

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TOLL NV LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, 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 DEDICATE TO THE CITY OF SPARKS ALL PUBLIC STREETS, ALLEYS, RIGHTS-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, TRUCKEE MEADOWS WATER AUTHORITY, ALL PUBLIC UTILITY 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.

TOLL NV LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP

GARY M. MAYO, PRESIDENT

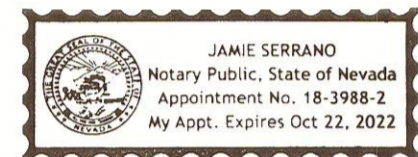
6-13-19
DATE

ACKNOWLEDGMENT:

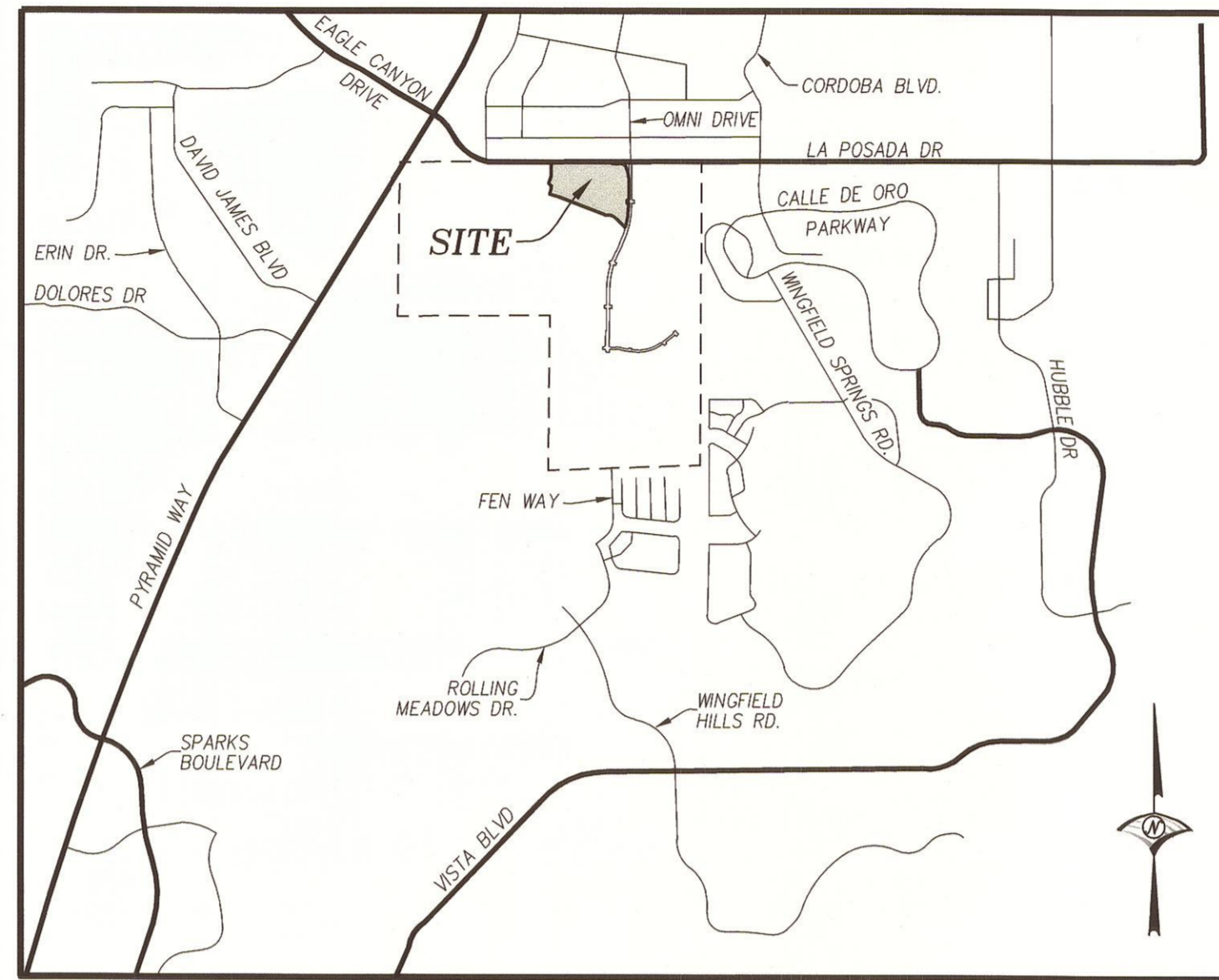
STATE OF NEVADA } SS
COUNTY OF Washoe }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13th DAY OF June 2019, BY GARY M. MAYO AS PRESIDENT OF TOLL NV LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP.

NOTARY PUBLIC



STONEBROOK VILLAGE B2
NEW URBAN DISTRICT



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 16TH DAY OF JANUARY, 2014, AND IN ACCORDANCE WITH N.R.S. 278.360, A ONE YEAR EXTENSION WAS PROVIDED DUE TO CITY COUNCIL APPROVAL OF STONEBROOK VILLAGES C1 ON THE 11TH DAY OF OCTOBER, 2018 AND RECORDED AS TRACT MAP NO. 5288, FILE NO. 4859701. 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, ALLEYS, RIGHTS-OF-WAY, PUBLIC PLACES 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.

RONALD E. SMITH, MAYOR

DATE

ATTEST:
CITY CLERK AND CLERK OF THE CITY COUNCIL

DATE

PLANNING DEPARTMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP OF STONEBROOK PHASE 1, PCN13014, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS ON THE 16TH DAY OF JANUARY, 2014 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

ARMANDO ORNELAS
ASSISTANT COMMUNITY SERVICES DIRECTOR

10/4/2019
DATE

NOTES:

- 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 THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
- ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
- THE OWNER HEREBY RESERVES A BLANKET EASEMENT WITHIN THE AREAS OFFERED FOR DEDICATION 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 OWNER, THEIR SUCCESSORS AND ASSIGNS.
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH COINCIDENT WITH ALL DEDICATED STREET RIGHTS-OF-WAY, 5' IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
- 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.
- A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER ALL COMMON AREAS SHOWN HEREON.
- ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE STONEBROOK HOMEOWNERS' ASSOCIATION.
- A BLANKET STORM DRAIN AND SURFACE DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF SPARKS ACROSS ALL COMMON AREAS SHOWN HEREON.
- EACH LOT CREATED BY THIS MAP 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' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- THOSE PORTIONS OF THE 50' SANITARY SEWER, STORM DRAIN, EMERGENCY ACCESS & PUBLIC UTILITY EASEMENT PER PARCEL MAP NO. 4751 UNDER THE STREETS DEDICATED HEREON ARE HEREBY RELINQUISHED PER THIS MAP.

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's: 528-030-54
Steve Zaleski, Danielle Calton
WASHOE COUNTY TREASURER
Deputy Treasurer
NAME / TITLE (PRINT)
DATE: 9/17/2019

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.

James J English, EHS Supervisor
NAME / TITLE (PRINT)
DATE: 10/01/2019

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.

Malcolm J. Wilson, P.E.
DIVISION OF WATER RESOURCES
NAME/TITLE PRINTED
DATE: 8/29/2019

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, P.L.S. 20464
WASHOE COUNTY SURVEYOR

GOVERNING AGENCY CERTIFICATE

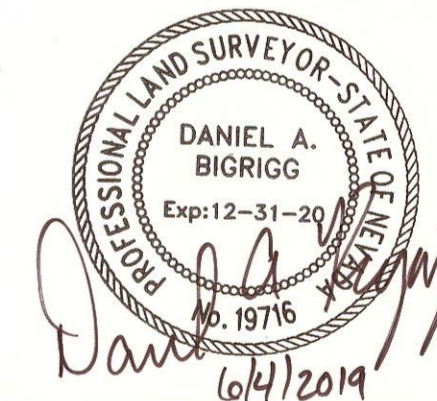
I HEREBY CERTIFY THAT I AM THE CITY ENGINEER FOR THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THAT I HAVE EXAMINED THIS PLAT AND ALL APPLICABLE PROVISIONS OF THE LAWS OF THE STATE OF NEVADA AND ORDINANCES OF THE CITY OF SPARKS HAVE BEEN COMPLIED WITH, THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT, 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.

Jon R. Ericson, P.E. P.F.O.E., CITY ENGINEER
DATE: 10/4/19

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 TOLL NV LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP.
- THE LANDS SURVEYED LIE WITHIN PORTIONS OF THE NORTH ONE-HALF SECTION 2, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M., CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 10/4/2019.
- 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 625 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 THE INSTALLATION OF THE MONUMENTS.



DANIEL A. BIGRIGG P.L.S.
NEVADA CERTIFICATE NO. 19716

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT TOLL NV LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND 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;

FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED August 30, 2019, FOR THE BENEFIT OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

BY: Steve A. Koester
Steve A. Koester Title Officer
NAME/TITLE (PRINT)
DATE: 9-5-19

UTILITY COMPANIES' CERTIFICATE:

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

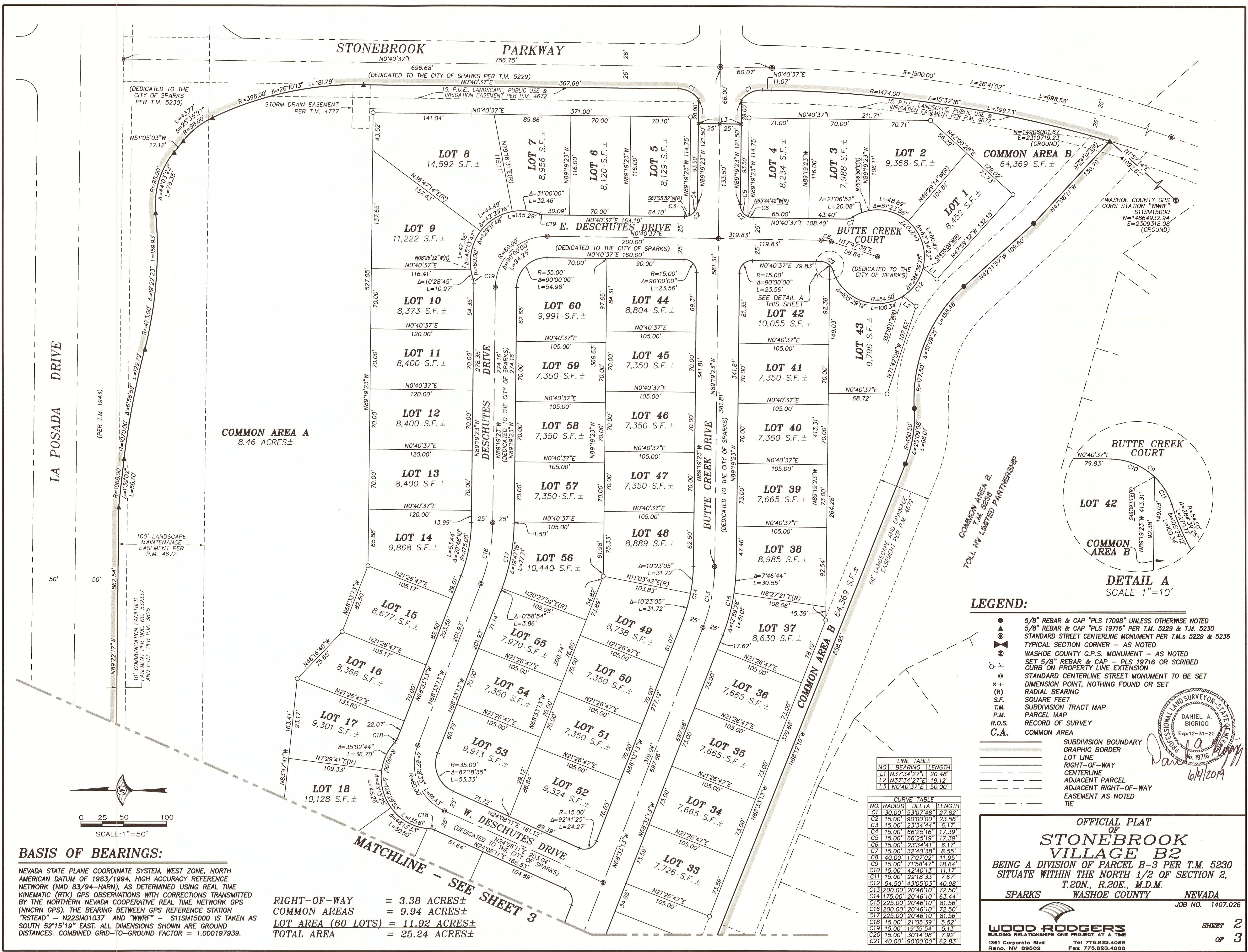
Sierra Pacific Power Company D/B/A NV Energy
Seth Horn / LANDS DRAFTSMAN
DATE: 6-5-19

Nevada Bell D/B/A AT&T Nevada
Cliff Cooper / UGA OSP PLANNING
DATE: 6-5-19

Charter Communications
Diet Guenzl / CONSTRUCTION SUPERVISOR
DATE: 6-14-19

Truckee Meadows Water Authority
Heather Edmunson, Land Agent II
DATE: 6-5-19

FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 201____, AT _____ MINUTES PAST _____ O'CLOCK, _____M., OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.	OFFICIAL PLAT OF STONEBROOK VILLAGE B2 BEING A DIVISION OF PARCEL B-3 PER T.M. 5230 SITUATE WITHIN THE NORTH 1/2 OF SECTION 2, T.20N., R.20E., M.D.M. SPARKS WASHOE COUNTY NEVADA JOB NO. 1407.026
COUNTY RECORDER BY: DEPUTY FEE: _____	WOOD RODGERS BUILDING RELATIONSHIPS ONE PROJECT AT A TIME 1361 Corporate Blvd Reno, NV 89502 Tel 775.823.4068 Fax 775.823.4068 SHEET 1 OF 3

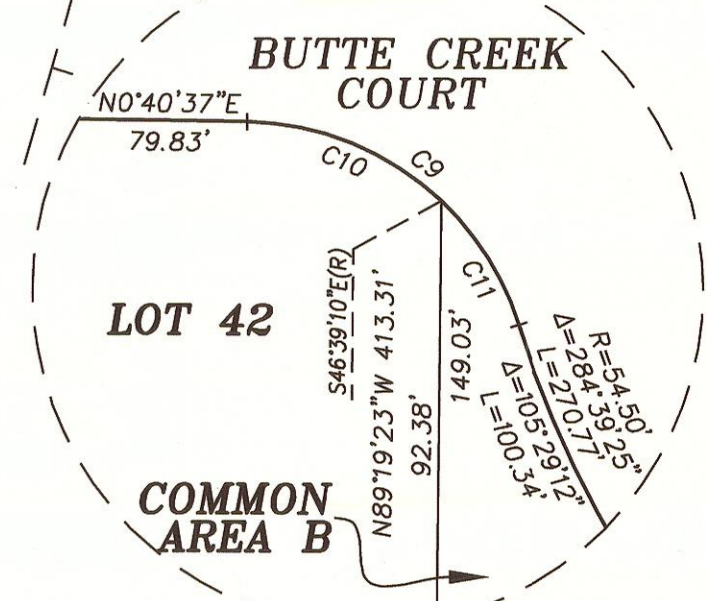


LA POSADA DRIVE
(PER T.M. 1943)

STONEBROOK PARKWAY
756.75'

COMMON AREA A
8.46 ACRES±

COMMON AREA B
T.M. 5236
TOLL NV LIMITED PARTNERSHIP



DETAIL A
SCALE 1"=10'

LEGEND:

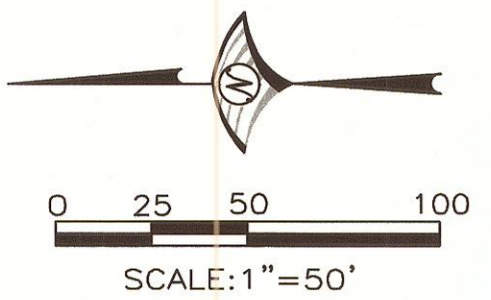
- 5/8" REBAR & CAP "PLS 17098" UNLESS OTHERWISE NOTED
- ▲ 5/8" REBAR & CAP "PLS 19716" PER T.M. 5229 & T.M. 5230
- ⊙ STANDARD STREET CENTERLINE MONUMENT PER T.M.s 5229 & 5236
- ⊙ TYPICAL SECTION CORNER - AS NOTED
- ⊙ WASHOE COUNTY G.P.S. MONUMENT - AS NOTED
- ⊙ SET 5/8" REBAR & CAP - PLS 19716 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
- ⊙ STANDARD CENTERLINE STREET MONUMENT TO BE SET
- ⊙ DIMENSION POINT, NOTHING FOUND OR SET
- (R) RADIAL BEARING
- S.F. SQUARE FEET
- T.M. SUBDIVISION TRACT MAP
- P.M. PARCEL MAP
- R.O.S. RECORD OF SURVEY
- C.A. COMMON AREA
- SUBDIVISION BOUNDARY
- GRAPHIC BORDER
- LOT LINE
- RIGHT-OF-WAY
- CENTERLINE
- ADJACENT PARCEL
- ADJACENT RIGHT-OF-WAY
- EASEMENT AS NOTED
- TIE

LINE TABLE

NO.	BEARING	LENGTH
L1	N37°34'27"E	20.48'
L2	N37°34'27"E	19.12'
L3	N0°40'37"E	50.00'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	30.00'	53°07'48"	27.82'
C2	15.00'	90°00'00"	23.56'
C3	15.00'	23°34'44"	6.17'
C4	15.00'	66°25'16"	17.39'
C5	15.00'	66°25'19"	17.39'
C6	15.00'	23°34'41"	6.17'
C7	15.00'	32°40'38"	8.55'
C8	40.00'	17°07'02"	11.95'
C9	15.00'	21°58'47"	18.84'
C10	15.00'	42°40'13"	11.17'
C11	15.00'	29°18'33"	7.67'
C12	54.50'	43°05'03"	40.98'
C13	200.00'	20°46'10"	72.50'
C14	175.00'	20°46'10"	63.44'
C15	225.00'	20°46'10"	81.56'
C16	300.00'	20°46'10"	107.50'
C17	225.00'	20°46'10"	81.56'
C18	15.00'	21°05'39"	5.52'
C19	15.00'	19°35'54"	5.13'
C20	15.00'	30°14'08"	7.92'
C21	40.00'	90°00'00"	62.83'

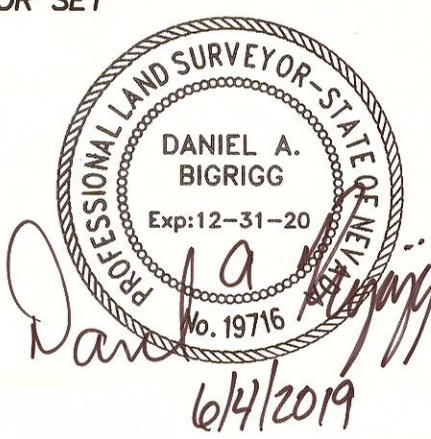


BASIS OF BEARINGS:

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 THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RSTEAD" - N225M01037 AND "WRRF" - S115M15000 IS TAKEN AS SOUTH 52°15'19" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

RIGHT-OF-WAY = 3.38 ACRES±
COMMON AREAS = 9.94 ACRES±
LOT AREA (60 LOTS) = 11.92 ACRES±
TOTAL AREA = 25.24 ACRES±

MATCHLINE - SEE SHEET 3



OFFICIAL PLAT OF
STONEBROOK VILLAGE B2
BEING A DIVISION OF PARCEL B-3 PER T.M. 5230
SITUATE WITHIN THE NORTH 1/2 OF SECTION 2,
T.20N., R.20E., M.D.M.
SPARKS WASHOE COUNTY NEVADA
JOB NO. 1407.026

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1981 Corporate Blvd Reno, NV 89602 Tel 775.823.4066 Fax 775.823.4066

SHEET 2 OF 3

LA POSADA DRIVE

(PER T.M. 1943)

10' COMMUNICATION FACILITIES EASEMENT PER DOC. NO. 532337 AND P.U.E. PER P.M. 3825

100' LANDSCAPE MAINTENANCE EASEMENT PER P.M. 4672

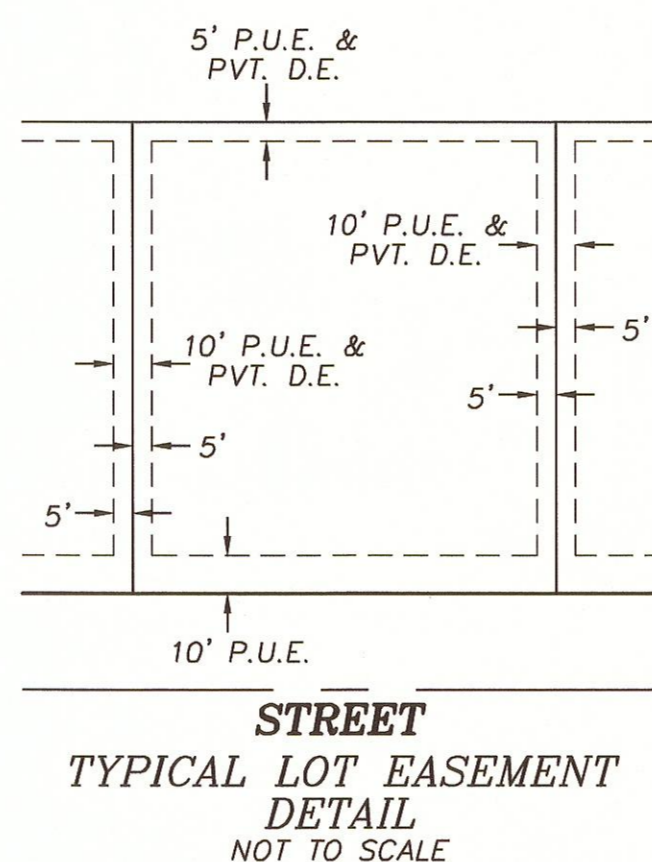
COMMON AREA A
8.46 ACRES±

PARCEL 1, T.M. 5231
RRW STONEBROOK, LLC

REFERENCES:

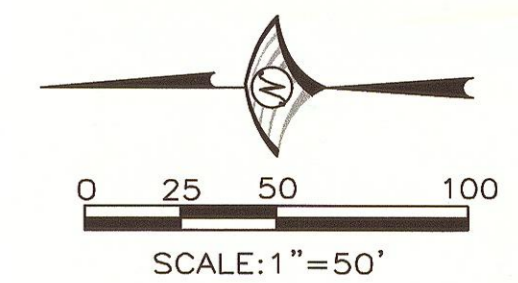
1. RECORD OF SURVEY NO. 910, FILE NO. 381618, 10/14/1975.
2. LAND MAP NO. 143, FILE NO. 1673249, 5/13/1993.
3. RECORD OF SURVEY NO. 3193, FILE NO. 2075580, 2/26/1997.
4. RECORD OF SURVEY NO. 3626, FILE NO. 2353622, 6/22/1999.
5. RECORD OF SURVEY NO. 3627, FILE NO. 2353625, 6/22/1999.
6. PARCEL MAP NO. 3825, FILE NO. 2619335, 11/21/2001.
7. RECORD OF SURVEY NO. 4762, FILE NO. 3407484, 6/29/2006.
8. PARCEL MAP NO. 4672, FILE NO. 3453009, 10/19/2006.
9. PARCEL MAP NO. 4673, FILE NO. 3453010, 10/19/2006.
10. RECORD OF SURVEY NO. 4891, FILE NO. 3523784, 4/23/2007.
11. PARCEL MAP NO. 4751, FILE NO. 3523785, 4/23/2007.
12. TRACT MAP NO. 4777, FILE NO. 3531508, 5/11/2007.
13. PARCEL MAP NO. 4777, FILE NO. 3535657, 5/23/2007.
14. TRACT MAP NO. 4844, FILE NO. 3604696, 12/20/2007.
15. ORDER VACATING STREET DEDICATION DOC. NO. 4059100, 11/16/2011.
16. DEDICATION TRACT MAP NO. 5229, FILE NO. 4754345, 10/17/2017.
17. DEDICATION TRACT MAP NO. 5230, FILE NO. 4754351, 10/17/2017.
18. DEDICATION TRACT MAP NO. 5231, FILE NO. 4754362, 10/17/2017.
19. TRACT MAP NO. 5236, FILE NO. 4759544, 11/1/2017.

ALL THE ABOVE ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA



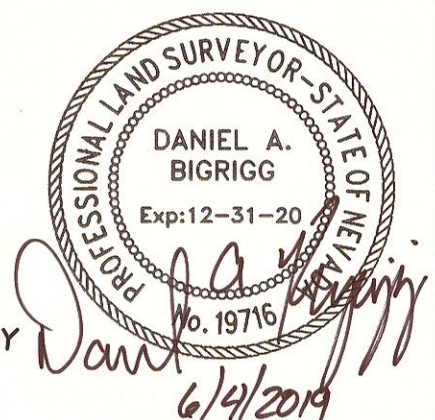
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SHEET 3
OF 3