



Planning Department
 155 N. Taylor St, Ste. 194, Fallon, Nevada 89406
 Off. 775-423-7627 // Fax 775-428-0259
 http://nv-churchillcounty.civicplus.com

General Application Form

**** This application is NOT a permit. **** **** Please print to be readable. ****
**** You will also need to attach the forms that are specific to your project. ****

BRIEF PROJECT DESCRIPTION: 4TH Parcel Map for Mason 1 LLC
 (I.E. - Speedy Mart expansion, Jones 4-lot land division, Riveredge Planned Development, etc.)

PERMIT INFORMATION

Zoning District(s): E-1 Use Table Listing (CCC 18.08.250): Resid. Review Req.: _____

List all Supplemental Application Forms needed for this project and attach them. (See Page 2 for assistance.)

PC HEARING (See submittal schedule for assistance.) N/A Desired Date: 7/14 Land Div. Submittal Deadline: 5/28

APPLICANT INFORMATION

The **person's signature below** attests that they have reviewed the application materials and wish to pursue or allow the requested changes to the property. A govt. leaseholder attests that the requested changes are allowed within their approved lease. Persons signing below verify that the application information is true and accurate to the best of their knowledge. **NOTE:** We cannot accept applications for projects that do not have a signature by the property owner, public lands manager, or govt. leaseholder, with limited exceptions.

Legal Owner **Org./Govt. Official** **Govt. leaseholder**

Name (& title): Jessica Stanger, Manager

Organization (if any): NEV DEV LLC

Phone #: 775 745-9106 () _____

E-mail: _____

Mailing Address: 3305 Hwy 50A

Fernley, NV 89408

Signature: _____

Date: 11/19/21

Applicant (if not owner) **Representative/2nd Owner/Other**

Name (& title): Steve Bell

Organization (if any): Bell Land Surveying

Phone #: 775 240-3079 () _____

E-mail: stevenbell@yahoo.com

Mailing Address: 100 Fillmore Way

Reno, NV 89519

Signature: _____

Date: 1/14/21

PROPERTY INFORMATION

Project Address(es): Dillon Road (vacant)

Nearest Intersection: Roberson Lane

Churchill County Parcel Numbers:
 A. 008-113-49 & 56 // 80.64 acres.

B. _____ // _____ acres.
 C. _____ // _____ acres.

Fronting Co. Road? NO YES Fronting State Hwy? NO YES Fronting TRACC Trail? NO YES
 Sewer or Water Svc. Area? NO YES Fronting Sewer/Water Line? NO YES Well Protection Area? NO YES
 NAS Fallon Overlay? NO YES NAS Fallon Noise Area? NO YES 100-yr Floodplain? NO YES

(Ask staff or see Co. WebMaps for assistance with determining whether these special areas and their special rules apply)

<i>(FOR STAFF USE ONLY - SEE PAGE 2)</i>		
DATE RCVD: <u>1/19/21</u>	INITIALS: <u>DBP</u>	FEE: \$ <u>1000</u>

5/27 for Redesign



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Supplemental Land Division Application

**** This application is NOT a permit. ****

**** Please print to be readable. ****

BRIEF PROJECT DESCRIPTION: 4TH PARCEL MAP FOR MASON 1 LLC

(Use same description as on General Application)

LAND DIVISION TYPE: NOTE: See below for details on types

- DIVISION OF LAND INTO LARGE PARCEL** (new lots are 40 acres or more; can include any number)
- PARCEL MAP** (new lots less than 40 acres & creating up to 4 lots)
- Check here if it is a Second/Subsequent Parcel Map
- TENTATIVE PARCELING PLAN** (for a series of parcel maps OR a cluster development). Submit the actual land division applications separately.
- SUBDIVISION** (new lots less than 40 acres & creating 5 lots or more)
- Check here if it is a Final Subdivision Map
- REVERSION TO ACREAGE** (to merge any lot created by a land division map (not by deed))
- MAP OF AMENDMENT** (to correct map error) - also check the above box for the map type to be amended.
- WITH A PLANNED UNIT DEVELOPMENT (PUD)** - also check this box if the land division is in support of a PUD.

NOTE: For Abandonments use separate application form

Submittal Package Items:

- General and Supplemental application forms** **Fee**
- Questionnaire for Land Divisions**
- All items identified on the Land Division Submittal Checklist**
- Map prepared by a surveyor or engineer**

TYPES OF LAND DIVISION PERMITS

The types of land division included in this application typically create new lots, merge lots of a previous map (Reversion to Acreage), or change the lots of a previous map (Map of Amendment). All of these are approved by the Board of County Commissioners, following a recommendation from the Planning Commission, and require two public hearings or meetings.

- **Division of Land into Large Parcels (DLLP):** This permit is used to create very large lots. Lots must be between 40 and 640 acres in size. Any number of lots can be created. There are few infrastructure requirements. It uses the same forms and process as a Parcel Map
- **Parcel Map:** This permit is used to create up to 4 new lots (of less than 40 acres). Minimum lot size depends on the zoning district, but smaller lots are contingent on meeting infrastructure installation requirements – important size triggers are 5 acres and 20 acres. Note that second/subsequent parcel maps are subject to stricter infrastructure installation requirements. Check your deed to determine if your lot was created by a previous parcel map.
- **Tentative Parceling Plan:** A Tentative Parceling Plan is usually required when a series of parcel maps are planned (usually creating 3 small lots and a larger remainder, then splitting the remainder into another 3 small lots and a remainder, etc.). Such proposals are not normally allowed except under a few limited situations, such as for

larger lots in a standard development or for smaller lots in a Cluster Development. After the Tentative Parceling Plan is approved, the series of parcel maps can be submitted.

- **Subdivision:** This permit is used to create 5 or more new lots (of less than 40 acres). Minimum lot size depends on the zoning district, but smaller lots are contingent on meeting infrastructure installation requirements – important size triggers are 5 acres and 20 acres. However, most subdivisions in the County are for small urban-style lots that are also part of a PUD (see below). Note that State approval is required for a subdivision.
- **Reversion to Acreage:** This permit is required for merging any lots that were created through a land division map. (Also see Deed of Combination on the Parcel Modification form.) It is normally simpler to prepare than other land division permits in that the surveyor does not have to do a field survey; but rather prepares the map using existing records. It is also simpler to review and approve than other land division permits.
- **Map of Amendment:** Correcting a map error affecting the lines or points of parcels (including for a BLA) requires a Map of Amendment. This permit uses the same forms and procedures required for the original land division map. Thus, you should also check the appropriate box for the applicable type of land division map.
- **With a Planned Unit Development (PUD):** In addition to checking the box for the applicable type of land division map, check this box to indicate that the map is in support of an approved Planned Unit Development. Also, provide appropriate information to show how this map conforms with the PUD approval.

SUMMARY OF PROPOSAL

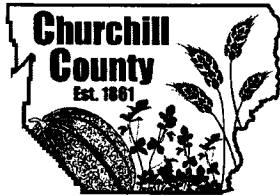
Summarize your project: Include how road, sewer, and water services will be provided. Discuss any soil limitation that may affect the use of septic systems, as well as other limitations of the property. Provide details about your responses in the questionnaire.

These 6 consecutive Parcel Maps shows 5 Acre parcels created fronting on Dillon Road.

The Tentative Map was approved by the ~~Planning Commission on January 13, 2021~~

and answers these questions.

*Bo. of County Commissioners on 19 May 21
DGP*



Questionnaire for Land Divisions

Please review these questions before designing the project. They are intended to help you foresee problems, may prompt you to make changes, point out the need for additional permits, etc. The questions are also intended to help staff determine compliance with County Code requirements. The questions include references to code sections so that you may better understand the standards that apply. The questions are divided into subject categories. **Circle the correct Yes / No / N/A or other answer.** Most questions have a follow-up statement or informational note afterward. Provide additional information about your answer in your summary on the main application form.

Ownership and Fees

- Does the property have a Conservation Easement? NO YES > Parcel changes may not be allowed
- Circle the community development fees that will be due with recording of the map?
None: Mainly Parcel Modifications
 Water dedication/fee: 2 acre-feet of surface water for new lots using wells. If the parcel has none, \$3176 per lot. Developments connecting to the community water system must dedicate groundwater.
 Road Impact Fee: \$2300 per lot or development. Subdivisions and PUDs pay before recording new lots, other land divisions and developments pay at the time of site development.
NOTE: Residential Construction Tax for Parks, and Residential Construction Tax for Schools are due with construction of new residences.
- Is there a loan, Deed of Trust, or other security interest active on the existing parcels? NO YES
NOTE: Holders of security interest will have to sign land division maps. They do not have to sign parcel modification maps, **but you are responsible for notifying them as required by law.** Be aware that default on a loan can void a boundary line adjustment, in some cases.

Lots size and area

- Will the resulting parcels meet the minimum parcel size requirements for the zoning district? (CCC Table 16.16.020.1) YES NO > Not allowed unless a Variance is obtained.
- Will the resulting parcels meet the minimum parcel width and average width requirements for the zoning district? (CCC Table 16.16.020.1) YES NO > Not allowed unless a Variance is obtained.
- Will the resulting lot lines meet the yard and road setback requirements from all existing buildings? (CCC Table 16.16.020.1) N/A YES NO > Not allowed unless a Variance is obtained.
NOTE: If buildings or facilities are to be removed to conform to code requirements, they must be removed before recording.
- Do all parcels have acceptable area for development (buildings, well, septic system with suitable soil) while meeting setbacks and site limitations (river, hazards, etc.)? YES NO > Configuration changes may be needed

Layout of Easements and Lot Lines

- Will new parcel lines follow the middle of linear features, such as a road, canal, or tree line, and split the feature between lots? NO YES > You may want to put the feature entirely on the lot it serves, or on just one lot so only one party has control over it. If the feature is to be split, easements for it may be needed.

- Will linear features (such as a road, power line, or canal) that serve one lot have to run across another lot? N/A NO YES > Easements for it may be needed.

Irrigation

- Does the property have surface water rights? NO YES > TCID approval is required to divide the water rights among the lots. (CCC 16.12.020.C)
- Does the property have irrigation facilities to serve on-site agricultural lands, or Newlands Project facilities crossing the property to serve other lands? NO YES TCID approval is required for protection of existing facilities, and to ensure satisfactory service for new parcel configurations. (CCC 16.12.020.D) Additional irrigation easements or new facilities may be required.
- Will any new access or utility easements cross over agricultural water delivery or drainage facilities? N/A NO YES > Permits from TCID & BOR may be required. Please consult with them.

Abandonment of roads or easement

- Are there public easements or roads on the property that are being abandoned or moved? NO YES > An Abandonment application (and fee) may be needed – refer to it for details. It can be reviewed along with the map review process but may be done multiple ways, and some require public hearings.
NOTE: All easements are not necessarily shown on the map creating the lot. Be sure to check your title, and check for notes on the map that created the lot regarding easements following property lines, etc.

Roads And Access Easements

- Is there a public access/road easement or public road frontage to the edges of the development that meets code? (CCC 16.16.010.1.A & CCC 16.12.040.2.A.4.a.4) YES NO > Easements need to be acquired
- Are there access easements or road frontage to each lot? (CCC 16.16.010.1.A) YES NO > Additional easements are needed
- Does the property border large tracts of undeveloped land? NO YES Access easements for fire protection must be provided to those borders (CCC 16.16.010.1.E)
- Are more than 8 lots being created? NO YES > A Traffic Study and traffic improvements may be needed (CCC 16.16.010.8)
- Are new roads being created? NO YES > Circle the road standard to be used below. Show the conceptual layout of the road and associated stormwater control features on the map. Engineered drawings will be required before construction or recording lots.

Paved Required for subdivisions & PUDs. Required for other divisions with lots 20 acres or less, and paving must reach the nearest County/State maintained road (which may be gravel).

Gravel Minimum required for lots of more than 20 acres, and it must reach the nearest County/State maintained road (which may be gravel).

Minimum Access Only allowed in limited situations and by special request. Must meet construction standards and provide for private maintenance and stormwater control?

None Required Lots of 40 acres or more that are created by Division of Land into Large parcels must provide easements, but road construction is not required. SEE NRS DROP THIS??

NOTE: See CCC 16.12.040.2.A.4, -B.2, & -C.1 for requirements. See CCC 16.16.010.7.B for construction standards. Roads not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

- For new roads, will they be publicly or privately maintained? N/A Public Private
NOTE: The County will accept maintenance of the road at its own discretion. Otherwise roads will be privately maintained (CCC 16.12.040.2.A.1.dd.5 & CCC 16.12.040.1.d.4.g). This must be decided by Road Dept and BOCC. Some situations may require special funding to support future road maintenance.
- For new roads, circle the road classification you are proposing. (See CCC 10.04.020)
 Residential Collector Arterial Major Arterial Park Minor (private)
NOTE: Be sure to include the speed limit statement for the road certificate (CCC 10.04.050 & CCC 16.12.040.2.A.1.dd.17)

Utilities and Easements

- Is there a Public Utility Easement reaching to the edges of the development? (CCC 16.16.010.1.B) & (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.p)
per map YES NO > Easements need to be acquired
- Are there Public Utility Easements to each lot? (CCC 16.16.010.1.B) *per map* YES NO > Additional easements are needed
- How are you providing “adequate sewer and water services” for the development? All developments must do so. Circle those that apply. (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.p)
 - Community water system: Presumed to meet the standard
 - Community sewer system: Presumed to meet the standard
 - Wells: Application must demonstrate adequacy – see notes below
 - Septics: Application must demonstrate adequacy – see notes below

NOTE: Most land divisions in the Urbanizing area that are less than 5 acres in size typically need to connect to the county sewer or water system, with some exceptions (Master Plan Ch. 9)

NOTE: All PUDs & Subdivisions must connect to a community water system and are only allowed in the Urbanizing and Industrial Master Plan designations. And those creating lots less than 5 acres in size must also connect to a community sewer system. (Master Plan Ch. 9)

NOTE: Community sewer and water facilities must be dedicated to the County (CCC 16.12.030.6 & CCC 16.16.010.9). Facilities not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

NOTE FOR WELL AND SEPTIC ON LOTS OF 5 ACRES OR MORE: A well is presumed to meet the standard, but must be able to meet setbacks. A septic is presumed to meet the standard, unless the site has soil with severe septic limitations (clay, alkali, lake bottom (playa), etc.). If the site has such soils, provide a soil report that identifies areas on-site with acceptable septic system characteristics, or identifies alternative systems. Limitations must be noted on the map.

NOTE FOR WELL AND SEPTIC ON LOTS OF LESS THAN 5 ACRES: The application must demonstrate that it meets the standard. A well is presumed to meet the standard, but must be able to meet setbacks. Provide a soil report with percolation test results that identifies suitable septic system locations that meet the setbacks. Show on the map that there is space to provide a well and/or septic system while meeting required well and septic setbacks within the development and from adjacent properties. If the site has severe soil limitations, identify alternative systems. Limitations must be noted on the map.

- For lots using water wells, do you have surface water rights on the land? N/A YES NO
NOTE: 2 acre-feet of surface water rights must be dedicated for each new lot before recording. If the property has none, a cash payments may be provided instead. (CCC 16.12.030.5.D & E)
NOTE: Water dedication only applies in Subbasins 101 & 102. It is not required in other subbasins. But in those cases, NRS 278.461(2) may require approval by the NV Div. of Water Resources (except for small areas at the edges of the County – Subbasins 73, 77, 78, 123, & 133).

- For lots connecting to a community water system, do you have ground water rights **(N/A)** YES NO
NOTE: Enough groundwater rights to serve the development must be dedicated before recording, with limited options to use surface water and cash payments (CCC 16.12.030.5.D & CCC 13.02.010.D.2)

Compatibility with Nearby Uses

- Is the site within ¼ mile of an agricultural operation? NO **(YES)** Add the certificate statement (CCC 16.04.020.F.1) & (CCC 16.12.040.2.A.1.dd)
- Is the site adjacent to an agricultural operation? **(NO)** YES > A protection plan must be provide with the application. (CCC 16.04.020.F.2 & CCC 16.16.020.2.C) Also see Friction Zones, below.
- Will the new lots trigger any of the Friction Zone standards CCC 16.16.020.2.C (see below)? NO YES
 - Single Family, Multi-Family, or Commercial adjacent to an agricultural operation
 - Single Family Residential adjacent to a major arterial street (there are very few)
 - Single Family adjacent to Multi-Family
 - Single Family adjacent to Industrial
 - Commercial adjacent to Single Family Residential
 - Commercial adjacent to Industrial
- Is the site within NAS Fallon Overlay? (base or ranges) **(NO)** YES > Land divisions discouraged (CCC 16.08.240, & -.250) & (Master Plan ED 6, LU 3.2, OS 4.5, OS 8.1)
- Is the site within the NAS Fallon noise contour (see AICUZ study)? **(NO)** YES > Add contour lines or a note to the map, and if it is within the 70 LDN contour also include the certificate statement. (CCC 14.18 & CCC 16.12.040.2.a.1.z)
- Is the site within ¼ mile of the Fallon Municipal Airport property? **(NO)** YES > Contact Airport Manager, obtain their comments, and provide them with the submittal. (CCC 16.08.230)
- Will there be signage used to identify the land division? **(NO)** YES > Include the signage plan with application and on the map. (CCC 16.16.020.6)
- Will there be street lights (or other lighting) for the land division? **(NO)** YES > Include the lighting plan with application and on the map. Plans must include provisions for long-term ownership and maintenance. Plans must include details that fixtures meet the “dark skies” code standards. (CCC 16.16.020.7)
- Will there be landscaping for the land division? **(NO)** YES > Include the landscaping plan with application and on the map. Plans must include provisions for long-term ownership and maintenance. Entrance and common space landscaping must be provided with subdivision and PUD applications (CCC 16.16.020.4.B)

Natural Areas and Waterways

- Are there natural water areas such as springs, wetlands, ponds, or lakes on or near the site? **(NO)** YES > Show them on the map. Conservation easements, and a protection plan may be needed. (CCC 16.16.010.5) & (CCC 16.16.010.1.D)
- Are there waterways, streams, and rivers on or near the site? **(NO)** YES > Show them on the map. Conservation easements, clearing limits, and a protection plan may be needed. (CCC 16.16.010.4 & 5) & (CCC 16.16.010.1.D)
- Are there irrigation drainage-ways & waterways on or near the site? (CCC 16.16.010.1.C & CCC 16.16.010.4) NO **(YES)** Show them on the map. Easements and clearing limits may be needed.
- Are you altering a water course, including bridges? **(NO)** YES > If it has a floodplain, it must be studied by an engineer and approved by FEMA. (CCC 19.09.010.E)

- Are there natural vegetation thickets, healthy trees, rock outcrops and other native features that are NOT associated with the water features noted in the above questions on or near the site?
(CCC 16.16.010.5) NO YES > Show them on the map.
A protection plan may be needed

Hazards - Flood and Geologic

- Are there Flood Hazards (floodplain, floodway) on or near the site? NO YES > Circle them below, and show boundaries and base flood elevation information on the map (CCC 19.11.050.A):

AE Zone (with elevations): Include the base flood elevation and boundaries.

AE Zone with Floodway: Include the base flood elevation and boundaries. Structures and fill are not allowed in Floodways unless engineered to be safe (CCC 19.11.070.A).

A Zone (no elevations or floodway): Where no Floodway is designated the applicant must have an engineer determine an appropriate setback, or use the default setback in code (CCC 19.11.070.B). Where there are no base flood elevations, the administrator can determine an approximate elevation using best available data from another source (CCC 19.09.030.E); except that for intense development on more than 5 acres (see CCC 19.09.030.E.2) the applicant must provide the data. If there is no elevation data from another source, the applicant must provide it by using an engineer (CCC 19.09.010.G). Subdivisions and tentative parceling maps must also provide the elevation of proposed structures and pads (CCC 19.11.050.B & F).

- Will there be utilities or on-site systems (including stormwater control) placed in the floodplain? NO YES > They must be designed to reduce and protect against pollution and flood damage (CCC 19.11.040, CCC 19.11.050.D & E).
- Are there Geologic hazards on or near the site, such as earthquake faults, land slide sites, alluvial fans, flash flood corridors, old mine shafts, etc.? NO YES > The development must be designed to be safe from hazards. (CCC 16.12.010 & CCC 16.04.050)
NOTE: These are concentrated in hills and mountains, though flash flood corridors run off of the mountain for some distance (also see floodplain maps), and in-valley faults are found under the Stillwater Refuge, near the Soda Lakes and in Dixie Valley
- Are there major irrigation canals on or near site that sit above the elevation of the property? NO YES > The development must include design features and contingency plan for canal breakage and subsequent flooding (CCC 16.12.010 & CCC 16.04.050)
- Will the lots need to be graded, or are they planned to be graded to support future development, or will grading be needed to build infrastructure? NO YES > If over 1 acre, a Grading Plan & Dust control plan must be provided (CCC 16.16.010.11). For subdivisions, there are clearing restrictions (CCC 16.16.010.4)

June 24, 2021

Jeffery H. Cruess

P O Box 20602

Sun Valley, NV 89433

775-376-3763

Churchill County Planning Department
155 N. Taylor, Suite 194
Fallon, NV 89406

Re: Pre-check: 4th Parcel Map for Mason 1 LLC

T.C.I.D. I.D. #20-017

Surveyor – Steve Bell

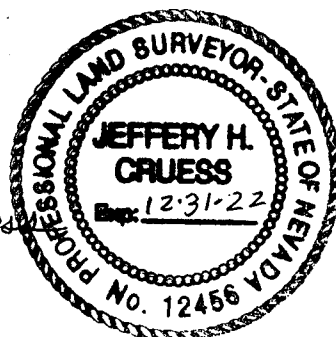
This list represents a review for compliance with the Nevada Revised Statutes (NRS) and Churchill County Code (CCC). It does not constitute approval of the mathematical data or principles of surveying used to determine the boundaries of this property. Each item corresponds with the numbers placed on the review copy. If you disagree with any of the corrections or feel we have misinterpreted at item, please write your explanation on the map. Should you wish to discuss the comments please contact the person indicated above.

1. A wet stamp and original signature are required for all documents submitted for recording.
2. It appears there are no witness corners, you should remove the witness corner symbol in the legend

Regards,

Jeffery H. Cruess
Churchill County Surveyor

Jeffery H. Cruess



6/24/21

OFFICE OF THE CHURCHILL COUNTY ASSESSOR

DENISE L. MONDHINK-FELTON, ASSESSOR

155 N. Taylor St., Suite 200

Fallon, NV 89406-2783

Phone: 775-423-6584 Fax: 775-423-2429

www.churchillcounty.org



MAP REVIEW
Churchill County

MAP NAME: 4TH PARCEL MAP FOR MASON 1 LLC

PARCEL #: 008-113-56

TCID #: 20-017

SURVEYOR: BELL LAND SURVEYING - STEVEN N BELL

OWNER'S CERTIFICATE: OK

SIGNATURES: TYPED NAMES OK

NOTARY ACKNOWLEDGEMENT: TYPED NAMES OK

TITLE BLOCK: OK

BACKING DOCUMENTS: N/A

DEFERRED TO BE BILLED: N/A

COMMENTS: NEW PARCELS WILL NOT EXIST UNTIL FY 2022-2023

DATED: 6/15/2021

BY: HN

6/23/2021 dg

Dean Patterson

From: Marie Henson
Sent: Tuesday, June 15, 2021 12:07 PM
To: Dean Patterson
Subject: RE: Dillon Rd North - 6 Parcel Maps

Dean,

The only comment I have, is basically the same as I submitted with the previous maps:

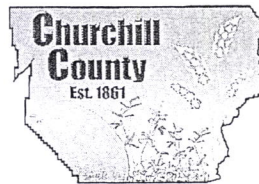
At the discretion of the Building Official, all parcels may be required to have a Soil Test Pit dug and inspected, prior to septic system approval.

If you have any questions, please let me know.

Regards,

Marie Henson

Building Official
Churchill County
Building Department
155 N. Taylor Street, Ste 170
Fallon, NV 89406
O: 775-428-0264
C: 775-427-3115
F: 775-423-8185
mhenson@churchillcounty.org
www.churchillcountynv.gov



From: Dean Patterson <planning-ap@Churchillcounty.org>
Sent: Friday, June 11, 2021 4:31 PM
To: Marie Henson <mhenson@Churchillcounty.org>; Gary Fowkes <GFowkes@Churchillcounty.org>; Mitch Young (X2) (myoung@fallonfire.org) <myoung@fallonfire.org>; Heather Neidigh <assessor-hn@churchillcounty.org>; Leslie Notestine <assessor-ln@churchillcounty.org>; Dave Goudswaard (daveg@nvenergy.com) <daveg@nvenergy.com>; Stewart Nichols <stewart.nichols@cccomm.co>
Cc: Christian Spross <cspross@churchillcountynv.gov>
Subject: Dillon Rd North - 6 Parcel Maps

Hi all. For the last few months the McCreary's have been trying to get their Dillon Road – North Side project approved by the BOCC. This is NOT the Michelle Drive project right next door. They recently got the parceling plan approved by the BOCC and have submitted the 6 Parcel Maps to implement the plan. These are attached. Note that the “flagpole” lots have access on Dillon, so no official road needs to be built. But they will need to build the driveways to provide fire access to the sites, as well as paved road apron onto Dillon, and a road maintenance agreement for the driveways.

Please let me know if you have comments.

I would like to know if you want to meet to talk about it. Otherwise please provide comments – OR say that you have no comments. Thanks!

OWNER'S CERTIFICATE

THE UNDERSIGNED, MASON 1, LLC BEING THE OWNER OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT:
 1. WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.
 2. WE OFFER TO GRANT ALL PERMANENT EASEMENTS FOR UTILITY, VIDEO SERVICE, ACCESS, OR OTHER PUBLIC USE AS DESIGNATED ON THE MAP.
 3. WE OFFER TO DEDICATE FOR PUBLIC USE THOSE LANDS DEPICTED AND ANNOTATED HEREIN.
 4. WE WARRANT THAT ALL PURCHASERS, PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN, WILL BE INFORMED OF (A) THE OPEN RANGE NOTE ON THIS MAP, (B) THE RIGHT TO FARM NOTE ON THIS MAP.

MASON 1, LLC

JESSICA STANGER, MANAGING MEMBER

STATE OF NEVADA)
) JSS
 COUNTY OF CHURCHILL)

ON _____ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, JESSICA STANGER, MANAGING MEMBER OF MASON 1, LLC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC

CERTIFICATE OF BOARD APPROVAL

THE UNDERSIGNED, ON BEHALF OF THE BOARD OF CHURCHILL COUNTY COMMISSIONER'S, DOES HEREBY CERTIFY:

- (1) THAT THIS MAP IS APPROVED; AND
- (2) THAT THE BOARD ACCEPTS ALL GRANTS OF EASEMENTS OFFERED FOR PUBLIC USES IN CONFORMANCE WITH THE OFFER; AND
- (3) THAT THE BOARD REJECTS ALL OFFERS OF DEDICATION OF LANDS AND IMPROVEMENTS AT THIS TIME, BUT MAY ACCEPT SUCH OFFERS BY SEPARATE ACTION AT A LATER DATE; AND
- (4) THAT ALL OFFERS OF DEDICATED LANDS, EASEMENTS, OR IMPROVEMENTS THAT ARE NOT ACCEPTED AT THIS TIME REMAIN OPEN FOR FUTURE ACCEPTANCE.

DATE TITLE PRINTED NAME SIGNATURE

PLANNING DEPARTMENT CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY PLANNING DEPARTMENT, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR CONFORMANCE WITH CHURCHILL COUNTY CODE, INCLUDING WATER DEDICATION REQUIREMENTS.

DATE TITLE PRINTED NAME SIGNATURE

AFFIRMED BY PLANNING COMMISSION:

DATE PRINTED NAME SIGNATURE

SOUTHWEST GAS CORPORATION P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

NV ENERGY P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH 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.

UTILITY AND VIDEO SERVICES PROVIDERS

THE EASEMENTS FOR UTILITY AND VIDEO SERVICE PURPOSES THAT ARE ESTABLISHED BY THIS MAP HAVE BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED ORGANIZATIONS

DATE TITLE PRINTED NAME SIGNATURE
 C.C. COMMUNICATIONS

DATE TITLE PRINTED NAME SIGNATURE
 CHURCHILL COUNTY UTILITIES

DATE TITLE PRINTED NAME SIGNATURE
 CHARTER COMMUNICATIONS

DATE TITLE PRINTED NAME SIGNATURE
 SIERRA PACIFIC POWER Co., dba NV ENERGY

DATE TITLE PRINTED NAME SIGNATURE
 SOUTHWEST GAS CORPORATION



VICINITY MAP NOT TO SCALE

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK - TREASURER, DOES HEREBY CERTIFY THAT:
 1) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
 2) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, SPECIAL ASSESSMENTS.
 3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

DATE TITLE PRINTED NAME SIGNATURE

BUILDING AND SEPTIC PERMIT NOTE

CHURCHILL COUNTY HAS NOT ASSESSED THE SUITABILITY OF ANY LAND WITHIN THIS MAP FOR DEVELOPMENT, NOR DOES IT MAKE A COMMITMENT OF ANY LAND'S ELIGIBILITY FOR A COUNTY BUILDING OR SEPTIC PERMIT. LIMITATIONS MAY INCLUDE FLOODING, SOIL LIMITATIONS FOR SEPTIC SYSTEMS, REMOTE LANDS WITH LEGAL OR PHYSICAL ACCESS DIFFICULTIES, CORROSION FROM SOIL CHEMISTRY, ETC.

ROAD AND FIRE CERTIFICATE AND NOTES

THE UNDERSIGNED, ON BEHALF OF CHURCHILL COUNTY, HAS REVIEWED AND APPROVED THIS MAP FOR ROAD AND FIRE REQUIREMENTS.

DATE SIGNATURE
 GARY FOWKES, CHURCHILL COUNTY ROAD SUPERVISOR

DATE SIGNATURE
 MITCH YOUNG, CHURCHILL COUNTY FIRE MARSHAL

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON WITH APPROVAL OF THIS MAP. ACCEPTANCE OF ROADS INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH SEPARATE ACTION. ROADWAYS ARE NOT ACCEPTED BY THE COUNTY OR ELIGIBLE FOR COUNTY MAINTENANCE UNTIL SAID ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS.

IN THE CASE OF EASEMENTS GRANTED BY THIS MAP FOR THE BENEFIT OF EXISTING ROAD IMPROVEMENTS, WHERE THE EASEMENT ALSO OVERLIES AN EXISTING NEWLANDS PROJECT EASEMENT, ROAD ENLARGEMENTS MAY NOT BE UNDERTAKEN UNTIL THE NEWLANDS PROJECT EASEMENT HAS BEEN RELOCATED OR TERMINATED.

OPEN RANGE NOTE

PURSUANT TO N.R.S. 569.440 AND N.R.S. 569.450, NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO FENCE OUT LIVESTOCK.

RIGHT TO FARM NOTE

THIS MAP IS SUBJECT TO THE PROVISIONS OF N.R.S. 40.140 AND CHURCHILL COUNTY CODE REGARDING THE RIGHT TO FARM.

COUNTY SURVEYOR REVIEW CERTIFICATE

I CERTIFY THAT I AM THE DULY APPOINTED CHURCHILL COUNTY SURVEYOR; AND THAT I HAVE EXAMINED THIS MAP, AND I FIND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS TECHNICALLY CORRECT.

JEFF CRUESS, PLS 12456

OWNER

MASON 1 LLC
 RE/MAX TRADITIONS
 3305 US 50 ALT.
 FERNLEY NV 89408

SITE: DILLON ROAD
 APN: 8 - 113 - 56
 ZONE: E - 1
 TOTAL AREA: 40.30 ACRES +/-

RECORDER'S CERTIFICATE

FILE NO. _____
 FILED FOR RECORD AT THE REQUEST OF _____ ON THE _____ DAY OF _____, 2021, AT _____ MINUTES PAST _____ M IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA.
 FEE: _____

CHURCHILL COUNTY RECORDER

DEPUTY

TRUCKEE-CARSON IRRIGATION DISTRICT CERTIFICATE

I, RUSTY D. JARDINE, ESQ., MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT ("DISTRICT") does hereby declare as follows:

- 1. Every parcel depicted upon this map lies within the geo-physical boundaries of the Newlands Federal Reclamation Project (Project) established by act of Congress in 1902 (32 Stat. 388), and the boundaries of the District as authorized by the Nevada Irrigation District Act (NRS 539.010 et seq). Depicted on this map are Project easements and/or rights of way for the construction, maintenance, and/or operation of Project canals, laterals, drains, and/or facilities. Obstructions and/or nuisances to or within Project canals, laterals, drains, and/or facilities, are impermissible.
- 2. The District by agreement with the United States of America, through the Bureau of Reclamation (Reclamation) of the Department of the Interior, is the agent for the operation and maintenance of the Project. The District is authorized to enter Project easements and/or rights of way for all lawful purposes associated with the operation and maintenance of the Project.
- 3. All lands depicted hereon, having surface water rights appurtenant thereto, are subject to regulation by the District for the delivery and distribution of water as provided for by NRS 539.233.
- 4. The District assumes no legal duty, as to the lands depicted hereon, for the inspection or review of past or future hydrologic conditions, including, without limitation, changes to surface or groundwater sources, water tables, or flooding, and makes no claim or warranty as to the existence of such adverse hydrologic condition(s) now attending the lands, or existing structures, or as to any structure(s) to be planned or to be constructed thereon.
- 5. The District assumes no legal duty for, nor makes any warranty associated with, the accuracy of the water rights depicted on this map.

RUSTY D. JARDINE, ESQ., DISTRICT MANAGER

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF WESTERN NEVADA TITLE COMPANY, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED, AND THAT:
 (1) THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREIN OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS;
 (2) THE OWNERS IDENTIFIED IN THE OWNER'S CERTIFICATE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY DELINEATED HEREON;
 (3) THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND;
 (4) THE TITLE COMPANY HAS ISSUED A GUARANTEE FOR THE BENEFIT OF CHURCHILL COUNTY.

ORDER NUMBER: 08 - 42586-20 DATED OCTOBER 14, 2020, APN 8 - 113 - 56

Date Title Printed name Signature

SURVEYOR'S CERTIFICATE

I, STEVEN N. BELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF DAN MCCREARY

2. THE LAND SURVEYED LIES WITHIN A PORTION OF THE SW1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B. & M. THE SURVEY WAS COMPLETED ON JUNE 24, 2021.

3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

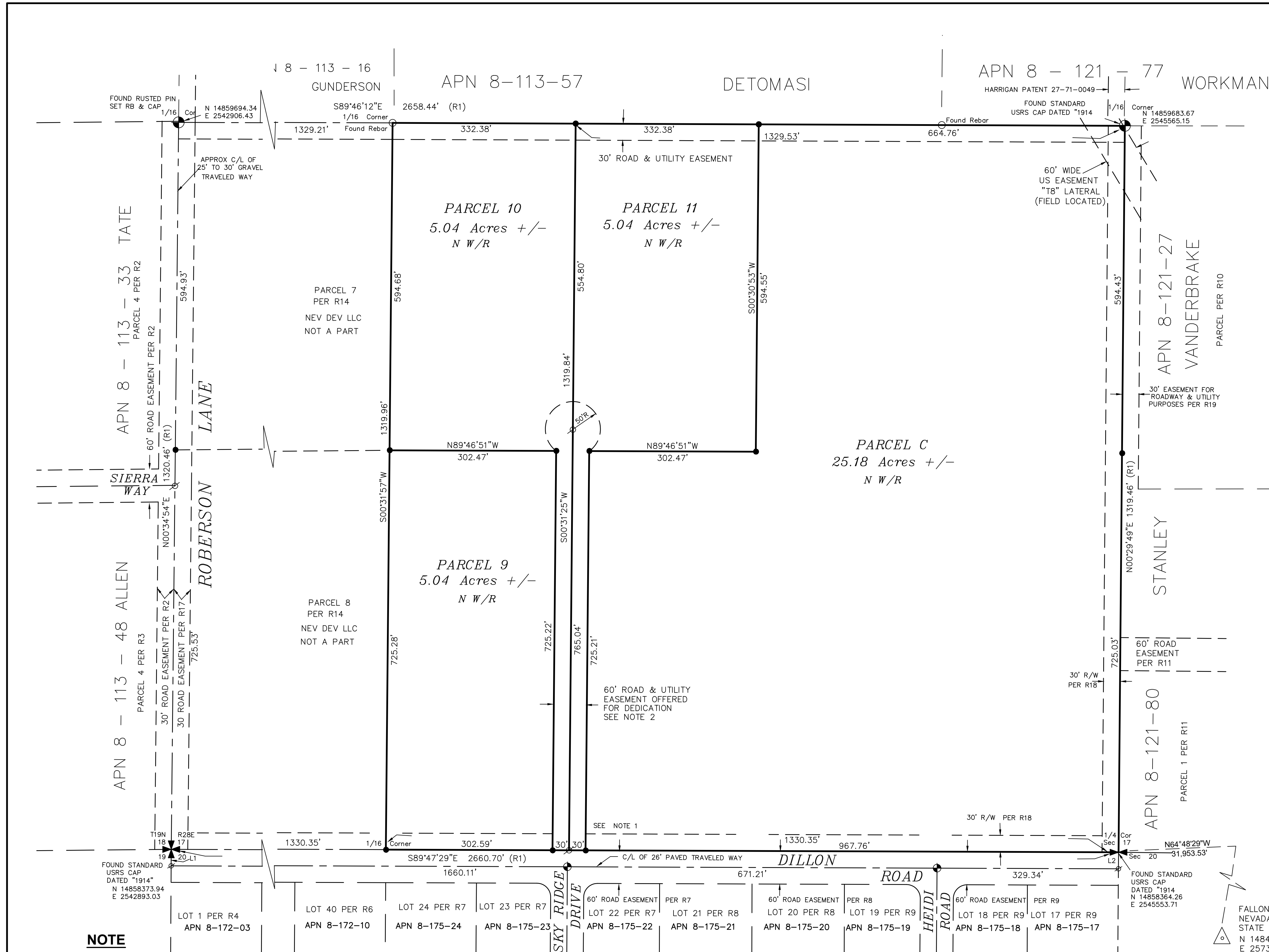
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

STEVEN N. BELL, P.L.S. 11420



NOTE: IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.
 TCID I.D. # 20 - 017

4th PARCEL MAP FOR
MASON 1 LLC
 LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B. & M.
 CHURCHILL COUNTY NEVADA
 Bell Land Surveying
 100 Fillmore Way
 Reno, Nevada 89519
 (775) 240-3079 FALLON: 775-423-8701
 Email: STEVENNBELL@YAHOO.COM
 SHEET **1** OF 2



EASEMENTS FOR UTILITY AND VIDEO SERVICES
 10' WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAND DIVISION, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
 5' WIDE ALONG INTERIOR LOT LINES, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
 7.5' WIDE MEASURED FROM THE EDGE OF ROAD EASEMENTS OR RIGHTS-OF-WAY.

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PARALLEL TO AND CONTIGUOUS WITH THE EXISTING EASEMENT.

PUBLIC UTILITY EASEMENTS INCLUDE CATV.

REFERENCES

- R1 = ROS/BLA FOR WORKMAN BY EMERY, DOCUMENT 318385, DATED 12/4/1998.
- R2 = PARCEL MAP FOR ERNST BY WILSON, DOCUMENT 172226 DATED 4/18/1980.
- R3 = PARCEL MAP FOR ERNST BY WILSON, DOCUMENT 172227 DATED 4/18/1980.
- R4 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 293033 DATED 10/19/1995.
- R5 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 307398 DATED 8/6/1997.
- R6 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 352991 DATED 6/11/2003.
- R7 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 352992 DATED 6/11/2003.
- R8 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 372445 DATED 6/28/2005.
- R9 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 372446 DATED 6/28/2005.
- R10 = ROS MAP FOR T.C.I.D BY EMERY, DOCUMENT 208740 DATED 9/20/1989.
- R11 = PARCEL MAP FOR STANLEY BY SILVER STATE SURVEYING, DOCUMENT 349744 DATED 2/26/2003
- R12 = 1st PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____, DATED _____
- R13 = 2nd PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____, DATED _____
- R14 = 3rd PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____, DATED _____
- R17 = U.S. LAND PATENT, DOCUMENT NO. 145799, DATED MARCH 30, 1976.
- R18 = U.S. LAND PATENT, DOCUMENT NO. 172498, DATED APRIL 30, 1980.
- R19 = GRANT DEED TO TYLER, DOCUMENT NO. 225533, DATED FEBRUARY 6, 1987.

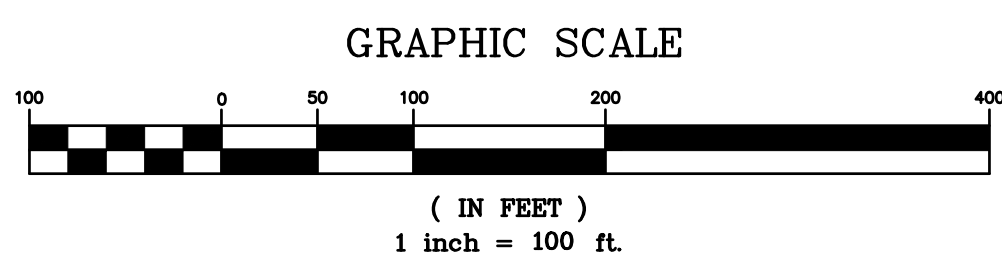
LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S00°20'22"W
L2	30.00	N00°24'56"E

NOTE

- 1) DIRECT ACCESS FOR ALL PARCELS ONTO DILLON ROAD AND ROBERSON LANE IS NOT PERMITTED, ACCESS MUST BE FROM SHARED ACCESS DRIVEWAYS.
- 2) PARCELS FRONTING THIS ROAD EASEMENT ARE SUBJECT TO A MAINTENANCE AGREEMENT RECORDED UNDER A SEPARATE DOCUMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NEVADA STATE PLANE WEST ZONE FROM GPS OBSERVATIONS AND IS SHOWN AS S89°47'29"E ON THE SOUTH LINE OF SW 1/4 OF SECTION 17. GROUND COORDINATES AND DISTANCES ARE SHOWN USING A COMBINED SF OF 1.000 283



LEGEND

- SECTION OR 1/4 CORNER AS DESCRIBED.
- CENTERLINE MONUMENT STAMPED PLS10142 PER R6 - R8, OR AS NOTED.
- SET 5/8" REBAR AND PLS 11420 YELLOW CAP.
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POINT, NOTHING SET.
- (R1 =) RECORD MEASUREMENT PER REFERENCE.

OWNER

MASON 1 LLC
 REMAX TRADITIONS
 3305 US 50 ALT.
 FERNLEY NV 89408
 SITE: DILLON ROAD
 APN: 8-113-56
 ZONE: E-1
 TOTAL AREA: 40.30 ACRES +/-

NOTE:
 IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.
 TCID I.D. # 20 - 017

4th PARCEL MAP FOR
MASON 1 LLC
 LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B.& M.

CHURCHILL COUNTY NEVADA

Bell Land Surveying
 100 Fillmore Way
 Reno, Nevada 89519
 (775) 240-3079 FALLON: 775-423-8701
 Email: STEVENNBELL@YAHOO.COM



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