

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LOS ALTOS CANYON, 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 116, 278, 278A AND TITLE 17 OF THE CITY OF SPARKS; AND THAT THE STREETS AS SHOWN ON THIS PLAT DESIGNATED AS "PRIVATE" ARE HEREBY SET APART TO BE USED AS PRIVATE ACCESS FOREVER; AND HEREBY GRANTS TO THE CITY OF SPARKS THE RIGHT OF ACCESS FOR EMERGENCY PURPOSES AND FOR THE PURPOSE OF MAINTAINING PUBLIC FACILITIES WITHIN THE PRIVATE STREETS; AND HEREBY GRANTS TO THE CITY OF SPARKS, ALL PUBLIC UTILITIES, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS, THE PERMANENT EASEMENTS DELINEATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, UTILITY AND CABLE TV SYSTEMS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER. THE WATER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO TRUCKEE MEADOWS WATER AUTHORITY. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

LOS ALTOS CANYON, LLC
A NEVADA LIMITED LIABILITY COMPANY

BY: Mike Branson 9/16/20
NAME/TITLE (PRINT) DATE
Mike Branson Managing Member

NOTARY CERTIFICATE:

STATE OF } SS
COUNTY OF }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16 DAY OF September, 2020, BY Mike Branson AS Managing Member OF LOS ALTOS CANYON, LLC, A NEVADA LIMITED LIABILITY COMPANY.

Judith Crawford
NOTARY PUBLIC
STATE OF NEVADA
Appl. No. 16-1885-2
My Appt. Expires February 25, 2024

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND LOS ALTOS CANYON, LLC, A NEVADA LIMITED LIABILITY COMPANY OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE PLAT;

BY: Ron Breakeale Nov. 23, 2020
NAME/TITLE (PRINT) DATE
Ron Breakeale, Title Guar. V.T.

TAX CERTIFICATE:

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 N.R.S. 361A.265.

A.P.N. 518-150-11

WASHOE COUNTY TREASURER

BY: Margaret Lazzari 8/25/2020
NAME/TITLE (PRINT) DATE
Margaret Lazzari / 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 THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Malcolm J. Wilson, P.E. 9/16/2020
DIVISION OF WATER RESOURCES DATE
Malcolm J. Wilson, P.E., Chief Water Rights Section
NAME/TITLE (PRINT)

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.

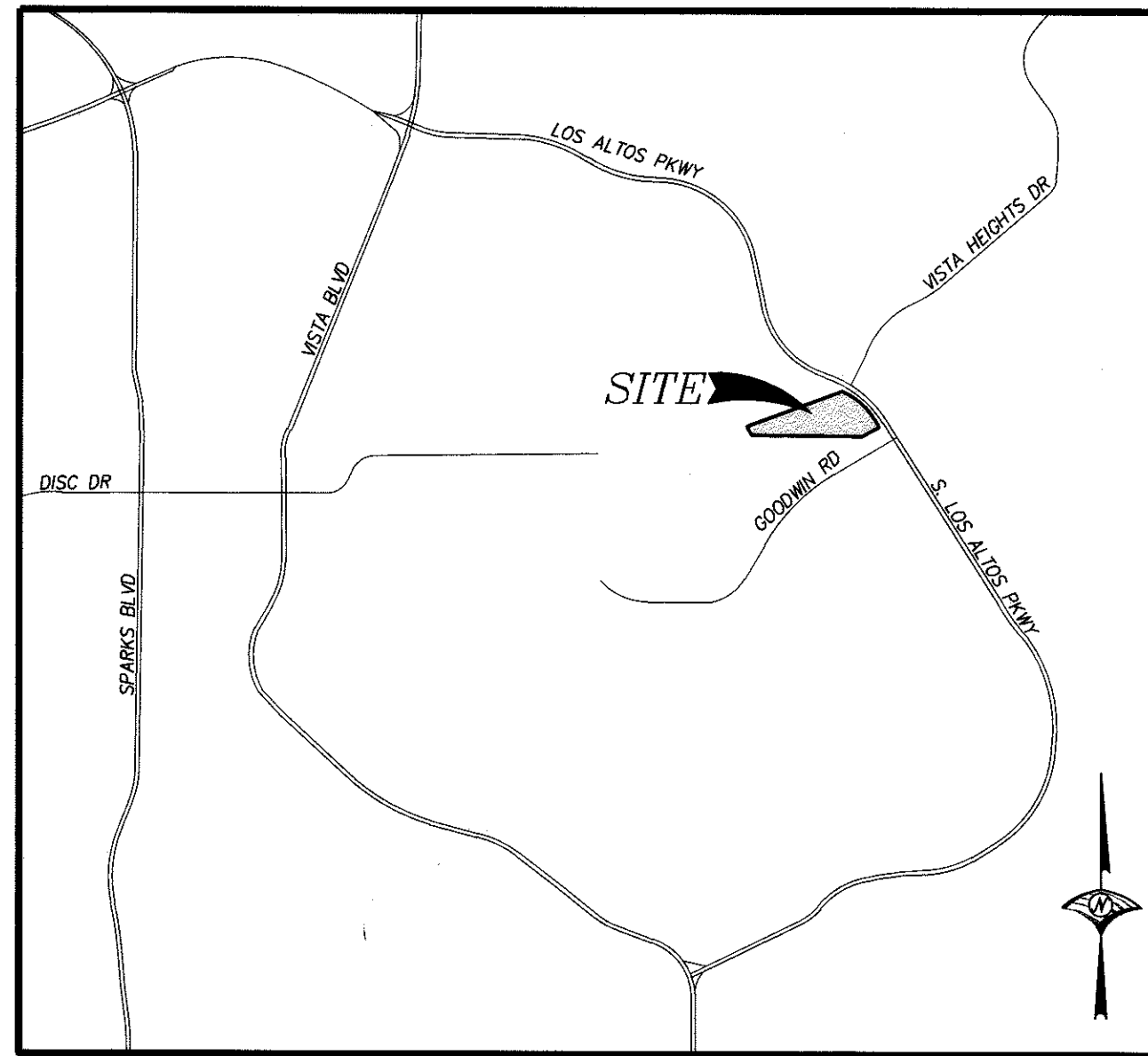
James J. English 12/22/2020
WASHOE COUNTY DISTRICT BOARD OF HEALTH DATE
James J. English EHS Supervisor
NAME/TITLE (PRINT)

PLANNING DEPARTMENT CERTIFICATE:

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP OF THE CANYONS ON LOS ALTOS, STM 18-0009, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS ON THE 10TH DAY OF DECEMBER, 2018, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

Armando Ornelas 12/29/2020
ASSISTANT COMMUNITY SERVICES DIRECTOR DATE

**THE CANYONS ON LOS ALTOS
NEW URBAN DISTRICT**



**VICINITY MAP
NOT TO SCALE**

UTILITY COMPANIES' CERTIFICATE:

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

Doug Miller 8/19/20
CHARTER COMMUNICATIONS DATE
Doug Miller, Construction Manager
NAME/TITLE (PRINT)
Cliff Cooper 8/19/2020
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA DATE
Cliff Cooper, Network Planning
NAME/TITLE (PRINT)
Sierra Pacific Power 8/19/2020
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE
Katharine Perkins 9-23-2020
TRUCKEE MEADOWS WATER AUTHORITY DATE
John R. Zimmerman 9-23-2020
TRUCKEE MEADOWS WATER AUTHORITY DATE
John R. Zimmerman, Water Resources Manager
NAME/TITLE (PRINT)

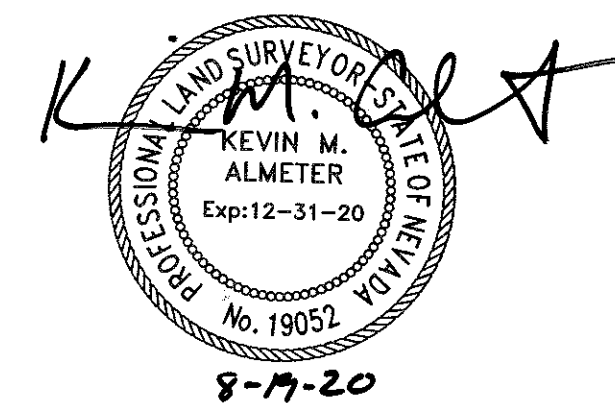
COUNTY SURVEYOR'S CERTIFICATE:

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, P.L.S. 20464
WASHOE COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE:

- I, KEVIN M. ALMETER, 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 LOS ALTOS CANYON, LLC, A NEVADA LIMITED LIABILITY COMPANY.
 2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M., CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON August 19, 2020.
 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, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
 4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY September 16, 2021 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE INSTALLATION OF THE MONUMENTS.



Kevin M. Almeter, P.L.S.
NEVADA CERTIFICATE NO. 19052

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 10TH DAY OF DECEMBER, 2018. THIS FINAL MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA ON THIS DAY OF , 2020, AND THE CITY COUNCIL APPROVES AND ACCEPTS ALL EASEMENTS, TOGETHER WITH ALL APPURTENANCES THERETO, FOR THE BENEFIT OF THE PUBLIC.

Ronald E. Smith, Mayor _____ DATE _____
Ed Lawson
ATTEST: _____ DATE _____
CITY CLERK AND CLERK OF THE CITY COUNCIL

GOVERNING AGENCY CERTIFICATE:

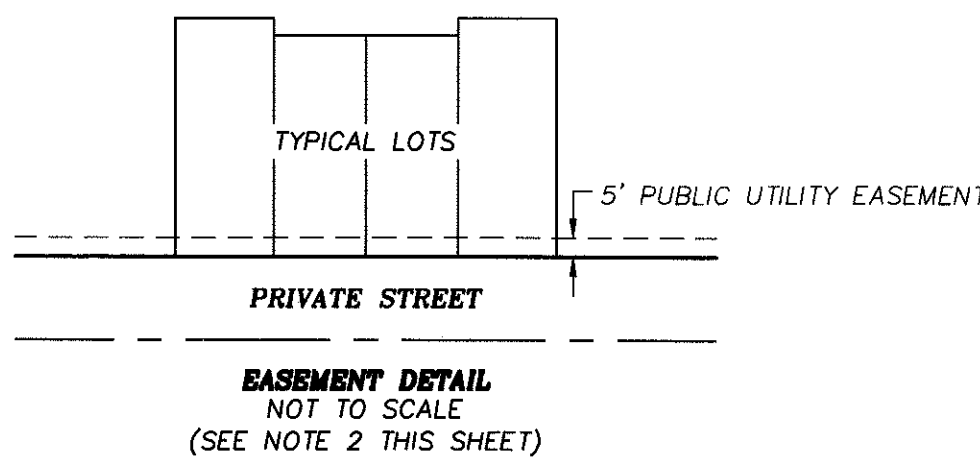
I HEREBY CERTIFY THAT I AM THE CITY ENGINEER FOR THE CITY OF SPARKS, WASHOE COUNTY, NEVADA AND THAT I HAVE EXAMINED THIS PLAT AND THE SUBDIVISION AS SHOWN, THAT ALL APPLICABLE PROVISIONS OF THE LAW OF THE STATE OF NEVADA AND ORDINANCES OF THE CITY OF SPARKS HAVE BEEN COMPLIED WITH, THAT I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT, EXCEPTING THE GEOMETRIC DATA SHOWN HEREON, AS REVIEWED BY THE WASHOE COUNTY SURVEYOR, PURSUANT TO THE INTERLOCAL AGREEMENT, RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA AS DOCUMENT NO. 2233806.

Jon R. Ericson 12/29/2020
CITY ENGINEER DATE

FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 202__ AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.	OFFICIAL PLAT OF THE CANYONS ON LOS ALTOS BEING A DIVISION OF PARCEL 4 PER RECORD OF SURVEY 3207 BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23 TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M. SPARKS WASHOE COUNTY NEVADA JOB NO. 3825.001
COUNTY RECORDER BY: _____ DEPUTY FEE: _____	WOOD ROGERS BUILDING RELATIONSHIPS ONE PROJECT AT A TIME 1961 Corporate Blvd Reno, NV 89502 Tel 775.829.4068 Fax 775.829.4066 SHEET 1 OF 4

LEGEND:

- FOUND MONUMENT AS NOTED
- ⊙ FOUND STANDARD STREET MONUMENT IN WELL PLS 4787, UNLESS OTHERWISE NOTED
- ⊥ SET 5/8" REBAR & CAP - PLS 19052 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
- ⊙ STANDARD CENTERLINE WELL MONUMENT TO BE SET DIMENSION POINT, NOTHING FOUND OR SET
- ⊕ PLSS SECTION CORNER, AS NOTED
- ⊙ NNCRN GPS REFERENCE STATION
- (R#) REFERENCE NUMBER
- (R) RADIAL BEARING
- S.F. SQUARE FEET
- C.A. COMMON AREA
- SUBDIVISION BOUNDARY
- GRAPHIC BORDER
- LOT LINE
- PRIVATE RIGHT-OF-WAY
- CENTERLINE
- ADJACENT PARCEL
- PUBLIC UTILITY EASEMENT
- TIE



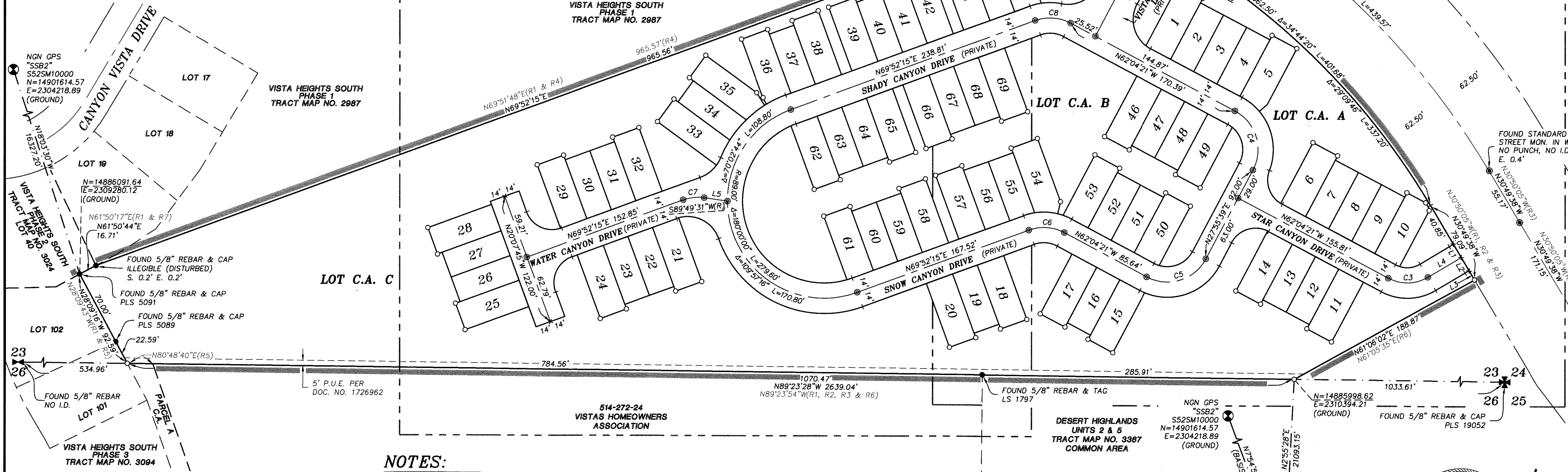
LINE TABLE		
NO.	BEARING	LENGTH
L1	N30°49'38"W	14.33'
L2	N30°49'38"W	14.32'
L3	N30°49'38"W	9.59'
L4	N59°10'22"E	35.65'
L5	N82°00'06"W	21.42'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	662.50'	202°18'	23.57'
C2	662.50'	204°55'	24.07'
C3	37.00'	58°45'17"	37.94'
C4	40.00'	90°00'00"	62.83'
C5	40.00'	90°00'00"	62.83'
C6	40.00'	48°03'24"	33.55'
C7	40.00'	28°07'40"	19.64'
C8	40.00'	48°03'24"	33.55'

REFERENCES:

- RECORD OF SURVEY NO. 3207, FILE NO. 2079943, MARCH 14, 1997
- PARCEL MAP NO. 2756, FILE NO. 1726962, OCTOBER 29, 1993
- DEDICATION TRACT MAP NO. 2981, FILE NO. 1726797, OCTOBER 28, 1993
- SUBDIVISION TRACT MAP NO. 2987, FILE NO. 1735979, NOVEMBER 24, 1993
- SUBDIVISION TRACT MAP NO. 3094, FILE NO. 1844934, OCTOBER 28, 1994
- SUBDIVISION TRACT MAP NO. 3367, FILE NO. 2089711, APRIL 17, 1997
- SUBDIVISION TRACT MAP NO. 3024, FILE NO. 1786467, APRIL 13, 1994
- SUBDIVISION TRACT MAP NO. 5012, FILE NO. 4102862, APRIL 13, 2012

ALL THE ABOVE ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA



NOTES:

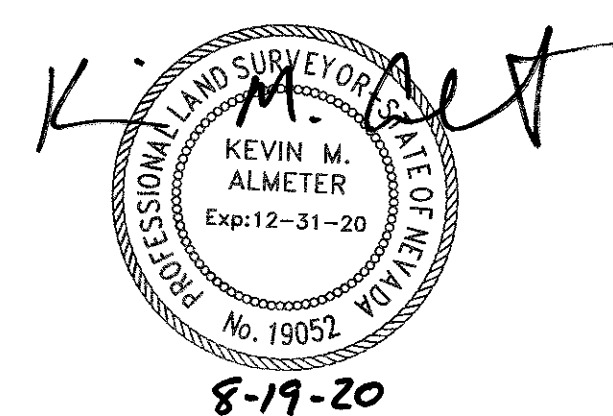
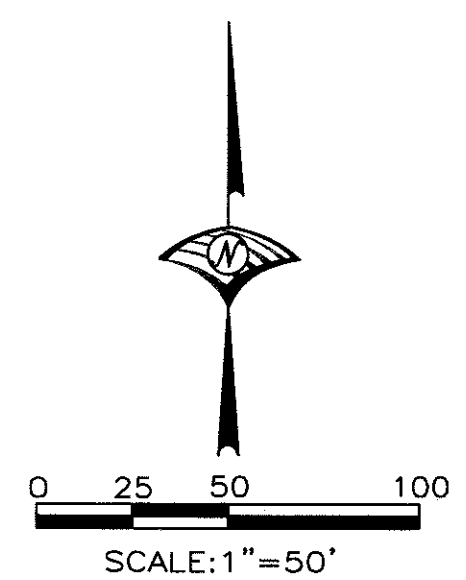
- BLANKET PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN ALL PRIVATE STREETS DELINEATED HEREON, FOR THE PURPOSE OF INSTALLING, ACCESSING AND MAINTAINING SAID UTILITIES.
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 5.0 FEET IN WIDTH COINCIDENT WITH ALL PRIVATE STREETS DELINEATED HEREON.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ACROSS ALL COMMON AREAS FOR THE PURPOSE OF INSTALLING, ACCESSING AND MAINTAINING SAID UTILITIES, AND ARE TO INCLUDE EXISTING TRUCKEE MEADOWS WATER AUTHORITY WATER FACILITIES.
- PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
- A BLANKET SIDEWALK AND PEDESTRIAN USE, SURFACE DRAINAGE, PRIVATE STORM DRAIN AND LANDSCAPE CONSTRUCTION AND MAINTENANCE EASEMENT OVER ALL LOTS, EXCLUDING BUILDING FOOTPRINTS, AND COMMON AREAS IS HEREBY GRANTED FOR THE MUTUAL BENEFIT OF ADJOINING LOT OWNERS AND THE VISTAS HOME OWNERS ASSOCIATION.
- A BLANKET SANITARY SEWER FACILITY EASEMENT IS HEREBY GRANTED TO THE CITY OF SPARKS OVER, UNDER AND ACROSS ALL PRIVATE STREETS DELINEATED HEREON FOR THE PURPOSE OF INSTALLING, ACCESSING AND MAINTAINING SAID SANITARY SEWER FACILITIES.
- ALL COMMON AREA LOTS SHOWN HEREON ARE TO BE GRANTED TO AND MAINTAINED BY THE VISTAS HOME OWNERS ASSOCIATION.
- A BLANKET EASEMENT OVER ALL OPEN DRAINAGE CHANNELS AND DETENTION PONDS IS HEREBY GRANTED TO THE WASHOE COUNTY DISTRICT HEALTH DEPARTMENT FOR INSPECTION AND TREATMENT ACTIVITIES.
- EACH LOT CREATED BY THIS MAP 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 5 FOOT PUBLIC UTILITY EASEMENT COINCIDENT WITH SAID PRIVATE STREETS TO SERVE EACH PARCEL RESPECTIVELY.
- A BLANKET PRIVATE ACCESS EASEMENT IS HEREBY GRANTED OVER ALL PRIVATE STREETS DELINEATED HEREON, FOR THE BENEFIT OF THE LOTS AND COMMON AREAS CREATED HEREON.
- A BLANKET EMERGENCY ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF SPARKS OVER ALL PRIVATE STREETS DELINEATED HEREON.
- A BLANKET PRIVATE VEHICLE ACCESS EASEMENT IS HEREBY GRANTED OVER ALL COMMON AREAS SHOWN HEREON, FOR THE PURPOSE OF PARKING IN THE CONSTRUCTED PARKING STALLS, FOR THE BENEFIT OF THE LOTS CREATED HEREON.

AREA SUMMARY:

TOTAL AREA = 7.72 ACRES±
 TOTAL COMMON AREA = 4.12 ACRES±
 TOTAL PRIVATE RIGHT-OF-WAY AREA = 53,283 S.F.±
 TOTAL LOT AREA = 2.38 ACRES±
 TOTAL NO. OF LOTS = 69

BASIS OF BEARINGS:

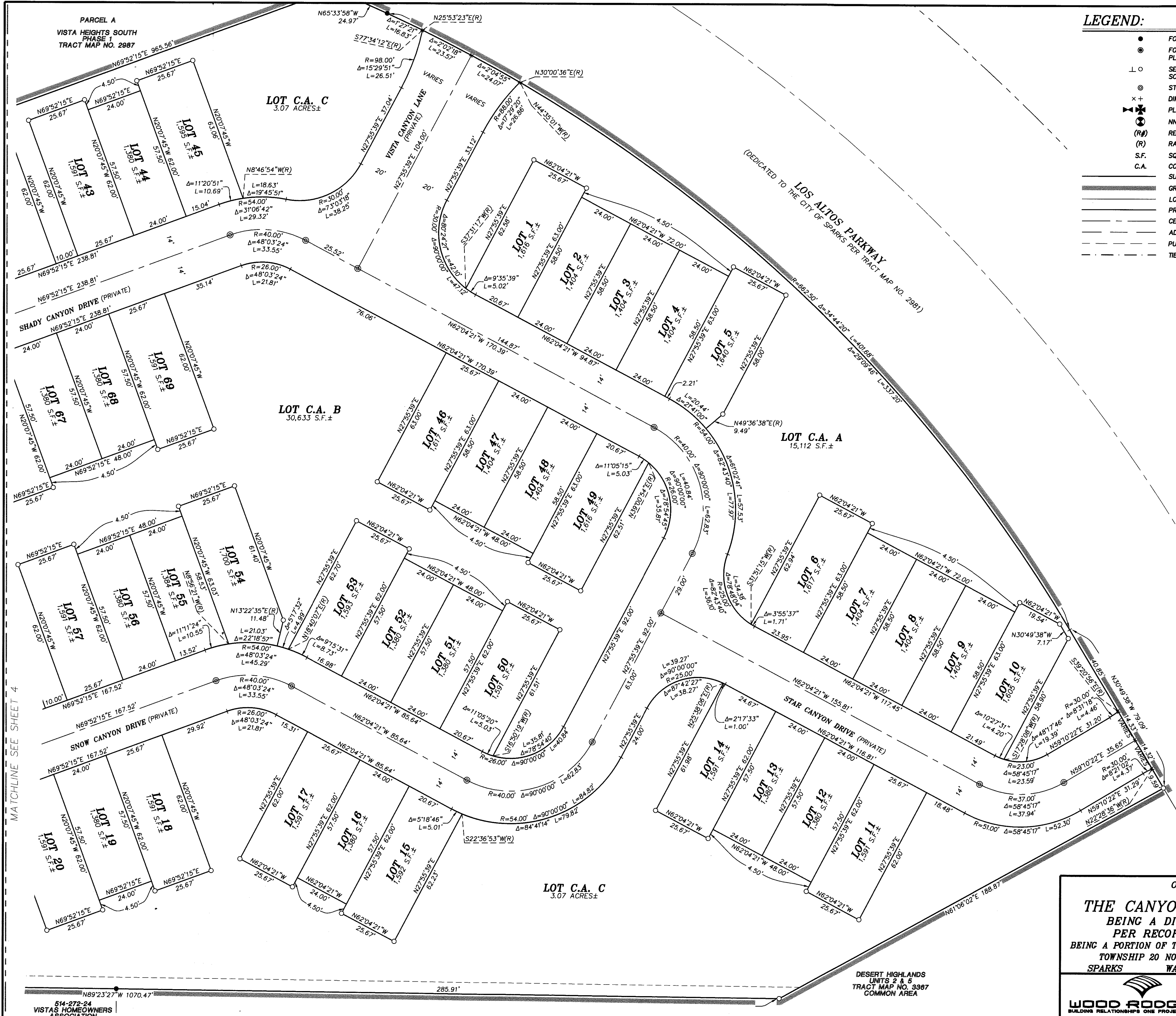
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "HWRF" - S115M15000 AND "SSB2" - S525M10000 IS TAKEN AS NORTH 07°54'51" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.



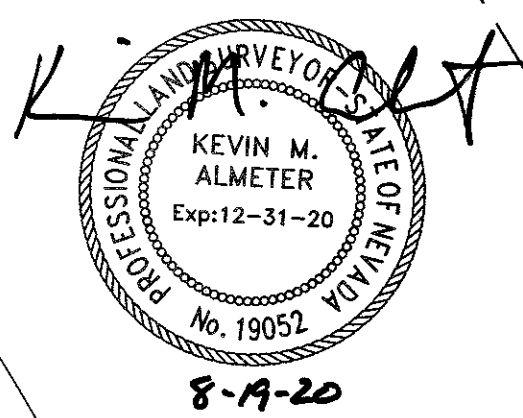
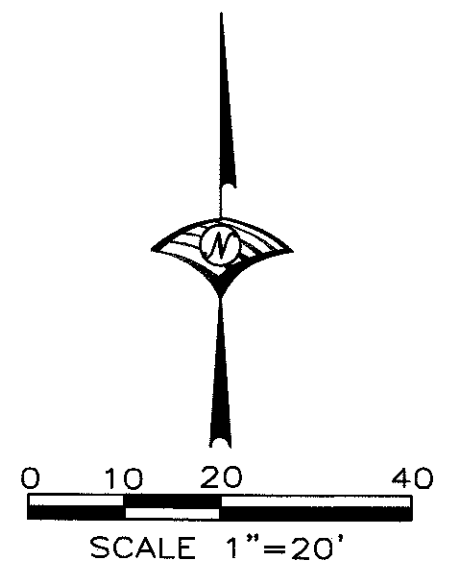
OFFICIAL PLAT OF
THE CANYONS ON LOS ALTOS
 BEING A DIVISION OF PARCEL 4
 PER RECORD OF SURVEY 3207
 BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23
 TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.
 SPARKS WASHOE COUNTY NEVADA

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1981 Corporate Blvd Reno, NV 89502 Tel 775.823.4088 Fax 775.823.4088

JOB NO. 3825.001
 SHEET 2 OF 4



- LEGEND:**
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 - FOUND STANDARD STREET MONUMENT IN WELL PLS 4787, UNLESS OTHERWISE NOTED
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 - PUBLIC UTILITY EASEMENT
 - TIE



MATCHLINE SEE SHEET 4

514-272-24
VISTAS HOMEOWNERS
ASSOCIATION

DESERT HIGHLANDS
UNITS 2 & 6
TRACT MAP NO. 3387
COMMON AREA

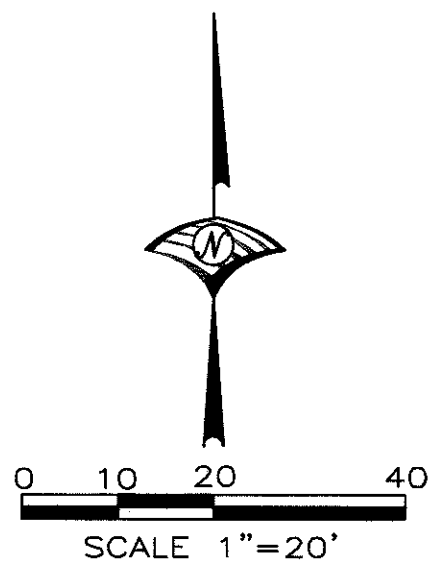
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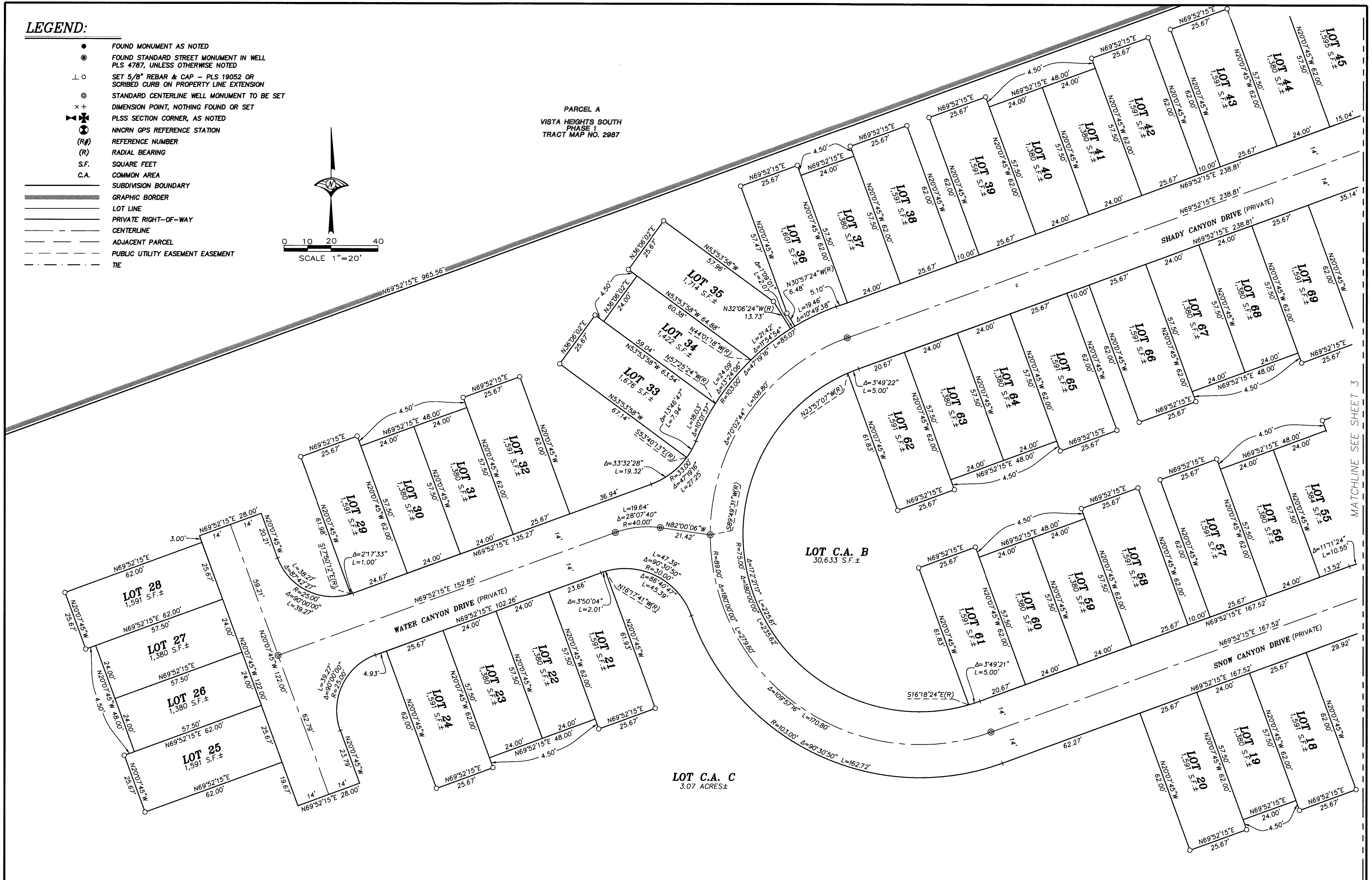
JOB NO. 3825.001
SHEET 3 OF 4

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- ▬ PUBLIC UTILITY EASEMENT EASEMENT
- ▬ TIE

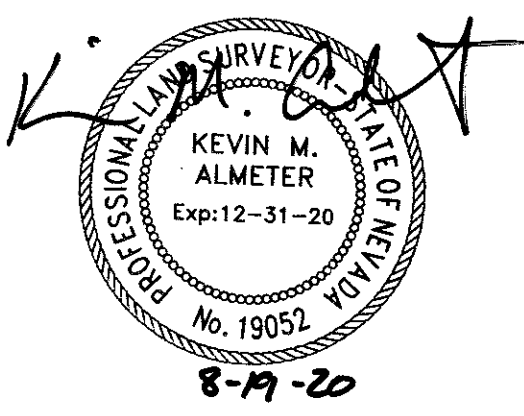


PARCEL A
VISTA HEIGHTS SOUTH
PHASE 1
TRACT MAP NO. 2987



MATCHLINE SEE SHEET 3

514-272-24
VISTAS HOMEOWNERS
ASSOCIATION



OFFICIAL PLAT
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PER RECORD OF SURVEY 3207
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SHEET 4
OF 4