

# KILEY RANCH VILLAGE 38 - PHASE 1 (NEW URBAN DISTRICT)

### OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JENKINS COMMUNITIES KILEY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAN AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAN AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 116, 278, 279A 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 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 THEREON AND EGRESS THEREFROM FOREVER.

JENKINS COMMUNITIES KILEY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY  
 BY: Kevin M. Almeter 2/14/15  
 NAME/TITLE (PRINT) Kevin M. Almeter, Manager

### ACKNOWLEDGMENT:

STATE OF Nevada }  
 COUNTY OF Washoe } SS  
 ON THIS 14th DAY OF February, 2015, PERSONALLY APPEARED Ken Hendry, AS Manager OF JENKINS COMMUNITIES KILEY RANCH, 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.

Paula Romasppert 2/14/15  
 NAME/TITLE (PRINT) Paula Romasppert  
 NOTARY PUBLIC

### TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED AND THAT JENKINS COMMUNITIES KILEY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY, 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 THIS FINAL MAP THAT ZOCAC LAND COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY AND CONVEYED EASEMENTS, INC., A NEVADA CORPORATION HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THEY ARE THE ONLY HOLDERS OF RECORD OF A SECURITY INTEREST IN SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A QUARTER DATED April 8, 2015, FOR THE BENEFIT OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA  
 BY: Lisa Quilica April 8, 2015  
 NAME/TITLE (PRINT) Lisa Quilica/Secretary

### 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.

APN: 510-071-33 & 510-071-34  
 WASHOE COUNTY TREASURER  
 BY: Jill L. Stevens-Combs 2/13/2015  
 NAME/TITLE (PRINT) Jill L. Stevens-Combs Deputy Treasurer

### DIVISION OF WATER RESOURCES CERTIFICATE:

THIS PLAN 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.

Robert H. Zeisler, PE 2/19/2015  
 DIVISION OF WATER RESOURCES  
 NAME/TITLE (PRINT) ROBERT H. ZEISLER

### SECURITY INTEREST HOLDER'S CERTIFICATE:

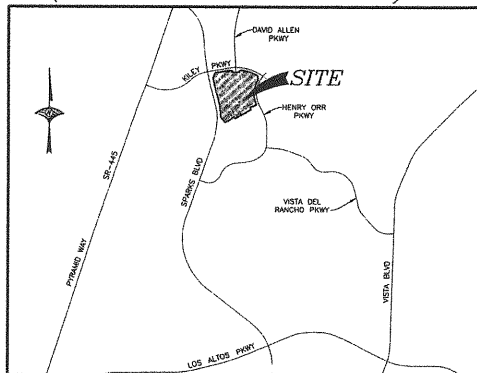
THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAN BY SEPARATE DOCUMENT.

ZOCAC LAND COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY, BY DOCUMENT NO. 4439736, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 4417513)

### SECURITY INTEREST HOLDER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAN BY SEPARATE DOCUMENT.

COMPUTERIZED SCREENING, INC., A NEVADA CORPORATION, BY DOCUMENT NO. 4454147, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 4454147)



VICINITY MAP  
N.T.S.

### PLANNING DEPARTMENT CERTIFICATE:

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP OF KILEY RANCH VILLAGE 38, TM FCN10023, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

Armando Ornelas, ACP \_\_\_\_\_  
 CITY PLANNER

### 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015. THIS FINAL MAP WAS APPROVED BY THE CITY OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA ON THIS DAY OF \_\_\_\_\_, 2015, 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 \_\_\_\_\_  
 ATTEST: CITY CLERK AND CLERK OF THE CITY COUNCIL

### CITY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE DULY AUTHORIZED CITY SURVEYOR OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, THAT I HAVE EXAMINED THIS PLAN 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 SAID PLAN IS TECHNICALLY CORRECT, EXCEPTING THE GEOMETRIC DATA SHOWN HEREON, AS REQUIRED BY THE WASHOE COUNTY SURVEYOR PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233808, 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 \_\_\_\_\_, 2015.

John Martin, P.E. Acting City Surveyor \_\_\_\_\_  
 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 PREREQUISITE FOR PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

James J. English, EHS Supervisor 02/17/2015  
 WASHOE COUNTY DISTRICT BOARD OF HEALTH  
 NAME/TITLE (PRINT)

### SURVEYOR'S CERTIFICATE:

- I, KEVIN M. ALMETER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
- THIS PLAN REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JENKINS COMMUNITIES KILEY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 20 EAST, 142ND E.M., CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON February 10th, 2015.
- THIS PLAN 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.
- THE MONUMENTS SPECIFIED ON THE PLAN WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY Beck's 3, 2013, 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. 19092

### UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAN HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, AND DO HEREBY RELINQUISH THOSE EXISTING EASEMENTS, EXCEPT AS NOTED, LOCATED WITHIN THE EXTERIOR BOUNDARY OF THIS PLAN, SAID EASEMENTS ARE RELINQUISHED IN FAVOR OF THOSE EASEMENTS GRANTED DELINEATED AND APPROVED HEREON.

Charter Communications 2/17/2015  
 CHARTER COMMUNICATIONS  
 NAME/TITLE (PRINT) Steve A. Agreter

STATE OF NEVADA }  
 COUNTY OF WASHOE } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th DAY OF February, 2015, BY Steve A. Agreter AS Manager FOR CHARTER COMMUNICATIONS.

Teri Knap 2-11-2015  
 NOTARY PUBLIC  
 NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA  
 NAME/TITLE (PRINT) Teri Knap - MGR. OSP Planning & Eng. Design

STATE OF NEVADA }  
 COUNTY OF WASHOE } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14th DAY OF February, 2015, BY Teri Knap AS Mgr. OSP Planning & Eng. Design FOR NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA.

Sierra Pacific Power Company 2-24-15  
 NOTARY PUBLIC  
 SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY  
 NAME/TITLE (PRINT) Robert C. Hines

STATE OF NEVADA }  
 COUNTY OF WASHOE } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24th DAY OF February, 2015, BY Robert C. Hines AS Manager FOR SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY.

Truckee Meadows Water Authority 25 Feb 2015  
 NOTARY PUBLIC  
 TRUCKEE MEADOWS WATER AUTHORITY  
 NAME/TITLE (PRINT) John A. Egan

STATE OF NEVADA }  
 COUNTY OF WASHOE } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 26th DAY OF February, 2015, BY John A. Egan AS Sec. Adm. FOR TRUCKEE MEADOWS WATER AUTHORITY.

Levy Reiser 2/19/2015  
 NOTARY PUBLIC  
 LEVY REISER  
 NAME/TITLE (PRINT)

### COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAN 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. 2233808, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

Michael E. Gump, P.L.S. 13927  
 WASHOE COUNTY SURVEYOR

FILE NO. \_\_\_\_\_  
 FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.

COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY  
 FEE: \_\_\_\_\_

OFFICIAL PLAT  
 OF  
**KILEY RANCH VILLAGE 38**  
 PHASE 1  
 (NEW URBAN DEVELOPMENT)  
 A MERGER & RESUBDIVISION OF  
 PARCEL 1 AND PARCEL 2 OF PARCEL MAP NO. 4815  
 BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 15  
 TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.  
 SPARKS WASHOE COUNTY NEVADA

JOB NO. 1600.156  
 SHEET 1  
 OF 3

**WOOD ROGERS**  
 5440 Reno Corporate Drive Tel 775.933.4088  
 Reno, NV 89511 Fax 775.933.4099

SEE SHEET 3  
MATCHLINE

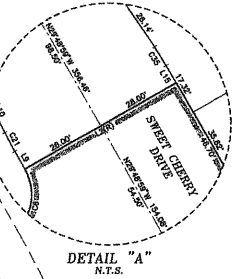
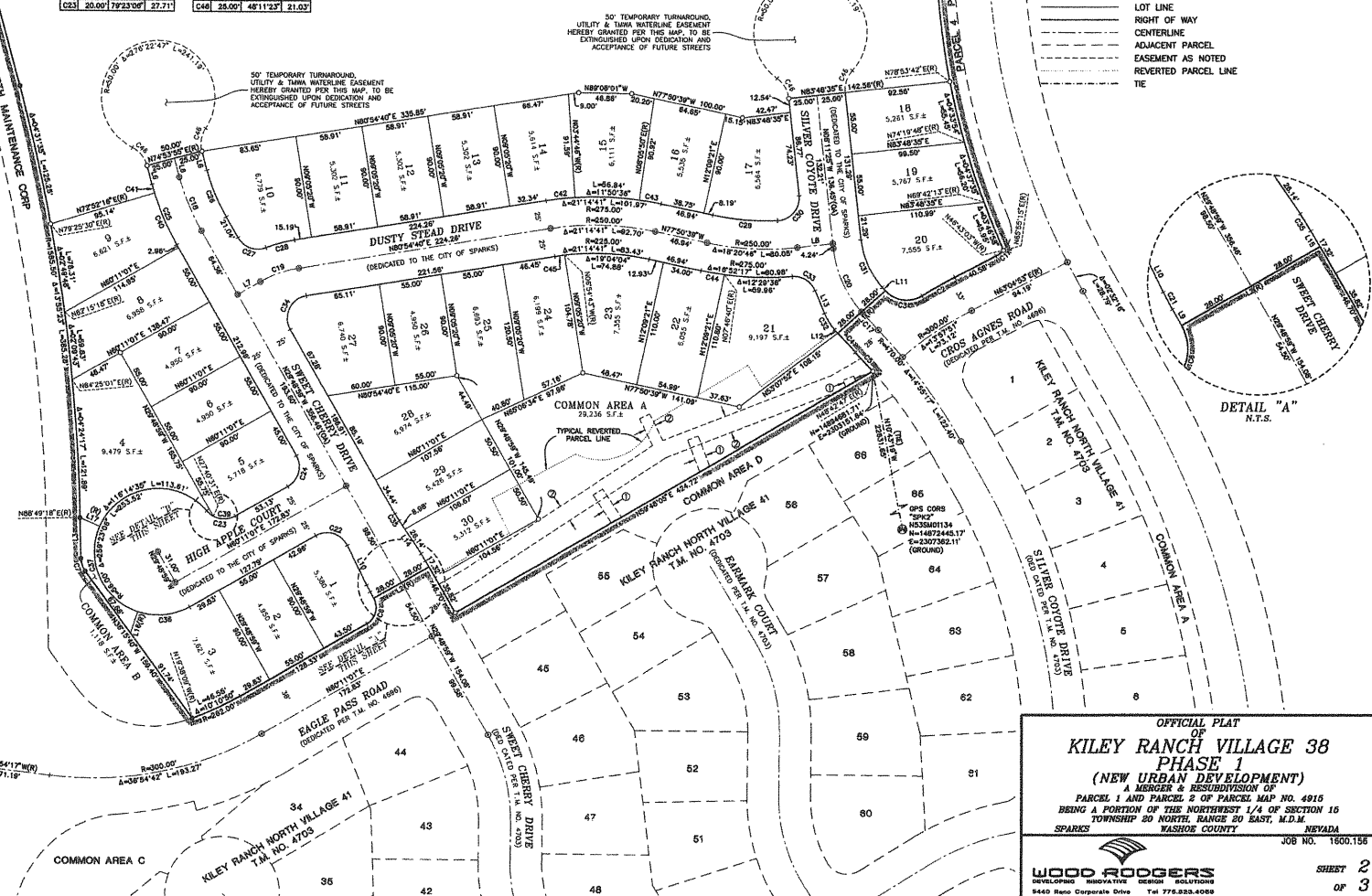
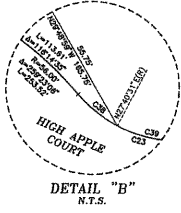
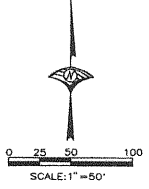
PARCEL 1-A  
14.89 ACRES

CURVE TABLE			CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	NO.	RADIUS	DELTA	LENGTH
C1	25.00'	18°47'58"	8.64'	C24	20.00'	80°00'00"	31.42'
C2	333.00'	08°42'32"	33.18'	C25	225.00'	16°42'54"	67.76'
C3	28.00'	80°00'00"	28.28'	C26	175.00'	14°42'54"	44.94'
C4	558.00'	02°28'24"	52.81'	C27	20.00'	81°18'30"	28.37'
C5	442.00'	02°27'24"	22.81'	C28	125.00'	12°00'18"	26.19'
C6	18.50'	80°00'00"	28.22'	C29	225.00'	14°38'44"	57.32'
C7	29.00'	34°04'31"	13.13'	C30	20.00'	82°40'00"	32.73'
C8	165.00'	12°41'53"	36.57'	C31	75.00'	39°34'17"	46.58'
C9	238.50'	07°50'19"	32.77'	C32	50.00'	19°17'11"	16.83'
C10	20.00'	24°28'54"	8.60'	C33	20.00'	78°14'29"	25.22'
C11	30.00'	88°00'00"	20.84'	C34	20.00'	110°43'30"	38.80'
C12	28.00'	81°44'01"	26.28'	C35	100.00'	04°04'24"	7.11'
C13	28.00'	84°44'51"	28.75'	C36	58.00'	48°08'33"	47.09'
C14	121.50'	04°49'38"	10.15'	C37	35.00'	94°59'58"	92.89'
C15	27.00'	82°00'26"	20.28'	C38	20.00'	21°53'27"	7.84'
C16	27.00'	87°07'43"	28.82'	C39	20.00'	57°29'30"	20.07'
C17	500.00'	02°28'58"	21.68'	C40	225.00'	12°41'19"	48.82'
C18	200.00'	14°42'54"	51.37'	C41	225.00'	02°01'38"	7.88'
C19	100.00'	02°44'27"	31.18'	C42	275.00'	02°29'44"	25.84'
C20	100.00'	03°34'17"	62.08'	C43	275.00'	04°03'31"	18.48'
C21	100.00'	03°56'44"	6.82'	C44	275.00'	04°22'41"	21.01'
C22	20.00'	83°58'44"	32.79'	C45	225.00'	02°10'37"	8.59'
C23	20.00'	78°23'00"	27.71'	C46	28.00'	48°11'23"	21.03'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N88°14'18"E	58.00'
L2	N87°11'01"E	54.00'
L3	N81°29'57"W	35.83'
L4	N80°29'11"W	2.85'
L5	N82°29'11"W	2.23'
L6	N10°00'00"W	17.00'
L7	N82°11'01"E	23.01'
L8	N83°48'35"E	31.59'
L9	N82°48'35"W	6.35'
L10	N82°09'18"W	38.78'
L11	N81°45'42"W	4.19'
L12	N41°45'42"W	4.17'
L13	N22°33'51"W	21.82'
L14	N33°52'22"W	35.12'
L15	N29°48'38"W	6.44'
L16	N18°19'34"E	20.00'
L17	N82°48'35"W	18.84'
L18	N82°48'35"E	41.72'
L19	N85°45'51"E	20.00'
L20	N84°14'08"W	40.41'

**LEGEND:**

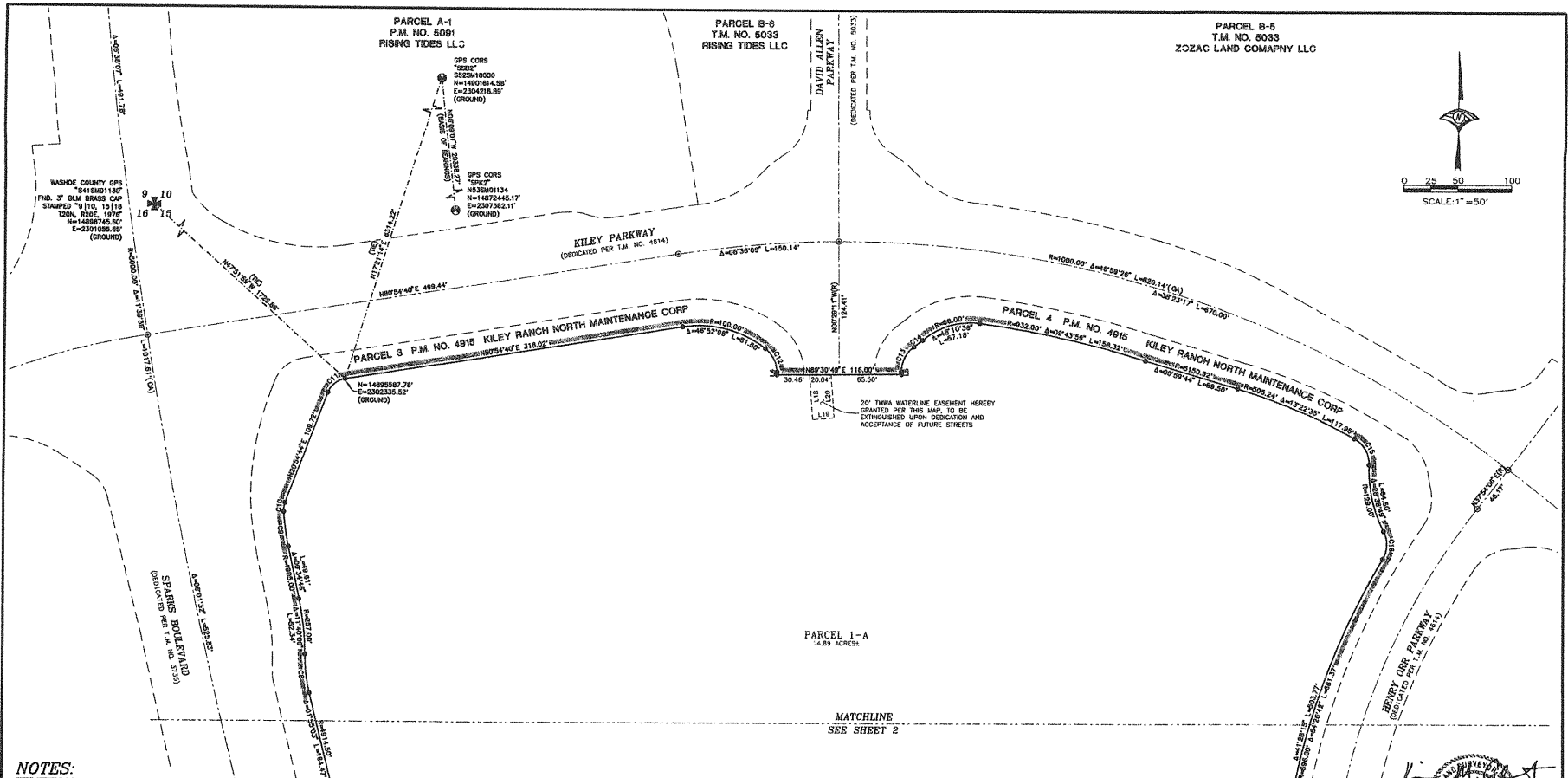
- FND. 5/8" REBAR & CAP - PLS 17098
- FND. CENTERLINE STREET MONUMENT PER T.M. NO. 3735, 4814, 4898 & 4703
- TYPICAL SECTION CORNER - FND. AS NOTED
- SET 5/8" REBAR & CAP - PLS 18052 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
- STANDARD CENTERLINE STREET MONUMENT TO BE SET
- DIMENSION POINT (NOTHING FOUND OR SET)
- GPS CONTINUOUSLY OPERATING REFERENCE STATION
- RADIAL BEARING
- PUBLIC UTILITY EASEMENT
- P.V.T. D.E. PRIVATE DRAINAGE EASEMENT
- S.F. SQUARE FEET
- EASEMENT IDENTIFICATION, SEE SHEET 3 OF 3
- SUBDIVISION BOUNDARY
- GRAPHIC BORDER
- LOT LINE
- RIGHT OF WAY
- CENTERLINE
- ADJACENT PARCEL
- EASEMENT AS NOTED
- REVERTED PARCEL LINE
- TIE



OFFICIAL PLAT  
OF  
**KILEY RANCH VILLAGE 38**  
PHASE 1  
(NEW URBAN DEVELOPMENT)  
A MERGER & RESUBDIVISION OF  
PARCEL 1 AND PARCEL 2 OF PARCEL MAP NO. 4915  
BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 15  
TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.  
SPARKS, YASHO COUNTY, NEVADA

WOOD ROGERS  
ENGINEERS, ARCHITECTS, SURVEYORS  
8440 Reno Corporate Drive Tel 775.858.4088  
Reno, NV 89521 Fax 775.858.4086

JOB NO. 1660.156  
SHEET 2  
OF 3



**NOTES:**

1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10.0 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHT-OF-WAYS, 5.0 FEET 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 SERVICES TO THAT LOT AND THE 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 THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
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 PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
5. A PRIVATE DRAINAGE EASEMENT, 5' IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10' IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING LOT OWNERS. SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING LOT OWNERS.
6. A SURFACE FLOW DRAINAGE EASEMENT FOR THE PASSAGE OF STORM WATERS IS HEREBY GRANTED TO THE CITY OF SPARKS ACROSS THE COMMON AREAS AS SHOWN HEREON.
7. A BLANKET STORM DRAIN EASEMENT IS HEREBY GRANTED TO THE CITY OF SPARKS OVER, UNDER AND ACROSS ALL COMMON AREA LOTS FOR THE PURPOSE OF INSTALLING, ACCESSING AND MAINTAINING SAID STORM DRAIN FACILITIES.
8. ALL COMMON AREA LOTS SHOWN HEREON ARE TO BE GRANTED TO AND MAINTAINED BY THE KRN VILLAGES HOMEOWNERS' ASSOCIATION.
9. THE OWNER HEREBY RESERVES A BLANKET EASEMENT WITHIN THE AREAS OFFERED FOR DEDICATION FOR THE PLACEMENT AND MAINTENANCE OF LANDSCAPE IRRIGATION LINES. ANY LANDSCAPE IRRIGATION LINES PLACED UNDERNEATH IMPROVED SURFACES SHALL BE PLACED WITHIN SLEEVES APPROVED BY THE CITY OF SPARKS. ANY MODIFICATION, RELOCATION, AND OR MAINTENANCE OF SAID LANDSCAPE IRRIGATION LINES SHALL BE AT THE EXPENSE OF THE KRN VILLAGES HOMEOWNERS' ASSOCIATION.
10. 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.

**REFERENCES:**

1. PARCEL MAP NO. 4915, FILE NO. 3661177, 06/18/2008
  2. SUBDIVISION TRACT MAP NO. 4703, FILE NO. 3443213, 09/27/2008
  3. DEDICATION TRACT MAP NO. 4896, FILE NO. 3435381, 09/07/2008
  4. DEDICATION TRACT MAP NO. 4814, FILE NO. 3355660, 03/01/2008
  5. DEDICATION TRACT MAP NO. 3733, FILE NO. 2364920, 07/27/1999
- ALL ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**BASIS OF BEARINGS:**

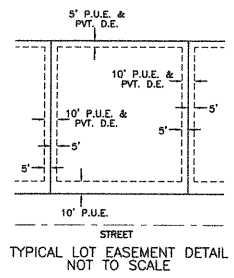
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "SPK2". THE BEARING BETWEEN CORS "SPK2" - NS329M1134 AND CORS "SSB2" - SS229M1000 IS TAKEN AS NORTH 06°09'01" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

**EASEMENTS:**

- ① DRAINAGE EASEMENT PER DOCUMENT NO. 3619874, TO REMAIN.
- ② CITY OF SPARKS STORM DRAIN EASEMENT PER PARCEL MAP NO. 4915, TO REMAIN.

**NOTE:**

SEE SHEET 2 OF 3 FOR LINE, CURVE TABLES & LEGEND INFORMATION.



**AREA SUMMARY:**

TOTAL AREA = 21.51 ACRES±  
 COMMON AREA = 30,364 S.F.±  
 PARCEL 1-A = 14.89 ACRES±  
 RIGHT-OF-WAY AREA = 71,474 S.F.±  
 LOT AREA = 4.28 ACRES±  
 TOTAL NO. OF LOTS = 30

OFFICIAL PLAT  
 OF  
**KILEY RANCH VILLAGE 38**  
**PHASE 1**  
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 BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 15  
 TOWNSHIP 20 NORTH, RANGE 20 EAST, N.D.M.

SPARKS WASHOE COUNTY NEVADA  
 JOB NO. 1600.156

SHEET 3  
 OF 3

**WOOD RODGERS**  
 CIVIL ENGINEERS ARCHITECTS SURVEYORS  
 5440 Reno Corporate Drive Tel 775.825.4008  
 Reno, NV 89511 Fax 775.825.4005

