

PIONEER MEADOWS VILLAGE 7B&C PHASE 1

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BPH I, LLC, A NEVADA LIMITED LIABILITY COMPANY, DBI HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY, AND BB INVESTMENT HOLDING, LLC, A NEVADA LIMITED LIABILITY COMPANY ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE 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. CHAPTER 116, 278, 279A AND TITLE 17 OF THE CITY OF SPARKS, AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF SPARKS ALL PUBLIC STREETS AND RIGHT-OF-WAY, AS DESIGNATED HEREON, TOGETHER WITH ALL APPURTENANCES THERE TO, FOR PUBLIC USE FOREVER, AND DOES HEREBY RESERVE THOSE STREETS DELINEATED HEREON AND DESIGNATED AS "PRIVATE", TOGETHER WITH ALL APPURTENANCES THERE TO, AS 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 THERE TO AND EGRESS THEREFROM FOREVER. UPON APPROVAL AND RECORDATION OF THIS PLAT, DBI HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY, WILL OWN A 75% INTEREST IN PARCELS 3-3A-2, 3-3C-2 AND COMMON AREA "Y", BB INVESTMENT HOLDING, LLC, A NEVADA LIMITED LIABILITY COMPANY WILL OWN A 25% INTEREST IN PARCELS 3-3A-2, 3-3C-2 AND COMMON AREA "Y", BPH I, LLC, A NEVADA LIMITED LIABILITY COMPANY WILL OWN A 99.31% INTEREST IN COMMON AREA "A", DBI HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY, WILL OWN A 0.52% INTEREST IN COMMON AREA "A", BB INVESTMENT HOLDING, LLC, A NEVADA LIMITED LIABILITY COMPANY WILL OWN A 0.17% INTEREST IN COMMON AREA "A" AND BPH I, LLC, A NEVADA LIMITED LIABILITY COMPANY WILL OWN THE REMAINDER OF LAND AS SHOWN HERE ON.

BPH I, LLC, A NEVADA LIMITED LIABILITY COMPANY
BY: PIONEER MEADOWS DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER
BY: LENHAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY
ITS: OPERATIONS AND ADMINISTRATION MANAGER
Larry Gualdo
LARRY GUALDO, VICE PRESIDENT
8/16/11
DATE

DBI HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY
BY: PIONEER MEADOWS DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER
BY: LENHAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY
ITS: OPERATIONS AND ADMINISTRATION MANAGER
Larry Gualdo
LARRY GUALDO, VICE PRESIDENT
8/16/11
DATE

BB INVESTMENT HOLDING, LLC, A NEVADA LIMITED LIABILITY COMPANY
BY: PIONEER MEADOWS DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER
BY: LENHAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY
ITS: OPERATIONS AND ADMINISTRATION MANAGER
Larry Gualdo
LARRY GUALDO, VICE PRESIDENT
8/16/11
DATE

ACKNOWLEDGMENTS:

STATE OF Nevada, I SS
COUNTY OF Washoe, I SS
ON THIS 16th DAY OF August, 2011, PERSONALLY APPEARED LARRY GUALDO, AS VICE PRESIDENT OF LENHAR 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.

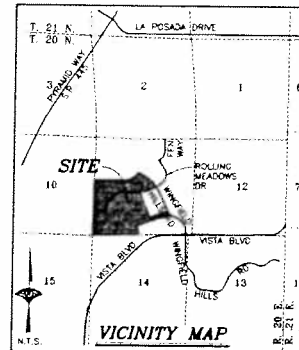
Stacie Huggins
NOTARY PUBLIC



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. 2233808, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

MICHAEL E. GUMP, P.L.S. 13827
WASHOE COUNTY SURVEYOR



SURVEYOR'S CERTIFICATE:

I, KEVIN M. ALMETER, 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 BPH I, LLC, A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 11, T. 20 N., R. 20 E., M.D.M., CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 08/11/11, 2011.
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 626 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 0.3-0.3-0.3 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

KEVIN M. ALMETER, P.L.S.
NEVADA CERTIFICATE NO. 18052

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 CONVEYANCE OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

A.P.N. 528-010-27, 528-010-33 & 528-010-30
WASHOE COUNTY TREASURER

Linda Jacobs
Linda Jacobs, Deputy Treasurer
8/16/11
DATE

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT BPH I, LLC OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LENS 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 ON SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED 8-11-2011 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

Cindy Wilson
Cindy Wilson, Area Manager
8-11-2011
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 PRECATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Brian W. Tyler
BRIAN W. TYLER, Acting Senior Engineer
8/23/11
DATE

DIVISION OF WATER RESOURCES CERTIFICATE:

THIS FINAL MAP 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.

Robert H. Zeisloff, PE
ROBERT H. ZEISLOFF, PE
DIVISION OF WATER RESOURCES
8/25/2011
DATE

CITY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE DUTY 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. 2233808, 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 2011.

NAME / TITLE (PRINT)

PLANNING DEPARTMENT CERTIFICATE:

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP OF VILLAGES 7B AND 7C OF THE PIONEER MEADOWS PLANNED DEVELOPMENT, PORTION 2, 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.

NAME / TITLE (PRINT)

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 COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA ON THIS 20 DAY OF August, 2011, AND THE CITY COUNCIL APPROVES AND ACCEPTS ALL PUBLIC STREETS, RIGHTS-OF-WAY AND EASEMENTS, TOGETHER WITH ALL APPURTENANCES THERE TO, FOR THE BENEFIT OF THE PUBLIC IN CONFORMITY WITH THE TERMS OF THE DEED OF DEDICATION SHOWN HEREON.

GENO MARTINO, MAYOR

ATTEST:
CITY CLERK AND CLERK OF THE CITY COUNCIL

FILE NO. _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____
2011, AT _____ MINUTES PAST _____
O'CLOCK, _____, OFFICIAL RECORDS
OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER
BY: _____
DEPUTY
FEE: _____

OFFICIAL PLAT OF PIONEER MEADOWS VILLAGE 7B&C PHASE 1 A PLANNED COMMUNITY A MERGER & RECONFIGURATION OF PARCELS 1 PER PARCEL MAP NO. 4008 & PORTION PARCELS 3-3A-1 & PARCELS 3-3C-1 PER RECORD OF SURVEY MAP NO. 4411 BEING A PORTION OF SECTION 11 TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M. SPARKS, WASHOE COUNTY, NEVADA JON NO. 1508-044 8/23/11		SHEET 1 OF 7
WOOD RODGERS 6600 Rene Corporate Drive Reno, NV 89521 Tel: 775-838-0000 Fax: 775-838-0000		

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.

8/23/2011

DATE 8/23/2011

CHARTER COMMUNICATIONS

8/23/2011

DIANE ALBRECHT DESIGNER/DRAFTER
NAME / TITLE (PRINT)

TRUCKEE MEADOWS WATER AUTHORITY

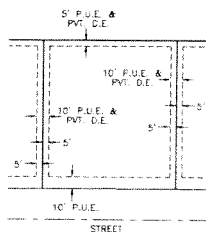
8/23/2011

Les. Kleiber Supervisor, Lands

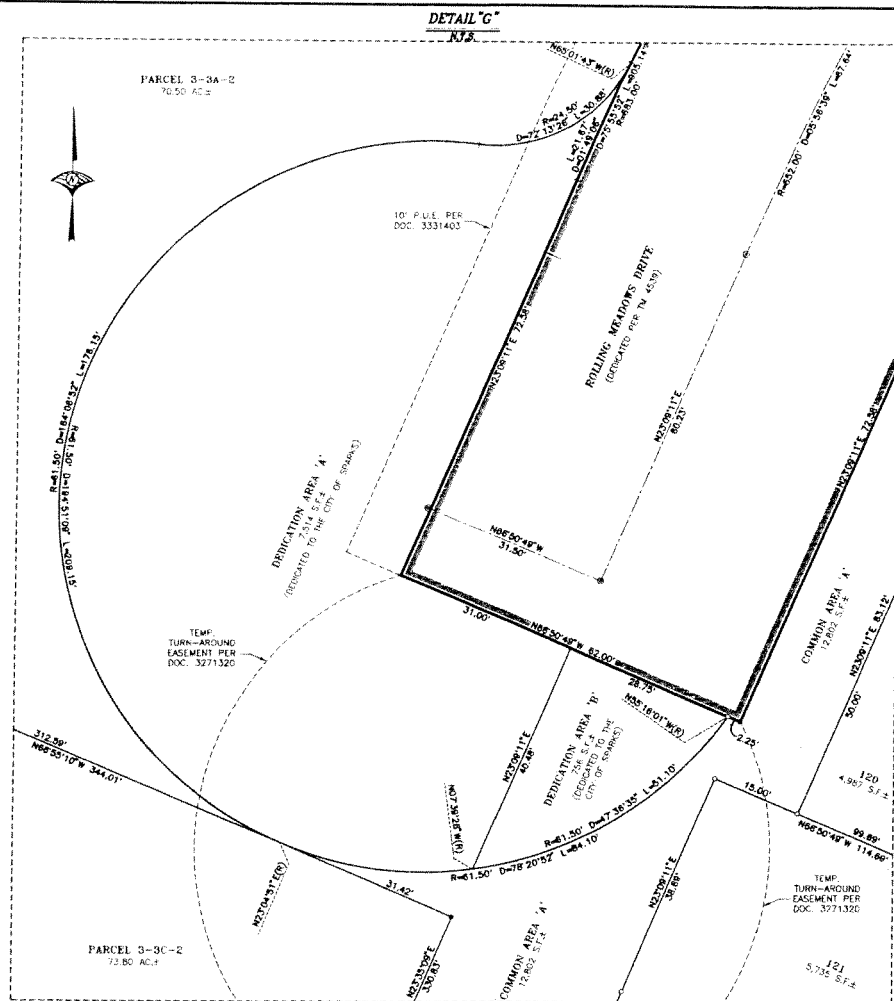
1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH COINCIDENT WITH ALL STREET RIGHT-OF-WAYS, 5' IN WIDTH COINCIDENT WITH ALL DRIVEWAYS, SIDEWALKS, AND CURBS, AND 10' IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
2. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE, AND THAT THE CITY OF SPARKS SHALL BE RESPONSIBLE FOR THE USE OF SAID UTILITY SERVICE FOR THE EXCLUSIVE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF THE PROPERTY AND THE CITY OF SPARKS.
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 HEREBY GRANTED FOR THE PURPOSE OF ALLOWING THE CITY OF SPARKS TO DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING LOT OWNERS, SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS NECESSARY UPON THE REQUEST OF 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 ALL COMMON AREA LOTS SHOWN HEREON AND OVER ALL PRIVATE STREETS FOR THE PURPOSE OF ACCESSING AND MAINTAINING SAID SANITARY SEWER FACILITIES.
8. STORM DRAIN FACILITIES ARE TO BE MAINTAINED BY THE PIONEER MOUNTAIN HOME OWNERS ASSOCIATION.
9. ALL COMMON AREA LOTS AND PRIVATE STREETS SHOWN HEREON ARE TO BE GRANTED AND MAINTAINED BY THE PIONEER MOUNTAIN HOME OWNERS 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, TREES, OR OTHER STRUCTURES, AND THE CITY OF SPARKS SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF ANY SUCH STRUCTURES. THE INITIAL SITE DEVELOPMENT APPROVED BY THE CITY OF SPARKS, ITS SHALL BE THE PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN EROSION CONTROL, AND TO TAKE SUCH ACTION AS MAY BE REQUIRED TO STABILIZE SLOPES.
12. STREET LIGHTS ARE OWNED AND OPERATED BY THE PIONEER MOUNTAIN HOMEOWNERS ASSOCIATION.
13. PARCELS 1A, 1B, 3A-2A, 3B, 3C-2C-2E ARE SUBJECT TO A TEMPORARY BLANKET EASEMENT FOR SURFACE DRAINAGE AND SLOPE CONSTRUCTION.
14. MULTI-PURPOSE EASEMENT GRANTED TO THE CITY OF SPARKS AND LEMMAN RENO, LLC PER THIS MAP FOR STORM DRAIN, SANITARY SEWER, TEMPORARY EASEMENT FOR THE USE OF ALL OTHER PARCELS WITHIN SECTION 11, T20N., R20E., M.D.M. PER NOTE NO. 3 OF PARCEL MAP NO. 4001.
15. PARCEL 2, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S, 2T, 2U, 2V, 2W, 2X, 2Y, 2Z, 2AA, 2AB, 2AC, 2AD, 2AE, 2AF, 2AG, 2AH, 2AI, 2AJ, 2AK, 2AL, 2AM, 2AN, 2AO, 2AP, 2AQ, 2AR, 2AS, 2AT, 2AU, 2AV, 2AW, 2AX, 2AY, 2AZ, 2BA, 2BB, 2BC, 2BD, 2BE, 2BF, 2BG, 2BH, 2BI, 2BJ, 2BK, 2BL, 2BM, 2BN, 2BO, 2BP, 2BQ, 2BR, 2BS, 2BT, 2BU, 2BV, 2BW, 2BX, 2BY, 2BZ, 2CA, 2CB, 2CC, 2CD, 2CE, 2CF, 2CG, 2CH, 2CI, 2CJ, 2CK, 2CL, 2CM, 2CN, 2CO, 2CP, 2CQ, 2CR, 2CS, 2CT, 2CU, 2CV, 2CW, 2CX, 2CY, 2CZ, 2DA, 2DB, 2DC, 2DD, 2DE, 2DF, 2DG, 2DH, 2DI, 2DJ, 2DK, 2DL, 2DM, 2DN, 2DO, 2DP, 2DQ, 2DR, 2DS, 2DT, 2DU, 2DV, 2DW, 2DX, 2DY, 2DZ, 2EA, 2EB, 2EC, 2ED, 2EE, 2EF, 2EG, 2EH, 2EI, 2EJ, 2EK, 2EL, 2EM, 2EN, 2EO, 2EP, 2EQ, 2ER, 2ES, 2ET, 2EU, 2EV, 2EW, 2EX, 2EY, 2EZ, 2FA, 2FB, 2FC, 2FD, 2FE, 2FF, 2FG, 2FH, 2FI, 2FJ, 2FK, 2FL, 2FM, 2FN, 2FO, 2FP, 2FQ, 2FR, 2FS, 2FT, 2FU, 2FV, 2FW, 2FX, 2FY, 2FZ, 2GA, 2GB, 2GC, 2GD, 2GE, 2GF, 2GG, 2GH, 2GI, 2GJ, 2GK, 2GL, 2GM, 2GN, 2GO, 2GP, 2GQ, 2GR, 2GS, 2GT, 2GU, 2GV, 2GW, 2GX, 2GY, 2GZ, 2HA, 2HB, 2HC, 2HD, 2HE, 2HF, 2HG, 2HH, 2HI, 2HJ, 2HK, 2HL, 2HM, 2HN, 2HO, 2HP, 2HQ, 2HR, 2HS, 2HT, 2HU, 2HV, 2HW, 2HX, 2HY, 2HZ, 2IA, 2IB, 2IC, 2ID, 2IE, 2IF, 2IG, 2IH, 2II, 2IJ, 2IK, 2IL, 2IM, 2IN, 2IO, 2IP, 2IQ, 2IR, 2IS, 2IT, 2IU, 2IV, 2IW, 2IX, 2IY, 2IZ, 2JA, 2JB, 2JC, 2JD, 2JE, 2JF, 2JG, 2JH, 2JI, 2JJ, 2JK, 2JL, 2JM, 2JN, 2JO, 2JP, 2JQ, 2JR, 2JS, 2JT, 2JU, 2JV, 2JW, 2JX, 2JY, 2JZ, 2KA, 2KB, 2KC, 2KD, 2KE, 2KF, 2KG, 2KH, 2KI, 2KJ, 2KK, 2KL, 2KM, 2KN, 2KO, 2KP, 2KQ, 2KR, 2KS, 2KT, 2KU, 2KV, 2KW, 2KX, 2KY, 2KZ, 2LA, 2LB, 2LC, 2LD, 2LE, 2LF, 2LG, 2LH, 2LI, 2LJ, 2LK, 2LL, 2LM, 2LN, 2LO, 2LP, 2LQ, 2LR, 2LS, 2LT, 2LU, 2LV, 2LW, 2LX, 2LY, 2LZ, 2MA, 2MB, 2MC, 2MD, 2ME, 2MF, 2MG, 2MH, 2MI, 2MJ, 2MK, 2ML, 2MN, 2MO, 2MP, 2MQ, 2MR, 2MS, 2MT, 2MU, 2MV, 2MW, 2MX, 2MY, 2MZ, 2NA, 2NB, 2NC, 2ND, 2NE, 2NF, 2NG, 2NH, 2NI, 2NJ, 2NK, 2NL, 2NM, 2NN, 2NO, 2NP, 2NQ, 2NR, 2NS, 2NT, 2NU, 2NV, 2NW, 2NX, 2NY, 2NZ, 2OA, 2OB, 2OC, 2OD, 2OE, 2OF, 2OG, 2OH, 2OI, 2OJ, 2OK, 2OL, 2OM, 2ON, 2OO, 2OP, 2OQ, 2OR, 2OS, 2OT, 2OU, 2OV, 2OW, 2OX, 2OY, 2OZ, 2PA, 2PB, 2PC, 2PD, 2PE, 2PF, 2PG, 2PH, 2PI, 2PJ, 2PK, 2PL, 2PM, 2PN, 2PO, 2PP, 2PQ, 2PR, 2PS, 2PT, 2PU, 2PV, 2PW, 2PX, 2PY, 2PZ, 2QA, 2QB, 2QC, 2QD, 2QE, 2QF, 2QG, 2QH, 2QI, 2QJ, 2QK, 2QL, 2QM, 2QN, 2QO, 2QP, 2QQ, 2QR, 2QS, 2QT, 2QU, 2QV, 2QW, 2QX, 2QY, 2QZ, 2RA, 2RB, 2RC, 2RD, 2RE, 2RF, 2RG, 2RH, 2RI, 2RJ, 2RK, 2RL, 2RM, 2RN, 2RO, 2RP, 2RQ, 2RR, 2RS, 2RT, 2RU, 2RV, 2RW, 2RX, 2RY, 2RZ, 2SA, 2SB, 2SC, 2SD, 2SE, 2SF, 2SG, 2SH, 2SI, 2SJ, 2SK, 2SL, 2SM, 2SN, 2SO, 2SP, 2SQ, 2SR, 2SS, 2ST, 2SU, 2SV, 2SW, 2SX, 2SY, 2SZ, 2TA, 2TB, 2TC, 2TD, 2TE, 2TF, 2TG, 2TH, 2TI, 2TJ, 2TK, 2TL, 2TM, 2TN, 2TO, 2TP, 2TQ, 2TR, 2TS, 2TT, 2TU, 2TV, 2TW, 2TX, 2TY, 2TZ, 2UA, 2UB, 2UC, 2UD, 2UE, 2UF, 2UG, 2UH, 2UI, 2UJ, 2UK, 2UL, 2UM, 2UN, 2UO, 2UP, 2UQ, 2UR, 2US, 2UT, 2UU, 2UV, 2UW, 2UX, 2UY, 2UZ, 2VA, 2VB, 2VC, 2VD, 2VE, 2VF, 2VG, 2VH, 2VI, 2VJ, 2VK, 2VL, 2VM, 2VN, 2VO, 2VP, 2VQ, 2VR, 2VS, 2VT, 2VU, 2VV, 2VW, 2VX, 2VY, 2VZ, 2WA, 2WB, 2WC, 2WD, 2WE, 2WF, 2WG, 2WH, 2WI, 2WJ, 2WK, 2WL, 2WM, 2WN, 2WO, 2WP, 2WQ, 2WR, 2WS, 2WT, 2WU, 2WV, 2WW, 2WX, 2WY, 2WZ, 2XA, 2XB, 2XC, 2XD, 2XE, 2XF, 2XG, 2XH, 2XI, 2XJ, 2XK, 2XL, 2XM, 2XN, 2XO, 2XP, 2XQ, 2XR, 2XS, 2XT, 2XU, 2XV, 2XW, 2XX, 2XY, 2XZ, 2YA, 2YB, 2YC, 2YD, 2YE, 2YF, 2YG, 2YH, 2YI, 2YJ, 2YK, 2YL, 2YM, 2YN, 2YO, 2YP, 2YQ, 2YR, 2YS, 2YT, 2YU, 2YV, 2YW, 2YX, 2YY, 2YZ, 2ZA, 2ZB, 2ZC, 2ZD, 2ZE, 2ZF, 2ZG, 2ZH, 2ZI, 2ZJ, 2ZK, 2ZL, 2ZM, 2ZN, 2ZO, 2ZP, 2ZQ, 2ZR, 2ZS, 2ZT, 2ZU, 2ZV, 2ZW, 2ZX, 2ZY, 2ZZ, 3AA, 3AB, 3AC, 3AD, 3AE, 3AF, 3AG, 3AH, 3AI, 3AJ, 3AK, 3AL, 3AM, 3AN, 3AO, 3AP, 3AQ, 3AR, 3AS, 3AT, 3AU, 3AV, 3AW, 3AX, 3AY, 3AZ, 3BA, 3BB, 3BC, 3BD, 3BE, 3BF, 3BG, 3BH, 3BI, 3BJ, 3BK, 3BL, 3BM, 3BN, 3BO, 3BP, 3BQ, 3BR, 3BS, 3BT, 3BU, 3BV, 3BW, 3BX, 3BY, 3BZ, 3CA, 3CB, 3CC,

CURV. DATA			
NO.	RADIUS	DELTA	LENGTH
1	621.001	01214240	15.26
2	621.001	01214240	15.26
3	75.283	07238213	33.99
4	26.001	16052111	31.31
5	26.001	06584112	6.41
6	571.001	05243540	56.84
7	571.001	03349404	38.84
8	571.001	03349404	38.84
9	85.501	86093801	131.26
10	85.501	85281048	31.31
11	85.501	22113434	33.86
12	79490.94	00008444	20.44
13	79490.94	00211535	50.53
14	79490.94	00211535	50.53
15	79490.94	00121233	35.33
16	79896.94	00203533	82.31
17	20.001	00384132	31.31
18	157.501	03094448	8.50
19	157.501	03094448	8.50
20	79896.95	01003548	141.88
21	298.951	00130104	78.99
22	398.951	00226584	62.89
23	398.951	08093801	62.89
24	398.951	08093801	62.89
25	323.001	04413636	51.42
26	323.001	06311001	56.71
27	525.001	06311001	56.71
28	525.001	03342826	52.05
29	36.501	90000001	82.05
30	323.001	04413636	51.42
31	323.001	04413636	51.42
32	323.001	07282858	42.18
33	323.001	07282858	42.18
34	323.001	07282858	42.18
35	323.001	07282858	42.18
36	323.001	07404055	43.23
37	323.001	07404055	43.23
38	323.001	07404055	43.23
39	277.001	11212441	54.73
40	277.001	11212441	54.73
41	277.001	11523737	57.42
42	277.001	11523737	57.42
43	277.001	01281441	7.11
44	497.001	02181035	20.44
45	20.001	74333494	28.78
46	20.001	74333494	28.78
47	17444.02	00121404	66.04
48	17444.02	02140505	66.04
49	17444.02	00221077	11.32
50	806.001	05252007	50.20
51	806.001	04436836	52.26
52	806.001	04436836	52.26
53	806.001	05252011	50.04
54	806.001	05252011	50.04
55	806.001	05302048	56.28
56	806.001	05302048	56.28
57	806.001	05302048	56.28
58	806.001	05293337	56.06
59	806.001	05293337	56.06
60	806.001	05283737	57.93
61	806.001	05283737	57.93
62	20.001	94321007	33.00
63	20.001	94321007	33.00
64	821.001	00461049	49.13
65	20.001	03064849	28.20
66	571.001	00301818	36.25
67	571.001	04501616	36.21
68	571.001	04501616	36.21
69	571.001	03522838	48.81
70	85.501	39144204	56.31
71	85.501	39550520	74.99
72	85.501	09090901	134.30
73	20.001	85371111	79.19
74	20.001	85371111	79.19
75	79480.81	00211503	50.53
76	79480.81	00211541	46.46
77	79480.81	00212133	49.87
78	79480.81	00212133	49.87
79	79480.81	00227055	31.02
80	79480.81	00113336	32.05

LINE TABLE		
NO.	BEARING	LENGTH
1	S65°50'48"E	82.00
2	N2°09'11"E	72.58
3	N7°23'34"E	16.86
4	N49°21'27"E	18.44
5	N37°27'21"E	52.85
6	N7°23'34"E	16.86
7	S14°50'24"E	15.00
8	S45°34'33"W	15.01
9	S01°37'25"E	28.26
10	S82°23'01"E	20.79
11	S85°43'48"E	31.11
12	S13°33'25"E	35.59
13	S68°08'22"E	12.18
14	S84°43'35"E	15.45
15	N71°23'03"E	20.16
16	N28°19'05"E	54.32
17	S84°43'34"E	19.80
18	S43°08'18"E	28.26
19	S08°26'40"E	50.08
20	N35°32'35"E	22.74
21	S48°43'34"E	24.00
22	S34°28'10"E	10.69
23	N23°19'40"E	32.00
24	N62°27'59"E	46.54
25	N2°09'11"E	36.80



TYPICAL LOT EASEMENT DETAIL
NOT TO SCALE



TOTAL AREA = 194.00 ACRES±
PARCEL 1-A AREA = 23.37 ACRES±
PARCEL 1-B AREA = 8.22 ACRES±
PARCEL 3-3A-2 AREA = 70.50 ACRES±
PARCEL 3-3C-2 AREA = 73.80 ACRES±
DEDICATION AREA 'A' = 7,514 S.F.±
DEDICATION AREA 'B' = 766 S.F.±
PRIVATE RIGHT-OF-WAY AREA = 3.29 ACRES±
COMMON AREA = 4.42 ACRES±
LOT AREA = 9.96 ACRES±
TOTAL NO. OF LOTS = 80

**OFFICIAL PLAT
OF
PIONEER MEADOWS VILLAGE 7B&C
PHASE 1
A PLANNED COMMUNITY**

A MERGERS & ACQUISITION OF PARCELS 1 PER PARCELS MAP NO. 4000
OF A PORTION PARCELS 25-36-1 & PARCELS 25-36-1 PER
RECORD OF DEEDS BOOK NO. 4411
BEING A PORTION OF SECTION 11
TOWNSHIP 20 NORTH, RANGE 20 EAST, N.D.M.
SPARKS WASHINGTON COUNTY NEVADA

JOE NO. 1506.04


WOOD RODGERS
REAL ESTATE BROKERS COUNTY SOLUTIONS

3630 Main Expressway Drive Tel 772-225-6000
Rm. 100 Fax 772-225-6001

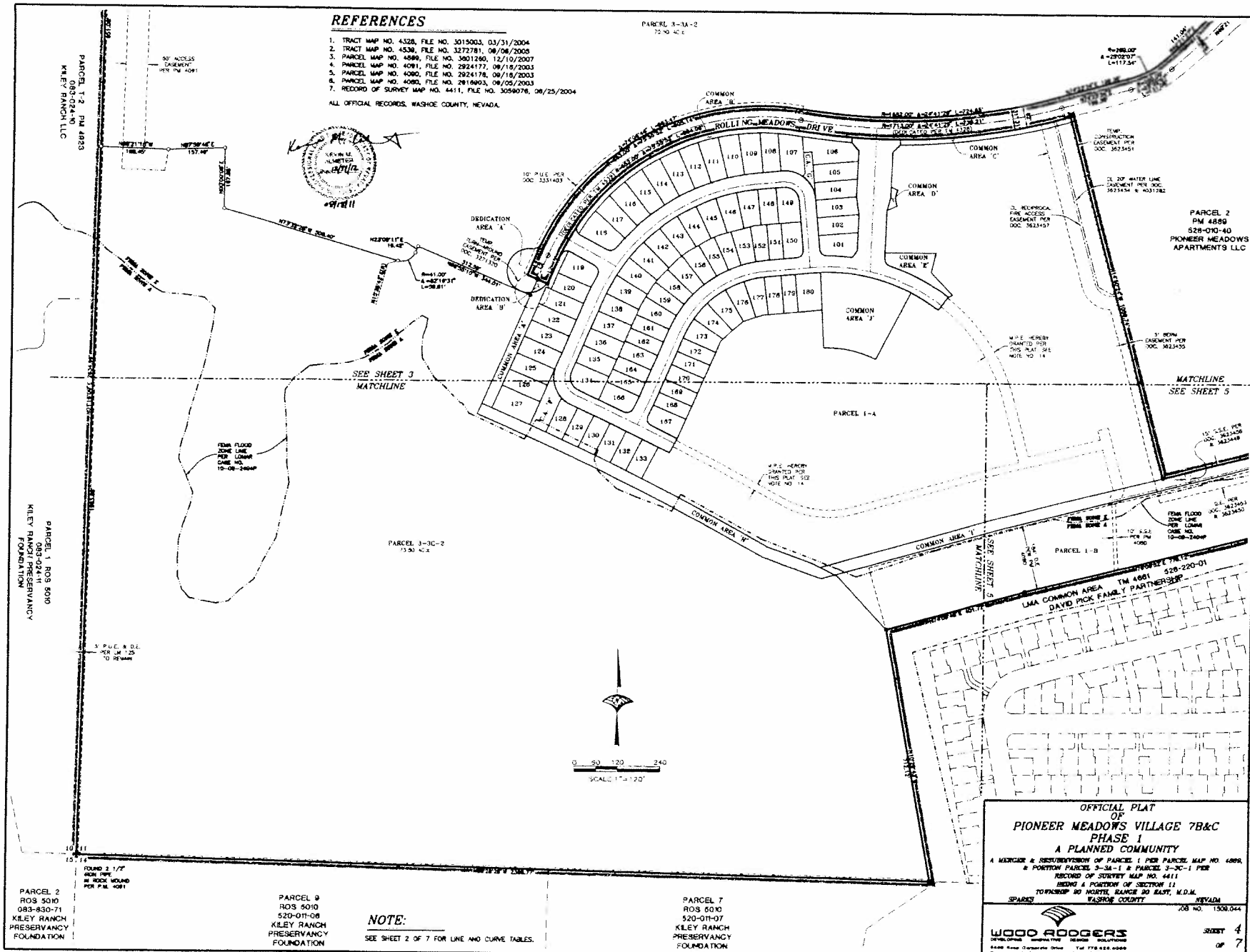
REMARK: OF

REFERENCES

1. TRACT MAP NO. 4328, FILE NO. 3015003, 03/31/2004
2. TRACT MAP NO. 4330, FILE NO. 3272781, 06/08/2005
3. PARCEL MAP NO. 4089, FILE NO. 3001280, 12/10/2007
4. PARCEL MAP NO. 4091, FILE NO. 2924177, 08/18/2003
5. PARCEL MAP NO. 4090, FILE NO. 2924178, 08/18/2003
6. PARCEL MAP NO. 4093, FILE NO. 2818903, 08/05/2003
7. RECORD OF SURVEY MAP NO. 4411, FILE NO. 3059076, 08/25/2004

ALL OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

PARCEL 3-3A-2
75-00-40-E



OFFICIAL PLAT
OF
PIONEER MEADOWS VILLAGE 7B&C
PHASE 1
A PLANNED COMMUNITY

A MERGEE & RESUBDIVISION OF PARCEL 1 PER PARCEL MAP NO. 4089,
& PORTION PARCELS 3-3A-1 & PARCEL 3-3C-1 PER
RECORD OF SURVEY MAP NO. 4411
BEING A PORTION OF SECTION 11,
TOWNSHIP 30 NORTH, RANGE 30 EAST, N.D.M.,
SPARKS, WASHOE COUNTY, NEVADA.

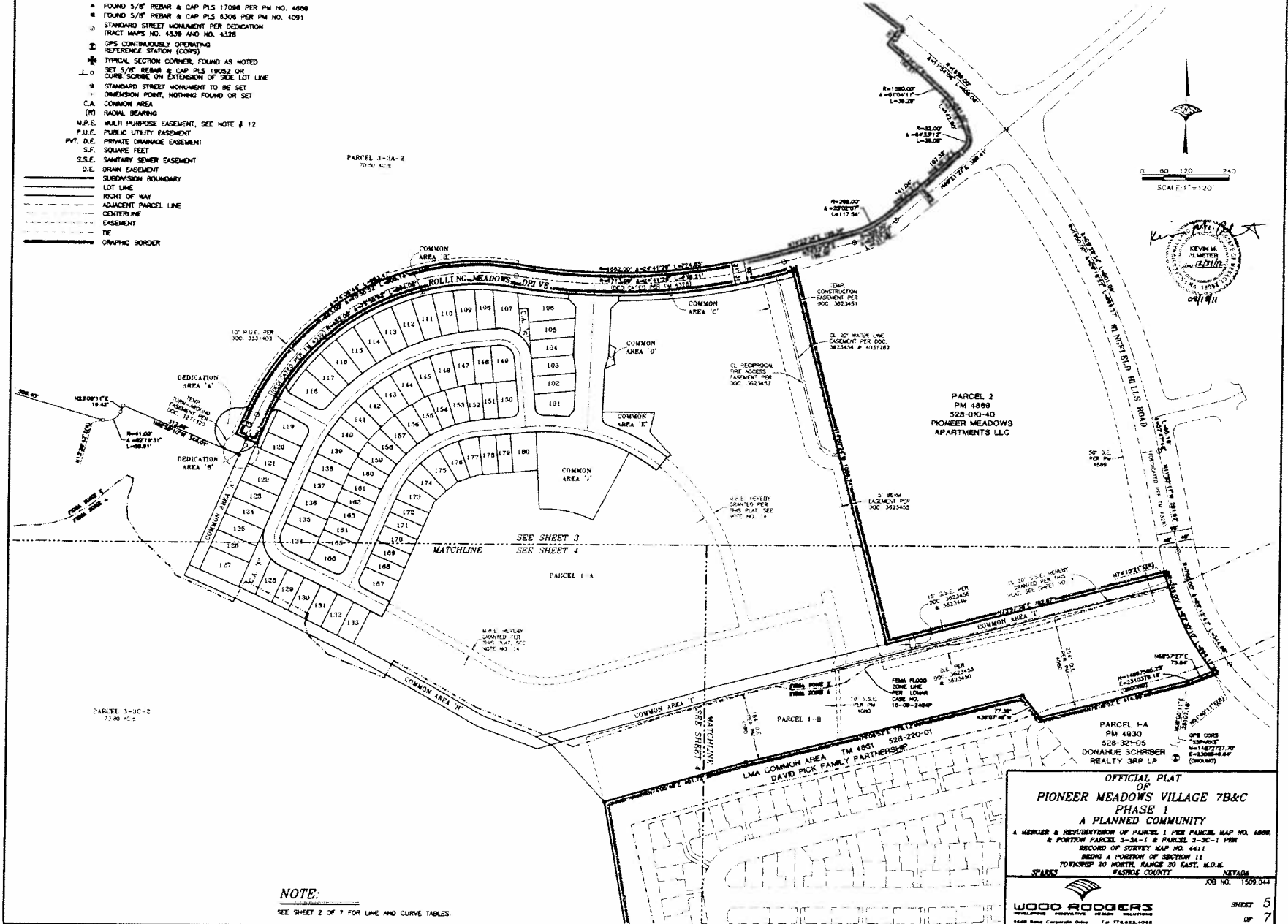
WOOD RODGERS
Surveyors, Engineers, Architects, Planners
8400 Reno Corporate Drive Tel: 775-855-4000
Sparks, NV 89411 Fax: 775-855-4000

SHEET 4
OF 7

LEGEND:

- FOUND 5/8" REBAR & CAP PLS 17006 PER PM NO. 4898
- FOUND 5/8" REBAR & CAP PLS 8306 PER PM NO. 4091
- STANDARD STREET MONUMENT PER DEDICATION TRACT MAPS NO. 4536 AND NO. 4328
- GPS CONTINUOUSLY OPERATING REFERENCE STATION (CORS)
- TYPICAL SECTION CORNER, FOUND AS NOTED
- SET 5/8" REBAR & CAP PLS 19052 OR CURB SCREW ON EXTENSION OF SIDE LOT LINE
- STANDARD STREET MONUMENT TO BE SET
- DIMENSION POINT, NOTHING FOUND OR SET
- C.A. COMMON AREA
- (R) RADIAL BEARING
- M.P.E. MULTI PURPOSE EASEMENT, SEE NOTE # 12
- P.U.E. PUBLIC UTILITY EASEMENT
- P.V.T. D.E. PRIVATE DRAINAGE EASEMENT
- S.F. SQUARE FEET
- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAIN EASEMENT
- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT OF WAY
- ADJACENT PARCEL LINE
- CENTERLINE
- EASEMENT
- TIE
- GRAPHIC BORDER

PARCEL 3-3A-2
70.90 AC ±



NOTE:

SEE SHEET 2 OF 7 FOR LINE AND CURVE TABLES

**OFFICIAL PLAT
OF
PIONEER MEADOWS VILLAGE 7B&C
PHASE 1
A PLANNED COMMUNITY**

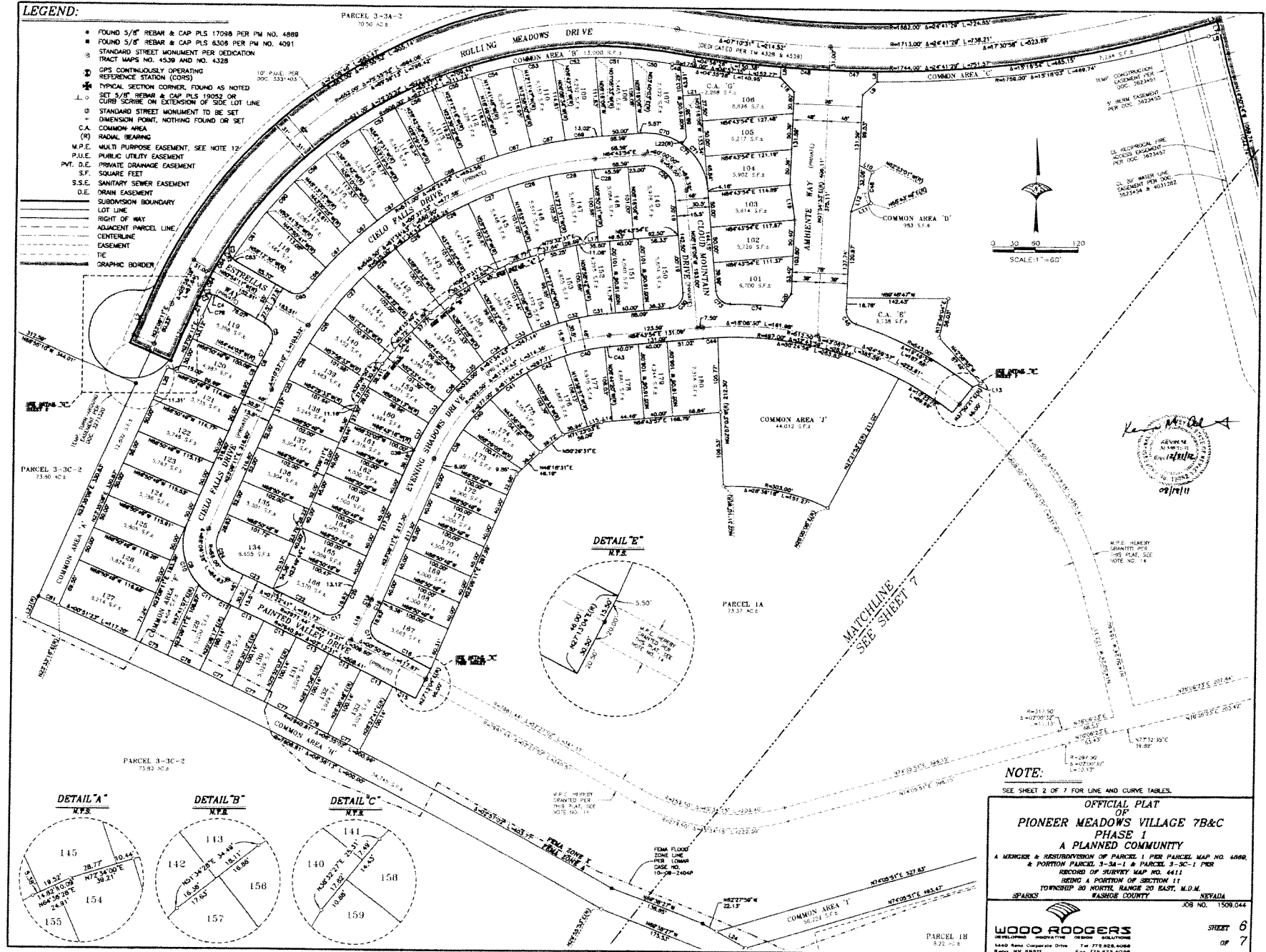
A MERGER & RESUBDIVISION OF PARCEL 1 PER PARCEL MAP NO. 4898
& PORTION PARCEL 3-3A-1 & PARCEL 3-3C-1 PER
RECORD OF SURVEY MAP NO. 6411
BEING A PORTION OF SECTION 11
TOWNSHIP 20 NORTH, RANGE 30 EAST, N.D.M.
WASCO COUNTY, NEVADA

WOODROGERS
SURVEYING ENGINEERING
1000 W. 10TH STREET
LAS VEGAS, NV 89101

JOB NO. 1509.044
SHEET 5
OF 7

LEGEND:

- FOUND 5/8" REBAR & CAP PLS 17098 PER PM NO. 4889
- FOUND 5/8" REBAR & CAP PLS 8308 PER PM NO. 4091
- STANDARD STREET MONUMENT PER DEDICATION
- TRACT MAPS NO. 4539 AND NO. 4328
- GPS CONTINUOUSLY OPERATING REFERENCE STATION (CORS)
- TYPICAL SECTION CORNER FOUND AS NOTED
- SET 5/8" REBAR & CAP PLS 19052 ON CURB SCENE ON EXTENSION OF SIDE LOT LINE
- STANDARD STREET MONUMENT TO BE SET
- DIMENSION POINT, NOTHING FOUND OR SET
- COMMON AREA
- (R) RADIAL BEARING
- M.P.E. MULTI PURPOSE EASEMENT, SEE NOTE 12
- P.U.E. PUBLIC UTILITY EASEMENT
- P.V.T. PRIVATE DRAINAGE EASEMENT
- S.F. SQUARE FEET
- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAIN EASEMENT
- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT OF WAY
- ADJACENT PARCEL LINE
- CENTERLINE
- EASEMENT
- THE
- GRAPHIC BORDER



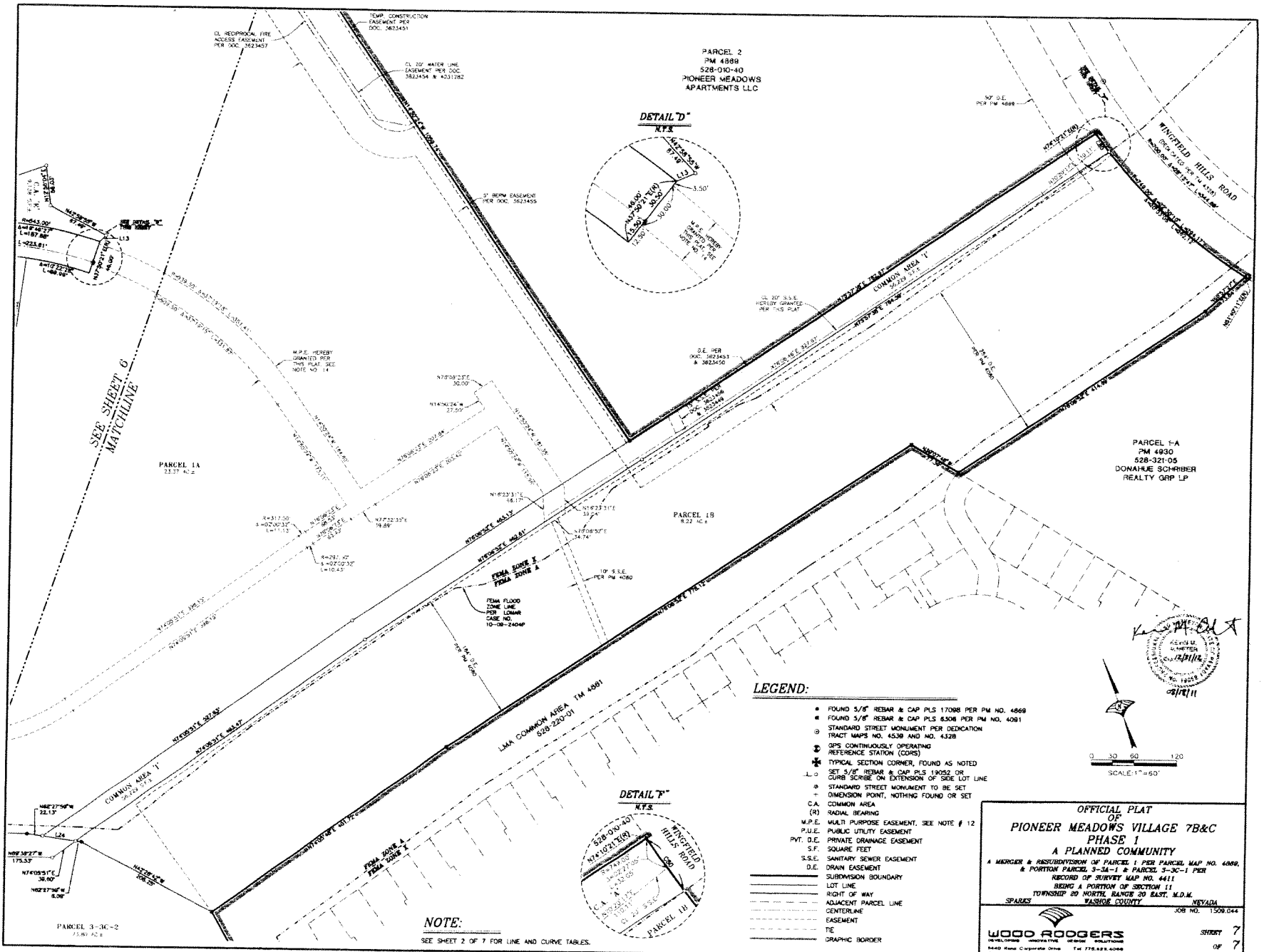
NOTE:
SEE SHEET 2 OF 7 FOR LINE AND CURVE TABLES.

OFFICIAL PLAT
OF
PIONEER MEADOWS VILLAGE 7B&C
PHASE 1
A PLANNED COMMUNITY

A MERGER & RESUBDIVISION OF PARCEL 1 PER PARCEL MAP NO. 4889,
& PORTION PARCELS 3-3A-1 & PARCEL 3-3C-1 PER
ORDINANCE OF SURVEY MAP NO. 4411
BEING A PORTION OF SECTION 11
TOWNSHIP 30 NORTH, RANGE 20 EAST, M.D.M.
SPARKS, NEVADA
JOB NO. 1506.044

WOOD RODGERS
UNDEVELOPED INNOVATIVE DESIGN SOLUTIONS
8440 Reno Corporate Drive, 1st Floor, Reno, NV 89521
TEL: 775.782.4086 FAX: 775.782.4088

SHEET 6
OF 7



OFFICIAL PLAT
OF
PIONEER MEADOWS VILLAGE 7B&C
PHASE 1
A PLANNED COMMUNITY

A MERGER & RESUBDIVISION OF PARCELS 1 PER PARCEL MAP NO. 4888
& PORTION PARCELS 3-3A-1 & PARCELS 3-3C-1 PER
RECORD OF SURVEY MAP NO. 4411
BEING A PORTION OF SECTION 11
TOWNSHIP 20 NORTH, RANGE 20 EAST, N.D.M.
SPARKS WASHINGTON COUNTY NEVADA

JOB NO. 1509.044

WOOD RODGERS
REGISTERED PROFESSIONAL SURVEYOR
1000 W. WASHINGTON ST. SUITE 100
SPARKS, NV 89411 TEL 775.825.4000 FAX 775.825.4000

SHEET 7
OF 7