# KILEY RANCH SOUTH PHASE III, PARCEL C THE PINACLES—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:

purposes herein stated.

Witness my hand and official seal.

Notary Public

# TITLE COMPANY'S CERTIFICATE

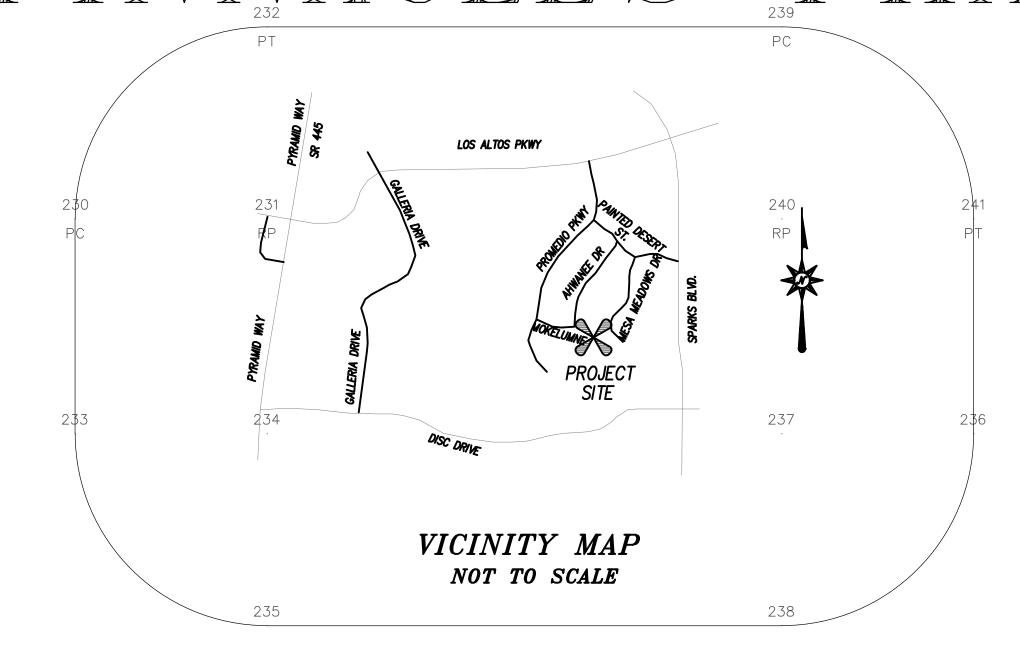
The undersigned hereby certifies that this plat has been examined and that the subdivider offering this plat is the last title holder of record of all the lands deineated hereon, and the lands are free from any liens or encumbrances as of

Title Company:	
_	
By:	
	DATE

#### 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 D	istrict	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 Resoures	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 agriculatural use have been paid pursuant to NRS 361A.265.

APN 516-020-53	
Washoe County Treasurer	
Ву:	
DEPUTY	DATE

# SURVEYOR'S CERTIFICATE

I, Harlan K. King, 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 Pinnacles Unit 3, LLC.
- 2. 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.
- 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 an appropriate financial guarantee will be posted with the governing body before recordation to ensure the installation of the monuments.

larlan K Kina	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 M	artini	PF		
			_	
Actina	City o	f 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 asTract Map 4787 File No 3538151, on May 30, 2007. This Final Map on was approvedby 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 <u>D</u> AY
OF2014, AT <u>MIN</u>
PAST <u>O</u> 'CLOCK, <u>M</u>
OFFICIAL RECORDS OF
WASHOE COUNTY, NEVADA

COUNTY RECORDER

A NEVADA LIMITED LIABILITY COMPANY

LOCATED WITHIN A PORTION OF THE SWI/4 OF SECTION 22

T.20N., R.20E., M.D.M.

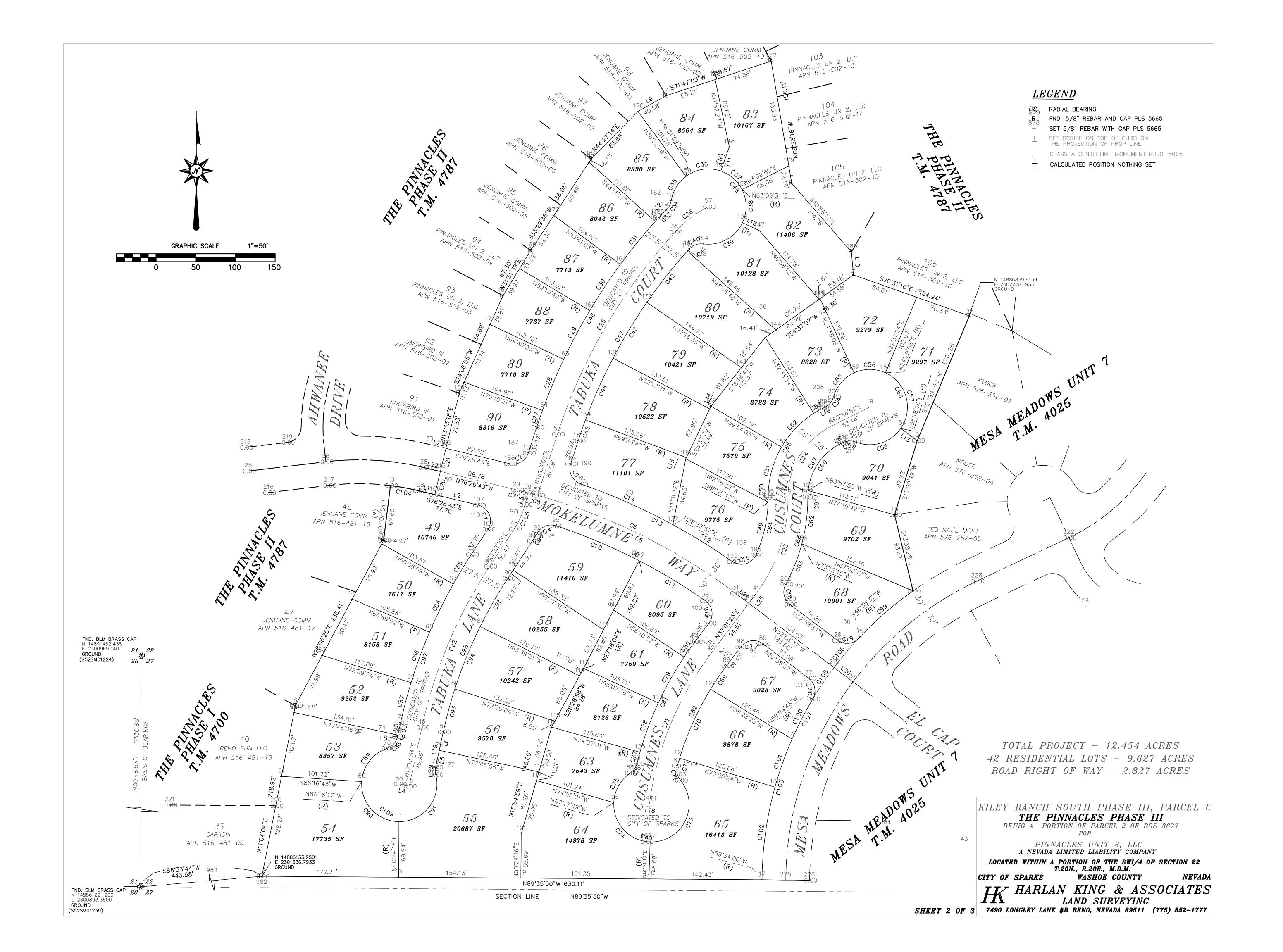
CITY OF SPARKS WASHOE COUNTY NEVADA

PINNACLES UNIT 3, LLC

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

HARLAN KING & ASSOCIATES

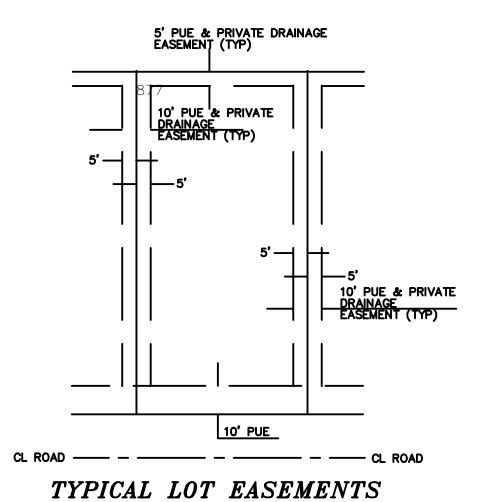
LAND SURVEYING
7490 LONGLEY LANE #B RENO, NEVADA 89511 (775) 852-1777



LINE	DELTA	RADIUS	ARC
C1	109°49'08"	20.00'	38.33'
C2	85°30'12"	20.00'	29.85
	88°51'51"		
C3	00 31 31	20.00'	31.02'
C4	79°52'39"	20.00'	27.88'
C5	21°23′22"	750.00'	279.99'
C6	23°28'06"	750.00'	307.20'
C7	1°07'40"	750.00'	14.76
C8	0°57'04"	750.00'	12.45
C9	16°49'02"	720.00'	211.33'
C10	9°03'21"	720.00'	113.80'
C11	7°45'40"	720.00'	97.53
C12	6°28'47"	780.00'	88.21'
C13	15°50'29"	780.00'	215.66
C14	9°21'41"	780.00'	127.44
C15	100°51'55"	20.00'	35.21'
C16	91°57'39"	20.00'	32.10
	910709		
C17	90°00'00"	20.00'	31.42'
C18	81°47'28"	20.00'	28.55'
C19	90°00'00"	20.00'	31.42'
C20	83°53'49"	20.00'	29.29
	00 00 +0		
C21	29°39'44"	400.00'	207.08'
C22	21°08'31"	600.00'	221.40'
C23	37°21'31"	200.00'	130.41'
C24	63°54'59"	100.00'	111.56'
C25	24°16'58"	700.00'	296.67
C26	20°24'07"	150.00'	53.41'
C27	1°46'33"	727.50'	22.55'
C28	5°29'46"	727.50'	69.79'
C29	5°29'46"	727.50	69.79
			09.79
C30	5°29'46"	727.50'	69.79
C31	5°29'46"	727.50'	69.78'
C32	0°31'21"	727.50'	6.63'
C33	4°23'07"	177.50'	13.59'
	77140'07"		
C34	37°49'03"	20.00'	13.20'
C35	44°33'53"	47.50'	36.95'
C36	55°47'42"	47.50'	46.26
C37	43°53'48"	47.50'	36.39
	40 00 40 50°05'04"		
C38	52°05'24"	47.50'	43.18'
C39	72°43'21"	47.50'	60.29'
C40	55°56'17"	20.00'	19.53'
C41	0°17'40"	672.50'	3.46'
C42	7°00'55"	672.50'	82.34
C43	7°00'55"	672.50'	82.34'
C44	7°16'15"	672.50'	85.34'
C45	2°23'08"	672.50'	28.00'
	24°16'58"		
C46	24 10 30	727.50'	308.32
C47	23°58'54"	672.50'	281.48'
C48	269°04'09"	47.50'	223.07
C49	22°35'06"	175.00'	68.98'
C50	1°54'51"	175.00'	5.85'
C51	30°26'05"	125.00'	66.40'
C52	27°15'29"	125.00'	59.47
C53	6°13'25"	125.00'	13.58'
C54	48°11'23"	20.00'	16.82'
C55	49°58′24″	47.50'	41.43'
C56	49°07'13"	47.50'	40.72'
C57	100°12'39"	47.50'	83.08'
C58	77°04'30"	47.50'	63.90'
C59	48°11'23"	20.00	16.82
	57.20,40,		
C60	57°32'46"	75.00'	75.33'
C61	6°22'13"	75.00'	8.34'
C62	15°07'52"	225.00'	59.42'
C63	14°01'07"	225.00'	55.05'
C64	24°29'57"	175.00'	74.83
C65	63°54'59"	125.00'	139.44
	000708		
C66	276°22′46″	47.50'	229.13'
C67	63°54'59"	75.00'	83.67'
C68	29°08'59"	225.00'	114.47'
C69	5°29'47"	375.00'	35.97
C70	14°37'01"	375.00'	95.67
	1 7 7 7 0 4 "		
C71	1°33′01"	375.00'	10.15
C72	55°02'16"	20.00'	19.21
C73	131°32'01"	47.50'	109.05
C74	90°50'52"	47.50'	75.32'
C75	53°21'11"	47.50'	44.23'
	42°09'09"		
C76		20.00'	14.71'
C77	2°00'45"	425.00'	14.93
C78	8°57'04"	425.00'	66.40'
C79	8°57'04"	425.00'	66.40'
C80	3°12'15"	425.00'	23.77
	07.00"		171 40'
C81	23°07'09"	425.00'	171.49'
C82	21°39'49"	375.00'	141.79'
C83	275°44'05"	47.50'	228.59'
C84	6°10'53"	627.50'	67.70'
	4°∩∩'7E"		
C85	4°00'35"	627.50'	43.91'
C86	6°10'52"	627.50'	67.70'
C87	4°46'12"	627.50'	52.24'
C88	59°01'21"	20.00'	20.60'
	67°31'32"	47.50'	55.98'
C89			, 00.00

LINE	DELTA	RADIUS	ARC
C90	93°19'26"	47.50'	77.37'
C91	104°57'28"	47.50'	87.01'
C92	26°47'05"	20.00'	9.35'
C93	5°37'02"	572.50'	56.13'
C94	8°30'02"	572.50'	84.94'
C95	7°01'27"	572.50'	70.19
C96	5°00'22"	127.50'	11.14'
C97	6°10'52"	627.50'	67.70'
C98	21°08'31"	572.50'	211.25'
C99	11°21'25"	450.00'	89.20'
C100	7°14'23"	450.00'	56.86'
C101	8°11'47"	450.00'	64.37'
C102	15°03'02"	450.00'	118.21'
C103	30°29'12"	450.00'	239.44'
C104	6°24'24"	320.00'	35.78'
C105	19°21'00"	100.00'	33.77'
C106	6°22'46"	450.00'	50.10'
C107	54°19'49"	450.00'	426.71'
C108	6°06'25"	450.00'	47.96'
C109	265°48'26"	47.50'	220.36

LINE	BEARING	DISTANCE
L1	N76°26'43"W	21.22'
L2	N76°26'43"W	56.49'
L3	S14°01'25"W	15.31'
L4	N77°46'06"W	12.76'
L5	N12°13'54"E	21.83'
L6	N12°13'54"E	23.71'
L7	N12°13'54"E	15.91'
L8	S12°13'54"W	2.17'
L9	S60°47'18"W	40.58'
L10	N04°52'04"W	28.97
L11	N19°15'43"E	32.28'
L12	N64°45'05"W	23.39'
L13	S53°51'55"E	25.78'
L14	N25°37'39"E	3.68'
L15	S25°37'39"W	1.82'
L16	N63°34'51"E	2.83'
L17	S63°34'51"W	2.83'
L18	N82°38'21"W	2.45'
L19	S12°13'54"W	45.54'
L20	N13°33'17"E	30.00'
L21	N13°33'17"E	30.00'
L22	N76°26'43"W	21.22'
L23	N76°26'43"W	21.22'
L24	N52°58'37"W	21.05'
L25	N37°01'23"E	15.02'
L26	N52°58'37"W	30.00'



# BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83/94), AS DETERMINED FROM THE FOUND POSITIONS OF THE MONUMENTS SHOWN HEREON AS S52SM01224 (GPS 3024) AND S52SM01239 (GPS 3025) USING THE COORDINATES AS PUBLISHED BY WASHOE COUNTY AND THE CITY OF SPARKS PER RECORD OF SURVEY MAP 3885. (IE. NOO'48'53"E) IDENTICAL TO PINNACLES UNITS I & II

# GENERAL NOTES:

- 1. 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 LOT LINES.
- 2. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THE TIME, AND THE UTILITY COMPANY.
- 3. A PRIVATE DRAINAGE EASEMENT 10' WIDE, CENTERED ON EACH SIDE LOT LINE, AND 5' WIDE ADJACENT TO THE REAR LINE OF EACH LOT IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING PROPERTY OWNERS. SAID EASEMENT TO BE RELOCATEABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED BY ADJOINING OWNERS..
- 4. ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
- 5. ANY SLOPES WITHIN LOT AREAS SHALL BE MAINTAINED BY THE OWNER OF THE LOT THAT THE SLOPE IS CONTAINED WITHIN.

# REFERENCES

RECORD OF SURVEY 3677
PINNACLES I TRACT MAP 4700
PINNACLES II TRACT MAP 4787

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 SWI/4 OF SECTION 22
T.20N., R.20E., M.D.M.
CITY OF SPARKS WASHOE COUNTY NEVADA

HARLAN KING & ASSOCIATES

LAND SURVEYING

SHEET 3 OF 3 7490 LONGLEY LANE #B RENO, NEVADA 89511 (775) 852-1777