

FORM
4041

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



SHAWNYNE GARREN, RECORDER

Upon recording mail copy to:
Nevada Division of Water Resources
901 S. Stewart Street, Suite 2002
Carson City, NV 89701

25855R04

OFFICE OF THE NEVADA STATE ENGINEER

Regarding Permit No. 25855 Certificate Number 7857

This space reserved for county recorder's use only

State of Nevada)

: ss

County of Douglas)

I, Robert O. Anderson, PE, CFM, WRS

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 Bently Family Limited Partnership
of all a portion of Permit 25855/Certificate 7857 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:
6.0 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:

The 1.5 acre portion to be relinquished was appurtenant to portions within the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, T13N., R.21E., MDM, within Douglas County APN 1321-29-001-014

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

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 This relinquishment of water rights is for the purpose of offsetting the water withdrawn from domestic wells to homes, or for the dedication of water to newly created lots located at the place described below and reflected on the attached map: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

within portions of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 9 and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, all in T.12N., R.21 E., MDM., said portions being within Douglas County Assessor's Parcel Number 1221-09-001-005, and more specifically reflected on the attached copy of the tentative parcel map.

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.
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.

Permit/Cert No. 25855 / 7857

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 17 day of April, 20 24.

Robert O. Anderson
Affiant's Signature

Robert O. Anderson, PE, CFM, WRS

Affiant's printed name

State of Nevada)

: ss

County of Douglas)

Subscribed and sworn to before me on

this 17 day of April, 20 24.

by Robert O. Anderson, PE, CFM, WRS

Allison Ikehara

Notary Public Signature

R.O. Anderson Engineering, Inc.

Street Address

P.O. Box 2229, Minden, NV 89423

City, State, ZIP

(775) 782-2322

Telephone Number

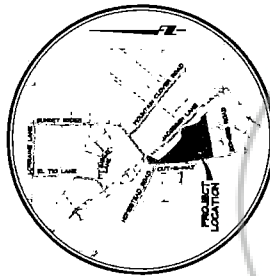


Notary Stamp

APPROVED: This 6th day of August, 20 24.

Adam Sullivan
State Engineer's signature

ADAM SULLIVAN
Print State Engineer's name



VICINITY MAP
SCALE: 1" = 2,000'

PROJECT SUMMARY

OWNER: BENTLY FAMILY LTD PARTNERSHIP
BENTLY FAMILY LTD PARTNERSHIP
401 ESTERDALE AVENUE
HINDEN, NEVADA 89423
(702) 783-1862

APPLICANT: (SAME AS OWNER)
R.O. ANDERSON ENGINEERING
1221 W. WILSON AVENUE
HINDEN, NEVADA 89423
(702) 783-2832

ENGINEER: R.O. ANDERSON ENGINEERING
1221 W. WILSON AVENUE
HINDEN, NEVADA 89423
(702) 783-2832

A.P.N.: 121-04-001-005

PROJECT ADDRESS: OUT-R-WAY
GARDNERVILLE, NEVADA 89410

GROSS AREA: 97.82 AC±

EXISTING ZONING: RA-5
(NO CHANGE)

PROPOSED ZONING PLAN: RA-5
(NO CHANGE)

EXISTING MASTER PLAN: RA-5
(NO CHANGE)

PROPOSED MASTER PLAN: RA-5
(NO CHANGE)

PROPOSED LAND USE: RESIDENTIAL

PROPOSED LAND USE: RESIDENTIAL

LOT SIZES: 4 500 LF

RESIDENTIAL LOTS: 4

'N' COURT ROW: 4

LOT DENSITY: 1.44 UNITS/ACRE

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FLOOD ZONE: AE1 & UNSHADED 'X' PER FIRST MAP
JANUARY 20, 2009

CONTOUR INTERVAL: 2' PER 100-FOOT PROFILE LIDAR
PROCESSED BY NMR

LOT SIZE: 8.0 ACRES
MIN: 21.85 ACRES
MAX: 21.85 ACRES

SITE DETAILS: MAX BUILDING
BUILDING SETBACK:
30' - FRONT
20' - SIDE
30' - STREET SIDE

UTILITIES:

WATER: PRIVATE WELL

SEWER: INDIVIDUAL BERTIC SYSTEM

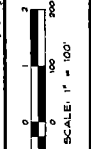
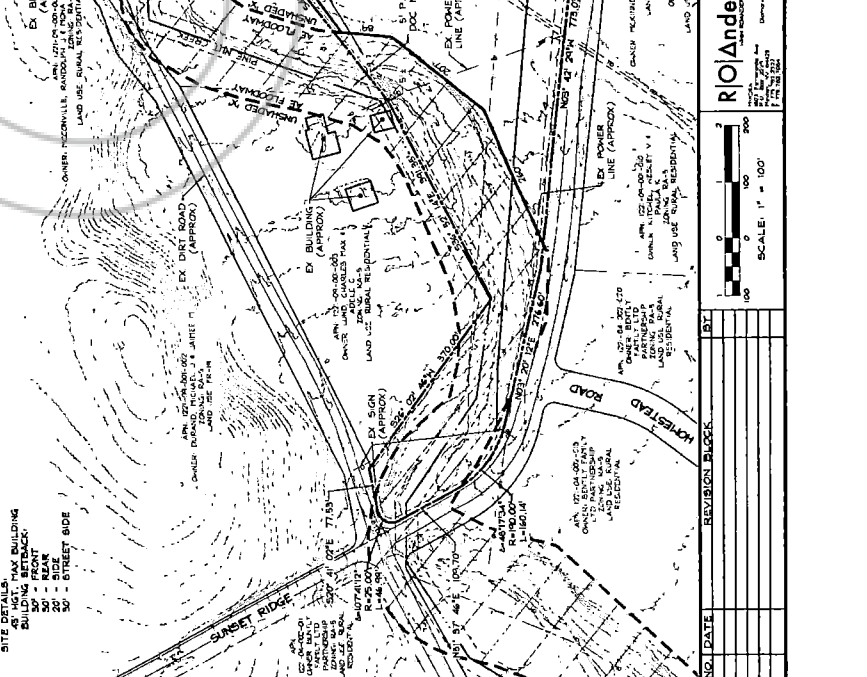
GAS: INDIVIDUAL PROPANE

ELECTRIC: NV ENERGY
575 E. LONG STREET
HINDEN, NEVADA 89423
(702) 894-2300

CABLE/INTERNET: CHARTER SPECTRUM
1538 CENTREVILLE ROAD
HINDEN, NEVADA 89410
(702) 884-3327

TELEPHONE: FRONTIER
1520 CHURCH STREET
GARDNERVILLE, NEVADA 89410
(702) 784-0000

EXISTING IMPROVEMENTS AS SHOWN (APPROXIMATE)
BASED ON 2020 DOUGLAS COUNTY AERIAL PHOTOGRAPHY.
THE BEST AVAILABLE INFORMATION AT THE TIME THE
PLANNING PURPOSES ONLY. ACTUAL IMPROVEMENT
LOCATIONS WILL BE SHOWN PRIOR TO THE COMPLETION OF
THE FINAL IMPROVEMENT PLAN.



NO.	DATE	REVISION BLOCK	BY

R.O. Anderson
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA
NO. 1221
EXPIRES 12/31/2024
1221 W. WILSON AVENUE
HINDEN, NEVADA 89423
(702) 783-2832

BENTLY FAMILY LTD. PARTNERSHIP

TENTATIVE PARCEL MAP

DRAWN: MAM
SCRIVTOR: ANDR
SCALE: 1" = 100'
DATE: 06/20/22
SHEET: 1
OF: 2 SHEETS



PROJECT SUMMARY

OWNER: BENTLY FAMILY LTD PARTNERSHIP
 8117 HENDERSON AVENUE
 HENDERSON, NEVADA 89123
 (702) 718-0464

APPLICANT: (SAME AS OWNER)

ENGINEER: R.O. ANDERSON ENGINEERING
 10000 HENDERSON AVENUE
 HENDERSON, NEVADA 89123
 (775) 783-2322

A.P.N.: 121-091-001-008

PROJECT ADDRESS: OUT-R-WAY
 GARDNERVILLE, NEVADA 89410

GROSS AREA: 87.82 AC ±

EXISTING ZONING: RA-5
 (NO CHANGE)

PROPOSED ZONING: RESIDENTIAL
 (NO CHANGE)

EXISTING MASTER PLAN: (NO CHANGE)

PROPOSED MASTER PLAN: RESIDENTIAL

PROPOSED LAND USE: RESIDENTIAL

PROPOSED LAND USE: RESIDENTIAL

LOT TOTAL: 6

TOTAL COTTON AREA: 6

LOT DENSITY: 6.00 UNITS/ACRE

1/4 ACRES: 600 SF (0.07 ACRES)

1/4 ACRES: 600 SF (0.07 ACRES)

ROAD NAME TO BE DETERMINED WITH SUBMITTAL OF TYPICAL PHASE

FLOOD ZONE: 1/4" UNSHADDED 1" PER FOOT MAP
 1/4" UNSHADDED 2" PER FOOT MAP
 JANUARY 20, 2000
 PRODUCED BY HOEK

CONTOUR INTERVAL: 2' PER HEC-RAS MODEL LIDAR
 PRODUCED BY HOEK

LOT SIZE: 6.0 ACRES

TYPICAL: 6.00 ACRES

SITE DETAILS: MAX BUILDING
 BUILDING SETBACK
 30' - REAR
 30' - FRONT
 30' - SIDE
 30' - STREET SIDE

UTILITIES: PRIVATE WELL

WATER: INDIVIDUAL SEPTIC SYSTEM

SEWER: INDIVIDUAL PROPANE

GAS: INDIVIDUAL PROPANE

ELECTRIC: 1/4" BURNING STREET
 CARSON CITY, NEVADA 89703
 (775) 834-2880

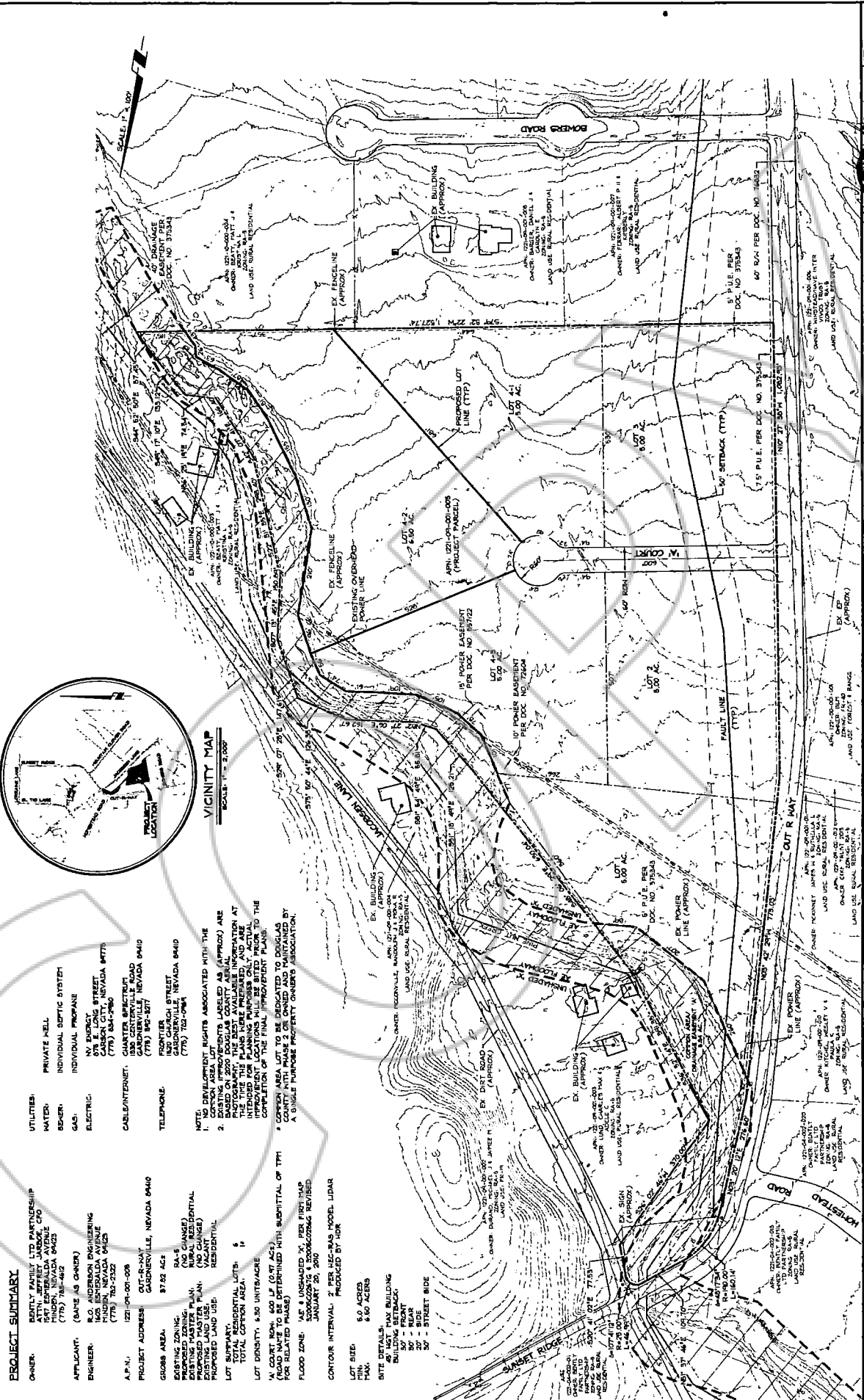
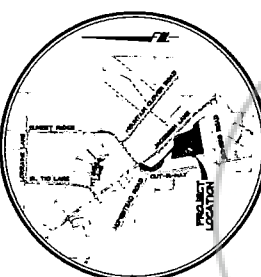
CABLE/INTERNET: QUARTER STREET TRAIL
 GARDNERVILLE, NEVADA 89410
 (775) 842-8277

TELEPHONE: FRONTIER
 10000 HENDERSON AVENUE
 GARDNERVILLE, NEVADA 89410
 (775) 783-0984

NOTE:

1. ALL DEVELOPER RIGHTS ASSOCIATED WITH THE EXISTING IMPROVEMENTS LABELED AS (APPROX) ARE TO BE MAINTAINED AND THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PREPARED, AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
2. IMPROVEMENT LOCATIONS WILL BE BIDDING PRIOR TO THE COMPLETION OF THE FINAL IMPROVEMENT PLANS.

* COTTON AREA LOT TO BE DEDICATED TO DOUGLAS SPRING WATER RESERVE AND TO BE MAINTAINED BY A SINGLE PURPOSE PROPERTY OWNERS ASSOCIATION.



NO.	DATE	REVISION BLOCK

R/O Anderson
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 112,328
 EXPIRES 12/31/2022

SCALE: 1" = 100'

DATE: 02/20/22

SHEET: 2

OF 2 SHEETS

STATE OF NEVADA
 DEPARTMENT OF CONSTRUCTION

MASTER PARCEL PLAN

OUT R WAY

BENTLY FAMILY LTD. PARTNERSHIP