DOC # 4601592
06/21/2016 10:46:20 AM
Requested By
TRUCKEE MEADOWS WATER AUTHORITY
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: $28.00 RPTT: $0.00
Page 1 of 12

74323R01

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

OFFICE OF THE NEVADA STATE ENGINEER

Regarding Permit No. 74323 Certificate Number _____

This space reserved for county recorder's use only

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

State of Nevada)
: ss
County of Washoe)

I, Elizabeth Crook

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 Truckee Meadows Water Authority (TMWA)
   of ☑ all ☐ a portion of 74323 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:
   6.00 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

$300 FILING FEE MUST ACCOMPANY THIS AFFIDAVIT

Revised 07/13

Permit/Cert No. 74323

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 This relinquishment of water rights is for the purpose of offsetting the water withdrawn from domestic wells to homes, or for the dedication of water to newly created lots located at the place described below and reflected on the attached map: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

   Parcel 1A, P.M. #5055, Washoe County APN 230-070-10, Parcel 1B, P.M. #5055, Washoe County APN 230-070-15, Parcel 2A, P.M. #5062, Washoe County APN 230-070-14;
   All located within the SE1/4 NW1/4 Section 12, T. 18 N., R. 19 E., MDB&M.

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.

STATE ENGINEERS OFFICE
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Permit/Cert No. 74323

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 5th day of May, 20 16.

Elizabeth Crook
Affiant's Signature

Elizabeth Crook
Affiant's printed name

1355 Capital Blvd.
Street Address

Reno, NV 89502
City, State, ZIP

(775)834-8289
Telephone Number

State of Nevada)
: ss
County of Washoe)

Subscribed and sworn to before me on

this 5th day of May, 20 16.

by Elizabeth Crook

DAVID NELSON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 13-11710-2 - Expires September 23, 2017

Notary Public Signature

Notary Stamp

APPROVED: This 3 day of June, 20 16.

for State Engineer's signature

Kelvin Hickenbottom
Print State Engineer's name

Revised 07/13

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EXHIBIT "A"
PROPOSED PLACE OF USE

DIVISION	SECTION	T-N	R-E	
ALL	1 – 5	18	18	M.D.B.& M.
E ½	6 & 7	18	18	M.D.B.& M.
ALL	8 – 17	18	18	M.D.B.& M.
E ½	18 & 19	18	18	M.D.B.& M.
ALL	20 – 29	18	18	M.D.B.& M.
E ½	30 & 31	18	18	M.D.B.& M.
ALL	32 – 36	18	18	M.D.B.& M.
ALL	1 – 5	19	18	M.D.B.& M.
E ½	6 & 7	19	18	M.D.B.& M.
ALL	8 – 17	19	18	M.D.B.& M.
E ½	18 & 19	19	18	M.D.B.& M.
ALL	20 – 29	19	18	M.D.B.& M.
E ½	30 & 31	19	18	M.D.B.& M.
ALL	32 – 36	19	18	M.D.B.& M.
ALL	1 – 5	20	18	M.D.B.& M.
E ½	6 & 7	20	18	M.D.B.& M.
ALL	8 – 17	20	18	M.D.B.& M.
E ½	18 & 19	20	18	M.D.B.& M.
ALL	20 – 29	20	18	M.D.B.& M.
E ½	30 & 31	20	18	M.D.B.& M.
ALL	32 – 36	20	18	M.D.B.& M.
ALL	1 – 5	21	18	M.D.B.& M.
E ½	6 & 7	21	18	M.D.B.& M.
ALL	8 – 17	21	18	M.D.B.& M.
E ½	18 & 19	21	18	M.D.B.& M.
ALL	20 – 29	21	18	M.D.B.& M.
E ½	30 & 31	21	18	M.D.B.& M.
ALL	32 – 36	21	18	M.D.B.& M.
ALL	1 – 36	17	19	M.D.B.& M.
ALL	1 – 36	18	19	M.D.B.& M.
ALL	1 – 36	19	19	M.D.B.& M.
ALL	1 – 36	20	19	M.D.B.& M.
ALL	1 – 36	21	19	M.D.B.& M.

74323

2/2

DIVISION	SECTION	T-N	R-E	
ALL	5 & 6	16	20	M.D.B.& M.
ALL	1 – 36	17	20	M.D.B.& M.
ALL	2 – 35	18	20	M.D.B.& M.
W ½	36	18	20	M.D.B.& M.
ALL	1 – 12	19	20	M.D.B.& M.
ALL	14 – 23	19	20	M.D.B.& M.
ALL	26 – 35	19	20	M.D.B.& M.
ALL	1 – 36	20	20	M.D.B.& M.
ALL	1 – 36	21	20	M.D.B.& M.
ALL	1 – 36	20	21	M.D.B.& M.
ALL	1 – 36	21	21	M.D.B.& M.

See supporting map accompanying application ~~71534~~. 74275

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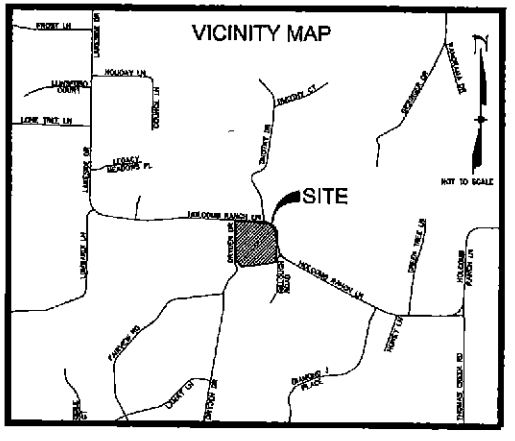
2006 JUL -7 PM 1:22

RECEIVED
2016 JUN 23 AM 9:01
STATE ENGINEERS OFFICE

5505

1ST PARCEL MAP
FOR
THE FLANIGAN FAMILY TRUST
DATED OCTOBER 27, 1992, AS AMENDED



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, THE FLANIGAN FAMILY TRUST DATED OCTOBER 27, 1992, AS AMENDED, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAVE SUBMITTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278. THE DRAINAGE, SEWER, AND PUBLIC UTILITY EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY GRANTED, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER. THE PRIVATE ACCESS EASEMENT SHOWN AND NOTED HEREON IS HEREBY GRANTED. THE ACCESS AND MAINTENANCE EASEMENT FOR THE LAST CHANCE DITCH SHOWN AND NOTED HEREON IS HEREBY GRANTED.

Nancy M. Flanigan 6-22-11
NANCY M. FLANIGAN DATE
TRUSTEE OF THE FLANIGAN FAMILY TRUST DATED OCTOBER 27, 1992, AS AMENDED

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

ON THIS 22 DAY OF JUNE, 2011, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, NANCY M. FLANIGAN, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND WITH MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

Ana Gonzalez
NOTARY PUBLIC

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE FLANIGAN FAMILY TRUST DATED OCTOBER 27, 1992 AS AMENDED, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT SAID IS THE SOLE OWNER OF RECORD OF SAID LANDS, THAT ALL THE OWNERS OF RECORD OF SAID LAND HAVE SIGNED THE FINAL MAP, THAT NO FIRE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE FLANIGAN INTEREST COMMITTED FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED 6-22-11 FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE. 6-17-11

FIDELITY TITLE OF NEVADA

BY: 6-22-11 6-30-11
DATE
TITLE: Title Examiner Manager / V.P.

UTILITY COMPANIES CERTIFICATE

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

NV ENERGY — May 19, 2011
DATE
BY: PATTI L ESPINA
TITLE: RIGHT-OF-WAY AGENT

NEVADA BELL TELEPHONE COMPANY d.b.a. AT&T NEVADA — 5-23-11
DATE
BY: Teri Knapes
TITLE: Mgr. OSP Eng & Design

CHARTER COMMUNICATION — 5/25/2011
DATE
BY: Ellen Ruiz
TITLE: Construction

WASHOE COUNTY DEPARTMENT OF WATER RESOURCES — 8/4/11
DATE
BY: Alan Reich
TITLE: Engineer

SURVEYOR'S CERTIFICATE:

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

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE FLANIGAN FAMILY TRUST DATED OCTOBER 27, 1992, AS AMENDED.
2. THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 12, T18N, R19E, MDM, AND THE SURVEY WAS COMPLETED ON 5-17-2011
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

RYAN G. COOK P.L.S. 15224

RYAN G. COOK — NEVADA — No. 15224 — 12/31/11
5-17-2011

LAST CHANCE IRRIGATION COMPANY CERTIFICATE

LAST CHANCE IRRIGATION COMPANY HEREBY ACCEPTS THE PERMANENT EASEMENTS DEPICTED ON THIS MAP FOR THE PURPOSES OF OPERATING, MAINTAINING, AND RECONSTRUCTING AN IRRIGATION CANAL, DRAINAGE AND RELATED FACILITIES, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS ACROSS THE PROPERTY FOR ACCESSING THE CANAL. NOTHING IN THE FOREGOING SHALL ALTER PRESCRIPTIVE EGRESS RIGHTS HELD BY LAST CHANCE IRRIGATION COMPANY.

LAST CHANCE IRRIGATION COMPANY

BY: NORMAN L. BORDA — 6-2-11
DATE
TITLE: PRESIDENT

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

ON THIS ____ DAY OF _____, 2011, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, NORMAN L. BORDA, AS PRESIDENT, OF LAST CHANCE IRRIGATION COMPANY.

NOTARY PUBLIC

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM11-001 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. ANY OFFERS OF DEDICATION (IF ANY) INDICATED AT THIS TIME, MAY NOT REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS 1st DAY OF September, 2011, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

for Dave Childs
DAVID BALLO
ACTING 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.

Vahid Behmaram 8/5/11
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES — 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.255.

APN 230-070-03

8/30/2011
WASHOE COUNTY TREASURER — DATE
TITLE: Deputy Treasurer

COUNTY RECORDER'S CERTIFICATE

FILE NO. 4075096 FEE: $31.00

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERING CORPORATION ON THIS 7 DAY OF Sept, 2011, AT 41 MINUTES PAST 11 O'CLOCK A.M. IN OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

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

1ST PARCEL MAP
FOR
THE FLANIGAN FAMILY TRUST
DATED OCTOBER 27, 1992, AS AMENDED
A DIVISION OF PARCEL No 2 OF PARCEL MAP 34,
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 18 NORTH, RANGE 19 EAST, MDM
WASHOE COUNTY NEVADA

SUMMIT ENGINEERING CORPORATION

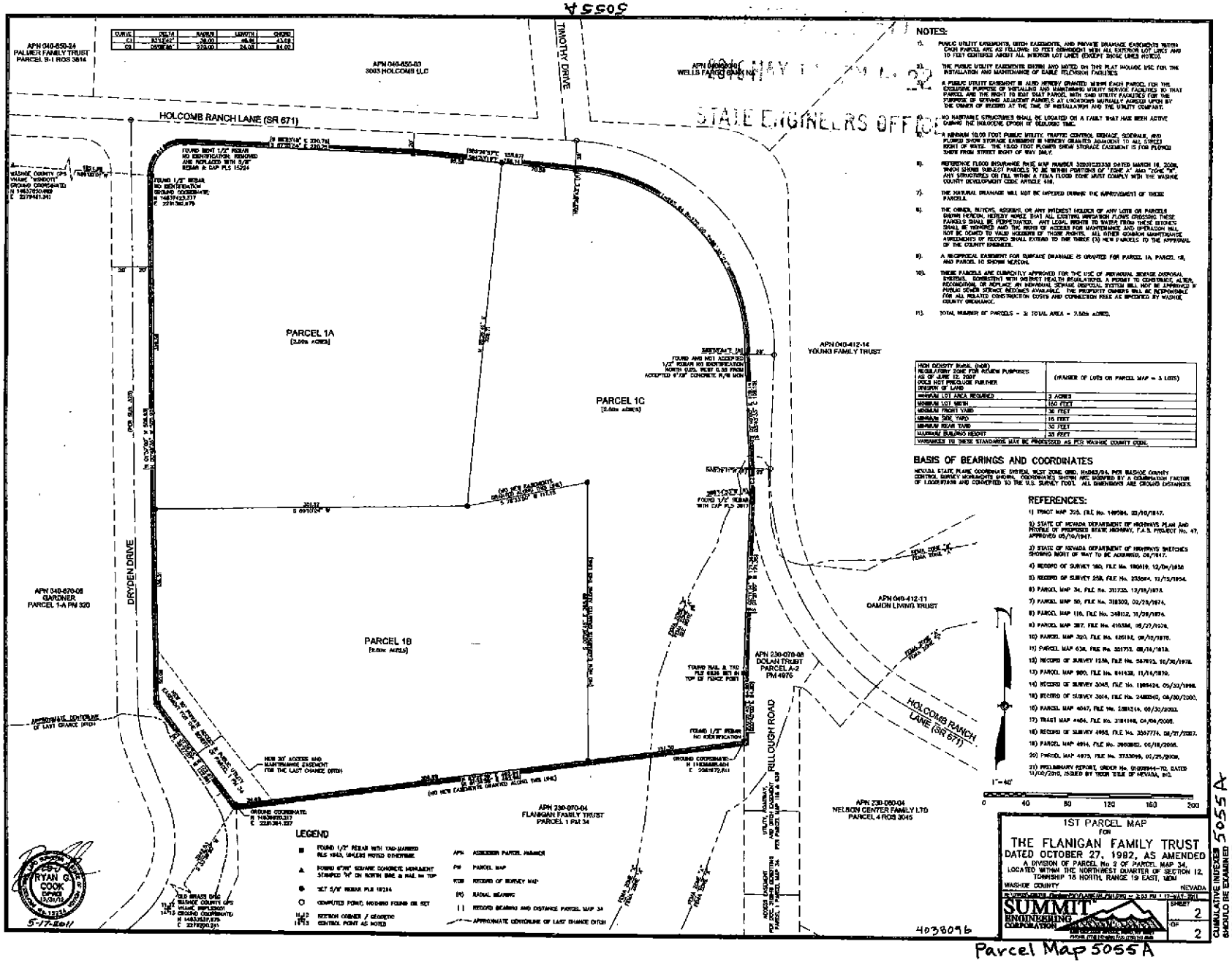
SHEET 1 OF 2

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

5055

Parcel Map 5055

5055A



CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	83°12'42"	30.00	43.59	
C2	04°08'36"	332.00	24.03	24.02

NOTES:

1. PUBLIC UTILITY EASEMENTS, DITCH EASEMENTS, AND PRIVATE DRAINAGE EASEMENTS WITHIN EACH PARCEL ARE AS FOLLOWS: 10 FEET STRAIGHT WITH ALL EXTERIOR LOT LINES AND 10 FEET CENTERED ABOUT ALL INTERIOR LOT LINES (EXCEPT THOSE LINES NOTED).
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. NO HAZARDOUS STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
5. A MINIMUM 10.00 FOOT PUBLIC UTILITY, TRAFFIC CONTROL, DRAINAGE, SIDEWALK, AND FLOOD SHOW STORAGE EASEMENT IS HEREBY GRANTED AGAINST TO ALL STREET RIGHT OF WAYS. THE 10.00 FOOT FLOOD SHOW STORAGE EASEMENT IS FOR FLOOD SHOW FROM STREET RIGHT OF WAY ONLY.
6. REFERENCE FLOOD INSURANCE RATE MAP NUMBER 32031C2330G DATED MARCH 16, 2006, WHICH SHOWS SUBJECT PARCELS TO BE WITHIN PORTIONS OF "ZONE A" AND "ZONE X". ANY STRUCTURES OR FILL WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
7. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.
8. 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 WAIVED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS. ALL OTHER COMMON MAINTENANCE AGREEMENTS OF RECORD SHALL EXTEND TO THE THREE (3) NEW PARCELS TO THE APPROVAL OF THE COUNTY ENGINEER.
9. A RECIPROCAL EASEMENT FOR SURFACE DRAINAGE IS GRANTED FOR PARCEL 1A, PARCEL 1B, AND PARCEL 1C SHOWN HEREON.
10. THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS, CONSISTENT WITH DISTRICT HEALTH REGULATIONS. A PERMIT TO CONSTRUCT, ALTER, RECONSTRUCT 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.
11. TOTAL NUMBER OF PARCELS = 3; TOTAL AREA = 7.56± ACRES.

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JUNE 12, 2007 DOES NOT PRECLUDE FURTHER DIVISION OF LAND	(NUMBER OF LOTS ON PARCEL MAP = 3 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
VARIANCES TO THESE STANDARDS MAY BE PROVIDED AS PER WASHOE COUNTY CODE.	

BASIS OF BEARINGS AND COORDINATES

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (26), NAD83/94, PER WASHOE COUNTY CONTROL SURVEY MONUMENTS (WCSM). COORDINATES SHOWN ARE DERIVED BY A COMBINATION FACTOR OF 1.0003175308 AND CONVERTED TO THE U.S. SURVEY FOOT. ALL DIMENSIONS ARE GROUND DISTANCES.

REFERENCES:

1) TRACT MAP 715, FILE No. 149584, 03/10/1947.
2) STATE OF NEVADA DEPARTMENT OF HIGHWAYS PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, F.A.S. PROJECT No. 47, APPROVED 05/10/1947.
3) STATE OF NEVADA DEPARTMENT OF HIGHWAYS SKETCHES SHOWING RIGHT OF WAY TO BE ACQUIRED, 06/1947.
4) RECORD OF SURVEY 180, FILE No. 180619, 12/04/1950
5) RECORD OF SURVEY 258, FILE No. 235064, 12/15/1954.
6) PARCEL MAP 34, FILE No. 311733, 12/18/1973.
7) PARCEL MAP 50, FILE No. 318303, 02/25/1974.
8) PARCEL MAP 110, FILE No. 348112, 11/28/1974.
9) PARCEL MAP 287, FILE No. 415386, 05/27/1976.
10) PARCEL MAP 320, FILE No. 426182, 08/10/1976.
11) PARCEL MAP 634, FILE No. 551772, 08/14/1978.
12) RECORD OF SURVEY 1136, FILE No. 567893, 10/30/1978.
13) PARCEL MAP 980, FILE No. 641438, 11/14/1979.
14) RECORD OF SURVEY 3045, FILE No. 1985424, 05/23/1998.
15) RECORD OF SURVEY 3614, FILE No. 2488540, 08/30/2000.
16) PARCEL MAP 4047, FILE No. 2881216, 06/30/2003.
17) TRACT MAP 4464, FILE No. 2981198, 04/04/2005.
18) RECORD OF SURVEY 4955, FILE No. 3507774, 08/21/2007.
19) PARCEL MAP 4914, FILE No. 3603863, 05/18/2006.
20) PARCEL MAP 4975, FILE No. 3733096, 01/25/2008.
21) PRELIMINARY REPORT, ORDER No. 0100025444-TO, DATED 11/02/2010, ISSUED BY TICOR TITLE OF NEVADA, INC.

1ST PARCEL MAP
FOR
THE FLANIGAN FAMILY TRUST
DATED OCTOBER 27, 1982, AS AMENDED
A DIVISION OF PARCEL No. 2 OF PARCEL MAP 34,
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 18 NORTH, RANGE 19 EAST, MDM
WASHOE COUNTY NEVADA

SUMMIT ENGINEERING CORPORATION

SHEET 2 OF 2

4038096

Parcel Map 5055A

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2016 JUN 23 AM 9:01
STATE ENGINEERS OFFICE

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

5055A

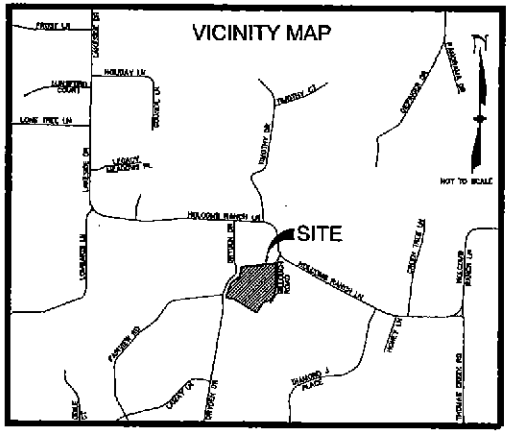
5062

2ND PARCEL MAP

FOR

THE FLANIGAN FAMILY TRUST

DATED OCTOBER 27, 1992, AS AMENDED



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, THE FLANIGAN FAMILY TRUST DATED OCTOBER 27, 1992, AS AMENDED, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAN AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278. THE DRAINAGE, DITCH, AND PUBLIC UTILITY EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY GRANTED, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER. THE PRIVATE ACCESS EASEMENT SHOWN AND NOTED HEREON IS HEREBY GRANTED. THE ACCESS AND MAINTENANCE EASEMENT FOR LAST CHANCE DITCH AS SHOWN AND NOTED HEREON IS HEREBY GRANTED.

Nancy M. Flanigan 6-22-11

NANCY M. FLANIGAN DATE

TRUSTEE OF THE FLANIGAN FAMILY TRUST DATED OCTOBER 27, 1992, AS AMENDED

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA)

)SS

COUNTY OF WASHOE)

ON THIS 22 DAY OF June 2011, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, NANCY M. FLANIGAN, 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

UTILITY COMPANIES CERTIFICATE

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

NV ENERGY — DATE May 19, 2011

BY: PATTI L. ESPIN

TITLE: RIGHT-OF WAY AGENT

NEVADA BELL TELEPHONE COMPANY d.b.a. AT&T NEVADA — DATE 5-23-11

BY: Teri Kapes

TITLE: MGR. CAP Engg Design

CHARTER COMMUNICATION — DATE 5/23/2011

BY: Elias Ruiz

TITLE: Construction

WASHOE COUNTY DEPARTMENT OF WATER RESOURCES — DATE 3/4/11

BY: Alan Erich

TITLE: Engineer

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE FLANIGAN FAMILY TRUST DATED OCTOBER 27, 1992 AS AMENDED, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT ONE IN THE ONLY CAPACITY OF RECORDED OF SAID LANDS 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, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, GENERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED ____ FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

BY 8-11-11 (SS)

BY 10-27-11 (SS)

TICOR TITLE OF NEVADA

BY: — DATE 6-22-11 8-11-11 (SS) 8-16-11 (SS)

TITLE: Title Officer / Manager / V.P.

SURVEYOR'S CERTIFICATE:

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

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE FLANIGAN FAMILY TRUST DATED OCTOBER 27, 1992, AS AMENDED
2. THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 12, T19N, R19E, MDM, AND THE SURVEY WAS COMPLETED ON 3-17-2011
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

RYAN G. COOK — P.L.S. 18224

RYAN G. COOK, NEVADA, No. 18224, EXPIRES 12/31/12

5-17-2011

LAST CHANCE IRRIGATION COMPANY CERTIFICATE

LAST CHANCE IRRIGATION COMPANY HEREBY ACCEPTS THE PERMANENT EASEMENTS DEPICTED ON THIS MAP FOR THE PURPOSES OF OPERATING, MAINTAINING, AND RECONSTRUCTING AN IRRIGATION CANAL, DRAINAGE AND RELATED FACILITIES, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS ACROSS THE PROPERTY THAT ACCESSES THE CANAL. NOTHING IN THE FOREGOING SHALL ALTER PREDEFINITE SEEPAGE RIGHTS HELD BY LAST CHANCE IRRIGATION COMPANY.

LAST CHANCE IRRIGATION COMPANY

BY: NORMAN L. DUNDAS — DATE 6-3-11

TITLE: PRESIDENT

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA)

)SS

COUNTY OF WASHOE)

ON THIS 3rd DAY OF June, 2011, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, NORMAN L. DUNDAS, AS PRESIDENT, OF LAST CHANCE IRRIGATION COMPANY.

NOTARY PUBLIC

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM11-002 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP FOR ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THE MAP. ANY OFFER(S) OF DEDICATION IN (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS 10 DAY OF November 2011, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

DAVID CHILDS

ACTING DIRECTOR OF COMMUNITY DEVELOPMENT

WATER RIGHT DEDICATION CERTIFICATE

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

Valid Bahmani — 8/5/11

WASHOE COUNTY DEPARTMENT OF WATER RESOURCES — 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.

APN 230-020-04

8/30/2011

WASHOE COUNTY TREASURER — DATE

TITLE: Deputy Treasurer

COUNTY RECORDER'S CERTIFICATE

FILE NO. 4058877 FEE: $31.00

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERING CORPORATION ON THIS 18th DAY OF November 2011, AT 12 MINUTES PAST 8 O'CLOCK A.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Kathryn L. Burke S. Ball

COUNTY RECORDER — BY: DEPUTY

2ND PARCEL MAP FOR THE FLANIGAN FAMILY TRUST DATED OCTOBER 27, 1992, AS AMENDED

A DIVISION OF PARCEL No 1 OF PARCEL MAP 14, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 19 EAST, MDM

WASHOE COUNTY NEVADA

SUMMIT ENGINEERING CORPORATION

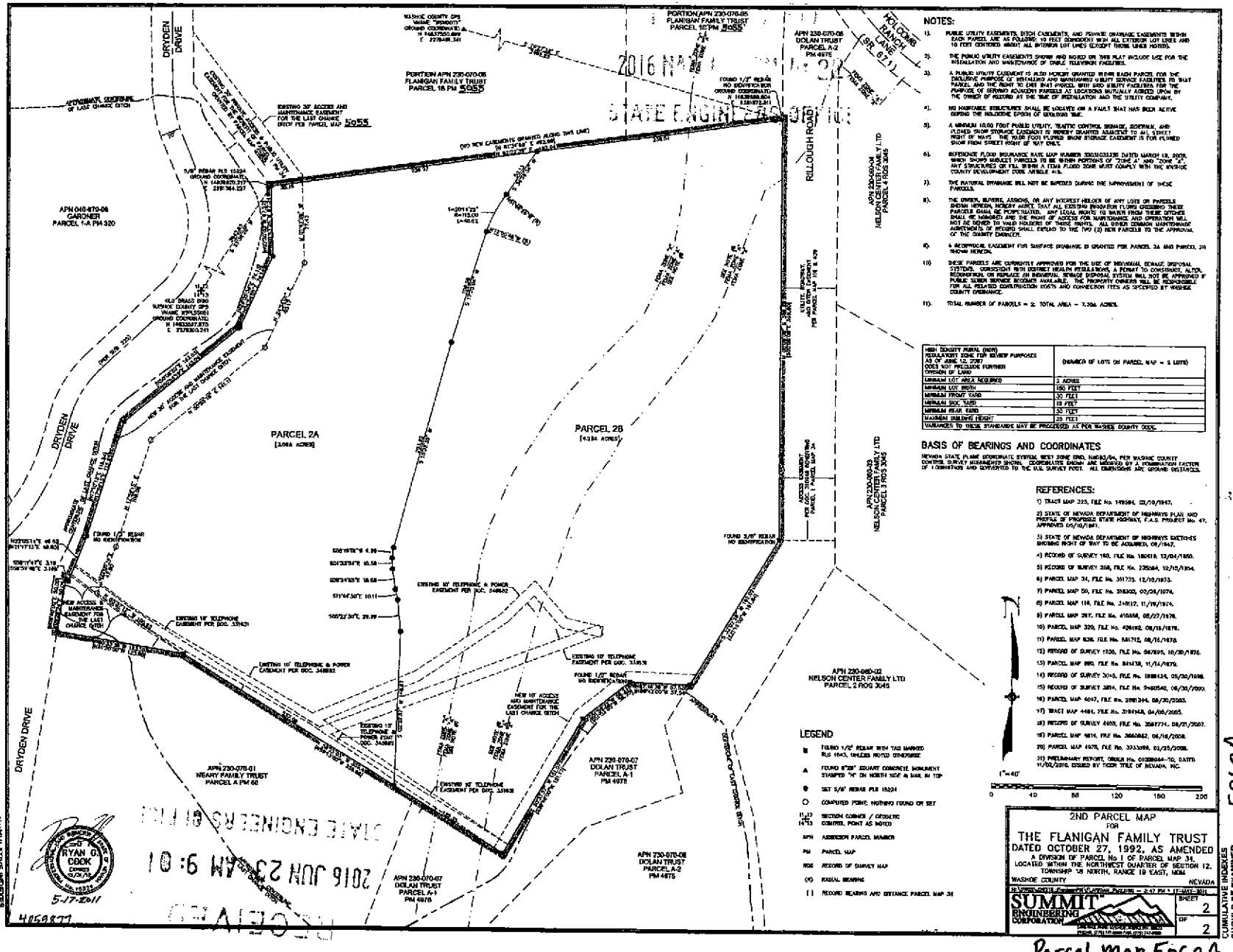
SHEET 1 OF 2

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

5062

Parcel map 5062

5062A



NOTES:

1). PUBLIC UTILITY EASEMENTS, DITCH EASEMENTS, AND PRIVATE DRAINAGE EASEMENTS WITHIN EACH PARCEL ARE AS FOLLOWS: 10 FEET DEMIDEDEN WITH ALL EXTERIOR LOT LINES AND 10 FEET CENTERED ABOUT ALL INTERIOR LOT LINES (EXCEPT THOSE UNLESS NOTED).

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

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

6). REFERENCE FLOOD INSURANCE RATE MAP NUMBER 32031C0130 DATED MARCH 18, 2008, WHICH SHOWS SUBJECT PARCELS TO BE WITHIN PORTIONS OF "ZONE A" AND "ZONE X". ANY STRUCTURES OR FILL WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.

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

8). 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 THESE RIGHTS. ALL OTHER COMMON MAINTENANCE AGREEMENTS OF RECORD SHALL EXTEND TO THE TWO (2) NEW PARCELS TO THE APPROVAL OF THE COUNTY ENGINEER.

9). A RECIPROCAL EASEMENT FOR SURFACE DRAINAGE IS GRANTED FOR PARCEL 2A AND PARCEL 2B SHOWN HEREON.

10) THESE PARCELS ARE CURRENTLY APPROVED FOR THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. CONSISTENT WITH DISTRICT HEALTH REGULATIONS, A PERMIT TO CONSTRUCT, ALTER, RECONSTRUCT, 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.

11). TOTAL NUMBER OF PARCELS = 2. TOTAL AREA = 7.30± ACRES.

HIGH DENSITY RURAL (HDR) REGULATORY ZONE FOR REVIEW PURPOSES AS OF JUNE 10, 2007 DOES NOT PRECLUDE FURTHER DIVISION OF LAND	(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED	2 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	

BASIS OF BEARINGS AND COORDINATES

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83/94) PER WASHOE COUNTY CONTROL SURVEY MONUMENTS SHOWN. COORDINATES SHOWN ARE MODIFIED BY A COMBINATION FACTOR OF 1.0000174200 AND CONVERTED TO THE U.S. SURVEY FOOT. ALL DIMENSIONS ARE GROUND DISTANCES.

REFERENCES:

1) TRACT MAP 225, FILE No. 149584, 03/10/1947.
2) STATE OF NEVADA DEPARTMENT OF HIGHWAYS PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, F.A.S. PROJECT No. 47, APPROVED 05/08/1961.
3) STATE OF NEVADA DEPARTMENT OF HIGHWAYS SKETCHES SHOWING RIGHT OF WAY TO BE ACQUIRED, 08/1947.
4) RECORD OF SURVEY 160, FILE No. 180619, 12/04/1980.
5) RECORD OF SURVEY 268, FILE No. 235684, 12/15/1984.
6) PARCEL MAP 34, FILE No. 311735, 12/10/1973.
7) PARCEL MAP 50, FILE No. 318303, 02/08/1974.
8) PARCEL MAP 116, FILE No. 348117, 11/19/1974.
9) PARCEL MAP 207, FILE No. 410558, 08/27/1976.
10) PARCEL MAP 320, FILE No. 426192, 08/16/1978.
11) PARCEL MAP 536, FILE No. 581712, 08/15/1979.
12) RECORD OF SURVEY 1236, FILE No. 567895, 10/30/1979.
13) PARCEL MAP 590, FILE No. 584138, 11/14/1979.
14) RECORD OF SURVEY 3045, FILE No. 1898424, 05/30/1998.
15) RECORD OF SURVEY 3814, FILE No. 2948540, 06/30/2000.
16) PARCEL MAP 4017, FILE No. 2991344, 08/30/2003.
17) TRACT MAP 4481, FILE No. 3184148, 04/06/2005.
18) RECORD OF SURVEY 4680, FILE No. 3587774, 08/21/2007.
19) PARCEL MAP 4814, FILE No. 3660882, 04/18/2008.
20) PARCEL MAP 4975, FILE No. 3733098, 01/25/2008.
21) PRELIMINARY REPORT, ORDER No. 0108044-TC, DATED 11/02/2015, ISSUED BY TICOR TITLE OF NEVADA, INC.

LEGEND

- FOUND 1/2" REBAR WITH TAG MARKED RLS 1843, UNLESS NOTED OTHERWISE
- FOUND 6"x6" SQUARE CONCRETE MONUMENT STAMPED "N" ON NORTH SIDE & NAIL IN TOP
- SET 5/8" REBAR PLS 15024
- COMPUTED POINT; NOTHING FOUND OR SET
- SECTION CORNER / CENTERLITE
- CONTROL POINT AS NOTED
- APN ASSESSOR PARCEL NUMBER
- PM PARCEL MAP
- ROS RECORD OF SURVEY MAP
- (R) RADIAL BEARING
- RECORD BEARING AND DISTANCE PARCEL MAP 34

1"=40'

0 40 80 120 160 200

2ND PARCEL MAP
FOR
THE FLANIGAN FAMILY TRUST
DATED OCTOBER 27, 1992, AS AMENDED
A DIVISION OF PARCEL No. 1 OF PARCEL MAP 34,
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 18 NORTH, RANGE 19 EAST, MDM
WASHOE COUNTY NEVADA

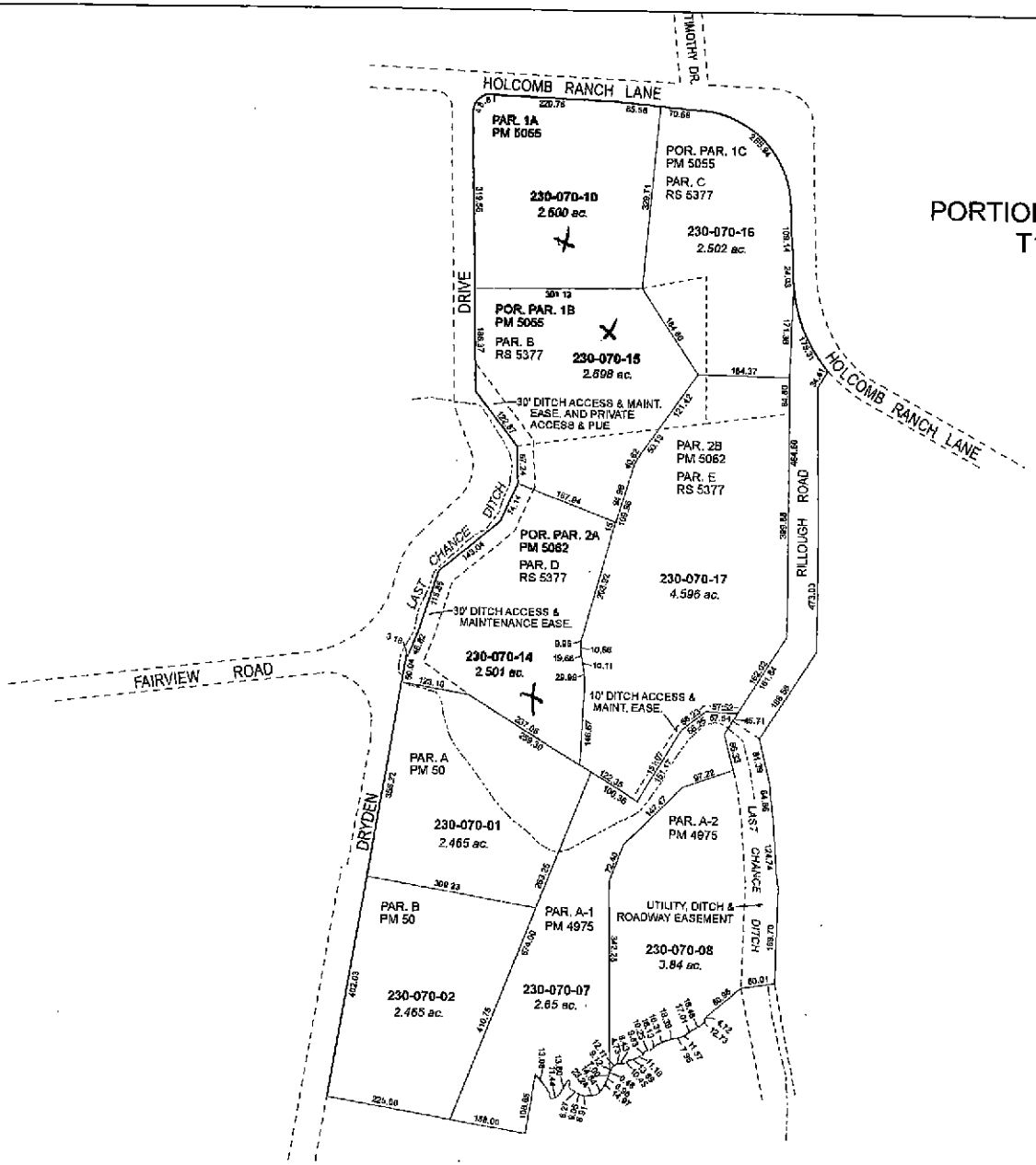
SUMMIT ENGINEERING CORPORATION

SHEET 2 OF 2

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

5062A

Parcel Map 5062A



PORTION OF SECTION 12
T18N - R19E

Assessor's Map Number

230-07

STATE OF NEVADA

WASHOE COUNTY

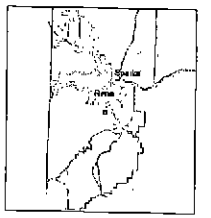
ASSESSOR'S OFFICE

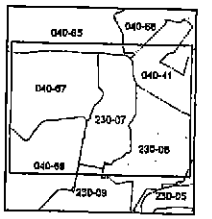
Joshua G. Wilson, Assessor

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

Feet
0 50 100 150 200

1 inch = 200 feet





created by: KSB 10/20/11

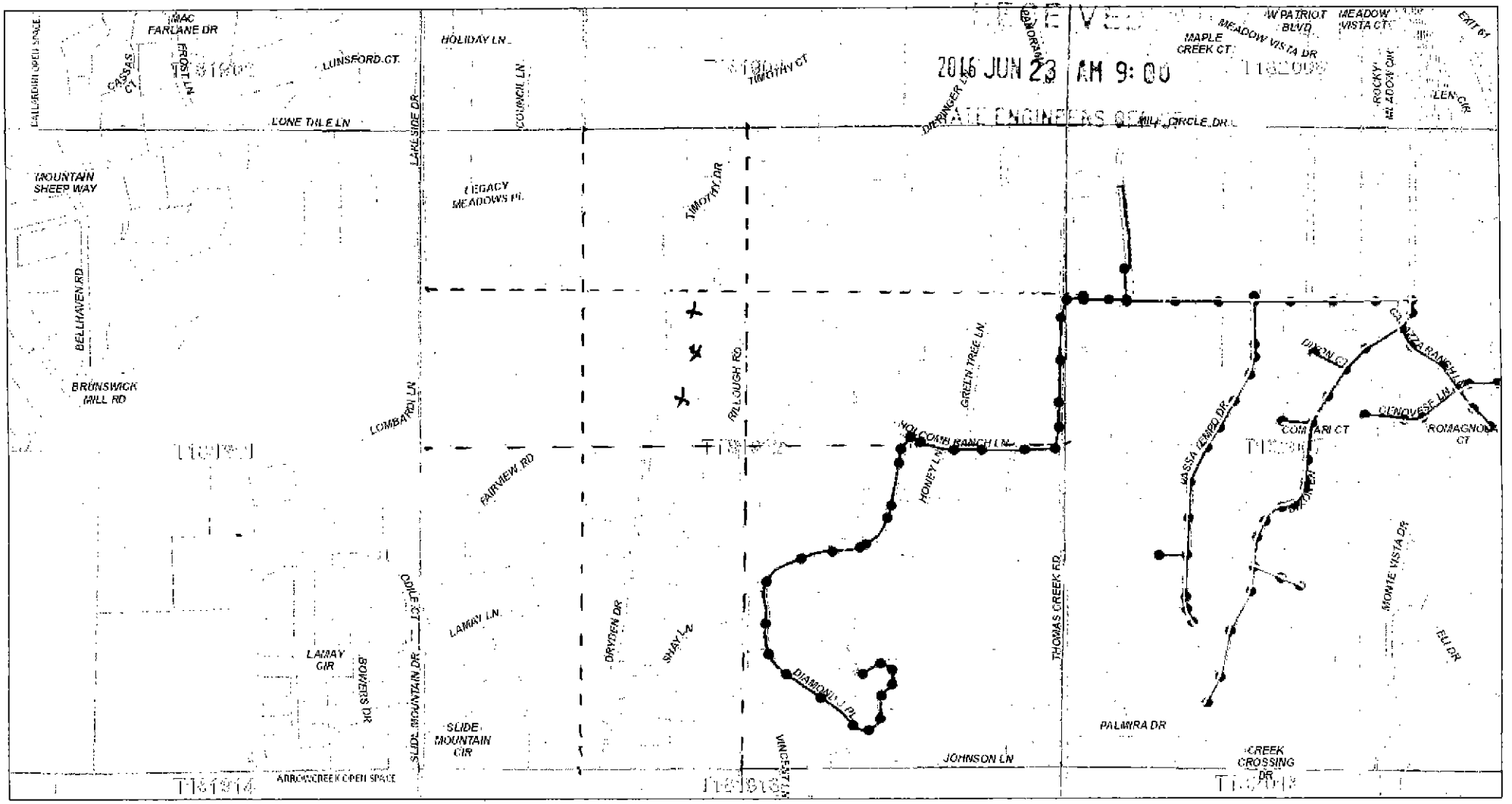
last updated: KSB 12/14/11 KSB 2/22/12

area previously shown on map(s)

040-68

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.

Flanigan Parcel Maps



April 26, 2016

1:9,375

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

- CTMRD_Treatment_Tower
- CTMRD_Treatment_Tower
- CTMRD_Treatment_Tower
- Post Treatment
- Pre-Treatment
- Water_Valve
- Water_Manway

Disclaimer: This map and information is provided for illustration purposes only and are not decision making; and the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. Washoe County assumes no responsibility for errors or omissions, even if Washoe County is advised of the possibility of such damage. Information here should not be used for making financial or any other commitments.