

PIONEER MEADOWS VILLAGE 7B&C PHASE 2&3 A PLANNED COMMUNITY

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BPH I, LLC, A NEVADA LIMITED LIABILITY COMPANY 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. CHAPTERS 116, 278, 278A AND TITLE 17 OF THE CITY OF SPARKS, AND DOES HEREBY RESERVE THOSE STREETS DELINEATED HEREON AND DESIGNATED AS "PRIVATE", TOGETHER WITH ALL APPURTENANCES THERETO, AS PRIVATE ACCESS FOREVER; AND HEREBY GRANTS TO THE CITY OF SPARKS THE RIGHT OF ACCESS FOR EMERGENCY PURPOSES ACROSS SAID PRIVATE ACCESS; AND HEREBY GRANTS TO THE CITY OF SPARKS, ALL PUBLIC UTILITY AND CABLE TV COMPANIES, THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, STORM DRAIN, SURFACE DRAINAGE, UTILITY AND CABLE TV SYSTEMS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS. ANY WATER RIGHTS PERTINENT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN THE PROPERTY OF THE PRESENT OWNER.

BPH I, LLC, A NEVADA LIMITED LIABILITY COMPANY
BY: PIONEER MEADOWS MANAGEMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY DEVELOPMENT
ITS: SOLE MEMBER
BY: LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY
ITS: OPERATIONS AND ADMINISTRATION MANAGER

BY: Dustin Barker 3/25/15
DUSTIN BARKER, VICE PRESIDENT
DATE

ACKNOWLEDGMENT:

STATE OF Nevada } SS
COUNTY OF Washoe }
ON THIS 24th DAY OF March, 2015, PERSONALLY APPEARED DUSTIN BARKER, AS VICE PRESIDENT OF LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

Notary Seal
NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT BPH I, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, 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 THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

BY: Wm J. O'Connell 3/23/15
Wm J. O'Connell, Atty
NAME/TITLE (PRINT) DATE

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON 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 N.R.S. 361A.265.

APN: 528-330-06
WASHOE COUNTY TREASURER
BY: Will Stevens 4/25/2015
Will Stevens, Combs, Deputy Treasurer
NAME/TITLE (PRINT) DATE

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PRECEDATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

BY: James J. English 04/03/2015
James J. English, EHS Supervisor
NAME/TITLE (PRINT) DATE

DIVISION OF WATER RESOURCES CERTIFICATE:

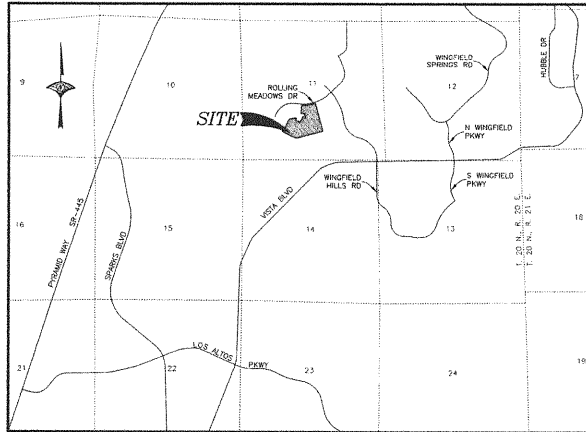
THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: Robert H. Zislov 3/31/2015
Robert H. Zislov, PE
NAME/TITLE (PRINT) DATE

PLANNING DEPARTMENT CERTIFICATE:

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP OF VILLAGES 7B AND 7C OF THE PIONEER MEADOWS VILLAGE, TRACT MAP NO. 5003, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS ON THE 28TH DAY OF FEBRUARY, 2011, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

BY: Armando Ornelas _____
ARMANDO ORNELAS, AICP
MANAGER OF CURRENT PLANNING
DATE



VICINITY MAP
N.T.S.

CITY COUNCIL CERTIFICATE:

A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, ON THE 28TH DAY OF FEBRUARY, 2011. THIS FINAL MAP WAS APPROVED BY THE CITY OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, ON THIS DAY OF 2015, AND THE CITY COUNCIL APPROVES AND ACCEPTS ALL PUBLIC STREETS, RIGHTS-OF-WAY AND EASEMENTS, TOGETHER WITH ALL APPURTENANCES THERETO, FOR THE BENEFIT OF THE PUBLIC IN CONFORMITY WITH THE TERMS OF THE DEED OF DEDICATION SHOWN HEREON.

GENO MARTINI, MAYOR _____ DATE _____
ATTEST:
CITY CLERK AND CLERK OF THE CITY COUNCIL _____ DATE _____

CITY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE DULY AUTHORIZED CITY SURVEYOR OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, THAT I HAVE EXAMINED THIS PLAT AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, THAT ALL APPLICABLE PROVISIONS OF THE LAWS OF THE STATE OF NEVADA AND ORDINANCES OF THE CITY OF SPARKS HAVE BEEN COMPLIED WITH, THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT, EXCEPTING THE GEOMETRIC DATA SHOWN HEREON, AS REVIEWED BY THE WASHOE COUNTY SURVEYOR PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233906, AND THAT AN ADEQUATE PERFORMANCE BOND HAS BEEN FILED IN THE OFFICE OF THE CITY CLERK GUARANTEEING THE MONUMENTS AS SHOWN WILL BE SET BY _____, 201__.

JOHN MARTINI, P.E. ACTING CITY SURVEYOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

I, KEVIN M. ALMETER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF BPH I, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTH ONE-HALF OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M., CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON March 24th, 2015.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 620 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE INSTALLATION OF THE MONUMENTS.



KEVIN M. ALMETER, P.L.S.
NEVADA CERTIFICATE NO. 19052
3-5-15

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, AND DO HEREBY RELINQUISH THOSE EXISTING EASEMENTS, EXCEPT AS NOTED, LOCATED WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT. SAID EASEMENTS ARE RELINQUISHED IN FAVOR OF THOSE EASEMENTS, GRANTED DELINEATED AND APPROVED HEREON.

BY: Diage Albrecht 3/3/2015
CHARTER COMMUNICATIONS
NAME/TITLE (PRINT) DATE

STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF March, 2015, BY Diage Albrecht, AS Diage Albrecht FOR CHARTER COMMUNICATIONS.

BY: Teri Kipras 2-25-2015
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA
NAME/TITLE (PRINT) DATE

STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25 DAY OF February, 2015, BY Teri Kipras, AS Manager FOR NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA.

BY: Shane Conners 3.4.15
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY
NAME/TITLE (PRINT) DATE

STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25 DAY OF February, 2015, BY Shane Conners, AS Manager FOR SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY.

BY: John A. Egan 3/1/2015
TRUCKEE MEADOWS WATER AUTHORITY
NAME/TITLE (PRINT) DATE

STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31st DAY OF March, 2015, BY John A. Egan, AS Director FOR TRUCKEE MEADOWS WATER AUTHORITY.

BY: Michael E. Gump 3.4.15
WASHOE COUNTY SURVEYOR
NAME/TITLE (PRINT) DATE

STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31st DAY OF March, 2015, BY Michael E. Gump, AS Director FOR TRUCKEE MEADOWS WATER AUTHORITY.

BY: Levin Kleber 3/1/2015
COUNTY SURVEYOR'S CERTIFICATE:
NAME/TITLE (PRINT) DATE

STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31st DAY OF March, 2015, BY Levin Kleber, AS Director FOR TRUCKEE MEADOWS WATER AUTHORITY.

BY: Michael E. Gump 3.4.15
WASHOE COUNTY SURVEYOR
NAME/TITLE (PRINT) DATE

STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31st DAY OF March, 2015, BY Michael E. Gump, AS Director FOR TRUCKEE MEADOWS WATER AUTHORITY.

BY: Michael E. Gump 3.4.15
WASHOE COUNTY SURVEYOR
NAME/TITLE (PRINT) DATE

STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31st DAY OF March, 2015, BY Michael E. Gump, AS Director FOR TRUCKEE MEADOWS WATER AUTHORITY.

BY: Michael E. Gump 3.4.15
WASHOE COUNTY SURVEYOR
NAME/TITLE (PRINT) DATE

STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31st DAY OF March, 2015, BY Michael E. Gump, AS Director FOR TRUCKEE MEADOWS WATER AUTHORITY.

BY: Michael E. Gump 3.4.15
WASHOE COUNTY SURVEYOR
NAME/TITLE (PRINT) DATE

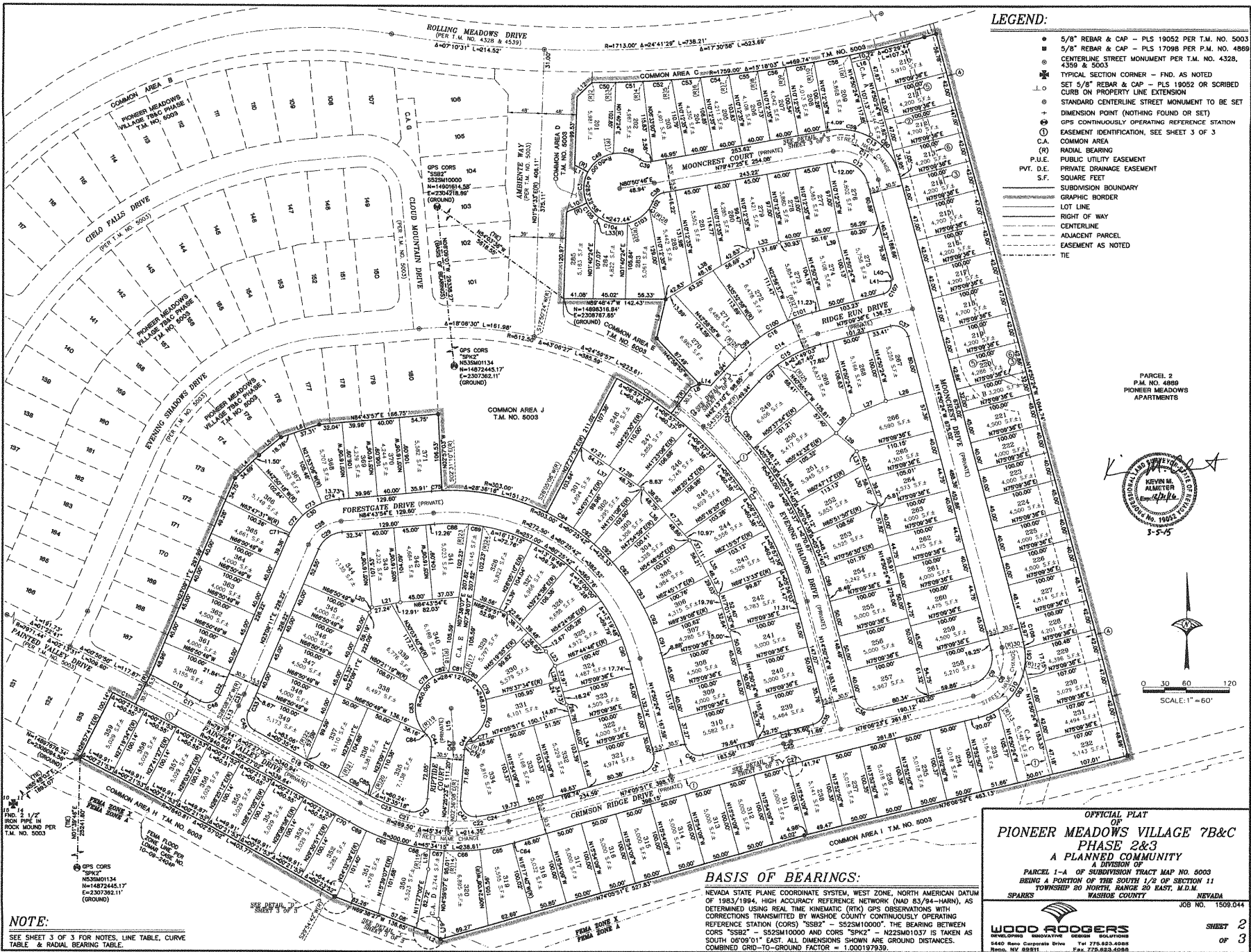
STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31st DAY OF March, 2015, BY Michael E. Gump, AS Director FOR TRUCKEE MEADOWS WATER AUTHORITY.

BY: Michael E. Gump 3.4.15
WASHOE COUNTY SURVEYOR
NAME/TITLE (PRINT) DATE

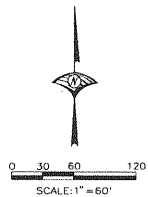
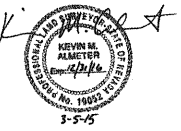
STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31st DAY OF March, 2015, BY Michael E. Gump, AS Director FOR TRUCKEE MEADOWS WATER AUTHORITY.

BY: Michael E. Gump 3.4.15
WASHOE COUNTY SURVEYOR
NAME/TITLE (PRINT) DATE

<p>FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 201__ AT _____ MINUTES PAST _____ O'CLOCK, _____ OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.</p> <p>COUNTY RECORDER _____ BY: _____ DEPUTY _____ FEE: _____</p>	<p>OFFICIAL PLAT OF PIONEER MEADOWS VILLAGE 7B&C PHASE 2&3 A PLANNED COMMUNITY A DIVISION OF PARCEL 1-A OF SUBDIVISION TRACT MAP NO. 5003 BEING A PORTION OF THE SOUTH 1/2 OF SECTION 11 TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M. SPARKS WASHOE COUNTY NEVADA</p> <p>JOB NO. 1509.044</p> <p>WOOD ROGERS DEVELOPMENT SURVEYING DESIGN 6440 Reno Corporate Drive Tel: 775.823.4088 Reno, NV 89511 Fax: 775.823.4089</p> <p style="text-align: right;">SHEET 1 OF 3</p>
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- LEGEND:**
- 5/8" REBAR & CAP - PLS 19052 PER T.M. NO. 5003
 - 5/8" REBAR & CAP - PLS 17098 PER P.M. NO. 4328, 4359 & 5003
 - CENTERLINE STREET MONUMENT PER T.M. NO. 4328, 4359 & 5003
 - ⊕ TYPICAL SECTION CORNER - FND. AS NOTED
 - SET 5/8" REBAR & CAP - PLS 19052 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
 - ⊙ STANDARD CENTERLINE STREET MONUMENT TO BE SET
 - ⊕ DIMENSION POINT (NOTHING FOUND OR SET)
 - ⊙ GPS CONTINUOUSLY OPERATING REFERENCE STATION
 - ① EASEMENT IDENTIFICATION, SEE SHEET 3 OF 3
 - C.A. COMMON AREA
 - ⊙ RADIAL BEARING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.V.T. D.E. PRIVATE DRAINAGE EASEMENT
 - S.F. SQUARE FOOT
 - SUBDIVISION BOUNDARY
 - GRAPHIC BORDER
 - LOT LINE
 - RIGHT OF WAY
 - CENTERLINE
 - ADJACENT PARCEL
 - EASEMENT AS NOTED
 - TIE



OFFICIAL PLAT
OF
PIONEER MEADOWS VILLAGE 7B&C
PHASE 2&3
A PLANNED COMMUNITY
A DIVISION OF
PARCEL 1-A OF SUBDIVISION TRACT MAP NO. 5003
BEING A PORTION OF THE SOUTH 1/2 OF SECTION 11
TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.
SPARKS WASHINGTON COUNTY NEVADA

BASIS OF BEARINGS:
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "SSB2" - S525M10000. THE BEARING BETWEEN CORS "SSB2" - S525M10000 AND CORS "SPK2" - N225M1037 IS TAKEN AS SOUTH 050°01' EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

WOOD ROGERS
ENGINEERS ARCHITECTS DESIGNERS
8440 Reno Corporate Drive Sparks, NV 89411

NOTE:
SEE SHEET 3 OF 3 FOR NOTES, LINE TABLE, CURVE TABLE & RADIAL BEARING TABLE.

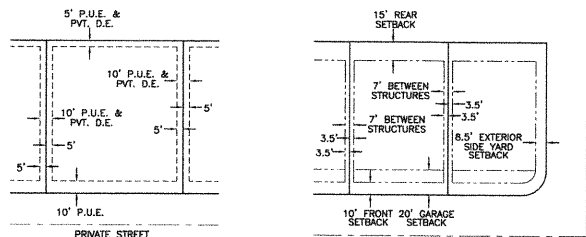
SHEET 2
OF 3

NOTES:

- 1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH COINCIDENT WITH ALL STREET RIGHT-OF-WAYS, 5' IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR LOT LINES, AND OVER AND ACROSS ALL PRIVATE STREETS AS SHOWN HEREON.
2. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICE FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
3. A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ACROSS ALL COMMON AREA LOTS FOR THE PURPOSE OF INSTALLING, ACCESSING AND MAINTAINING SAID UTILITIES.
4. ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
5. A PRIVATE DRAINAGE EASEMENT, 5' IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10' IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING LOT OWNERS. SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING LOT OWNERS.
6. A SURFACE FLOW DRAINAGE EASEMENT FOR THE PASSAGE OF STORM WATERS IS HEREBY GRANTED TO THE CITY OF SPARKS OVER ALL COMMON AREA LOTS SHOWN HEREON.
7. A BLANKET SANITARY SEWER EASEMENT IS HEREBY GRANTED TO THE CITY OF SPARKS OVER, UNDER AND ACROSS ALL COMMON AREA LOTS AND PRIVATE STREETS FOR THE PURPOSE OF ACCESSING AND MAINTAINING SAID SANITARY SEWER FACILITIES.
8. STORM DRAIN FACILITIES ARE TO BE MAINTAINED BY THE PIONEER MEADOWS LANDSCAPE MAINTENANCE ASSOCIATION.
9. ALL COMMON AREA LOTS AND PRIVATE STREETS SHOWN HEREON ARE TO BE GRANTED TO AND MAINTAINED BY THE PIONEER MEADOWS LANDSCAPE MAINTENANCE ASSOCIATION.
10. A BLANKET EASEMENT OVER ALL OPEN DRAINAGE CHANNELS AND DETENTION PONDS IS HEREBY GRANTED TO THE WASHOE COUNTY DISTRICT HEALTH DEPARTMENT FOR INSPECTION AND TREATMENT ACTIVITIES.
11. ALL SLOPES IN SIDE AND REAR YARDS 3:1 OR GREATER ARE HEREBY RESTRICTED FROM DEVELOPMENT OF ANY BUILDINGS, PLAY EQUIPMENT, FENCES, ROCKERY WALLS OR ANY TYPE OF DISTURBANCE AFTER INITIAL SITE DEVELOPMENT APPROVED BY THE CITY OF SPARKS. IT SHALL BE THE PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN EROSION CONTROL; RRP RAP SHALL NOT BE USED TO STABILIZE SLOPES.
12. STREET LIGHTS ARE OWNED AND OPERATED BY THE PIONEER MEADOWS LANDSCAPE MAINTENANCE ASSOCIATION.
13. A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON IS SUBJECT TO AN INUNDATION EASEMENT PER DOCUMENT NO. 1782784, THE SPECIFIC LOCATION OF SAID EASEMENT IS NOT LOCATABLE BY SAID DOCUMENT.
14. A PRIVATE ACCESS EASEMENT IS HEREBY GRANTED ACROSS COMMON AREA A FOR THE BENEFIT OF LOTS 210 THROUGH 213 & COMMON AREA C FOR THE BENEFIT OF LOTS 230 THROUGH 232.
15. AN EMERGENCY ACCESS EASEMENT IS HEREBY GRANTED OVER AND ACROSS COMMON AREA B AS SHOWN HEREON.

EASEMENTS:

- 1. MULTI-PURPOSE EASEMENT FOR STORM DRAIN, SANITARY SEWER, TEMPORARY ACCESS AND MAINTENANCE GRANTEE PER T.M. 5003, IS HEREBY RELINQUISHED PER THIS PLAT.
2. TEMPORARY CONSTRUCTION EASEMENT FOR FIRE ACCESS ROAD AND POTABLE WATER LINE GRANTED PER DOCUMENT NO. 3623451, RELINQUISHED PER DOCUMENT NO.
3. CENTERLINE OF 20' RECIPROCAL WATER LINE EASEMENT GRANTED PER DOCUMENT NO. 3623454, IS HEREBY RELOCATED OVER AND ACROSS COMMON AREA B AND THE PRIVATE STREETS AS SHOWN HEREON PURSUANT TO SECTION 4 OF SAID DOCUMENT.
4. 5' RECIPROCAL BERM GRANTED PER DOCUMENT NO. 3623455, TO REMAIN.
5. CENTERLINE OF 35.5' RECIPROCAL FIRE ACCESS ROAD EASEMENT GRANTED PER DOCUMENT NO. 3623457, IS HEREBY RELOCATED OVER AND ACROSS COMMON AREA B AND THE PRIVATE STREETS AS SHOWN HEREON PURSUANT TO SECTION 10 OF SAID DOCUMENT.
6. CENTERLINE OF 20' T.M.W. WATER FACILITIES EASEMENT GRANTED PER DOCUMENT NO. 4031282, HEREBY RELINQUISHED PER THIS PLAT.



TYPICAL LOT EASEMENT DETAIL NOT TO SCALE
TYPICAL BUILDING ENVELOPE DETAIL NOT TO SCALE
(SEE PIONEER MEADOWS STANDARDS HANDBOOK RECORDED AS DOC. NO. 3484078, ON JANUARY 08, 2007)

Tables containing LINE TABLE, CURVE TABLE, RADIAL TABLE, and other technical data for the subdivision.

LEGEND:

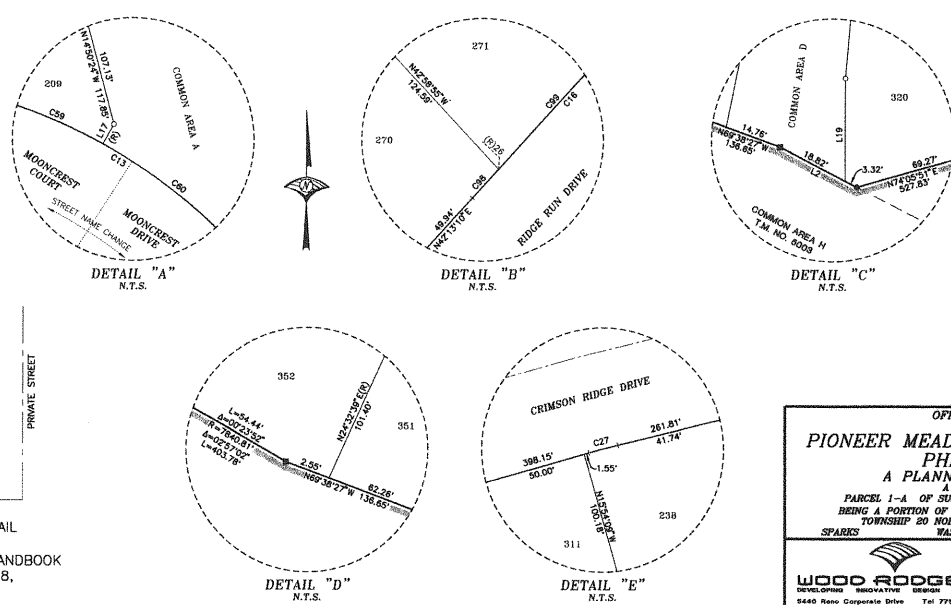
- 5/8" REBAR & CAP - PLS 19052 PER T.M. NO. 5003
5/8" REBAR & CAP - PLS 17098 PER T.M. NO. 4869
CENTERLINE STREET MONUMENT PER P.M. NO. 4328, 4359 & 5003
TYPICAL SECTION CORNER - FND. AS NOTED
SET 5/8" REBAR & CAP - PLS 19052 OR SCRIBED CURVE ON PROPERTY LINE EXTENSION
STANDARD CENTERLINE STREET MONUMENT TO BE SET
DIMENSION POINT (NOTHING FOUND OR SET)
GPS CONTINUOUSLY OPERATING REFERENCE STATION
EASEMENT IDENTIFICATION, SEE SHEET 3 OF 3
COMMON AREA
RADIAL BEARING
PUBLIC UTILITY EASEMENT
PRIVATE DRAINAGE EASEMENT
S.F. SQUARE FEET
SUBDIVISION BOUNDARY
GRAPHIC BORDER
LOT LINE
RIGHT OF WAY
CENTERLINE
ADJACENT PARCEL
EASEMENT AS NOTED
TIE

AREA SUMMARY:

TOTAL AREA = 23.37 ACRES±
COMMON AREA = 19,381 S.F.±
PRIVATE STREETS AREA = 4.90 ACRES±
LOT AREA = 18.02 ACRES±
TOTAL NO. OF LOTS = 166

REFERENCES:

- 1. DEDICATION TRACT MAP NO. 4328, FILE NO. 3015003, 03/31/2004
2. DEDICATION TRACT MAP NO. 4539, FILE NO. 3272781, 09/06/2005
3. PARCEL MAP NO. 4869, FILE NO. 3801280, 12/10/07
4. SUBDIVISION TRACT MAP NO. 5003, FILE NO. 4056390, 11/07/2011
ALL ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.



OFFICIAL PLAT OF PIONEER MEADOWS VILLAGE 7B&C PHASE 2&3 A PLANNED COMMUNITY A DIVISION OF PARCEL 1-A OF SUBDIVISION TRACT MAP NO. 5003 BEING A PORTION OF THE SOUTH 1/2 OF SECTION 11 TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M. NEVADA WASHOE COUNTY
WOOD ROGERS REALTY INC. 5440 Reno Corporate Drive Reno, NV 89511 Tel 775.923.4088 Fax 775.923.4088
SHEET 3 OF 3