

OFFICIAL PLAT OF MIRAMONTE ~ PHASE 5-A

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MTA DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY ARE THE OWNER'S OF THAT 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 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, ALLEYS, RIGHT-OF-WAY AND PUBLIC PLACES, AS DESIGNATED HEREON, TOGETHER WITH ALL APPURTENANCES THERETO, FOR PUBLIC USE FOREVER; AND HEREBY GRANTS TO THE CITY OF SPARKS, ALL PUBLIC UTILITY, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, 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.

MTA DEVELOPMENT, LLC
A NEVADA LIMITED LIABILITY COMPANY

BY: Mark F. Andelin
MARK F. ANDELIN
MANAGING MEMBER

4/19/19
DATE

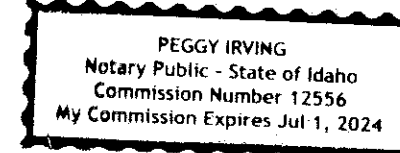
NOTARY PUBLIC CERTIFICATE

STATE OF Idaho } s.s.
COUNTY OF Gem

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4/19/19

BY Mark Andelin AS Managing Member OF
MTA DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY, PERSONALLY APPEARED
BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE
INSTRUMENT.

Peggy Irving
NOTARY PUBLIC
(MY COMMISSION EXPIRES 7-1-2024)



TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES, AS OF May 21, 2019, 2019.

TICOR TITLE OF NEVADA, INC.

Ron By TITLE MANAGER, V.P. DATE 5-21-19
NAME TITLE 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.

Shane DATE 5/30/2019
DIVISION OF WATER RESOURCES DATE

UTILITY COMPANIES' CERTIFICATE

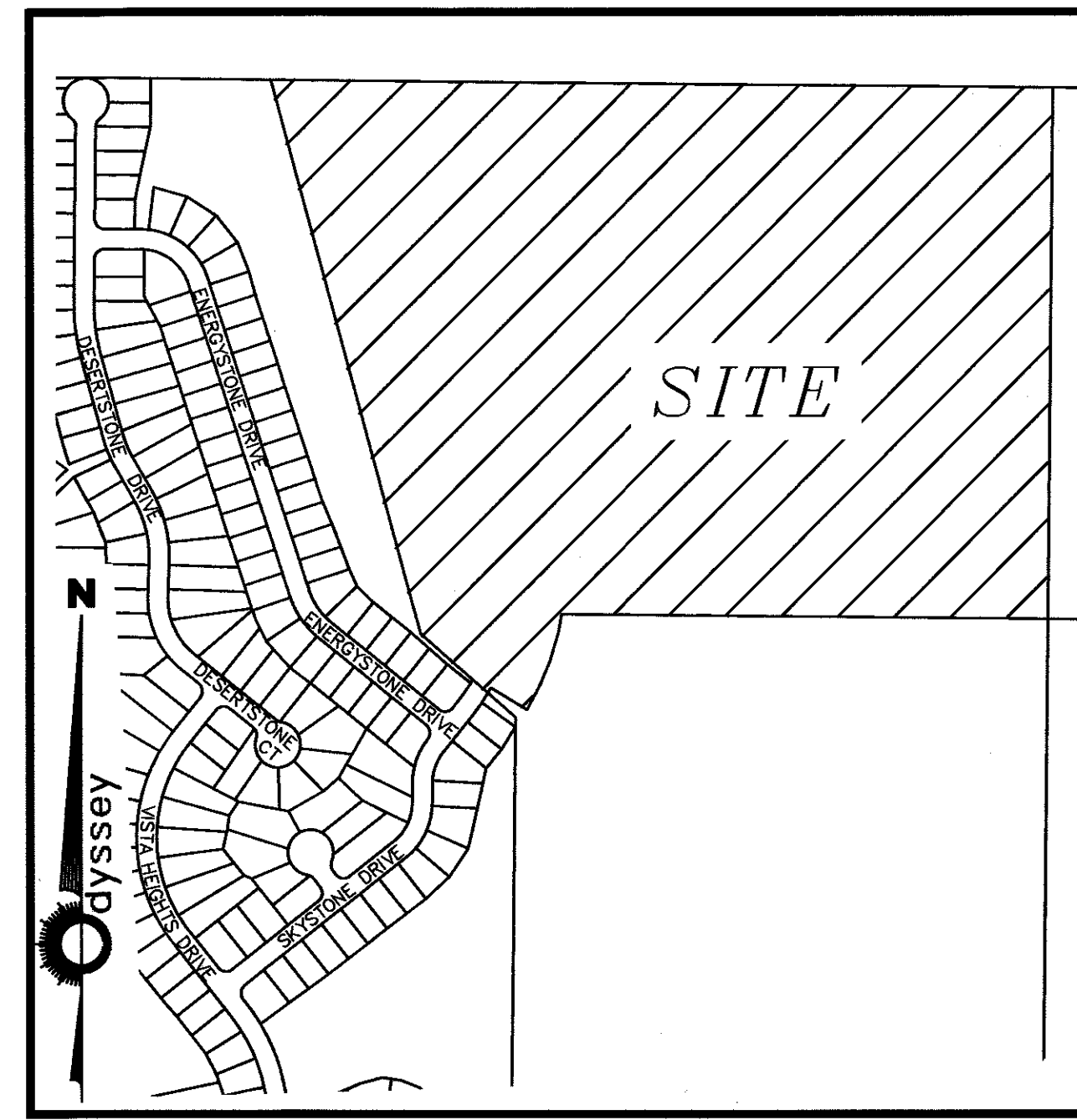
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

Cliff Cooper DATE 5/21/19
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA
CLIFF COOPER MGR OSP PLANNING
NAME/TITLE DATE

Seth J. Horm DATE 5/16/19
SIERRA PACIFIC POWER CO. D/B/A NV ENERGY
SETH J. HORM, LANDS DRAFTSMAN
NAME/TITLE DATE

Anthony Lebar DATE 6-4-19
CHARTER COMMUNICATIONS
Anthony Lebar Construction Coordinator
NAME/TITLE DATE

John R. Zimmerman DATE 5-21-2019
TRUCKEE MEADOWS WATER AUTHORITY
JOHN R. ZIMMERMAN, WATER RESOURCES MANAGER
NAME/TITLE DATE



VICINITY MAP
NTS

NOTES

- PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH COINCIDENT WITH ALL DEDICATED STREET RIGHTS-OF-WAY, 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES AND 5 FEET IN WIDTH ALONG THE EXTERIOR BOUNDARY.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT, WITH THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVICING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION PROVIDERS AND TRUCKEE MEADOWS WATER AUTHORITY.
- A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ACROSS ALL COMMON AREA LOTS FOR THE PURPOSE OF INSTALLING, ACCESSING AND MAINTAINING SAID UTILITIES.
- ALL COMMON AREA LOTS SHOWN HEREON ARE TO BE GRANTED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- EACH RESIDENTIAL LOT CREATED IS REQUIRED TO HAVE A SEPARATE WATER METER AND SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH LOT.
- A TEMPORARY BLANKET SURFACE FLOW DRAINAGE EASEMENT IS HEREBY GRANTED OVER PARCEL 1-A FOR THE PASSAGE OF STORM WATERS UNTIL SUCH TIME AS PARCEL A IS DEVELOPED.
- A PUBLIC STORM DRAIN EASEMENT IS ALSO HEREBY GRANTED 10 FEET IN WIDTH ALONG ALL DEDICATED STREET RIGHT-OF-WAYS FOR THE PASSAGE OF STORM WATERS.

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.

Wayne Handrock DATE _____
WAYNE HANDROCK, PLS 20464
WASHOE COUNTY SURVEYOR

TAX CERTIFICATE (APN 512-010-20 AND 512-010-21)

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 NRS 361A.265.

WASHOE COUNTY TREASURER
Danielle Carlton DATE 5/9/2019
DANIELLE CARLTON
DEPUTY TREASURER

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 PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

[Signature] DATE 06/10/2019
FOR THE DISTRICT BOARD OF HEALTH DATE

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 THE SUBDIVISION AS SHOWN, 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 THAT 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. 2233806.

[Signature] DATE 6/26/19
JON R. ERICSON, P.E., P.T.O.E.
CITY ENGINEER DATE

PLANNING DEPARTMENT CERTIFICATE

THIS PLAT IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP OF MIRAMONTE, AS APPROVED BY THE CITY OF SPARKS ON THE 24th DAY OF JANUARY, 2005 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

[Signature] DATE 6/26/19
ARMANDO ORNELAS
ASSISTANT COMMUNITY SERVICES DIRECTOR DATE

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 24th DAY OF JANUARY, 2005, 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.

[Signature] DATE _____
RONALD E. SMITH, MAYOR DATE

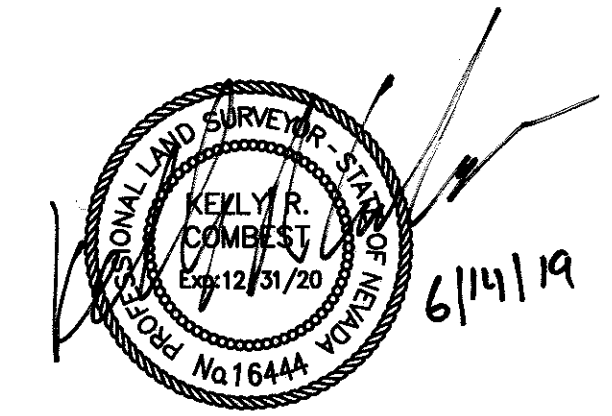
ATTEST: _____ DATE _____
CITY CLERK AND CLERK OF THE CITY COUNCIL DATE

SURVEYOR'S CERTIFICATE

I, KELLY R. COMBEST, 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 MTA DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 24, T20N, R20E, M.D.M., CITY OF SPARKS, WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON 6/14/2019
- THIS PLAT COMPLIES WITH ALL OF 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 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THIS PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 06/14/2021 AND AN APPROPRIATE FINANCIAL GUARANTEE HAS BEEN POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

KELLY R. COMBEST, PLS
NEVADA CERTIFICATE NO. 16444



<p>FILE NO. _____ FEE: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 2019, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA KALIE M. WORK COUNTY RECORDER BY: _____ DEPUTY</p>	<p>OFFICIAL PLAT OF MIRAMONTE PHASE 5-A BEING A SUBDIVISION OF PARCEL A-1 OF ROS _____ LOCATED IN THE NW 1/4 OF SECTION 24, T.20N., R.20E., M.D.M. SPARKS WASHOE COUNTY NEVADA</p> <p>895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303</p> <p>dyssey ENGINEERING INCORPORATED</p>
	<p>NEVADA SHEET 1 OF 3</p>

RED HAWK LAND COMPANY
PARCEL 7
PM 4264

GAIUS INVESTMENT INC
PARCEL 1
PM 3933

S 89°23'02" E 1951.14'

13

24

5/8" REBAR & TAG
LS 1797
N: 14891240.02
E: 2314135.72
(GROUND COORDINATE)

S 135°38' W
3039.03'

WASHOE COUNTY
CONTROL POINT
"S52SM01222"
N: 14894190.14
E: 2314865.46
(GROUND COORDINATE)

WASHOE COUNTY
CONTROL POINT
"S52SM01237"
N: 14888367.44
E: 2308754.56
(GROUND COORDINATE)

38' PUBLIC ACCESS EASEMENT
PER DOC NO. 3305662

JAMES & DOROTHY LYON FAMILY TRUST
ET AL
PARCEL A
PM 4608

PARCEL 1-A
53.72± ACRES

TANK ACCESS AND WATERLINE EASEMENT
PER DOC NO. 3355294

N: 14891261.00
E: 2312184.69
(GROUND COORDINATE)

MIRAMONTE HOMEOWNERS ASSN
COMMON AREA
TM 4710

MIRAMONTE
PHASE 5
TM 4710

N 15°06'03" W 1426.82'



SEE SHEET 3

MTA DEVELOPMENT LLC
PARCEL B-1
ROS 6044

S 89°26'00" E 1213.94'

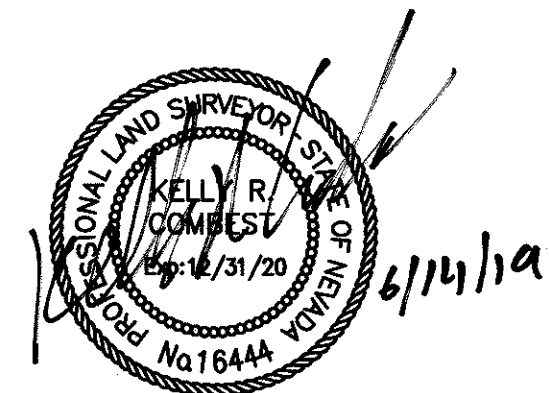
MTA DEVELOPMENT LLC
TM 4446

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	575.00'	1°30'24"	15.12'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1(R)	103.60'	N58°56'16"W
L2	68.51'	S28°10'08"W
L3	68.51'	S22°22'55"W
L4	68.51'	S16°35'42"W
L5	48.19'	N10°48'29"E

LEGEND

- FND STANDARD STREET MONUMENT PER TM 4770
- FND 5/8" REBAR WITH CAP "RLS 1797"
- FND 5/8" REBAR WITH CAP "PLS 12140"
- FND 1/4 CORNER AS NOTED
- DIMENSION POINT (NOTHING FOUND OR SET)
- OR ⊥ TYPICAL LOT CORNER - SET 5/8" REBAR WITH CAP STAMPED P.L.S. 16444 OR SCRIBE ON CURB ON THE PROJECTION OF THE LOT LINE TO BE SET
- △ WASHOE COUNTY GPS CONTROL MONUMENT
- (R) RADIAL BEARING
- P.U.E. PUBLIC UTILITY EASEMENT
- PM PARCEL MAP
- TM TRACT MAP
- RS RECORD OF SURVEY
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- CATV CABLE TELEVISION
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - SURVEY TIE
- ▬ GRAPHIC BORDER



REFERENCES

1. RECORD OF SURVEY 1312, RECORDED FILE NO. 615357, JULY 3, 1979
2. TRACT MAP 4522, RECORDED FILE NO. 3250305, JULY 25, 2005
3. RECORD OF SURVEY 4618, RECORDED FILE NO. 3262889, AUGUST 17, 2005
4. RECORD OF SURVEY 6044, RECORDED FILE NO. 4915646, MAY 30, 2019

ALL RECORD DOCUMENTS HAVE BEEN FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA.

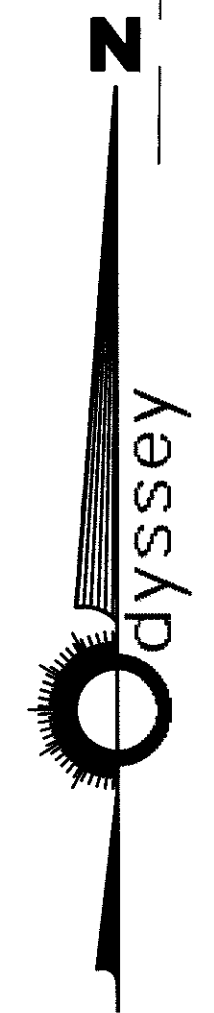
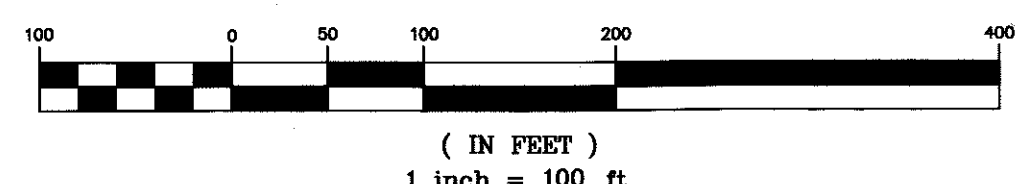
BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94 WITH A GRID TO GROUND SCALE FACTOR OF 1.000197939.

AREA TABULATIONS

- BOUNDARY AREA = ± 54.74 ACRES
- LOT AREA (5) = ± 32,919 SQ FT
- DEDICATED ROW = ± 11,724 SQ FT
- PARCEL 1-A = ± 53.72 ACRES

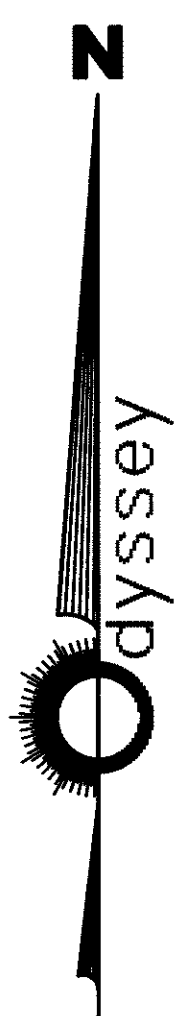
GRAPHIC SCALE



OFFICIAL PLAT OF
MIRAMONTE PHASE 5-A
BEING A SUBDIVISION OF PARCEL A-1 OF ROS 6044
LOCATED IN THE NW 1/4 OF SECTION 24, T.20N., R.20E., M.D.M.
SPARKS WASHOE COUNTY NEVADA

SHEET
2
OF
3

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 359-3303
Odyssey ENGINEERING INCORPORATED



SLOPE, GRADING & DRAINAGE EASEMENT TERMINATED PER DOC NO. 3517906 & 3521802

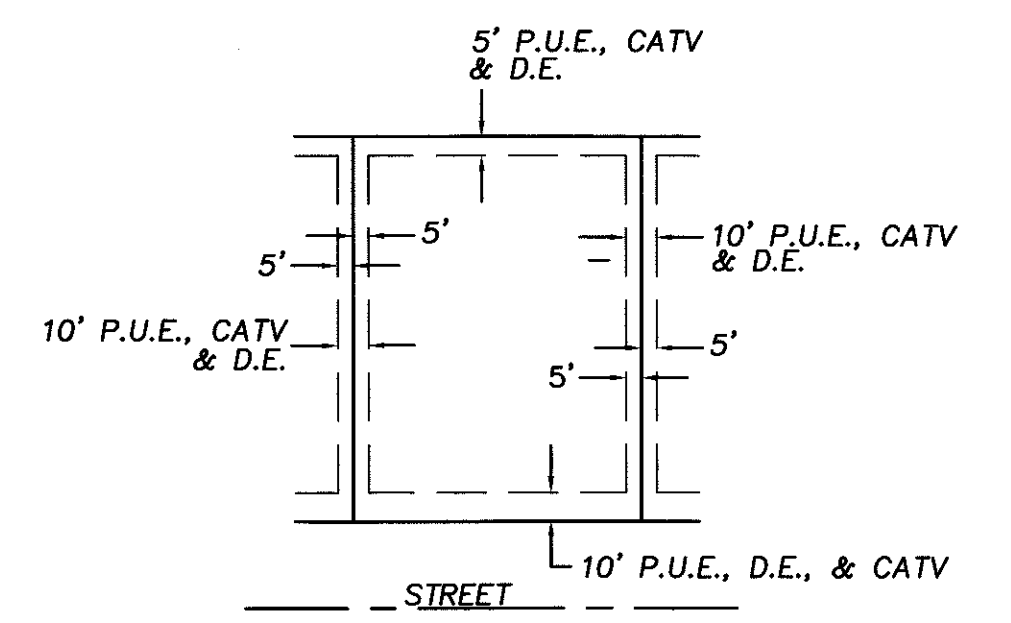
38' PUBLIC ACCESS EASEMENT PER DOC NO. 3305662

TANK ACCESS AND WATERLINE EASEMENT PER DOC NO. 3355294

SLOPE, GRADING & DRAINAGE EASEMENT TERMINATED PER DOC NO. 3517906 & 3521802

SEE SHEET 2

PARCEL 1-A ±53.72 ACRES



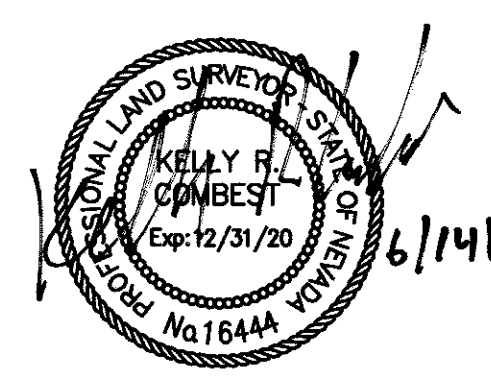
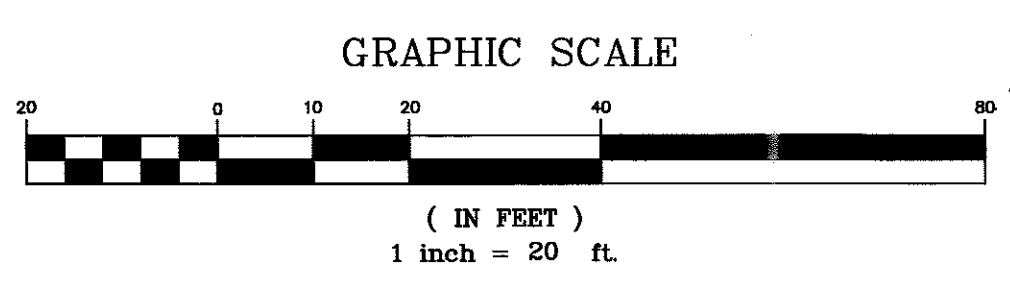
TYPICAL LOT EASEMENTS (NOT TO SCALE)

NOTE
THOSE PORTIONS OF THE STORM DRAIN EASEMENT PER DOC NO. 3517904, WITHIN THE RIGHT-OF-WAY GRANTED HEREON AND LOT 2, ARE HEREBY TERMINATED UPON THE CITY'S ACCEPTANCE OF SAID RIGHT-OF-WAY.

LEGEND

- FND STANDARD STREET MONUMENT PER TM 4770
- FND 5/8" REBAR WITH CAP "RLS 1797"
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- ⊕ FND 1/4" CORNER AS NOTED
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MIRAMONTE PHASE 5-A**
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SPARKS WASHOE COUNTY NEVADA

	895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303	SHEET 3
	Odyssey ENGINEERING INCORPORATED	OF 3

