

# UPPER HIGHLANDS AT CIMARRON EAST - PHASE 4

## (NEW URBAN DISTRICT)

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TL HIGHLANDS L.P., A CALIFORNIA LIMITED PARTNERSHIP, 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 DOES HEREBY OFFER AND DEDICATE TO THE CITY OF SPARKS ALL PUBLIC STREETS AND RIGHTS-OF-WAY, AS DESIGNATED HEREON, TOGETHER WITH ALL APPURTENANCES THERETO, FOR PUBLIC USE FOREVER, AND HEREBY GRANTS TO THE CITY OF SPARKS, ALL PUBLIC UTILITY AND CABLE TV COMPANIES, 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. RESERVING THEREFROM ANY AND ALL WATER AND/OR WATER RIGHTS FROM ANY DEDICATIONS.

TL HIGHLANDS L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: TL MANAGEMENT, INC., A CALIFORNIA CORPORATION  
ITS: GENERAL PARTNER

BY: Jay Timothy Lewis 8-19-14  
TITLE: PRESIDENT DATE

### ACKNOWLEDGEMENT

STATE OF California  
COUNTY OF Placer

ON THIS 19 DAY OF August, 2014, BEFORE ME, JAY TIMOTHY LEWIS AS PRESIDENT OF TL MANAGEMENT, A CALIFORNIA CORPORATION, GENERAL PARTNER OF TL HIGHLANDS L.P., A CALIFORNIA LIMITED PARTNERSHIP.

BY: Amy Navarro  
NOTARY PUBLIC  
Amy Navarro Comm #2058106 Exp. March 15, 2018

### TITLE COMPANY CERTIFICATE:

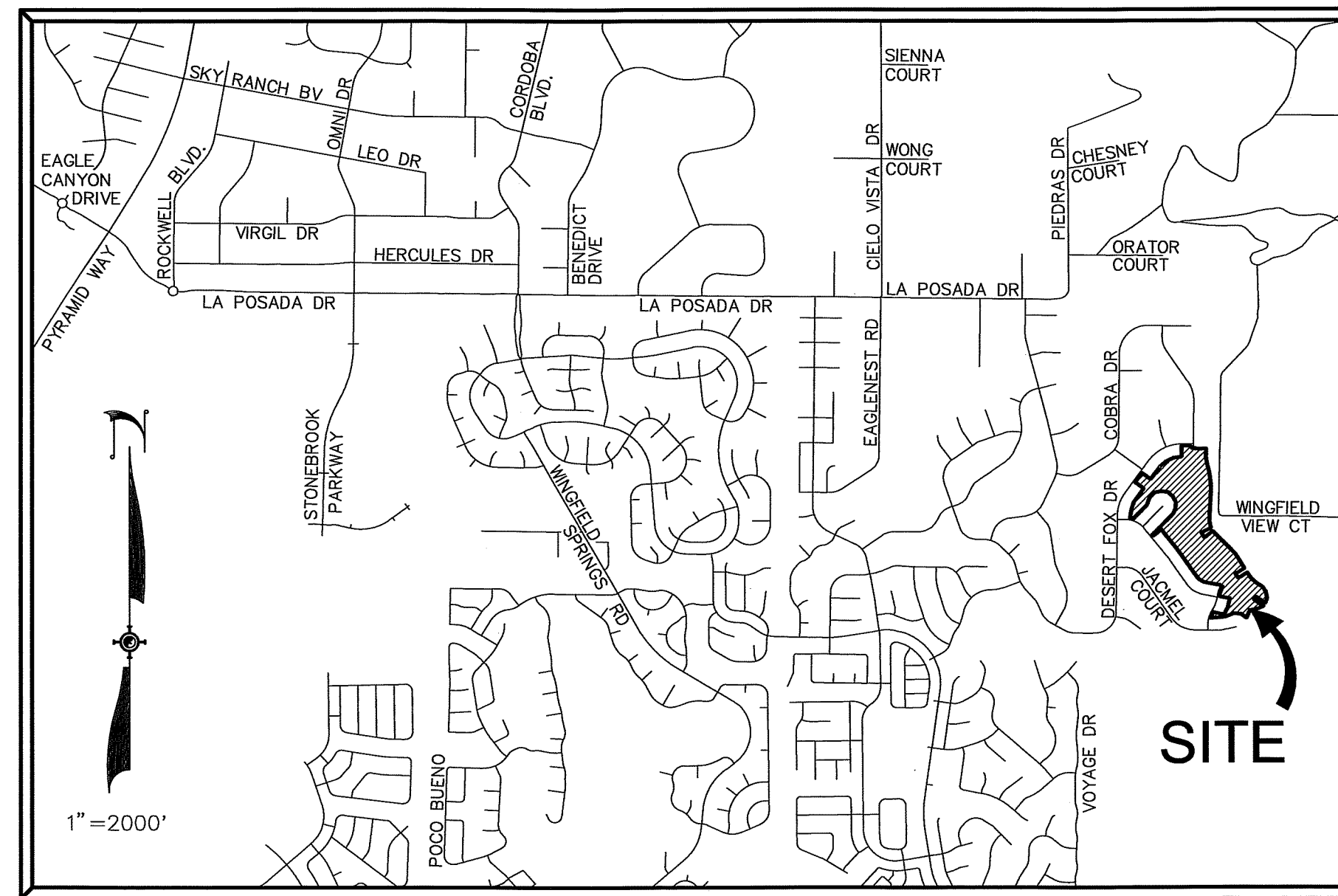
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT TL HIGHLANDS L.P., A CALIFORNIA LIMITED PARTNERSHIP, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NOBODY HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED; THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON-INTEREST COMMUNITY, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

FIRST AMERICAN TITLE INSURANCE COMPANY 2466178  
BY: William Bernardo 8/20/2014  
NAME: William Bernardo DATE  
TITLE: Asst. Sec./Commercial Title Officer

### 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 NRS 361A.265.

WASHOE COUNTY TREASURER APN 527-050-12  
BY: Will L. Stevens-Combs 7/18/2014  
NAME: Will L. Stevens-Combs DATE  
DEPUTY TREASURER



VICINITY MAP  
SCALE 1" = 2000'

### SURVEYOR'S CERTIFICATE:

I, LAWRENCE F. GRUBE, 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 TL HIGHLANDS L.P., A CALIFORNIA LIMITED PARTNERSHIP.
2. THE LANDS SURVEYED LIE WITHIN THE W 1/2 OF SECTION 5, T20N, R21E, MDM., CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THAT THE SURVEY WAS COMPLETED ON JULY 7TH, 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, 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 \_\_\_\_\_ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

LAWRENCE F. GRUBE  
P.L.S. 6995  
7-7-2014

### 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 THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE 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 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 \_\_\_\_\_, 201\_\_\_.

JOHN MARTINI  
ACTING CITY OF SPARKS SURVEYOR

### CITY COUNCIL CERTIFICATE:

A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, ON MARCH 14, 2014. THIS FINAL MAP 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, 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

### PLANNING DEPARTMENT CERTIFICATE:

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP OF UPPER HIGHLANDS AT CIMARRON EAST PHASE 4, PCN14004 AS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS ON THE 14TH DAY OF MARCH, 2014, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

ARMANDO ORNELAS  
MANAGER OF CURRENT PLANNING DATE \_\_\_\_\_

### 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.

MICHAEL E. GUMP, PLS 13927  
WASHOE COUNTY SURVEYOR

### UTILITY COMPANIES CERTIFICATE:

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

BY: Diane A. Avarlecht 7/16/2014  
CHARTER COMMUNICATIONS DATE  
NAME: Diane A. Avarlecht  
TITLE: Sr. Designer/ Drafter

BY: Teri Kiafos 7-10-14  
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA DATE  
NAME: TERI KIAFOS  
TITLE: MGR - OSP PLANNING & ENGINEERING DESIGN

BY: Matt Georesch 7-10-14  
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE  
NAME: MATT GEORESCH  
TITLE: MANAGER PROPERTY SERVICES

BY: Jason W. Phinney 7/29/14  
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE  
NAME: JASON PHINNEY  
TITLE: LICENSED ENGINEER

### 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.

BY: Roseant Sack 8/25/2014  
WASHOE COUNTY DISTRICT BOARD OF HEALTH DATE  
NAME: ROSEANT SACK  
TITLE: DEVELOPMENT DIRECTOR, ENV. HEALTH

### DIVISION OF WATER RESOURCES CERTIFICATE:

THIS FINAL 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 REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: Robert H Zeisloft, PE 8/7/2014  
DIVISION OF WATER RESOURCES DATE  
NAME: ROBERT H ZEISLOFT  
TITLE: WATER RIGHTS SECTION CHIEF

### WATER RIGHT DEDICATION CERTIFICATE:

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE RELATED TO THE DEDICATION OF WATER RESOURCES HAVE BEEN SATISFIED.

BY: Vahid Behmaram 7/29/14  
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE  
NAME: VAHID BEHMARAM  
TITLE: WATER RIGHTS MANAGER

FILE NO. _____	OFFICIAL PLAT OF <b>UPPER HIGHLANDS AT CIMARRON EAST - PHASE 4</b> (NEW URBAN DISTRICT) A DIVISION OF PARCEL C OF SUB. 4738 SITUATE WITHIN THE W1/2 OF SECTION 5, T20N, R21E, MDM SPARKS WASHOE COUNTY NEVADA N:\DWG5\229944_CimarronEastPh4\Survey\CE4_PLAT_Mod.DWG -- 9:08 AM -- 07-JUL-2014	SHEET
FILED FOR RECORD AT THE REQUEST		1
OF _____		OF
ON THIS _____ DAY OF _____		3
2014, AT _____ MINUTES PAST _____		
O'CLOCK _____ OFFICIAL RECORDS		
OF WASHOE COUNTY, NEVADA		
COUNTY RECORDER		
BY: _____		
DEPUTY		









REFERENCE SHEET 2

REFERENCE SHEET 2



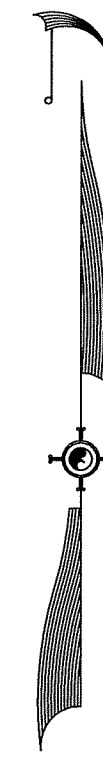
REFERENCES:

- 1) LAND MAP No. 13, FILE No. 431519, 10/22/1976.
- 2) LAND MAP No. 183, FILE No. 2345815, 5/28/1999.
- 3) TRACT MAP No. 4027, FILE No. 2626267, 12/7/2001.
- 4) TRACT MAP No. 4246, FILE No. 2904208, 8/13/2003.
- 5) ANNEXATION TRACT MAP No. 4299, FILE No. 2989219, 2/3/2004.
- 6) TRACT MAP No. 4304, FILE No. 2991204, 2/9/2004.
- 7) TRACT MAP No. 4450, FILE No. 3174824, 2/5/2005.
- 8) RECORD OF SURVEY MAP No. 4606, FILE No. 3239659, 6/30/2005.
- 9) TRACT MAP No. 4609, FILE No. 3351647, 2/22/2006.
- 10) TRACT MAP No. 4738, FILE No. 3490010, 1/24/2007.

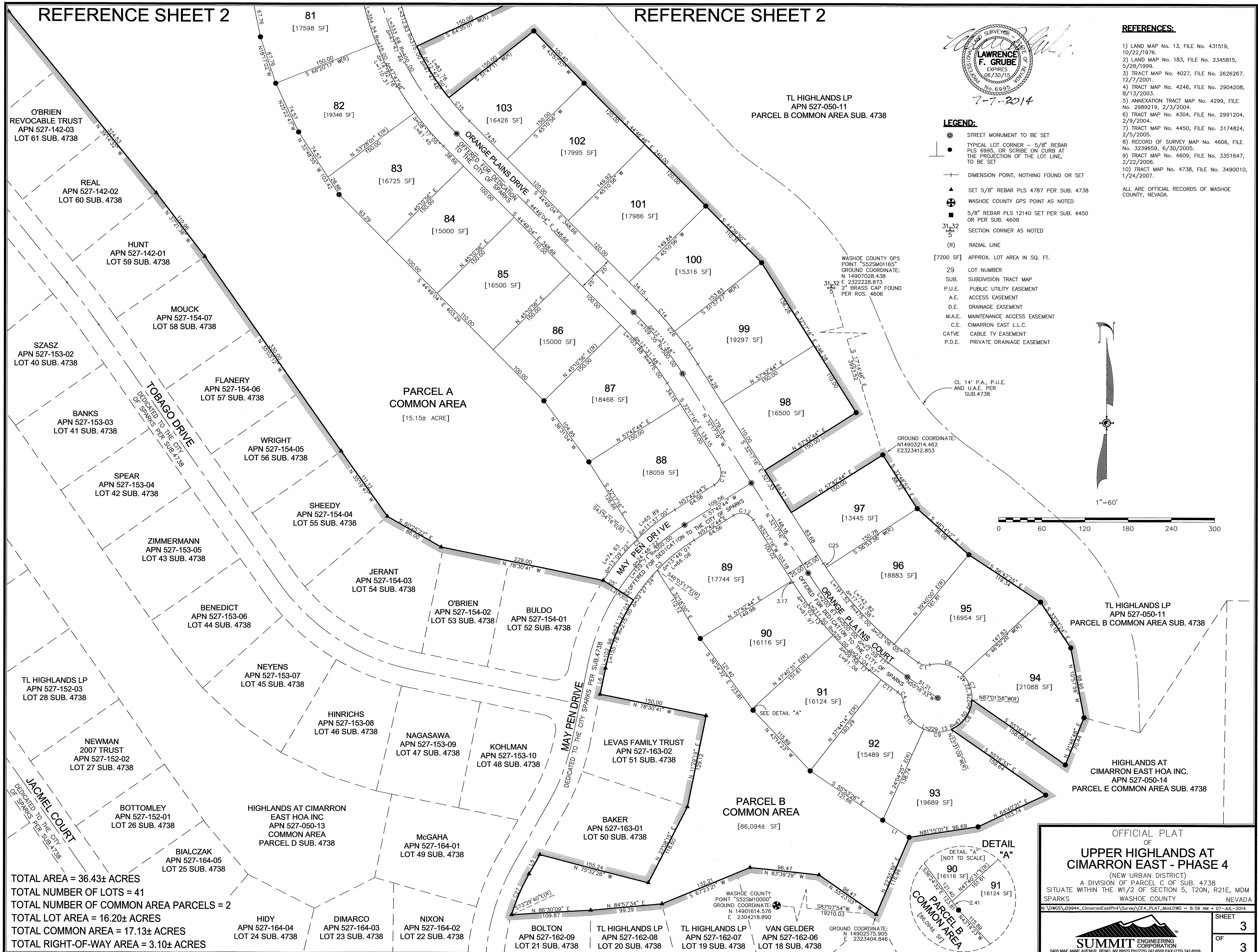
ALL ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

LEGEND:

- ⊙ STREET MONUMENT TO BE SET
- TYPICAL LOT CORNER - 5/8" REBAR PLS 6995, OR SCRIBE ON CURB AT THE PROJECTION OF THE LOT LINE, TO BE SET
- ⊕ DIMENSION POINT, NOTHING FOUND OR SET
- ▲ SET 5/8" REBAR PLS 4787 PER SUB. 4738
- ⊙ WASHOE COUNTY GPS POINT AS NOTED
- ⊕ 5/8" REBAR PLS 12140 SET PER SUB. 4450 OR PER SUB. 4609
- ⊕ SECTION CORNER AS NOTED
- (R) RADIAL LINE
- [7200 SF] APPROX. LOT AREA IN SQ. FT.
- 29 LOT NUMBER
- SUB. SUBDIVISION TRACT MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- M.A.E. MAINTENANCE ACCESS EASEMENT
- C.E. CIMARRON EAST L.L.C.
- CATVE CABLE TV EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT



1"=60'



TOTAL AREA = 36.43± ACRES  
 TOTAL NUMBER OF LOTS = 41  
 TOTAL NUMBER OF COMMON AREA PARCELS = 2  
 TOTAL LOT AREA = 16.20± ACRES  
 TOTAL COMMON AREA = 17.13± ACRES  
 TOTAL RIGHT-OF-WAY AREA = 3.10± ACRES

OFFICIAL PLAT  
 OF  
**UPPER HIGHLANDS AT  
 CIMARRON EAST - PHASE 4**  
 (NEW URBAN DISTRICT)  
 A DIVISION OF PARCEL C OF SUB. 4738  
 SITUATE WITHIN THE W1/2 OF SECTION 5, T20N, R21E, MDM  
 SPARKS WASHOE COUNTY NEVADA  
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5405 MAE ANNE AVENUE, RENO, NV 89523 PH:(775) 747-8550 FAX:(775) 747-8559

SHEET	3
OF	3