

RAVENNA @ D'ANDREA SUBDIVISION

A PLANNED DEVELOPMENT

OWNER'S CERTIFICATE:

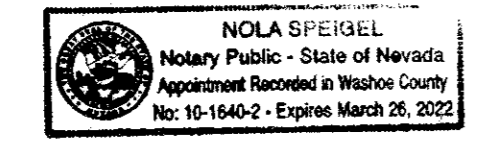
THIS IS TO CERTIFY THAT THE UNDERSIGNED, LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 116, 278, 278A AND TITLE 17 OF THE CITY OF SPARKS; AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF SPARKS ALL PUBLIC STREETS AND RIGHTS-OF-WAY, AS DESIGNATED HEREON, TOGETHER WITH ALL APPURTENANCES THERETO, FOR PUBLIC USE FOREVER; AND HEREBY GRANTS TO THE CITY OF SPARKS, TRUCKEE MEADOWS WATER AUTHORITY, AND 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 AGREES 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.
LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 5/28/18
ITS: UP

STATE OF NEVADA }
COUNTY OF WASHOE } SS

ON THIS 30th DAY OF MAY, 2018, PERSONALLY APPEARED BEFORE ME, Dustin Carter, AS Vice President OF LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL



[Signature]
NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LENNAR RENO, 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 LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON-INTEREST COMMUNITY, 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 8/28/18 FOR THE BENEFIT OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

NORTH AMERICAN TITLE COMPANY
BY: [Signature] DATE: 8/28/18
ITS: Asst. Vice President

DIVISION OF WATER RESOURCES CERTIFICATE:

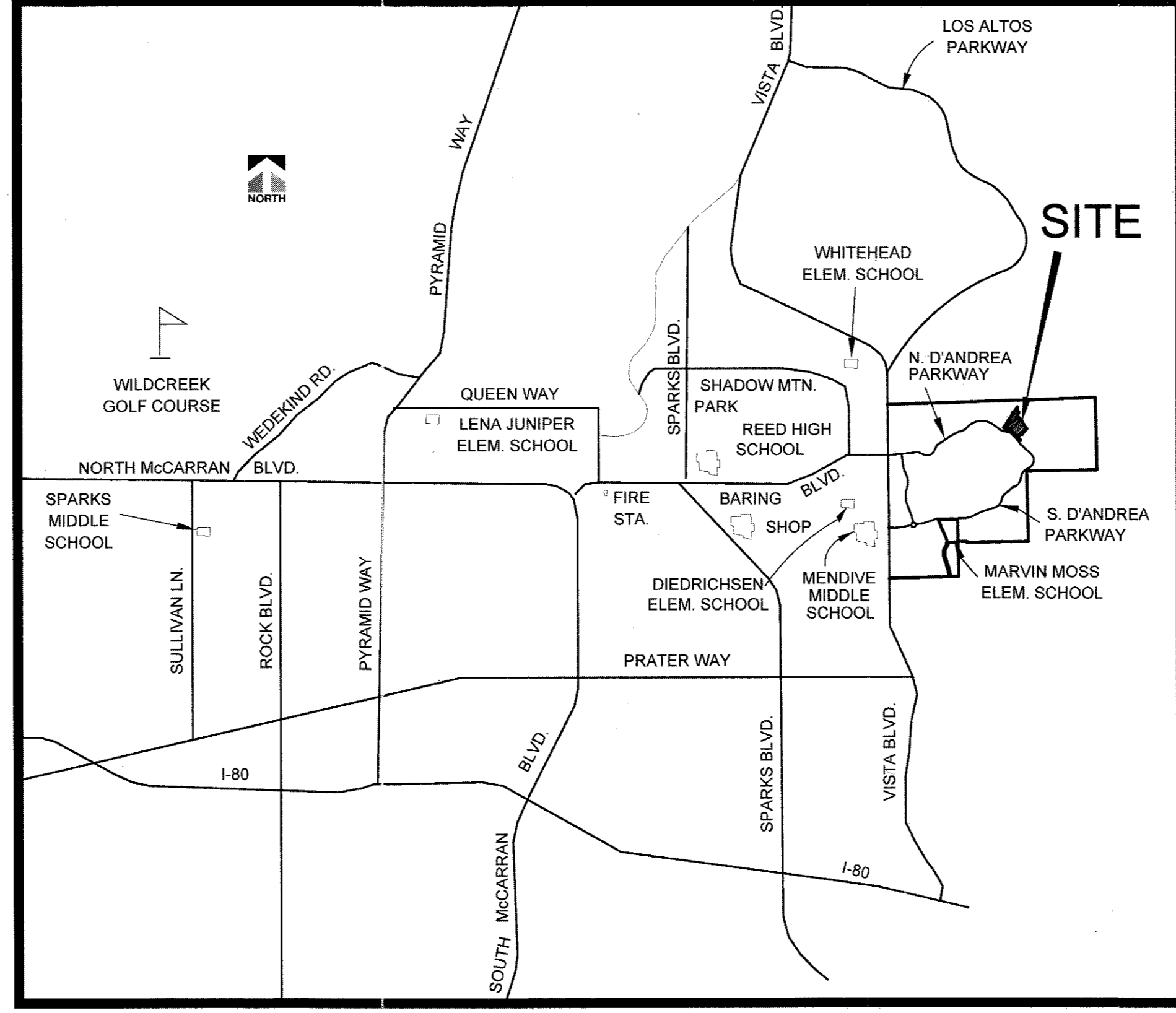
THIS FINAL PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: [Signature] DATE: 8/23/2018
DIVISION OF WATER RESOURCES
NAME: MARK SIYAZLIAN
TITLE: SECTION CHIEF, WATER RIGHTS

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. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

BY: [Signature] DATE: 09/28/2018
WASHOE COUNTY DISTRICT BOARD OF HEALTH
NAME: James J English
TITLE: EHS Supervisor

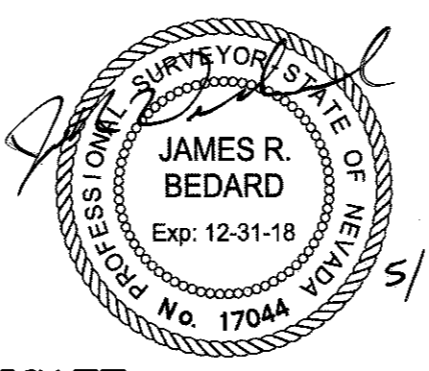


VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I, JAMES R. BEDARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LENNAR RENO, LLC.
2. THE LANDS SURVEYED LIE WITHIN THE NORTH 1/2 OF SECTION 36, T20N, R20E, MDM, CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THAT THE SURVEY WAS COMPLETED ON SEPTEMBER 27, 2017.
3. 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 278 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY DECEMBER 31, 2019, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



JAMES R. BEDARD, PLS
NEVADA CERTIFICATE NO. 17044

GOVERNING AGENCY CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE CITY ENGINEER FOR THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THAT I HAVE EXAMINED THIS PLAT AND 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 THE INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA AS DOCUMENT NO. 2233806.

[Signature] DATE: 10/3/18
JON R. ERICSON, P.E., P.T.O.E.
CITY ENGINEER

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

BY: [Signature] DATE: 6/4/2018
CHARTER COMMUNICATIONS
NAME: DIANE ABBRECHT
TITLE: HFC DESIGNER III
BY: [Signature] DATE: MAY 31, 2018
NEVADA BELL TELEPHONE COMPANY D.B.A. AT&T NEVADA
NAME: CLIFF COOPER
TITLE: MGR OSP PLANNING
BY: [Signature] DATE: 5-31-18
SIERRA PACIFIC POWER COMPANY D.B.A. NV ENERGY
NAME: Seth J. Horn
TITLE: Leads Craftsman
BY: [Signature] DATE: 9-24-2018
TRUCKEE MEADOWS WATER AUTHORITY
NAME: John R. Zimmerman
TITLE: Water Resources Manager

COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

MICHAEL E. GUMP, PLS 13927
WASHOE COUNTY SURVEYOR

PLANNING DEPARTMENT CERTIFICATE:

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP OF D'ANDREA RANCH PHASE III, TM 040005 AS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS ON THE 13TH DAY OF DECEMBER, 2004, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

[Signature] DATE: 10/3/2018
ARMANDO ORNELAS
DEPUTY COMMUNITY DEVELOPMENT SERVICES DIRECTOR

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 13TH DAY OF DECEMBER, 2004, AND IN ACCORDANCE WITH N.R.S. 278.360, A ONE YEAR EXTENSION WAS PROVIDED DUE TO CITY COUNCIL APPROVAL OF COMO @ D'ANDREA SUBDIVISION ON THE 11TH DAY OF NOVEMBER, 2013, AND RECORDED AS TRACT MAP NO. 5057, FILE NO. 4304889, ON DECEMBER 4, 2013. VICENZA @ D'ANDREA, TRACT MAP 5160, FILE NO. 4582084 WAS SUBSEQUENTLY APPROVED ON APRIL 12, 2016. THIS FINAL MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA ON THIS DAY OF 20 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 OFFER OF DEDICATION SHOWN HEREON.

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

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND 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 NRS 361A.265.

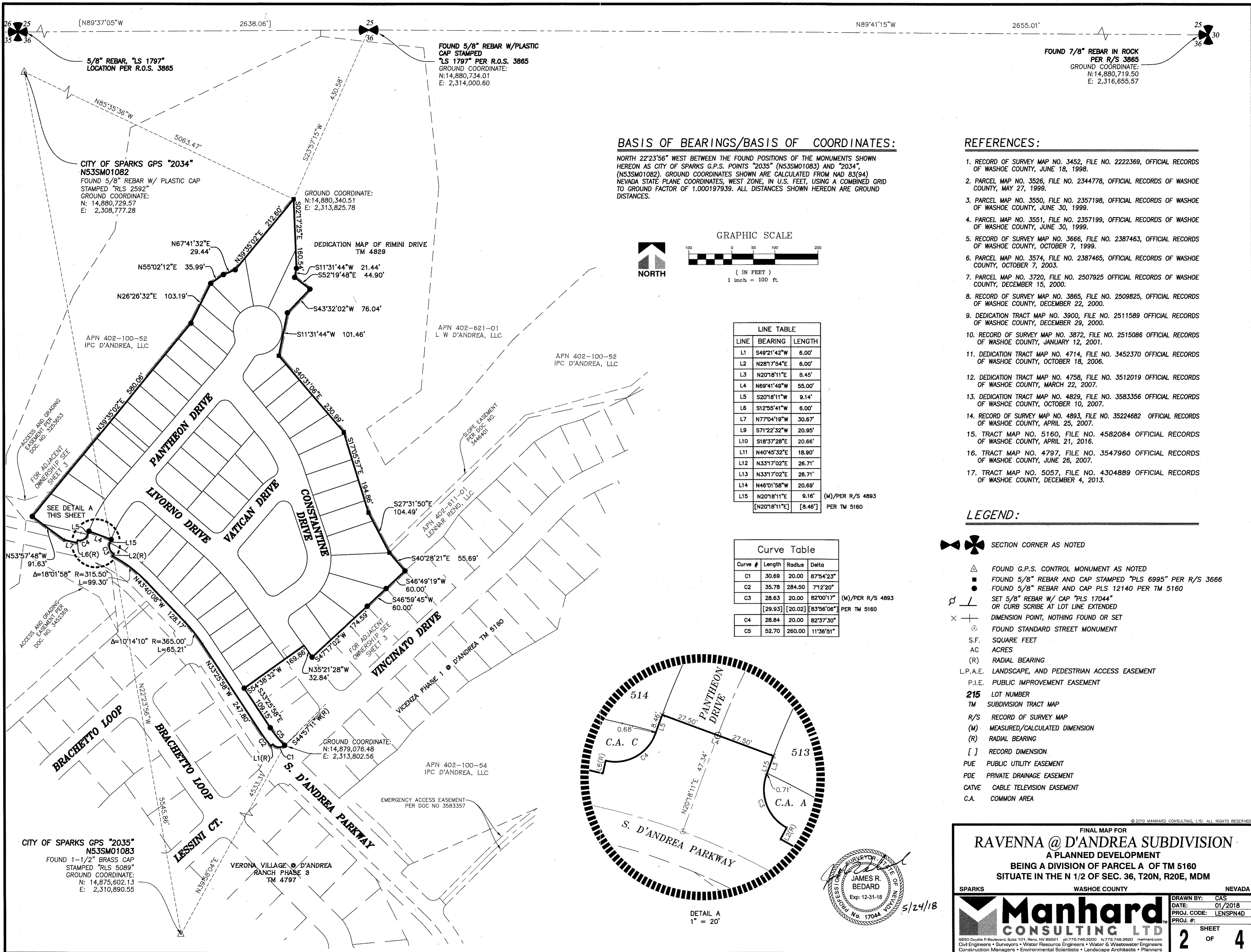
WASHOE COUNTY TREASURER APN: 402-100-59
BY: [Signature] DATE: 8/19/2018
NAME: Danielle Carlton
DEPUTY TREASURER

FILE NO. _____
FEE. _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____
201____ AT _____ MINUTES PAST _____
O'CLOCK _____ OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
COUNTY RECORDER
BY: _____
DEPUTY RECORDER

FINAL MAP FOR
RAVENNA @ D'ANDREA SUBDIVISION
A PLANNED DEVELOPMENT
BEING A DIVISION OF PARCEL A OF TM 5160
SITUATE IN THE N 1/2 OF SEC. 36, T20N, R20E, MDM
SPARKS WASHOE COUNTY NEVADA

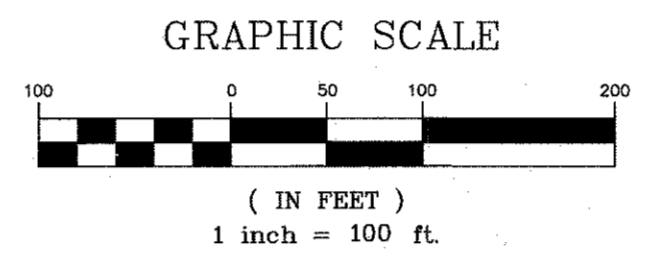
Manhard CONSULTING LTD
3850 Double R Boulevard, Suite 101, Reno, NV 89521 ph: 775-748-3500 fax: 775-748-3500
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: CAS
DATE: 01/2018
PROJ. CODE: LENSFN4D
PROJ. #: _____
SHEET 1 OF 4



BASIS OF BEARINGS/BASIS OF COORDINATES:

NORTH 22°23'56" WEST BETWEEN THE FOUND POSITIONS OF THE MONUMENTS SHOWN HEREON AS CITY OF SPARKS G.P.S. POINTS "2035" (N53SM01083) AND "2034", (N53SM01082). GROUND COORDINATES SHOWN ARE CALCULATED FROM NAD 83(94) NEVADA STATE PLANE COORDINATES, WEST ZONE, IN U.S. FEET, USING A COMBINED GRID TO GROUND FACTOR OF 1.000197939. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.



| LINE | BEARING | LENGTH |
|---------------|-------------|-------------|
| L1 | S49°21'42"W | 6.00' |
| L2 | N28°17'54"E | 6.00' |
| L3 | N20°18'11"E | 8.45' |
| L4 | N69°41'49"W | 55.00' |
| L5 | S20°18'11"W | 9.14' |
| L6 | S12°55'41"W | 6.00' |
| L7 | N77°04'19"W | 30.67' |
| L9 | S71°22'32"W | 20.95' |
| L10 | S18°37'28"E | 20.66' |
| L11 | N40°45'32"E | 18.90' |
| L12 | N33°17'02"E | 26.71' |
| L13 | N33°17'02"E | 26.71' |
| L14 | N46°01'58"W | 20.69' |
| L15 | N20°18'11"E | 9.16' |
| [N20°18'11"E] | [8.46'] | PER TM 5160 |

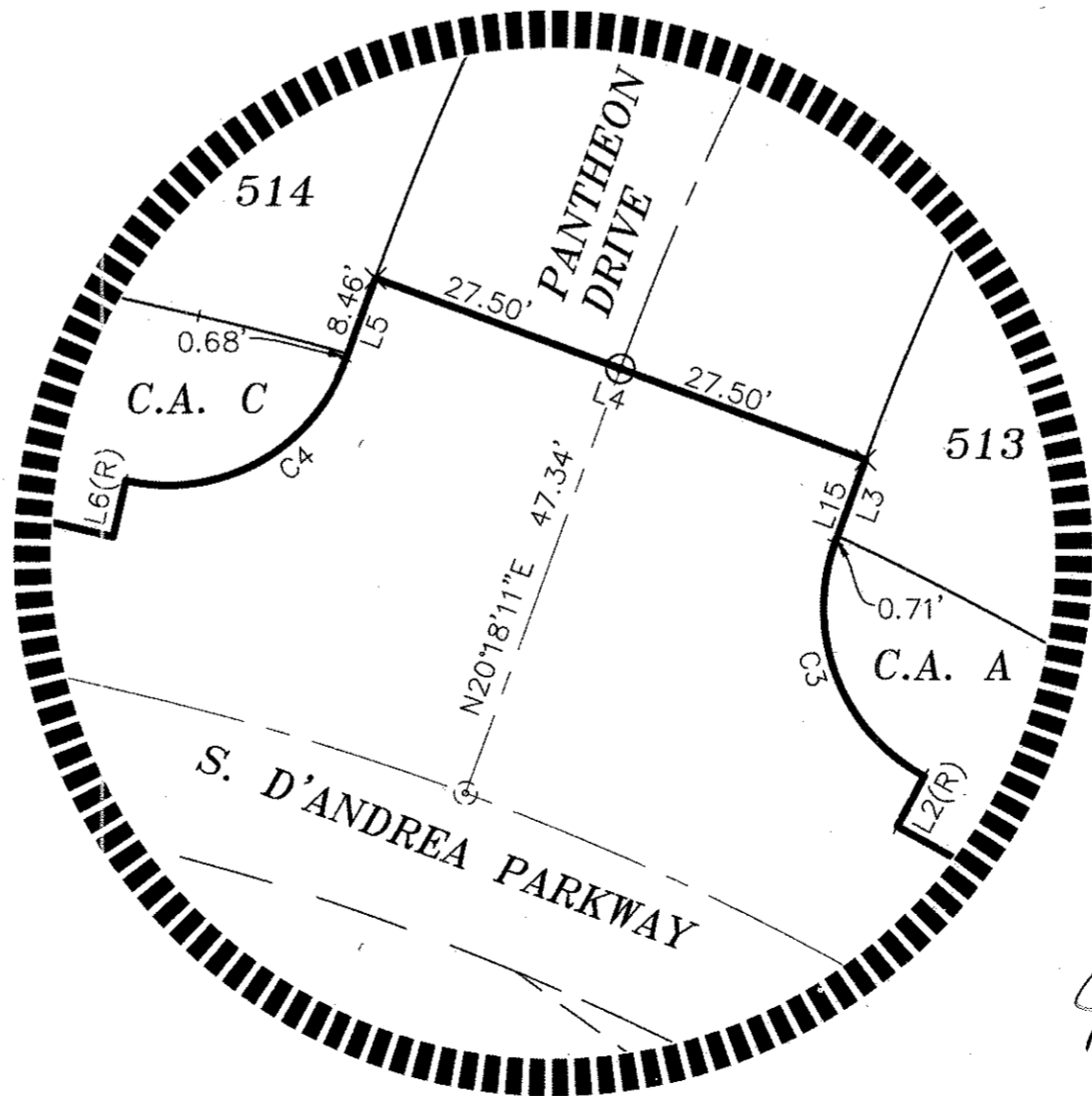
| Curve # | Length | Radius | Delta |
|---------|---------|-------------|-------------|
| C1 | 30.69 | 20.00 | 87°54'23" |
| C2 | 35.78 | 284.50 | 7°12'20" |
| C3 | 28.63 | 20.00 | 82°00'17" |
| [29.93] | [20.02] | [83°56'06"] | PER TM 5160 |
| C4 | 28.84 | 20.00 | 82°37'30" |
| C5 | 52.70 | 260.00 | 11°36'51" |

REFERENCES:

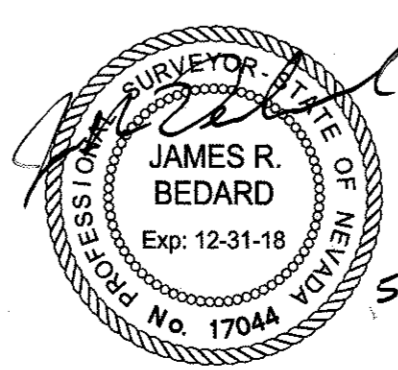
- RECORD OF SURVEY MAP NO. 3452, FILE NO. 2222369, OFFICIAL RECORDS OF WASHOE COUNTY, JUNE 18, 1998.
- PARCEL MAP NO. 3526, FILE NO. 2344778, OFFICIAL RECORDS OF WASHOE COUNTY, MAY 27, 1999.
- PARCEL MAP NO. 3550, FILE NO. 2357198, OFFICIAL RECORDS OF WASHOE COUNTY, JUNE 30, 1999.
- PARCEL MAP NO. 3551, FILE NO. 2357199, OFFICIAL RECORDS OF WASHOE COUNTY, JUNE 30, 1999.
- RECORD OF SURVEY MAP NO. 3666, FILE NO. 2387463, OFFICIAL RECORDS OF WASHOE COUNTY, OCTOBER 7, 1999.
- PARCEL MAP NO. 3574, FILE NO. 2387465, OFFICIAL RECORDS OF WASHOE COUNTY, OCTOBER 7, 2003.
- PARCEL MAP NO. 3720, FILE NO. 2507925 OFFICIAL RECORDS OF WASHOE COUNTY, DECEMBER 15, 2000.
- RECORD OF SURVEY MAP NO. 3865, FILE NO. 2509825, OFFICIAL RECORDS OF WASHOE COUNTY, DECEMBER 22, 2000.
- DEDICATION TRACT MAP NO. 3900, FILE NO. 2511589 OFFICIAL RECORDS OF WASHOE COUNTY, DECEMBER 29, 2000.
- RECORD OF SURVEY MAP NO. 3872, FILE NO. 2515086 OFFICIAL RECORDS OF WASHOE COUNTY, JANUARY 12, 2001.
- DEDICATION TRACT MAP NO. 4714, FILE NO. 3452370 OFFICIAL RECORDS OF WASHOE COUNTY, OCTOBER 18, 2006.
- DEDICATION TRACT MAP NO. 4758, FILE NO. 3512019 OFFICIAL RECORDS OF WASHOE COUNTY, MARCH 22, 2007.
- DEDICATION TRACT MAP NO. 4829, FILE NO. 3583356 OFFICIAL RECORDS OF WASHOE COUNTY, OCTOBER 10, 2007.
- RECORD OF SURVEY MAP NO. 4893, FILE NO. 35224682 OFFICIAL RECORDS OF WASHOE COUNTY, APRIL 25, 2007.
- TRACT MAP NO. 5160, FILE NO. 4582084 OFFICIAL RECORDS OF WASHOE COUNTY, APRIL 21, 2016.
- TRACT MAP NO. 4797, FILE NO. 3547960 OFFICIAL RECORDS OF WASHOE COUNTY, JUNE 26, 2007.
- TRACT MAP NO. 5057, FILE NO. 4304889 OFFICIAL RECORDS OF WASHOE COUNTY, DECEMBER 4, 2013.

LEGEND:

- SECTION CORNER AS NOTED
- FOUND G.P.S. CONTROL MONUMENT AS NOTED
-



DETAIL A
1" = 20'



FINAL MAP FOR
RAVENNA @ D'ANDREA SUBDIVISION
 A PLANNED DEVELOPMENT
 BEING A DIVISION OF PARCEL A OF TM 5160
 SITUATE IN THE N 1/2 OF SEC. 36, T20N, R20E, MDM

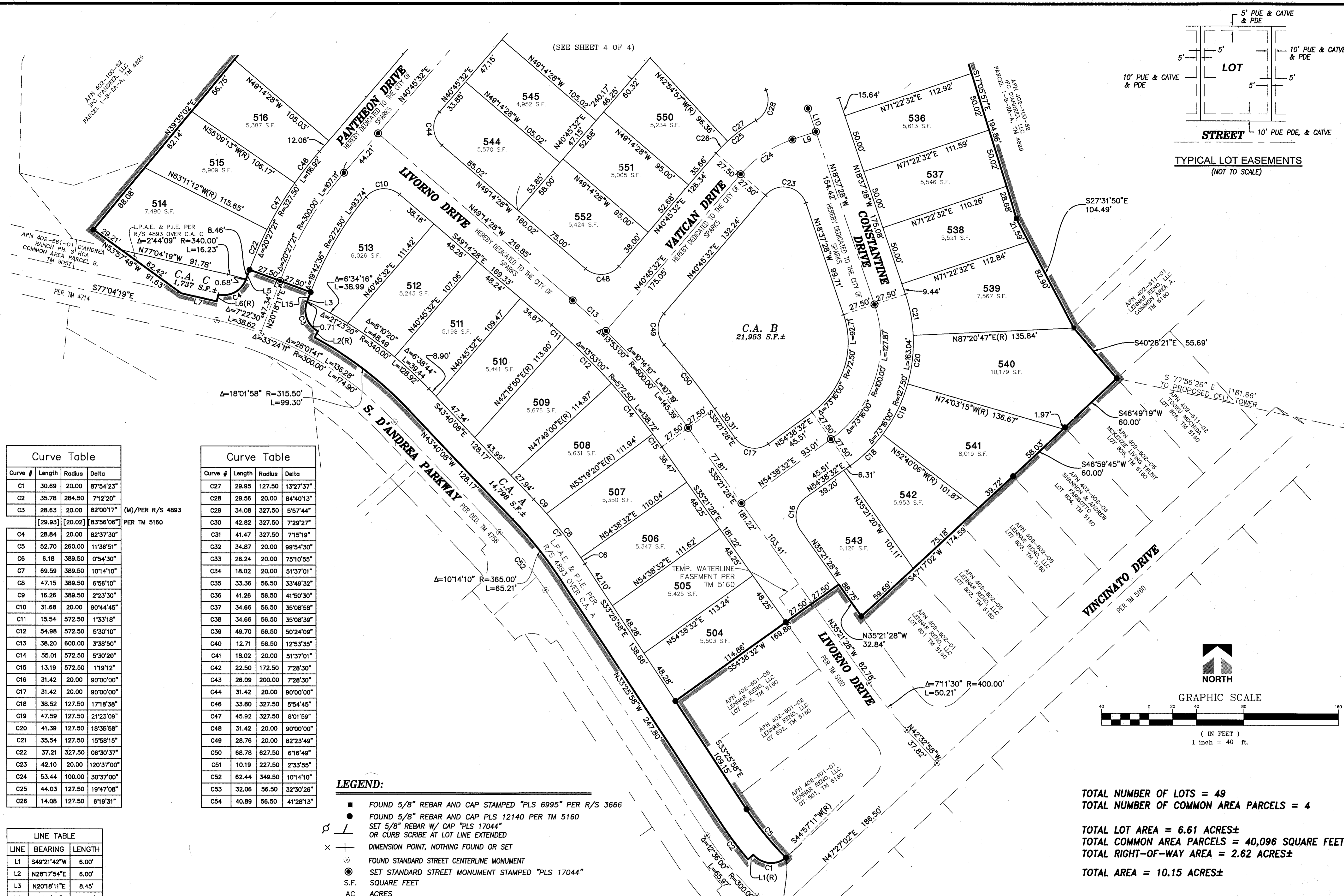
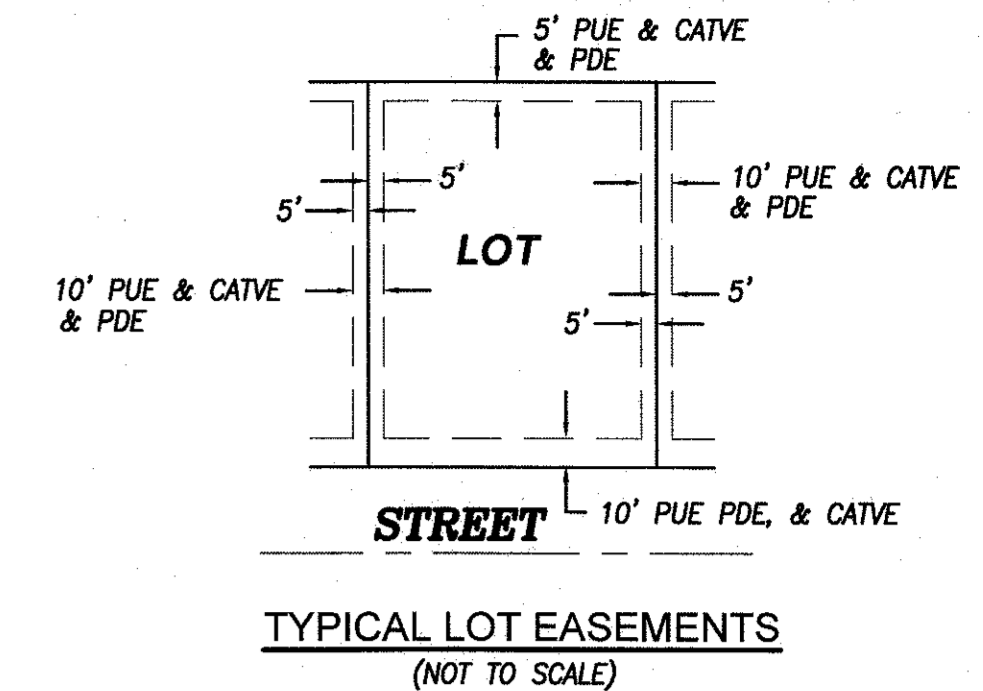
SPARKS WASHOE COUNTY NEVADA

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DRAWN BY: CAS
 DATE: 01/2018
 PROJ. CODE: LENSND4D
 PROJ. #:

2 SHEET OF **4**



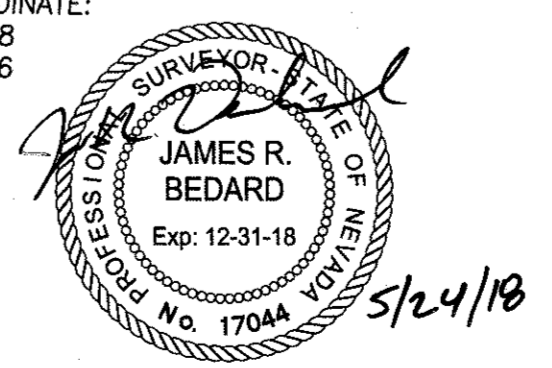
| Curve # | Length | Radius | Delta |
|---------|--------|--------|------------|
| C1 | 30.69 | 20.00 | 87°54'23" |
| C2 | 35.78 | 284.50 | 7°12'20" |
| C3 | 28.63 | 20.00 | 82°00'17" |
| C4 | 28.84 | 20.00 | 82°37'30" |
| C5 | 52.70 | 280.00 | 11°36'51" |
| C6 | 6.18 | 389.50 | 0°54'30" |
| C7 | 69.59 | 389.50 | 10°14'10" |
| C8 | 47.15 | 389.50 | 6°58'10" |
| C9 | 16.26 | 389.50 | 2°23'30" |
| C10 | 31.68 | 20.00 | 90°44'45" |
| C11 | 15.54 | 572.50 | 1°33'18" |
| C12 | 54.98 | 572.50 | 5°30'10" |
| C13 | 38.20 | 600.00 | 3°38'50" |
| C14 | 55.01 | 572.50 | 5°30'20" |
| C15 | 13.19 | 572.50 | 1°19'12" |
| C16 | 31.42 | 20.00 | 90°00'00" |
| C17 | 31.42 | 20.00 | 90°00'00" |
| C18 | 38.52 | 127.50 | 17°18'38" |
| C19 | 47.59 | 127.50 | 21°23'09" |
| C20 | 41.39 | 127.50 | 18°35'58" |
| C21 | 35.54 | 127.50 | 15°58'15" |
| C22 | 37.21 | 327.50 | 06°30'37" |
| C23 | 42.10 | 20.00 | 120°37'00" |
| C24 | 53.44 | 100.00 | 30°37'00" |
| C25 | 44.03 | 127.50 | 19°47'08" |
| C26 | 14.08 | 127.50 | 6°19'31" |

| Curve # | Length | Radius | Delta |
|---------|--------|--------|-----------|
| C27 | 28.95 | 127.50 | 13°27'37" |
| C28 | 29.56 | 20.00 | 84°40'13" |
| C29 | 34.08 | 327.50 | 5°57'44" |
| C30 | 42.82 | 327.50 | 7°29'27" |
| C31 | 41.47 | 327.50 | 7°15'19" |
| C32 | 34.87 | 20.00 | 99°54'30" |
| C33 | 26.24 | 20.00 | 75°10'55" |
| C34 | 18.02 | 20.00 | 51°37'01" |
| C35 | 33.36 | 56.50 | 33°49'32" |
| C36 | 41.26 | 56.50 | 41°50'30" |
| C37 | 34.66 | 56.50 | 35°08'58" |
| C38 | 34.66 | 56.50 | 35°08'39" |
| C39 | 49.70 | 56.50 | 50°24'09" |
| C40 | 12.71 | 56.50 | 12°53'35" |
| C41 | 18.02 | 20.00 | 51°37'01" |
| C42 | 22.50 | 172.50 | 7°28'30" |
| C43 | 26.09 | 200.00 | 7°28'30" |
| C44 | 31.42 | 20.00 | 90°00'00" |
| C46 | 33.80 | 327.50 | 5°54'45" |
| C47 | 45.92 | 327.50 | 8°01'59" |
| C48 | 31.42 | 20.00 | 90°00'00" |
| C49 | 28.76 | 20.00 | 82°23'49" |
| C50 | 68.78 | 627.50 | 6°16'49" |
| C51 | 10.19 | 227.50 | 2°33'55" |
| C52 | 62.44 | 349.50 | 10°14'10" |
| C53 | 32.06 | 56.50 | 32°30'28" |
| C54 | 40.89 | 56.50 | 41°28'13" |

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | S49°21'42"W | 6.00' |
| L2 | N28°17'54"E | 6.00' |
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| L14 | N46°01'58"W | 20.69' |
| L15 | N20°18'11"E | 9.16' |

- LEGEND:**
- FOUND 5/8" REBAR AND CAP STAMPED "PLS 6995" PER R/S 3666
 - FOUND 5/8" REBAR AND CAP PLS 12140 PER TM 5160
 - SET 5/8" REBAR W/ CAP "PLS 17044" OR CURB SCRIBE AT LOT LINE EXTENDED
 - ⊕ DIMENSION POINT, NOTHING FOUND OR SET
 - ⊙ FOUND STANDARD STREET CENTERLINE MONUMENT
 - ⊙ SET STANDARD STREET MONUMENT STAMPED "PLS 17044"
 - S.F. SQUARE FEET
 - AC ACRES
 - (R) RADIAL BEARING
 - L.P.A.E. LANDSCAPE, AND PEDESTRIAN ACCESS EASEMENT
 - P.I.E. PUBLIC IMPROVEMENT EASEMENT
 - 215 LOT NUMBER
 - TM SUBDIVISION TRACT MAP
 - R/S RECORD OF SURVEY MAP
 - PUE PUBLIC UTILITY EASEMENT
 - PDE PRIVATE DRAINAGE EASEMENT
 - CATVE CABLE TELEVISION EASEMENT
 - C.A. COMMON AREA

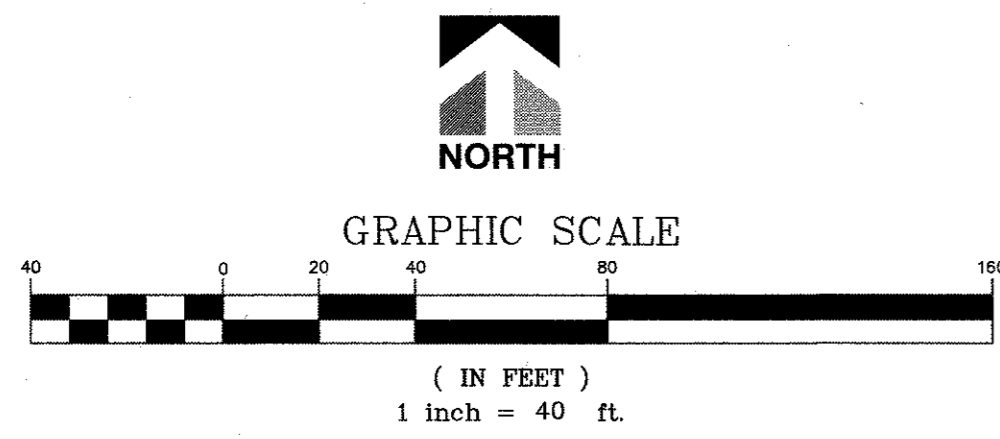
TOTAL NUMBER OF LOTS = 49
 TOTAL NUMBER OF COMMON AREA PARCELS = 4
 TOTAL LOT AREA = 6.61 ACRES±
 TOTAL COMMON AREA PARCELS = 40,096 SQUARE FEET±
 TOTAL RIGHT-OF-WAY AREA = 2.62 ACRES±
 TOTAL AREA = 10.15 ACRES±



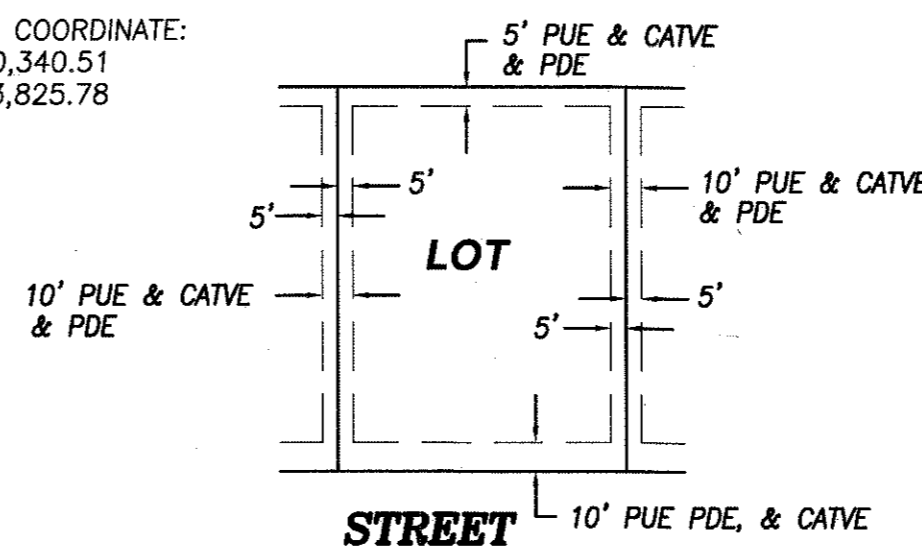
FINAL MAP FOR
RAVENNA @ D'ANDREA SUBDIVISION
 A PLANNED DEVELOPMENT
 BEING A DIVISION OF PARCEL A OF TM 5160
 SITUATE IN THE N 1/2 OF SEC. 36, T20N, R20E, MDM
 SPARKS WASHOE COUNTY NEVADA

Manhard CONSULTING LTD.
 8850 Double R Boulevard, Suite 101, Reno, NV 89521, 977-748-3500, 977-748-3550, manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: CAS
 DATE: 01/2018
 PROJ. CODE: LENSFN4D
 PROJ. #:
 SHEET 3 OF 4



GROUND COORDINATE:
N: 14,880,340.51
E: 2,313,825.78



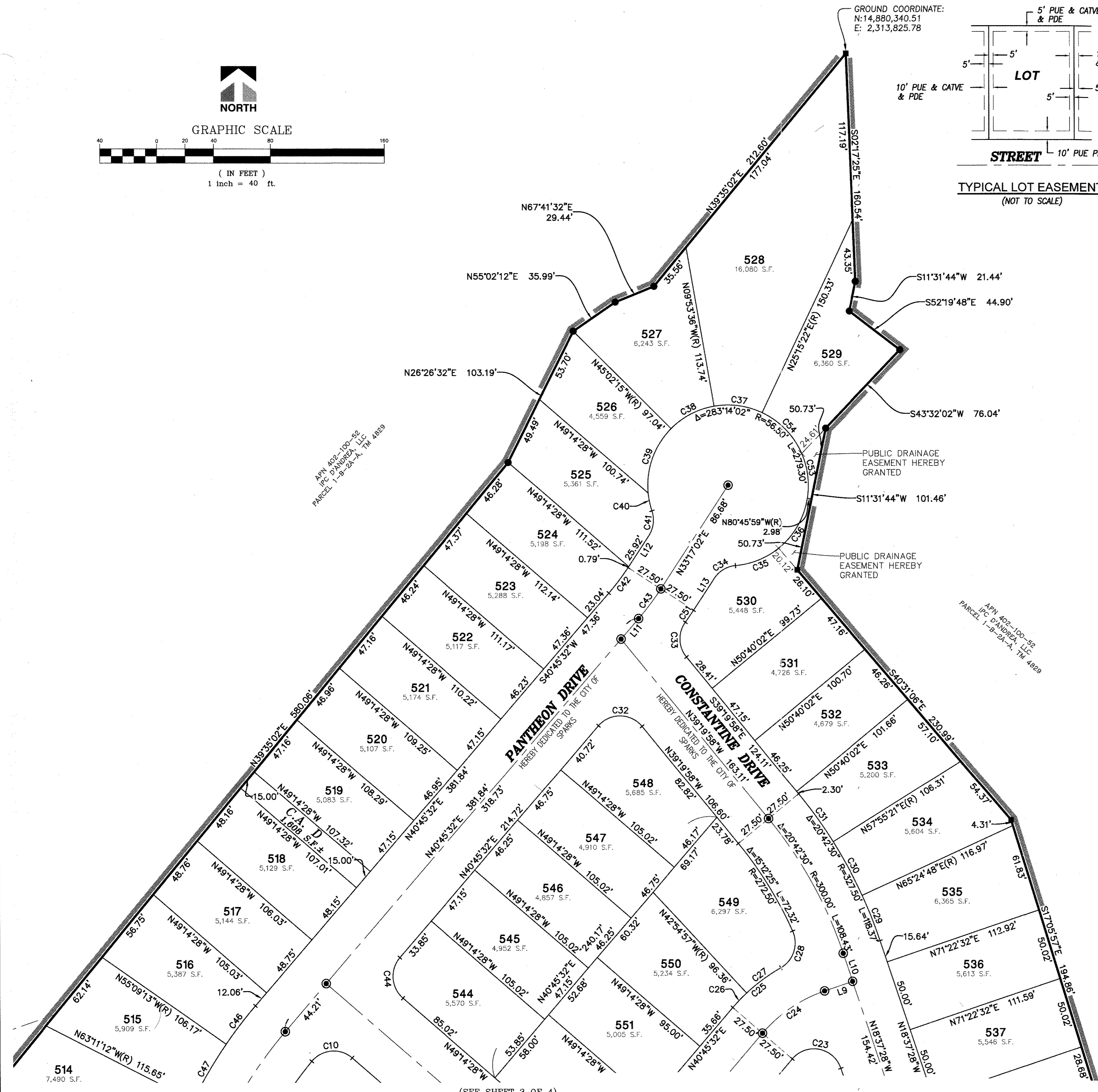
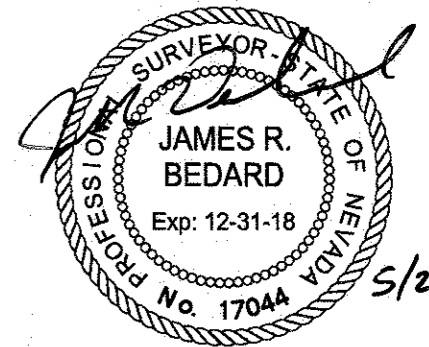
TYPICAL LOT EASEMENTS
(NOT TO SCALE)

GENERAL NOTES:

1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10.0 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, 5.0 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES AND 10.0 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
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 SERVICES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
3. A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER AND ACROSS ALL COMMON AREA LOTS FOR THE PURPOSE OF INSTALLING, ACCESSING AND MAINTAINING PUBLIC UTILITIES.
4. ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
5. A PRIVATE DRAINAGE EASEMENT, 5.0 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10.0 FEET 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. THE OWNER HEREBY RESERVES A BLANKET EASEMENT WITHIN THE AREAS DEDICATED FOR THE PLACEMENT AND MAINTENANCE OF LANDSCAPE IRRIGATION LINES. ANY LANDSCAPE IRRIGATION LINES PLACED UNDERNEATH IMPROVED SURFACES SHALL BE PLACED WITHIN SLEEVES APPROVED BY THE CITY OF SPARKS. ANY MODIFICATION, RELOCATION AND/OR MAINTENANCE OF SAID LANDSCAPE IRRIGATION LINES SHALL BE AT THE EXPENSE OF THE THE D'ANDREA RANCH PHASE-III HOMEOWNERS ASSOCIATION.
7. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE CITY OF SPARKS WITH A WILL SERVE LETTER.
8. TRUCKEE MEADOWS WATER AUTHORITY IS HEREBY GRANTED A BLANKET WATER FACILITY EASEMENT WITHIN ALL STREETS DEDICATED AND WILL REMAIN UNTIL SUCH TIME AS THE STREETS ARE ACCEPTED FOR DEDICATION.
9. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER AND TO ACCESS ALL PUBLIC FIRE HYDRANTS FOR ROUTINE INSPECTION AND IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
10. ALL COMMON AREAS ARE TO BE MAINTAINED BY THE D'ANDREA RANCH PHASE-III HOMEOWNERS ASSOCIATION.
11. A BLANKET STORM DRAIN AND SURFACE DRAINAGE EASEMENT IS HEREBY GRANTED TO CITY OF SPARKS ACROSS ALL COMMON AREAS SHOWN HEREON.
12. A BLANKET PEDESTRIAN ACCESS EASEMENT IS HEREBY GRANTED ACROSS ALL COMMON AREAS SHOWN HEREON.
13. ALL STORM DRAIN IN COMMON AREAS TO BE MAINTAINED BY THE D'ANDREA RANCH PHASE-III HOMEOWNERS ASSOCIATION.
14. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

LEGEND:

- FOUND 5/8" REBAR AND CAP STAMPED "PLS 6995" PER R/S 3666
- FOUND 5/8" REBAR AND CAP PLS 12140 PER TM 5160
- ⊕ SET 5/8" REBAR W/ CAP "PLS 17044" OR CURB SCRIBE AT LOT LINE EXTENDED
- ⊕ DIMENSION POINT, NOTHING FOUND OR SET
- ⊙ SET STANDARD STREET MONUMENT STAMPED "PLS 17044"
- S.F. SQUARE FEET
- AC ACRES
- (R) RADIAL BEARING
- L.P.A.E. LANDSCAPE, AND PEDESTRIAN ACCESS EASEMENT
- P.I.E. PUBLIC IMPROVEMENT EASEMENT
- 215 LOT NUMBER
- TM SUBDIVISION TRACT MAP
- PUE PUBLIC UTILITY EASEMENT
- PDE PRIVATE DRAINAGE EASEMENT
- CATVE CABLE TELEVISION EASEMENT
- C.A. COMMON AREA



(SEE SHEET 3 OF 4)

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FINAL MAP FOR
RAVENNA @ D'ANDREA SUBDIVISION
A PLANNED DEVELOPMENT
BEING A DIVISION OF PARCEL A OF TM 5160
SITUATE IN THE N 1/2 OF SEC. 36, T20N, R20E, MDM

SPARKS WASHOE COUNTY NEVADA

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: CAS
DATE: 01/2018
PROJ. CODE: LENS4D
PROJ. #: 4

SHEET 4 OF 4

SUBDIVISION MAP