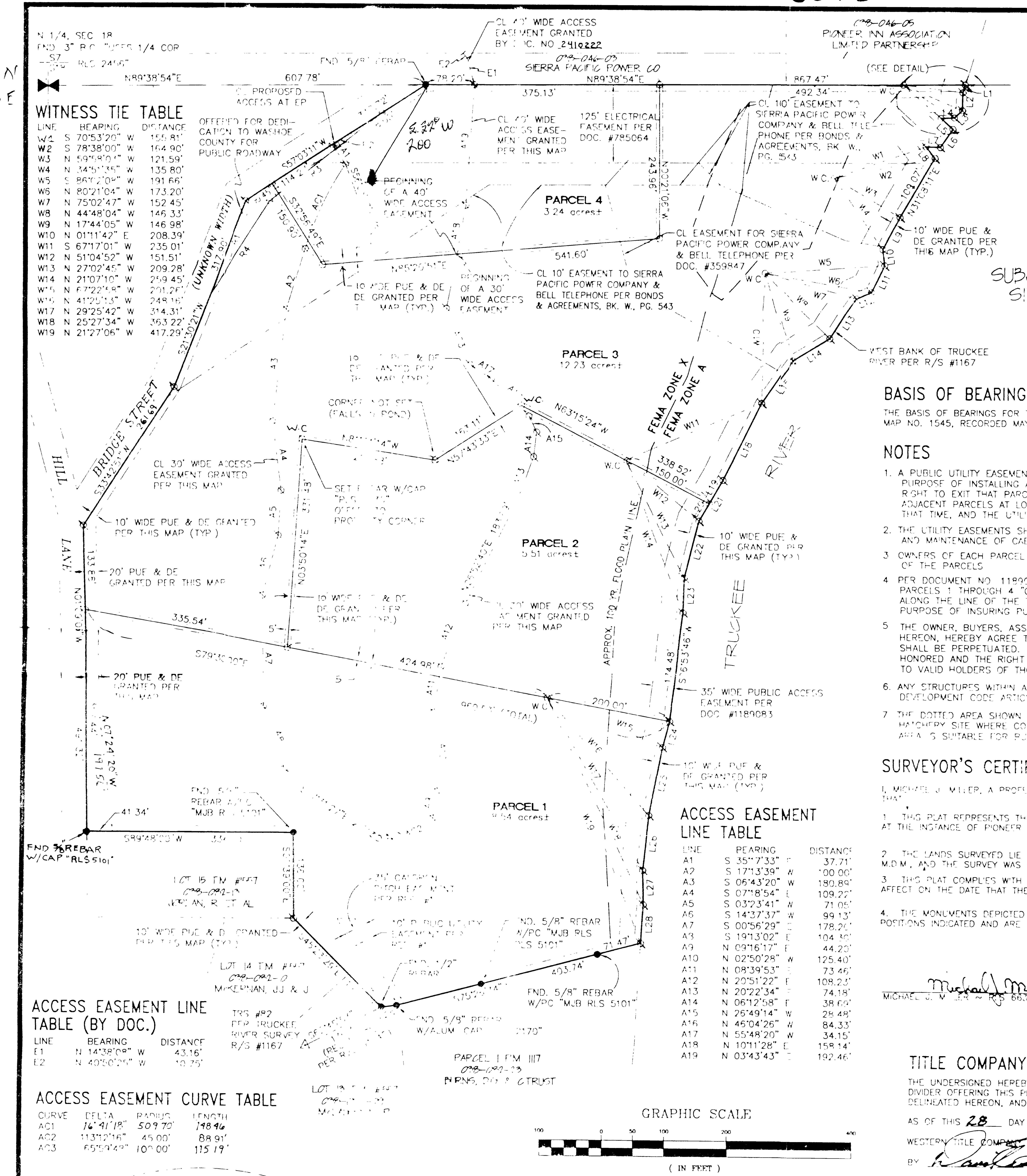
3600



WITNESS TIE TABLE

LINE	BEARING	DISTANCE
W1	S 70°53'20" W	155.81'
W2	S 78°38'00" W	164.90'
W3	N 59°58'01" W	121.59'
W4	N 34°51'35" W	135.80'
W5	S 86°02'08" W	191.66'
W6	N 80°21'04" W	173.20'
W7	N 75°02'47" W	152.45'
W8	N 44°48'04" W	146.33'
W9	N 17°44'05" W	146.98'
W10	N 01°11'42" E	208.39'
W11	S 67°17'01" W	235.01'
W12	N 51°04'52" W	151.51'
W13	N 27°02'45" W	209.28'
W14	N 21°07'10" W	259.45'
W15	N 67°22'58" W	201.26'
W16	N 41°25'13" W	248.16'
W17	N 29°25'42" W	314.31'
W18	N 25°27'34" W	363.22'
W19	N 21°27'06" W	417.29'

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
A1	S 35°17'33" E	37.71'
A2	S 17°13'59" W	100.00'
A3	S 06°43'20" W	180.89'
A4	S 07°18'54" E	109.22'
A5	S 03°23'41" W	71.05'
A6	S 14°37'37" W	99.13'
A7	S 00°56'29" E	178.26'
A8	S 19°13'02" E	104.10'
A9	N 09°16'17" E	44.20'
A10	N 02°50'28" W	125.40'
A11	N 08°39'53" 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	158.14'
A19	N 03°43'43" E	192.46'

ACCESS EASEMENT LINE TABLE (BY DOC.)

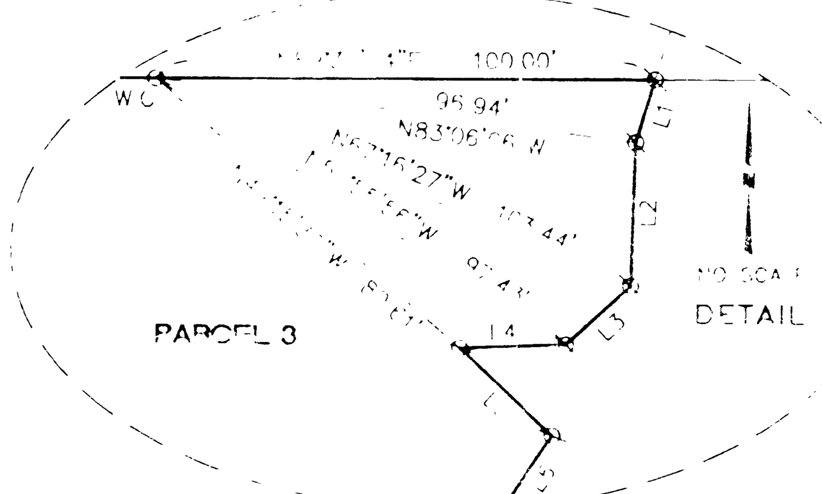
LINE	BEARING	DISTANCE
E1	N 14°38'08" W	43.16'
E2	N 40°50'25" W	10.75'

ACCESS EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
AC1	16°41'18"	509.70'	148.46'
AC2	113°12'16"	45.00'	88.91'
AC3	65°50'49"	100.00'	115.19'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

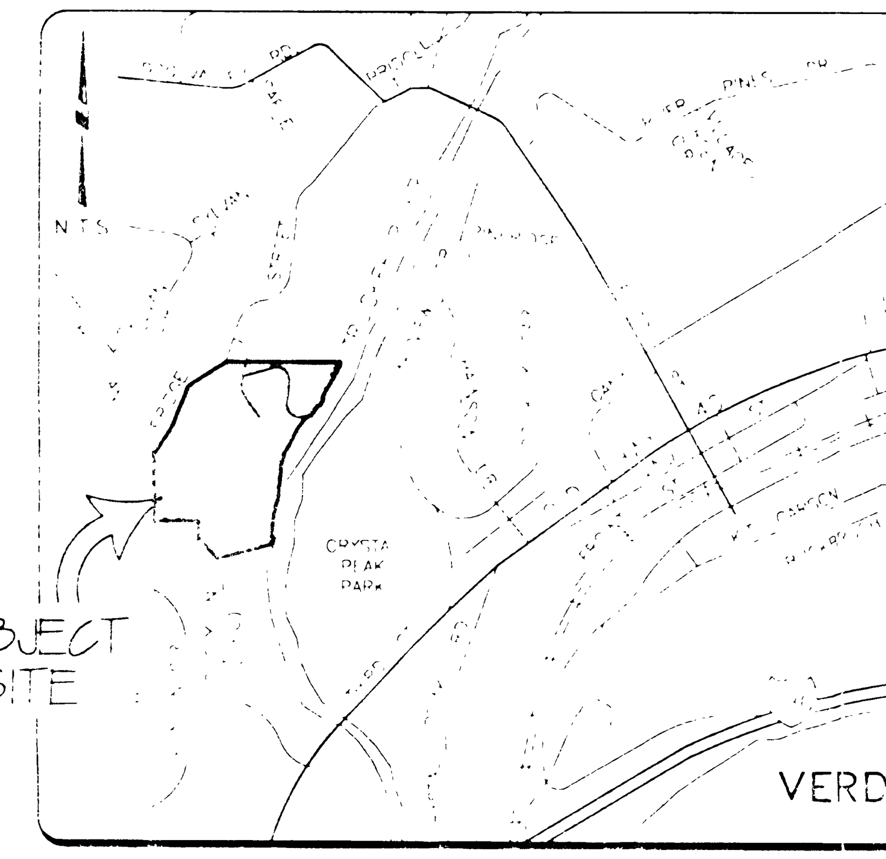


2410224

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17°02'24" W	12.82'
L2	S 01°40'54" W	28.33'
L3	S 47°20'11" W	17.42'
L4	S 87°44'19" W	21.51'
L5	S 47°29'30" E	25.54'
L6	S 34°38'15" W	35.58'
L7	N 88°30'20" W	23.02'
L8	S 37°57'28" E	23.48'
L9	S 28°39'56" W	57.64'
L10	S 06°56'06" E	25.05'
L11	S 25°49'07" W	46.97'
L12	S 65°17'23" W	25.63'
L13	S 34°24'28" W	78.17'
L14	S 58°12'14" W	68.64'
L15	S 35°42'05" W	84.17'

LINE	BEARING	DISTANCE
L18	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	74.60'
L22	S 13°59'05" W	94.00'
L23	S 01°43'31" W	55.66'
L24	S 14°51'53" W	42.37'
L25	S 11°13'58" W	110.83'
L26	S 06°21'16" W	88.19'
L27	S 01°48'12" E	54.22'
L28	S 03°20'21" W	60.54'
L29	S 82°16'00" W	25.00'



VICINITY MAP

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 OWNERS OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
2. THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE [illegible] THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISIONS FACILITIES
3. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE [illegible] 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 [illegible] COUNTY DEVELOPMENT CODE ARTICLE 416.
7. THE DOTTED AREA SHOWN ON THIS MAP INDICATES THE APPROXIMATE AREA OF THE FORMER [illegible] HATCHERY SITE WHERE CONCRETE IS BURIED. A GEOTECHNICAL REPORT MUST INDICATE THAT THE AREA IS SUITABLE FOR BUILDING [illegible]

SURVEYOR'S CERTIFICATE

I, MICHAEL J. MILLER, A PROFESSIONAL LAND SURVEYOR [illegible] 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, T19N, R18E, M.D.M., AND THE SURVEY WAS COMPLETED ON JUNE 17, 1999.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT 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 [illegible]

Michael J. Miller
MICHAEL J. MILLER ~ RLS 6636

(Seal: PROFESSIONAL LAND SURVEYOR, STATE OF NEVADA, MICHAEL J. MILLER, No. 6636) 11-30-99

R/W DEDICATION TABLE

LINE	BEARING	DISTANCE
R1	[illegible]	158.44'
R2	S 27°03'11" W	259.92'
R3	S 51°44'17" W	228.00'
R4	N 23°18'45" E	176.22'

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 [illegible] THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY [illegible] WAIVERS.

AS OF THIS *28* DAY OF *October*, 19*99*

WESTERN TITLE COMPANY, INC. *11-30-99*

BY *[signature]*

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
OR/WC	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\98-184 [illegible]

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

[signature] *2/3/99*
BY RAYMOND J. PONCIA, GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF NEVADA
SS
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *December 3rd* 19*99*, BY *Raymond Poncia*

[signature]
NOTARY PUBLIC

(Notary stamp: Notary Public - State of Nevada, Appointment Recorded in Washoe County, No. 98-[illegible], Expires Oct. 22, 2002)

COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PM **8-28**-99, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS *28th* 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. Sellman
ROBERT W. SELLMAN, 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 [illegible]

WASHOE COUNTY TREASURER

[signature] Deputy *11-24-99*

WATER RIGHT DEDICATION CERTIFICATE

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

Vahid Behmaram *12/7/99*
[illegible] DIVISION

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 [illegible] APPLICANTS SHOULD CONSIDER A RESIDENTIAL FIRE SPRINKLER SYSTEM (NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 13 D). ISSUANCE OF [illegible] 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

[signature] SIERRA PACIFIC POWER CO. DATE *11-23-99*

[signature] NEVADA BELL DATE *11/24/99*

[signature] [illegible] *11/22/99*

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. 00102215, DATED MAY 6, 1999

TOTAL AREA = 29.53±

FILED
AUG 16 2000
STATE ENGINEER'S OFFICE

PARCEL MAP
FOR
PIONEER INN ASSOCIATES LIMITED PARTNERSHIP
LYING WITHIN A PORTION OF THE NE 1/4 OF SECTION 18
T19N, R18E, M.D.M.

VERDI	WASHOE COUNTY	NEVADA

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

JOB NO. 98-184.01
DESIGNED
DRAWN
COMP.
CHECKED
DATE 11/ /99
SHEET NO. 1 OF 1 SHEETS

[illegible] CERTIFICATE
2410224
FILED FOR RECORD AT THE REQUEST OF
CFA, Inc.
ON THE [illegible] DAY OF *December*, 19*99*
AT *[illegible]* MIN. PAST *9* O'CLOCK A.M.
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
Kathryn L. Burke
COUNTY RECORDER
BY *C. Bartley*
DEPUTY
FEE *[illegible].00*

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

Parcel Map 3600

68432T 66500T

3600

66500 T