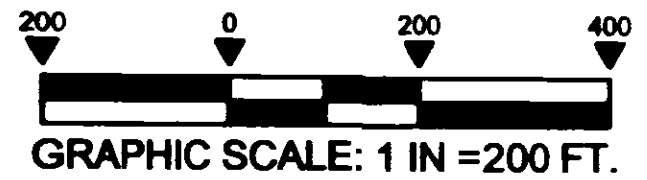


C-301

NOTE:
APPROXIMATE LOCATION
OF EXISTING 100 YEAR
FLOOD PLAIN PER FEMA
FLOOD INSURANCE RATE
MAP 480520 0075B
DATED 9-27-1991

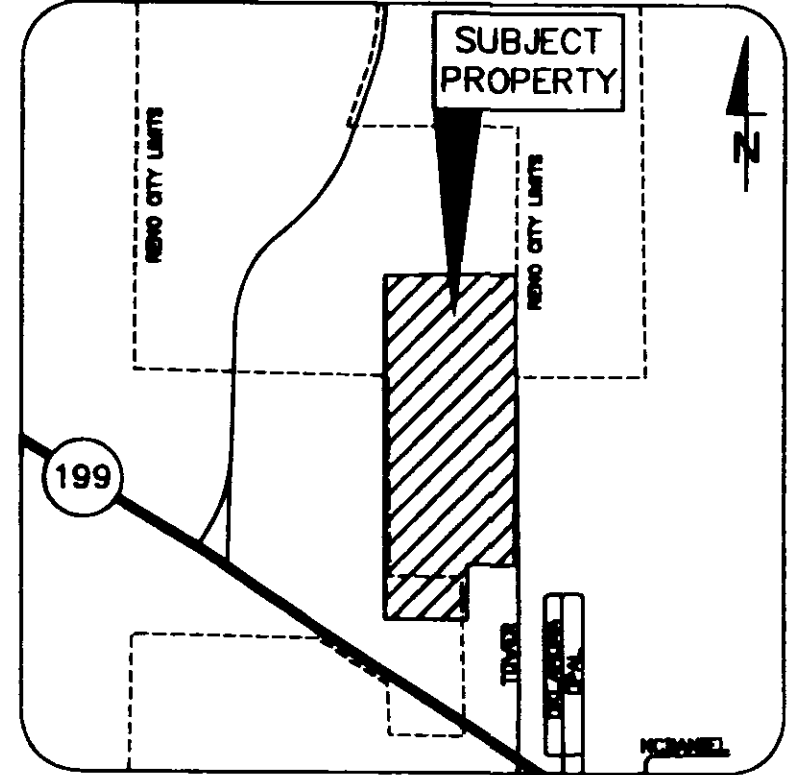
JOHN DOBBS
VOL. 660, PG. 141,
D.R.P.C.T.



W.H. DAVIS
SURVEY,
ABSTRACT
NO. 2379

A.C. BOX
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LOCATION MAP



LAND USE DATA:
TOTAL LAND AREA - 106.483 ACRES
RESIDENTIAL USE
MINIMUM LOT SIZE - 435,600 sq. ft. (10.00 acres)
TOTAL RESIDENTIAL LOTS - 10
PROJECTED POPULATION - 35
RIGHT-OF-WAY DEDICATION - 1.414 ac.

FLOODPLAIN/DRAINAGEWAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGEWAYS. THE CITY OF RENO WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVERSED THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF RENO SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

T & P.R.R. CO.
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RUBY INES COVINGTON
VOL. 1131, PG. 691,
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JACKSBORO HWY
(S.H. 199)

GRANVILLE G. MARTIN
VOL. 1273, PG. 1135,
D.R.P.C.T.

J.E. HASTINGS
VOL. 1141, PG. 246,
D.R.P.C.T.

WILLIAM J. DAVIS
VOL. 1362, PG. 1776,
D.R.P.C.T.

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