

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LIAM 7 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 N.R.S. CHAPTERS 278 AND TITLE 17; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES, TRUCKEE MEADOWS WATER AUTHORITY, CHARTER COMMUNICATIONS, AND THE CITY OF SPARKS, PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, WATER AND RECLAIMED WATER, UTILITY SYSTEMS, AND RETAINING WALLS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNERS AND THEIR ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

LIAM 7 LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 4/24/19
Ronald P. Cobb, Manager
 NAME/TITLE

STATE OF Nevada S.S.
 COUNTY OF Washoe

ON THIS 24 DAY OF April, 2019, Ronald P. Cobb, OF LIAM 7 LLC, A NEVADA LIMITED LIABILITY COMPANY DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

[Signature]
 NOTARY'S SIGNATURE
 MY COMMISSION EXPIRES: 11/01/2022



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. 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: 5/20/2019
 FOR THE DISTRICT BOARD OF HEALTH

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND 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.

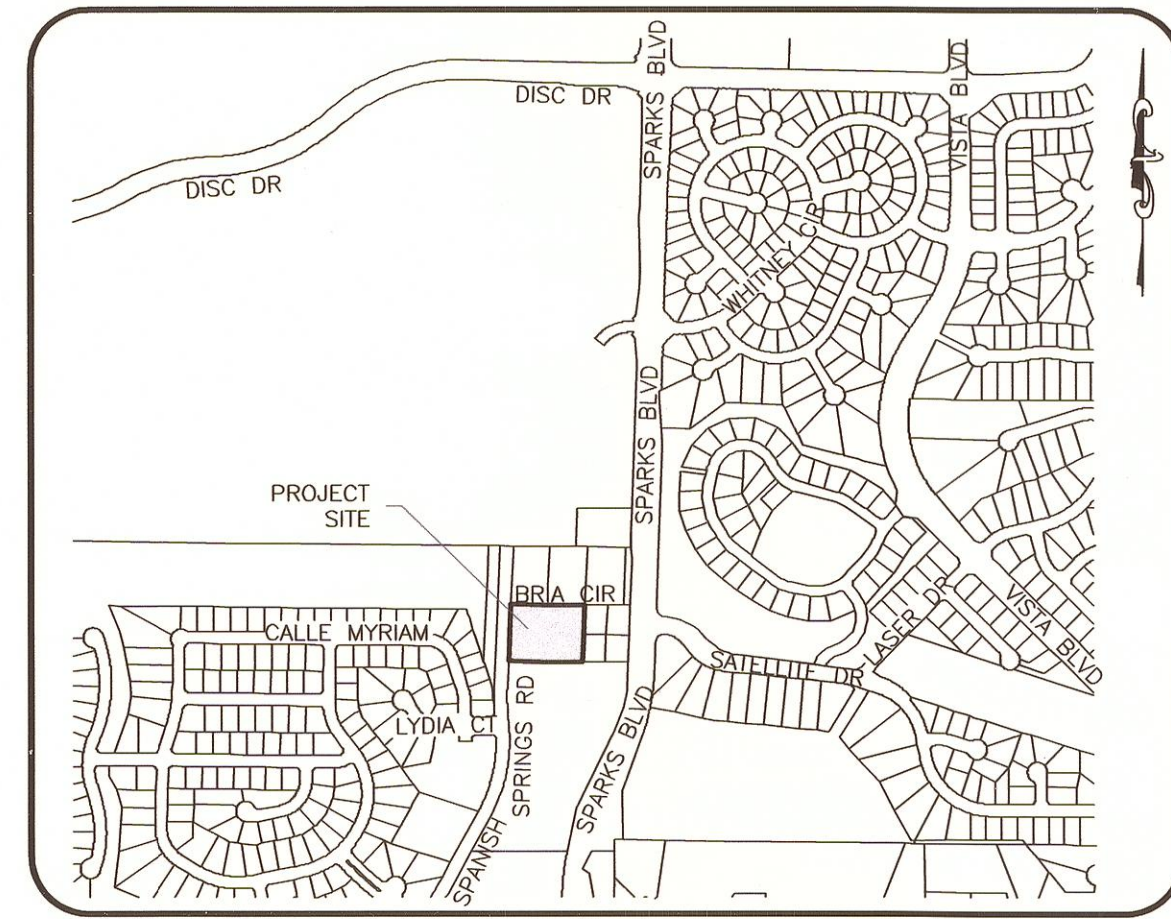
WASHOE COUNTY TREASURER APN 035-282-06

[Signature] DATE: 4-23-2019
 DEPUTY Deputy Treasurer

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 REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

[Signature] DATE: 4/22/19
 DIVISION OF WATER RESOURCES



VICINITY MAP

N.T.S.

SPARKS CITY PLANNING CERTIFICATE

A TENTATIVE MAP OF THIS SUBDIVISION WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA THIS _____ DAY OF _____, 20____. THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL.

PLANNING MANAGER _____ DATE _____

COUNTY SURVEYOR'S CERTIFICATE

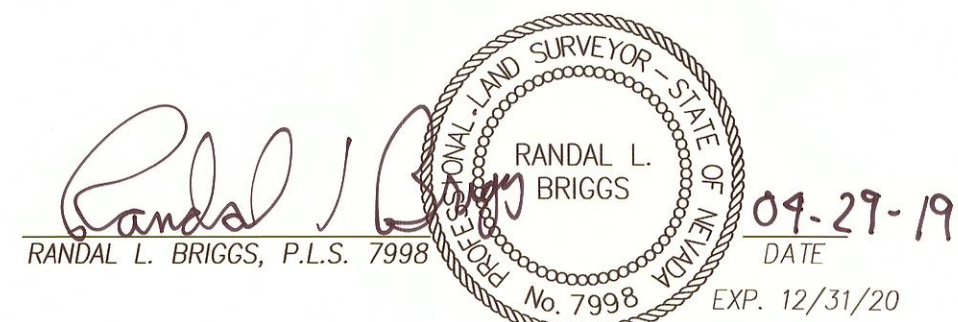
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

WAYNE HANDROCK, P.L.S. 20464 DATE _____
 WASHOE COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, RANDAL L. BRIGGS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LIAM 7 LLC.
- 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF 27, T. 20 N., R 20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON MAY 5, 2017.
- 3) 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.
- 4) THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____, AND ARE OF SUFFICIENT NUMBER AND DURABILITY, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE INSTALLATION.



UTILITY COMPANIES' CERTIFICATE

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

[Signature] DATE: 4/24/19
 SIERRA PACIFIC POWER COMPANY
 D/B/A NV ENERGY

[Signature] DATE: 4/23/19
 NEVADA TEL TELEPHONE COMPANY
 D/B/A AT&T NEVADA

[Signature] DATE: 4-24-19
 CHARTER COMMUNICATIONS

[Signature] DATE: 4-24-2019
 TRUCKEE MEADOWS WATER AUTHORITY

[Signature] DATE: 4-23-19
 PAFITE PIPELINE COMPANY

[Signature] DATE: 4/24/19
 LAND DRAFTER

[Signature] DATE: 4/23/19
 UGA OSP PLANNING

[Signature] DATE: 4-24-19
 CONSULTANT

[Signature] DATE: 4-24-2019
 WATER RESOURCES
 MANAGER

[Signature] DATE: 4-23-19
 ENGINEER

SECURITY INTEREST HOLDER'S CERTIFICATE

SALTERN INVESTMENTS, A NEVADA LIMITED PARTNERSHIP, BENEFICIARY OF THE DEED OF TRUST RECORDED APRIL 12, 2018, AS DOCUMENT NO. 4803946, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT PER DOCUMENT NO. 4905411, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS, EXCEPT DEED OF TRUST DOCUMENT NO. 4803946, AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

[Signature] DATE: 4-23-2019
 BY: [Signature]

NAME: Lisa Quilizi
 TITLE: Secretary

CITY ENGINEER'S CERTIFICATE

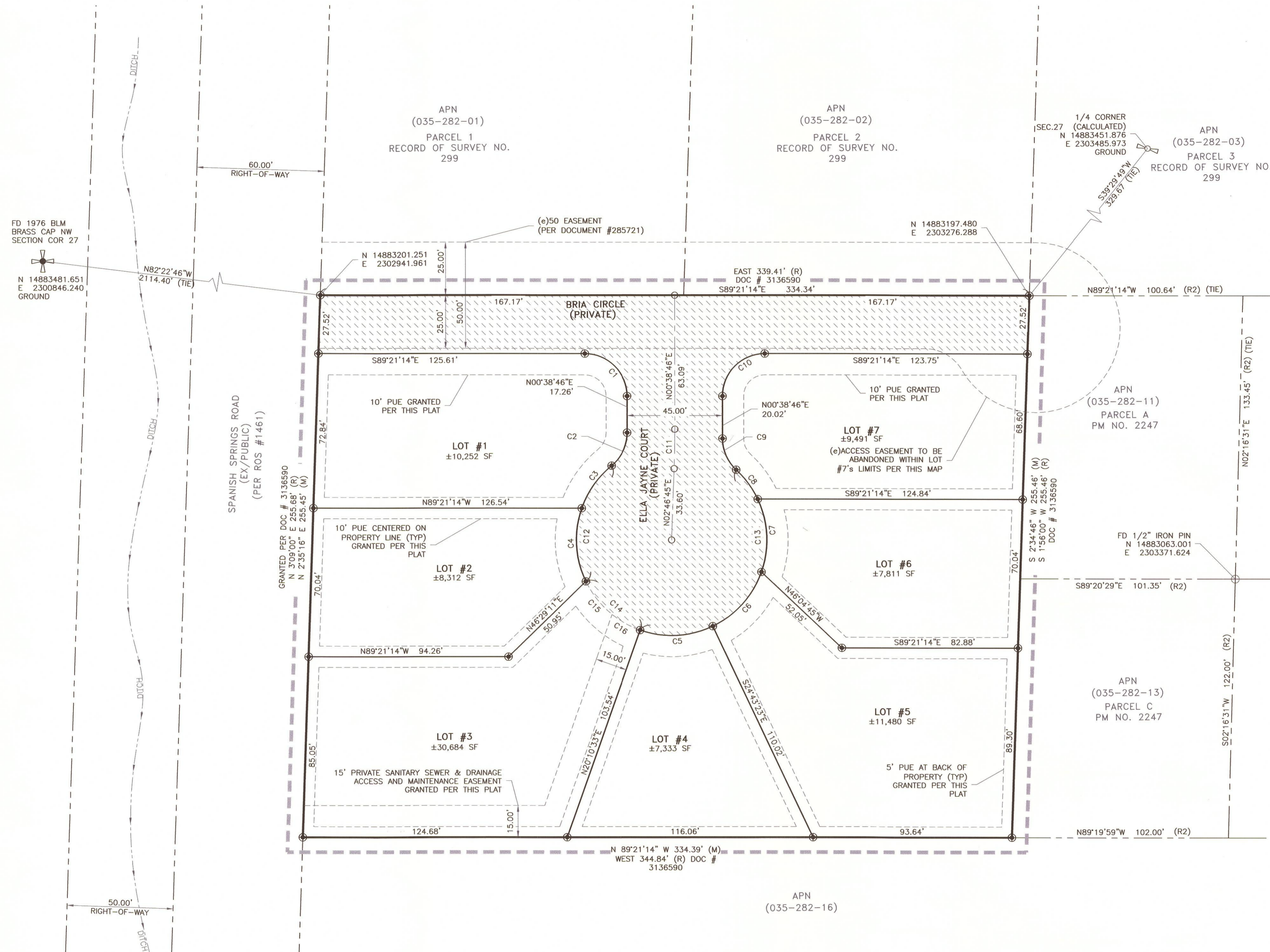
I HEREBY CERTIFY THAT I AM THE DULY APPOINTED CITY ENGINEER OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THAT I HAVE EXAMINED THE FINAL PLAT TO WHICH THIS CERTIFICATE IS ATTACHED, THAT THE PLAT IS TECHNICALLY CORRECT AND THAT THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

CITY ENGINEER _____ DATE _____

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	OFFICIAL PLAT FOR LIAM 7 BEING A DIVISION OF PARCELS 4 & 5 of R.O.S. No. 299 A PORTION OF SECTION 27, T.20 N, R.20 E., M.D.M. SPARKS WASHOE COUNTY NEVADA 9437 DOUBLE DIAMOND PKWY, #17, RENO, NV (775)352-7800 Fax (775)352-7929	SHEET <u>1</u> OF <u>2</u>
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30' 15' 0 30'

1"=30'



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CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.42	20.00	90.00	N44° 21' 14"W	28.28
C2	17.80	20.00	51.00	S26° 08' 52"W	17.22
C3	24.80	45.00	31.57	S35° 51' 50"W	24.48
C4	35.47	45.00	45.16	S2° 29' 59"E	34.55
C5	35.26	45.00	44.89	N87° 35' 18"E	34.36
C6	35.26	45.00	44.89	N42° 41' 58"E	34.36
C7	35.26	45.00	44.89	N2° 11' 23"W	34.36
C8	17.28	45.00	22.00	N35° 38' 03"W	17.17
C11	18.62	500.00	2.13	N1° 42' 46"E	18.61
C12	60.26	45.00	76.73	N13° 17' 09"E	55.86
C13	123.05	45.00	156.67	N31° 41' 58"E	88.14
C14	35.28	45.00	44.89	S47° 31' 21"E	34.36
C15	19.97	45.00	25.43	S37° 47' 28"E	19.81
C16	15.28	45.00	19.46	S60° 13' 59"E	15.21

NOTES

- 1) EXISTING/PROPOSED SANITARY SEWER SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED.
- 2) ALL DRAINAGE FACILITIES TO BE PRIVATELY OWNED (NOT MAINTAINED BY THE CITY OF SPARKS) AND PERPETUALLY FUNDED BY PROPERTY OWNERS.
- 3) A BLANKET ACCESS AND MAINTENANCE EASEMENT IS HEREBY GRANTED OVER ALL PARCELS SHOWN HEREON FOR THE PURPOSE OF ACCESSING, MAINTAINING, REPAIRING AND/OR REPLACING RETAINING WALLS AND ASSOCIATED INFRASTRUCTURE.
- 4) 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 PRIVATE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- 5) THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY FACILITIES.
- 6) A BLANKET PUBLIC UTILITY EASEMENT IS GRANTED HEREON WITHIN THE PRIVATE ACCESS / ROADWAY AREAS OF BRIA CIRCLE AND ELLA JAYNE COURT FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF SAID UTILITY FACILITIES.
- 7) ALL DIMENSIONS ARE LABELED IN U.S. FEET (GROUND).

REFERENCES

- 1) RECORD OF SURVEY No. 299 (DOC No. 285721)
- 2) PARCEL MAP No. 2247 (DOC No. 851320)
- 3) RECORD OF SURVEY 1461 (DOC No. 725185)
- 4) RECORD OF SURVEY 99 (DOC No. 166823)
- 5) DOC No. 3136590
- 6) DOC No. 312336
- 7) DOC No. _____

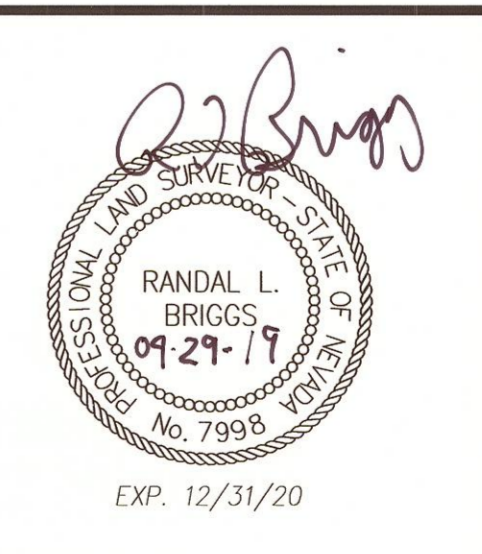
BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94, BASED UPON RTK GPS OBSERVATIONS TAKEN TO WASHOE COUNTY GPS CONTROL POINTS ON FILE WITH THE WASHOE COUNTY ENGINEER'S OFFICE. THE BEARING BETWEEN "WSZOLEZZI"-S62SM01279 TO "RNRW RENO" - N74SM01028, WAS TAKEN AS NORTH 40°39'41" WEST.

AREA SUMMARY

LOT 1 AREA.....	10,252 SQFT
LOT 2 AREA.....	8,312 SQFT
LOT 3 AREA.....	30,684 SQFT
LOT 4 AREA.....	7,333 SQFT
LOT 5 AREA.....	11,480 SQFT
LOT 6 AREA.....	7,811 SQFT
LOT 7 AREA.....	9,491 SQFT

TOTAL PRIVATE LOT AREA... ±85,363 SQ FT
 TOTAL AREA ±85,363 SQ FT
 NUMBER OF PRIVATE LOTS..... 7
 TOTAL LOTS..... 7



OFFICIAL PLAT
FOR
LIAM 7
BEING A DIVISION OF PARCELS 4 & 5 OF R.O.S. No. 299
A PORTION OF SECTION 27, T.20 N, R.20 E., M.D.M.

SPARKS WASHOE COUNTY NEVADA

TEC

CIVIL ENGINEERING CONSULTANTS

9437 DOUBLE DIAMOND PKWY, #17, RENO, NV
(775)352-7800 Fax(775)352-7929

SHEET
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OF
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