

OFFICIAL PLAT OF PIONEER MEADOWS ~ VILLAGE 10 PHASE 1

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DBJ HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 75% INTEREST, BB INVESTMENT HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 25% INTEREST ARE THE OWNER'S OF THAT 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 CHAPTERS 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, 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, 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. 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.

DBJ HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY

AND

BB INVESTMENT HOLDINGS, LLC., A NEVADA LIMITED LIABILITY COMPANY

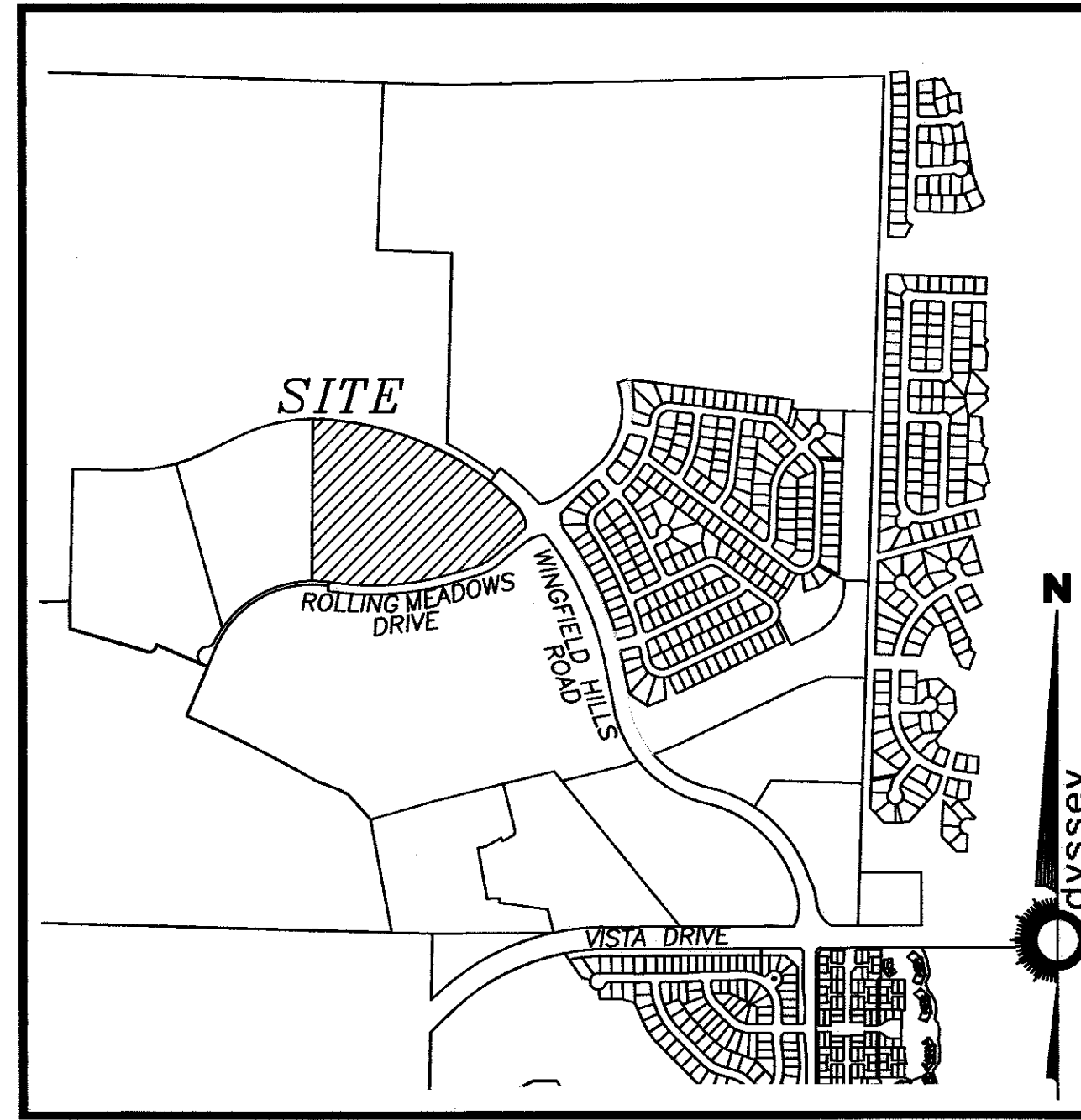
BY: PIONEER MEADOWS INVESTMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY
AS THE MANAGER OF EACH OWNER

BY: LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY

ITS: OPERATIONS AND ADMINISTRATIVE MANAGER

BY: [Signature]
DUSTIN BARKER, VICE PRESIDENT

DATE



VICINITY MAP
NTS

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 AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

FOR THE DISTRICT BOARD OF HEALTH
[Signature] DATE: 3/29/2017

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE ACTING CITY SURVEYOR OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, THAT I HAVE EXAMINED THIS PLAT AND THE SUBDIVISION AS SHOWN, 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 THAT 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. 2233806 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 March 25, 2019

[Signature] DATE: 3/29/17
JON ERICSON, P.T.O.E.
ACTING CITY OF SPARKS SURVEYOR

PLANNING DEPARTMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP OF Pioneer Meadows, Village 10 AS APPROVED BY THE CITY OF SPARKS ON October 20, 2017 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

[Signature] DATE: 3/29/17
ARMANDO ORNELAS
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 October 20, 2017 AND THE CITY COUNCIL APPROVES AND ACCEPTS ALL PUBLIC STREETS, RIGHTS-OF-WAY 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.

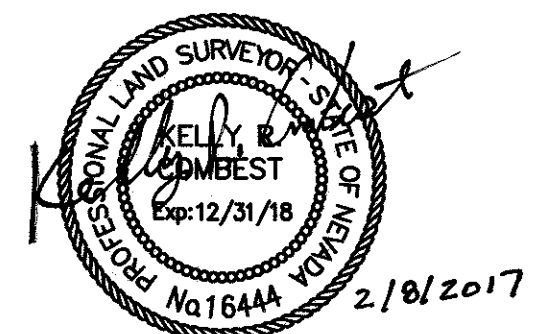
GENO MARTINI, MAYOR DATE
ATTEST: CITY CLERK AND CLERK OF THE CITY COUNCIL DATE

SURVEYOR'S CERTIFICATE

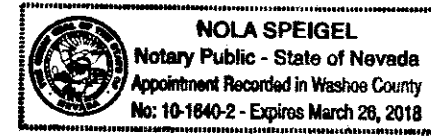
I, KELLY R. COMBEST, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DBJ HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 75% INTEREST, BB INVESTMENT HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 25% INTEREST.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 11, T20N, R20E, M.D.M., CITY OF SPARKS, WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON _____
- THIS PLAT COMPLIES WITH ALL OF 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 THIS PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE HAS BEEN POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

KELLY R. COMBEST, PLS
NEVADA CERTIFICATE NO. 16444



NOTARY PUBLIC CERTIFICATE



STATE OF Nevada }
COUNTY OF Washoe } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3-16-2017

BY: Dustin Barker AS Vice President OF Pioneer Meadows LLC, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

[Signature]
NOTARY PUBLIC
(MY COMMISSION EXPIRES 3-26-2018)

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES, AS OF February 9, 2017.

NORTH AMERICAN TITLE INSURANCE COMPANY

[Signature] Asst. Vice President DATE: 2/9/17
NAME: W.J. O'Connell TITLE: _____

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: 2-17-2017
DIVISION OF WATER RESOURCES

UTILITY COMPANIES' CERTIFICATE

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

[Signature] DATE: 2-8-17
NEVADA BELL TELEPHONE COMPANY
D/B/A AT&T NEVADA

[Signature] DATE: 2-8-17
SIERRA PACIFIC POWER CO.
D/B/A NV ENERGY

[Signature] DATE: 2/8/17
CHARTER COMMUNICATIONS

[Signature] DATE: 3-28-2017
TRUCKEE MEADOWS WATER AUTHORITY

NOTES

- PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH COINCIDENT WITH ALL DEDICATED STREET RIGHTS-OF-WAY, 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES AND 5 FEET IN WIDTH ALONG THE EXTERIOR BOUNDARY.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT, WITH THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVICING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION PROVIDERS.
- A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ACROSS ALL COMMON AREA LOTS FOR THE PURPOSE OF INSTALLING, ACCESSING AND MAINTAINING SAID UTILITIES.
- ALL COMMON AREA LOTS SHOWN HEREON ARE TO BE GRANTED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- EACH RESIDENTIAL LOT CREATED 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 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH LOT.
- TRUCKEE MEADOWS WATER AUTHORITY IS HEREBY GRANTED TEMPORARY WATER FACILITY EASEMENTS WITHIN PARCEL A (SHOWN HEREON) AND A BLANKET WATER FACILITY EASEMENT WITHIN ALL STREETS OFFERED FOR DEDICATION AND WILL REMAIN UNTIL SUCH TIME AS THE FUTURE STREETS ARE ACCEPTED FOR DEDICATION.
- A TEMPORARY BLANKET SURFACE FLOW DRAINAGE EASEMENT IS HEREBY GRANTED OVER PARCEL A FOR THE PASSAGE OF STORM WATERS UNTIL SUCH TIME AS PARCEL A IS DEVELOPED.
- A PUBLIC STORM DRAIN EASEMENT IS ALSO HEREBY GRANTED 10 FEET IN WIDTH ALONG ALL DEDICATED STREET RIGHT-OF-WAYS FOR THE PASSAGE OF STORM WATERS.

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.

[Signature] DATE
MICHAEL E. GUMP, P.L.S. 13927
WASHOE COUNTY SURVEYOR

TAX CERTIFICATE (APN 528-330-10)

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 NRS 361A.265.

WASHOE COUNTY TREASURER
[Signature] DATE: 3/13/2017
NAME, TITLE

FILE NO. _____ FEE: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 2016, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA LAWRENCE R. BURTNES, COUNTY RECORDER BY: _____ DEPUTY	OFFICIAL PLAT OF PIONEER MEADOWS VILLAGE 10 PHASE 1 BEING A SUBDIVISION OF PARCEL B-3 OF PM 5156 SITUATE WITHIN A PORTION OF SECTION 11, T20N, R20E, M.D.M. SPARKS WASHOE COUNTY NEVADA	SHEET 1 OF 4
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303 dyssey ENGINEERING INCORPORATED		

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/94, NEVADA WEST ZONE, PER TIES TO WASHOE COUNTY CONTROL POINTS AS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.

LEGEND

- FOUND 5/8" REBAR W/ CAP "PLS 19052"
- ⊙ FOUND STREET CENTERLINE MONUMENT PER T.M. 4328, 4539 & 5003
- ⊕ SET STREET CENTERLINE MONUMENT STAMPED "PLS 16444" DIMENSION POINT (NOTHING FOUND OR SET)
- ⊕ TYPICAL LOT CORNER - SET 5/8" REBAR WITH CAP STAMPED P.L.S. 16444 OR SCRIBE ON CURB ON THE PROJECTION OF THE LOT LINE TO BE SET
- ⊕ FOUND 1/4 CORNER AS NOTED
- △ FOUND WASHOE COUNTY GPS CONTROL MONUMENT
- (R) RADIAL BEARING
- P.U.E. PUBLIC UTILITY EASEMENT
- PM PARCEL MAP
- TM TRACT MAP
- RS RECORD OF SURVEY
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- CATV CABLE TELEVISION
- STREET NAME CHANGE
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - SURVEY TIE
- GRAPHIC BORDER

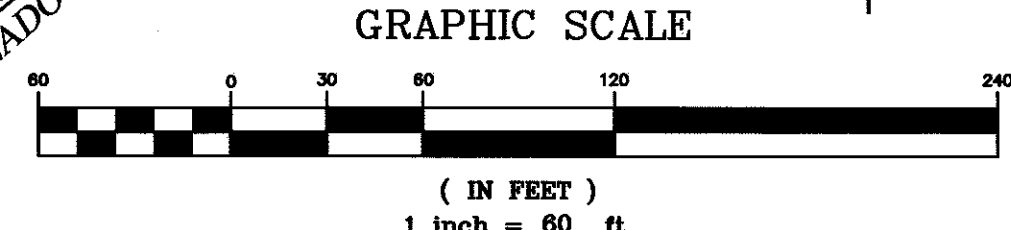
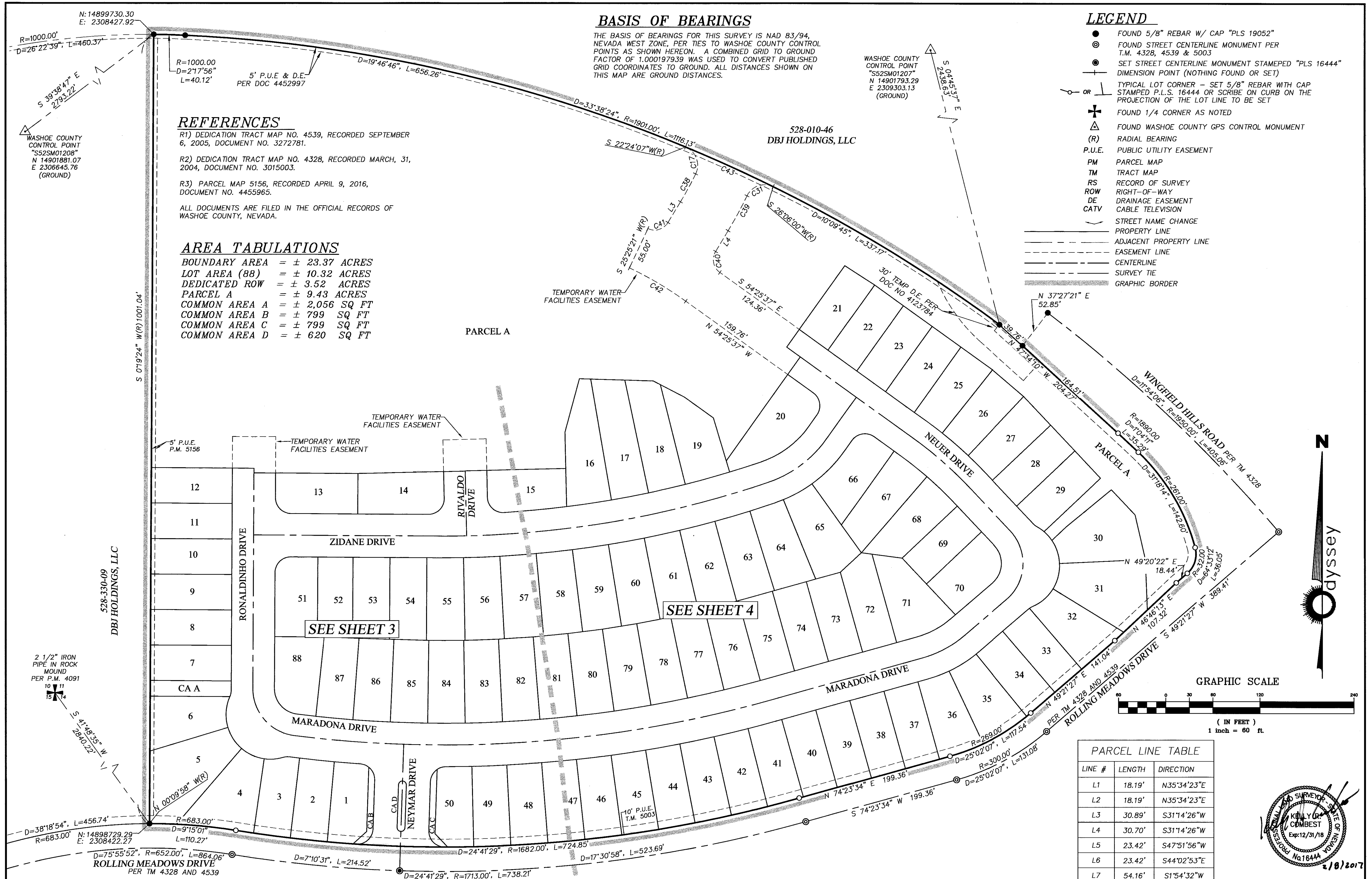
REFERENCES

- R1) DEDICATION TRACT MAP NO. 4539, RECORDED SEPTEMBER 6, 2005, DOCUMENT NO. 3272781.
- R2) DEDICATION TRACT MAP NO. 4328, RECORDED MARCH, 31, 2004, DOCUMENT NO. 3015003.
- R3) PARCEL MAP 5156, RECORDED APRIL 9, 2016, DOCUMENT NO. 4455965.

ALL DOCUMENTS ARE FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

AREA TABULATIONS

- BOUNDARY AREA = ± 23.37 ACRES
- LOT AREA (88) = ± 10.32 ACRES
- DEDICATED ROW = ± 3.52 ACRES
- PARCEL A = ± 9.43 ACRES
- COMMON AREA A = ± 2,056 SQ FT
- COMMON AREA B = ± 799 SQ FT
- COMMON AREA C = ± 799 SQ FT
- COMMON AREA D = ± 620 SQ FT



PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	18.19'	N35°34'23"E
L2	18.19'	N35°34'23"E
L3	30.89'	S31°14'26"W
L4	30.70'	S31°14'26"W
L5	23.42'	S47°51'56"W
L6	23.42'	S44°02'53"E
L7	54.16'	S1°54'32"W
L8	54.16'	N1°54'32"E

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	1682.00'	0°08'32"	4.17'
C2	20.00'	91°54'49"	32.08'
C3	20.00'	53°07'48"	18.55'
C4	20.00'	34°52'55"	12.18'
C5	20.00'	88°00'44"	30.72'
C6	1580.00'	0°28'16"	12.99'
C7	20.00'	23°39'29"	8.26'
C8	20.00'	23°33'35"	8.22'
C9	20.00'	90°00'00"	31.42'
C10	20.00'	91°35'28"	31.97'
C11	20.00'	92°11'43"	32.18'
C12	20.00'	90°00'00"	31.42'
C13	32.50'	83°14'43"	47.22'
C14	20.00'	34°52'55"	12.18'
C15	20.00'	53°07'48"	18.55'
C16	20.00'	91°54'49"	32.08'
C17	25.00'	93°51'56"	40.96'
C18	1682.00'	0°08'32"	4.17'
C19	20.00'	88°00'44"	30.72'
C20	1682.00'	1°54'48"	56.17'
C21	1682.00'	1°54'49"	56.18'
C22	167.00'	9°37'14"	28.04'
C23	167.00'	1°26'30"	4.20'
C24	20.00'	3°56'12"	1.37'
C25	20.00'	13°30'30"	4.72'
C26	20.00'	17°26'42"	6.09'
C27	56.50'	15°15'44"	15.05'
C28	56.50'	11°24'40"	11.25'
C29	20.00'	17°26'42"	6.09'
C30	32.50'	92°40'51"	52.57'
C31	25.00'	90°16'05"	39.39'
C32	20.00'	90°00'00"	31.42'
C33	20.00'	90°00'00"	31.42'
C34	5.00'	90°00'00"	7.85'
C35	5.00'	90°00'00"	7.85'
C36	5.00'	90°00'00"	7.85'
C37	5.00'	90°00'00"	7.85'
C38	464.50'	4°58'23"	40.32'
C39	535.50'	5°24'31"	50.55'
C40	20.00'	85°40'03"	29.90'
C41	20.00'	84°10'55"	29.39'
C42	472.50'	10°09'02"	83.71'
C43	1900.00'	3°41'53"	122.69'

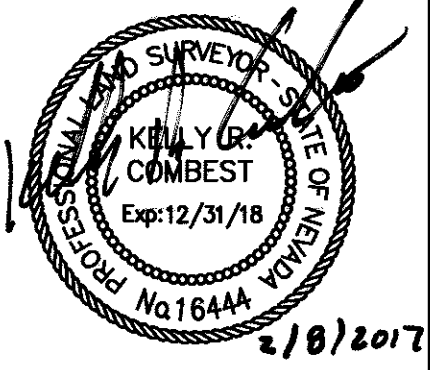
**OFFICIAL PLAT OF
PIONEER MEADOWS VILLAGE 10
PHASE 1**

BEING A SUBDIVISION OF PARCEL B-3 OF PM 5156
SITUATE WITHIN A PORTION OF SECTION 11, T20N, R20E, M.D.M.
SPARKS WASHOE COUNTY NEVADA

SHEET
2
OF
4

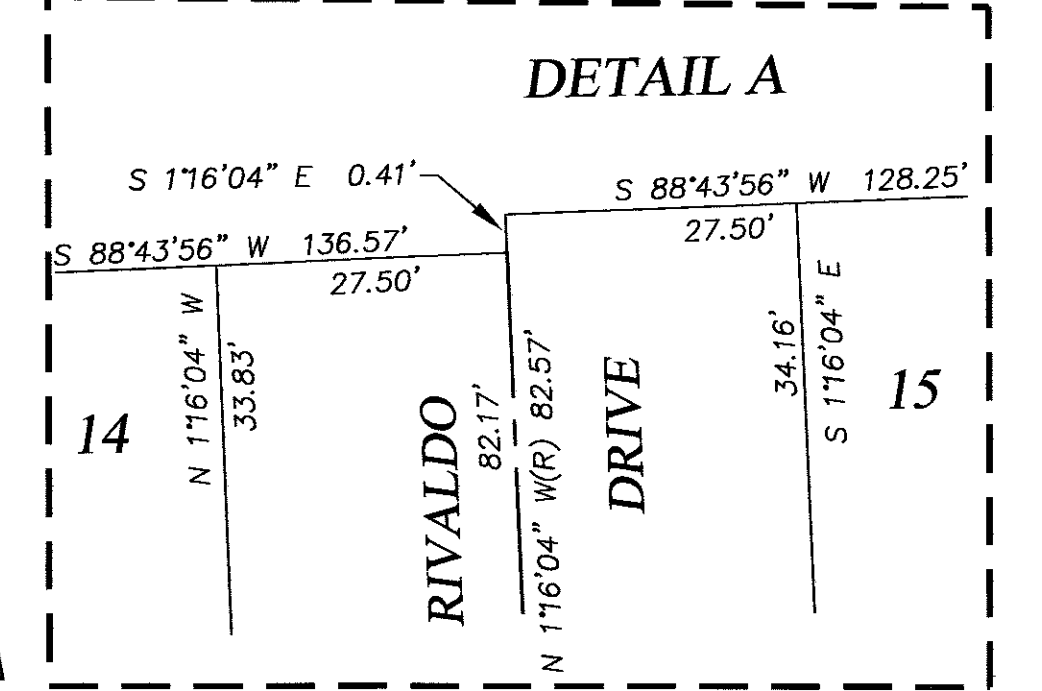
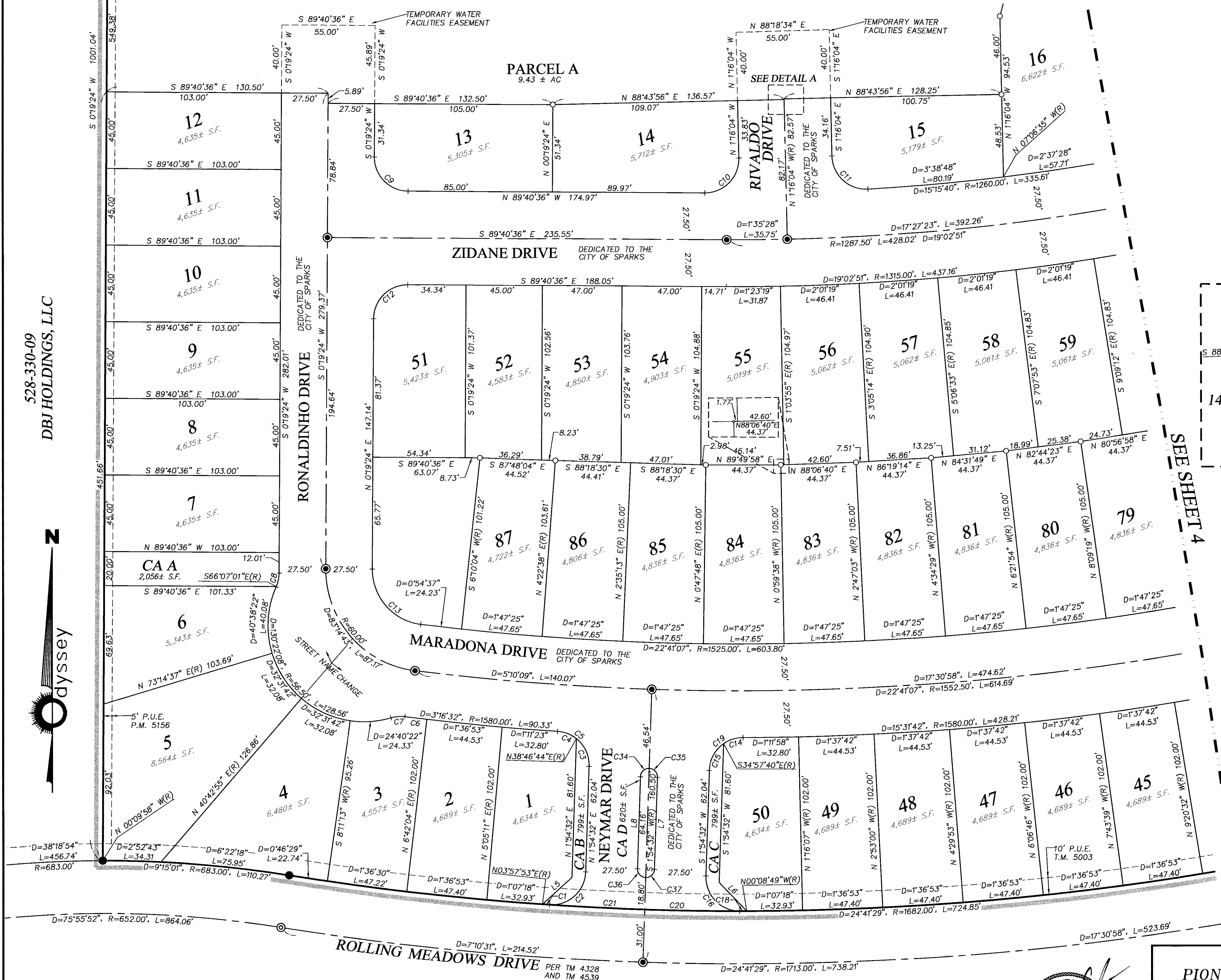
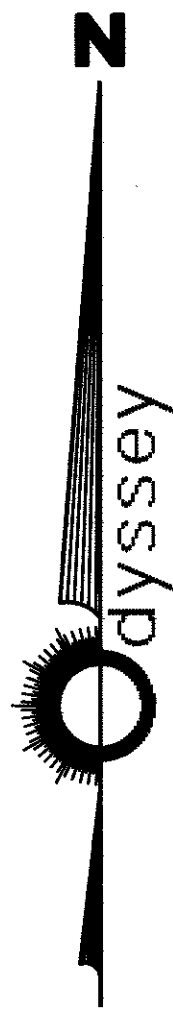
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odyssey ENGINEERING INCORPORATED

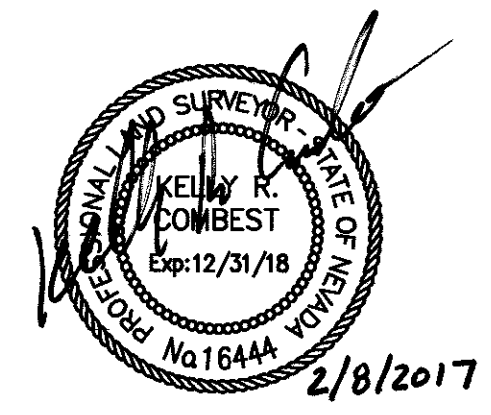
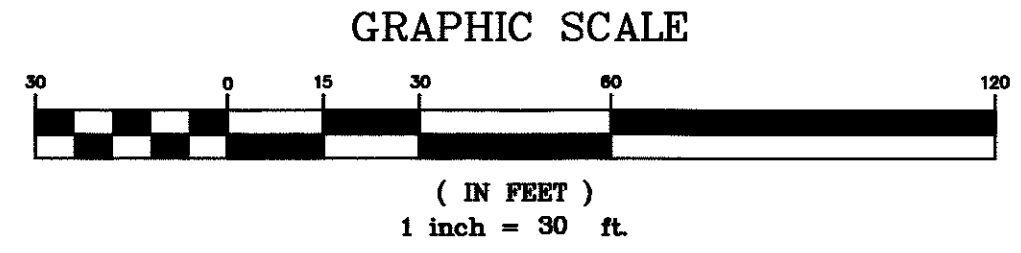


SEE SHEET 2

528-330-09
DBJ HOLDINGS, LLC



SEE SHEET 4



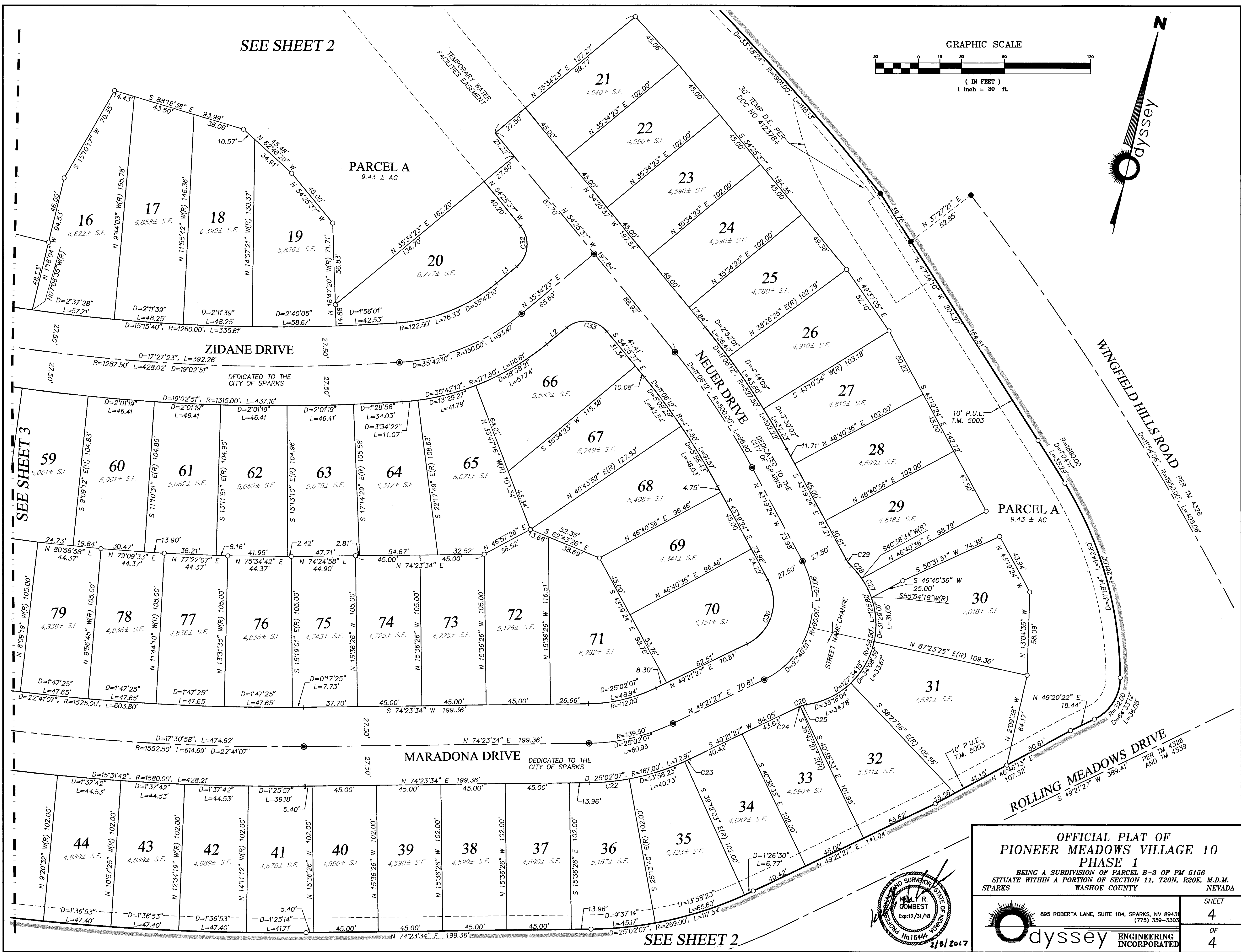
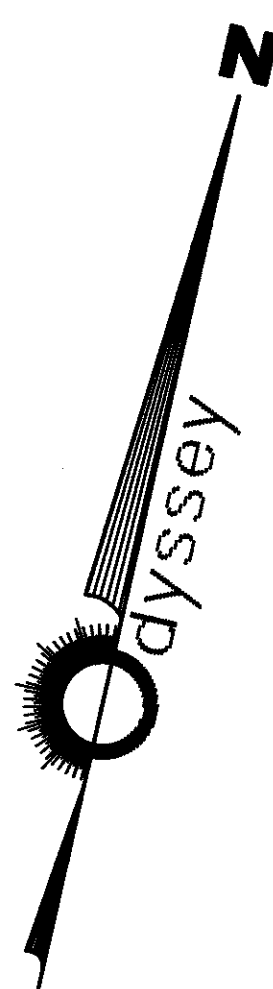
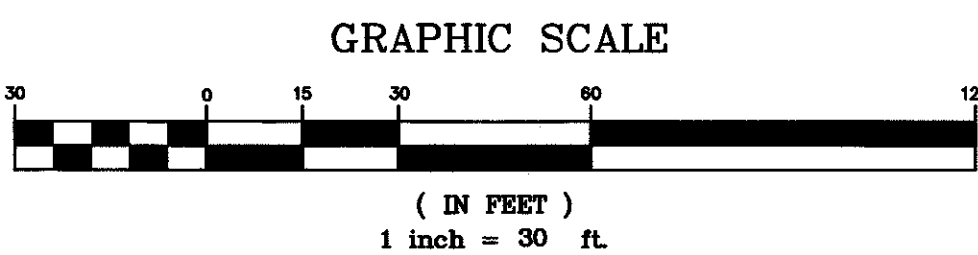
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Odyssey ENGINEERING INCORPORATED

SHEET 3 OF 4

SEE SHEET 2



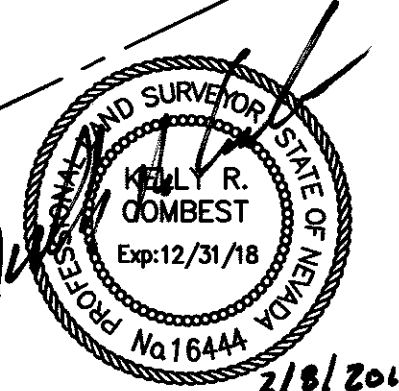
SEE SHEET 3

SEE SHEET 2

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PIONEER MEADOWS VILLAGE 10
PHASE 1**

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SPARKS WASHOE COUNTY NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303	SHEET 4
dyssey ENGINEERING INCORPORATED	OF 4



2/8/2017