

# KILEY RANCH SOUTH PHASE III, PARCEL C

## THE PINNACLES—PHASE III

### OWNER’S CERTIFICATE

This is to certify that the undersigned,  
Pinnacles Unit 3, 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. Chapter 278, and that the streets, avenues and highways and  
all appurtenances thereto as shown are dedicated and set apart to be  
used as public thoroughfares forever; and hereby grants to all public  
utilities and the City of Sparks, permanent easements shown on this plat  
for the construction and maintenance of drainage and utility systems,  
together with the right of access thereto forever.

PINNACLES UNIT 3, LLC  
a Nevada Limited Liability Company

By: Dean Wingert  
Vice President  
Crown West Reality  
Authorized Signatory

Date

### NOTARY PUBLIC CERTIFICATE

STATE OF \_\_\_\_\_ SS:  
COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014 personally appeared before  
me, a Notary Public in and for the said state and county, Dean Wingert,  
Vice President of Crown West Reality, authorized signatory for  
Pinnacles Unit 3, 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.

Witness my hand and official seal.

Notary Public

### TITLE COMPANY’S CERTIFICATE

The undersigned hereby certifies that this plat has been examined  
and that the subdivider offering this plat is the last title holder  
of record of all the lands delineated hereon, and the lands are free  
from any liens or encumbrances as of \_\_\_\_\_

Title Company: \_\_\_\_\_

By: \_\_\_\_\_  
DATE

Title\_\_\_\_\_

### UTILITY COMPANIES CERTIFICATE

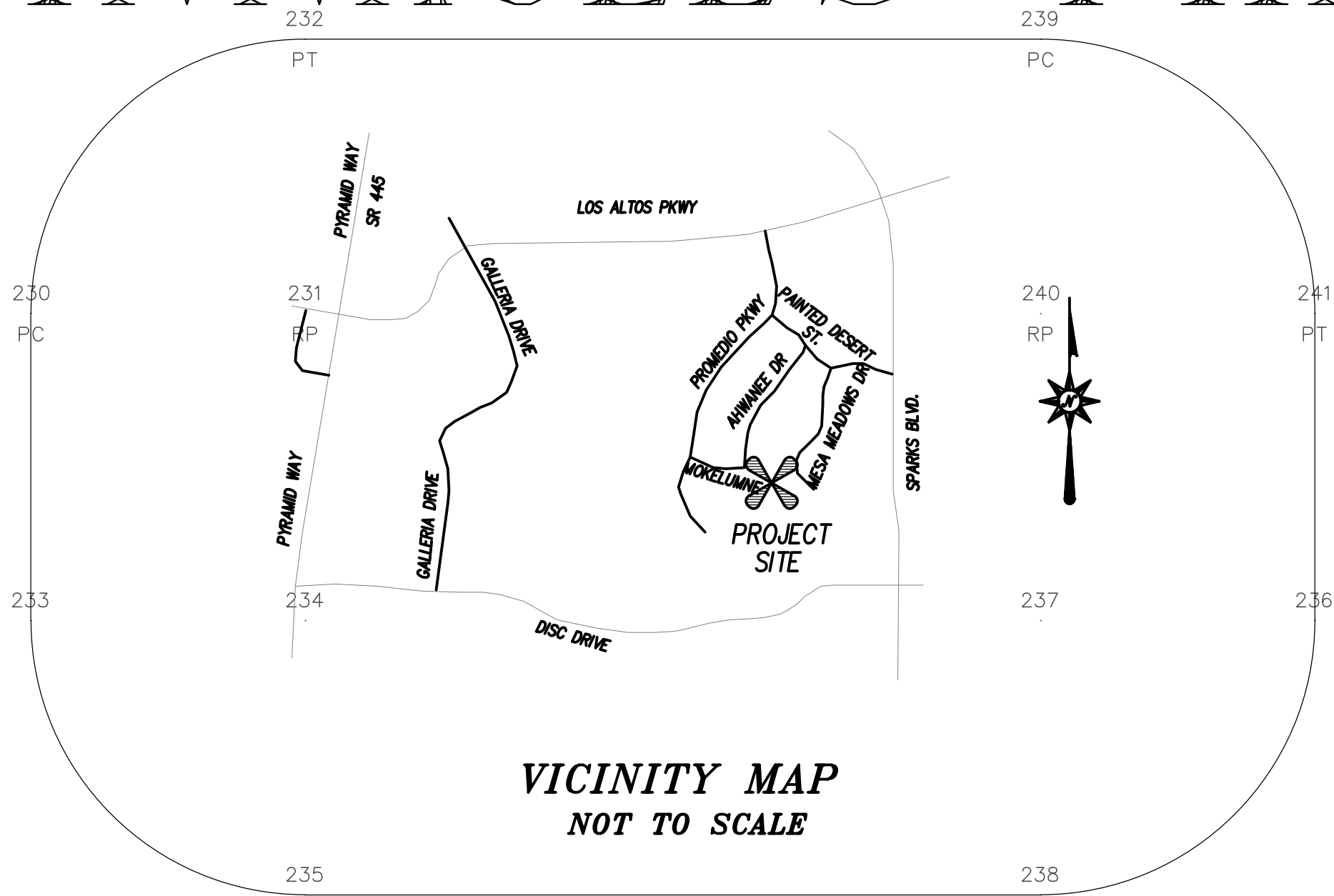
The utility easements shown on this plat have been checked and  
approved by the undersigned utility companies.

Sierra Pacific Power Company Date

Nevada Bell Telephone Company Date  
DBA AT&T Nevada

Charter Communications Date

TRUCKEE MEADOWS WATER AUTHORITY 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.

For the District Board of Health Date

### 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.

Division of Water Resources Date

### SPARKS PLANNING CERTIFICATE

This final plat is in substantial compliance with the tentative map and all  
conditions of approval have been met.

Manager of Current Planning Date

### 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 of the property  
from agricultural use have been paid pursuant to NRS 361A.265.

APN 516--020--53  
Washoe County Treasurer

By: \_\_\_\_\_  
DEPUTY DATE

### SURVEYOR’S CERTIFICATE

I, Harlan K. King, 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 Pinnacles Unit 3, LLC.
- The lands surveyed lie within a portion of the SW1/4 of Section 22,  
T.20N., R.20E., M.D.M. and the survey was completed on  
January 2, 2014.
- 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
- The monuments depicted on the plat will be of the character  
shown and occupy the positions indicated by \_\_\_\_\_  
and an appropriate financial guarantee will be posted with the  
governing body before recordation to ensure the installation of  
the monuments.

Harlan K. King P.L.S. 5665

### 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 that I am satisfied that 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 appointed City Surveyor of the  
City of Sparks, Washoe County, Nevada, that I have examined this  
plat and that the Subdivision as shown is substantially the same as  
it appeared on the approved final 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. 2233806.

John Martini, P.E.  
Acting City of Sparks Surveyor

### CITY COUNCIL CERTIFICATE

A tentative map of this subdivision was approved by the City of Sparks,  
Washoe County, Nevada on the 7th day of October, 2004, and in accordance  
with NRS 278.360 a one year extention was provided due to City approval of  
Pinnacles Phase II on the 14th day of May, 2007, and recorded as Tract Map 4787  
File No 3538151, on May 30, 2007. This Final Map on 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 ways, 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.

Geno Martini, Mayor Date

Attest:  
City Clerk and Clerk of the City Council Date

FILE NO. \_\_\_\_\_  
FILED FOR RECORD AT THE  
REQUEST OF HARLAN KING &  
ASSOC. ON THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 2014, AT \_\_\_\_\_ MIN  
PAST \_\_\_\_\_ O’CLOCK, \_\_\_\_\_ M  
OFFICIAL RECORDS OF  
WASHOE COUNTY, NEVADA

COUNTY RECORDER

BY: \_\_\_\_\_  
DEPUTY

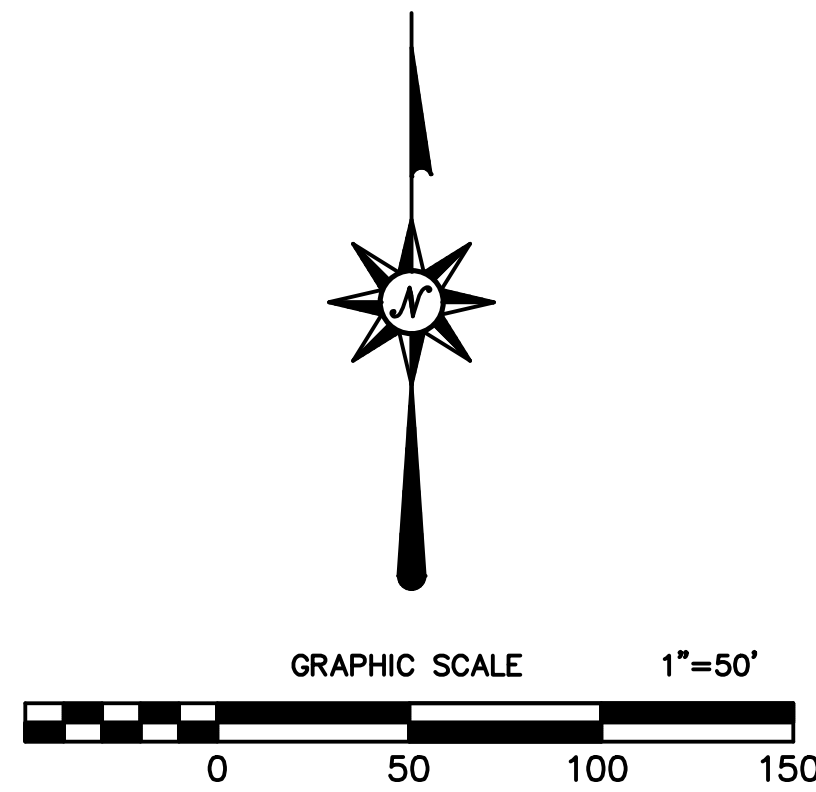
FEE \_\_\_\_\_

KILEY RANCH SOUTH PHASE III, PARCEL C  
THE PINNACLES PHASE III  
BEING A PORTION OF PARCEL 2 OF ROS 3677  
FOR

PINNACLES UNIT 3, LLC  
A NEVADA LIMITED LIABILITY COMPANY  
LOCATED WITHIN A PORTION OF THE SW1/4 OF SECTION 22  
T.20N., R.20E., M.D.M.

CITY OF SPARKS WASHOE COUNTY NEVADA

**HK** HARLAN KING & ASSOCIATES  
LAND SURVEYING  
7490 LONGLEY LANE #B RENO, NEVADA 89511 (775) 852-1777



### LEGEND

- (R) RADIAL BEARING
- 878 FND. 5/8" REBAR AND CAP PLS 5665
- SET 5/8" REBAR WITH CAP PLS 5665
- ⊥ SET SCRIBE ON TOP OF CURB ON THE PROJECTION OF PROP LINE
- ⊥ CLASS A CENTERLINE MONUMENT P.L.S. 5665
- ⊥ CALCULATED POSITION NOTHING SET

