

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BPH I, LLC, A NEVADA LIMITED LIABILITY COMPANY, ARE THE OWNERS 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, 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 AND CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AN 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.

BPH I, LLC, A NEVADA LIMITED LIABILITY COMPANY
BY: PIONEER MEADOWS DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY ITS: SOLE MEMBER
BY: LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY ITS: OPERATIONS AND ADMINISTRATION MANAGER

DUSTIN BARKER, VICE PRESIDENT
ACKNOWLEDGMENT:

STATE OF Nevada } SS
COUNTY OF Washoe }
ON THIS 30th DAY OF MAY, 2018, PERSONALLY APPEARED DUSTIN BARKER, AS VICE PRESIDENT OF LENNAR 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.

[Signature]
NOTARY PUBLIC
NOLA SFF.133EL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 10-18492 - Expires March 26, 2022

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT BPH I, LLC A NEVADA LIMITED LIABILITY COMPANY OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS; THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

NORTH AMERICAN TITLE COMPANY
BY: *[Signature]* 4/4/18 DATE
W.J. O'Connell AVP
NAME/TITLE (PRINT)

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION TO THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

APN: 528-010-46, 528-010-47
[Signature] 7/19/2018 DE
Danille Corlison
WASHOE COUNTY TREASURER
Danille Corlison Deputy Treasurer
NAME / TITLE (PRINT)

UTILITY COMPANIES' CERTIFICATE:

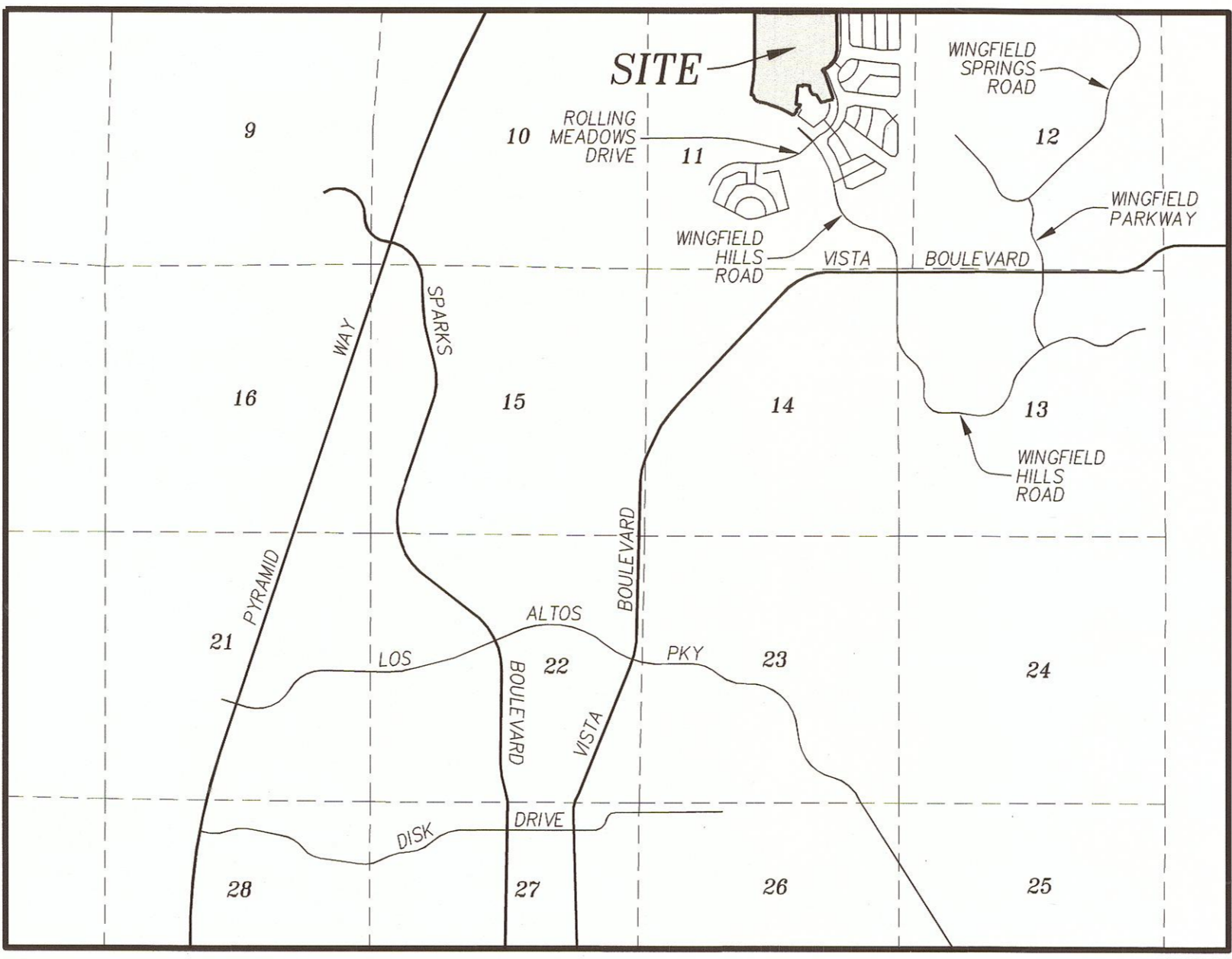
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV AND UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

[Signature] 3/21/2018 DATE
Seth J. Horn, AS Lead Draftsman
SIERRA PACIFIC POWER COMPANY /DBA NV ENERGY
[Signature] MARCH 21, 2018 DATE
CLIFF COOPER, AS MGR OSP PLANNING
NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA
[Signature] 3/21/2018 DATE
DIANE ABBRELIAS HFC DESIGNAL III
CHARTER COMMUNICATIONS
[Signature] 6/19/2018 DATE
John R. Zimmerman, AS Water Resources Manager
TRUCKEE MEADOWS WATER AUTHORITY

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] P.E. 4/12/2018 DATE
MARK SIVAZLIAN, SECTION CHIEF, WATER RIGHTS
NAME/TITLE PRINTED

PIONEER MEADOWS VILLAGE 6 PHASE 2



VICINITY MAP

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
WASHOE COUNTY SURVEYOR

NOTES:

- 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 PARCEL AND LOT LINES.
- 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 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 SHALL INCLUDE CABLE TELEVISION.
- 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.
- 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 PIONEER MEADOWS LANDSCAPE MAINTENANCE ASSOCIATION.
- A BLANKET EASEMENT OVER ALL OPEN DRAINAGE CHANNELS AND DETENTION PONDS EXISTS, PER TRACT MAP NO. 5018 GRANTED TO THE WASHOE COUNTY DISTRICT HEALTH DEPARTMENT FOR INSPECTION AND TREATMENT ACTIVITIES.
- 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. IT SHALL BE THE PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN EROSION CONTROL; RIP RAP SHALL NOT BE USED TO STABILIZE SLOPES.
- THE SUBJECT PROPERTY AS SHOWN HEREON IS SUBJECT TO AN EASEMENT PER DOCUMENT NO. 1339525 TO REPAIR, IMPROVE AND MAINTAIN ANY DITCHES, CANALS, PIPELINES OR OTHER MEANS FOR THE DIVERSION OR TRANSPORTATION OF ANY WATER BELONGING TO THE LAND DESCRIBED THEREIN, NO EXACT LOCATION DEFINED IN SAID ABOVE DOCUMENT.
- THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN FEMA FLOOD ZONE X PER FEMA FIRM MAP 32031C3052G, DATED MARCH 16, 2009 AND LOMAR CASE NO. 10-09-2404P, DATED OCTOBER 29, 2010.
- THE TEMPORARY TURN AROUND EASEMENT GRANTED PER T.M. 5018 SHALL AUTOMATICALLY TERMINATE UPON RECORDATION OF THIS PLAT.
- THE TEMPORARY ACCESS AND WATER LINE EASEMENT (W.L.E.) GRANTED PER T.M. 5164 AT THE END OF WILD RIVER WAY ON SAID MAP IS HEREBY RELINQUISHED UPON RECORDATION OF THIS PLAT.
- WITH DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE CITY OF RENO WITH A WILL SERVE LETTER.
- EACH 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 UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL COMMON AREAS LOTS SHOWN HEREON ARE TO BE GRANTED TO AND MAINTAINED BY THE PIONEER MEADOWS LANDSCAPE MAINTENANCE ASSOCIATION.
- THE 30' DRAINAGE EASEMENT GRANTED PER SUBDIVISION TRACT MAP NO. 5018 IS HEREBY RELINQUISHED IN FAVOR OF THE EASEMENTS AND RIGHT-OF-WAYS GRANTED HEREON.
- THE TEMPORARY DRAINAGE EASEMENT GRANTED HEREON WILL AUTOMATICALLY TERMINATE UPON THE DEDICATION OF FUTURE STREETS OVER SAID EASEMENT.

PLANNING DEPARTMENT CERTIFICATE:

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP OF PIONEER MEADOWS VILLAGE 6 OF THE PIONEER MEADOWS PLANNED DEVELOPMENT, PCN08025, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS ON THE 24TH DAY OF JUNE, 2008, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

ARMANDO ORNELAS, DEPUTY COMMUNITY SERVICES DIRECTOR 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 PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

[Signature] MPH, REHS 7/18/18 DATE
WASHOE COUNTY DISTRICT BOARD OF HEALTH
Wesley Rubio Senior REHS
NAME/TITLE PRINTED

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.T.O.E., CITY ENGINEER DATE

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 24TH DAY OF JUNE, 2008, AND IN ACCORDANCE WITH N.R.S. 278.360, A TWO YEAR EXTENSION WAS GRANTED BY THE CITY COUNCIL ON THE 8TH DAY OF MARCH, 2010. THIS FINAL MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA ON THIS DAY OF 2011, 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.

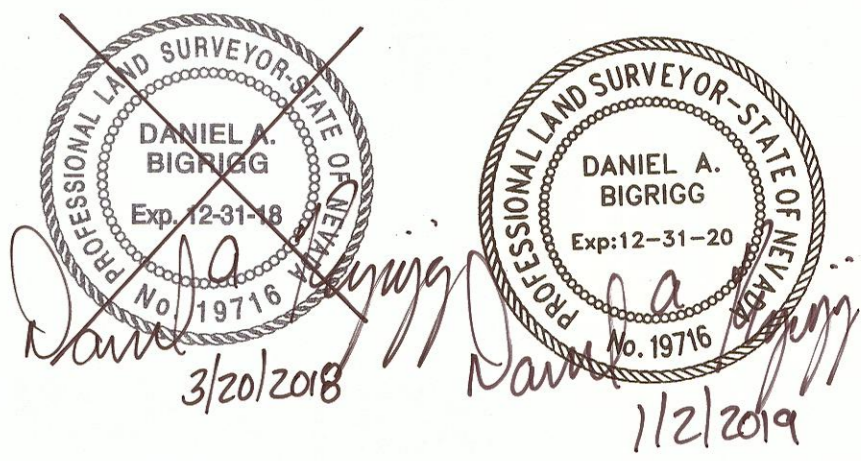
Ronald E. Smith, Mayor DATE

ATTEST:
CITY CLERK AND CLERK OF THE CITY COUNCIL DATE

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 BPH I, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTH ONE-HALF OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M., CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON March 20, 2018.
- 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 July 9, 2020, 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

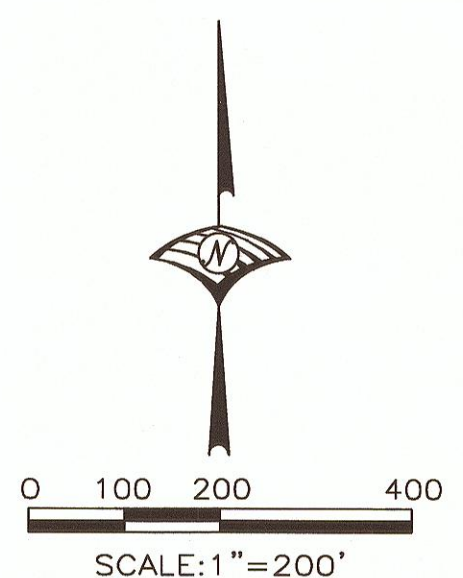
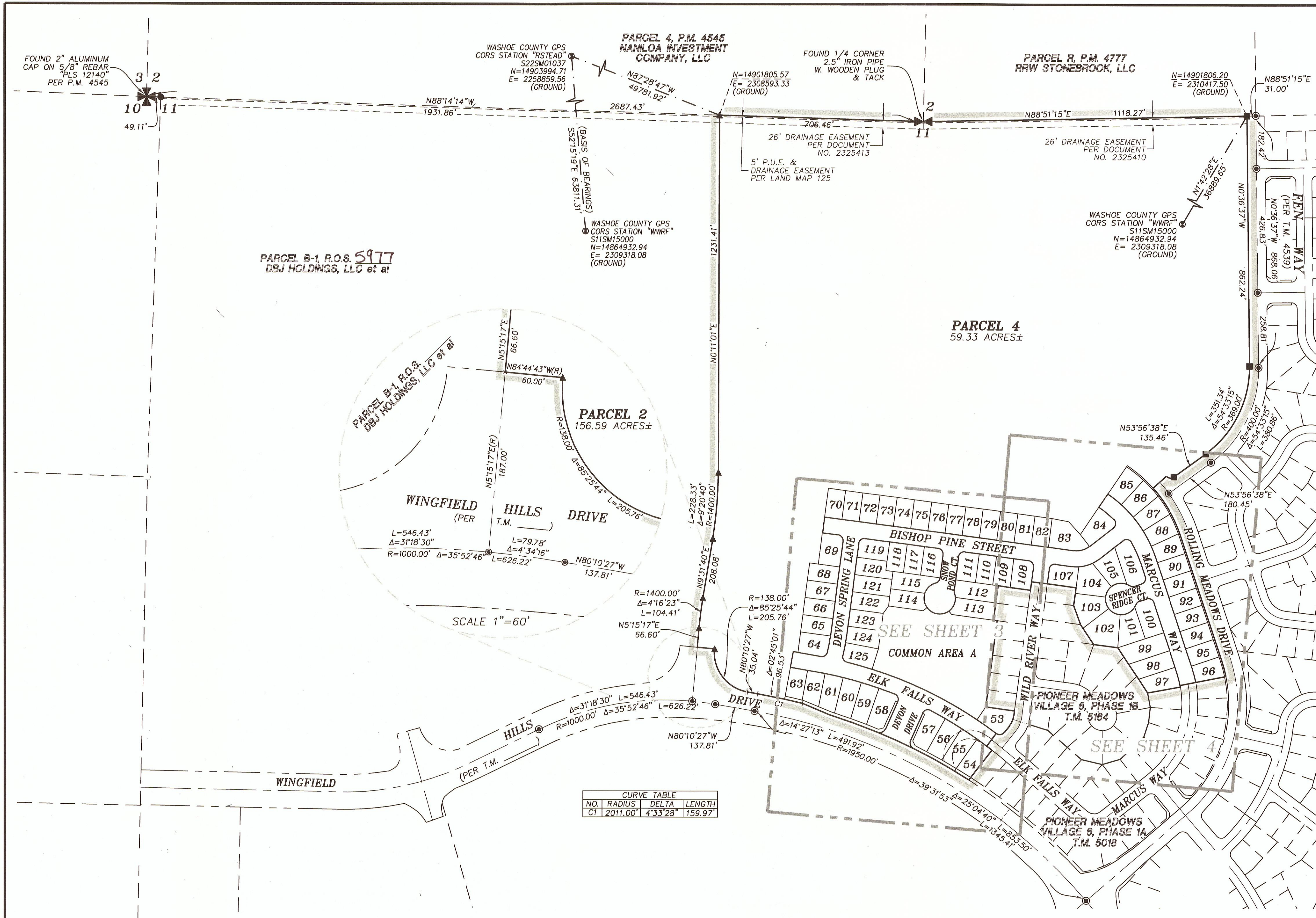
FILE NO. _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS ___ DAY OF _____
201___ AT ___ MINUTES PAST ___
O'CLOCK, ___M., OFFICIAL RECORDS
OF WASHOE COUNTY NEVADA.

OFFICIAL PLAT
OF
PIONEER MEADOWS VILLAGE 6
PHASE 2
A PLANNED COMMUNITY
A DIVISION OF PARCEL 3, TRACT MAP NO. _____
SITUATE IN THE NORTH 1/2 OF
SECTION 11, T. 20 N., R. 20 E., M.D.M.
SPARKS WASHOE COUNTY NEVADA
JOB NO. 1509.043

COUNTY RECORDER
BY: DEPUTY
SEE: _____

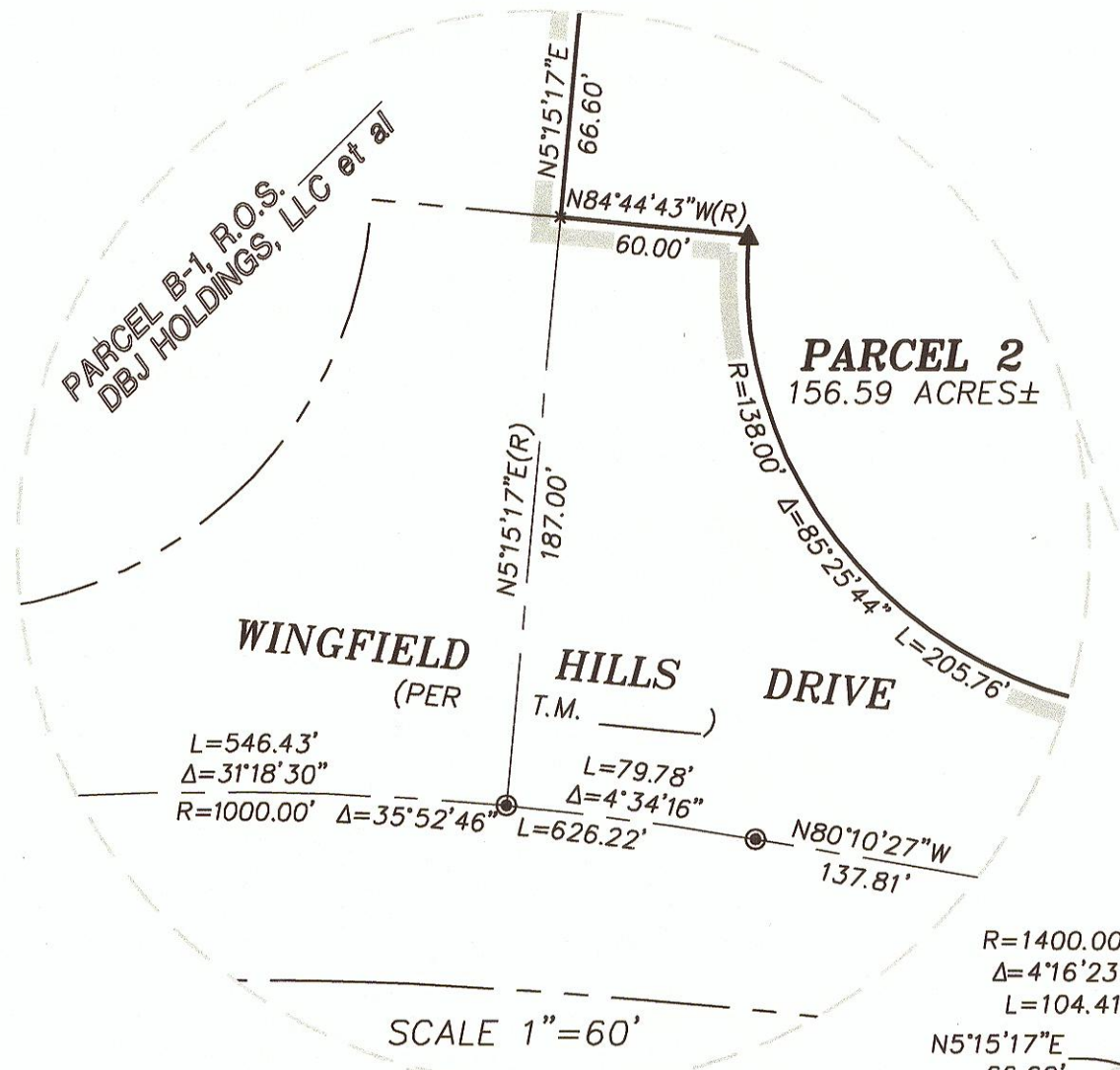
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4068

SHEET 1
OF 4



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 (NINCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RSTEAD" - N225M01037 AND "WWRP" - S115M15000 IS TAKEN AS SOUTH 52°15'19" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

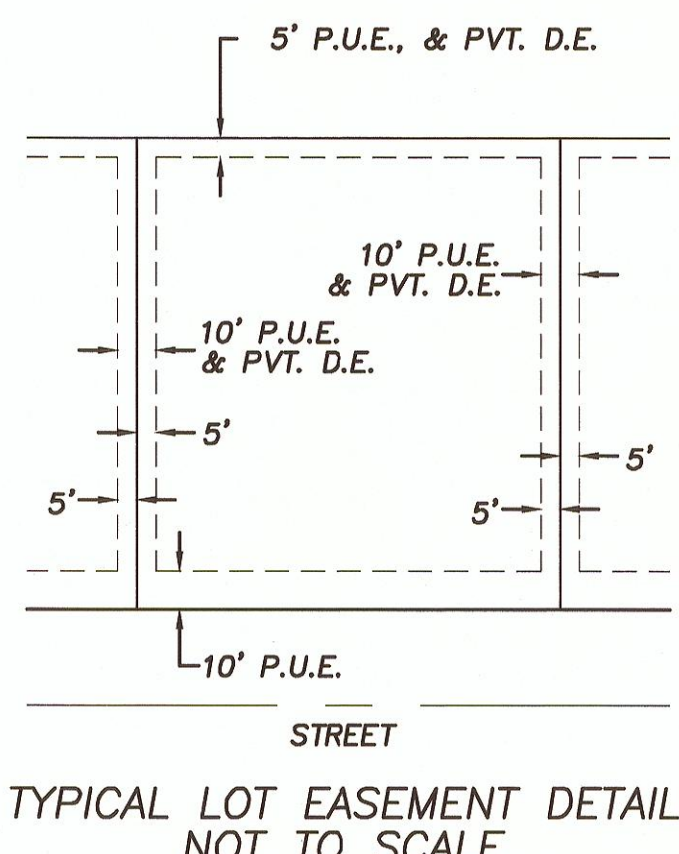
- REFERENCES:**
1. DEDICATION TRACT MAP NO. 4328, FILE NO. 3015003, 03/31/04
 2. DEDICATION TRACT MAP NO. 4539, FILE NO. 3272781, 09/06/05
 3. PARCEL MAP NO. 4090, FILE NO. 2924176, 09/18/03
 4. PARCEL MAP NO. 4091, FILE NO. 2924177, 09/18/03
 5. SURVEY MAP NO. 4411, FILE NO. 3059076, 06/25/04
 6. TRACT MAP NO. 4844, FILE NO. 3604696, 12/20/07
 7. TRACT MAP NO. 5003, FILE NO. 4056390, 11/07/2011
 8. TRACT MAP NO. 5018, FILE NO. 4124345, 6/22/2012
 9. TRACT MAP NO. 5164, FILE NO. 4592970, 5/26/2016
 10. BLA QUITCLAIM DEED DOCUMENT NO. 4834652, July 19, 2018
 11. RECORD OF SURVEY NO. 5917, FILE NO. 4834653, 07/19/18
 12. TRACT MAP NO. _____, FILE NO. _____
- ALL ARE OFFICIAL RECORDS OF WASHOE COUNTY



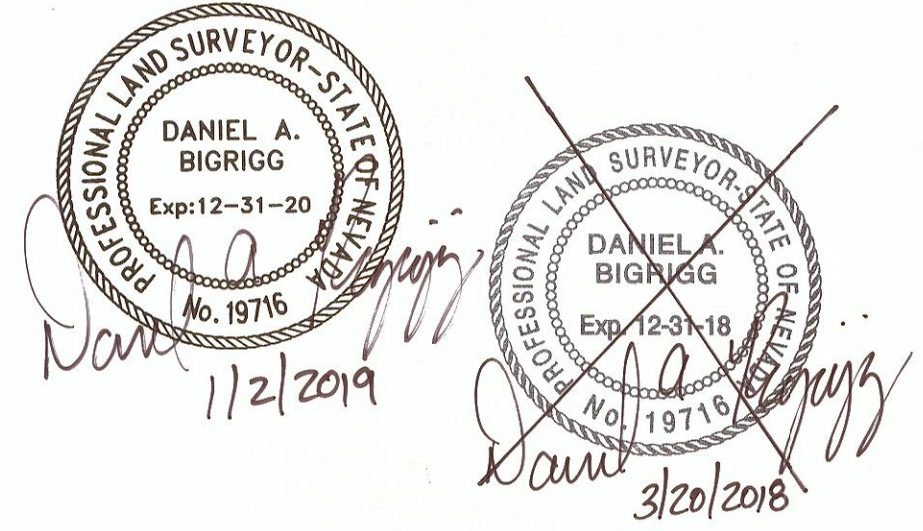
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
CT	2011.00'	4°33'28"	159.97'

AREA SUMMARY:

TOTAL AREA = 79.15 ACRES±
 PARCEL 4 = 59.33 ACRES±
 RIGHT-OF-WAY AREA = 4.83 ACRES±
 COMMON AREAS (4) = 2.82 ACRES±
 LOT AREA (73 LOTS) = 12.17 ACRES±



- LEGEND:**
- FOUND 5/8" REBAR & CAP "PLS 19052" PER T.M. 5003, T.M. 5018 & R.O.S. 5825 UNLESS OTHERWISE NOTED
 - ▲ FOUND 5/8" REBAR & CAP "PLS 19716" PER T.M. 5164 & R.O.S. 5977
 - FOUND 5/8" REBAR & CAP "PLS 6306" PER T.M.s 4328 & 4539
 - ⊗ FND. CENTERLINE STREET MONUMENT PER T.M. 4328, T.M. 4539, T.M. 5018 & T.M. _____
 - ⊗ TYPICAL SECTION CORNER - AS NOTED
 - ⊙ WASHOE COUNTY G.P.S. MONUMENT - AS NOTED
 - ⊙ STANDARD CENTERLINE STREET MONUMENT TO BE SET
 - ⊙ SET 5/8" REBAR & CAP - PLS 19716 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
 - ⊙ DIMENSION POINT, NOTHING FOUND OR SET
 - ⊙ 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
 - PROJECT BOUNDARY
 - GRAPHIC BORDER
 - LOT LINE
 - RIGHT-OF-WAY
 - CENTERLINE
 - ADJACENT PARCEL
 - EASEMENT AS NOTED
 - TIE



OFFICIAL PLAT
 OF
PIONEER MEADOWS VILLAGE 6
PHASE 2
 A DIVISION OF PARCEL 3, TRACT MAP NO. _____
 SITUATE IN THE NORTH 1/2 OF
 SECTION 11, T. 20 N., R. 20 E., M.D.M.
 SPARKS WASHOE COUNTY NEVADA

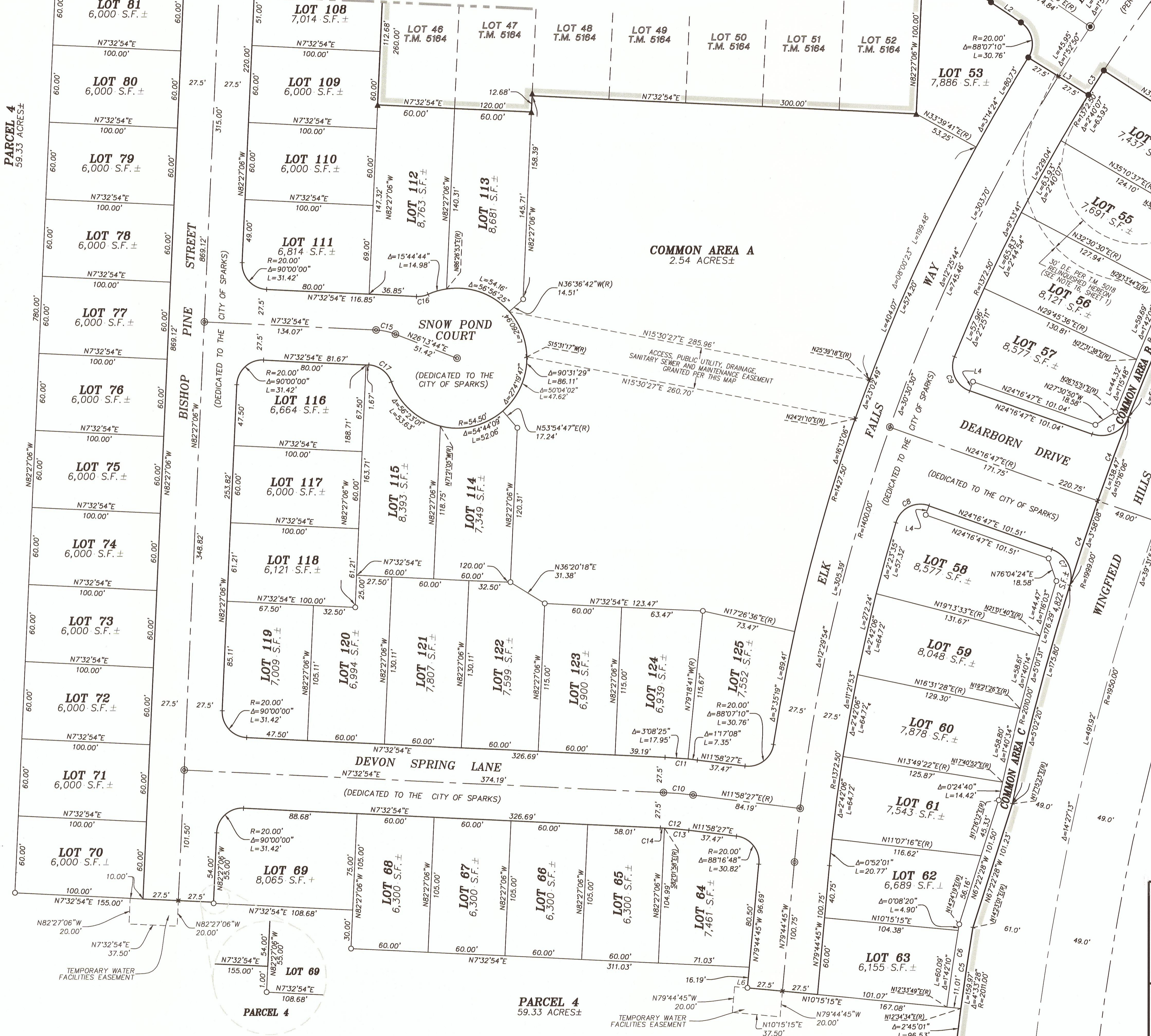
JOB NO. 1509.043

WOOD RODGERS
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 1361 Corporate Boulevard Reno, NV 89502 Tel 775.823.4068 Fax 775.823.4068

SHEET 2
 OF 4

PARCEL 4
59.33 ACRES±

MATCHLINE - SEE SHEET 3 OF 4



COMMON AREA B
T.M. 5018

COMMON AREA A
2.54 ACRES±

LOT 19
T.M. 5018

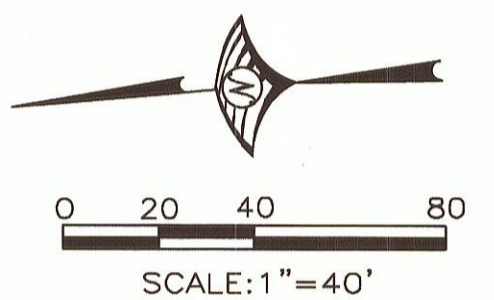
SNOW POND COURT
(DEDICATED TO THE CITY OF SPARKS)

DEVON SPRING LANE
(DEDICATED TO THE CITY OF SPARKS)

DEARBORN DRIVE
(DEDICATED TO THE CITY OF SPARKS)

PARCEL 4
108.68'

PARCEL 4
59.33 ACRES±



NO.	BEARING	LENGTH
L1	N7°32'54"E	16.68'
L2	N38°46'56"E	28.12'
L3	N36°54'06"E	55.00'
L4	N65°43'13"W	7.50'
L6	N107°15'15"E	10.00'

NO.	RADIUS	DELTA	LENGTH
C2	72.50'	31°14'02"	39.52'
C3	1372.50'	0°56'38"	22.61'
C4	1999.00'	1°59'04"	69.23'
C5	2011.00'	1°48'26"	63.44'
C6	2022.00'	1°50'30"	65.00'
C7	22.50'	88°00'56"	34.56'
C8	20.00'	92°39'38"	32.34'
C9	20.00'	93°03'39"	32.48'
C10	300.00'	4°25'33"	23.17'
C11	327.50'	4°25'33"	25.30'
C12	272.50'	4°25'33"	21.05'
C13	272.50'	4°00'26"	19.06'
C14	272.50'	0°25'07"	1.99'
C15	47.50'	18°40'50"	15.49'
C16	20.00'	26°30'45"	9.37'
C17	20.00'	67°29'02"	23.56'

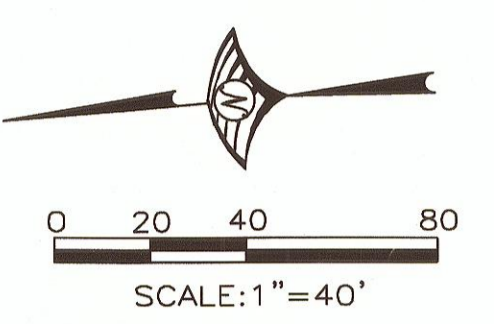
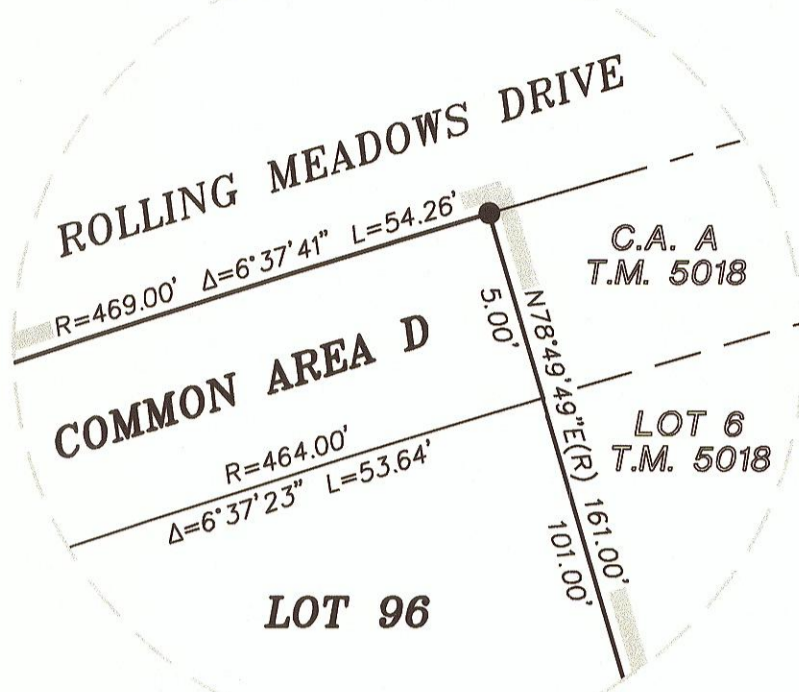
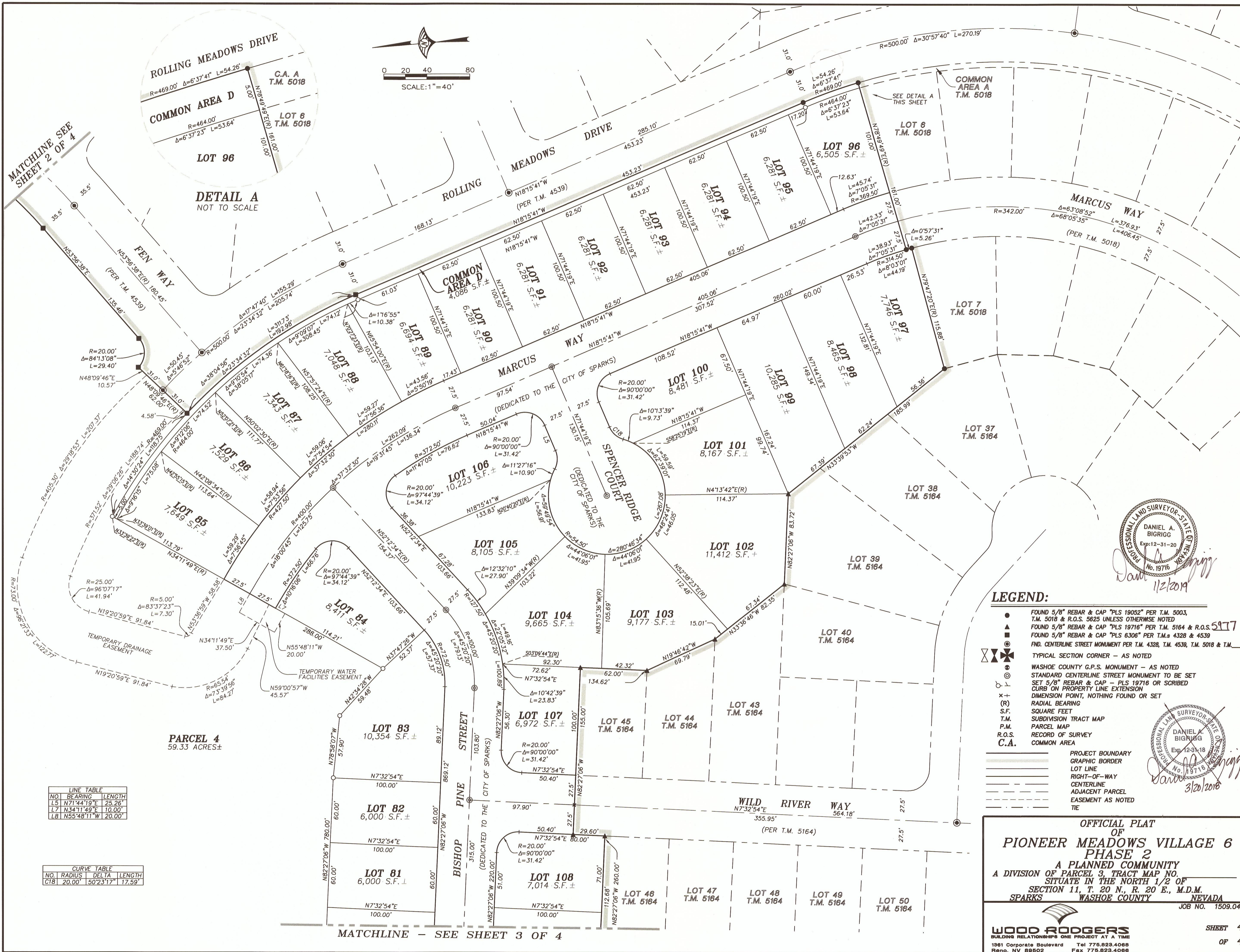
PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
DANIEL A. BIGRIGG
Exp: 12-31-20
No. 19716
1/2/2019

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
DANIEL A. BIGRIGG
Exp: 12-31-18
No. 19716
3/20/2018

OFFICIAL PLAT
OF
PIONEER MEADOWS VILLAGE 6
PHASE 2
A PLANNED COMMUNITY
A DIVISION OF PARCEL 3, TRACT MAP NO. _____
SITUATE IN THE NORTH 1/2 OF
SECTION 11, T. 20 N., R. 20 E., M.D.M.
SPARKS WASHOE COUNTY NEVADA
JOB NO. 1509.043

WOOD RODGERS
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SHEET 3
OF 4



PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
 DANIEL A. BIGRIGG
 Exp: 12-31-20
 No. 19716
Daniel A. Bigrigg
 11/2/2019

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
 DANIEL A. BIGRIGG
 Exp: 12-31-18
 No. 19716
Daniel A. Bigrigg
 3/20/2018

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 - x+ RADIAL BEARING
 - (R) SQUARE FEET
 - S.F. SUBDIVISION TRACT MAP
 - T.M. PARCEL MAP
 - P.M. RECORD OF SURVEY
 - R.O.S. COMMON AREA
 - C.A. PROJECT BOUNDARY
 - GRAPHIC BORDER
 - LOT LINE
 - RIGHT-OF-WAY
 - CENTERLINE
 - ADJACENT PARCEL
 - EASEMENT AS NOTED
 - TIE

LINE TABLE

NO.	BEARING	LENGTH
L5	N71°44'19"E	25.26'
L7	N34°11'49"E	10.00'
L8	N55°48'11"W	20.00'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C18	20.00'	50°23'17"	17.59'

OFFICIAL PLAT OF PIONEER MEADOWS VILLAGE 6 PHASE 2
 A PLANNED COMMUNITY
 A DIVISION OF PARCEL 3, TRACT MAP NO. _____
 SITUATE IN THE NORTH 1/2 OF SECTION 11, T. 20 N., R. 20 E., M.D.M. SPARKS WASHOE COUNTY NEVADA
 JOB NO. 1509.043

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