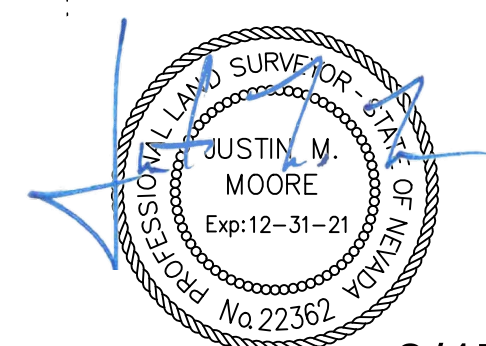
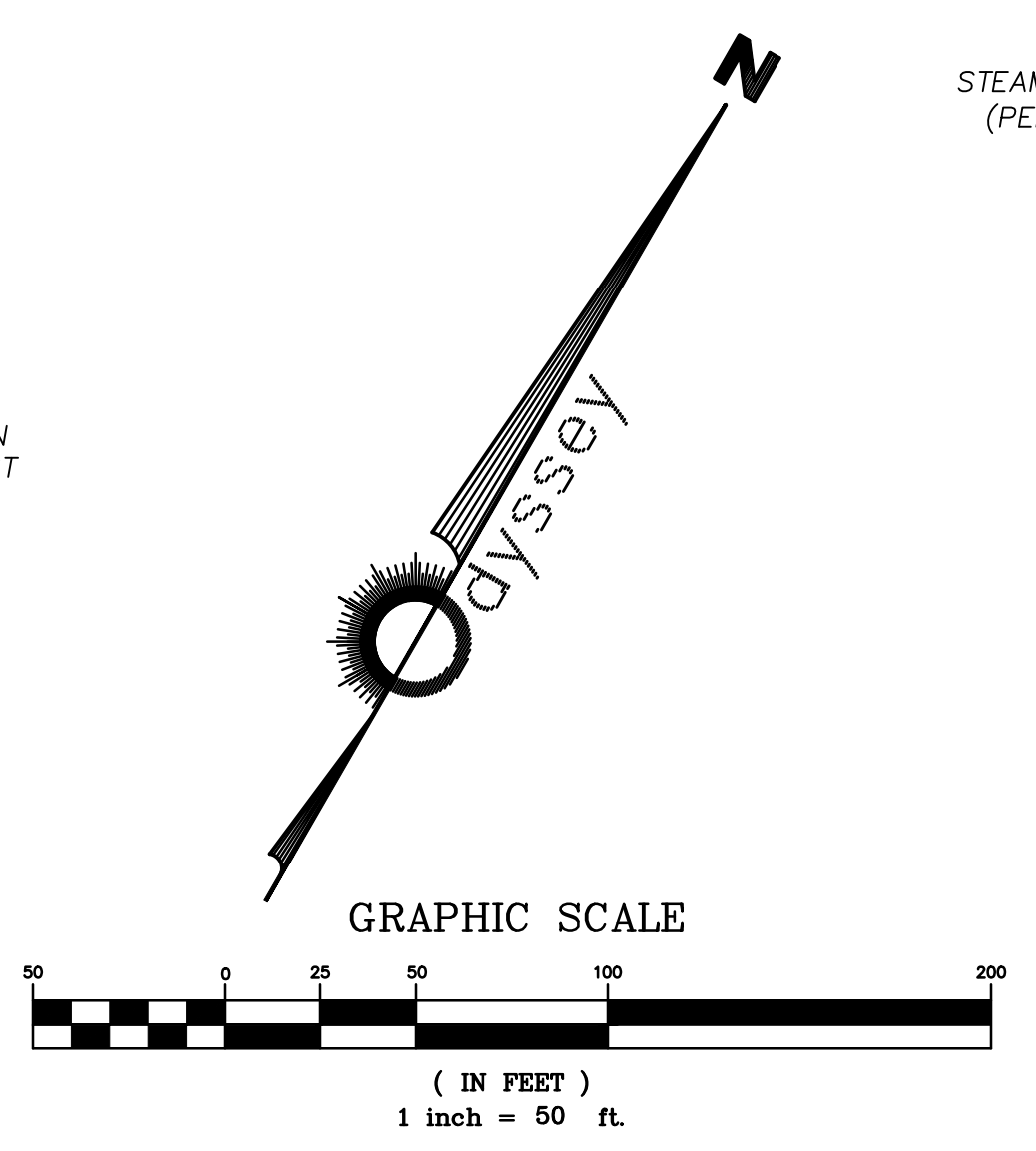
**NOTES:**

SEE SHEET 4 OF 4



**BASIS OF BEARING:**  
 THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939.

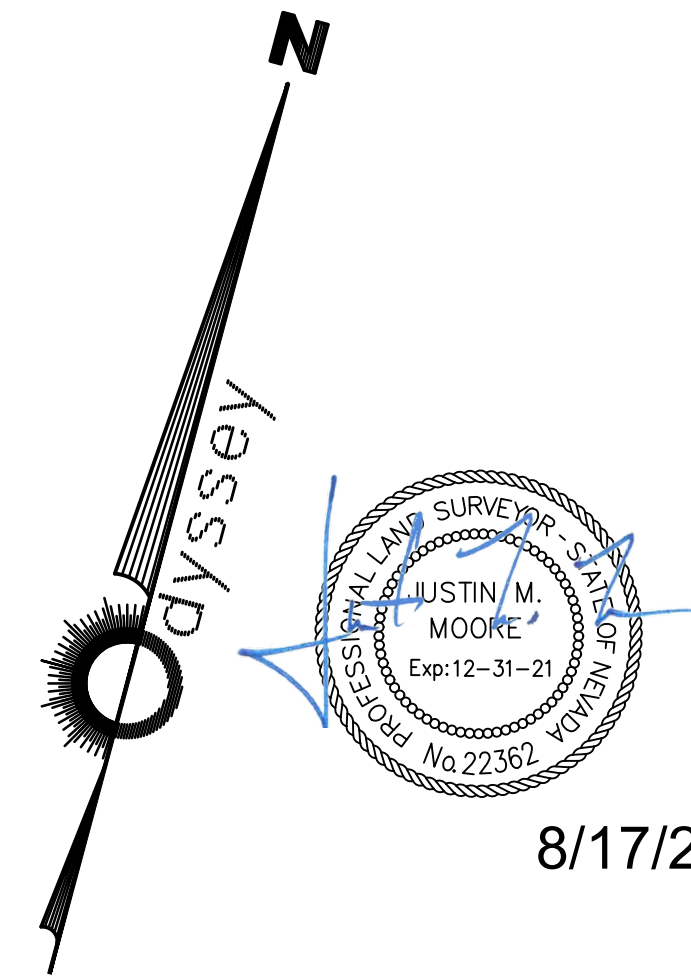
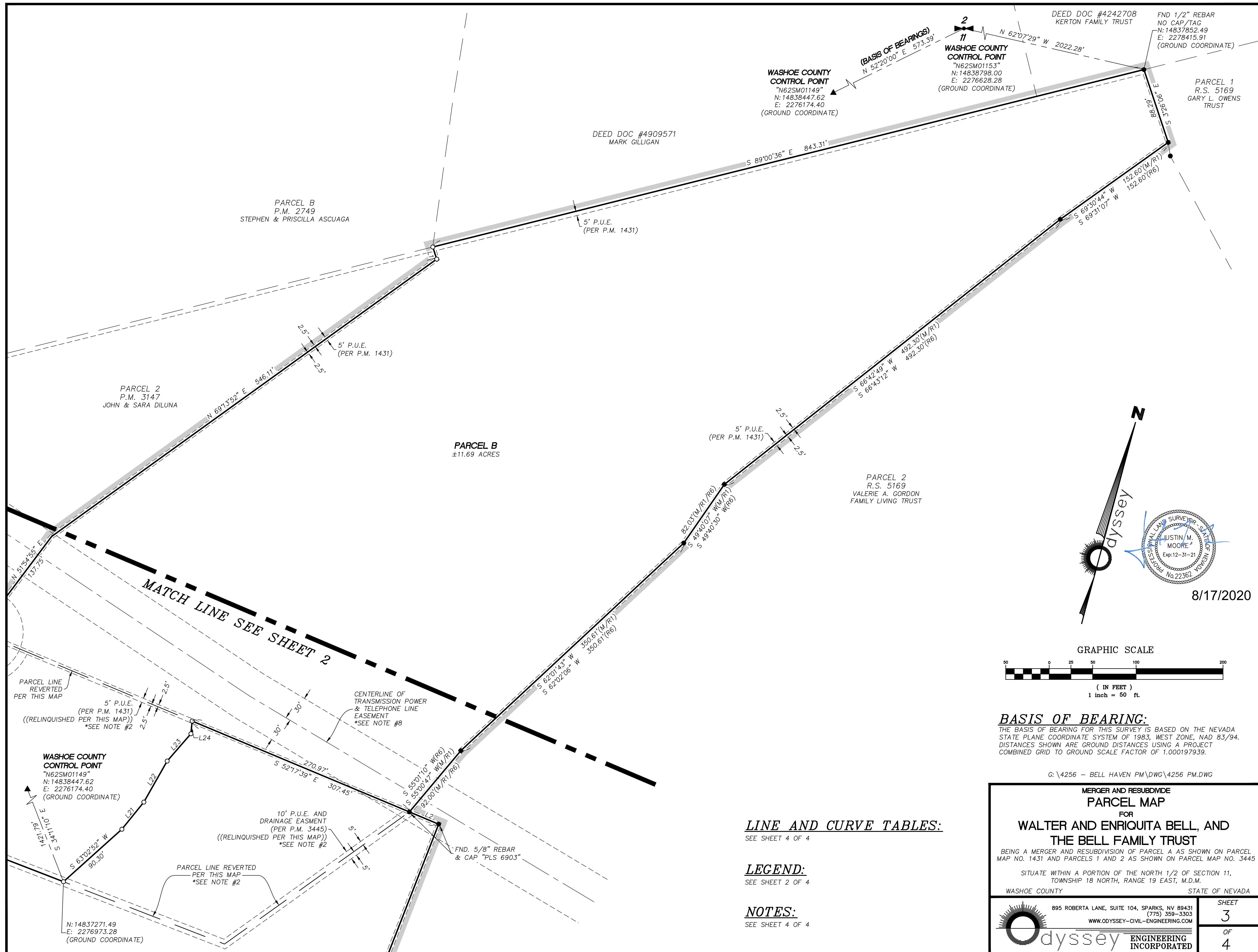
G:\4256 - BELL HAVEN PM\DWG\4256 PM.DWG



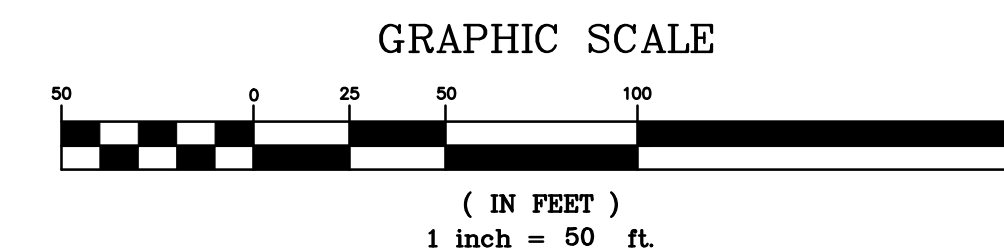
8/17/2020

**AREA:**  
 PARCEL A: ±8.07 ACRES  
 PARCEL B: ±11.69 ACRES  
 TOTAL AREA: ±19.77 ACRES

MERGER AND RESUBDIVIDE <b>PARCEL MAP</b> FOR <b>WALTER AND ENRIQUITA BELL, AND                  THE BELL FAMILY TRUST</b>		SHEET <b>2</b> OF <b>4</b>
BEING A MERGER AND RESUBDIVISION OF PARCEL A AS SHOWN ON PARCEL MAP NO. 1431 AND PARCELS 1 AND 2 AS SHOWN ON PARCEL MAP NO. 3445 SITUATE WITHIN A PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M. WASHOE COUNTY STATE OF NEVADA		
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303 WWW.ODYSSEY-CIVIL-ENGINEERING.COM		
<b>odyssey ENGINEERING INCORPORATED</b>		



8/17/2020



**BASIS OF BEARING:**  
 THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939.

G:\4256 - BELL HAVEN PM\DWG\4256 PM.DWG

**LINE AND CURVE TABLES:**  
 SEE SHEET 4 OF 4

**LEGEND:**  
 SEE SHEET 2 OF 4

**NOTES:**  
 SEE SHEET 4 OF 4

<b>MERGER AND RESUBDIVIDE          PARCEL MAP          FOR          WALTER AND ENRIQUITA BELL, AND          THE BELL FAMILY TRUST</b>	
BEING A MERGER AND RESUBDIVISION OF PARCEL A AS SHOWN ON PARCEL MAP NO. 1431 AND PARCELS 1 AND 2 AS SHOWN ON PARCEL MAP NO. 3445	
SITUATE WITHIN A PORTION OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M.	
WASHOE COUNTY STATE OF NEVADA	
	SHEET <b>3</b> OF <b>4</b>
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303 WWW.ODYSSEY-CIVIL-ENGINEERING.COM	

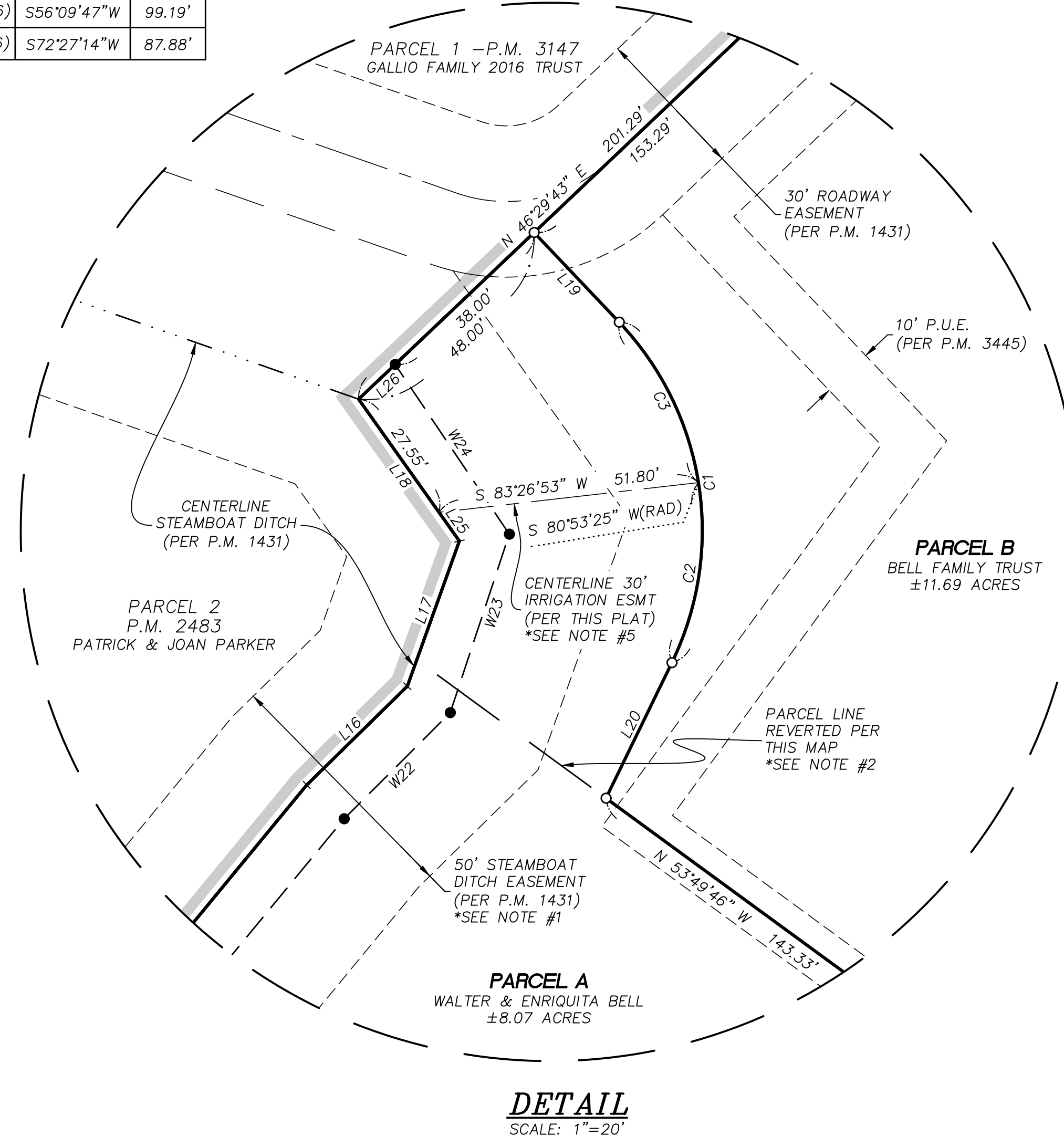
PARCEL LINE TABLE (C/M/R1/R2)			
LINE #	DIRECTION	LENGTH	
L1	N31°3'01"W	14.64'	
L2	S52°17'39"E	36.48'	L2(R6) S52°17'16"E 36.48'
L3	N51°57'26"W	38.81'	L3(R6) N51°57'03"W 38.81'
L4	S63°52'45"W	49.00'	L4(R6) S63°53'08"W 49.00'
L5	S51°24'17"W	30.09'	L5(R6) S51°24'40"W 30.09'
L6	N49°26'52"E	58.57'	
L7	N20°52'14"W	43.99'	
L8	N30°47'40"E	29.56'	
L9	N54°31'11"E	50.58'	
L10	N28°04'04"E	29.93'	
L11	N5°58'18"E	55.00'	
L12	N37°37'48"E	43.72'	
L13	N24°05'14"E	45.29'	
L14	N8°44'54"E	56.57'	
L15	N26°53'24"E	43.12'	
L16	N45°31'06"E	27.95'	
L17	N19°44'01"E	30.59'	
L18	N35°23'36"W	34.52'	
L19	N43°30'17"W	24.52'	
L20	N25°54'59"E	29.90'	
L21	S54°00'24"W	40.20'	
L22	S44°34'43"W	54.31'	
L23	S56°03'12"W	41.66'	
L24	S20°30'07"W	14.70'	
L25	S35°23'36"E	6.97'	
L26	S46°29'43"W	10.00'	
L28	N87°27'31"W	100.66'	L28(R6) N87°27'08"W 100.66'
L29	S57°14'57"W	83.24'	L29(R6) S57°15'20"W 83.24'
L30	S56°09'24"W	99.19'	L30(R6) S56°09'47"W 99.19'
L31	S72°26'51"W	87.88'	L31(R6) S72°27'14"W 87.88'

Curve Table			
Curve #	Delta	Radius	Length
C1	69°25'16"	60.00'	72.70'
C2	35°01'34"	60.00'	36.68'
C3	34°23'42"	60.00'	36.02'

WITNESS MONUMENT LINE TABLE		
LINE #	BEARING	LENGTH
W1	S 52°30'47" E	41.32'
W2	S 87°19'25" E	106.38'
W3	N 64°12'59" E	52.07'
W4	N 57°15'41" E	83.94'
W5	N 56°05'55" E	97.87'
W6	N 72°24'06" E	88.30'
W7	N 51°10'17" E	34.34'
W8	N 23°19'48" E	79.38'
W9	N 32°59'27" E	77.26'
W10	N 55°13'48" E	87.36'
W11	N 63°27'19" E	97.75'
W12	S 49°05'09" E	35.12'
W13	S 21°57'21" E	37.05'
W14	S 32°35'59" W	23.07'
W15	S 54°25'45" W	50.96'
W16	S 28°12'04" W	34.14'
W17	S 5°45'34" W	54.17'
W18	S 38°03'36" W	39.78'
W19	S 24°50'16" W	48.67'
W20	S 8°42'56" W	53.62'
W21	S 26°58'46" W	40.45'
W22	S 44°59'21" W	29.77'
W23	S 18°19'28" W	37.29'
W24	S 33°55'43" E	40.58'

**NOTES:**

- 1) TYPICAL 50' EASEMENT FOR STEAMBOAT DITCH GRANTED AND SHOWN ON PARCEL MAP NO. 1431 AS BEING 30 FEET IN WIDTH NORTHEASTERLY, AND 20 FEET IN WIDTH SOUTHWESTERLY OF THE CENTERLINE OF STEAMBOAT DITCH AS SHOWN ON SAID PARCEL MAP NO. 1431. LATER RECORDED MAPS DEPICT DIFFERING WIDTHS OF THE STEAMBOAT EASEMENT AS NOTED:
  - PARCEL MAP NO. 2483 - 30' NORTHEASTERLY / 15' SOUTHWESTERLY = 45' TOTAL WIDTH
  - PARCEL MAP NO. 3147 - 40' NORTHEASTERLY / 15' SOUTHWESTERLY = 55' TOTAL WIDTH
  - PARCEL MAP NO. 3445 - 30' NORTHEASTERLY / 15' SOUTHWESTERLY = 45' TOTAL WIDTH
  - PARCEL MAP NO. 5169 - 30' NORTHEASTERLY / 20' SOUTHWESTERLY = 50' TOTAL WIDTH
- 2) PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG THE REVERTED PARCEL LINES SHOWN HEREON ARE HEREBY RELINQUISHED. NEW PUBLIC UTILITY EASEMENTS ARE GRANTED PER NOTE #7 HEREIN.
- 3) ANY EASEMENT NOT LABELED AS "RELINQUISHED PER THIS MAP" ARE TO REMAIN.
- 4) THE PROPERTY OWNER'S HEREBY AGREE TO ACCEPT ANY SURFACE DRAINAGE ONTO THEIR PROPERTY RESULTING FROM THIS MERGER AND RE-SUBDIVIDE PARCEL MAP.
- 5) AN IRRIGATION EASEMENT BEING 30' IN WIDTH, LYING 15' EACH SIDE OF THE DEPICTED CENTERLINE IS HEREBY CREATED FOR THE BENEFIT OF PARCEL B HEREIN. EASEMENT IS TO ALLOW FOR INGRESS/EGRESS, UNDERGROUND PIPE(S), AND FOR THE OPERATION, CONSTRUCTION, AND MAINTENANCE THEREOF.
- 6) A FENCE LINE EASEMENT BEING 5' IN WIDTH, LYING 2.5' EACH SIDE OF THE COMMON PARCEL LINES BETWEEN PARCEL A AND PARCEL B HEREIN IS HEREBY CREATED FOR THE BENEFIT OF PARCEL A HEREIN. PURPOSE OF THIS EASEMENT IS TO ALLOW FOR THE EXISTING MEANDERING FENCING LINE ALONG SAID COMMON PARCEL LINES. MAINTENANCE AND OWNERSHIP OF SAID EXISTING FENCE IS THAT OF PARCEL A HEREIN.
- 7) A PUBLIC UTILITY EASEMENT BEING 10' IN WIDTH, 5' EACH SIDE OF THE INTERIOR PARCEL LINES FOR PARCEL A AND PARCEL B ARE HEREBY GRANTED 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 OF INSTALLATION AND THE UTILITY COMPANY.
- 8) OVERHEAD ELECTRIC TRANSMISSION AND TELEPHONE LINE EASEMENT SHOWN HEREIN IS GRANTED AND RE-GRANTED WITHIN THE FOLLOWINGS DOCUMENTS:
  - BOOK 39, PAGE 208, AS DOCUMENT NO. 3288, RECORDED MAY 23, 1911 (50' WIDE)
  - BOOK 111, PAGE 359, RECORDED AUGUST 2, 1397 (WIDTH NOT STATED)
  - BOOK M, PAGE 378, RECORDED JUNE 26, 1939 (WIDTH NOT STATED)
  - BOOK 242, PAGE 612, RECORDED OCTOBER 29, 1949 (WIDTH NOT STATED)
  - DOCUMENT NO. 209941, RECORDED OCTOBER 8, 1952 (60' WIDE)
  - DOCUMENT NO. 238700, RECORDED FEBRUARY 15, 1955 (BLANKET)



**UTILITY COMPANY'S CERTIFICATE:**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE RELINQUISHED, RELOCATED, GRANTED OR TO REMAIN HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES, TRUCKEE MEADOWS WATER AUTHORITY, AND CABLE TV COMPANIES.

SIERRA PACIFIC POWER COMPANY d/b/o NV ENERGY DATE  
BY: \_\_\_\_\_

NEVADA BELL d/b/o AT&T NEVADA DATE  
BY: \_\_\_\_\_

CHARTER COMMUNICATIONS DATE  
BY: \_\_\_\_\_

TRUCKEE MEADOWS WATER AUTHORITY DATE  
BY: \_\_\_\_\_

**NOTARY PUBLIC CERTIFICATE:**

STATE OF NEVADA } S.S.  
COUNTY OF WASHOE }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF  
SIERRA PACIFIC POWER COMPANY d/b/o NV ENERGY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
(MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF NEVADA } S.S.  
COUNTY OF WASHOE }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF  
NEVADA BELL d/b/o AT&T NEVADA, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
(MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF NEVADA } S.S.  
COUNTY OF WASHOE }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

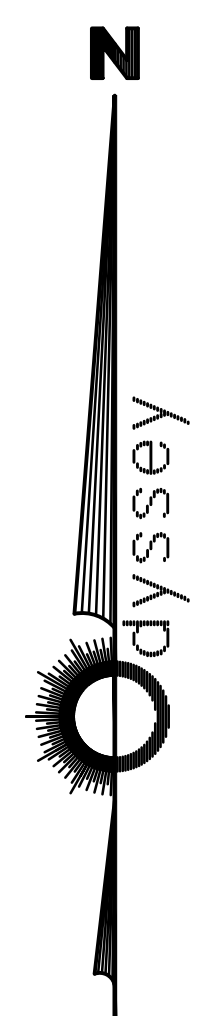
BY \_\_\_\_\_ AS \_\_\_\_\_ OF  
CHARTER COMMUNICATIONS, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
(MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF NEVADA } S.S.  
COUNTY OF WASHOE }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

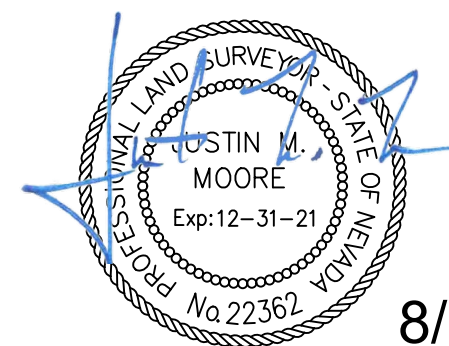
BY \_\_\_\_\_ AS \_\_\_\_\_ OF  
TRUCKEE MEADOWS WATER AUTHORITY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
(MY COMMISSION EXPIRES \_\_\_\_\_)



**REFERENCES:**

- (R1) PARCEL MAP NO. 1431, RECORDED MARCH 8, 1983, AS FILE NO. 842343, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R2) PARCEL MAP NO. 3445, RECORDED OCTOBER 28, 1998, AS FILE NO. 2268784, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R3) PARCEL MAP NO. 2483, RECORDED DECEMBER 17, 1990, AS FILE NO. 1448214, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R4) PARCEL MAP NO. 2749, RECORDED SEPTEMBER 21, 1993, AS FILE NO. 1714269, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R5) PARCEL MAP NO. 3147, RECORDED DECEMBER 19, 1996, AS FILE NO. 2057747, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (R6) RECORD OF SURVEY MAP NO. 5169, RECORDED JUNE 29, 2009, AS FILE NO. 3776044, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.



8/17/2020

G:\4256 - BELL HAVEN PM\DWG\4256 PM.DWG

MERGER AND RESUBDIVIDE  
**PARCEL MAP**  
FOR  
**WALTER AND ENRIQUITA BELL, AND  
THE BELL FAMILY TRUST**  
BEING A MERGER AND RESUBDIVISION OF PARCEL A AS SHOWN ON PARCEL MAP NO. 1431 AND PARCELS 1 AND 2 AS SHOWN ON PARCEL MAP NO. 3445  
SITUATE WITHIN A PORTION OF THE NORTH 1/2 OF SECTION 11,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M.  
WASHOE COUNTY STATE OF NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431  
(775) 359-3303  
WWW.ODYSSEY-CIVIL-ENGINEERING.COM

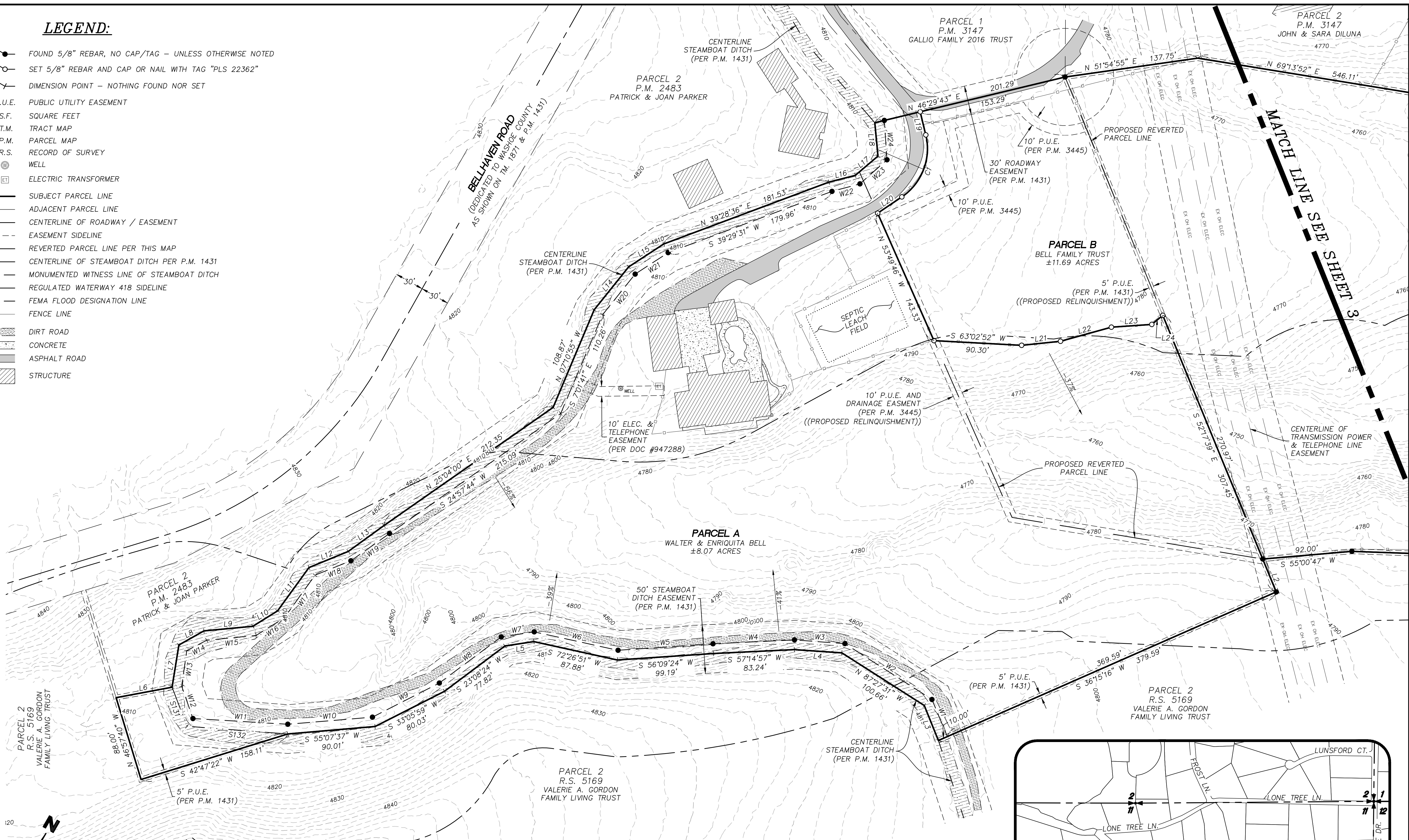
**odyssey ENGINEERING INCORPORATED**

SHEET  
4  
OF  
4

**LEGEND:**

- FOUND 5/8" REBAR, NO CAP/TAG - UNLESS OTHERWISE NOTED
- SET 5/8" REBAR AND CAP OR NAIL WITH TAG "PLS 22362"
- ⊕ DIMENSION POINT - NOTHING FOUND NOR SET
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- T.M. TRACT MAP
- P.M. PARCEL MAP
- R.S. RECORD OF SURVEY
- ⊙ WELL
- ⊞ ELECTRIC TRANSFORMER

- SUBJECT PARCEL LINE
- - - ADJACENT PARCEL LINE
- · - · - CENTERLINE OF ROADWAY / EASEMENT
- · - · - EASEMENT SIDELINE
- · - · - REVERTED PARCEL LINE PER THIS MAP
- · - · - CENTERLINE OF STEAMBOAT DITCH PER P.M. 1431
- · - · - MONUMENTED WITNESS LINE OF STEAMBOAT DITCH
- · - · - REGULATED WATERWAY 418 SIDELINE
- · - · - FEMA FLOOD DESIGNATION LINE
- · - · - FENCE LINE
- ▨ DIRT ROAD
- ▨ CONCRETE
- ▨ ASPHALT ROAD
- ▨ STRUCTURE



MATCH LINE SEE SHEET 3

DATE	DESCRIPTION	BY	APP'D
AUGUST 2020			
DRAWN BY: J.M.M.			
DESIGNED BY: J.M.M.			
CHECKED BY: J.M.M.			

BELL FAMILY TRUST  
 8540 BELLHAVEN ROAD  
 TOPOGRAPHIC SURVEY  
 WASHOE COUNTY NEVADA

895 ROBERTA LANE SUITE 104 SPARKS NV 89431 (775) 359-3303 FAX (775) 359-3329
<b>Odyssey</b> ENGINEERING INCORPORATED
SCALE HORIZ. 1"=10' VERT. 2"=10'
JOB NO. 4256
SHEET 1 OF 4

**BASIS OF ELEVATIONS:**

DATUM: NAVD 88  
PROJECT BENCHMARK = CITY OF RENO BENCHMARK NO. 2673  
HAVING AN ELEVATION OF 4687.56'

**LINE AND CURVE TABLES:**

SEE SHEET 2 OF 4

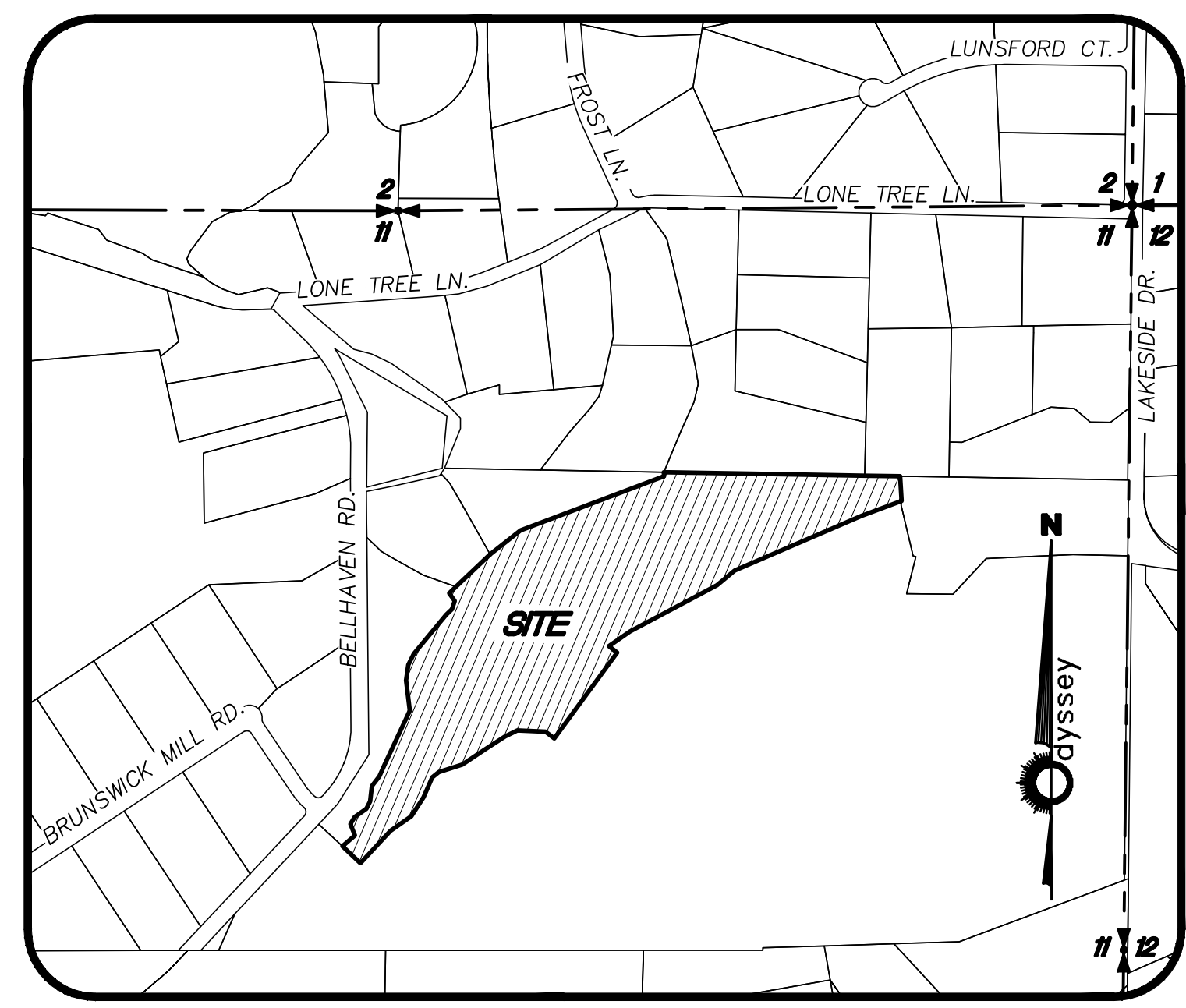
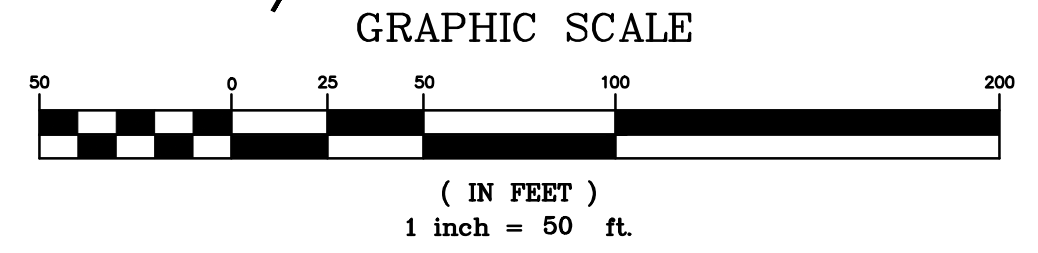
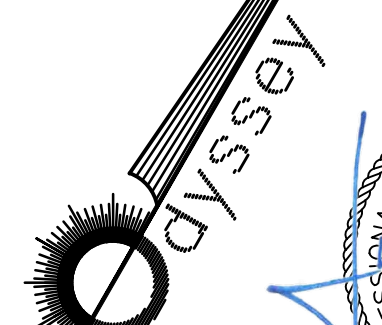
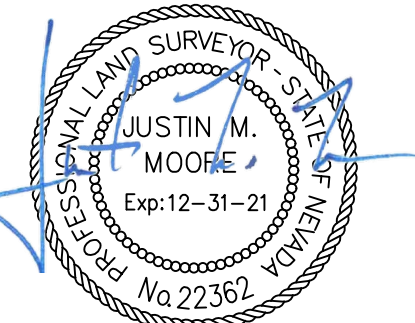
**NOTES:**

SEE SHEET 2 OF 4

**BASIS OF BEARING:**

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939.

8/19/2020



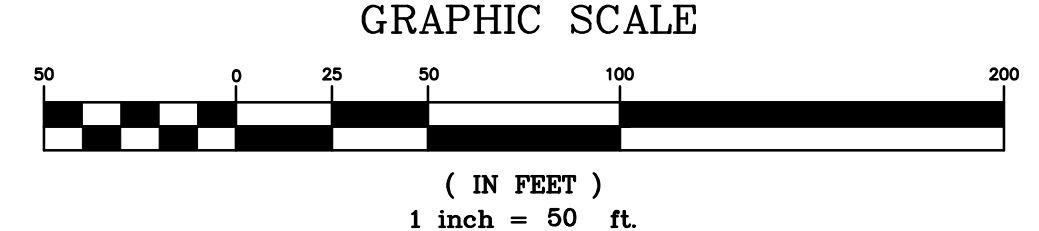
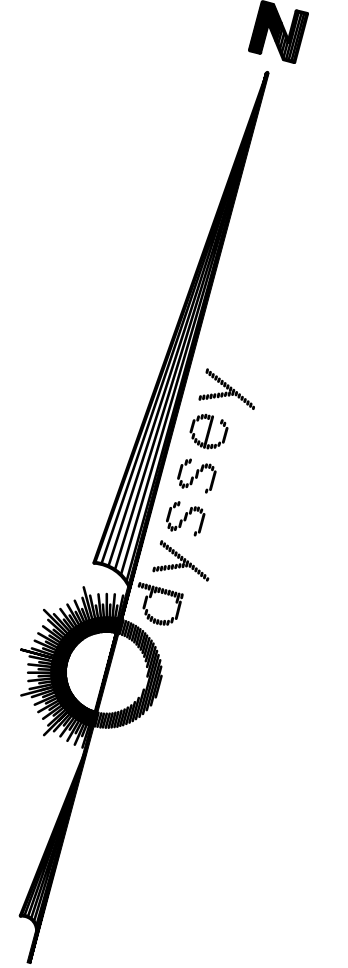
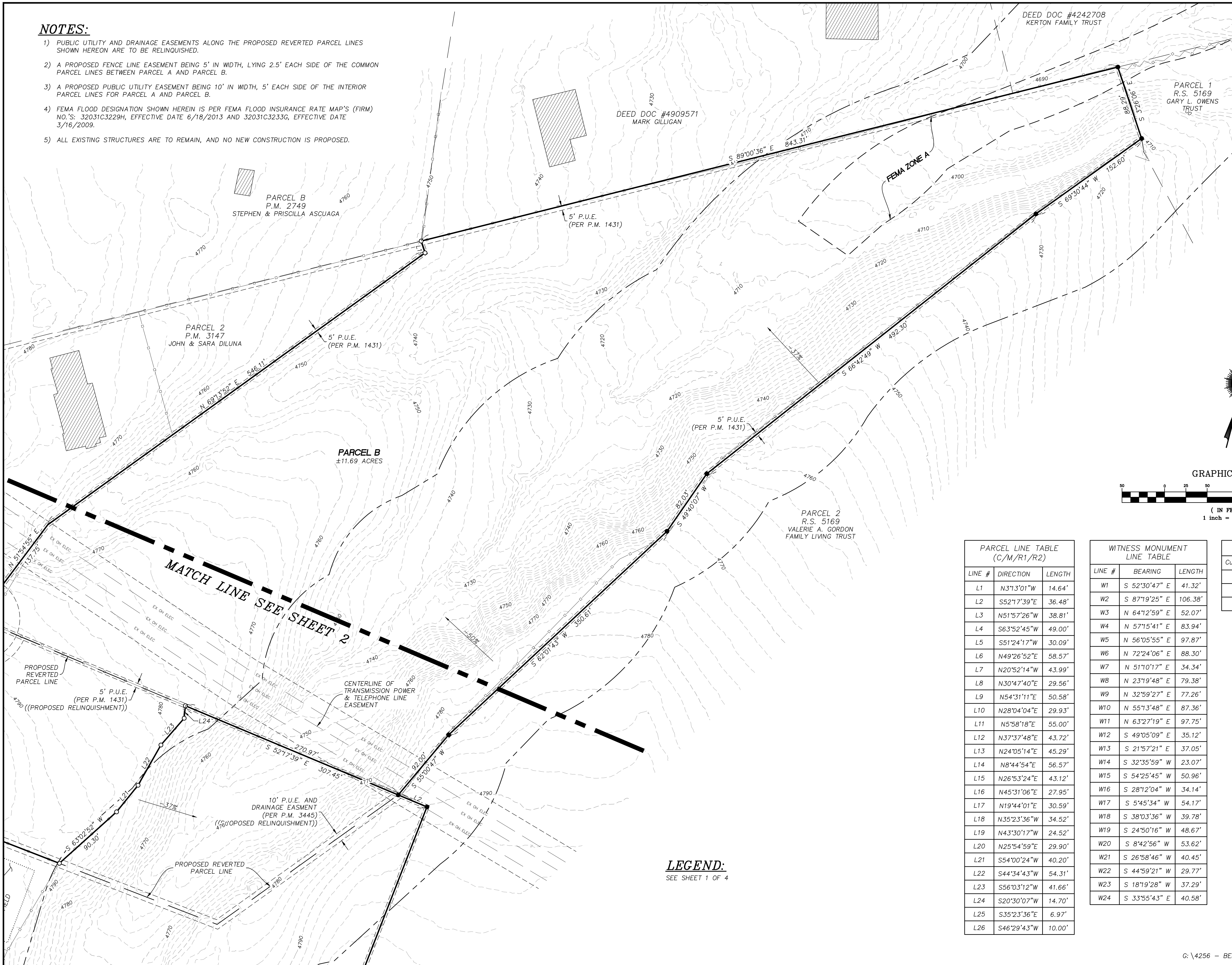
**VICINITY MAP**

NOT TO SCALE



**NOTES:**

- PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG THE PROPOSED REVERTED PARCEL LINES SHOWN HEREON ARE TO BE RELINQUISHED.
- A PROPOSED FENCE LINE EASEMENT BEING 5' IN WIDTH, LYING 2.5' EACH SIDE OF THE COMMON PARCEL LINES BETWEEN PARCEL A AND PARCEL B.
- A PROPOSED PUBLIC UTILITY EASEMENT BEING 10' IN WIDTH, 5' EACH SIDE OF THE INTERIOR PARCEL LINES FOR PARCEL A AND PARCEL B.
- FEMA FLOOD DESIGNATION SHOWN HEREIN IS PER FEMA FLOOD INSURANCE RATE MAP'S (FIRM) NO.'S: 32031C3229H, EFFECTIVE DATE 6/18/2013 AND 32031C3233G, EFFECTIVE DATE 3/16/2009.
- ALL EXISTING STRUCTURES ARE TO REMAIN, AND NO NEW CONSTRUCTION IS PROPOSED.



PARCEL LINE TABLE  
(C/M/R1/R2)

LINE #	DIRECTION	LENGTH
L1	N3°13'01"W	14.64'
L2	S52°17'39"E	36.48'
L3	N51°57'26"W	38.81'
L4	S63°52'45"W	49.00'
L5	S51°24'17"W	30.09'
L6	N49°26'52"E	58.57'
L7	N20°52'14"W	43.99'
L8	N30°47'40"E	29.56'
L9	N54°31'11"E	50.58'
L10	N28°04'04"E	29.93'
L11	N5°58'18"E	55.00'
L12	N37°37'48"E	43.72'
L13	N24°05'14"E	45.29'
L14	N8°44'54"E	56.57'
L15	N26°53'24"E	43.12'
L16	N45°31'06"E	27.95'
L17	N19°44'01"E	30.59'
L18	N35°23'36"W	34.52'
L19	N43°30'17"W	24.52'
L20	N25°54'59"E	29.90'
L21	S54°00'24"W	40.20'
L22	S44°34'43"W	54.31'
L23	S56°03'12"W	41.66'
L24	S20°30'07"W	14.70'
L25	S35°23'36"E	6.97'
L26	S46°29'43"W	10.00'

WITNESS MONUMENT  
LINE TABLE

LINE #	BEARING	LENGTH
W1	S 52°30'47" E	41.32'
W2	S 87°19'25" E	106.38'
W3	N 64°12'59" E	52.07'
W4	N 57°15'41" E	83.94'
W5	N 56°05'55" E	97.87'
W6	N 72°24'06" E	88.30'
W7	N 51°10'17" E	34.34'
W8	N 23°19'48" E	79.38'
W9	N 32°59'27" E	77.26'
W10	N 55°13'48" E	87.36'
W11	N 63°27'19" E	97.75'
W12	S 49°05'09" E	35.12'
W13	S 21°57'21" E	37.05'
W14	S 32°35'59" W	23.07'
W15	S 54°25'45" W	50.96'
W16	S 28°12'04" W	34.14'
W17	S 5°45'34" W	54.17'
W18	S 38°03'36" W	39.78'
W19	S 24°50'16" W	48.67'
W20	S 8°42'56" W	53.62'
W21	S 26°58'46" W	40.45'
W22	S 44°59'21" W	29.77'
W23	S 18°19'28" W	37.29'
W24	S 33°55'43" E	40.58'

Curve Table

Curve #	Delta	Radius	Length
C1	69°25'16"	60.00'	72.70'
C2	35°01'34"	60.00'	36.68'
C3	34°23'42"	60.00'	36.02'

**LEGEND:**  
SEE SHEET 1 OF 4

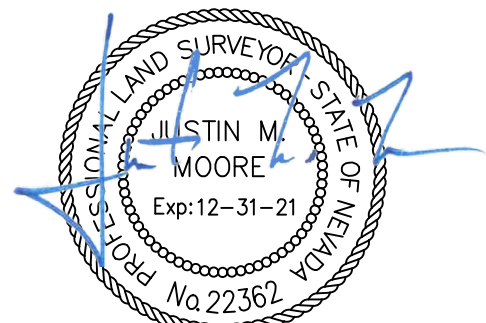
REV.	DATE	DESCRIPTION	BY	APP'D

DATE: AUGUST 2020  
DRAWN BY: J.M.M.  
DESIGNED BY: J.M.M.  
CHECKED BY: J.M.M.

BELL FAMILY TRUST  
8540 BELLHAVEN ROAD  
TOPOGRAPHIC SURVEY  
NEVADA  
WASHOE COUNTY

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431  
(775) 359-3303 FAX (775) 359-3309

ENGINEERING INCORPORATED



8/19/2020

SCALE HORIZ. 1"=50' VERT. 2"=C.I.
JOB NO. 4256
SHEET 2 OF 4

**LEGEND**  
SEE SHEET 1 OF 4

**LINE AND CURVE TABLES:**  
SEE SHEET 2 OF 4

**NOTES:**  
SEE SHEET 2 OF 4



REV.	DATE	DESCRIPTION	BY	APP'D
	AUGUST 2020		J.M.M.	
			J.M.M.	
			J.M.M.	

NEVADA  
**BELL FAMILY TRUST**  
**8540 BELLHAVEN ROAD**  
**TOPOGRAPHIC SURVEY**  
 WASHOE COUNTY

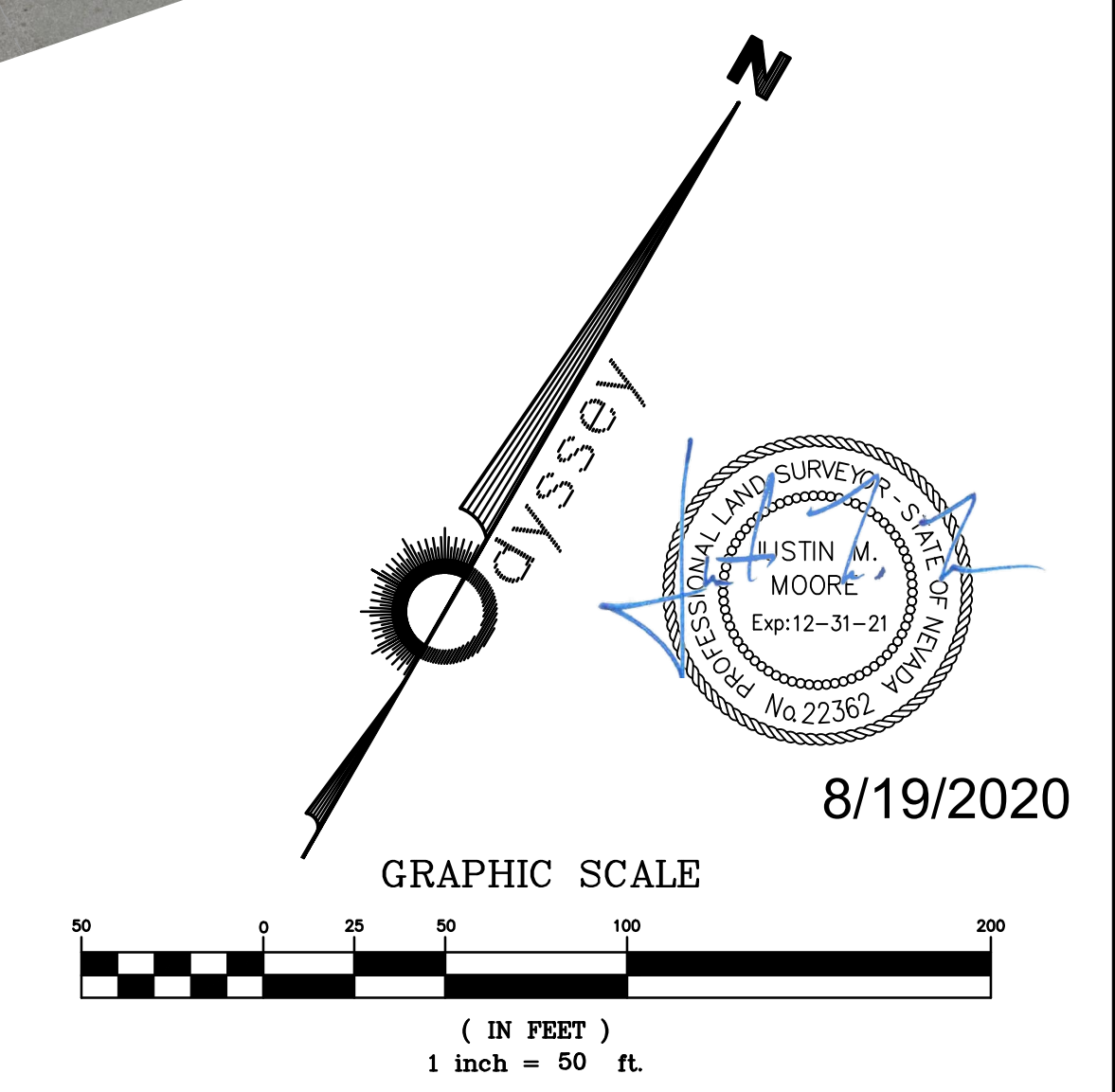
895 ROBERTA LANE SUITE 104 SPARKS NV 89431  
 (775) 359-3303 FAX (775) 359-3329

**odyssey**  
 ENGINEERING  
 INCORPORATED

SCALE HORIZ. 1"=10' VERT. 2" C.I.
JOB NO. 4256
SHEET 3 OF 4

**BASIS OF ELEVATIONS:**  
 DATUM: NAVD 88  
 PROJECT BENCHMARK = CITY OF RENO BENCHMARK NO. 2673  
 HAVING AN ELEVATION OF 4687.56'

**BASIS OF BEARING:**  
 THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939.



**LEGEND:**

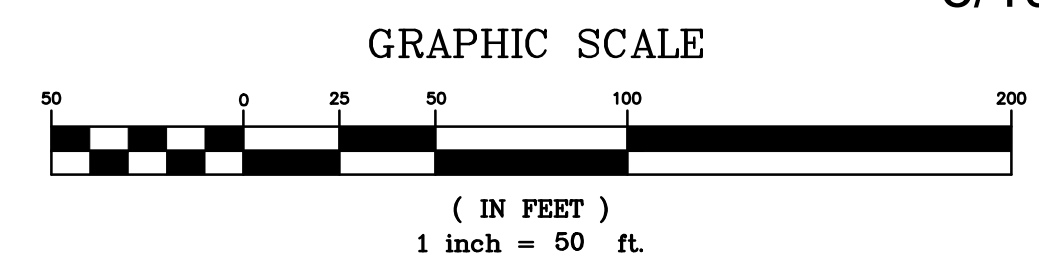
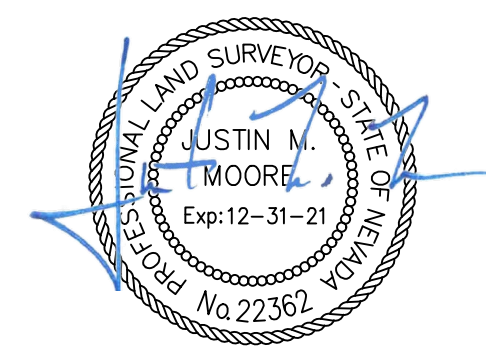
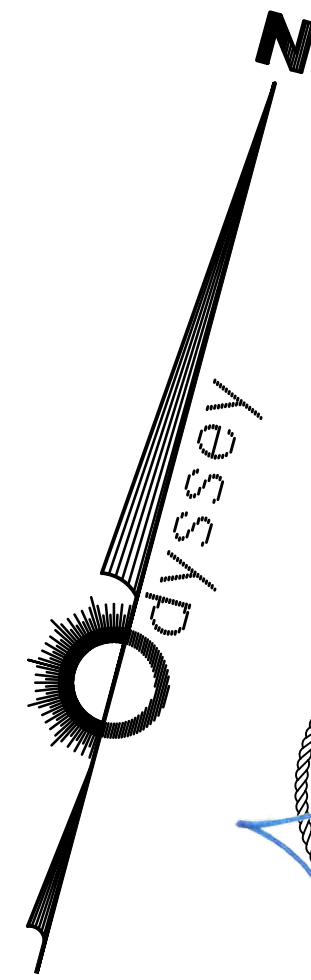
SEE SHEET 1 OF 4

**LINE AND CURVE TABLES:**

SEE SHEET 2 OF 4

**NOTES:**

SEE SHEET 2 OF 4



8/19/2020

G:\4256 - BELL HAVEN PM\DWG\4256 TOPO.DWG

REV.	DATE	DESCRIPTION	BY	APP'D

DATE:	AUGUST 2020
DRAWN BY:	J.M.M.
DESIGNED BY:	
CHECKED BY:	J.M.M.

BELL FAMILY TRUST  
8540 BELLHAVEN ROAD  
TOPOGRAPHIC SURVEY  
WASHOE COUNTY NEVADA

895 ROBERTA LANE SUITE 104 SPARKS NV 89431 (775) 359-3303 FAX (775) 359-3329	ENGINEERING INCORPORATED
<b>Odyssey</b>	

SCALE HORIZ. 1"=50' VERT. 2" C.I. JOB NO. 4256
SHEET 4 OF 4