OFFICIAL PLAT OF
MIRAMONTE ~ PHASE 5B

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RYDER MIRAMONTE, LLC, A NEVADA LIMITED LIABILITY COMPANY 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 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.

RYDER MIRAMONTE, LLC
A NEVADA LIMITED LIABILITY COMPANY

RYDER HOMES OF NORTHERN NEVADA, INC- MANAGER

BY: _____ 9-16-19
N.JAY RYDER, DATE
PRESIDENT

NOTARY PUBLIC CERTIFICATE

STATE OF Nevada
COUNTY OF Washoe } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9.17.2019

BY N.JAY RYDER AS PRESIDENT OF RYDER MIRAMONTE, LLC, A NEVADA LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Bobbie Merrigan
NOTARY PUBLIC
(MY COMMISSION EXPIRES 6.01.21)

BOBBIE MERRIGAN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 01-69506-2- Expires June 1, 2021

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 OCTOBER 31, 2019.

TICOR TITLE OF NEVADA, INC.

NAME _____ TITLE TITLE MANAGER, V.P. DATE OCT. 31, 2019

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.

DIVISION OF WATER RESOURCES _____ DATE 29 Oct 19

UTILITY COMPANIES' CERTIFICATE

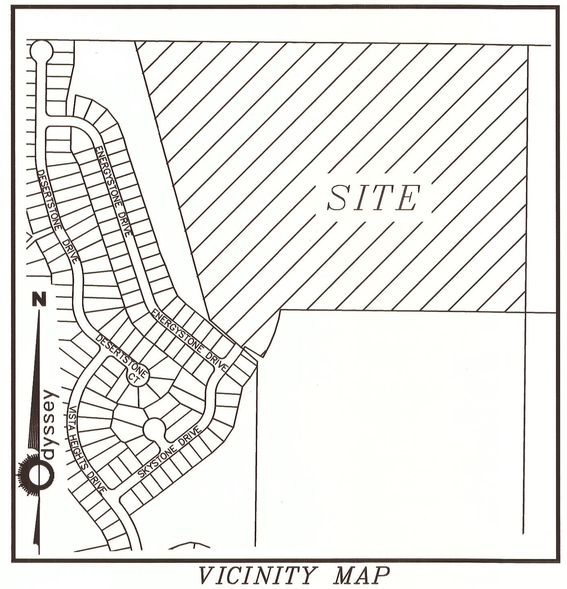
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA
NAME/ TITLE CLIFF COOPER MGR OSP PLANNING DATE 10-8-19

SIERRA PACIFIC POWER CO. D/B/A NV ENERGY
NAME/ TITLE KATHERINE PERKINS / ASSOCIATE ROW AGENT DATE 10/4/19

CHARTER COMMUNICATIONS
NAME/ TITLE Bart Givens Construction Supervisor DATE 10/9/19

TRUCKEE MEADOWS WATER AUTHORITY
NAME/ TITLE John R. Zimmerman, Water Resources Manager DATE 10-8-2019



VICINITY MAP
NTS

NOTES

1. 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.
2. 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 AND TRUCKEE MEADOWS WATER AUTHORITY.
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 COMMON AREA LOTS SHOWN HEREON ARE TO BE GRANTED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. 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.
6. A TEMPORARY BLANKET SURFACE FLOW DRAINAGE EASEMENT IS HEREBY GRANTED OVER ALL COMMON AREAS FOR THE PASSAGE OF STORM WATERS UNTIL SUCH TIME AS THE PARCELS ARE DEVELOPED.
7. 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.
8. THAT PORTION OF THE TEMPORARY PUBLIC ACCESS EASEMENT THAT ARE WITHIN THE DEDICATED RIGHT-OF-WAY SHALL AUTOMATICALLY TERMINATE UPON THE RECORDATION OF THIS MAP PER DOCUMENT NO. 3305662.
9. PROPERTY IS SUBJECT TO AVIGATION EASEMENTS RECORDED JULY 13, 2006 AS DOCUMENT NUMBER 3412972 OF THE OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.

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.

WAYNE HANDROCK, PLS 20464 _____ DATE
WASHOE COUNTY SURVEYOR

TAX CERTIFICATE (APN 572-010-27)

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

DANIELLE CARLTON Steven Thalenhorst _____ DATE 10-4-2019
DEPUTY TREASURER

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.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE 11/04/2019

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 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.

JON R ERICSON, P.E., P.T.O.E. _____ DATE 11/5/19
CITY ENGINEER

PLANNING DEPARTMENT CERTIFICATE

THIS PLAT IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP OF _____, AS APPROVED BY THE CITY OF SPARKS ON THE _____, 2019 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

ARMANDO ORNELAS _____ DATE 11/5/2019
ASSISTANT COMMUNITY SERVICES DIRECTOR

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 _____ 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.

RONALD E. SMITH, 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:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RYDER MIRAMONTE LLC, A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 24, T20N, R20E, M.D.M., CITY OF SPARKS, WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON _____.
3. 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.
4. 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

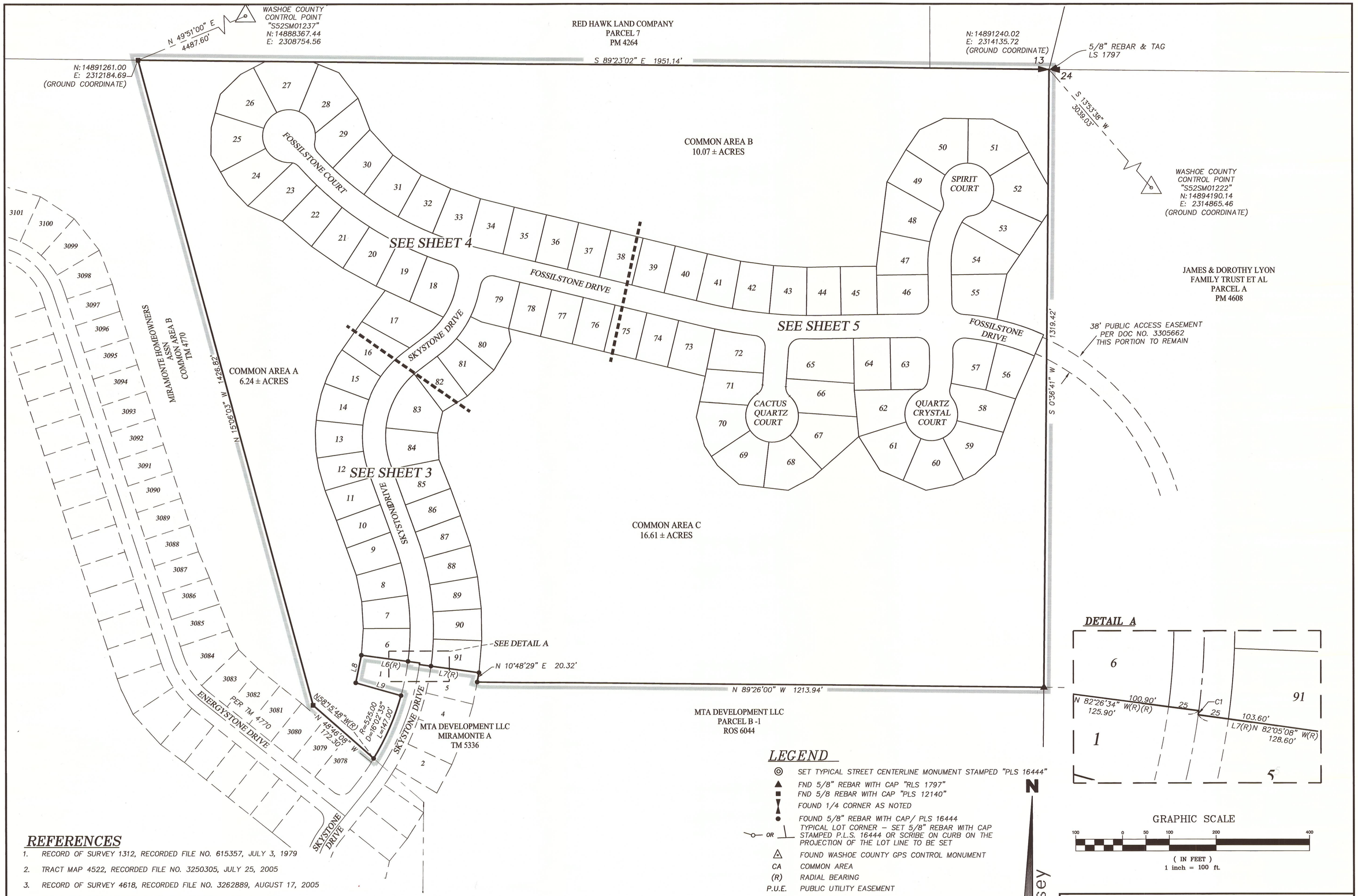
PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
KELLY R. COMBEST
Exp 12/31/20
No. 16444
10/11/19

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 OF
MIRAMONTE PHASE 5-B
BEING A SUBDIVISION OF PARCEL 1-A OF TM 5336
LOCATED IN THE NW 1/4 OF SECTION 24, T.20N., R.20E., M.D.M.
SPARKS WASHOE COUNTY NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 359-3303
Odyssey ENGINEERING INCORPORATED

SHEET 1 OF 5



DETAIL A

LEGEND

◎	SET TYPICAL STREET CENTERLINE MONUMENT STAMPED "PLS 16444"
▲	FND 5/8" REBAR WITH CAP "RLS 1797"
■	FND 5/8 REBAR WITH CAP "PLS 12140"
▮	FOUND 1/4 CORNER AS NOTED
●	FOUND 5/8" REBAR WITH CAP/ PLS 16444
OR	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 WASHOE COUNTY GPS CONTROL MONUMENT
CA	COMMON AREA
(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

N

odyssey

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

REFERENCES

1. RECORD OF SURVEY 1312, RECORDED FILE NO. 615357, JULY 3, 1979
2. TRACT MAP 4522, RECORDED FILE NO. 3250305, JULY 25, 2005
3. RECORD OF SURVEY 4618, RECORDED FILE NO. 3262889, AUGUST 17, 2005
4. TRACT MAP 4770, RECORDED FILE NO. 3521804, APRIL 17, 2007
5. RECORD OF SURVEY 6044, RECORDED FILE NO. 4915646, MAY 30, 2019
6. TRACT MAP 5336, RECORDED FILE NO. 4938373, AUGUST 9, 2019

ALL RECORD DOCUMENTS HAVE BEEN FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA.

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.

NOTE

SEE SHEET 3 FOR LINE AND CURVE TABLES

AREA TABULATIONS

BOUNDARY AREA	= ±	53.72 ACRES
LOT AREA (86)	= ±	16.36 ACRES
DEDICATED ROW	= ±	4.44 ACRES
COMMON AREA A	= ±	6.24 ACRES
COMMON AREA B	= ±	10.07 ACRES
COMMON AREA C	= ±	16.61 ACRES

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA KELLY R. CONBEST Exp:12/31/20 No.16444

10/1/19

OFFICIAL PLAT OF MIRAMONTE PHASE 5–B

BEING A SUBDIVISION OF PARCEL 1–A OF TM 5336

LOCATED IN THE NW 1/4 OF SECTION 24, T.20N., R.20E., M.D.M.

SPARKS WASHOE COUNTY NEVADA

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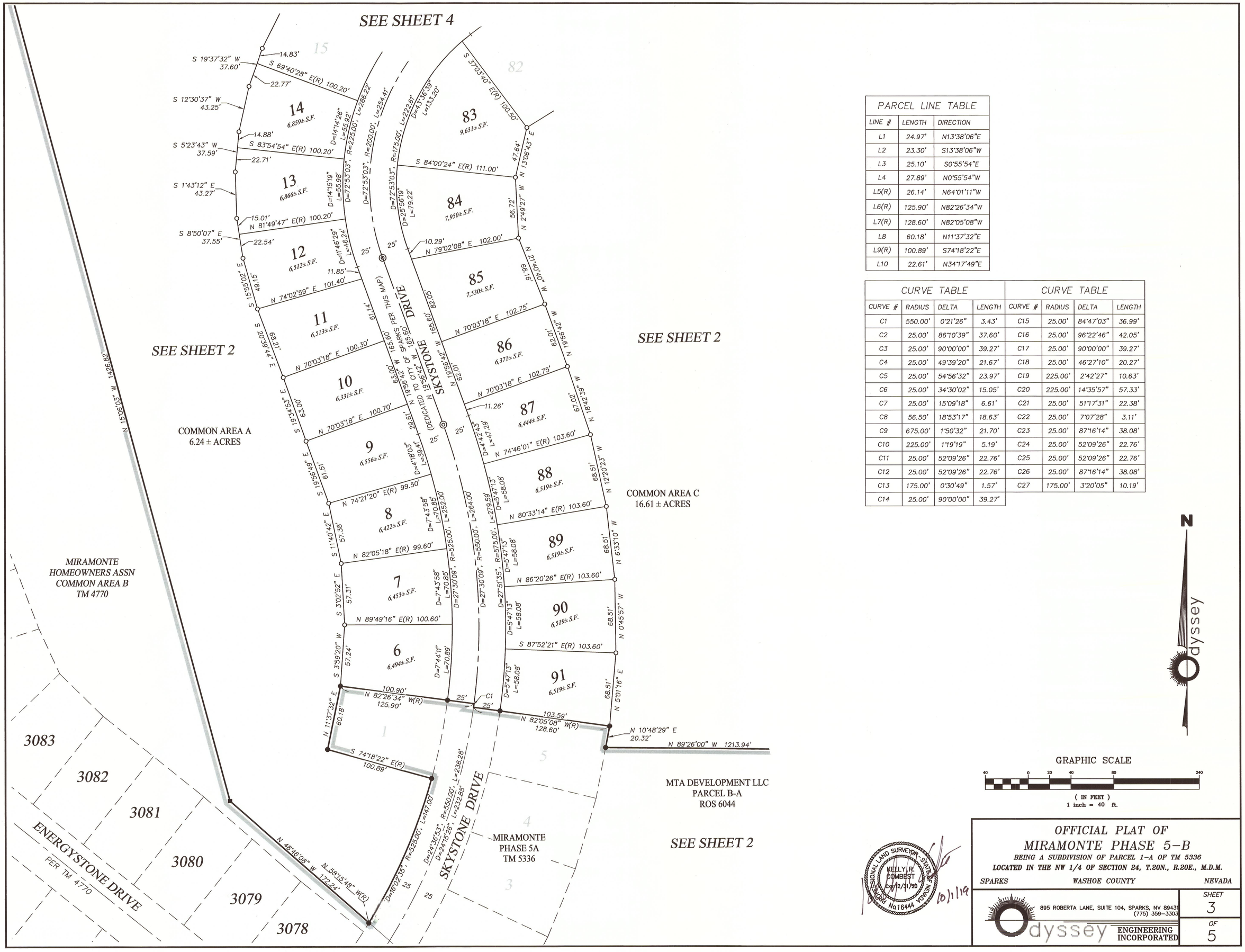
SHEET 2 OF 5



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	24.97'	N13°38'06"E
L2	23.30'	S13°38'06"W
L3	25.10'	S0°55'54"E
L4	27.89'	N0°55'54"W
L5(R)	26.14'	N64°01'11"W
L6(R)	125.90'	N82°26'34"W
L7(R)	128.60'	N82°05'08"W
L8	60.18'	N11°37'32"E
L9(R)	100.89'	S74°18'22"E
L10	22.61'	N34°17'49"E

CURVE TABLE				CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
C1	550.00'	0°21'26"	3.43'	C15	25.00'	84°47'03"	36.99'
C2	25.00'	86°10'39"	37.60'	C16	25.00'	96°22'46"	42.05'
C3	25.00'	90°00'00"	39.27'	C17	25.00'	90°00'00"	39.27'
C4	25.00'	49°39'20"	21.67'	C18	25.00'	46°27'10"	20.27'
C5	25.00'	54°56'32"	23.97'	C19	225.00'	2°42'27"	10.63'
C6	25.00'	34°30'02"	15.05'	C20	225.00'	14°35'57"	57.33'
C7	25.00'	15°09'18"	6.61'	C21	25.00'	51°17'31"	22.38'
C8	56.50'	18°53'17"	18.63'	C22	25.00'	7°07'28"	3.11'
C9	675.00'	1°50'32"	21.70'	C23	25.00'	87°16'14"	38.08'
C10	225.00'	1°19'19"	5.19'	C24	25.00'	52°09'26"	22.76'
C11	25.00'	52°09'26"	22.76'	C25	25.00'	52°09'26"	22.76'
C12	25.00'	52°09'26"	22.76'	C26	25.00'	87°16'14"	38.08'
C13	175.00'	0°30'49"	1.57'	C27	175.00'	3°20'05"	10.19'
C14	25.00'	90°00'00"	39.27'				

N

odyssey

GRAPHIC SCALE

40 0 20 40 80 240

(IN FEET)
1 inch = 40 ft.

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
KELLY R. COMBEST
Exp. 12/31/20
No. 16444
10/1/19

OFFICIAL PLAT OF MIRAMONTE PHASE 5-B

BEING A SUBDIVISION OF PARCEL 1-A OF TM 5336
LOCATED IN THE NW 1/4 OF SECTION 24, T.20N., R.20E., M.D.M.

SPARKS WASHOE COUNTY NEVADA

odyssey ENGINEERING INCORPORATED
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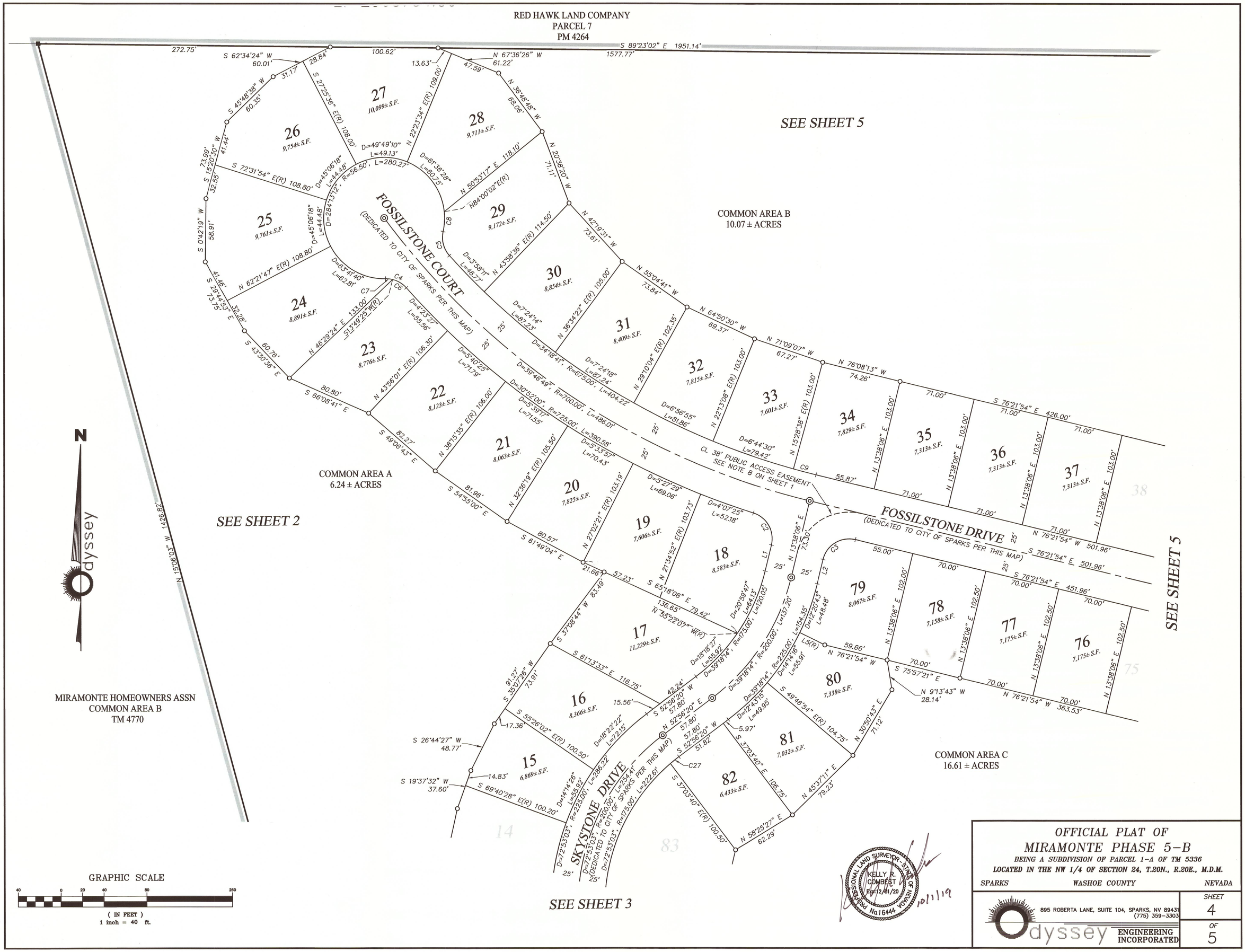

OFFICIAL PLAT OF MIRAMONTE PHASE 5-B

BEING A SUBDIVISION OF PARCEL 1-A OF TM 5336

LOCATED IN THE NW 1/4 OF SECTION 24, T.20N., R.20E., M.D.M.

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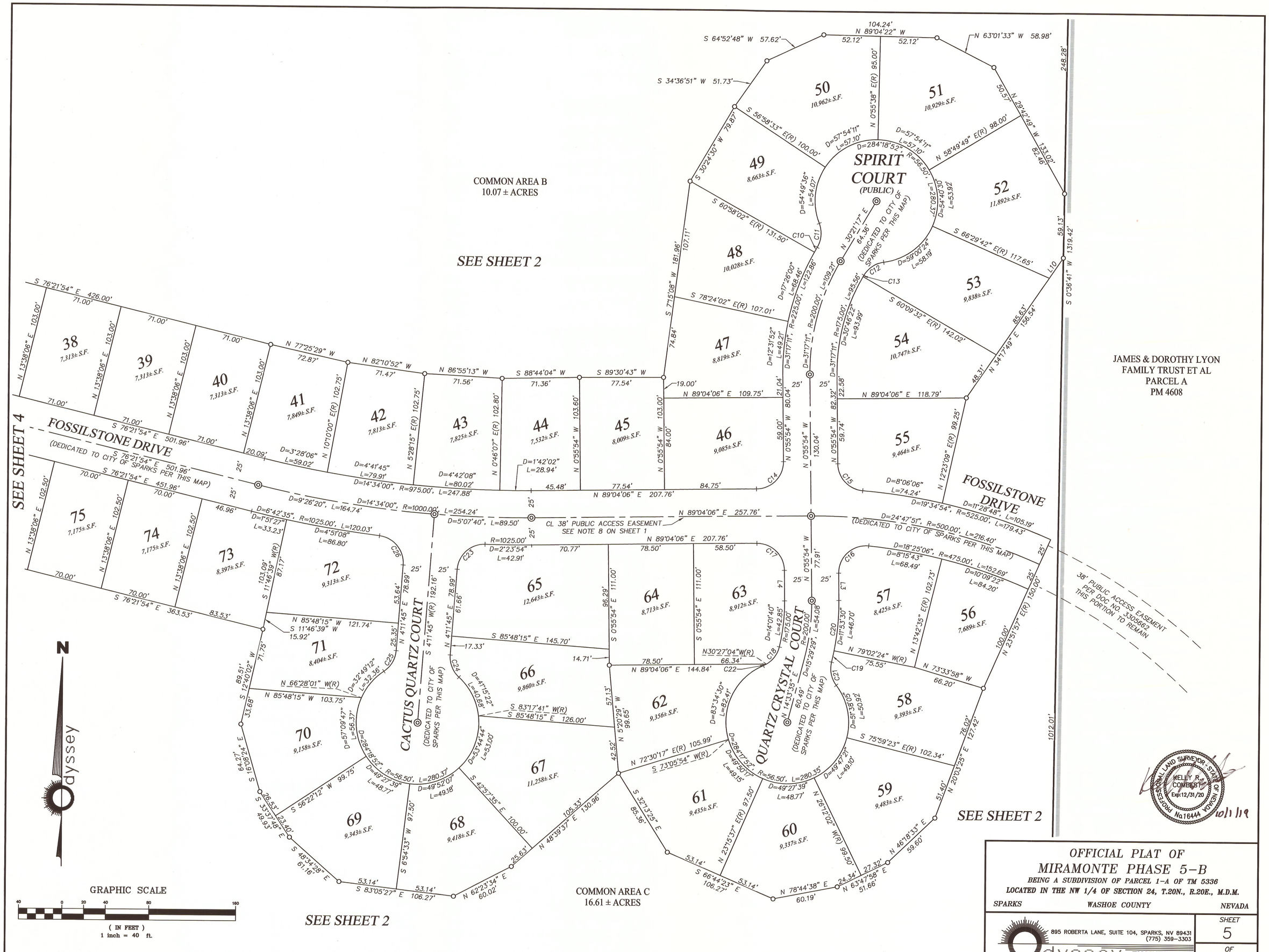
SHEET 4 OF 5



OFFICIAL PLAT OF MIRAMONTE PHASE 5-B

BEING A SUBDIVISION OF PARCEL 1-A OF TM 5336

LOCATED IN THE NW 1/4 OF SECTION 24, T.20N., R.20E., M.D.M.

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SHEET 5 OF 5