Upon recording mail to:
State Engineer's Office
901 S. Stewart Street, Suite 2002
Carson City, NV 89701

DOC # 3896114
06/28/2010 04:35:25 PM
Requested By
WASHOE COUNTY WATER RESOURCES
Washoe County Recorder
Kathryn L. Burke - Recorder
Fee: $0.00 RPTT: $0.00
Page 1 of 16

OFFICE OF THE NEVADA STATE ENGINEER

Regarding Permit No. 49067 Certificate Number _____

This space reserved for county recorder's use only

49067R01

AFFIDAVIT TO RELINQUISH WATER RIGHTS IN FAVOR OF USE OF WATER FOR DOMESTIC WELLS

State of Nevada)
: ss
County of Washoe)

I, Vahid Behmaram, as agent for Washoe County

do hereby swear under penalty of perjury that the assertions of this affidavit are true.

1. I am the ☐ owner of record
   ☑ agent for the owner of record who is Washoe County
   of ☐ all ☑ a portion of 49067 as indicated in the records of the
   check one *permit/certificate no. or decreed right*
   Nevada State Engineer.

2. I hereby relinquish an amount of water equivalent to:
   18.18 acre-feet
   enter a total amount of water equal to the sum of 2.0 afa for each proposed new domestic well
   acre-feet annually from the above water right.

   The water right or portion of water right relinquished was appurtenant to the land more particularly described as follows:
   Please refer to attached exhibit "A".
   describe the place of use by quarter sections, section, township, range M.D.B. &M. and assessor's parcel numbers

THE PROCESSING CHARGE OF $250 MUST ACCOMPANY THIS AFFIDAVIT

Revised 02/25/10

Permit/Cert No. 49067

3. This relinquishment of water rights is for the purpose of offsetting the water withdrawn from domestic wells to homes, or for the dedication of water to newly created lots located at the place described below and reflected on the attached map: *(Describe place where water will be used with quarter sections, section, township, range, M.D.B. &M. and assessor's parcel numbers)*

   Please refer to attached exhibit "A".

4. I have attached a reduced, scaled, 8 1/2 X 11" copy of the tentative parcel map. The original tentative parcel map must be prepared to the standards of NRS 278.466.

5. I understand that this relinquishment must be approved by the Nevada State Engineer in order for it to become effective.

6. I am aware that, under NRS 534.350, a county may dedicate and relinquish sufficient water rights to offset water withdrawals from domestic wells of new homes. Water rights so relinquished revert to the source of the water. Should these homes later be added to a public water system, the public water system is entitled to receive a credit in the same manner as the addition of any other customer to the public water system pursuant to NRS 534.350.

7. I understand this relinquishment shall become effective upon the date of approval by the State Engineer. The affiant may petition the State Engineer to void this relinquishment if the final subdivision or parcel map is not recorded within 18 months after this approval. If a petition to void this relinquishment is *not* submitted to the State Engineer within the 18 month period, the water remains permanently reverted to the source.

8. I understand once these water rights are relinquished by recordation of a final subdivision map in the office of the county recorder of the county wherein the domestic wells are to be located, as provided in NRS 278.380 (2001), or in the case of a final parcel map as provided in NRS 278.4725 (2003), the process cannot be reversed nor can I claim said right as a water right.

Permit/Cert No. 49067

9. Within 30 days of approval of this relinquishment by the State Engineer, I shall record this Affidavit in the office of the county recorder of the county in which the final subdivision or parcel map is recorded. I shall also record this Affidavit in the office of the county recorder of the county in which the previous place of use was located, if it is not the same county.

10. I shall provide the State Engineer's Office with a copy of this recorded Affidavit within thirty (30) days of its recording with the county recorder.

DATED: This 20th day of May, 20 10.

Affiant's Signature

Vahid Behmaram
Affiant's printed name

P.O. Box 11130
Street Address

Reno, NV 89520-0027
City, State, ZIP

(775) 954-4647
Telephone Number

Subscribed and sworn to before me

this 20th day of May, 20 10.

Notary Public Signature

LaVONNE SCHEFFLER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-39223-2 - Expires January 10, 2012

Notary Stamp

APPROVED: This 15th day of June, 20 10.

State Engineer's signature P.E.

Jason King
Print State Engineer's name

Revised 02/25/10

Exhibit "A"
Permit 49067

Item # 2:

Section 5; N1/2, N1/2 SW1/4 Section 8; SE1/4, S1/2 NE ¼ Section 7; NW1/4 NW1/4 Section 17; E1/2 NE1/4 Section 18, T. 19 N., R. 18 E., M.D.B. & M.

Item # 3:

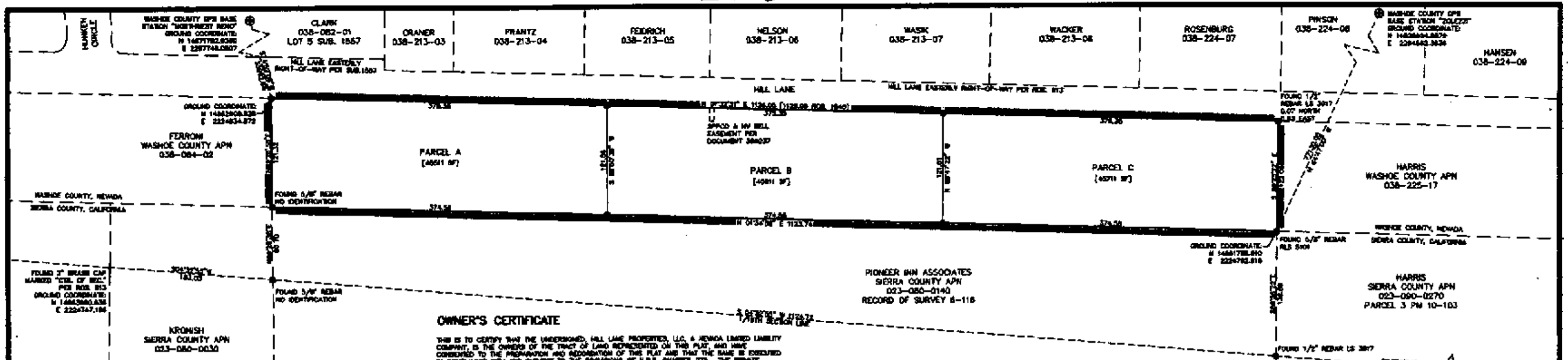
Parcel B and C of Parcel Map # 3765, APNs 038-030-48 & 49, located within NW1/4 SE1/4 of Section 18, T. 19 N., R. 18 E., M.D. B. & M.

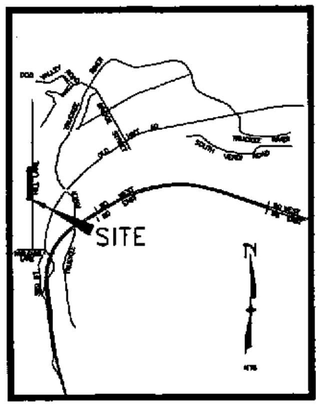
Parcel one (1) of Parcel Map 3812, APN 038-242-20, located within the SE1/4 and NE1/4 of Section 19, T. 19 N., R. 18 E., M.D.B. & M.

Parcels 1, 2 & 3 of Parcel Map 3600, Parcel 1 of Parcel Map 3886, Parcels 1 & 2 of Parcel Map 3887, APNs 038-821-06,12,13,16,18 & 19 located within a portion of NE1/4 of Section 18, T. 19 N., R. 18 E., M.D.B. & M.

CUMULATIVE INDEX SHOULD BE CHANGED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

3765



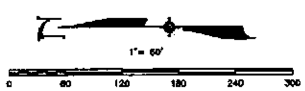


VICINITY MAP

NOT TO SCALE

LEGEND

(symbol)	QUARTER CORNER AS NOTED	P.D.E.	PRIVATE DRAINAGE EASEMENT
+	CENTER OF SECTION AS NOTED	D.E.	DRAINAGE EASEMENT
■	FOUND MONUMENT AS NOTED	ROS.	RECORD OF SURVEY
●	SET 5/8" REBAR PLS 4787	SUB.	SUBDIVISION TRACT MAP NUMBER
⊕	GEODETIC CONTROL POINT AS NOTED	PM	PARCEL MAP
P.U.E.	PUBLIC UTILITY EASEMENT	CATVE	CABLE TELEVISION EASEMENT



TOTAL AREA = 3.14 ACRES

LOW DENSITY SUBURBAN (LDS) REGULATORY ZONE FOR REVIEW PURPOSES AS OF SEPTEMBER 28, 2000 DOES NOT PRECLUDE FURTHER DIVISION OF LAND	(NUMBER OF LOTS ON PARCEL MAP + 3 LOTS)
MINIMUM LOT AREA REQUIRED	35,000 SQUARE FEET (.803 ACRES)
MINIMUM LOT WIDTH	120 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	12 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET / 2 STORY MAXIMUM
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	

2543084

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HILL LANE PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS 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. THE PRIVATE DRAINAGE EASEMENTS, PUBLIC UTILITY EASEMENTS, TRAFFIC CONTROL, SIGNAGE, SIDEWALK, AND PLOWED SNOW STORAGE EASEMENTS IDENTIFIED HEREON ARE HEREBY GRANTED.

HILL LANE PROPERTIES, LLC.
A NEVADA LIMITED LIABILITY COMPANY

BY: STEPHEN DOWNING, PARTNER — 11/15/00 — DATE

RAYMOND [illegible], PARTNER — 11-21-00 — DATE

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA } ss
COUNTY OF WASHOE }

ON THIS 15th DAY OF Nov., 2000, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, STEPHEN DOWNING, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA } ss
COUNTY OF WASHOE }

ON THIS 21st DAY OF Nov., 2000, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, DAVID [illegible], WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

SECURITY INTEREST HOLDERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PIONEER INN ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

PIONEER INN ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP

BY: RECREATIONAL ENTERPRISES, INC.,
A NEVADA CORPORATION, AS A
MANAGING GENERAL PARTNER

DONALD L. CARANO, PRESIDENT — 12/4/00 — DATE

BY: HOTEL CASINO MANAGEMENT, INC.
A NEVADA CORPORATION, AS
MANAGING GENERAL PARTNER

RAYMOND J. PONCIA JR., PRESIDENT — 12/1/00 — DATE

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA } ss
COUNTY OF WASHOE }

ON THIS 4th DAY OF December 2000, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, DONALD L. CARANO, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

CHRISTINE VOLPI, Notary Public - State of Nevada

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA } ss
COUNTY OF WASHOE }

ON THIS 1st DAY OF Dec., 2000, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, RAYMOND J. PONCIA JR., WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

P. HANSEN, Notary Public - State of Nevada

UTILITY COMPANIES CERTIFICATE

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

SIERRA PACIFIC POWER CO. — 12-12-2000 — DATE

NEVADA BELL — 11/13/00 — DATE

TCI CABLEVISION OF NEVADA, INC. — 12-7-2000 — DATE

SURVEYOR'S CERTIFICATE:

I, DON M. MCHARG, 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 HILL LANE PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST 1/4 OF SECTION 18, T19N, R18E, MDM, AND THE SURVEY WAS COMPLETED ON 11/17/2000.
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.

DON M. MCHARG — P.L.S. 4787

DON M. McHARG, No. 4787

11-17-00

NOTES:

1) PUBLIC UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS WITHIN EACH PARCEL ARE AS FOLLOWS: 5 FEET COINCIDENT WITH ALL EXTERIOR LOT LINES, 10 FEET CENTERED ABOUT ALL INTERIOR LOT LINES, AND 10 FEET ALONG THE WESTERLY RIGHT OF WAY OF HILL LANE AS SHOWN HEREON.

2) THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.

3) A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

4) BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY WAS ESTABLISHED USING STATIC AND FAST STATIC TECHNIQUES ON AUGUST 3RD, 2000, HOLDING WASHOE COUNTY CONTINUOUS OPERATING GPS BASE STATIONS "ZOLEZZI" AND "NORTHWEST RENO" WITH NAD 83/94, NEVADA ZONE WEST PUBLISHED COORDINATES [illegible] ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

5) NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.

6) A 10.00 FOOT PUBLIC UTILITY, TRAFFIC CONTROL, SIGNAGE, SIDEWALK, AND PLOWED SNOW STORAGE EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAYS. THE 10.00 FOOT PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM STREET RIGHT OF WAY ONLY.

7) THE SEWAGE DISPOSAL SHALL BE BY ENGINEERED ON-SITE SYSTEMS OR COMMUNITY SEWER ONLY.

8) THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.

9) THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PM 2000-[illegible], AND ALL THE CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS [illegible] DAY OF April 2001.

ROBERT W. SELLMAN
DIRECTOR OF COMMUNITY DEVELOPMENT

WATER RIGHT DEDICATION CERTIFICATE

THE WATER SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE RELATED TO THE DEDICATION OF WATER RESOURCES HAVE BEEN SATISFIED. WASHOE COUNTY UTILITY DIVISION.

WASHOE COUNTY UTILITY DIVISION — 3/23/01 — 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 HAS BEEN PAID PURSUANT TO NRS 361A.265.

BY: DEPUTY — 11-13-00 — DATE

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT HILL LANE PROPERTIES, 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 OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED, EXCEPT FOR DOCUMENT NUMBER 2494499; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED 1-18-2001, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY, INC

BY: BARRY L. HEPPNER, TITLE OFFICER — 2-13-2001 — DATE

COUNTY RECORDER'S CERTIFICATE

FILE NO. 2543084 — FEE $17.00

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERING CORPORATION ON THIS 25 DAY OF April, 2001, AT 32 MINUTES PAST 4 O'CLOCK P.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Kathryn L. Burke — COUNTY RECORDER — C. Bartley — BY: DEPUTY

PARCEL MAP
FOR
HILL LANE PROPERTIES, LLC,
A NEVADA LIMITED LIABILITY CO.
A DIVISION OF THE 3.140 ACRE PARCEL PER ROS. 1546
A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 18 EAST, MDM
WASHOE COUNTY — NEVADA

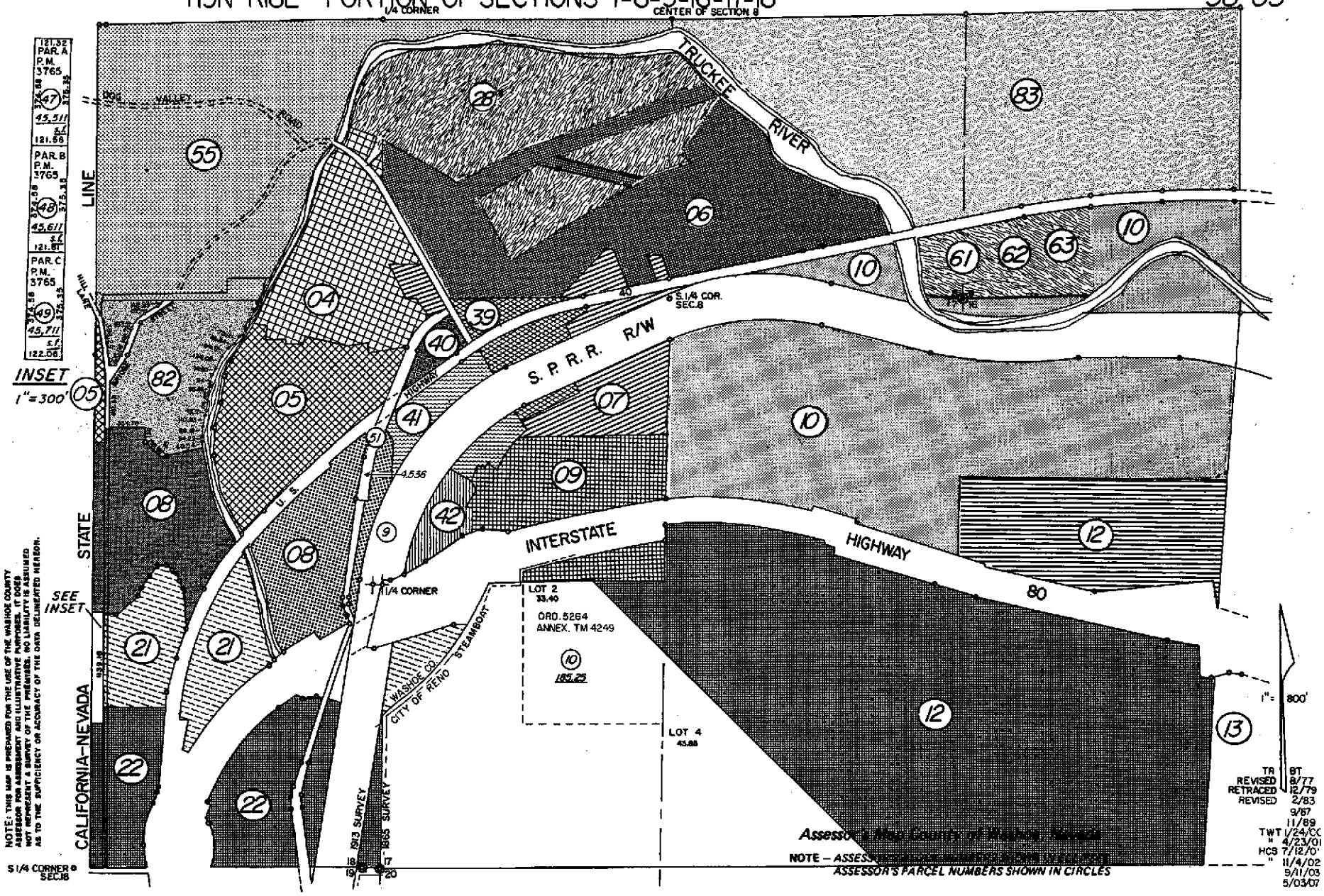
SUMMIT ENGINEERING CORPORATION

SHEET 1 OF 1

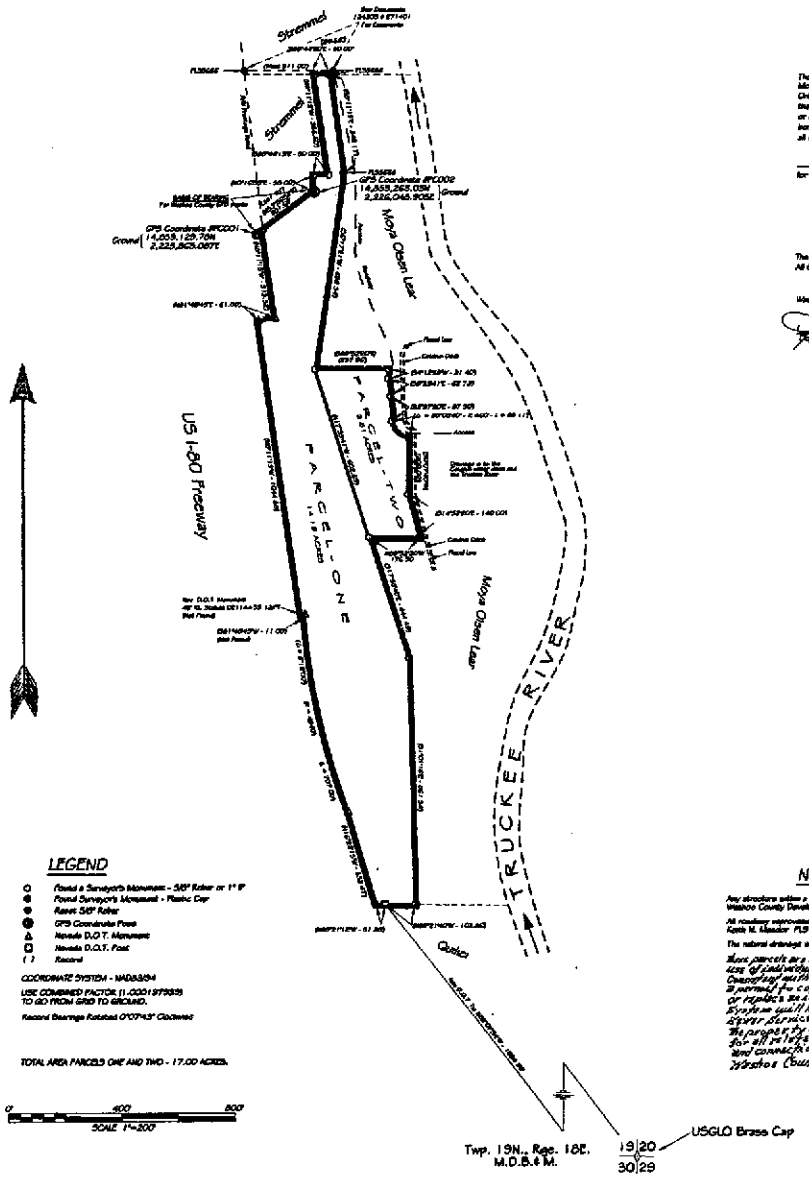
Parcel Map 3765

T19N-R18E – PORTION OF SECTIONS 7-8-9-16-17-18

38-03



A Portion of Section 19, Township 19 North, Range 18 East, M.D.B.& M.



LEGEND

- Found a Surveyor's Monument - 5/8" Rebar or 1" IP
- Found Surveyor's Monument - Plastic Cap
- Reset 5/8" Rebar
- GPS Coordinate Point
- Nevada D.O.T. Monument
- Nevada D.O.T. Post
- Record

COORDINATE SYSTEM - NAD83/94

USE COMBINED FACTOR (1.0001973935 TO GO FROM GRID TO GROUND.

Record Bearings Rotated 0°07'43" Clockwise

TOTAL AREA PARCELS ONE AND TWO - 17.00 ACRES.

0 400 800
SCALE 1"=200'

NOTES

Any structure within a FEMA flood zone must comply with Washoe County Development Code Article 416.

All roadway improvements are within documented access.
Keith N. Meador PLS 1004.

The natural drainage will not be impeded.

New parcels are currently serviced for the use of individual septic systems and wells. Ownership must be subject to health regulations, if permitted by conditions when regulations of public or individual sewage disposal systems will not be approved if public sewer service becomes available. The property owners will be responsible for all related costs including costs of and connection fees as specified by Washoe County Ordinance.

Sheet 1 of 1

TITLE COMPANY CERTIFICATE

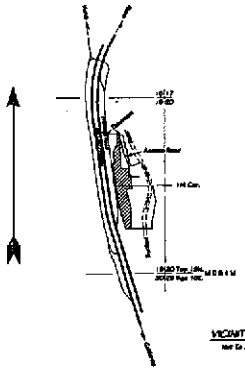
The undersigned hereby certifies that this plat has been examined and that Moya Olsen Lear, Trustee of the Moya Olsen Lear Trust dtd 7/1/86 is the Only Owner of Record and that there are NO security interests against said lands; there are NO liens of record against the lands shown hereon for delinquent taxes or assessments and that a guarantee dated 8-29, 2001 for the benefit of the County of Washoe, State of Nevada, has been issued with regard to all of the above.

for Western Title Company Inc — Date: 9-24-01

TAX CERTIFICATE

The undersigned hereby certifies that no property taxes are owing on the land. All taxes are paid for the current fiscal year.

Washoe County Treasurer, Deputy — Date: 9/27/01



VICINITY MAP
Not To Scale

OWNER'S CERTIFICATE

This is to certify that the undersigned, Moya Olsen Lear, is the owner of the tract of land represented on this plat, and has consented to the the preparation and recordation of the plat and that the same is executed in compliance with and subject to the provisions of N.R.S. Chapters 278 and 116. The easements as noted for access, drainage, utilities, slopes, etc., are hereby granted forever.

Moya Olsen Lear, Trustee of the Moya Olsen Lear Trust dtd 7/1/86

State of Nevada
County of Washoe } ss

On the the 27 day of September, 2001, personally appeared before me, Moya Olsen Lear who acknowledged that she executed the above instrument freely and of her own volition. I hereunto set my hand and affix my official seal the day and year first above written.

Notary Public
as Trustee

DONNA JOHANNESSEN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 94-2001-1 - Expires October 1, 2004

SURVEYOR'S CERTIFICATE

I, Keith N. Meador, a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This is a true and accurate map of the lands as are shown on Survey Map No. 3245 recorded in the Official Records of Washoe County on May 27, 1997 at 25 minutes past 2 O'Clock PM, under File 2101513.
2. The lands surveyed lie within the E. 1/2 of Section 19, T.19N., R.18E., M.D.B.& M., Washoe County, Nevada, and the survey was completed on Aug. 24, 2001
3. This plat complies with the applicable state statutes and local ordinances in effect on the date that the governing body gave its final approval.
4. The monuments depicted on the plat are of the character shown, occupy the positions indicated, and are of sufficient number and durability

Keith N. Meador — Date: 09/27/01

UTILITY COMPANY CERTIFICATE

Public Utility easements to SPPCo., Doc. Nos. 807190, 336351 and 336165 and to Nev. Bell, Doc. No. 282709 are not affected in any way by this Parcel Map. Thereo Public Utility Easements include Cable TV. A PUE 10 wide adjacent to all dedicated roadways and contained on interior lot lines is hereby granted.

Sierra Pacific Power Company — Date: 9/26/2001
Nevada Bell — Date: 09/26/01
TCI Cablevision of Nevada — Date: 9/27/01

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

This Final Map is in substantial compliance with the Tentative Map, and all conditions of approval have been met.

Therefor, this Parcel Map is approved on the 10 day of October, 2001.

Community Development Director

WATER RIGHT DEDICATION CERTIFICATE

The water and sewer resource requirements set forth in Article 422 of the Washoe County Development Code, related to the dedication of water resources, have been satisfied.

Washoe County Utility Services Division — Date: 10/1/01

COUNTY RECORDER CERTIFICATE

File Number 2604081 Fee 21.00 Filed for record at the request of Moya Olsen Lear on the the 11 day of October, 2001 at 47 minutes past 2 O'Clock in the P M. in the Official Records of Washoe County, Nevada

Washoe County Recorder

Kathryn L. Burke
Deputy Joy C. Burton

PARCEL MAP
FOR
MOYA OLSEN LEAR

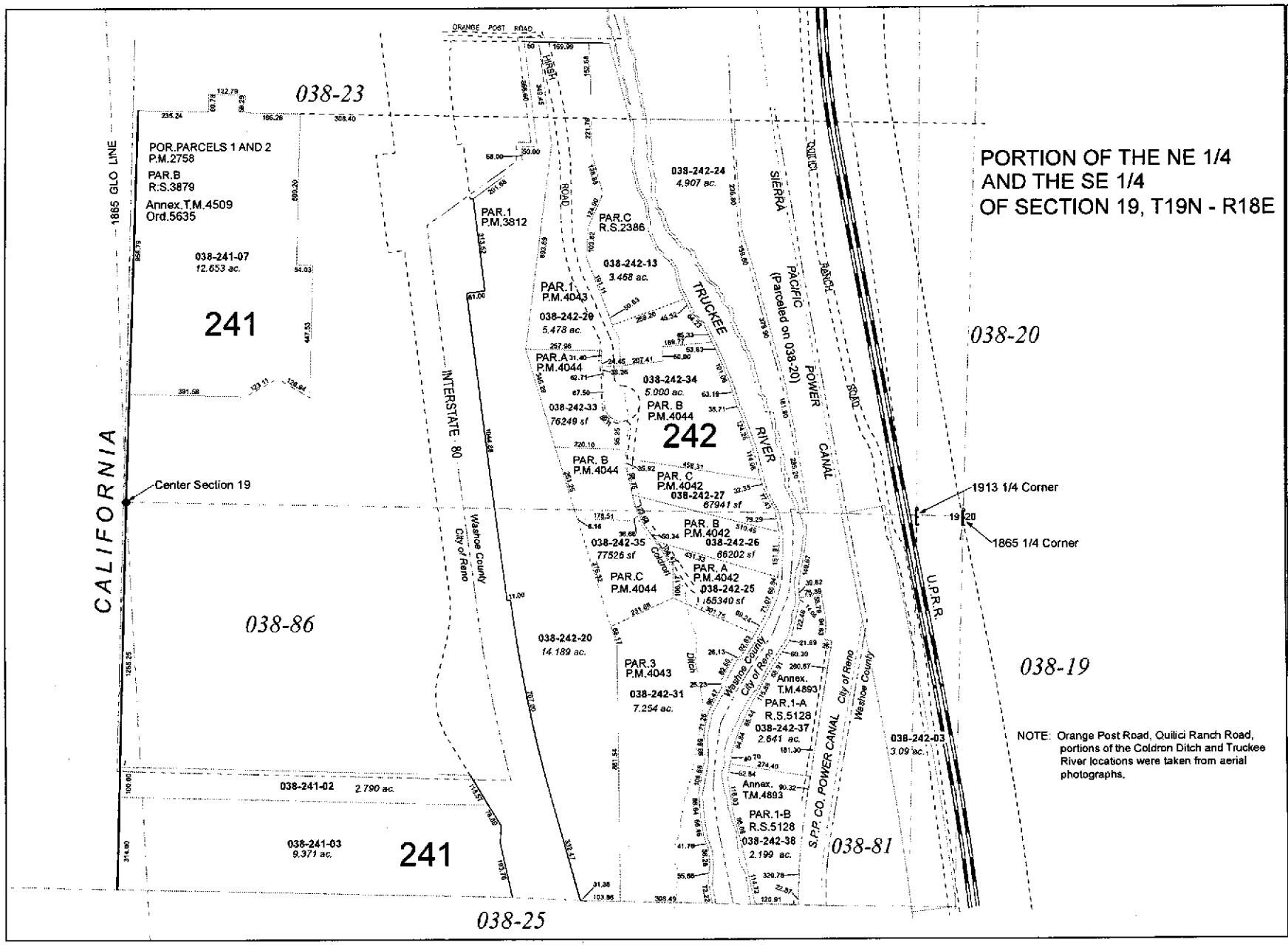
A DIVISION OF PARCEL B OF PARCEL MAP 3245 FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY UNDER FILE NO. 2101513 ON MAY 27, 1997 BEING A PORTION OF THE E. 1/2, SEC. 19, T. 19N., R. 18E., M.D.B.& M. Washoe County, Nevada
AS SHOWN ON ASSESSORS PARCEL NUMBER 30-24-19

BY
KEITH N. MEADOR PLS 1004

CUMULATIVE INDICES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

2604081

Parcel Map 3812



NOTE: Orange Post Road, Quilici Ranch Road, portions of the Coldron Ditch and Truckee River locations were taken from aerial photographs.

Assessor's Map Number

038-24

STATE OF NEVADA

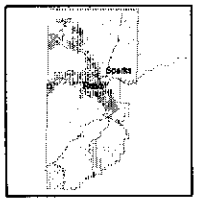
WASHOE COUNTY

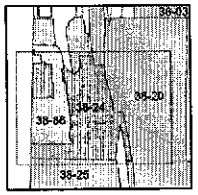
ASSESSOR'S OFFICE

Joshua G. Wilson, Assessor

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

1 inch equals 300 feet





created by: CFB 04/01/2009

last updated:

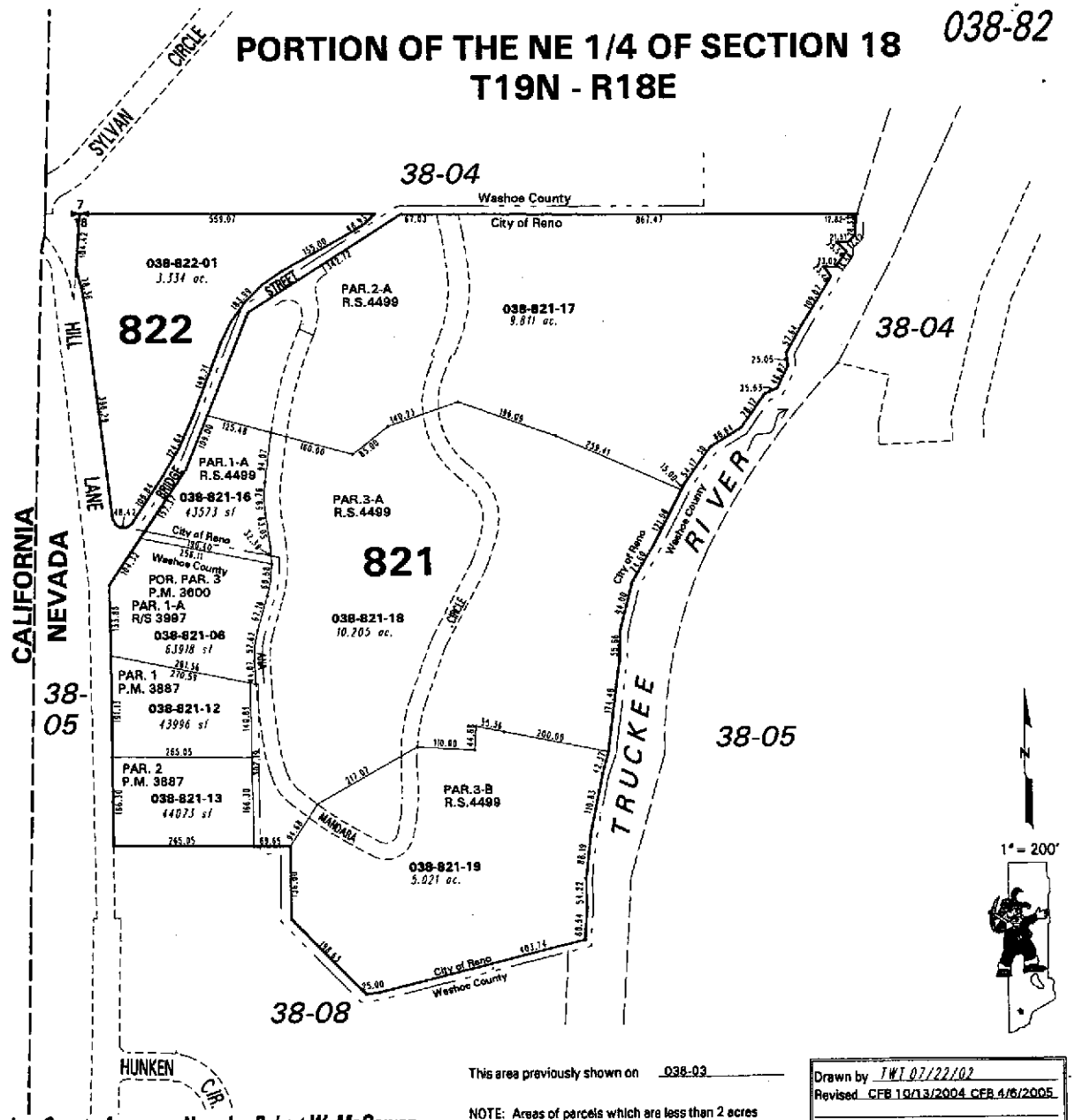
area previously shown on map(s)

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

New

038-82

PORTION OF THE NE 1/4 OF SECTION 18
T19N - R18E



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

Office of Washoe County Assessor, Nevada - Robert W. McGowan

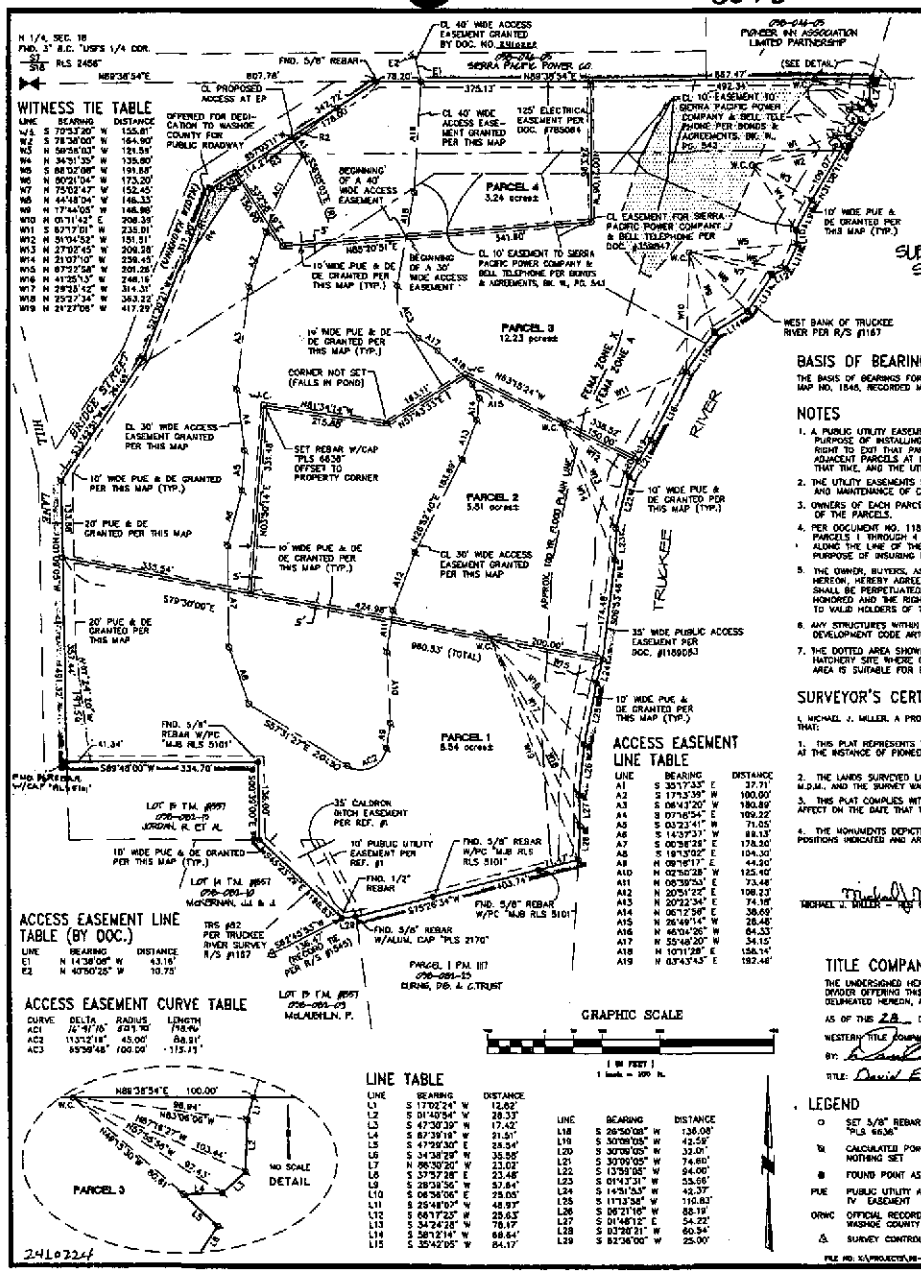
This area previously shown on 038-03

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by TWT 07/22/02
Revised CFB 10/13/2004 CFB 4/6/2005

ARC INFO 8.0 WINDOWS 2000 6.0

0096



WITNESS TIE TABLE

LINE	BEARING	DISTANCE
W1	S 70°53'20" W	155.81'
W2	S 78°34'00" W	164.90'
W3	N 59°58'03" W	121.59'
W4	N 34°31'35" W	135.60'
W5	S 88°02'08" W	191.88'
W6	N 80°21'04" W	173.20'
W7	N 75°02'47" W	152.45'
W8	N 44°48'04" W	148.33'
W9	N 17°44'05" W	148.96'
W10	N 01°11'42" E	208.39'
W11	S 82°17'01" W	235.01'
W12	N 59°14'53" W	151.51'
W13	N 27°02'45" W	209.38'
W14	N 21°07'10" W	239.45'
W15	N 07°22'58" W	201.26'
W16	N 41°25'13" W	248.16'
W17	N 29°28'42" W	314.31'
W18	N 29°27'34" W	363.22'
W19	N 29°27'06" W	417.29'

ACCESS EASEMENT LINE TABLE (BY DOC.)

LINE	BEARING	DISTANCE
E1	N 14°38'09" W	43.16'
E2	N 40°50'25" W	10.75'

ACCESS EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
AC1	16°41'16"	521.70'	151.94'
AC2	113°12'18"	45.00'	88.91'
AC3	69°58'48"	100.00'	175.11'

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
A1	S 35°17'33" E	37.71'
A2	S 17°13'39" W	100.00'
A3	S 06°43'20" W	180.89'
A4	S 07°16'54" E	109.22'
A5	S 03°23'41" W	71.05'
A6	S 14°37'31" W	88.13'
A7	S 00°58'28" E	178.30'
A8	S 18°13'02" E	104.30'
A9	N 08°16'17" E	44.20'
A10	N 02°50'28" W	125.40'
A11	N 06°55'53" E	73.46'
A12	N 20°51'22" E	108.23'
A13	N 20°22'34" E	74.18'
A14	N 06°12'58" E	38.69'
A15	N 26°49'14" W	28.48'
A16	N 46°04'26" W	84.33'
A17	N 55°48'20" W	34.15'
A18	N 10°11'28" E	138.14'
A19	N 03°43'43" E	192.46'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17°02'24" W	12.62'
L2	S 01°40'54" W	28.33'
L3	S 47°30'39" W	17.42'
L4	S 87°39'18" W	21.51'
L5	S 47°29'30" E	28.34'
L6	S 34°38'29" W	35.56'
L7	N 86°30'20" W	23.02'
L8	S 37°57'28" E	23.48'
L9	S 28°39'56" W	57.84'
L10	S 06°36'06" E	28.05'
L11	S 25°49'04" W	48.97'
L12	S 66°17'25" W	25.63'
L13	S 34°24'28" W	76.17'
L14	S 36°12'14" W	68.64'
L15	S 35°42'05" W	84.17'
L16	S 26°50'08" W	136.08'
L19	S 30°09'05" W	42.59'
L20	S 30°09'05" W	32.01'
L21	S 30°09'05" W	74.80'
L22	S 13°59'05" W	94.00'
L23	S 01°43'31" W	53.06'
L24	S 14°51'53" W	43.37'
L25	S 11°13'38" W	110.83'
L26	S 06°21'16" W	88.19'
L27	S 01°48'12" E	54.22'
L28	S 03°38'21" W	60.54'
L29	S 82°38'00" W	25.00'

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
R1	N 21°30'21" E	158.44'
R2	S 57°03'11" W	258.92'
R3	S 31°44'17" W	226.50'
R4	N 33°18'45" E	176.22'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP ARE IDENTICAL TO THOSE AS SHOWN ON RECORD OF SURVEY MAP NO. 1545, RECORDED MAY 3, 1982, ORWC, NEVADA.

NOTES

1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
2. THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE FOR USE THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE DURING THE IMPROVEMENT OF THE PARCELS.
4. PER DOCUMENT NO. 1189063, AN 8' WIDE PUBLIC ACCESS EASEMENT WAS GRANTED ACROSS PARCELS 1 THROUGH 4 "CONNECTING THE AFOREMENTIONED PUBLIC ACCESS SETBACK EASEMENT ALONG THE LINE OF THE TRUCKEE RIVER SURVEY WITH ANY PUBLIC RIGHT OF WAY, ALL FOR THE PURPOSE OF INSURING PUBLIC ACCESS TO THE TRUCKEE RIVER FOR RECREATIONAL PURPOSES".
5. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDERS OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
6. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
7. THE DOTTED AREA SHOWN ON THIS MAP INDICATES THE APPROXIMATE AREA OF THE FORMER FISH HATCHERY SITE WHERE CONCRETE IS BURIED. A GEOTECHNICAL TEST MUST INDICATE THAT THIS AREA IS SUITABLE FOR BUILDINGS OR STRUCTURES.

SURVEYOR'S CERTIFICATE

I, MICHAEL J. MILLER, 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 PIONEER INN ASSOCIATES LIMITED PARTNERSHIP.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE 1/4 OF SECTION 18, T.19N., R.18E., M.D.M., AND THE SURVEY WAS COMPLETED ON JUNE 17, 1996.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

MICHAEL J. MILLER — NEV 6636

MICHAEL J. MILLER — NEVADA LAND SURVEYOR — CERTIFICATE NO. 6636 — 11-30-99

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUB-DIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES.

AS OF THIS 28 DAY OF October, 1999.

WESTERN TITLE COMPANY, INC.

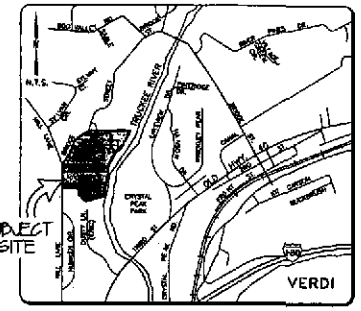
BY: [signature] 11-30-99 DATE

TITLE: David Evans

LEGEND

○	SET 5/8" REBAR w/CAP "PLS 6636"	TM	TRACT MAP
⊠	CALCULATED POINT, NOTHING SET	P.M.	PARCEL MAP
●	FOUND POINT AS NOTED	R/S	RECORD OF SURVEY
PUE	PUBLIC UTILITY AND CABLE TV EASEMENT	DE	DRAINAGE EASEMENT
ORWC	OFFICIAL RECORDS, WASHOE COUNTY	(R)	RADIAL BEARING
△	SURVEY CONTROL POINT	CL	CENTERLINE
		W.C.	WITNESS CORNER
		⋈	FOUND ONE-QUARTER CORNER AS NOTED

FILE NO: X:\PROJECTS\98-094.01\SURVEY\PM.DWG



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED PIONEER INN ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS 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 ACCESS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED. OWNERS ALSO OFFER FOR DEDICATION TO WASHOE COUNTY, PUBLIC ROADWAY ON A PORTION OF BRIDGE STREET.

PIONEER INN ASSOCIATES LIMITED PARTNERSHIP
A NEVADA LIMITED PARTNERSHIP

BY: RAYMOND J. PEYROUL, GENERAL PARTNER — DATE 12/3/99

ACKNOWLEDGEMENT

STATE OF NEVADA
S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 3rd 1999. BY Raymond Peyroul

NOTARY PUBLIC — ALEX GUERRA, Notary Public - State of Nevada, Appointment Recorded in Washoe County, No. 94-2641-2 - Expires Oct 28, 2002

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PMP-98-30, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS 22nd DAY OF December, 1999. THE OFFER FOR DEDICATION IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH N.R.S. CHAPTER 278.

ROBERT W. SULLIVAN, DIRECTOR OF COMMUNITY DEVELOPMENT

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE 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 AGRICULTURE USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

TITLE — 11-24-99 DATE

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES HAVE BEEN SATISFIED.

WASHOE COUNTY UTILITY DIVISION — 12/7/99 DATE

ADVISORY NOTE

THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT AND THE NEVADA DIVISION OF FORESTRY ADVISE PROPERTY OWNERS THAT DUE TO THE REMOTE LOCATION AND/OR LACK OF WATER SUPPLY IN A FIRE HYDRANT DELIVERY SYSTEM, APPLICANTS SHOULD CONSIDER A RESIDENTIAL FIRE SPRINKLER SYSTEM (NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 13 D). ISSUANCE OF A BUILDING PERMIT IS NOT CONTINGENT ON COMPLIANCE WITH THIS ADVISORY NOTE.

UTILITY COMPANIES CERTIFICATE

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

SIERRA PACIFIC POWER CO. — 11-23-99 DATE

NEVADA BELL — 11/24/99 DATE

TCI OF NEVADA — 11/23/99 DATE

REFERENCES

1. RECORD OF SURVEY NO. 1545, RECORDED MAY 3, 1982, ORWC, NEVADA.
2. PRELIMINARY TITLE REPORT, PREPARED BY WESTERN TITLE COMPANY, INC., ORDER NO. 00102325, DATED MAY 8,1999.

TOTAL AREA = 29.53±

PARCEL MAP
FOR
PIONEER INN ASSOCIATES LIMITED PARTNERSHIP
LYING WITHIN A PORTION OF THE NE 1/4 OF SECTION 18
T.19N., R.18E., M.D.M.
VERDI — WASHOE COUNTY — NEVADA

CFA — PLANNERS • ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS — 1150 CORPORATE BLVD. RENO, NV 89502 — (775) 858-1150 FAX: (775) 858-1160

JOB NO. 98-094.01
DESIGNED
DRAWN
COMP.
CHECKED
DATE 11/23/99
SHEET NO. 1 OF 1 SHEETS

COUNTY RECORDER'S CERTIFICATE
FILE NO. 2410224
FILED FOR RECORD AT THE REQUEST OF CFA, INC.
ON THIS 22 DAY OF December, 1999
AT 67 MINUTES PAST 9 O'CLOCK A.M.
IN OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Kathryn L. Burke
COUNTY RECORDER
BY: C. Bartley
DEPUTY
FEE: 17.00

3600

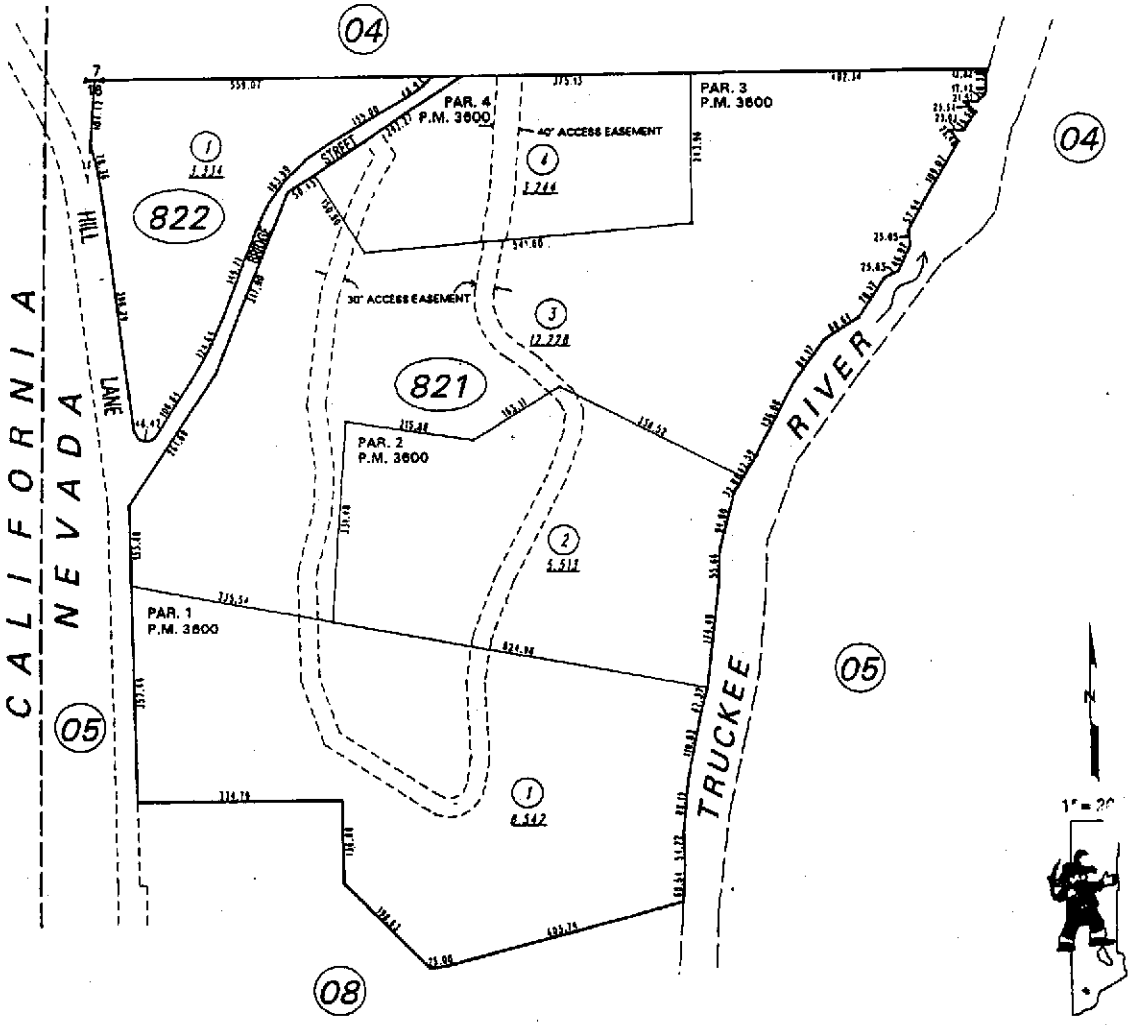
CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

Parcel Map 3600

Old
38-82

PORTION OF THE NE 1/4 OF SECTION 18
T19N - R18E

Superceded



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

Office of Washoe County Assessor, Nevada - Robert W. McGowan

This area previously shown on 38-03

NOTE:
ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Drawn by TWT 1/24/00
Revised

9886

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ALAN GLEN, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS 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 ACCESS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED. OWNERS ALSO OFFER FOR DEDICATION TO WASHOE COUNTY, PUBLIC ROADWAY ON A PORTION OF BRIDGE STREET.

BY: ALAN GLEN — DATE: 6/13/02

STATE OF NEVADA
S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6/13/02, 2002, BY ALAN GLEN.

NOTARY PUBLIC

LINDSEY GALAZIN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 94-2446-2 - Expires May 5, 2005

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES.

AS OF THIS 28th DAY OF May, 2002.

WESTERN TITLE COMPANY, INC.
BY: — DATE: 6-13-02
TITLE: Assistant Secretary

TAX CERTIFICATE (APN 038-821-02, 03 & 04)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE 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 AGRICULTURE USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

TITLE: Assistant Chief Property Appraiser — DATE: 6-13-02

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES HAVE BEEN SATISFIED.

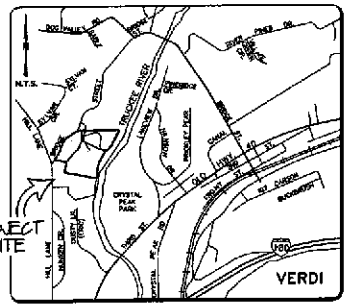
WASHOE COUNTY UTILITY DIVISION — DATE: 6/14/02

ADVISORY NOTE

THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT AND THE NEVADA DIVISION OF FORESTRY ADVISE PROPERTY OWNERS THAT DUE TO THE REMOTE LOCATION AND/OR LACK OF WATER SUPPLY IN A FIRE HYDRANT DELIVERY SYSTEM, APPLICANTS SHOULD CONSIDER A RESIDENTIAL FIRE SPRINKLER SYSTEM (NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 13 D). ISSUANCE OF A BUILDING PERMIT IS NOT CONTINGENT ON COMPLIANCE WITH THIS ADVISORY NOTE.

REFERENCES

1. RECORD OF SURVEY NO. 1345, RECORDED MAY 3, 1982, ORWC, NEVADA.
2. PRELIMINARY TITLE REPORT, PREPARED BY WESTERN TITLE COMPANY, INC., ORDER NO. 0011564A, DATED JANUARY 29, 2002.
3. PARCEL MAP NO. 3600, RECORDED DECEMBER 29, 1999, ORWC, NEVADA.
4. ACCESS EASEMENT PER DOC. NO. 2607058, RECORDED OCTOBER 18, 2001.
5. RECORD OF SURVEY NO. 3997, RECORDED OCTOBER 22, 2001, ORWC, NEVADA.



VICINITY MAP

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.
I ALSO HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THE RELINQUISHMENT OF THE EASEMENTS COMMON TO THE PARCEL LINES AS SHOWN ON THIS PARCEL MAP PREVIOUSLY GRANTED TO MY COMPANY OR POLITICAL JURISDICTION.

SIERRA PACIFIC POWER COMPANY WILLIAM T. KOLLIER

STATE OF NEVADA
S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 12, 2002, BY Michael Stanilee, AS Mngr of Land Ops OF SIERRA PACIFIC POWER COMPANY.

NOTARY PUBLIC

CAROLYN CARRICO
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 93-0364-2 - Expires November 19, 2003

NEVADA BELL ALAN YOSHIDA

STATE OF NEVADA
S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 13th, 2002, BY Alan Yoshida, AS Right of Way Manager OF NEVADA BELL.

NOTARY PUBLIC

IRENE COOPER-CHADWICK
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 99-0244-2 - Expires March 6, 2003

CHARTER COMMUNICATIONS DIANE ALBRIGHT

STATE OF NEVADA
S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 13th, 2002, BY DIANE ALBRIGHT, AS DESIGNER/DRAFTER OF CHARTER COMMUNICATIONS.

NOTARY PUBLIC

LINDSEY GALAZIN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 94-2446-2 - Expires May 5, 2005

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/94 PER WASHOE COUNTY ENGINEERING, AS MEASURED BETWEEN GPS PT. WWCRNA315 AND GPS PT. WWMONA312 PER INFORMATION ON FILE WITH WASHOW COUNTY ENGINEERING DEPARTMENT.

NOTES

1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
2. THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE FOR USE THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE DURING THE IMPROVEMENT OF THE PARCELS.
4. PER DOCUMENT NO. 1199093, AN 8' WIDE PUBLIC ACCESS EASEMENT WAS GRANTED ACROSS PARCELS 1 THROUGH 4 "CONNECTING THE AFORMENTIONED PUBLIC ACCESS SETBACK EASEMENT ALONG THE LINE OF THE TRUCKEE RIVER SURVEY WITH ANY PUBLIC RIGHT OF WAY, ALL FOR THE PURPOSE OF INSURING PUBLIC ACCESS TO THE TRUCKEE RIVER FOR RECREATIONAL PURPOSES".
5. THE OWNERS, BUYERS, ASSIGNS, OR ANY INTEREST HOLDERS OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
6. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
7. THE DOTTED AREA SHOWN ON THIS MAP DELINEATES THE APPROXIMATE AREA OF THE FORMER FISH HATCHERY SITE WHERE CONCRETE IS BURIED. A GEOTECHNICAL TEST MUST INDICATE THAT THIS AREA IS SUITABLE FOR BUILDINGS OR STRUCTURES.
8. NO HABITAL STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
9. TO MY KNOWLEDGE THIS MAP IS IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.
10. A DEPARTMENT OF THE ARMY PERMIT IS REQUIRED PRIOR TO FILLING ANY OF THE WATERS OF THE UNITED STATES, INCLUDING WETLANDS.

SURVEYOR'S CERTIFICATE

I, MICHAEL J. MILLER, 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 ALAN GLEN.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE 1/4 OF SECTION 18, T.19N., R.18E., M.D.M., AND THE SURVEY WAS COMPLETED ON APRIL 11, 2001.
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 THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

MICHAEL J. MILLER, P.L.S. 6830 — 6-18-02

MICHAEL J. MILLER — PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA — No. 6830

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PM 02-007, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS 25th DAY OF June, 2002.

CARL R. WEBB, JR., INTERIM DIRECTOR

PARCEL MAP
FOR
ALAN GLEN

A MERGER & RESUBDIVISION OF PARCEL 2-A OF RECORD OF SURVEY MAP NO. 3997 AND PARCEL OF PARCEL MAP NO. 3600
LYING WITHIN A PORTION OF THE NE 1/4 OF SECTION 18, T.19N., R.18E., M.D.M.
WASHOE COUNTY
VERDI — NEVADA

CTA ENGINEERING & SURVEYING
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
SURVEYORS • CONSTRUCTION INSPECTION
1150 CORPORATE BLVD. RENO, NV 89502
(775) 856-1150 FAX: (775) 856-1160

JOB NO. 00-061.00
DESIGNED
DRAWN JPL
COMP.
CHECKED MJ
DATE 04/18/02
SHEET NO. 1 OF 2 SHEETS

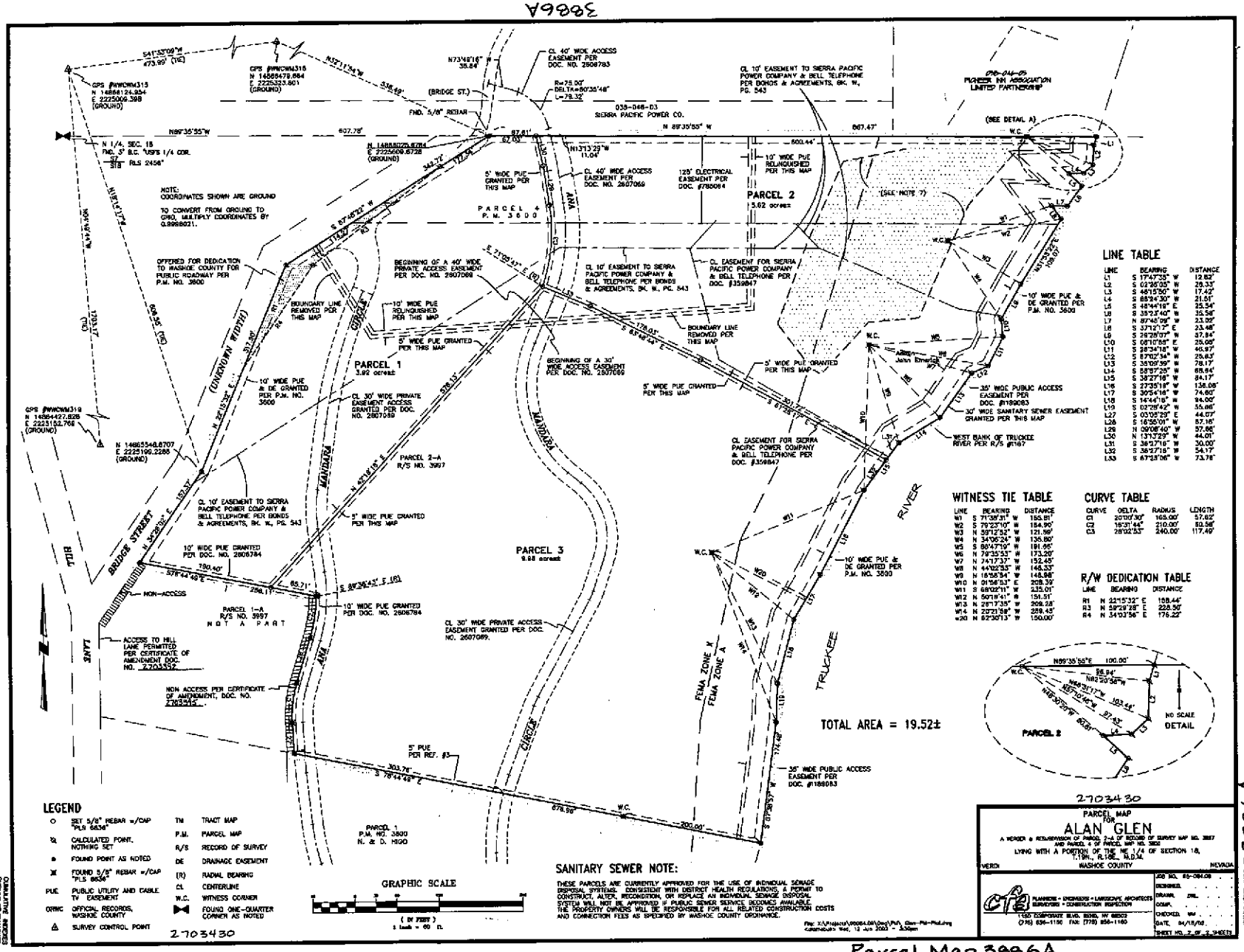
COUNTY RECORDER'S CERTIFICATE
FILE NO. 2703430
FILED FOR RECORD AT THE REQUEST OF CTA, INC.
ON THE 25 DAY OF June, 2002, AT 3:56 MINUTES PAST 3 O'CLOCK P.M.
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
Kathryn L. Burke
COUNTY RECORDER
C. Bartley
DEPUTY
FEE 31.00

DUPLICATIVE INDICES ARE NOT REQUIRED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

2703430

Parcel Map 3886

3886A



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17°47'35" W	12.82'
L2	S 02°26'05" W	29.33'
L3	S 46°15'50" W	17.42'
L4	S 88°34'30" W	21.51'
L5	S 48°44'18" E	25.34'
L6	S 35°23'40" W	35.58'
L7	N 87°45'09" W	33.05'
L8	S 37°12'17" E	23.48'
L9	S 28°28'07" W	37.84'
L10	S 05°07'55" E	25.09'
L11	S 28°34'18" W	46.97'
L12	S 87°02'34" W	26.63'
L13	S 34°20'59" W	78.17'
L14	S 88°37'25" W	65.84'
L15	S 38°27'18" W	84.17'
L16	S 27°35'18" W	138.08'
L17	S 30°54'18" W	74.80'
L18	S 14°44'18" W	94.00'
L19	S 02°28'42" W	35.86'
L27	S 00°05'29" E	44.07'
L28	S 16°55'01" W	57.16'
L29	N 09°06'40" W	57.86'
L30	N 13°17'29" W	44.01'
L31	S 38°27'18" W	30.00'
L32	S 38°27'18" W	54.17'
L33	S 67°28'06" W	73.78'

WITNESS TIE TABLE

LINE	BEARING	DISTANCE
W1	S 71°38'31" W	155.81'
W2	S 79°23'10" W	184.90'
W3	N 53°12'32" W	121.98'
W4	N 34°06'24" W	135.88'
W5	S 80°47'19" W	181.06'
W6	N 79°35'53" W	173.20'
W7	N 74°17'37" W	152.45'
W8	N 44°02'53" W	148.33'
W9	N 16°56'34" W	148.98'
W10	N 01°56'53" E	208.39'
W11	S 68°02'11" W	235.01'
W12	N 50°18'41" W	151.51'
W13	N 28°17'35" W	209.28'
W14	N 29°21'58" W	289.43'
W20	N 82°30'13" W	150.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	20°00'30"	165.00'	57.62'
C2	16°31'44"	210.00'	60.58'
C3	28°02'53"	240.00'	117.49'

R/W DEDICATION TABLE

LINE	BEARING	DISTANCE
R1	N 22°15'32" E	168.44'
R3	N 59°29'28" E	228.50'
R4	N 34°03'56" E	176.22'

LEGEND

○	SET 5/8" REBAR w/CAP "PLS 6834"	TM	TRACT MAP
⊗	CALCULATED POINT, NOTHING SET	P.M.	PARCEL MAP
●	FOUND POINT AS NOTED	R/S	RECORD OF SURVEY
⊠	FOUND 5/8" REBAR w/CAP "PLS 6834"	DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY AND CABLE TV EASEMENT	(R)	RADIAL BEARING
ORWC	OFFICIAL RECORDS, WASHOE COUNTY	CL	CENTERLINE
△	SURVEY CONTROL POINT	W.C.	WITNESS CORNER
		⧓	FOUND ONE-QUARTER CORNER AS NOTED

SANITARY SEWER NOTE:

THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALTER, RECONDITION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR ALL RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDINANCE.

File: X:\Projects\99084.00\Dwg\Pvt\ Gen-Pld-PlotLong
Calendaron Wed, 12 Jun 2002 - 3:30pm

2703430

PARCEL MAP FOR

ALAN GLEN

A MERGER & RESUBDIVISION OF PARCEL 2-A OF RECORD OF SURVEY MAP NO. 3997 AND PARCEL 4 OF PARCEL MAP NO. 3600

LYING WITH A PORTION OF THE NE 1/4 OF SECTION 18, T.19N., R.19E., M.D.M.

VERDI — WASHOE COUNTY — NEVADA

CTG PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS SURVEYORS • CONSTRUCTION INSPECTION
1450 CORPORATE BLVD. RENO, NV 89502
(775) 856-1150 FAX (775) 856-1160

JOB NO. 99-084.00
DESIGNED
DRAWN
COMP.
CHECKED
DATE 04/18/02
SHEET NO. 2 OF 2 SHEETS

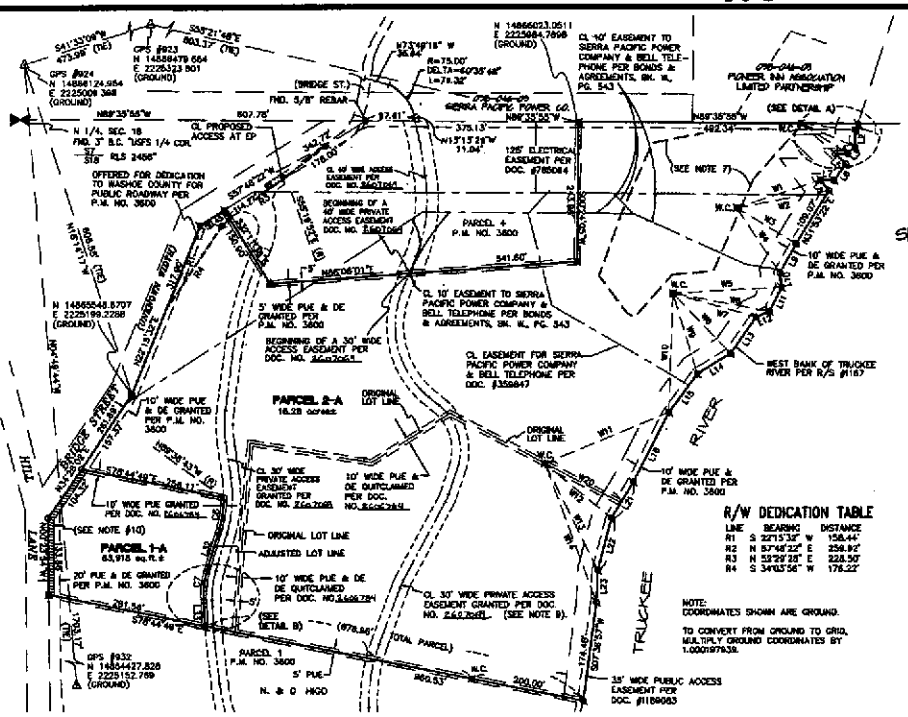
CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

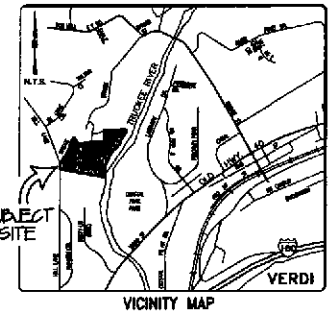
DEDICATIONS SHOWN ON THIS MAP DO NOT BECOME EFFECTIVE UNTIL RECORDED

3886A

Parcel Map 3886A

L66E





VICINITY MAP

OWNER'S CERTIFICATE

I, THE UNDERSIGNED OWNER OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE THAT:

1. I HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDATION;
2. I AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON;
3. I AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE;
4. ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID;
5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER OF THE LAND;
6. I AGREE TO ACCEPT ANY DRAINAGE ONTO OUR PROPERTY RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT.

Alan Glen

ALAN GLEN

STATE OF NEVADA S.S.

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 30, 2001 BY ALAN GLEN.

GLORIA M. O'BRIEN
Notary Public, State of Nevada
Appointment No. 99-0541-3
My Appt. Expires March 1, 2002

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-01-02

NOTES

1. A PUBLIC UTILITY EASEMENT WAS GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY, PER PARCEL MAP 3600.
2. THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE FOR USE THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE DURING THE IMPROVEMENT OF THE PARCELS.
4. PER DOCUMENT NO. 1189083, AN 8' WIDE PUBLIC ACCESS EASEMENT WAS GRANTED ACROSS PARCELS 1 THROUGH 4 "CONNECTING THE AFOREMENTIONED PUBLIC ACCESS SETBACK EASEMENT ALONG THE LINE OF THE TRUCKEE RIVER SURVEY WITH ANY PUBLIC RIGHT OF WAY, ALL FOR THE PURPOSE OF INSURING PUBLIC ACCESS TO THE TRUCKEE RIVER FOR RECREATIONAL PURPOSES".
5. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDERS OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
6. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
7. THE DOTTED AREA SHOWN ON THIS MAP DELINEATES THE APPROXIMATE AREA OF THE FORMER FISH HATCHERY SITE WHERE CONCRETE IS BURIED. A GEOTECHNICAL TEST MUST INDICATE THAT THIS AREA IS SUITABLE FOR BUILDINGS OR STRUCTURES.
8. THIS MAP WAS ROTATED 0°45'11" CLOCKWISE FROM PARCEL MAP NO. 3600 TO CONFORM TO THE CURRENT WASHOE COUNTY GIS DATABASE.
9. AN ACCESS EASEMENT WAS GRANTED PER P.M. NO. 3600, VERY CLOSELY ALIGNED WITH THE ACCESS EASEMENT GRANTED PER DOC. NO. 2607263. REFERENCE IS MADE TO P.M. NO. 3600 FOR FULL PARTICULARS.
10. PARCEL 1-A AS SHOWN ON THIS MAP HAS NO ACCESS TO HILL LANE OR BRIDGE STREET

R/W DEDICATION TABLE

LINE	BEARING	DISTANCE
R1	S 22°15'32" W	158.44'
R2	N 57°46'22" E	256.92'
R3	N 52°29'28" E	228.50'
R4	S 34°03'56" W	176.22'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	07°03'56"	293.00'	36.13'
C6	18°31'44"	210.00'	60.58'
C7	20°00'31"	165.00'	57.62'

LEGEND

- O SET 5/8" REBAR w/CAP "PLS 6836"
- CALCULATED POINT, NOTHING SET
- FOUND 5/8" REBAR w/CAP "PLS 6836"
- FOUND POINT AS NOTED
- PUE PUBLIC UTILITY AND CABLE TV EASEMENT
- ORWC OFFICIAL RECORDS, WASHOE COUNTY
- TM TRACT MAP
- P.M. PARCEL MAP
- R/S RECORD OF SURVEY
- DE DRAINAGE EASEMENT
- (R) RADIAL BEARING
- CL CENTERLINE
- EP EDGE OF PAVEMENT
- W.C. WITNESS CORNER
- FOUND ONE-QUARTER CORNER AS NOTED
- NON-ACCESS TO PUBLIC ROADWAY

WITNESS TIE TABLE

LINE	BEARING	DISTANCE
W1	S 71°38'31" W	155.81'
W2	S 79°23'10" W	164.90'
W3	N 56°12'52" W	121.56'
W4	N 34°06'24" W	138.80'
W5	S 86°47'19" W	191.88'
W6	N 79°30'53" W	173.20'
W7	N 74°17'37" W	152.45'
W8	N 44°02'53" W	146.33'
W9	N 16°56'04" W	146.98'
W10	N 01°54'53" E	208.39'
W11	S 68°02'11" W	238.01'
W12	N 50°19'41" W	151.51'
W13	N 26°17'29" W	209.28'
W14	N 30°21'58" W	259.46'
W20	N 82°30'13" W	150.00'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17°47'35" W	12.82'
L2	S 02°26'05" W	28.33'
L3	S 48°15'50" W	17.42'
L4	S 88°41'30" W	21.51'
L5	S 46°44'18" E	25.54'
L6	S 35°23'40" W	35.38'
L7	N 87°45'08" W	23.02'
L8	S 37°12'17" E	23.48'
L9	S 29°25'07" W	57.64'
L10	S 08°10'55" E	25.05'
L11	S 28°34'18" W	46.97'
L12	S 67°02'34" W	25.63'
L13	S 36°08'39" W	78.17'
L14	S 65°37'23" W	68.64'
L15	S 30°27'16" W	84.17'
L16	S 27°38'19" W	136.08'
L21	S 30°54'16" W	74.60'
L22	N 14°44'18" E	84.00'
L23	N 02°28'42" E	55.66'
L32	S 16°35'01" W	67.18'
L33	S 03°05'29" E	44.07'

REFERENCES

1. RECORD OF SURVEY NO. 1545, RECORDED MAY 3, 1982, ORWC, NEVADA.
2. PRELIMINARY TITLE REPORT, PREPARED BY WESTERN TITLE COMPANY, INC., ORDER NO. 00113161, DATED MARCH 22, 2001.
3. PARCEL MAP NO. 3600, RECORDED DECEMBER 29, 1999, ORWC, NEVADA.
4. ACCESS EASEMENT PER DOC. NO. 2863171, RECORDED JUNE 13, 20001 ORWC, NEVADA.

GOVERNING AGENCY CERTIFICATE

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.

BY: Jeffery H. Cruess 08.19.2001
JOE HERRERA, WASHOE COUNTY SURVEYOR — DATE

JEFFERY H. CRUESS, DEPUTY COUNTY SURVEYOR FOR.

TAXATION CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE 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 AGRICULTURE USE HAS BEEN PAID PURSUANT TO NRS 361A.285.

APN'S 038-821-02 AND 038-821-03
WASHOE COUNTY TREASURER

TITLE: Deputy DATE 10/19/01

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/94 PER WASHOE COUNTY ENGINEERING, AS MEASURED BETWEEN GPS PT. 924 AND GPS PT. 932 PER INFORMATION ON FILE WITH WASHOE COUNTY ENGINEERING DEPARTMENT.

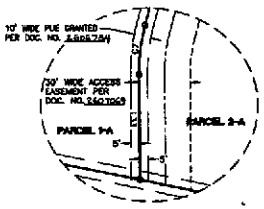
SURVEYOR'S CERTIFICATE

I, MICHAEL J. MILLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

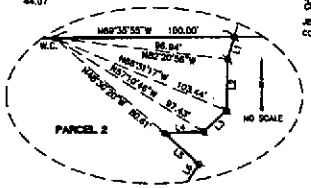
1. I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT.
2. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 THROUGH 278.630, INCLUSIVE. NO NEW LOTS HAVE BEEN CREATED
5. I HAVE PREPARED THIS MAP AT THE INSTANCE OF ALAN GLEN
6. THE PROPERTY SURVEYED LIES WITHIN A PORTION OF THE NE1/4 OF SECTION 18, T19N, R18E, MDM AND THE SURVEY WAS COMPLETED ON APRIL 11, 2001.

MICHAEL J. MILLER, P.L.S. 6836

MICHAEL J. MILLER — PROFESSIONAL LAND SURVEYOR — PROFESSIONAL No. 6836 — STATE OF NEVADA — 10-4-01



DETAIL B



DETAIL A

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

TOTAL AREA = 17.74 AC.±

2607913

RECORD OF SURVEY
TO SUPPORT A BOUNDARY LINE ADJUSTMENT
FOR
ALAN GLEN
AN ADJUSTMENT OF PARCELS 2 & 3 OF P.M. NO. 3600
LYING WITHIN A PORTION OF THE NE 1/4 OF SECTION 18
T.19N., R.18E., M.D.M.
VERDI — WASHOE COUNTY — NEVADA

cfs
PLANNERS • ENGINEERS • SURVEYORS
LANDSCAPE ARCHITECTS
1100 CORPORATE BLVD. RENO, NV 89502
(775) 856-1155 FAX (775) 856-1160

JOB NO. 99-084.07
DESIGNED
DRAWN DRL
COMP.
CHECKED MM
DATE 08/27/01
SHEET NO. 1 OF 1 SHEETS

COUNTY RECORDER'S CERTIFICATE
FILE NO. 2607913
FILED FOR RECORD AT THE REQUEST OF
Cfs
ON THIS 28 DAY OF October 2001,
AT 3:46 OVERED PART 1 FOLIOS 1 IN
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
Kathryn Burke
COUNTY RECORDER
BY C. Bartley
DEPUTY
FEE 21.00

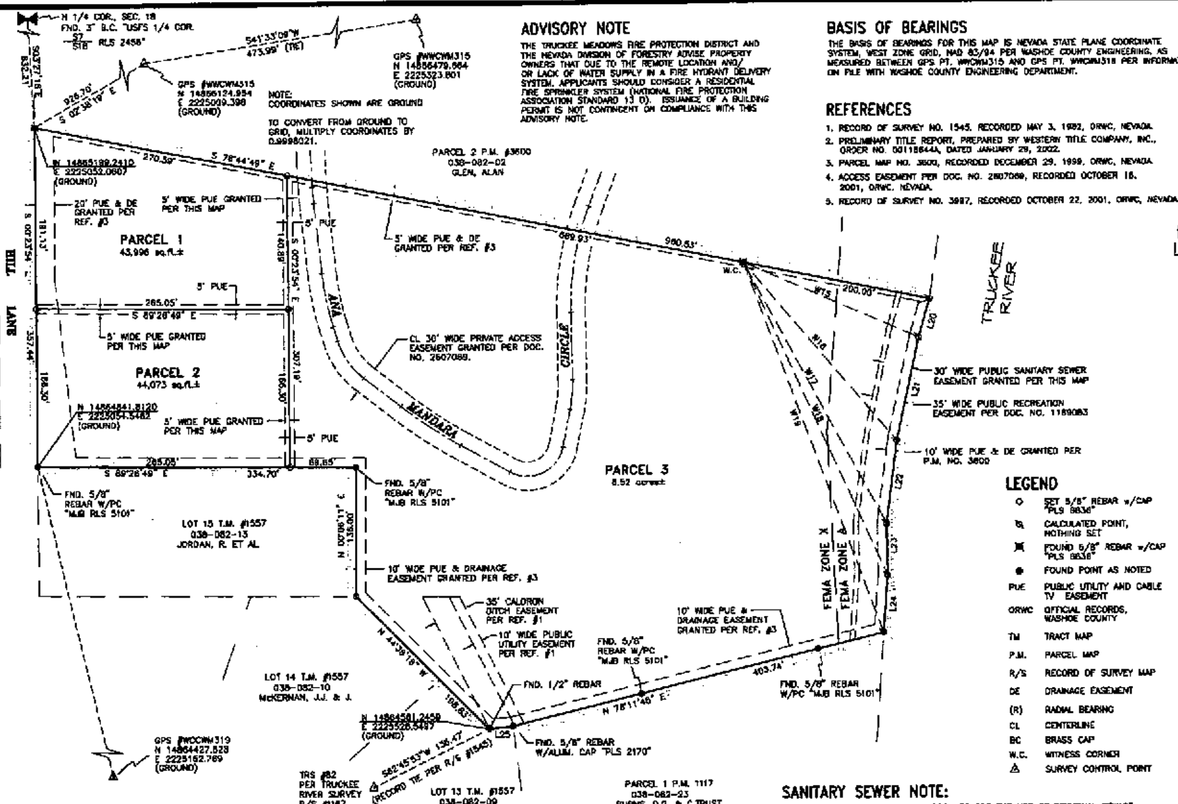
Record of Survey Map 3997

3997

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

3887



ADVISORY NOTE

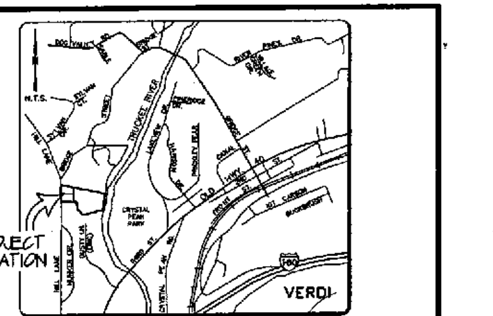
THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT AND THE NEVADA DIVISION OF FORESTRY ADVISE PROPERTY OWNERS THAT DUE TO THE REMOTE LOCATION AND/OR LACK OF WATER SUPPLY IN A FIRE HYDRANT DELIVERY SYSTEM, APPLICANTS SHOULD CONSIDER A RESIDENTIAL FIRE SPRINKLER SYSTEM (NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 13 D). ISSUANCE OF A BUILDING PERMIT IS NOT CONTINGENT ON COMPLIANCE WITH THIS ADVISORY NOTE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/94 PER WASHOE COUNTY ENGINEERING, AS MEASURED BETWEEN GPS PT. WWCWM315 AND GPS PT. WWCWM318 PER INFORMATION ON FILE WITH WASHOE COUNTY ENGINEERING DEPARTMENT.

REFERENCES

1. RECORD OF SURVEY NO. 1545, RECORDED MAY 3, 1982, ORWC, NEVADA
2. PRELIMINARY TITLE REPORT, PREPARED BY WESTERN TITLE COMPANY, INC., ORDER NO. 00118644A, DATED JANUARY 29, 2002.
3. PARCEL MAP NO. 3600, RECORDED DECEMBER 29, 1999, ORWC, NEVADA
4. ACCESS EASEMENT PER DOC. NO. 2607069, RECORDED OCTOBER 18, 2001, ORWC, NEVADA.
5. RECORD OF SURVEY NO. 3887, RECORDED OCTOBER 22, 2001, ORWC, NEVADA.



VICINITY MAP

NOTES

1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
2. THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE FOR USE THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE DURING THE IMPROVEMENT OF THE PARCELS.
4. PER DOCUMENT NO. 1189083, AN 8' WIDE PUBLIC ACCESS EASEMENT WAS GRANTED ACROSS PARCELS 1 THROUGH 4 "CONNECTING THE AFOREMENTIONED PUBLIC ACCESS SETBACK EASEMENT ALONG THE LINE OF THE TRUCKEE RIVER SURVEY WITH ANY PUBLIC RIGHT OF WAY, ALL FOR THE PURPOSE OF INSURING PUBLIC ACCESS TO THE TRUCKEE RIVER FOR RECREATIONAL PURPOSES".
5. THE OWNERS, BUYERS, ASSIGNS, OR ANY INTEREST HOLDERS OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
6. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.
7. NO HABITAL STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
8. TO MY KNOWLEDGE THIS MAP IS IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.
9. THE BEARINGS ON THIS MAP HAVE BEEN ROTATED 00°45'11" CLOCKWISE FROM PARCEL MAP 3600 TO COINCIDE WITH WASHOE COUNTY GIS BASIS OF BEARINGS.
10. A DEPARTMENT OF THE ARMY PERMIT IS REQUIRED PRIOR TO FILLING ANY OF THE WATERS OF THE UNITED STATES, INCLUDING WETLANDS.

LEGEND

○	SET 5/8" REBAR w/CAP "PLS 8638"
⊗	CALCULATED POINT, NOTHING SET
⌘	FOUND 5/8" REBAR w/CAP "PLS 8638"
●	FOUND POINT AS NOTED
PUE	PUBLIC UTILITY AND CABLE TV EASEMENT
ORWC	OFFICIAL RECORDS, WASHOE COUNTY
TM	TRACT MAP
P.M.	PARCEL MAP
R/S	RECORD OF SURVEY MAP
DE	DRAINAGE EASEMENT
(R)	RADIAL BEARING
CL	CENTERLINE
BC	BRASS CAP
W.C.	WITNESS CORNER
△	SURVEY CONTROL POINT

SURVEYOR'S CERTIFICATE

I, MICHAEL J. MILLER, 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 NORMAN R. HIGO AND DONNA J. HIGO.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE 1/4 OF SECTION 18, T.19N., R.18E., M.D.M., AND THE SURVEY WAS COMPLETED ON APRIL 11, 2001.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

MICHAEL J. MILLER PLS 8638

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA – MICHAEL J. MILLER – No 8638

6-15-02

SANITARY SEWER NOTE:

THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALTER, RECONDITION, OR REPLACE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM WILL NOT BE APPROVED IF PUBLIC SEWER SERVICE BECOMES AVAILABLE. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR ALL RELATED CONSTRUCTION COSTS AND CONNECTION FEES AS SPECIFIED BY WASHOE COUNTY ORDINANCE.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED NORMAN R. HIGO AND DONNA J. HIGO, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS 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 ACCESS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED. OWNERS ALSO OFFER FOR DEDICATION TO WASHOE COUNTY, PUBLIC ROADWAY ON A PORTION OF BRIDGE STREET.

BY: NORMAN R. HIGO — 6/13/02 DATE

BY: DONNA J. HIGO — 6/13/02 DATE

ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF WASHOE } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON this 14th day of June, 2002, BY NORMAN R. HIGO AND DONNA J. HIGO.

NOTARY PUBLIC

LINDSEY GALAZIN, Notary Public - State of Nevada, Appointment Recorded in Washoe County

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES HAVE BEEN SATISFIED.

WASHOE COUNTY UTILITY DIVISION — 6/14/02 DATE

2703431

TAX CERTIFICATE (APN 038-821-01)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE 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 AGRICULTURE USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

TITLE: Assistant Chief Deputy Treasurer — 6-13-02 DATE

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES.

AS OF THIS 16th DAY OF MAY, 2002.

WESTERN TITLE COMPANY, INC.

BY: Debbie A. Lim...
TITLE: Escrow Secretary — 6-13-02 DATE

UTILITY COMPANIES CERTIFICATE

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

SIERRA PACIFIC POWER CO. — 6/13/2002 DATE

NEVADA BELL — 06/13/02 DATE

CHARTER COMMUNICATIONS — 6/14/02 DATE

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PM 02-008, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS 25th DAY OF June, 2002.

CARL R. WEBB, JR., INTERIM DIRECTOR

TOTAL AREA = 8.54 AC.±

WITNESS TIE TABLE

LINE	BEARING	DISTANCE
W15	N 66°37'47" W	201.26'
W16	N 40°40'03" W	248.16'
W17	N 28°40'32" W	314.31'
W18	N 24°42'23" W	383.22'
W19	N 20°41'56" W	417.29'

LINE TABLE

LINE	BEARING	DISTANCE
L20	S 15°37'04" W	42.37'
L21	S 11°59'09" W	110.83'
L22	S 07°08'27" W	58.19'
L23	S 01°03'01" E	54.22'
L24	S 04°05'32" W	60.54'
L25	S 83°21'11" W	25.00'

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

File: X:\Projects\98064.10\Dwg\PM_Higo-PM-Final.dwg Wed, 12 Jun 2002 - 3:33pm

PARCEL MAP
FOR
NORMAN R. & DONNA J. HIGO
A DIVISION OF PARCEL 1 OF PARCEL MAP NO. 3600
LYING WITHIN A PORTION OF THE NE 1/4 SECTION 18, T.19N., R.18E., M.D.M.

VERDI — WASHOE COUNTY

CFA — PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS • CONSTRUCTION INSPECTION
1150 CORPORATE BLVD. RENO, NV 89502
(775) 856-1150 FAX: (775) 856-1160

JOB NO.	98-064.10
DESIGNED	
DRAWN	JML
COMP.	
CHECKED	MM
DATE	04/04/02
SHEET NO.	1 OF 1 SHEETS

COUNTY RECORDER'S CERTIFICATE
FILE NO. 2703431
FILED FOR RECORD AT THE REQUEST OF CFA, Inc. ON THIS 26 DAY OF June, 2002, AT 36 MINUTES PAST 3 O'CLOCK P.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
Kathryn L. Burke
COUNTY RECORDER
BY: C. Bartley
DEPUTY
FEE: 21.00

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

Parcel Map 3887

WASHOE COUNTY
RECORDER

OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

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By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

Signature

6/28/10
Date

Vahid Behmaram
Printed Name