



Washoe County
Department of
Community
Development

1001 E. Ninth St., Bldg. A
Post Office Box 11130
Reno, NV 89520-0057
Tel: 775-328-3600
Fax: 775-328-3648

ACTION ORDER

June 22, 2004

Lauren Ward
American Land Conservancy
1338 Sutter Street Suite 810
San Francisco, CA 94109

Dear Applicant:

As filed with the Department of Community Development, the Washoe County Parcel Map Review Committee, at its regular meeting of Friday, June 18, 2004, approved, with thirteen (13) conditions, the following:

PARCEL MAP CASE NO. PM04-010 (AMERICAN LAND CONSERVANCY) - To divide a ± 76.12 -acre parcel into three parcels of ± 50.75 acres, ± 21.66 acres and ± 3.71 acres. The ± 3.71 acre parcel has been requested by the Washoe County Department of Water Resources and is being created for public purposes. Two of the parcels will have a land use designation of General Rural (GR) and one will have a land use designation of Medium Density Suburban (MDS). The property is located at the end of Kiowa Way approximately 250 feet south of the intersection of Kiowa Way and the Hopi Court. The property is designated Medium Density Suburban (MDS) and General Rural (GR) within the North Valleys Area Plan. The parcel is located within Section 17, T20N, R19E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District No. 5. (APN 082-180-12).

The approval for the parcel map was based on the following findings:

1. That the division is in conformance with the Comprehensive Plan and the North Valleys Area Plan;
2. That the proposal will adequately provide for access, floodwaters, utilities, wastewater disposal, water supply and fire protection; and
3. That the Committee gave reasoned consideration to the information contained within the staff report and information received during the meeting.

Adrian P. Freund,
AICP, Director



Washoe County ... Where Quality Is At Home
"Dedicated to Excellence in Public Service"

American Land Conservancy

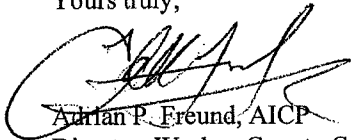
June 21, 2004

PM04-010

Page 2

If no appeals have been filed within 30 days of the date of this notification, the decision by the Parcel Map Review Committee is final.

Yours truly,



Adrian P. Freund, AICP

Director, Washoe County Community Development
Secretary to the Parcel Map Review Committee

APF/RP/ds (PM04-010f1)

Attachments: Conditions

xc Representatives: Stantee Consulting, c/o Raymond Hebert, 6980 Sierra Center Parkway
#100, Reno, NV 89511

James Barnes, DA's Office; Marge Claussen, Assessor's Office (CAAS); Steve Churchfield, Chief Appraiser, Assessor's Office; Kathy Laster, Utility Division; Engineering Division; Nevada Division of Forestry, 885 Eastlake Boulevard, Carson City, NV 89701, North Valleys Citizen Advisory Board.

I, Raymond R. Hilbert, a Professional Land Surveyor licensed in the State of Nevada, do hereby certify that:

1. This plot represents the results of a survey conducted under my direct supervision at the instance of American Land Conservancy.
2. The lands surveyed lie within Section 17, T20N, R18E, M20W and the survey was completed on _____
3. This plot complies with the applicable state statutes and any local ordinances in effect on the date the governing body gave the final approval.
4. The measurements depicted on the plot are of the character shown, occupy the positions indicated and are of sufficient number and durability.

RAYMOND B. HEBERT

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 seek that parcel with said utility facilities for the purpose of serving said parcel. The easement shall include the right to install and maintain said utility facilities and the right of locustment mutually agree upon by the utility company and the landowner. The utility company, Public utility easements shall include use by cable television providers.
2. The natural drainage will not be impeded during the development or improvement of these parcels.
3. Sewage disposal shall be by connection to a public sewer system unless otherwise approved at the time of development.
4. Easements are hereby granted for Public Utilities (including Cable Television) ten (10) feet in width centered on all interior lot lines and ten (10) feet in width within all exterior boundaries.

The undersigned hereby certifies that this plot has been examined and that American Land Conservancy owns or has an interest in the land and that the owners hereon and that they are the only persons who have filed maps that no one holds all or a portion of the land in fee simple, and that there are no liens of record against the lands delineated hereon for delinquent state, county, municipal, federal or local taxes or assessments collected as taxes or special assessments and that a guarantee dated _____ for the benefit of _____ is on file.

VICKIE TAYLOR
VICE PRESIDENT

[illegible]

This is to certify that the undersigned, American Land Conservancy, is the owner of the tract of land hereinafter described, and that the same is associated in compliance with and subject to the provisions of N.R.S. Chapter 278, and that the streets, avenues and highways and all opportunities thereto as shown on hereby dedicated and set apart to be used as public thoroughfares forever, and hereby grants the access and utility easements as shown hereon.

DATE _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____
by Horriet Burgess as President of the American Land Conservancy.

My commission expires on

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.285.

NEEDY TREASURER

The water and sewer resource requirements set forth in Article 422 of the Washoe Code are not intended to be a dedication of water resources have been satisfied.

WASHINGTON COUNTY UTILITY SERVICES DIVISION

A PORTION OF THE SE1/4 OF SECTION 17, T. 20 N., R. 19 E., MDN



WASHOE COUNTY

2003, AT _____ MINUTES PAST _____
O'CLOCK, _____ M., OFFICIAL RECORDS
OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER

BY: DEPUTY

BASIS OF BEARINGS

NAD 1983 (NAD 83) COORDINATE SYSTEM
 BEARINGS DETERMINED BY
 TRIPLE TRANSIT THEODOLITE
 BASED UPON GPS OBSERVATION BETWEEN
 CHALK BLUFF AND VISTA 2
 (DISTANCES SHOWN ARE GROUND DISTANCES)
 COMBINED GROUND TO GRID FACTOR: 0.99981135

TOTAL AREA = 76.12 ACRES *

LEGEND

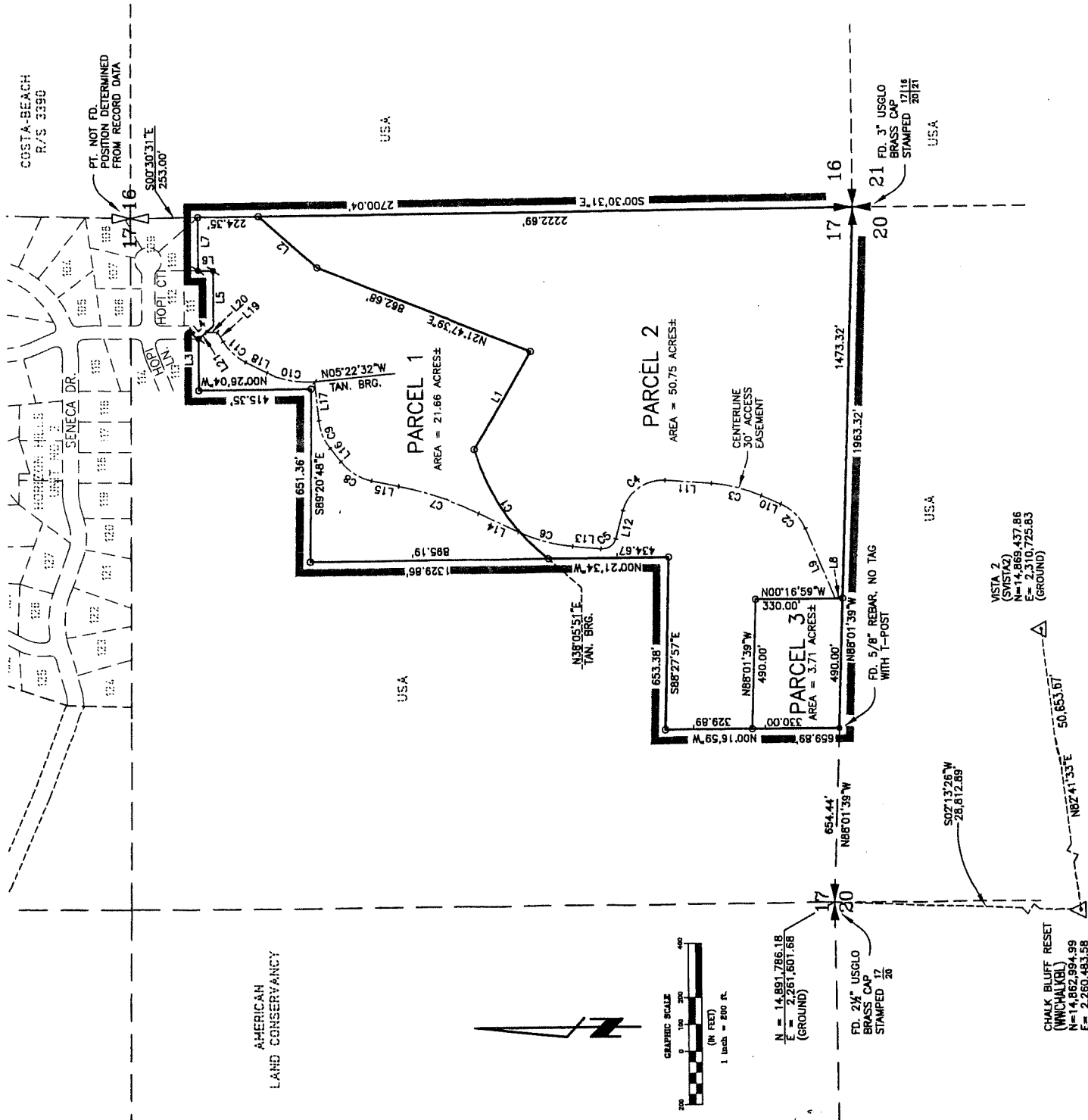
- LAND CORNER AS INDICATED
- FOUND MONUMENT AS INDICATED
- TO SET 5/8" REBAR
- DIMENSION POINT - NOTHING FD. NOR SET
- FOUND 5/8" REBAR CAPPED RLS 1569

REFERENCES

- "Plot of Horizon Hills Unit No. 2," recorded on July 16, 1964, as Tract Map No. 910, File No. 1391, Official Records of Washoe County.
- Preliminary Title Report prepared by Western Title Company, Inc., dated as of March 2, 2004 as Order No. 00130556-2.
- Parcel Map for American Land Conservancy, recorded April 15, 2004, as Parcel Map No. 2004, File No. 2004, Official Records of Washoe County.

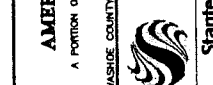
LINE	BEARING	DISTANCE
L1	N07°48'27"E	224.35'
L2	N07°02'51"E	222.69'
L3	S89°20'48"E	651.36'
L4	S52°03'17"E	183.11'
L5	S88°48'37"E	200.72'
L6	S88°48'37"E	200.45'
L7	S88°48'37"E	200.45'
L8	N07°15'39"W	24.94'
L9	N07°15'39"W	24.94'
L10	N07°15'39"W	24.94'
L11	N07°15'39"W	24.94'
L12	N07°15'39"W	24.94'
L13	N07°15'39"W	24.94'
L14	N07°15'39"W	24.94'
L15	N07°15'39"W	24.94'
L16	N07°15'39"W	24.94'
L17	N07°15'39"W	24.94'
L18	N07°15'39"W	24.94'
L19	N07°15'39"W	24.94'
L20	N07°15'39"W	24.94'
L21	N07°15'39"W	24.94'

CURVE	BEARING	RADIUS	LENGTH
C1	N07°48'27"E	224.35'	224.35'
C2	N07°02'51"E	222.69'	222.69'
C3	S89°20'48"E	651.36'	651.36'
C4	S52°03'17"E	183.11'	183.11'
C5	S88°48'37"E	200.72'	200.72'
C6	S88°48'37"E	200.45'	200.45'
C7	S88°48'37"E	200.45'	200.45'
C8	N07°15'39"W	24.94'	24.94'
C9	N07°15'39"W	24.94'	24.94'
C10	N07°15'39"W	24.94'	24.94'
C11	N07°15'39"W	24.94'	24.94'
C12	N07°15'39"W	24.94'	24.94'
C13	N07°15'39"W	24.94'	24.94'
C14	N07°15'39"W	24.94'	24.94'
C15	N07°15'39"W	24.94'	24.94'
C16	N07°15'39"W	24.94'	24.94'
C17	N07°15'39"W	24.94'	24.94'
C18	N07°15'39"W	24.94'	24.94'
C19	N07°15'39"W	24.94'	24.94'
C20	N07°15'39"W	24.94'	24.94'
C21	N07°15'39"W	24.94'	24.94'
C22	N07°15'39"W	24.94'	24.94'
C23	N07°15'39"W	24.94'	24.94'
C24	N07°15'39"W	24.94'	24.94'
C25	N07°15'39"W	24.94'	24.94'
C26	N07°15'39"W	24.94'	24.94'
C27	N07°15'39"W	24.94'	24.94'
C28	N07°15'39"W	24.94'	24.94'
C29	N07°15'39"W	24.94'	24.94'
C30	N07°15'39"W	24.94'	24.94'



VISTA 2
 (WISCONSIN)
 N=14,861,786.18
 E=2,261,601.68
 (GROUND)

CHALK BLUFF RESET
 (WHICHKBL)
 N=14,862,994.99
 E=2,260,483.58
 (GROUND)



AMERICAN LAND CONSERVANCY
 A PORTION OF THE SE1/4 OF SECTION 17, T. 20 N., R. 19 E., W. 104
 WASHOE COUNTY NEVADA
 Stantec Consulting
 6980 Sierra Center Parkway
 Suite 100
 Reno, Nevada 89511
 Tel: (775) 850-0777
 Fax: (775) 850-0787
 DATE: APRIL 2004
 SHEET 2 OF 2
 150722000