

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CORONA MIRAMONTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER 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, 278A, 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 HEREBY GRANTS TO THE CITY OF SPARKS, ALL PUBLIC UTILITY AND 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.

CORONA MIRAMONTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Tony Kozianans
NAME / TITLE (PRINT)
1/13/15
DATE

NOTARY PUBLIC:

STATE OF Nevada
COUNTY OF Douglas } SS

ON THIS 13 DAY OF Jan, 2015, PERSONALLY APPEARED Tony Kozianans, AS Authorized Signatory OF CORONA MIRAMONTE, LLC, A DELAWARE 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.

Erica Panchichian
NAME / TITLE (PRINT)
129564974
MY COMMISSION EXPIRES 3/24/15

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT CORONA MIRAMONTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS 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 OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED 1/13/15 FOR THE BENEFIT OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST AMERICAN TITLE COMPANY OF NEVADA

William Brumley, Asst. Sec./Comptroller T.O.
NAME / TITLE (PRINT)
1/13/2015
DATE

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.

A.P.N. 512-111-05

Shirley L. Stevens
NAME / TITLE (PRINT)
7/14/2015
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 PRECEDENT FOR PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

James J. English, EMS Supervisor
NAME / TITLE (PRINT)
07/09/2015
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.

Don Wilson, Manager
NAME / TITLE (PRINT)
7/1/15
DATE

MIRAMONTE PHASE 4B UNIT 2 (NEW URBAN DISTRICT)



VICINITY MAP
NOT TO SCALE

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. 13927
WASHOE COUNTY SURVEYOR

CITY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE DULY 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 201.

JOHN MARTINI, P.E., ACTING CITY SURVEYOR

PLANNING DEPARTMENT CERTIFICATE:

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE WITH THE APPROVED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SPARKS AND CENTEX HOMES AS OF THE EFFECTIVE DATE OF APRIL 25, 2005, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

ARMANDO ORNELAS, AICP, CITY PLANNER

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 IN ACCORDANCE WITH NRS 278.360, A ONE YEAR EXTENSION WAS PROVIDED DUE TO CITY COUNCIL APPROVAL OF MIRAMONTE PHASE 3B ON THE 17TH DAY OF MARCH, 2007, AND RECORDED AS TRACT MAP NO. 4770, FILE NO. 3821804 ON APRIL 17TH, 2007; A ONE YEAR EXTENSION WAS GRANTED BY THE CITY COUNCIL ON THE 11TH DAY OF FEBRUARY, 2008; ANOTHER ONE YEAR EXTENSION WAS PROVIDED DUE TO CITY COUNCIL APPROVAL OF MIRAMONTE PHASE 4A ON THE 14TH DAY OF APRIL, 2009, AND RECORDED AS TRACT MAP NO. 4915, FILE NO. 3760177 ON THE 17TH DAY OF APRIL, 2009; A TWO YEAR EXTENSION WAS GRANTED BY THE CITY COUNCIL ON THE 8TH DAY OF MARCH, 2010; ANOTHER TWO YEAR EXTENSION WAS PROVIDED DUE TO CITY COUNCIL APPROVAL OF MIRAMONTE PHASE 4B UNIT 1 ON THE 8TH DAY OF APRIL, 2012, AND RECORDED AS TRACT MAP NO. 5012, FILE NO. 4102882 ON THE 10TH DAY OF APRIL, 2012; ANOTHER TWO YEAR EXTENSION WAS GRANTED BY THE CITY COUNCIL ON THE 12TH DAY OF MAY, 2014. THIS FINAL MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA ON THIS DAY OF 2014, AND THE CITY COUNCIL APPROVES AND ACCEPTS ALL PUBLIC STREETS, ALLEYS, RIGHTS-OF-WAY, PUBLIC PLACES AND EASEMENTS, TOGETHER WITH ALL APPURTENANCES THEREON, FOR THE BENEFIT OF THE PUBLIC IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION SHOWN HEREON.

GENO MARTINI, MAYOR

ATTEST:
CITY CLERK AND CLERK OF THE CITY COUNCIL

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 AND DO HEREBY RELINQUISH THOSE EXISTING EASEMENTS, EXCEPT AS NOTED, LOCATED WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT, SAID EASEMENTS ARE RELINQUISHED IN FAVOR OF THOSE EASEMENTS GRANTED, DELINEATED AND APPROVED HEREON.

Matt Gringrich
BY: Matt Gringrich AS Manager Sierra Pacific Power Company
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY
1-8-15
DATE

STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 8th DAY OF January, 2015, BY Matt Gringrich, AS Manager Sierra Pacific Power Company D/B/A NV ENERGY.

Cliff Cooper
BY: Cliff Cooper AS MR OSP Plant Operator
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA
1/8/15
DATE

STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 8th DAY OF January, 2015, BY Cliff Cooper, AS MR OSP Plant Operator OF NEVADA BELL TELEPHONE COMPANY, D/B/A AT&T NEVADA.

Cliff Cooper
BY: Cliff Cooper AS MR OSP Plant Operator
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA
1/9/2015
DATE

STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9th DAY OF January, 2015, BY Diane Blum, AS Designer/Partner OF CHARTER COMMUNICATIONS.

STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9th DAY OF January, 2015, BY Diane Blum, AS Designer/Partner OF CHARTER COMMUNICATIONS.

John A. Ennis
BY: John A. Ennis AS Director Truckee Meadows Water Authority
TRUCKEE MEADOWS WATER AUTHORITY
1-8-15
DATE

STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5th DAY OF February, 2015, BY John A. Ennis, AS Director Truckee Meadows Water Authority.

Heather Edmundson
BY: Heather Edmundson AS Director Truckee Meadows Water Authority
TRUCKEE MEADOWS WATER AUTHORITY
8 Feb 2015
DATE

SURVEYOR'S CERTIFICATE:

I, KEVIN M. ALMETER, 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 CORONA MIRAMONTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW 1/4 OF SECTIONS 24 AND THE NW 1/4 OF SECTION 25, T. 20 N., R. 20 E., M.D.M., CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON January 3, 2015.
- 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 Survey 9-2013 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 LICENSED SURVEYOR NO. 19053

FILE NO. _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____
2014, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.

COUNTY RECORDER

BY: _____

DEPUTY

FEES: _____



OFFICIAL PLAT
OF
MIRAMONTE PHASE 4B
UNIT 2
(NEW URBAN DISTRICT)
A DIVISION OF PARCEL C-1-A OF TRACT MAP NO. 5012
BEING A PORTION OF THE SW 1/4 OF SECTION 24 &
THE NW 1/4 OF SECTION 25
TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.
SPARKS, WASHOE COUNTY, NEVADA
JOB NO. 1390.028
SHEET 1
OF 4

WOOD RODGERS
DEVELOPMENT SURVEYING DESIGN SOLUTIONS
3440 Reno Corporate Drive
Reno, NV 89501
Tel: 775.823.4088
Fax: 775.823.4088

REFERENCES:

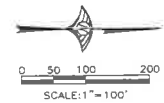
1. TRACT MAP NO. 5012, FILE NO. 4102862, 04/13/2012
2. TRACT MAP NO. 4615, FILE NO. 3750177, 04/17/2009
3. TRACT MAP NO. 4654, FILE NO. 3363591, 05/30/2006
4. TRACT MAP NO. 4615, FILE NO. 3356268, 03/02/2006
5. TRACT MAP NO. 4615, FILE NO. 3356266, 03/02/2006

ALL OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARP), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "SPK2" - N535M01134 AND "5582" - 5525M10000 IS TAKEN AS NORTH 06°09'01" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

COMMON AREA A
TM NO. 5012
CORONA MIRAMONTE LLC



LEGEND:

- FND. 5/8" REBAR & CAP PLS 19052 PER T.M. NO. 5012, UNLESS OTHERWISE NOTED
- FND. 5/8" REBAR & CAP PLS 17758 PER C.O.A. DOC. NO. 3478015, UNLESS OTHERWISE NOTED
- ▲ FND. 5/8" REBAR & CAP PLS 5087
- 5/8" REBAR & CAP PLS 19338 PER T.M. NO. 4915
- STANDARD STREET MONUMENT PER T.M. NO. 4654, 4915 & 5012
- ✱ TYPICAL SECTION CORNER, FOUND AS NOTED
- △ SET 5/8" REBAR & CAP PLS 19052 OR CURB SCRIBES ON EXTENSION OF SIDE LOT LINE
- △ STANDARD STREET MONUMENT TO BE SET
- ⊕ DIMENSION POINT, NOTHING FOUND OR SET
- ⊙ GPS CONTINUOUSLY OPERATING REFERENCE STATION
- (R) RADIAL BEARING
- P.U.E. PUBLIC UTILITY EASEMENT
- P.Y.T. D.E. PRIVATE DRAINAGE EASEMENT
- S.F. SQUARE FEET
- SUBDIVISION BOUNDARY
- GRAPHIC BORDER
- LOT LINE
- RIGHT OF WAY
- ADJACENT PARCEL LINE
- CENTERLINE
- EASEMENT AS NOTED
- TIE



NOTE:

SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES.

AREA SUMMARY:

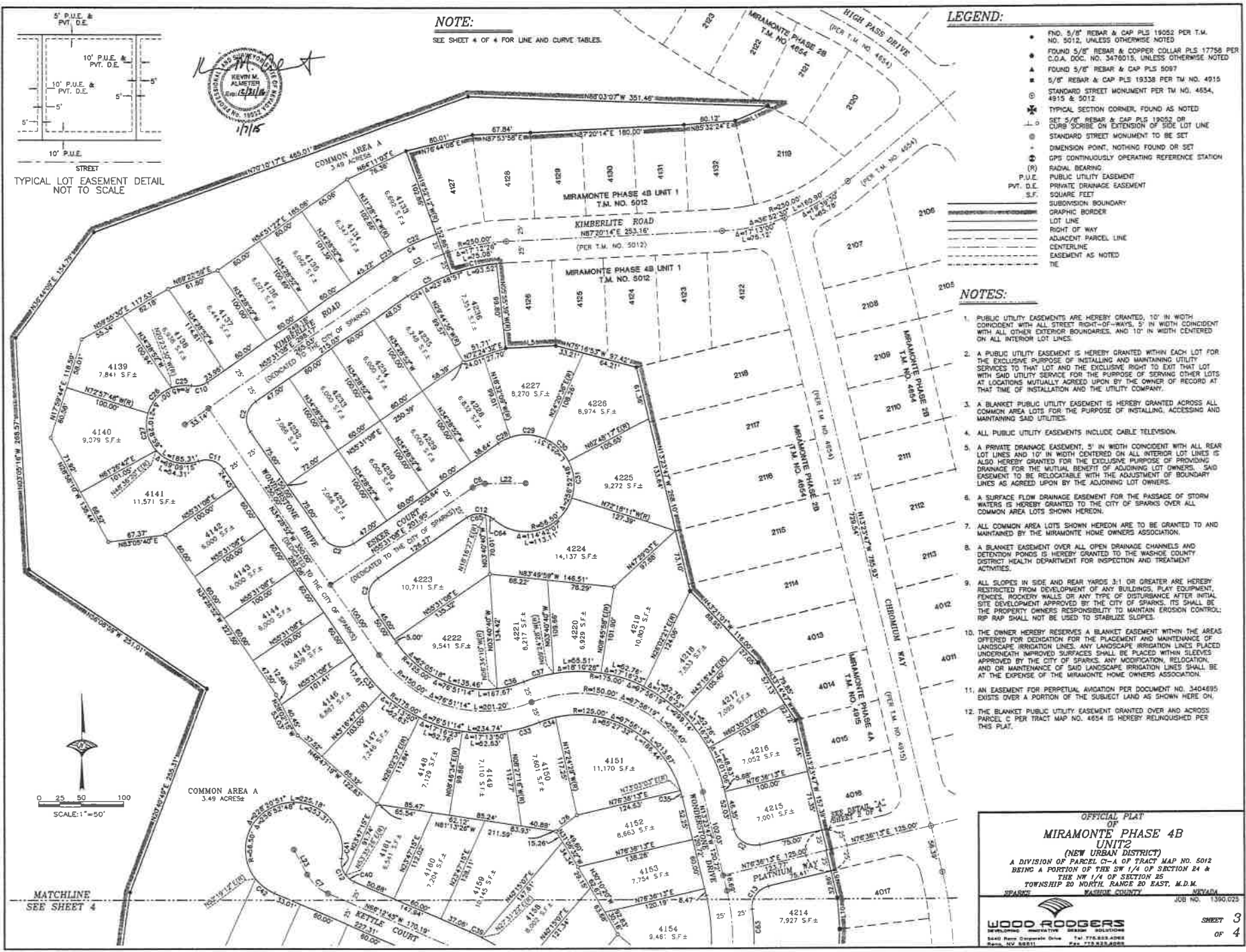
TOTAL AREA = 33.98 ACRES±
COMMON AREA = 10.64 ACRES±
RIGHT OF WAY AREA = 5.74 ACRES±
LOT AREA = 18.20 ACRES±
TOTAL NO. OF LOTS = 104

OFFICIAL PLAT
OF
**MIRAMONTE PHASE 4B
UNIT 2**
(NEW URBAN DISTRICT)
A DIVISION OF PARCEL C-1-A OF TRACT MAP NO. 5012
BEING A PORTION OF THE SW 1/4 OF SECTION 24 &
THE NW 1/4 OF SECTION 25
TOWNSHIP 20 NORTH, RANGE 20 EAST, N.D.M.
SPARKS, WASHOE COUNTY, NEVADA

JOE NO. 1390225

WOOD RODGERS
DEVELOPING SURVEYING DESIGN SOLUTIONS
8440 New Corporate Drive Sparks, NV 89421 Tel: 775.833.4088 Fax: 775.833.4090

SHEET 2
OF 4



NOTE:
SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES.

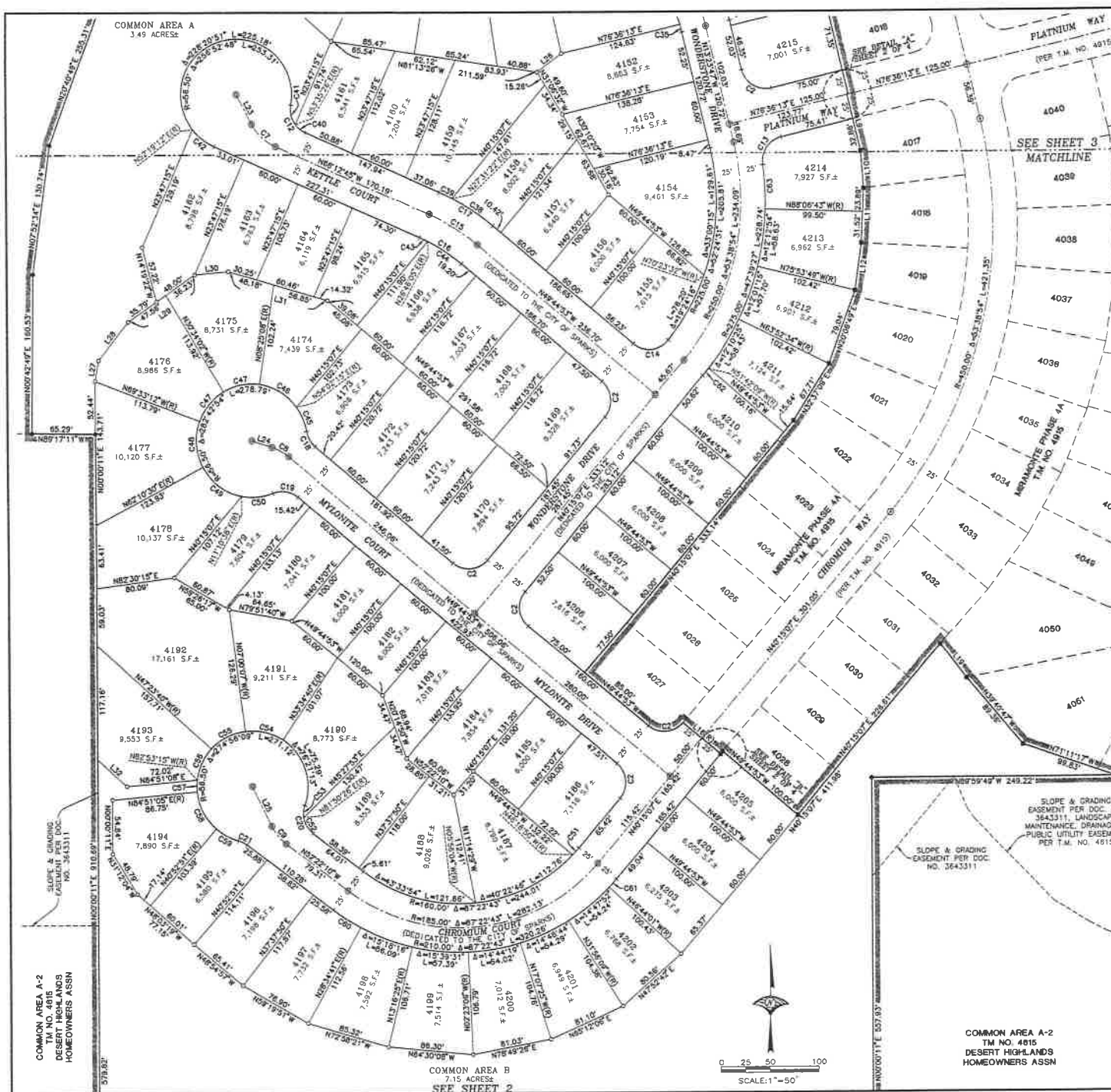
- LEGEND:**
- FND. 5/8" REBAR & CAP PLS 19025 PER T.M. NO. 5012, UNLESS OTHERWISE NOTED
 - ▲ FOUND 5/8" REBAR & COPPER COLLAR PLS 17758 PER C.O.A. DOC. NO. 3478015, UNLESS OTHERWISE NOTED
 - FOUND 5/8" REBAR & CAP PLS 5097
 - 5/8" REBAR & CAP PLS 19338 PER T.M. NO. 4915
 - STANDARD STREET MONUMENT PER T.M. NO. 4654, 4915 & 5012
 - ✱ TYPICAL SECTION CORNER, FOUND AS NOTED
 - ⊕ SET 5/8" REBAR & CAP PLS 19025 OF CURVE SOURCE ON EXTENSION OF SIDE LOT LINE
 - ⊙ STANDARD STREET MONUMENT TO BE SET
 - ⊖ DIMENSION POINT, NOTHING FOUND OR SET
 - ⊕ GPS CONTINUOUSLY OPERATING STATION
 - (R) RADIAL BEARING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.V.T. PRIVATE DRAINAGE EASEMENT
 - S.F. SQUARE FEET
 - SUBDIVISION BOUNDARY
 - GRAPHIC BORDER
 - LOT LINE
 - RIGHT OF WAY
 - ADJACENT PARCEL LINE
 - CENTERLINE
 - EASEMENT AS NOTED
 - THE

- NOTES:**
1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH COINCIDENT WITH ALL STREET RIGHT-OF-WAYS, 5' IN WIDTH COINCIDENT WITH ALL OTHER EXISTING BOUNDARIES, 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 SERVICES TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICE 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.
 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 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.
 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. ALL COMMON AREA LOTS SHOWN HEREON ARE TO BE GRANTED TO AND MAINTAINED BY THE MIRAMONTE HOME OWNERS ASSOCIATION.
 8. 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.
 9. ALL SLOPES IN SIDE AND REAR YARDS 3:1 OR GREATER ARE HEREBY RESTRICTED FROM DEVELOPMENT OF ANY BUILDINGS, PLAY EQUIPMENT, FENCES, ROCKERY WALLS OR ANY TYPE OF DISTURBANCE AFTER INITIAL SITE DEVELOPMENT APPROVED BY THE CITY OF SPARKS. ITS SHALL BE THE PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN EROSION CONTROL; RIP RAP SHALL NOT BE USED TO STABILIZE SLOPES.
 10. THE OWNER HEREBY RESERVES A BLANKET EASEMENT WITHIN THE AREAS OFFERED FOR OCEANATION 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 MIRAMONTE HOME OWNERS ASSOCIATION.
 11. AN EASEMENT FOR PERPETUAL AVIGATION PER DOCUMENT NO. 3404695 EXISTS OVER A PORTION OF THE SUBJECT LAND AS SHOWN HERE ON.
 12. THE BLANKET PUBLIC UTILITY EASEMENT GRANTED OVER AND ACROSS PARCEL C PER TRACT MAP NO. 4654 IS HEREBY RELINQUISHED PER THIS PLAT.

OFFICIAL PLAT
OF
**MIRAMONTE PHASE 4B
UNIT 2**
(NEW URBAN DISTRICT)
A DIVISION OF PARCEL C1-A OF TRACT MAP NO. 5012
BEING A PORTION OF THE SW 1/4 OF SECTION 24 &
THE NW 1/4 OF SECTION 25
TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.
SPARKS WASHOE COUNTY NEVADA

WOOD RODGERS
SURVEYING SOLUTIONS
5640 Remy Corporate Drive Sparks, NV 89411 Tel 775.855.4068 Fax 775.855.4068

JOB NO. 1390.025
SHEET 3 OF 4



LINE TABLE		
NO.	BEARING	LENGTH
L1	N86°12'28"E	42.21
L2	N85°44'06"E	60.12
L3	N76°44'06"E	60.01
L4	N05°33'39"W	69.80
L5	N87°20'14"E	58.88
L6	N79°15'33"W	97.42
L7	N33°14'47"W	79.85
L8	N76°36'15"E	1.33
L9	N132°34'7"W	57.86
L10	N04°15'55"W	37.07
L11	N02°42'45"E	55.41
L12	N07°59'44"E	69.81
L13	N02°00'48"E	79.04
L14	N33°37'09"E	67.11
L15	N49°44'53"W	85.00
L16	N49°44'53"W	50.00
L17	N40°15'07"E	3.63
L18	N49°44'53"W	100.00
L19	N37°39'36"W	44.03
L20	N39°40'47"W	89.36
L21	N77°11'11"W	89.83
L22	N89°57'02"E	47.97
L23	N27°40'22"W	33.24
L24	N71°57'11"W	21.61
L25	N25°12'07"W	44.72
L26	N52°29'28"E	31.22
L27	N10°11'11"E	21.70
L28	N36°10'29"E	48.89
L29	N54°44'53"E	83.79
L30	N84°38'47"E	34.33
L31	N73°13'11"W	105.03
L32	N47°34'21"W	40.48

CURVE TABLE		
NO.	RADIUS	DELTA
C1	225.00	135°53'
C2	25.00	90°00'
C3	250.00	143°36'
C4	275.00	143°36'
C5	225.00	143°36'
C6	25.00	34°25'
C7	50.00	36°26'
C8	50.00	22°12'
C9	50.00	26°30'
C10	25.00	44°24'
C11	25.00	76°04'
C12	25.00	76°04'
C13	25.00	64°00'
C14	25.00	91°14'
C15	200.00	162°27'
C16	175.00	162°27'
C17	225.00	162°27'
C18	25.00	40°28'
C19	25.00	62°06'
C20	25.00	72°18'
C21	25.00	22°38'
C22	275.00	11°36'
C23	275.00	03°00'
C24	225.00	04°44'
C25	45.00	30°19'
C26	45.00	52°34'
C27	45.00	52°34'
C28	56.50	15°56'
C29	56.50	42°02'
C30	56.50	38°27'
C31	56.50	44°53'
C32	175.00	12°14'
C33	175.00	12°52'

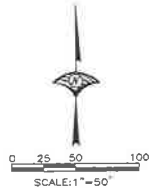
CURVE TABLE		
NO.	RADIUS	DELTA
C34	125.00	02°53'
C35	125.00	02°53'
C36	125.00	14°45'
C37	175.00	11°50'
C38	225.00	12°43'
C39	225.00	03°44'
C40	25.00	29°48'
C41	25.00	47°04'
C42	56.50	28°31'
C43	175.00	02°56'
C44	175.00	15°29'
C45	56.50	28°49'
C46	56.50	45°37'
C47	56.50	38°59'
C48	56.50	48°18'
C49	56.50	50°59'
C50	56.50	33°02'
C51	160.00	02°26'
C52	25.00	38°05'
C53	25.00	38°05'
C54	56.50	40°34'
C55	56.50	40°23'
C56	56.50	25°53'
C57	56.50	12°15'
C58	56.50	42°58'
C59	56.50	25°53'
C60	210.00	09°03'
C61	210.00	03°00'
C62	275.00	01°57'
C63	275.00	09°17'
C64	25.00	24°07'
C65	25.00	52°45'



OFFICIAL PLAT
OF
MIRAMONTE PHASE 4B
UNIT 2
(NEW URBAN DISTRICT)
A DIVISION OF PARCEL C-1 OF TRACT MAP NO. 5012
BEING A PORTION OF THE SW 1/4 OF SECTION 24 &
T28N 1/4 OF SECTION 25
TOWNSHIP 28 NORTH, RANGE 20 EAST, N.D.M.
SPARKS WASHOE COUNTY NEVADA
JOB NO. 1390.025

WOOD RODGERS
SOUTH PLATINUM
9440 Reno Corporate Drive Tel 775.822.4000
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