

**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 NRS CHAPTER 278 AND 278A, AND THAT THE STREETS AS IDENTIFIED HEREON INCLUDING ALL APPURTENANCES THERETO ARE HEREBY DEDICATED TO THE CITY OF SPARKS AND TO BE A PUBLIC THOROUGHFARE FOREVER; 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 IT'S ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

LENNAR RENO, LLC  
A NEVADA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 9/15/17  
NAME: DUSTIN BARKER  
ITS: VICE PRESIDENT

**NOTARY PUBLIC CERTIFICATE**

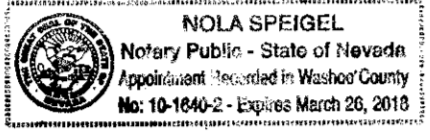
STATE OF NEVADA )  
 ) SS.  
COUNTY OF WASHOE )

ON THIS 21st DAY OF September 2017 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, DUSTIN BARKER AS VICE PRESIDENT OF LENNAR RENO, 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 March 26, 2018



**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNER SHOWN HEREON IS THE RECORD OWNER OF SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF September 22, 2017.

TITLE COMPANY: WESTERN TITLE COMPANY

BY: [Signature] DATE: 9-27-17  
Debbie N. Cimijotti, AVP  
PRINTED NAME & TITLE

**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: 510-071-50

WASHOE COUNTY TREASURER

BY: [Signature] DATE: 9/22/17  
DEPUTY TREASURER

**UTILITY COMPANIES CERTIFICATE**

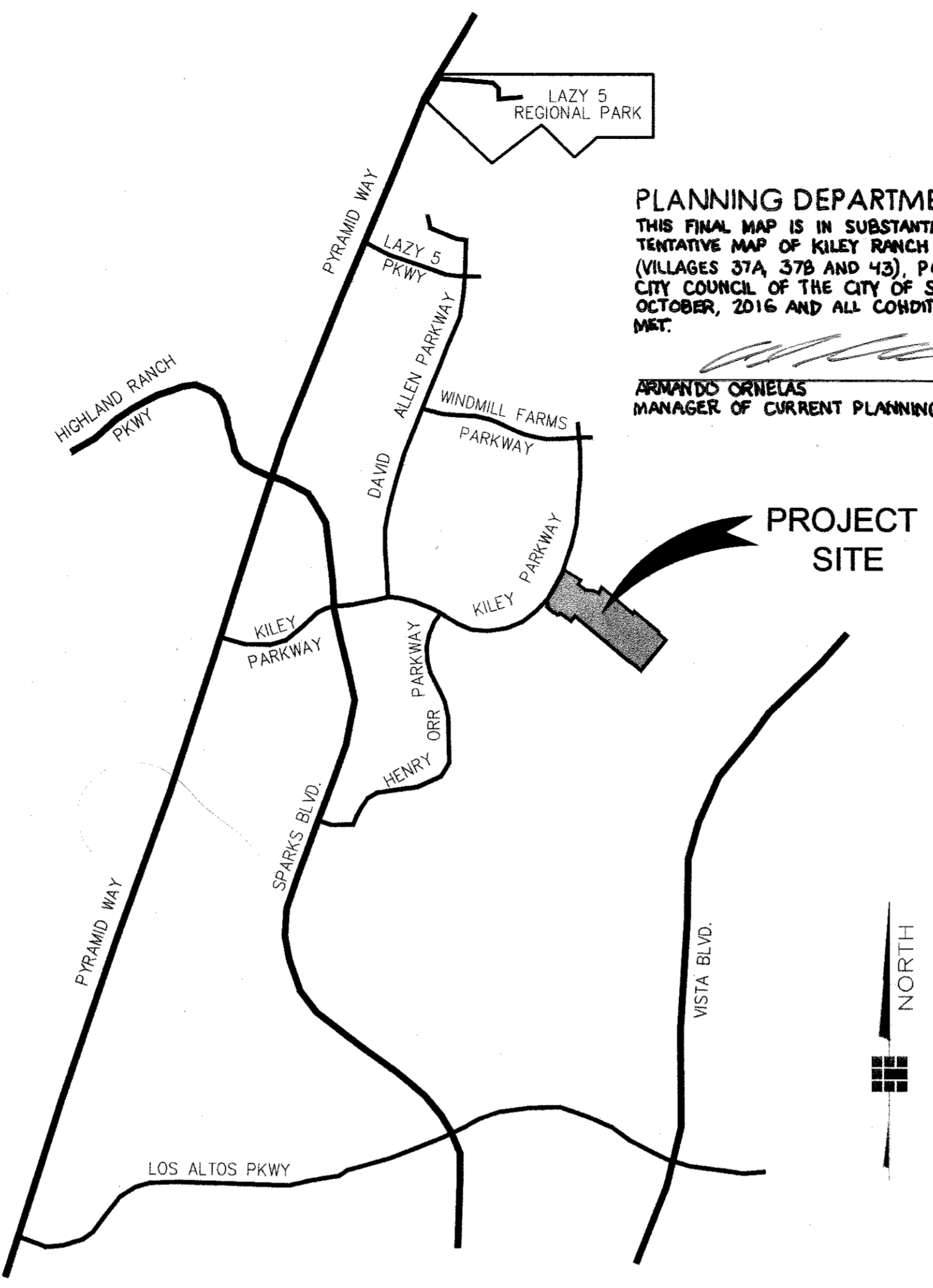
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES, AND THE TRUCKEE MEADOWS WATER AUTHORITY.

[Signature] DATE: 8-24-17  
SIERRA PACIFIC POWER COMPANY, DBA NV ENERGY

[Signature] DATE: 8/24/17  
NEVADA BELL TELEPHONE COMPANY, DBA AT&T NEVADA

[Signature] DATE: 8/24/17  
CHARIUM COMMUNICATIONS

[Signature] DATE: 8/24/17  
TRUCKEE MEADOWS WATER AUTHORITY



**VICINITY MAP**  
NOT TO SCALE

**PLANNING DEPARTMENT CERTIFICATE**  
THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP OF KILEY RANCH NORTH PLANNED DEVELOPMENT (VILLAGES 37A, 37B AND 43), PCN16036, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS ON THE 10TH DAY OF OCTOBER, 2016 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

[Signature] DATE: 10/23/2017  
ARMANDO ORNELAS  
MANAGER OF CURRENT PLANNING

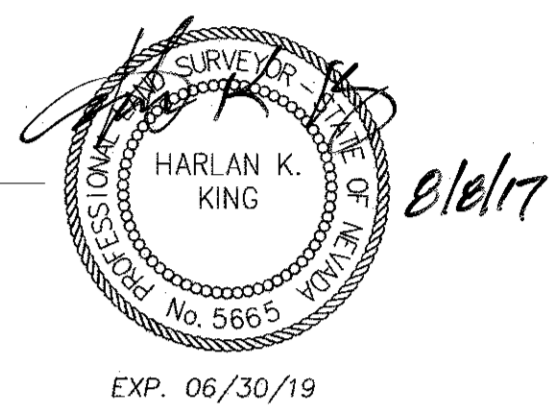
**PROJECT SITE**

**SURVEYOR'S CERTIFICATE**

I, HARLAN K. KING, 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 LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF NORTH 1/2 OF SECTION 15, T20N, R20E, MDM, AND THE SURVEY WAS COMPLETED ON 7-28-17
- 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 11/19/19 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

HARLAN K. KING, PLS 5665



**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: 10/20/17  
JON B. ERICSON, P.L.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.

MICHAEL E. GUMP, P.L.S. 13927 DATE: \_\_\_\_\_  
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: 10/18/2017  
FOR THE DISTRICT BOARD OF HEALTH

**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] DATE: 9/27/2017  
DIVISION OF WATER RESOURCES  
MARK SINAZIAN, SECTION CHIEF, WATER RIGHTS

**NOTES**

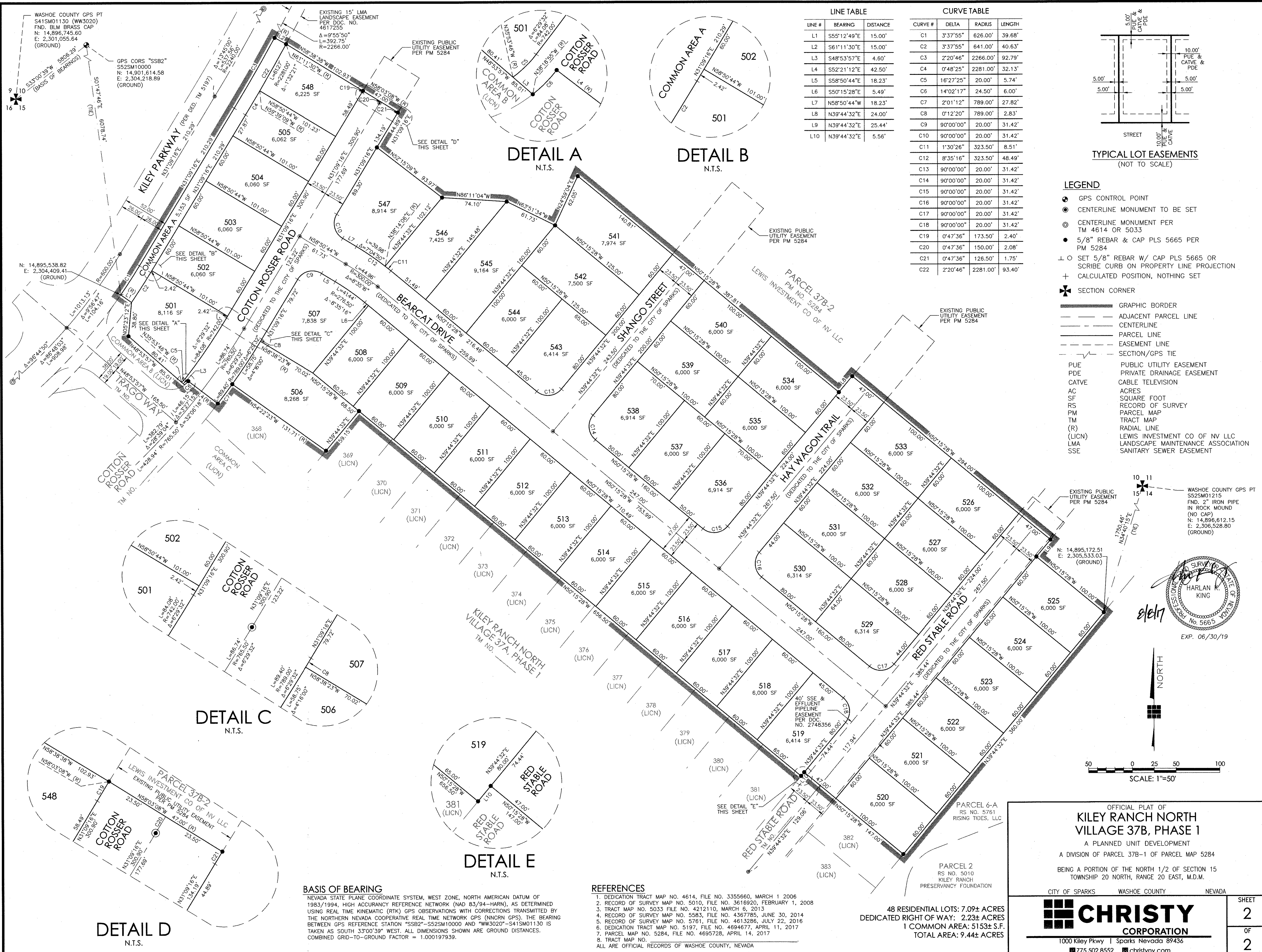
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- A PUBLIC UTILITY EASEMENT, 10.00 FEET IN WIDTH, CENTERED ON THE LOT LINE, IS HEREBY GRANTED ALONG ALL SIDE LOT LINES.
- A PUBLIC UTILITY EASEMENT, 5.00 FEET IN WIDTH, WITHIN EACH LOT AND ADJACENT TO THE REAR LOT LINE, IS HEREBY GRANTED ALONG ALL REAR LOT LINES.
- A PUBLIC UTILITY EASEMENT, 10.00 FEET IN WIDTH, IS HEREBY GRANTED ON ALL LOTS AND COMMON AREA PARCELS ADJACENT TO ALL DEDICATED STREETS.
- A BLANKET PUBLIC USE EASEMENT IS HEREBY GRANTED OVER COMMON AREA "A".
- A BLANKET PUBLIC DRAINAGE EASEMENT IS HEREBY GRANTED OVER COMMON AREA "A".
- A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER COMMON AREA "A".
- COMMON AREA "A" AS SHOWN HEREON IS TO BE OWNED AND MAINTAINED BY THE KILEY RANCH NORTH LANDSCAPE ASSOCIATION.
- A 5 FOOT FENCE CONSTRUCTION AND MAINTENANCE EASEMENT IS HEREBY GRANTED TO THE KILEY RANCH NORTH LANDSCAPE ASSOCIATION ALONG ALL REAR YARDS ADJACENT TO DEDICATED ROADWAYS AND ALONG ALL SIDE AND REAR YARDS ADJACENT TO COMMON AREAS AND PARCEL 6-A.
- TRUCKEE MEADOWS WATER AUTHORITY IS HEREBY GRANTED A BLANKET WATER FACILITY EASEMENT WITHIN ALL STREETS OFFERED FOR DEDICATION AND WILL REMAIN UNTIL SUCH TIME AS THE STREETS ARE ACCEPTED FOR DEDICATION.
- EACH RESIDENTIAL 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 IN THE 10' PUBLIC EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.

**CITY COUNCIL'S CERTIFICATE**

A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA ON THE 10TH DAY OF OCTOBER, 2016. THIS FINAL MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AND THE CITY COUNCIL APPROVES AND ACCEPTS ALL PUBLIC STREETS, ALLEYS, RIGHT-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.

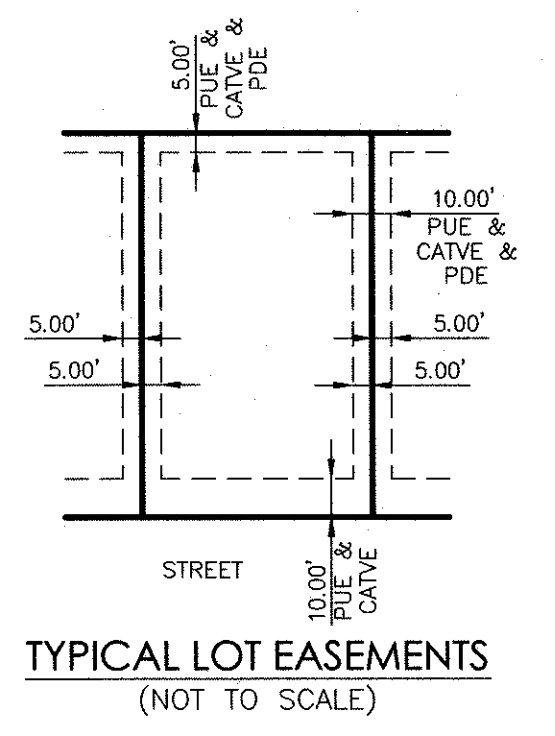
GENO MARTINI, MAYOR DATE: \_\_\_\_\_  
ATTEST:  
CITY CLERK AND CLERK OF THE CITY COUNCIL DATE: \_\_\_\_\_

FILE NO: _____ FEE: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 2017, AT _____ MINUTES PAST _____ O'CLOCK, _____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. COUNTY RECORDER _____ BY: _____ DEPUTY	<p>OFFICIAL PLAT OF <b>KILEY RANCH NORTH VILLAGE 37B, PHASE 1</b> A PLANNED UNIT DEVELOPMENT A DIVISION OF PARCEL 37B-1 OF PARCEL MAP 5284 BEING A PORTION OF THE NORTH 1/2 OF SECTION 15 TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.</p> <p>CITY OF SPARKS WASHOE COUNTY NEVADA</p> <p><b>CHRISTY CORPORATION</b> 1000 Kiley Pkwy   Sparks Nevada 89436 775.502.8552   christynv.com</p> <p>SHEET <b>1</b> OF <b>2</b></p>
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LINE #	BEARING	DISTANCE
L1	S55°12'49"E	15.00'
L2	S61°11'30"E	15.00'
L3	S48°53'57"E	4.60'
L4	S52°21'12"E	42.50'
L5	S58°50'44"E	18.23'
L6	S50°15'28"E	5.49'
L7	N58°50'44"W	18.23'
L8	N39°44'32"E	24.00'
L9	N39°44'32"E	25.44'
L10	N39°44'32"E	5.56'

CURVE #	DELTA	RADIUS	LENGTH
C1	3°37'55"	626.00'	39.68'
C2	3°37'55"	641.00'	40.63'
C3	2°20'46"	2266.00'	92.79'
C4	0°48'25"	2281.00'	32.13'
C5	16°27'25"	20.00'	5.74'
C6	14°02'17"	24.50'	6.00'
C7	2°01'12"	789.00'	27.82'
C8	0°12'20"	789.00'	2.83'
C9	90°00'00"	20.00'	31.42'
C10	90°00'00"	20.00'	31.42'
C11	1°30'26"	323.50'	8.51'
C12	8°35'16"	323.50'	48.49'
C13	90°00'00"	20.00'	31.42'
C14	90°00'00"	20.00'	31.42'
C15	90°00'00"	20.00'	31.42'
C16	90°00'00"	20.00'	31.42'
C17	90°00'00"	20.00'	31.42'
C18	90°00'00"	20.00'	31.42'
C19	0°47'36"	173.50'	2.40'
C20	0°47'36"	150.00'	2.08'
C21	0°47'36"	126.50'	1.75'
C22	2°20'46"	2281.00'	93.40'



- LEGEND**
- GPS CONTROL POINT
  - CENTERLINE MONUMENT TO BE SET
  - ⊙ CENTERLINE MONUMENT PER TM 4614 OR 5033
  - 5/8" REBAR & CAP PLS 5665 PER PM 5284
  - ⊖ SET 5/8" REBAR W/ CAP PLS 5665 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
  - SF SQUARE FOOT
  - RS RECORD OF SURVEY
  - PM PARCEL MAP
  - TM TRACT MAP
  - (R) RADIAL LINE
  - (LICN) LEWIS INVESTMENT CO OF NV LLC
  - LMA LANDSCAPE MAINTENANCE ASSOCIATION
  - SSE SANITARY SEWER EASEMENT

**DETAIL A**  
N.T.S.

**DETAIL B**  
N.T.S.

**DETAIL C**  
N.T.S.

**DETAIL E**  
N.T.S.

**DETAIL D**  
N.T.S.

**BASIS OF BEARING**  
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 "SSB2"-S525M10000 AND "WW3020"-S415M01130 IS TAKEN AS SOUTH 37°00'39" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

- REFERENCES**
1. DEDICATION TRACT MAP NO. 4614, FILE NO. 3355660, MARCH 1, 2006
  2. RECORD OF SURVEY MAP NO. 5010, FILE NO. 3616920, FEBRUARY 1, 2008
  3. TRACT MAP NO. 5033, FILE NO. 4212110, MARCH 6, 2013
  4. RECORD OF SURVEY MAP NO. 5583, FILE NO. 4367785, JUNE 30, 2014
  5. RECORD OF SURVEY MAP NO. 5761, FILE NO. 4613286, JULY 22, 2016
  6. DEDICATION TRACT MAP NO. 5197, FILE NO. 4694677, APRIL 11, 2017
  7. PARCEL MAP NO. 5284, FILE NO. 4695728, APRIL 14, 2017
  8. TRACT MAP NO.
- ALL ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

HARLAN K. KING  
No. 5665  
EXP. 06/30/19

SCALE: 1"=50'

OFFICIAL PLAT OF  
**KILEY RANCH NORTH VILLAGE 37B, PHASE 1**

A PLANNED UNIT DEVELOPMENT  
A DIVISION OF PARCEL 37B-1 OF PARCEL MAP 5284  
BEING A PORTION OF THE NORTH 1/2 OF SECTION 15  
TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.

CITY OF SPARKS WASHOE COUNTY NEVADA  
**CHRISTY CORPORATION**  
1000 Kiley Pkwy | Sparks Nevada 89436  
775.502.8552 christynv.com

48 RESIDENTIAL LOTS: 7.09± ACRES  
DEDICATED RIGHT OF WAY: 2.23± ACRES  
1 COMMON AREA: 5153± S.F.  
TOTAL AREA: 9.44± ACRES

SHEET  
2  
OF  
2