

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SIERRA VIEW INVESTMENTS, 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 NRS CHAPTER 278 AND 278A, AND HEREBY GRANTS TO ALL PUBLIC UTILITIES, TRUCKEE MEADOWS WATER AUTHORITY AND THE CITY OF SPARKS, THE PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE WATER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO TRUCKEE MEADOWS WATER AUTHORITY. ANY WATER RIGHTS PERTINENT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN WITH PROPERTY OF THE PRESENT OWNER. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

SIERRA VIEW INVESTMENTS, LLC  
A NEVADA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 6-17-20  
NAME

Shauna Olsen  
PRINT NAME & TITLE

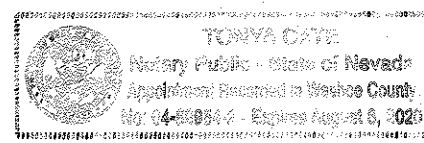
## NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA )  
COUNTY OF WASHOE )

ON THIS 17th DAY OF June, 2020, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, Shauna Olsen OF SIERRA VIEW INVESTMENTS, LLC 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.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY PUBLIC



MY COMMISSION EXPIRES Aug 6, 2020

## SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT.

LEIGH RODNEY AND CLARE F. RODNEY, CO-TRUSTEES OF THE RODNEY FAMILY TRUST AGREEMENT (AS RESTATED-2016) u/t/a/ DATED JANUARY 28, 2016, BY DOCUMENT NO. \_\_\_\_\_ IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.  
(REFERENCE DEEDS OF TRUST DOCUMENT NO. 5022692)

## TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SIERRA VIEW INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON ON THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT THE RODNEY FAMILY TRUST AGREEMENT (AS RESTATED-2016) u/t/a/ DATED JANUARY 28, 2016 HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AN THAT THEY ARE THE ONLY HOLDER'S OF RECORD OF A SECURITY INTEREST IN SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FRO DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OF ASSESSMENTS COLLECTED AS TAXES FOR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED 7-13-2020 FOR THE BENEFIT OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: [Signature] DATE: 7-27-2020

Lisa Quilici, Secretary  
PRINT NAME & TITLE

## UTILITY COMPANIES CERTIFICATE

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

[Signature] DATE: 6-10-2020  
SIERRA PACIFIC POWER COMPANY, DBA NV ENERGY  
MANAGER LAND RESOURCES

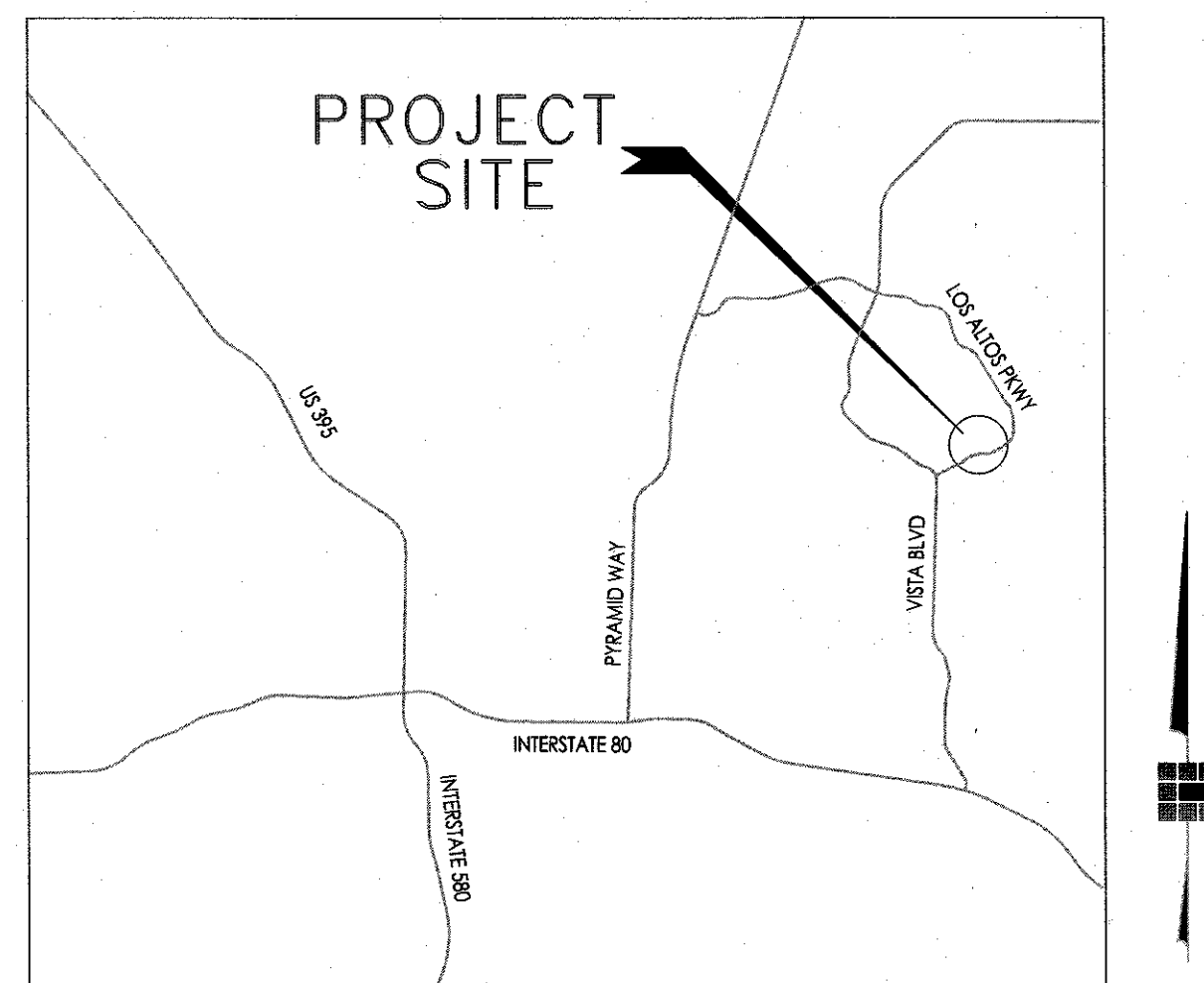
[Signature] DATE: 6-10-2020  
NORTH BELL TELEPHONE COMPANY, DBA AT&T NEVADA  
CLIFF COOPER, MGR BSP PLANNING

[Signature] DATE: 6-10-2020  
CUMMINS COMMUNICATIONS  
Peter Owens, Construction Supervisor

[Signature] DATE: 6-10-2020  
TRUCKEE MEADOWS WATER AUTHORITY  
Water Resources Manager

John R. Zimmerman

## OFFICIAL PLAT OF CITY VIEW EXECUTIVE HOMES A PLANNED UNIT DEVELOPMENT



## VICINITY MAP

N.T.S.

## 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: 514-010-86

WASHOE COUNTY TREASURER

[Signature] Deputy Treasurer 7-27-2020  
BY: [Signature] DATE: 6/17/2020  
DEPUTY TREASURER

## PLANNING DEPARTMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE PLANNED DEVELOPMENT HANDBOOK OF SIERRA VIEW TOWNHOMES, PCN 18-0001, AS APPROVED BY THE PLAN REVIEW COMMITTEE OF THE CITY OF SPARKS ON THE 7TH DAY OF FEBRUARY, 2018 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

[Signature] For DATE: 7/31/2020  
ARMANDO ORNELAS  
ASSISTANT COMMUNITY SERVICES DIRECTOR

## 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.

[Signature] P.E. DATE: 6/25/2020  
DIVISION OF WATER RESOURCES

## 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] 7/31/2020  
JON B. ERICSON, P.E., P.T.O.E.  
CITY ENGINEER

## 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.

[Signature] DATE  
WAYNE HANDROCK, PLS 20464  
WASHOE COUNTY SURVEYOR

## DISTRICT BOARD OF HEALTH CERTIFICATE

THIS 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.

[Signature] DATE: 7/28/2020  
FOR THE DISTRICT BOARD OF HEALTH

## CITY COUNCIL'S CERTIFICATE

THE PLANNED DEVELOPMENT HANDBOOK OF THIS SUBDIVISION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA ON THE 11TH DAY OF DECEMBER, 2017. THIS FINAL MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA ON THIS DAY OF \_\_\_\_\_, 2020, AND THE CITY COUNCIL APPROVES AND ACCEPTS ALL PUBLIC EASEMENTS, TOGETHER WITH ALL APPURTENANCES THERETO, FOR THE BENEFIT OF THE PUBLIC IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION SHOWN HEREON.

[Signature] DATE: \_\_\_\_\_  
RONALD E. SMITH, MAYOR

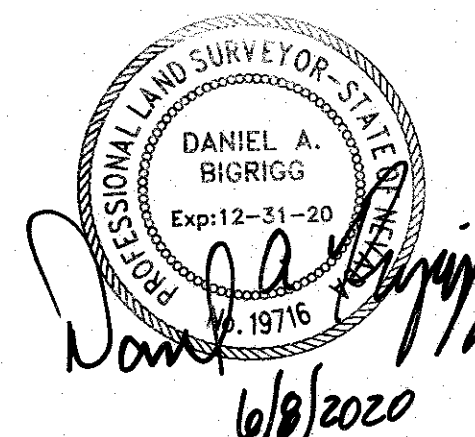
ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY CLERK AND CLERK OF THE CITY COUNCIL

## SURVEYOR'S CERTIFICATE

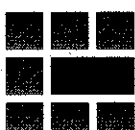
I, DANIEL A. BIGRIGG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SIERRA VIEW INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SOUTHEAST 1/4 OF SECTION 26, T20N, R20E, MDM, AND THE SURVEY WAS COMPLETED ON JANUARY 10, 2018.
- 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.
- 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 THE INSTALLATION OF THE MONUMENTS.

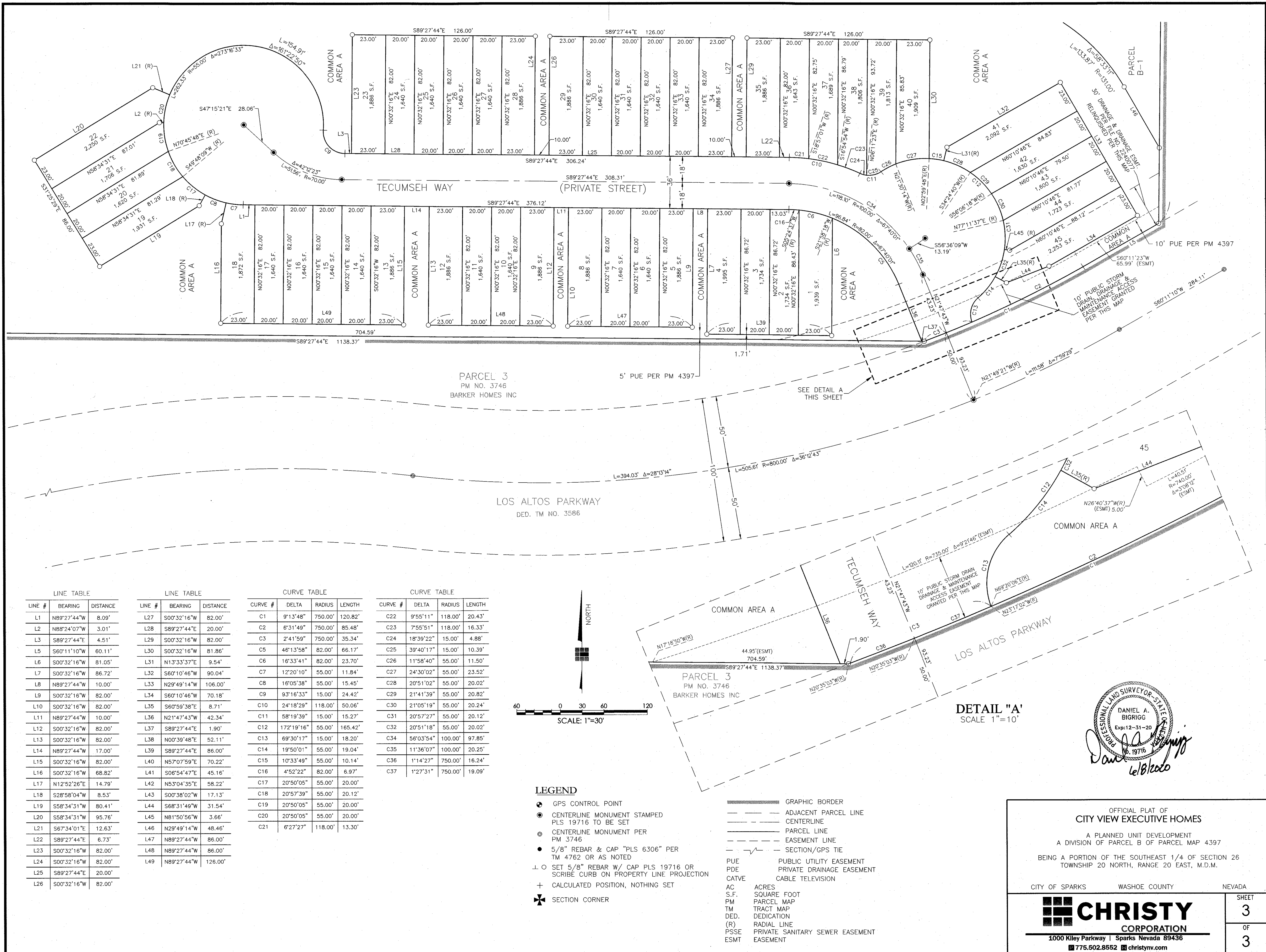
[Signature]  
DANIEL A. BIGRIGG, P.L.S.  
NEVADA CERTIFICATE NO. 19716



FILE NO: _____ FEE: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 2020, AT _____ MINUTES PAST _____ O'CLOCK, _____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.  COUNTY RECORDER BY: _____ DEPUTY	OFFICIAL PLAT OF CITY VIEW EXECUTIVE HOMES A PLANNED UNIT DEVELOPMENT A DIVISION OF PARCEL B OF PARCEL MAP 4397 BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26 TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.  CITY OF SPARKS WASHOE COUNTY NEVADA  <b>CHRISTY</b> CORPORATION 1000 Kiley Parkway   Sparks Nevada 89436 775.502.8552 christynv.com  SHEET 1 OF 3
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<p align="center">OFFICIAL PLAT OF  <b>CITY VIEW EXECUTIVE HOMES</b></p> <p align="center">A PLANNED UNIT DEVELOPMENT          A DIVISION OF PARCEL B OF PARCEL MAP 4397</p> <p align="center">BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26          TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.</p>		
CITY OF SPARKS	WASHOE COUNTY	NEVADA
 <p><b>CHRISTY</b> CORPORATION</p>		<p>SHEET</p> <p align="center"><b>2</b></p> <hr/> <p align="center">OF</p> <p align="center"><b>3</b></p>
<p align="center">1000 Kiley Parkway   Sparks Nevada 89436</p> <p align="center">☎ 775.502.8552    ✉ christynv.com</p>		





LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°27'44"W	8.09'
L2	N88°24'07"W	3.01'
L3	S89°27'44"E	4.51'
L5	S60°11'10"W	60.11'
L6	S00°32'16"W	81.05'
L7	S00°32'16"W	86.72'
L8	N89°27'44"W	10.00'
L9	S00°32'16"W	82.00'
L10	S00°32'16"W	82.00'
L11	N89°27'44"W	10.00'
L12	S00°32'16"W	82.00'
L13	S00°32'16"W	82.00'
L14	N89°27'44"W	17.00'
L15	S00°32'16"W	82.00'
L16	S00°32'16"W	88.82'
L17	N12°52'26"E	14.79'
L18	S28°58'04"W	8.53'
L19	S58°34'31"W	80.41'
L20	S58°34'31"W	95.76'
L21	S67°34'01"E	12.63'
L22	S89°27'44"E	6.73'
L23	S00°32'16"W	82.00'
L24	S00°32'16"W	82.00'
L25	S89°27'44"E	20.00'
L26	S00°32'16"W	82.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L27	S00°32'16"W	82.00'
L28	S89°27'44"E	20.00'
L29	S00°32'16"W	82.00'
L30	S00°32'16"W	81.86'
L31	N13°33'37"E	9.54'
L32	S60°10'46"W	90.04'
L33	N29°49'14"W	106.00'
L34	S60°10'46"W	70.18'
L35	S60°59'38"E	8.71'
L36	N21°47'43"W	42.34'
L37	S89°27'44"E	1.90'
L38	N00°39'48"E	52.11'
L39	S89°27'44"E	86.00'
L40	N57°07'59"E	70.22'
L41	S06°54'47"E	45.16'
L42	N53°04'35"E	58.22'
L43	S00°38'02"W	17.13'
L44	S68°31'49"W	31.54'
L45	N81°50'56"W	3.66'
L46	N29°49'14"W	48.46'
L47	N89°27'44"W	86.00'
L48	N89°27'44"W	86.00'
L49	N89°27'44"W	126.00'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	9°13'48"	750.00'	120.82'
C2	6°31'49"	750.00'	85.48'
C3	2°41'59"	750.00'	35.34'
C5	46°13'58"	82.00'	66.17'
C6	16°33'41"	82.00'	23.70'
C7	12°20'10"	55.00'	11.84'
C8	16°05'38"	55.00'	15.45'
C9	9°31'16'33"	15.00'	24.42'
C10	24°18'29"	118.00'	50.06'
C11	58°19'39"	15.00'	15.27'
C12	172°19'16"	55.00'	165.42'
C13	69°30'17"	15.00'	18.20'
C14	19°50'01"	55.00'	19.04'
C15	10°33'49"	55.00'	10.14'
C16	4°52'22"	82.00'	6.97'
C17	20°50'05"	55.00'	20.00'
C18	20°57'39"	55.00'	20.12'
C19	20°50'05"	55.00'	20.00'
C20	20°50'05"	55.00'	20.00'
C21	6°27'27"	118.00'	13.30'

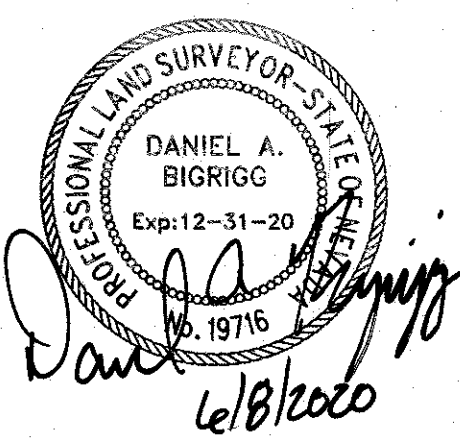
CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C22	9°55'11"	118.00'	20.43'
C23	7°55'51"	118.00'	16.33'
C24	18°39'22"	15.00'	4.88'
C25	39°40'17"	15.00'	10.39'
C26	11°58'40"	55.00'	11.50'
C27	24°30'02"	55.00'	23.52'
C28	20°51'02"	55.00'	20.02'
C29	21°41'39"	55.00'	20.82'
C30	21°05'19"	55.00'	20.24'
C31	20°57'27"	55.00'	20.12'
C32	20°51'18"	55.00'	20.02'
C34	56°03'54"	100.00'	97.85'
C35	11°36'07"	100.00'	20.25'
C36	1°14'27"	750.00'	16.24'
C37	1°27'31"	750.00'	19.09'

LEGEND

- GPS CONTROL POINT
- CENTERLINE MONUMENT STAMPED PLS 19716 TO BE SET
- CENTERLINE MONUMENT PER PM 3746
- 5/8" REBAR & CAP "PLS 6306" PER TM 4762 OR AS NOTED
- SET 5/8" REBAR W/ CAP PLS 19716 OR SCRIBE CURB ON PROPERTY LINE PROJECTION
- CALCULATED POSITION, NOTHING SET
- SECTION CORNER

- GRAPHIC BORDER
- ADJACENT PARCEL LINE
- CENTERLINE
- PARCEL LINE
- EASEMENT LINE
- SECTION/GPS TIE
- PUE PUBLIC UTILITY EASEMENT
- PDE PRIVATE DRAINAGE EASEMENT
- CATVE CABLE TELEVISION
- AC ACRES
- S.F. SQUARE FOOT
- PM PARCEL MAP
- TM TRACT MAP
- DED. DEDICATION
- (R) RADIAL LINE
- PSSE PRIVATE SANITARY SEWER EASEMENT
- ESMT EASEMENT

DETAIL "A"  
SCALE 1"=10'



OFFICIAL PLAT OF  
CITY VIEW EXECUTIVE HOMES  
A PLANNED UNIT DEVELOPMENT  
A DIVISION OF PARCEL B OF PARCEL MAP 4397  
BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26  
TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.

CITY OF SPARKS

WASHOE COUNTY

NEVADA

CHRISTY CORPORATION

1000 Kiley Parkway | Sparks Nevada 89436  
775.502.8552 christynv.com

SHEET

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OF

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