DOC # 4285394
09/30/2013 04:42:43 PM
Requested By
NEVADA STATE ENGINEERS OFFICE
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: $0.00 RPTT: $0.00
Page 1 of 18

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

OFFICE OF THE NEVADA STATE ENGINEER

Regarding Permit No. 59607 R02 Certificate Number _____

This space reserved for county recorder's use only

RECEIVED
2013 OCT -7 PM 3:1
STATE ENGINEERS OFF

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

State of Nevada)
: ss
County of Washoe)

I, Vahid Behmaram

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 59607 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:
   19.69 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:
   See Attached Exhibit
   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 01/04/10

Permit/Cert No. 59607 R02

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 This relinquishment of water rights is for the purpose of offsetting the water withdrawn from domestic wells to homes, or for the dedication of water to newly created lots located at the place described below and reflected on the attached map: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 and attach map)*

SEE ATTACHED EXHIBIT

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

5. 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.

6. 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.

7. 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.

RECEIVED
2013 OCT -7 PM 3:15
STATE ENGINEER'S OFFICE

Permit/Cert No. 59607 R02

8. 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.

9. 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 13th day of August, 20 13.

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 13th day of August, 20 13.

Notary Public Signature

LaVONNE SCHEFFLER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-39223-2 - Expires January 10, 2016

Notary Stamp

APPROVED: This 20th day of Sept, 20 13.

for State Engineer's signature P.E.

TRACY TAYLOR P.E.
Print State Engineer's name

Revised 01/04/10

RECEIVED
2013 OCT -4 PM 3:16
STATE ENGINEERS OFFICE

RECEIVED
2013 OCT -7 PM 3:16
STATE ENGINEERS OFFICE

Permit 59607
Affidavit Exhibit

Question 2:

SW¼ SE¼ and portions of W½ SE¼ SE¼ Section 19, T19N, R18E, MDB and NW¼ NE¼ Section 30 T19N, R18E, MDB.

Question 3:

6 parcel maps as described:

1. 0.41 acre feet (of the total 6.06 af dedication – the remainder of which is dedicated and relinquished under permits 36837 and 36991) dedicated for use within the SE ¼ of Section 15 T19N, R18E, MDM. Further described as a portion of Parcel A of Washoe County Parcel Map 2919 as well as APN 038-661-07.

2. 1.10 acre feet (of the total 2.02 af dedication – the remainder of which is dedicated and relinquished under permit 59608) dedicated for use within the SE ¼ SE ¼ of Section 16 T19N, R18E, MDM. Further described as Parcel B of Washoe County Parcel Map 3068 as well as APN 038-132-30

3. 6.06 acre feet dedicated for use within SE ¼ of Section 19 T19N, R18E, MDM. Further described as parcels 1, 3, and 4 Washoe County Parcel Map 3214. The APN's associated with these parcels are: 038-250-07, -09, and -10.

4. 4.04 acre feet dedicated for use within SE ¼ of Section 15 T19N, R18E, MDM. Further described as parcels 1 and 2 Washoe County Parcel Map 3226. The APN's associated with these parcels are: 038-662-03 and -04.

5. 2.02 acre feet dedicated for use within the SE ¼ of Section 15 T19N, R18E, MDM. Further described as Parcel B of Washoe County Parcel Map 3266 as well as APN 038-661-12.

6. 6.06 acre feet dedicated for use within N ½ of Section 30 T19N, R18E, MDM. Further described as a portion of Washoe County Parcel Map 3391. A boundary line adjustment was done on parcels 2 and 3 of Parcel Map 3391 as shown by Washoe County Record of Survey map 3740. As such, these water rights are associate with parcel 1 of PM 3391 and parcels A & B of RoS 3740. The APN's associated with these parcels are: 038-260-20, -25, and -26.

RECEIVED
2013 OCT -7 PM 3:17
STATE ENGINEERS OFFICE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	58°12'53"	1000.00	1017.61	560.37
C2	85°33'42"	1000.00	1004.82	622.17
C3	14°14'26"	1000.00	248.60	125.29
C4	12°01'35"	1000.00	211.30	106.12
C5	17°00'16"	1000.00	296.76	149.47
C6	13°57'33"	1000.00	278.08	139.17

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 5/31/95

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 any lens or encumbrances as of May 1, 1995 and the only party holding a security interest on the property is First Interstate Bank.

WESTERN TITLE COMPANY, INC.

DAVID EVANS
SENIOR VICE PRESIDENT — DATE 6-2-95

TAX CERTIFICATE

The undersigned hereby certifies that all property taxes on this land for the fiscal year have been paid.

WASHOE COUNTY TREASURER

BY: DEPUTY TREASURER — DATE 6-2-95

DEPARTMENT OF DEVELOPMENT REVIEW CERTIFICATE

This final map is approved and accepted on this 19th day of June, 1995, by the Department of Development Review of Washoe County, Nevada.

DIRECTOR, DEPARTMENT OF DEVELOPMENT REVIEW

OWNER'S CERTIFICATE

This is to certify that the undersigned Carl and Elsie Giudici 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.

The utility easements shown hereon are hereby granted.

CARL GIUDICI — DATE 5/31/95 — ELSIE GIUDICI — DATE 5/31/95

SECURITY INTEREST HOLDER'S CERTIFICATE

This is to certify that the undersigned First Interstate Bank consents to the preparation and recordation of this plat.

EUNICE HYLAN
FINANCIAL SERVICE MANAGER — DATE 6/2/95

NOTARY'S CERTIFICATE

STATE OF NEVADA
COUNTY OF WASHOE SS

This instrument was acknowledged before me on May 31, 1995 by Carl and Elsie Giudici.

NOTARY PUBLIC — DATE 5-31-95

My commission expires on 9-30-98

STATE OF NEVADA
COUNTY OF WASHOE SS

This instrument was acknowledged before me on June 2, 1995 by Eunice Hylan.

NOTARY PUBLIC — DATE 6/2/95

My commission expires on 4/4/1997

SURVEYOR'S CERTIFICATE

I, Harry R. Ericson, a Professional Land Surveyor 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 Carl and Elsie Giudici.

2. The lands surveyed lie within a portion of the SE1/4 of Section 15, T19N, R18E, MDM, and the survey was completed on 5/31/95

3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the governing body gave its 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.

HARRY R. ERICSON
PROFESSIONAL LAND SURVEYOR NO. 1797 — DATE 5/31/95

UTILITY COMPANIES' CERTIFICATE

This utility easements shown on this plat have been checked, accepted and approved by the undersigned utility companies.

SIERRA PACIFIC POWER COMPANY — DATE 6-5-95 — 1901746
NEVADA BELL — DATE 6-8-95
TCI CABLEVISION OF NEVADA, INC. — DATE 6/2/95

TIES FROM RM-1 AND RM-2 TO WHOLE POINTS IN ROBERTS CREEK

FROM	TO	DIRECTION	DISTANCE
RM-1	PT. A	N88°24'36"W	338.24'
RM-1	PT. B	N63°20'53"W	186.63'
RM-1	PT. C	N48°17'32"W	150.17'
RM-1	PT. D	N35°51'12"W	345.06'
RM-2	PT. E	N75°51'33"E	210.48'
RM-2	PT. C	N33°30'44"E	368.06'
RM-2	PT. B	N34°46'15"E	462.76'

LEGEND

- SET 5/8" REBAR CAPPED PLS 1797
- 5/8" REBAR CAPPED RLS 1643 PER BELLI RANCH ESTATES, TM 2097
- FOUND STREET MONUMENT

U.E. UTILITY EASEMENT FOR SIERRA PACIFIC POWER COMPANY, NEVADA BELL & TCI CABLEVISION OF NEVADA

P.U.E. PUBLIC UTILITY EASEMENT

(R) RADIAL PROPERTY LINE

"RM" REFERENCE MONUMENT

FENCE

NOTES

1. A 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.

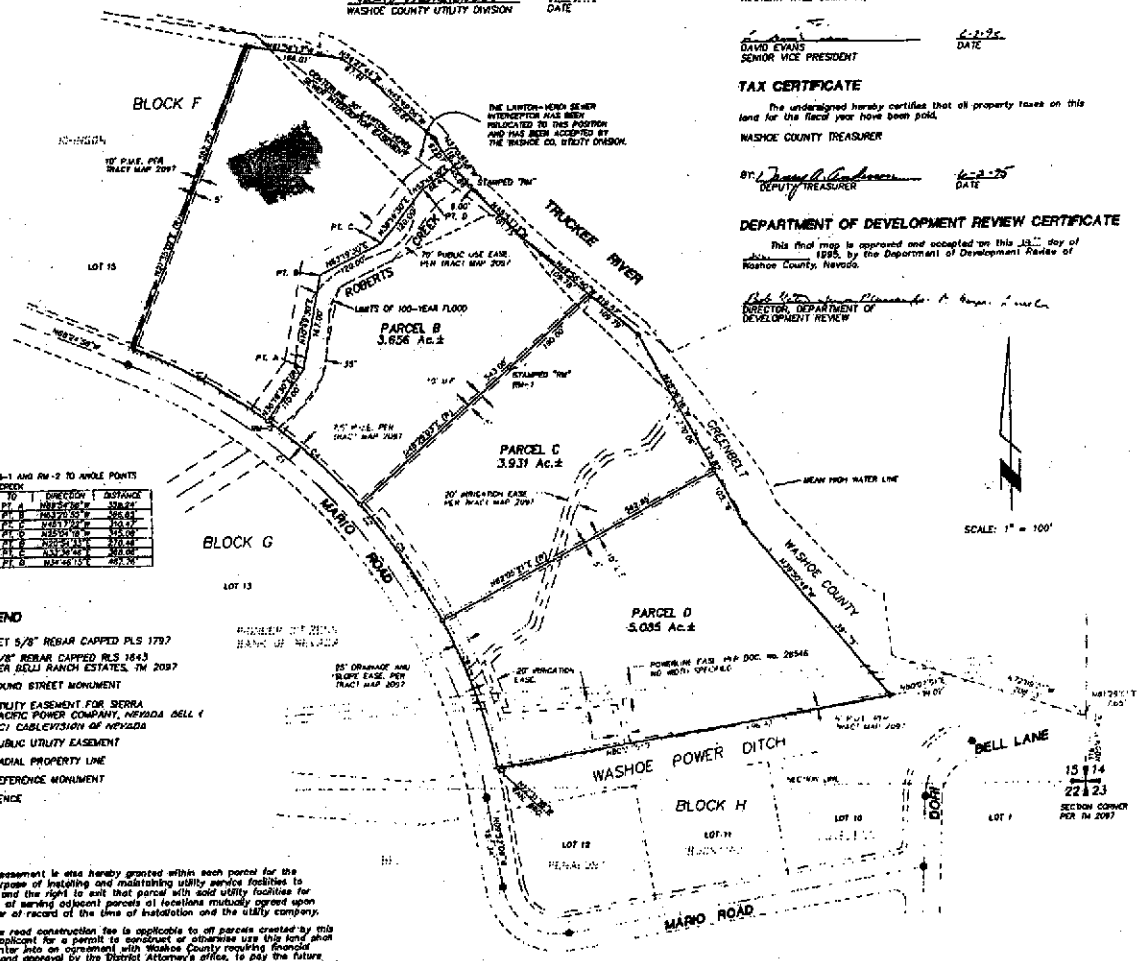
2. An offsite road construction fee is applicable to all parcels created by this map. Any applicant for a permit to construct or otherwise use this land shall either (1) enter into an agreement with Washoe County requiring financial assurances and approval by the District Attorney's office, to pay the future offsite road impact fees upon its adoption or (2) pay any interim fee imposed by Washoe County, be released from the responsibility of the future impact fee, and be eligible for a refund should the future impact fee charge less than the interim fee.

3. Development in this 100 year flood zone must comply with the Washoe County Flood Hazard Ordinance.

4. 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 ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of rights.

5. The sanitary sewer easement shown on Belli Ranch Estates, Tract Map 2097 has been abandoned, with the location of the Lawton-Verdi sewer interceptor shown on this map.

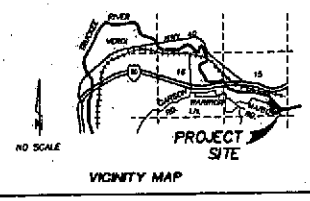
6. The owners agree to hook up to the Lawton-Verdi sewer interceptor when it is constructed and operational.



BASIS OF BEARINGS

OFFICIAL PLAT OF BELLI RANCH ESTATES TRACT MAP No. 2097 FILE NO. 866942, FILED JULY 15, 1983 OFFICIAL RECORDS OF WASHOE COUNTY

TOTAL AREA = 16.995 Ac.±



VICINITY MAP

FILE NO. 1901746
FEE 17.00
FILED FOR RECORD AT THE REQUEST OF SEA Inc.
ON THIS 19 DAY OF June 1995, AT 5 MINUTES PAST 3 O'CLOCK P.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
Joe Melcher
COUNTY RECORDER
BY C. Bartley
DEPUTY

PARCEL MAP FOR

CARL and ELSIE GIUDICI

A PORTION OF THE SE1/4 SECTION 15, T19N, R18E, MDM
A DIVISION OF LOT 14, BLOCK F OF BELLI RANCH ESTATES

WASHOE COUNTY NEVADA

SEA CONSULTING ENGINEERS — SPARKS, NEVADA — LAS VEGAS, NEVADA — PHOENIX, ARIZONA

JOB NO. 1705-01-1
DESIGNED RJ
DRAWN AutoCAD
CHKD. RJ T.V.H.
CHECKED
DATE APRIL 1995
SHEET 1 OF 1 SHEETS

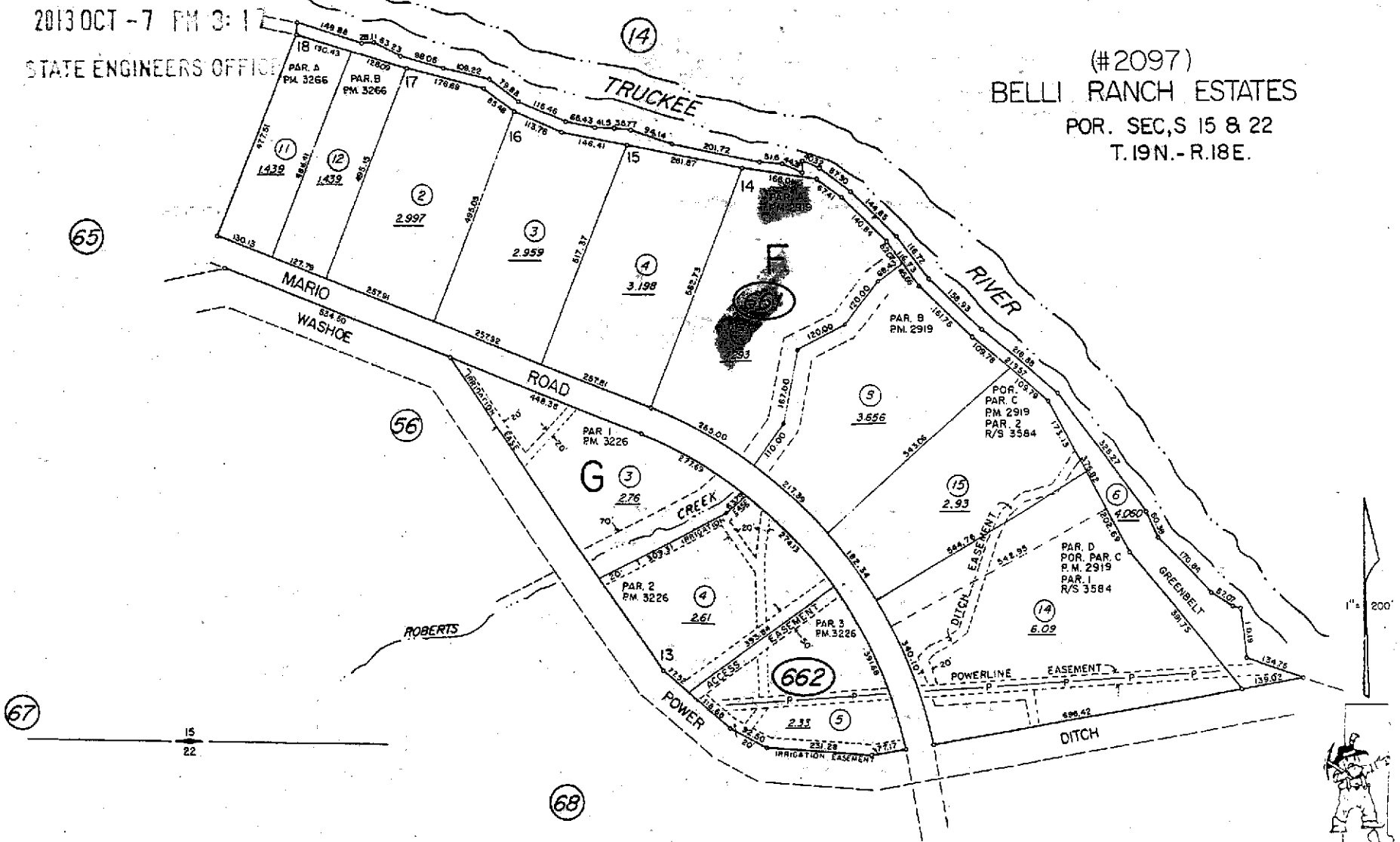
Parcel Map 2919

2919

RECEIVED
2013 OCT -7 PM 3: 1
STATE ENGINEERS OFFICE

38-66

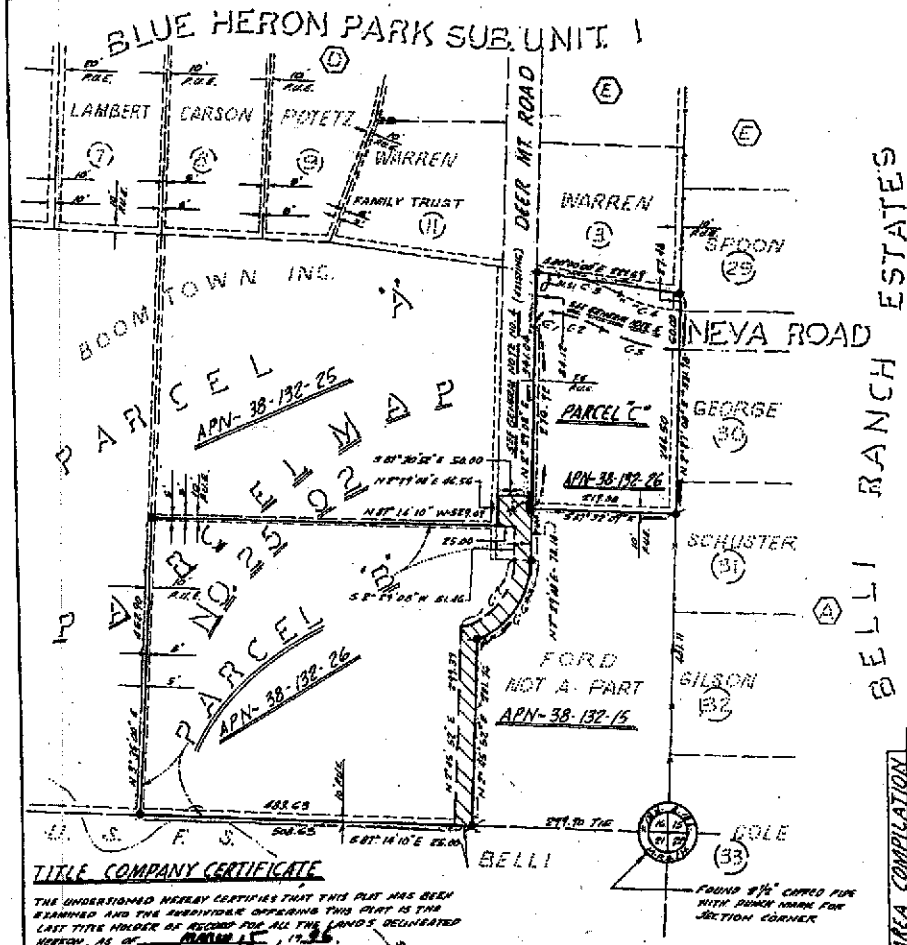
(#2097)
BELLI RANCH ESTATES
POR. SEC,S 15 & 22
T.19N.-R.18E.



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

Assessor's Map County of Washoe, Nevada
NOTE — *ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES*
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Drawn by G.S. 4/86
Revised by 9/95 8/97 11/97 TWT 5/5/98



CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	LONG CH.
C1	97°30'52"	20.69	35.21	23.60	31.11
C2	19°26'36"	267.07	78.71	39.68	77.78
C3	19°49'28"	287.47	99.01	50.00	98.52
C4	27°18'30"	205.92	98.10	50.00	97.17
C5	27°18'30"	246.82	126.70	64.88	125.60
C6	66°36'08"	130.11	151.16	85.61	142.80
C7	36°18'43"	106.11	137.18	70.76	128.28

GENERAL 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 AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY, AND THE RIGHT TO EXIT THAT PARCEL.
2. THE OWNERS, BUYERS, ASSIGNS OR ANY INTEREST HOLDERS OF ANY PARCELS OR LOTS HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION PLANT CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM DITCHES CROSSING THIS PROPERTY SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DEMED TO VOID OWNERS OF THESE RIGHTS.
3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING IMPROVEMENTS OR DEVELOPMENT OF THESE PARCELS.
4. A 50 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR ROADWAY AND UTILITIES BY DOCUMENT NO. 159102.
5. A 60.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND ALL PUBLIC UTILITIES FOR THE SOLE BENEFIT OF BOOMTOWN INC. AS PER DOCUMENT NUMBER 150167. (CONTAINS 139811.58 FT)

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.

Water Resources — 7/11/96
WASHOE COUNTY UTILITY DIVISION — DATE

AREA COMPILATION

PARCEL	ACRES	SQ. FT.
"A"	5.86	255,216
"B"	4.75	206,856
"C"	7.90	344,124
TOTAL		

SECURITY INTEREST HOLDERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PIONEER CITIZENS BANK OF NEVADA CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

Vice President — 4-19-96
NAME AND TITLE OF OFFICER — DATE
DORIS N. MAIN

BASIS OF BEARING
PARCEL MAP NO. 2502

0 50 100 200 300 400 500 600

SCALE: 1" = 100'

REFERENCES

1. PARCEL MAP NO. 2502
2. RECORD OF SURVEY FILE NO. 1500175
3. DOCUMENT NUMBERS 159102, 149676 & 150167.

STATE OF NEVADA
COUNTY OF WASHOE } SS.
ON THIS 1st DAY OF April, 1996, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, DORIS N. MAIN, WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST ABOVE WRITTEN.
NOTARY PUBLIC — NEVADA BECL

COLLEEN E. LAMPITE
Notary Public - State of Nevada
Appointment Recorded in Washoe Co.
MY APPOINTMENT EXPIRES APR. 1, 1997

- SET 5/8" PIN TAGGED RLS 886
- PREVIOUSLY FOUND MONUMENT
- NOTHING FOUND - NOTHING SET - CALCULATED POINT.
- EASEMENT FOR INGRESS, EGRESS, AND ALL PUBLIC UTILITIES, AND CATV. REFER TO DOCUMENT NUMBER 1668, 782 O.R. (CONTAINS 16,498 SQ. FT.)

LEGEND

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, E.C. AND CYNTHIA KAUFER ARE THE OWNERS OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME WAS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. PERMANENT UTILITY EASEMENTS AS SHOWN ARE HEREBY GRANTED TO ALL PUBLIC UTILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER.

E.C. KAUFER — 4/16/96 DATE

CYNTHIA KAUFER — 4/16/96 DATE

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA
COUNTY OF WASHOE } S.S.
ON THIS 16 DAY OF April 1996, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, E.C. AND CYNTHIA KAUFER, 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 ABOVE WRITTEN.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, EUGENE A. CONSFIELD, A PROFESSIONAL LAND SURVEYOR REGISTERED 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 E.C. AND CYNTHIA KAUFER.
2. THE LANDS SURVEYED LIE WITHIN THE SE1/4 SE1/4 OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.B.&M., AND THE SURVEY WAS COMPLETED ON JANUARY 23, 1991.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE 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 SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND PERPETUATED.

EUGENE A. CONSFIELD — JUNE 10, 1996 DATE

UTILITY COMPANIES CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY — 4-29-96 DATE

CABLE TELEVISION COMPANY — 4-30-96 DATE

STEAMBOAT DITCH COMPANY — 5-6-96 DATE

NEVADA BELL — 5/7/96 DATE

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE AMPUTATION OPPRAING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AS OF MARCH 15, 1996.

UNITED TITLE OF NEV.
TITLE COMPANY

BY: RH "BOB" WHITE — DATE: 4-16-96

TITLE OF OFFICER: VICE PRESIDENT

TAXATION CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT THE PROPERTY TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON THE LAND SHOWN ON THIS PLAT.

WASHOE COUNTY TREASURER

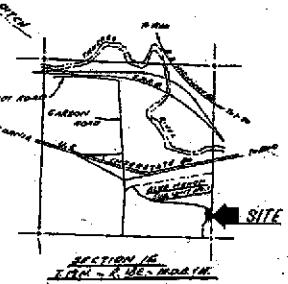
BY: Deputy — 7-26-96 DATE

DEPARTMENT OF DEVELOPMENT REVIEW

THIS FINAL MAP IS APPROVED AND ACCEPTED BY THE DEPARTMENT OF DEVELOPMENT REVIEW OF WASHOE COUNTY, ON THIS 7th DAY OF July, 1996

DIRECTOR OF DEPARTMENT OF DEVELOPMENT REVIEW

PREPARED BY LONGFIELD ENGINEERING
2017390 RENO, NEVADA



SECTION 16
T.19N. - R.18E. - M.D.B.&M.

VICINITY MAP
SCALE: 1" = 2000'

PARCEL MAP
— FOR —
E.C. AND CYNTHIA KAUFER

BEING A FURTHER SUBDIVISION OF APN. 38-132-26 AS SHOWN BY A BOUNDARY LINE ADJUSTMENT ON RECORD OF SURVEY - FILE NUMBER 1500175.
SITUATE IN THE SE1/4 SE1/4 SEC. 16, T. 19N. R. 18E. - M.D.B.&M. - WASHOE COUNTY, NEVADA

SHEET 1 OF 1

FILE NUMBER 2017390
FILED FOR RECORD AT THE REQUEST OF E.C. KAUFER
ON THIS 1 DAY OF August 1996 AT 9 MINUTES PAST 3 O'CLOCK P.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Joe Melchez
COUNTY RECORDER
BY: C. Bartley — DEPUTY — FEE: $17.00

3068

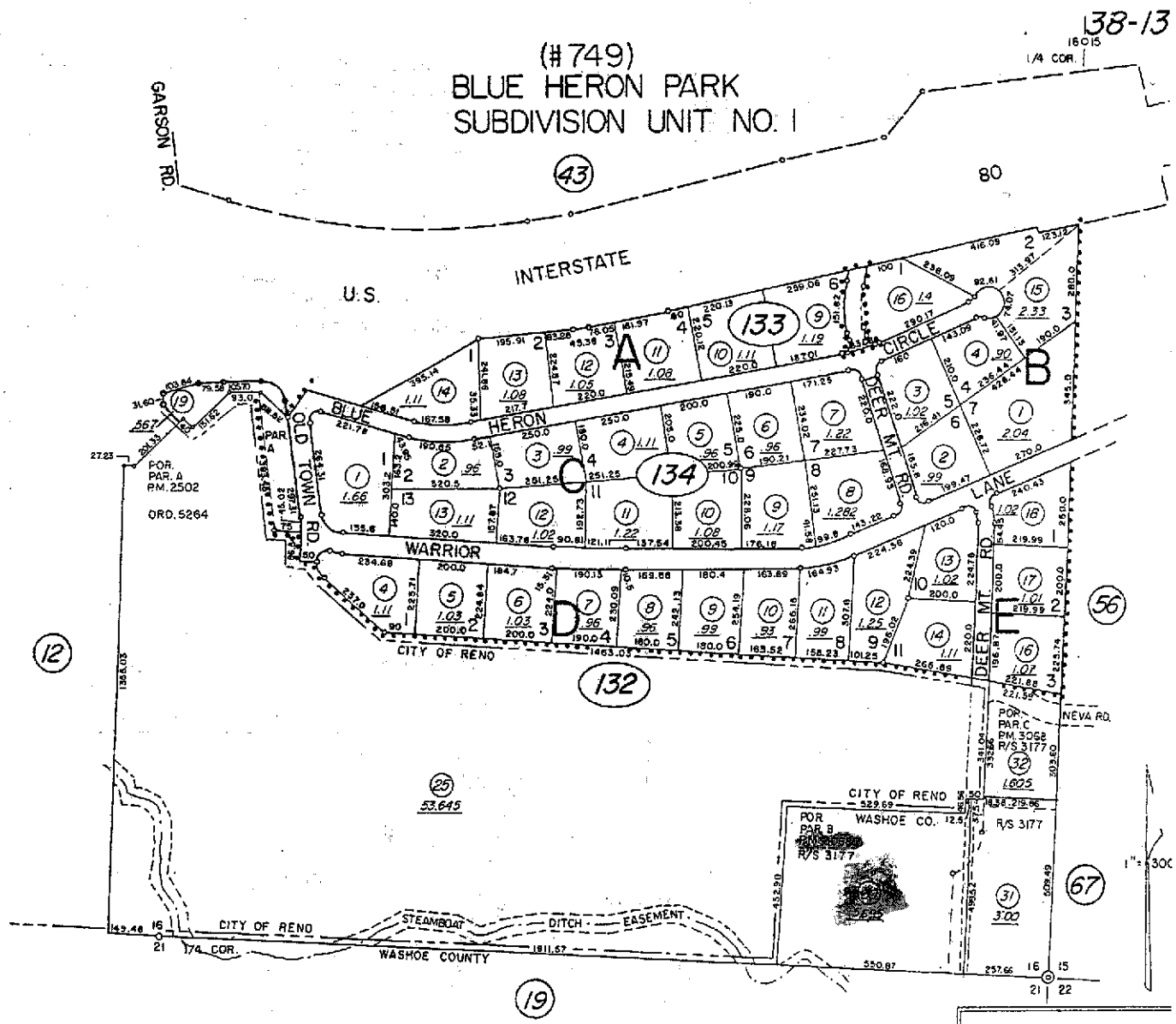
CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

PARCEL MAP NO. 3068

PORTION S^2 SEC. 16,
T.19N.-R.18E.

138-13

(#749)
BLUE HERON PARK
SUBDIVISION UNIT NO. 1



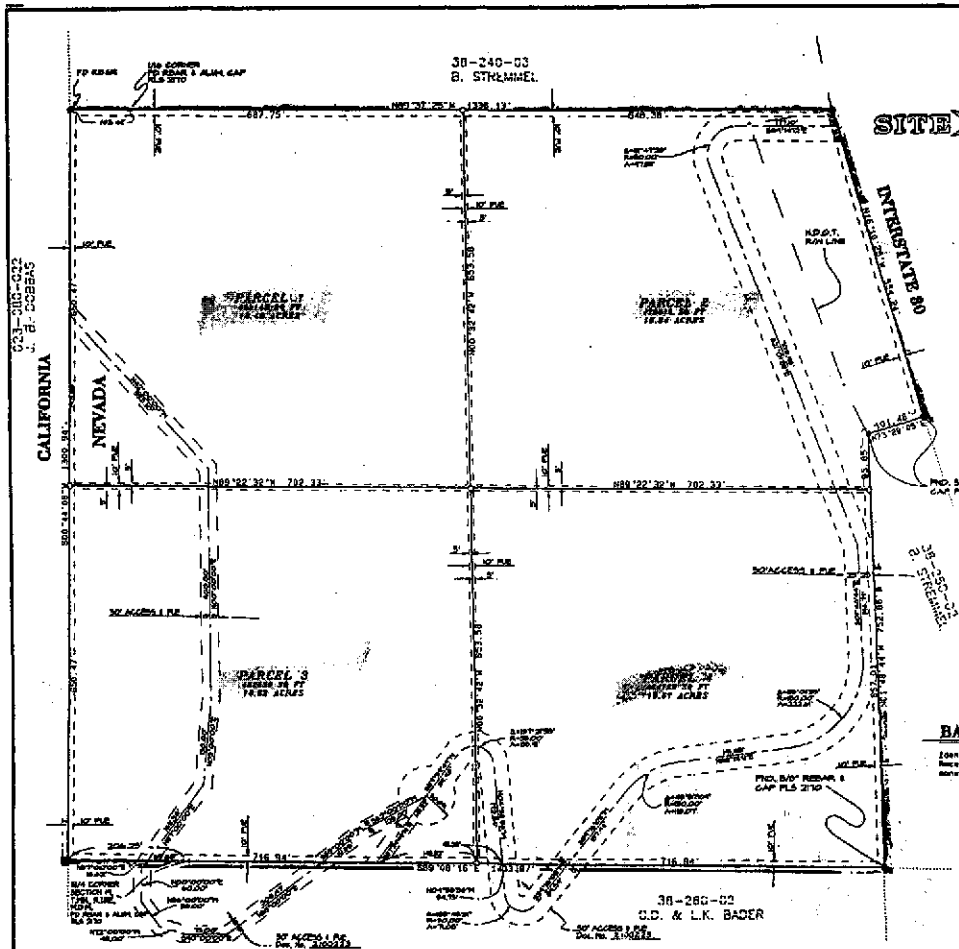
NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only, it does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

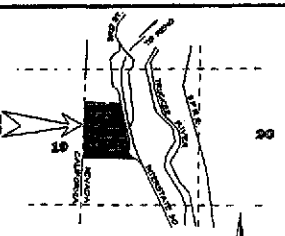
Assessor's Map County of Washoe, Nevada

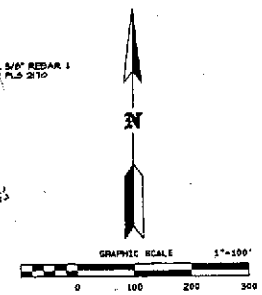
NOTE – *ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES*
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by T.V.R./R. 2/66
checked
revised 9/80 7/81 1/88 5/91 8/91
superseded M.M. 1/78 10/87 6/8
4/97

3214







OWNER'S CERTIFICATE

This is to certify that the undersigned, GARY D. BADER and LETA KAYE BADER, are the owners of the tract of land represented on this plat and have consented to the preparation and recordation of this plat and that the plat is executed in compliance with and subject to the provisions of NRS Chapter 278. The access, utility and drainage easements as shown hereon are hereby granted.

By: Gary D. Bader and Leta Kaye Bader
GARY D. BADER DATE LETA KAYE BADER DATE

STATE OF NEVADA
COUNTY OF WASHOE

On this 19th day of May 1997 personally appeared before me, a Notary Public, in the County of Washoe, Gary D. Bader and Leta Kaye Bader who acknowledged to me that they executed the above instrument. In witness whereof, I hereunto set my hand and affix my official seal on the date and year first above written.

NOTARY PUBLIC

RAE ANN LOWING
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 93-2415-2 - Expires Nov. 19, 1997

SURVEYOR'S CERTIFICATE

I, GEORGE G. LINDSMITH, a Professional Land Surveyor registered 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 Gary D. and Leta Kaye Bader.
2. The lands surveyed lie within a portion of the SE 1/4 of Section 19, T 19N., R 18E., M.D.M., and the survey was completed on 5-14-97.
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.

GEORGE G. LINDSMITH
PROFESSIONAL LAND SURVEYOR NO. 6080
5-21-97

UTILITY COMPANIES' CERTIFICATE

The utility easements shown on this plat have been checked, accepted and approved by the undersigned utility companies.

Sierra Pacific Power Company — 5/20/97 DATE
Nevada Bell — DATE
TCI Cablevision of Nevada — DATE

DEPARTMENT OF DEVELOPMENT REVIEW CERTIFICATE

This final map approved and accepted this 23rd day of May 1997 by the Department of Development of Washoe County, Nevada. The offer of Dedication is rejected at this time, but will remain open in accordance with NRS 278.

DIRECTOR, DEPARTMENT OF DEVELOPMENT

BASIS OF BEARINGS

Identical to Parcel Map No. 2706, File No. 1726830 in the Official Records of Washoe County, Nevada, and was determined from the monuments shown as found.

LEGEND

●	Found point as indicated.
O	Set 5/8" rebar and cap PLS 6308.
PUE	Public utility easement includes cable TV.
DE	Drainage easement
⊕	Found quarter corner indicated.

NOTES

1. A utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that parcel at locations mutually agreed upon by the owner of record at the time of installation and the utility company.
2. The natural drainage will not be impeded during the development or improvement of these parcels. Drainage easements shown hereon are private and will be maintained by individual parcel owners.

TAX CERTIFICATE

The undersigned hereby certifies that all property taxes for the fiscal year have been paid. APN 038-260-01

WASHOE COUNTY TREASURER

By: Deputy — 5-21-97 DATE

Z103059

WATER RIGHT DEDICATION CERTIFICATE

The Water and Sewer 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 — 5/6/97 DATE

REFERENCES

1) Record of Survey Map No. 2184, File No. 1408782 in the Official Records of Washoe County, Nevada.
2) Record of Survey Map No. 1763, File No. 993143 in the Official Records of Washoe County, Nevada.
3) License Survey Map No. 84, File No. 186288 in the Office of the Washoe County Recorder.
4) Parcel Map No. 2706, File No. 1726830 in the Official Records of Washoe County, Nevada.
5) Highway Right-of-way plans for Interstate 80, prepared by Nevada Department of Transportation.

PARCEL MAP
FOR
GARY D. & LETA KAYE BADER

BEING A PORTION OF THE SE 1/4 OF SECTION 19 TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M.
WASHOE COUNTY, NEVADA

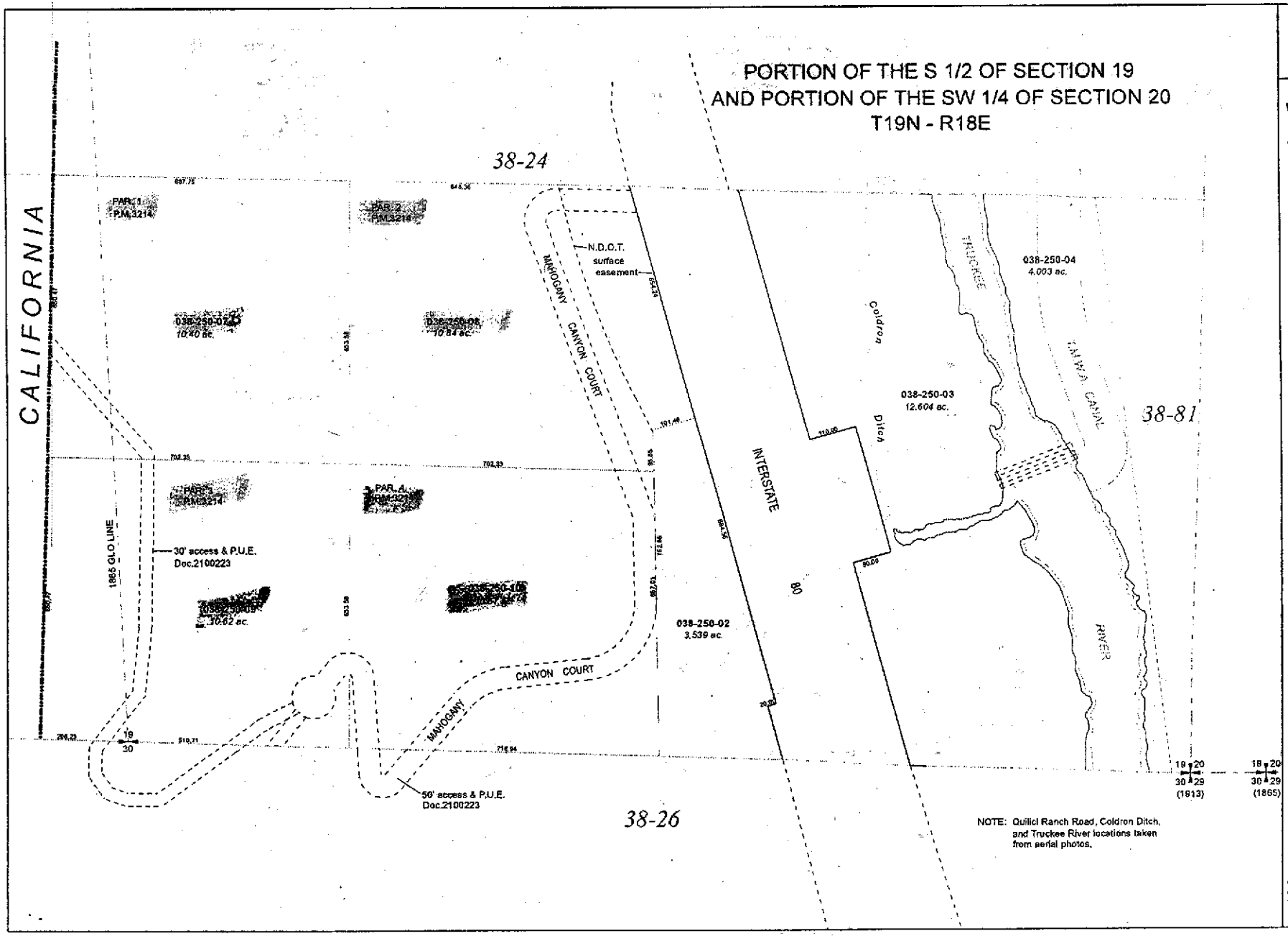
TRI STATE SURVEYING, LTD.
1925 E. PRATER WAY
SPARKS, NEVADA 89434
(702) 358-9491 FAX # 358-3084

JOB NO. 95002.0 SHEET 1 OF 1

FILE NO Z103059
FILED FOR RECORD AT THE REQUEST OF Tri-State Surveying ON THIS 30 DAY OF May 1997 AT 32 MIN PAST 1 O'CLOCK P.M.
OFFICIAL RECORDS OF Washoe COUNTY, NEVADA
Joe Melcher COUNTY RECORDER
By L. Bartley DEPUTY
FEE $7.00

Parcel Map 3214

PORTION OF THE S 1/2 OF SECTION 19 AND PORTION OF THE SW 1/4 OF SECTION 20 T19N - R18E



Assessor's Map Number

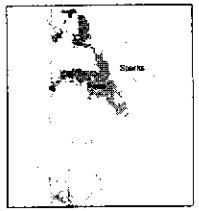
038-25

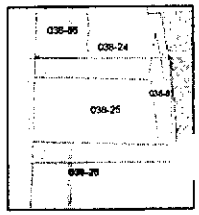
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

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

Feet
0 25 50 100 150 200

1 inch = 200 feet





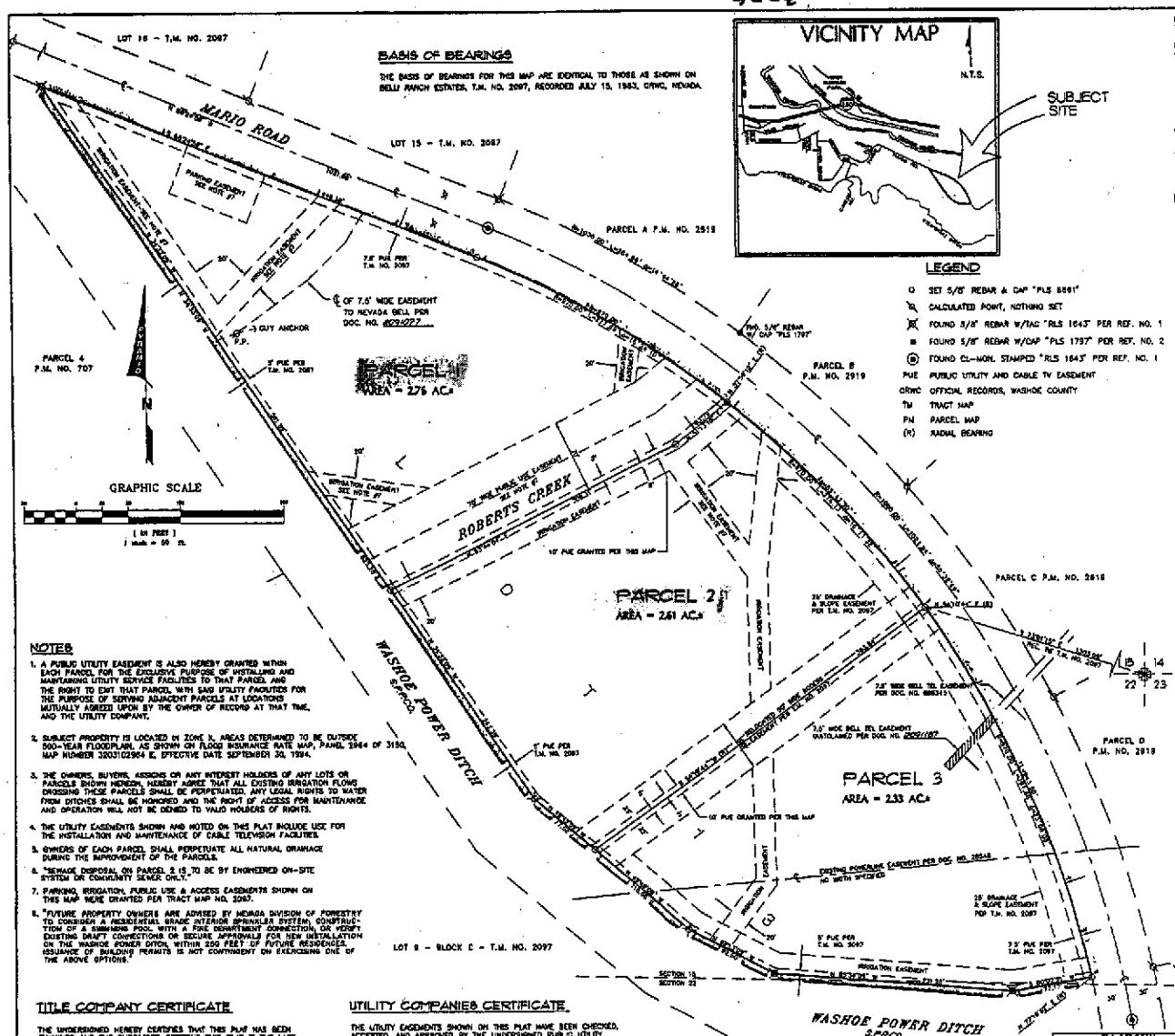
created by: CFB 04/28/2011

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.

3226



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP ARE IDENTICAL TO THOSE AS SHOWN ON BELLI RANCH ESTATES, T.M. NO. 2097, RECORDED JULY 15, 1983, ORWC, NEVADA.

LEGEND

- O SET 5/8" REBAR & CAP "PLS 8881"
- CALCULATED POINT, NOTHING SET
- FOUND 5/8" REBAR W/TAG "RLS 1643" PER REF. NO. 1
- FOUND 5/8" REBAR W/CAP "PLS 1797" PER REF. NO. 2
- FOUND CL-MON. STAMPED "RLS 1643" PER REF. NO. 1
- PUE PUBLIC UTILITY AND CABLE TV EASEMENT
- ORWC OFFICIAL RECORDS, WASHOE COUNTY
- TM TRACT MAP
- PM PARCEL MAP
- (R) RADIAL BEARING

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. SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP, PANEL 2944 OF 3150, MAP NUMBER 3203102944 E, EFFECTIVE DATE SEPTEMBER 30, 1994.
3. 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 DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF RIGHTS.
4. THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
5. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE DURING THE IMPROVEMENT OF THE PARCELS.
6. "SEWAGE DISPOSAL ON PARCEL 2 IS TO BE BY ENGINEERED ON-SITE SYSTEM OR COMMUNITY SEWER ONLY."
7. PARKING, IRRIGATION, PUBLIC USE & ACCESS EASEMENTS SHOWN ON THIS MAP WERE GRANTED PER TRACT MAP NO. 2097.
8. "FUTURE PROPERTY OWNERS ARE ADVISED BY NEVADA DIVISION OF FORESTRY TO CONSIDER A RESIDENTIAL GRADE INTERIOR SPRINKLER SYSTEM, CONSTRUCTION OF A SWIMMING POOL WITH A FIRE DEPARTMENT CONNECTION, OR VERIFY EXISTING DRAFT CONNECTIONS OR SECURE APPROVALS FOR NEW INSTALLATION ON THE WASHOE POWER DITCH, WITHIN 250 FEET OF FUTURE RESIDENCES. ISSUANCE OF BUILDING PERMITS IS NOT CONTINGENT ON EXERCISING ONE OF THE ABOVE OPTIONS."

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED PIONEER CITIZENS BANK OF NEVADA SUCCESSOR TRUSTEE FOR RENO RADIOLOGICAL ASSOCIATES, CHARTERED PROFIT SHARING PLAN IN TRUST, FBO LYNN LEMLEY, 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 PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED AND THE NATURAL DRAINAGE WILL NOT BE IMPEDED.

PIONEER CITIZENS BANK OF NEVADA SUCCESSOR TRUSTEE FOR RENO RADIOLOGICAL ASSOCIATES, CHARTERED PROFIT SHARING PLAN IN TRUST, FBO LYNN LEMLEY.

JANE D. GALLO-ASST. VICE PRES. & TRUST OFFICER PIONEER CITIZENS BANK — DATE 4-23-97

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA S.S.
COUNTY OF WASHOE

ON THIS 23rd DAY OF April, 1997 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN THE COUNTY OF WASHOE, JANE F. GALLO WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC — EXPIRATION DATE 6-10-99

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE #22 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES HAVE BEEN SATISFIED.

WASHOE COUNTY UTILITY DIVISION — DATE 4/23/97

SURVEYOR'S CERTIFICATE

I, ROBERT D. LaMERE, A PROFESSIONAL LAND SURVEYOR REGISTERED 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 CITIZENS BANK OF NEVADA.
2. THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 22 & THE SE 1/4 OF SECTION 15, T. 19 N., R. 18 E., M.D.M., AND THE SURVEY WAS COMPLETED ON April 1, 1997.
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.

ROBERT D. LaMERE — PLS 8881 — JUNE 6, 1997

COMMUNITY DEPARTMENT OF DEVELOPMENT ~~SEWER~~ CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS 18th DAY OF June, 1992.

JOHN B. HESTER, DIRECTOR OF COMMUNITY DEVELOPMENT

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES FOR THE CURRENT FISCAL YEAR HAVE BEEN PAID.

WASHOE COUNTY TREASURER — DATE 4-21-97

TOTAL AREA = 7.71 AC.±

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 21st DAY OF April, 1992.

STEWART TITLE OF NORTHERN NEVADA — DATE 4-21-97

BY: — TITLE: V.P.

2112486

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. — DATE 4/18/97
- NEVADA BELL — DATE 4/18/97
- TCI OF NEVADA — DATE 4/18/97

REFERENCES

1. TRACT MAP NO. 2097, RECORDED JULY 15, 1983, ORWC, NEVADA.
2. PARCEL MAP NO. 2919, RECORDED JUNE 19, 1995, ORWC, NEVADA.
3. PRELIMINARY TITLE REPORT, PREPARED BY STEWART TITLE OF NORTHERN NEVADA, ORDER NO. 97100469, DATED JANUARY 24, 1997.

FILE NO. 2112486
FILED AT THE REQUEST OF PYRAMID ENGINEERS & LAND SURVEYORS
DATED 6/27/97 AT 2:45 PM
OFFICIAL RECORDS OF WASHOE COUNTY
JOE MEDCHER, COUNTY RECORDER
BY: C. Bartley, DEPUTY
FEE: $12.00

PARCEL MAP FOR PIONEER CITIZENS BANK OF NEVADA TRUSTEE FOR RENO RADIOLOGICAL ASSOCIATES

A DIVISION OF LOT 15 - BLOCK C - T.M. NO. 2097
A PORTION OF THE S.E. 1/4 OF SECTION 15 & N.E. 1/4 OF SECTION 22
TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M.
WASHOE COUNTY, NEVADA

PYRAMID Engineers & Land Surveyors, Inc.
20 Orchard Ave
Reno, NV 89509
(775) 825-7544

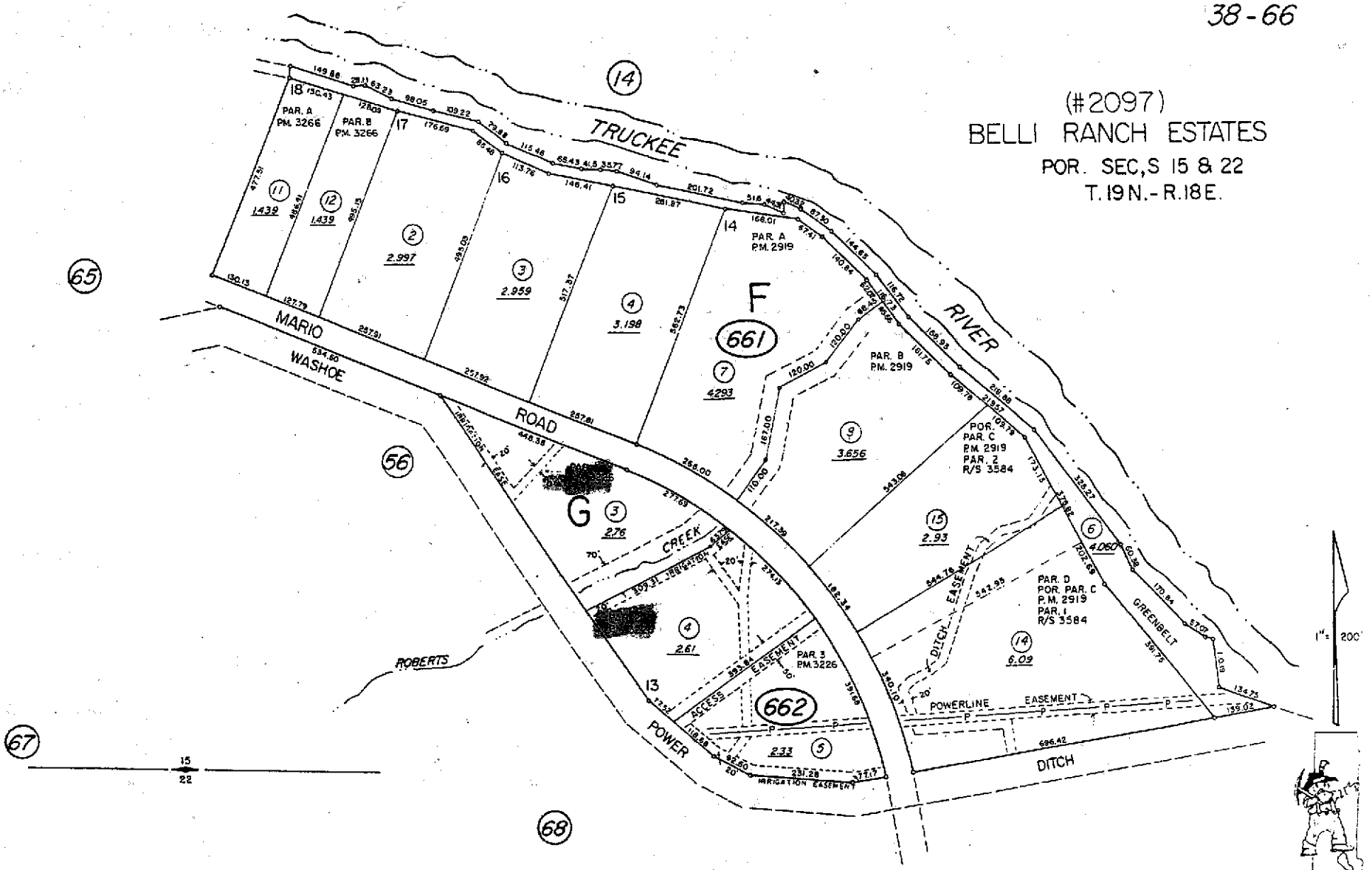
SHEET NO. 1 OF 1

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

Parcel Map 3226 ✓

38-66

(#2097)
BELLI RANCH ESTATES
POR. SEC,S 15 & 22
T.19N.-R.18E.



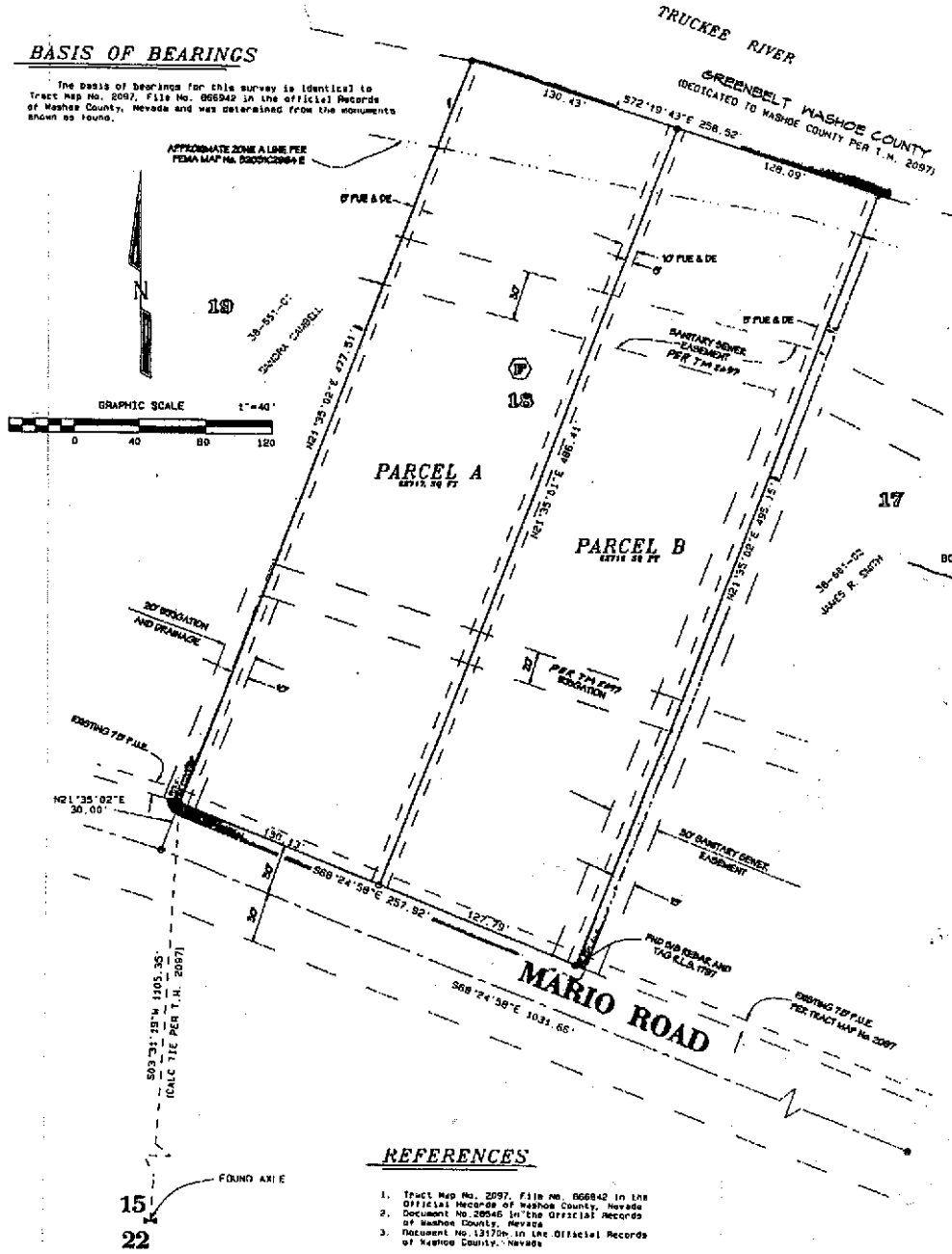
NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

Assessor's Map County of Washoe, Nevada
NOTE — *ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES*
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Drawn by G.S. 4/86
Revised by 9/95 8/97 11/97 TWT 5/5/99

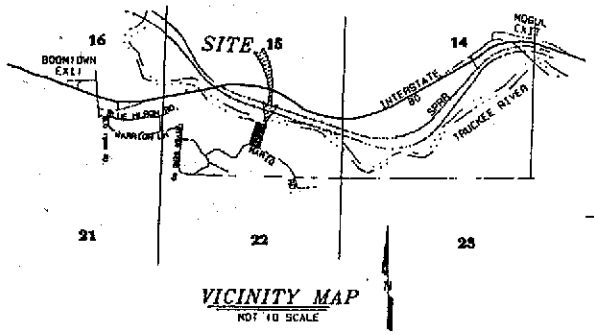
BASIS OF BEARINGS

The basis of bearings for this survey is identical to Tract Map No. 2097, File No. 866842 in the official Records of Washoe County, Nevada and was determined from the monuments shown as found.



NOTES

1. A utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that parcel at locations mutually agreed upon by the owner of record at the time of installation and the utility company. In addition, all side lot lines shall have a utility easement 10 feet in width centered about the lot line.
2. The natural drainage will not be impeded during the development or improvement of these parcels.
3. 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 the ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
4. Surface water rights that are appurtenant to each lot are to remain on that lot and cannot be transferred. (see records in the office of the Nevada State Engineer.)
5. The utility easements shown on this plat include use for the installation and maintenance of Cable Television facilities.
6. Drainage easements are private and for the mutual benefit of adjoining property owners
7. Any structures within a FEMA flood zone must comply with Washoe County Development Code Article 416.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, ERIC H. OWEN, 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 MARK A. FRANCHI.
2. The lands surveyed lie within A PORTION OF THE SE 1/4 OF SEC. 15, T.19N., R.19E., M.D.M. and the survey was completed on 9-2-97
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.

ERIC H. OWEN
PROFESSIONAL LAND SURVEYOR NO. 12467

10-6-97

REFERENCES

1. Tract Map No. 2097, File No. 866842 in the Official Records of Washoe County, Nevada
2. Document No. 28546 in the Official Records of Washoe County, Nevada
3. Document No. 131700 in the Official Records of Washoe County, Nevada

LEGEND

●	Found 5/8 rebar and cap PLS 1643
⊕	Centerline monuments per Tract Map 2097
○	Set 5/8" rebar and cap PLS 12467
PUE	Public utility easement includes cable TV
DE	Drainage easement
(P)	Block No. per T.M. 2097
15	Lot No. per T.M. 2097

OWNER'S CERTIFICATE

This is to certify that the undersigned, MARK A. FRANCHI as unrestricted owner, and as an undivided one-half interest, and ROBERT W. WHITE and TONI L. WHITE, as joint tenants, as an undivided one-half interest,

are the owners of the tract of land represented on this plat and have consented to the preparation and recordation of this plat and that the same is executed in compliance with and subject to the provisions of NRS Chapter 278.

The utility and drainage easements as shown hereon are hereby granted.

MARK A. FRANCHI

ROBERT W. WHITE

TONI L. WHITE

STATE OF NEVADA
COUNTY OF WASHOE } ss

On this 9th day of October, 1997, personally appeared before me, a Notary Public, in the County of Washoe, MARK A. FRANCHI, an unmarried man, who acknowledged to me that they executed the above instrument. In witness whereof, I hereunto set my hand and affix my official seal on the date and year first above written.

NOTARY PUBLIC

STATE OF NEVADA
COUNTY OF WASHOE } ss

On this 6th day of October, 1997, personally appeared before me, a Notary Public, in the County of Washoe, ROBERT W. and TONI L. WHITE, as husband and wife, who acknowledged to me that they executed the above instrument. In witness whereof, I hereunto set my hand and affix my official seal on the date and year first above written.

NOTARY PUBLIC

UTILITY COMPANIES' CERTIFICATE

The utility easements shown on this plat have been checked, accepted and approved by the undersigned utility companies.

SIERRA PACIFIC POWER COMPANY — DATE
NEVADA BELL — DATE 8-19-97

TCI CABLEVISION — 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 recorded liens or encumbrances, with the exception of Deed of Trust Doc. # 1468582 & 1468583, O.R.

as of 9-8, 1997.

Western Title Company Inc.
Title Company

BY: [signature] Date 9-3-97

Title of Officer: Assistant Secretary

COMMUNITY DEVELOPMENT CERTIFICATE

This final map is in substantial compliance with the tentative map PM/-109-97, and all conditions of approval have been met. Therefore this parcel map is approved on this 27th day of October, 1997.

JOHN B. HESTER, DIRECTOR OF COMMUNITY DEVELOPMENT

WATER RIGHT DEDICATION CERTIFICATE

The water and sewer requirements set forth in Article 442 of the Washoe County Development Code, related to the dedication of water resources, have been satisfied.

WASHOE COUNTY UTILITY DIVISION — 9-30-97

TAX CERTIFICATE

The undersigned hereby certifies that all property taxes on this land for the fiscal year have been paid and that the full amount of any deferred property taxes for the conversion of the property from agricultural use has been paid pursuant to NRS 361A.265.

APN 38-861-01
WASHOE COUNTY TREASURER

BY: [signature] DEPUTY — DATE 10-15-97

TOTAL AREA: 2.88 ± ACRES

PARCEL MAP
FOR
MARK A. FRANCHI
AND
ROBERT W. AND TONI L. WHITE
A DIVISION OF LOT 18 BLOCK F TRACT MAP 2097
BEING A PORTION OF SE 1/4 SECTION 15, T.19N., R.19E., M.D.M.
WASHOE COUNTY, NEVADA

TRI STATE SURVEYING, LTD.
JOB # 97100.01
SHEET 1 OF 1

FILE NO. 2151830
FILED FOR RECORD AT THE REQUEST OF Tri State Surveying ON THIS 7 DAY OF Nov. 1997 AT 23 MIN PAST 11 O'CLOCK A.M.
OFFICIAL RECORDS OF Washoe COUNTY, NEVADA
Joe Melcher
COUNTY RECORDER
BY C. Bartley
DEPUTY
FEE 17.00

2151830

Parcel Map 3146 ✓

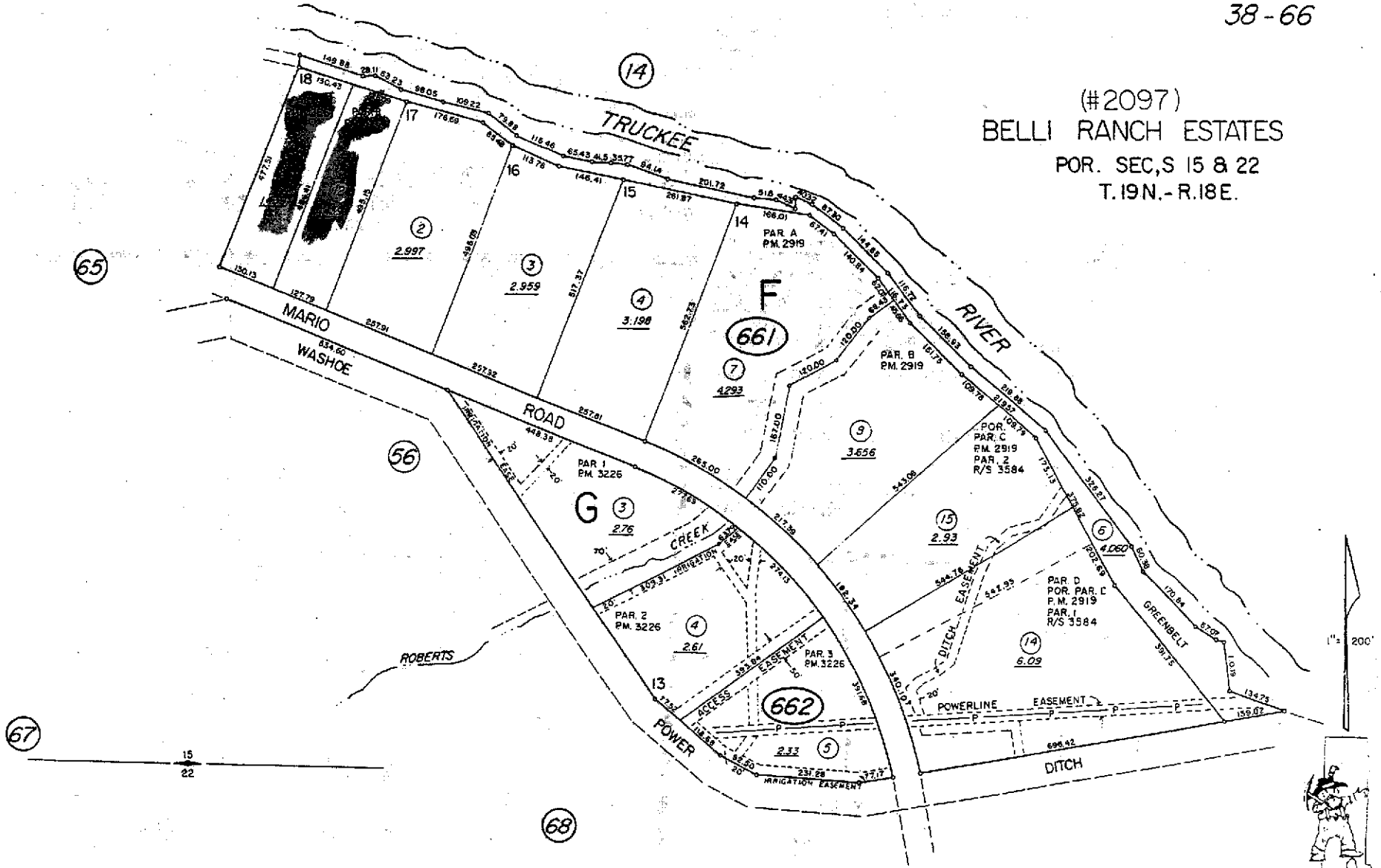
38-66

(#2097)

BELLI RANCH ESTATES

POR. SEC,S 15 & 22

T.19N.-R.18E.



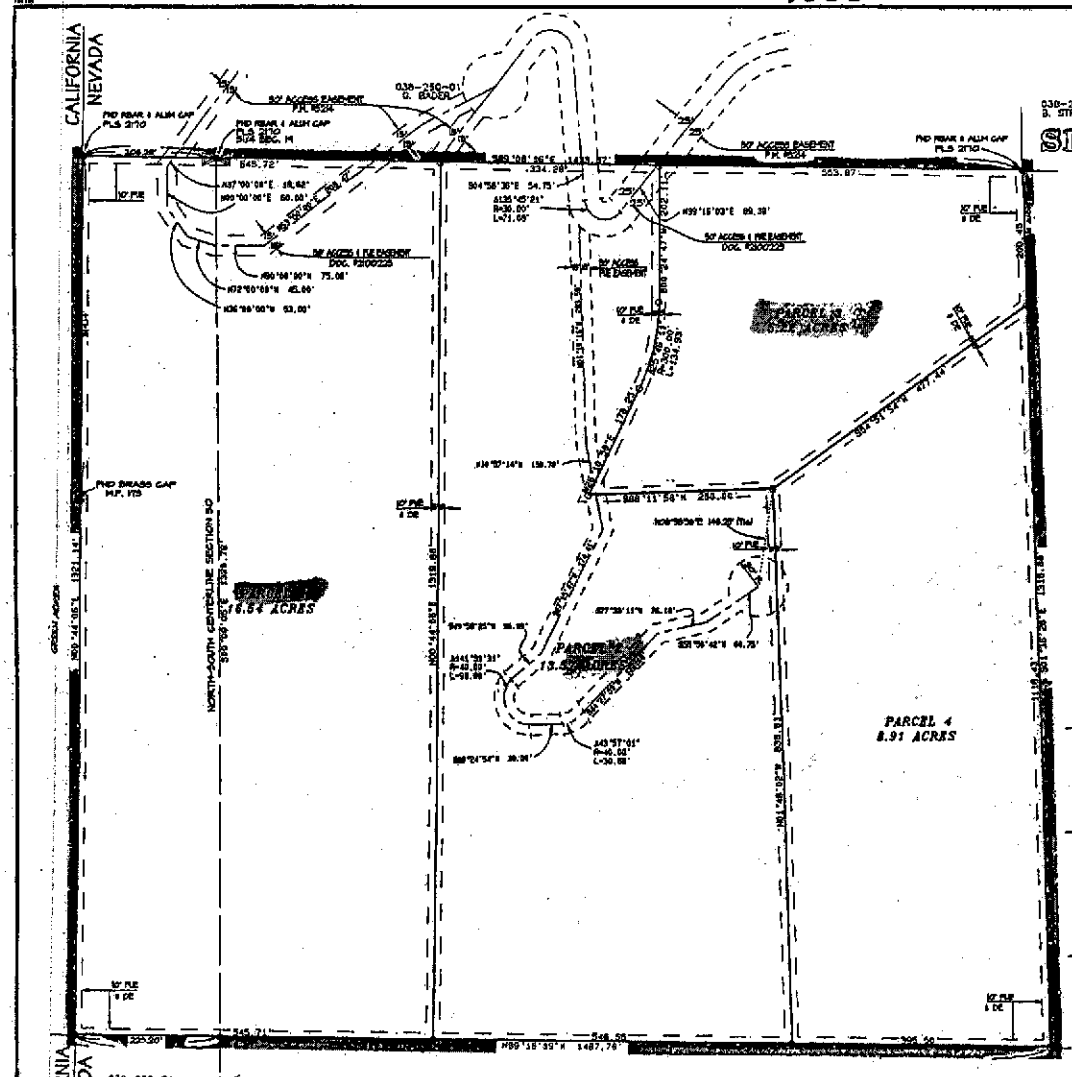
NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

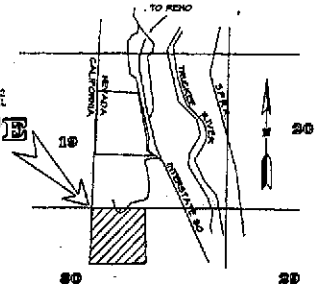
Assessor's Map County of Washoe, Nevada

NOTE — *ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES*
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Drawn by G.S. 4/86
Revised by 9/95 8/97 11/97 TWT 5/5/99

3391





VICINITY MAP

NOT TO SCALE

N

GRAPHIC SCALE 1"=100'

0 100 200 300

OWNER'S CERTIFICATE

This is to certify that the undersigned, GARY D. BADER and LETA KAYE BADER, are the owners of the tract of land represented on this plat and have consented to the preparation and recordation of this plat and that the same is executed in compliance with and subject to the provisions of NRS Chapter 278.

The access, utility and drainage easements as shown hereon are hereby granted.

By: Gary D. Bader 8-13-97 By: Leta Kaye Bader 8-13-97

GARY D. BADER Date LETA KAYE BADER Date

STATE OF NEVADA
COUNTY OF WASHOE } ss

On this 13th day of August, 1997 personally appeared before me, a Notary Public, in the County of Washoe, GARY D. AND LETA KAYE BADER who acknowledged to me that they executed the above instrument. In witness whereof, I hereunto set my hand and affix my official seal on the date and year first above written.

NOTARY PUBLIC

DAVID D. CROOK
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 88-2002-2 - EXPIRES NOV. 1, 2000

SURVEYOR'S CERTIFICATE

I, GEORGE G. LINDESMITH, 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 Gary D. and Leta Kaye Bader.
2. The lands surveyed lie within a portion of the NORTH 1/2 of Section 30, T.19N., R.18E., M.D.M., and the survey was completed on 8-15-97.
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.

GEORGE G. LINDESMITH
PROFESSIONAL LAND SURVEYOR NO. 8306

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
GEORGE G. LINDESMITH
No. 8306
8-12-97

BASIS OF BEARINGS

Identical to Parcel Map No. 2758, File No. 1726820 in the Official Records of Washoe County, Nevada, and was determined from the monuments shown as found.

WATER RIGHT DEDICATION CERTIFICATE

The Water and Sewer requirements set forth in Article 442 of the Washoe County Development Code, related to the dedication of water resources, have been satisfied.

Valid Behmanesh 10-16-97

Washoe County Utility Division Date

UTILITY COMPANIES' CERTIFICATE

The utility easements shown on this plat have been checked, accepted and approved by the undersigned utility companies.

SIERRA PACIFIC POWER COMPANY 8-19-97 DATE

NEVADA BELL 8-19-97 DATE

TCI CABLEVISION OF NEVADA 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 recorded liens or encumbrances, with the exception of Deed of Trust, Liens

as of August 6th, 1997

First National Title

Title Company

By: Marlene Kelly Date 8-26-97

Title of Officer: Vice President

COMMUNITY DEVELOPMENT CERTIFICATE

This final map is in substantial compliance with the tentative map and all conditions of approval have been met. Therefore, this parcel map is approved on this 22nd day of July, 1998.

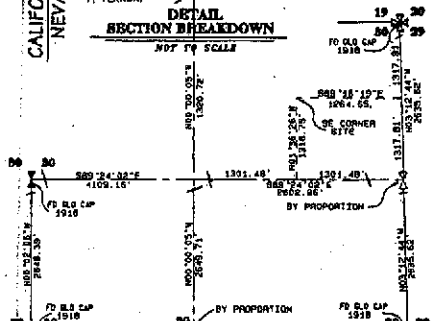
Tentative Map Date: 10-16-97.

William Dean Packard
BY DIRECTOR OF COMMUNITY DEVELOPMENT

TOTAL AREA: 44.25± ACRES

DETAIL SECTION BREAKDOWN

NOT TO SCALE



TAX CERTIFICATE

038-280-03
WASHOE COUNTY

The undersigned hereby certified that all property taxes on this land for the fiscal year have been paid and that the full amount of any deferred property taxes for the conversion of the property from agricultural use has been paid pursuant to NRS 361A.265.

APN 038-280-02
WASHOE COUNTY TREASURER

By: Deputy 7-16-98 Date

NOTES

1. A utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that parcel and for the right to exit that 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.
2. The natural drainage will not be impeded during the development or improvement of these parcels.

LEGEND

- ● Found point as indicated.
- ○ Set 5/8" rebar and cap PLS 8306.
- DE Drainage easement
- PUE Public utility easement includes cable TV.
- Found G.L.O. corner.

REFERENCES

1) Record of Survey Map No. 2184, File No. 1405722 in the Official Records of Washoe County, Nevada.
2) Record of Survey Map No. 1742, File No. 883143 in the Official Records of Washoe County, Nevada.
3) License Survey Map No. 94, File No. 166266 in the Office of the Washoe County Recorder.
4) Parcel Map No. 2758, File No. 1925618 in the Official Records of Washoe County, Nevada.
5) Highway Right-of-way plans for Interstate 80, prepared by Nevada Department of Transportation.
6) Parcel Map No.3014, File No. 2403059 in the Official Records of Washoe County, Nevada.

2233501

PARCEL MAP
FOR
GARY D. & LETA KAYE BADER

BEING A PORTION OF THE NORTH 1/2 OF SECTION 30
TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M.
WASHOE COUNTY, NEVADA

TRI STATE SURVEYING, LTD.
1925 E. PRATER WAY
SPARKS, NEVADA 89434
(702) 358-0491 • FAX # 358-3684

JOB NO. 89002046
SHEET 1 OF 1

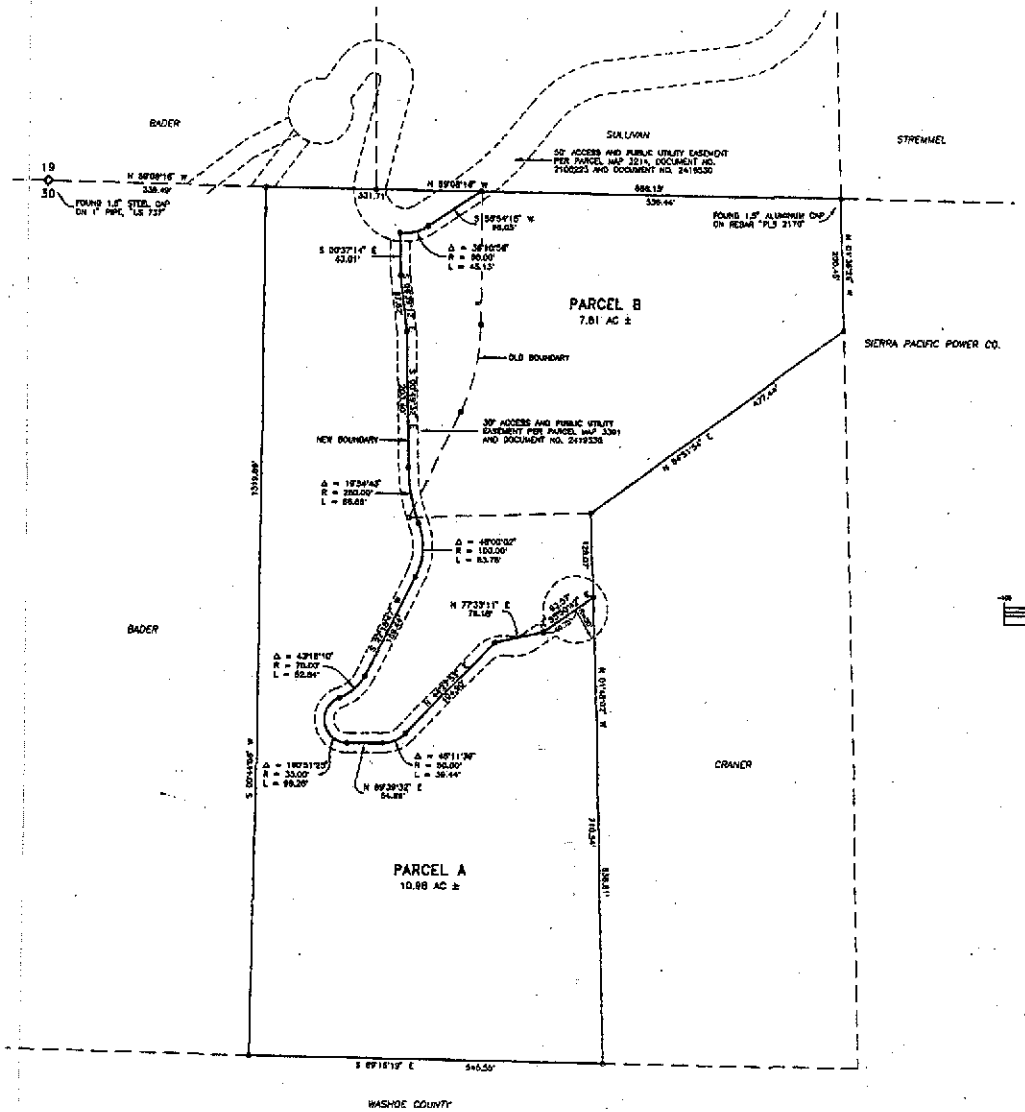
FILE NO. 2233501
FILED FOR RECORD AT THE REQUEST OF Tri State Surveying ON THIS 22 DAY OF July 1998 AT 24 MIN. PAST 9 O'CLOCK, A.M.
OFFICIAL RECORDS OF Washoe COUNTY, NEVADA.
Joe Melcher
COUNTY RECORDER
By: C. Bartley
DEPUTY
FEE 17.00

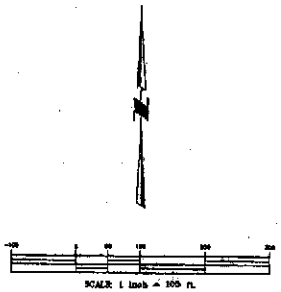
CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY DESCREPENCY CHANGES TO THIS MAP

3391

Parcel Map 3391

3740





OWNER'S CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE THAT:

1. WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDATION;
2. WE AGREE AND TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON;
3. WE 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.

Gary D. Bader — GARY D. BADER

Leta Kaye Bader — LETA KAYE BADER

STATE OF NEVADA
S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 3, 2000, BY GARY D. BADER AND LETA KAYE BADER.

Denise Morris — NOTARY PUBLIC

DENISE MORRIS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 94-2001-1 - EXPIRES APR 1, 2002

SURVEYOR'S CERTIFICATE

I, GEORGE FONG, 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. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS OF SUFFICIENT NUMBER AND DURABILITY OR WILL OTHERWISE BE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340;
3. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE; AND
4. I HAVE PREPARED THIS SURVEY AT THE INSTANCE OF GARY BADER; THE LANDS SURVEYED LIE WITHIN THE NE1/4 OF SECTION 30, T.19N., R.18E., M.D.M.; AND THE SURVEY WAS COMPLETED ON SEPTEMBER 24, 1999.

George Fong — GEORGE FONG - PLS 4043

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
GEORGE FONG
1/8/00
No. 4043

GOVERNING AGENCY CERTIFICATE

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.

Jack Holmes 3-1-00
JACK HOLMES

NOTES:

1. NO ADDITIONAL LOTS ARE BEING CREATED AS A RESULT OF THIS MAP.
2. NO AFFECTED PARCEL IS SMALLER THAN THE MINIMUM SIZE REQUIRED BY THE REGULATORY ZONE.
3. ACCESS TO ALL LOTS IS PROVIDED.
4. THERE ARE NO ENCROACHMENTS INTO ANY PUBLIC EASEMENT, RIGHT-OF-WAY, OR REQUIRED YARD.
5. ALL EXISTING PUBLIC UTILITY, CABLE TV AND DRAINAGE EASEMENTS ARE TO REMAIN, EXCEPT AS NOTED.
6. NO STRUCTURE EXISTS WHICH WILL BE IN CONTRAVENTION TO THE REQUIRED SETBACKS OF THE WASHOE COUNTY DEVELOPMENT CODE.
7. THE INTENT OF THIS MAP IS TO INDICATE A BOUNDARY LINE ADJUSTMENT AS EXECUTED BY DOCUMENT NO. 2427165

REFERENCES:

1. PARCEL MAP 3214, RECORDED MAY 30, 1997, AS DOCUMENT NO. 2103053; OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
2. PARCEL MAP 3391, RECORDED JULY 22, 1998, AS DOCUMENT NO. 2233501; OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

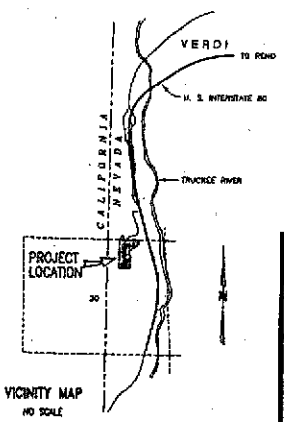
TOTAL AREA = 18.79 ± ACRES

BASIS OF BEARINGS:

NORTH LINE OF PARCELS 2 AND 3 OF PARCEL MAP 3391

LEGEND

- ◄ SET 5/8" REBAR WITH CAP STAMPED "PLS 4043"
- ○ FOUND 5/8" REBAR WITH CAP STAMPED "PLS 6306", UNLESS NOTED OTHERWISE
- PUE PUBLIC UTILITY EASEMENT



VICINITY MAP
NO SCALE

RECORD OF SURVEY
SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR GARY D. BADER AND LETA KAYE BADER

SITUATE WITHIN THE NE1/4 OF SECTION 30, T.19N., R.18E., M.D.M.; BEING PARCELS 2 AND 3 OF PARCEL MAP 3391

WASHOE COUNTY — NEVADA

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

JOB NO. 96-068
DESIGNED
DRAWN
COMP.
CHECKED
DATE 9/24/99
SHEET NO. 1 OF 1 SHEETS

COUNTY RECORDER'S CERTIFICATE
FILE NO. 2427166
FILED FOR RECORD AT THE REQUEST OF Gary Bader
ON THIS 22 DAY OF March 2000
AT 31 MINUTES PAST 2 O'CLOCK P.M.
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
Kathryn L. Burke
COUNTY RECORDER
BY C. Bartley
DEPUTY
FEE 17.00

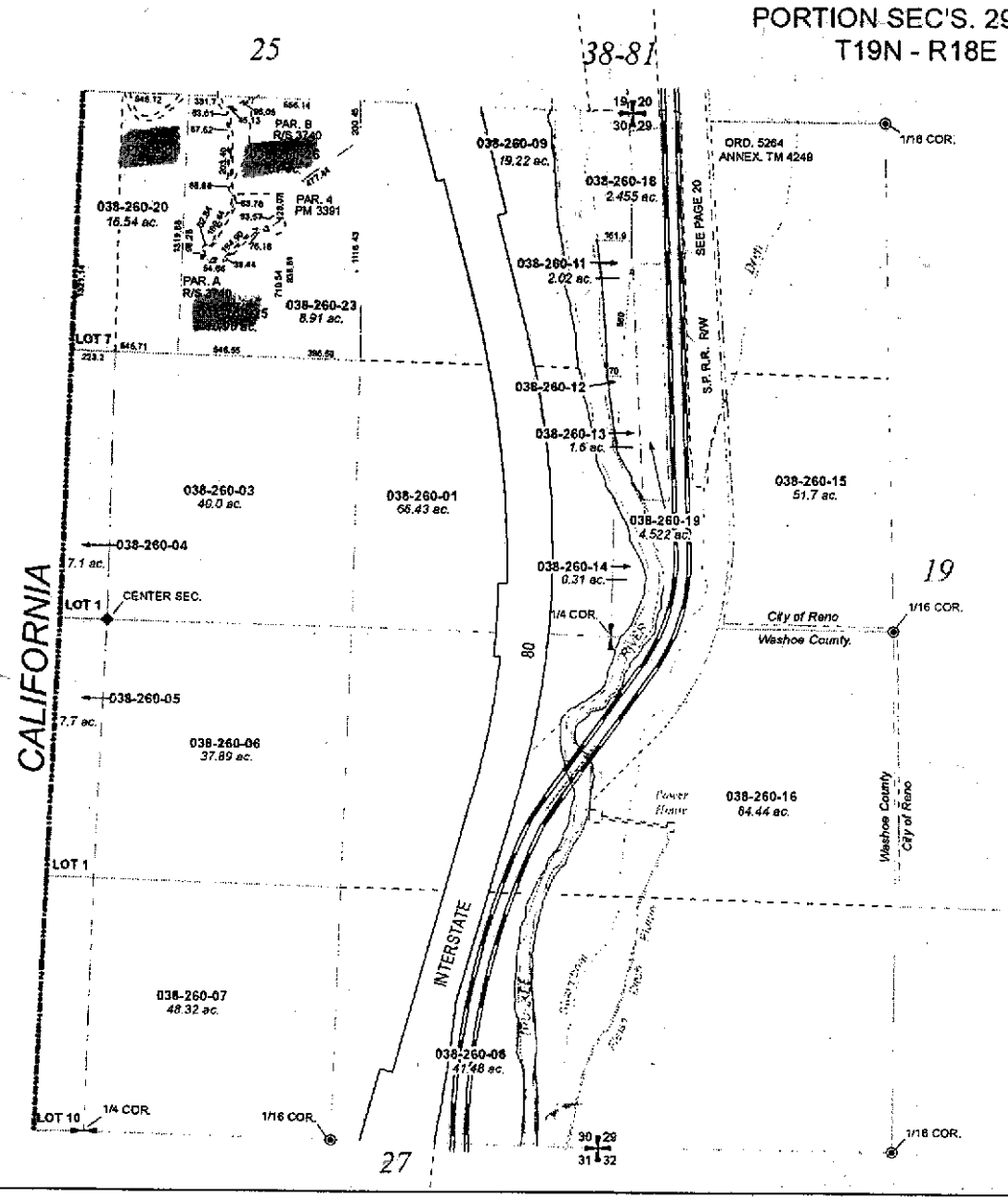
CONTLAPWD INDEXES
S:\CUILD BE EXAMINED
FOR ANY SUBSEQUENT
CHANGES TO THIS MAP

3740

2427166

Record of Survey Map 3740

PORTION SEC'S. 29 & 30
T19N - R18E



Assessor's Map Number

038-26

STATE OF NEVADA

WASHOE COUNTY

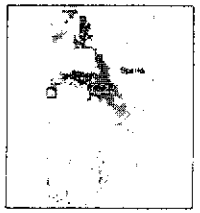
ASSESSOR'S OFFICE

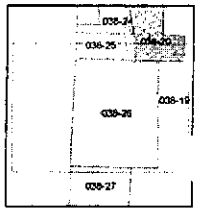
Joshua G. Wilson, Assessor

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

Feet
0 75 150 300 450 600

1 inch = 600 feet





created by: CFB 04/29/2011

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.

WASHOE COUNTY
RECORDER

OFFICE OF THE RECORDER
LAWRENCE R. BURTNESS, RECORDER

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

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

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

9/30/13
Date

Vahid Behmaram
Printed Name

RECEIVED
2013 OCT -7 PM 3:17
STATE ENGINEERS OFFICE