

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RRW STONEBROOK, LLC, A DELAWARE 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 DOES HEREBY OFFER AND DEDICATE TO THE CITY OF SPARKS ALL PUBLIC STREETS, ALLEYS, RIGHTS-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, TRUCKEE MEADOWS WATER AUTHORITY, ALL PUBLIC UTILITY 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. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

RRW STONEBROOK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Jeffrey Dimkin  
 NAME/TITLE PRINTED  
 DATE: 8-13-18

**ACKNOWLEDGMENT:**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
 COUNTY OF Los Angeles )

ON 8-13-18 BEFORE ME, Nicole Stanton Notary Public,  
 PERSONALLY APPEARED, Jeffrey Dimkin

WHO PROVED TO ME ON THE BASIS SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

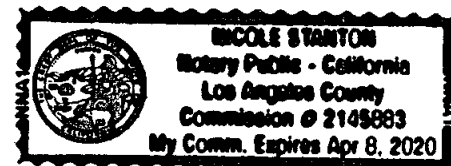
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Nicole Stanton

PRINT NAME: Nicole Stanton

COMMISSION NO: 2145883

MY PERSONAL PLACE OF BUSINESS IS Los Angeles COUNTY



**SECURITY INTEREST HOLDER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT AND THE DEDICATION OF ALL UTILITY EASEMENTS SHOWN HEREON, AND HEREBY RELINQUISHES AND SUBORDINATES ANY LIENS HELD BY THE UNDERSIGNED IN FAVOR OF SUCH UTILITY EASEMENTS.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION BY DOCUMENT NO. \_\_\_\_\_  
 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE PERFORMANCE DEED OF TRUST DOCUMENT NO. 4620145).

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT RRW STONEBROOK, LLC, A DELAWARE 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 FINAL MAP; THAT WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THEY ARE THE ONLY HOLDER(S) OF RECORD OF A SECURITY INTEREST IN SAID LAND; AND 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, AND THAT A GUARANTEE DATED \_\_\_\_\_ FOR THE BENEFIT OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST AMERICAN TITLE COMPANY

BY: \_\_\_\_\_ DATE \_\_\_\_\_

NAME/TITLE (PRINT)

**UTILITY COMPANIES' CERTIFICATE:**

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

Sierra Pacific Power Company D/B/A NV Energy  
 NAME/TITLE (PRINT) DATE: 8-9-2018

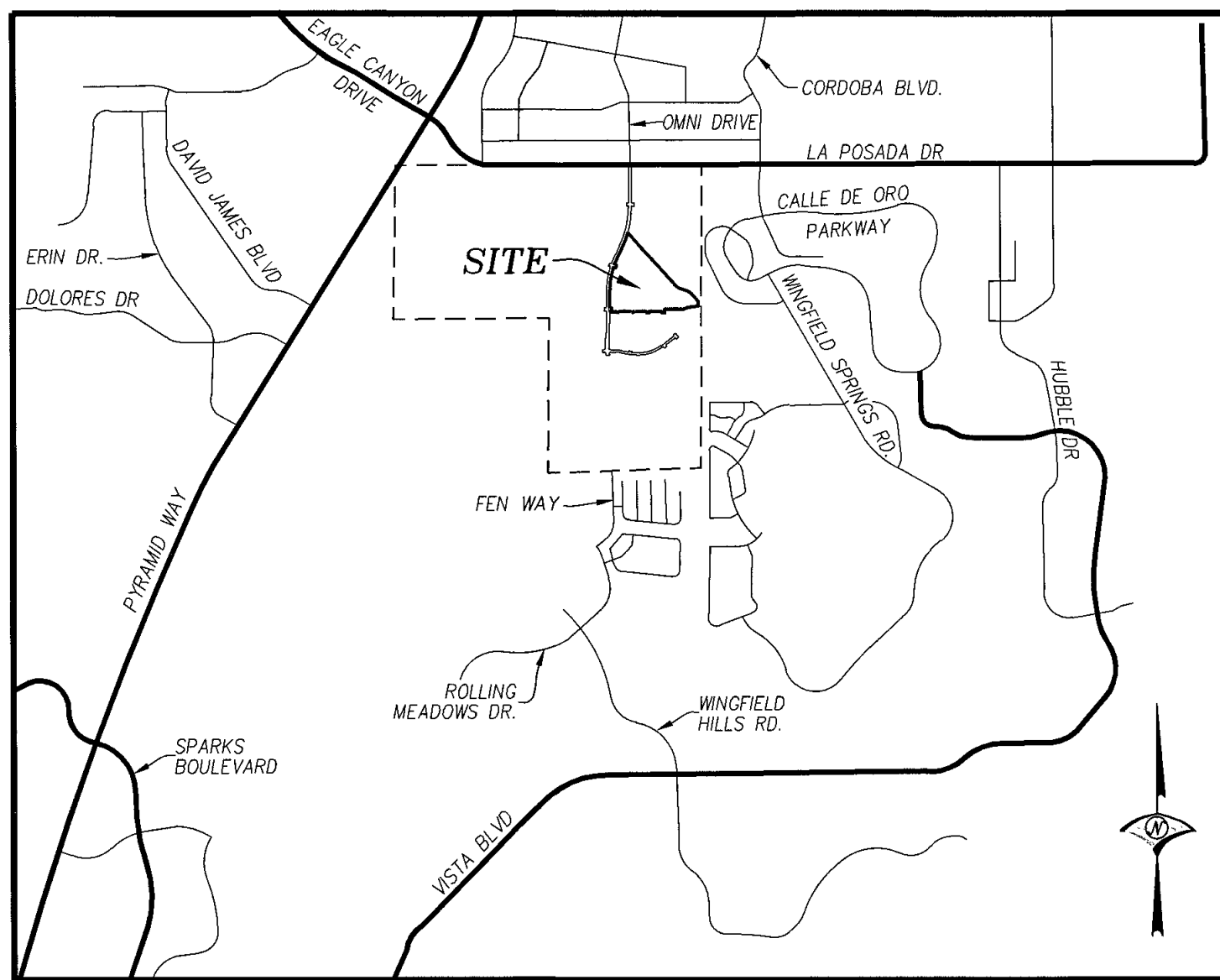
Sierra Pacific Power Company D/B/A AT&T Nevada  
 NAME/TITLE (PRINT) DATE: 8-9-2018

Charter Communications Dave Albert HC Designer III  
 NAME/TITLE (PRINT) DATE: 8/15/2018

TRUCKEE MEADOWS WATER AUTHORITY DATE \_\_\_\_\_

NAME/TITLE (PRINT)

**STONEBROOK VILLAGE C1**  
 NEW URBAN DISTRICT



VICINITY MAP

N.T.S.

**CITY COUNCIL'S CERTIFICATE:**

A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA ON THE 16TH DAY OF JANUARY, 2014. AND IN ACCORDANCE WITH N.R.S. 278.360, A ONE YEAR EXTENSION WAS PROVIDED DUE TO CITY COUNCIL APPROVAL OF STONEBROOK VILLAGES D1 ON THE 23rd DAY OF OCTOBER, 2017 AND RECORDED AS TRACT MAP NO. 5236, FILE NO. 4759544. THIS FINAL MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND THE CITY COUNCIL APPROVES AND ACCEPTS ALL PUBLIC STREETS, ALLEYS, RIGHTS-OF-WAY, 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: \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY CLERK AND CLERK OF THE CITY COUNCIL

**PLANNING DEPARTMENT CERTIFICATE**

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP OF STONEBROOK PHASE 1, PCN13014, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS ON THE 16TH DAY OF JANUARY, 2014 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

ARMANDO ORNELAS DATE \_\_\_\_\_  
 ASSISTANT COMMUNITY SERVICES DIRECTOR

**NOTES:**

- 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 THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
- ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
- 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 OWNER, THEIR SUCCESSORS AND ASSIGNS.
- 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 PROPERTY LINES.
- 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.
- A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER ALL COMMON AREAS SHOWN HEREON.
- ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE STONEBROOK HOMEOWNERS' ASSOCIATION.
- A BLANKET STORM DRAIN AND SURFACE DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF SPARKS ACROSS ALL COMMON AREAS SHOWN HEREON.
- WITH DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE CITY OF SPARKS WITH A WILL SERVE LETTER.
- 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 AND ACCESS ALL PUBLIC FIRE HYDRANTS FOR ROUTINE INSPECTION AND MAINTENANCE IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- THOSE PORTIONS OF THE 50' SANITARY SEWER, STORM DRAIN, EMERGENCY ACCESS & PUBLIC UTILITY EASEMENT PER PARCEL MAP NO. 4751 UNDER THE STREETS DEDICATED HEREON ARE HEREBY RELINQUISHED PER THIS MAP.

**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's: 528-311-10  
Danielle Carlton  
 WASHOE COUNTY TREASURER  
Danielle Carlton Deputy Treasurer  
 NAME / TITLE (PRINT) DATE: 8/23/18

**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. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH DATE \_\_\_\_\_

NAME / TITLE (PRINT)

**DIVISION OF WATER RESOURCES CERTIFICATE**

THIS FINAL MAP 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.

Mark Swazlian P.E.  
 DIVISION OF WATER RESOURCES DATE: 8/23/18  
MARK SWAZLIAN, SECTION CHIEF, WATER RIGHTS  
 NAME/TITLE PRINTED

**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, P.L.S. 13927  
 WASHOE COUNTY SURVEYOR

**GOVERNING AGENCY CERTIFICATE**

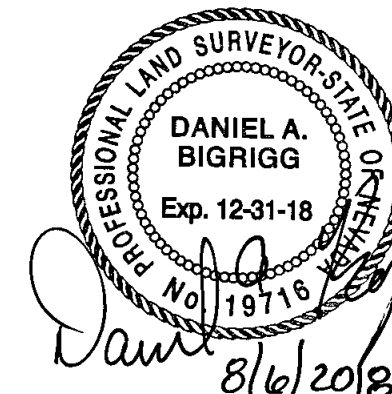
I HEREBY CERTIFY THAT I AM THE CITY ENGINEER FOR THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THAT I HAVE EXAMINED THIS PLAT AND ALL APPLICABLE PROVISIONS OF THE LAWS OF THE STATE OF NEVADA AND ORDINANCES OF THE CITY OF SPARKS HAVE BEEN COMPLIED WITH, THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT,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

JON R. ERICSON, P.E. P.T.O.E, CITY ENGINEER DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, DANIEL A. BIGRIGG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

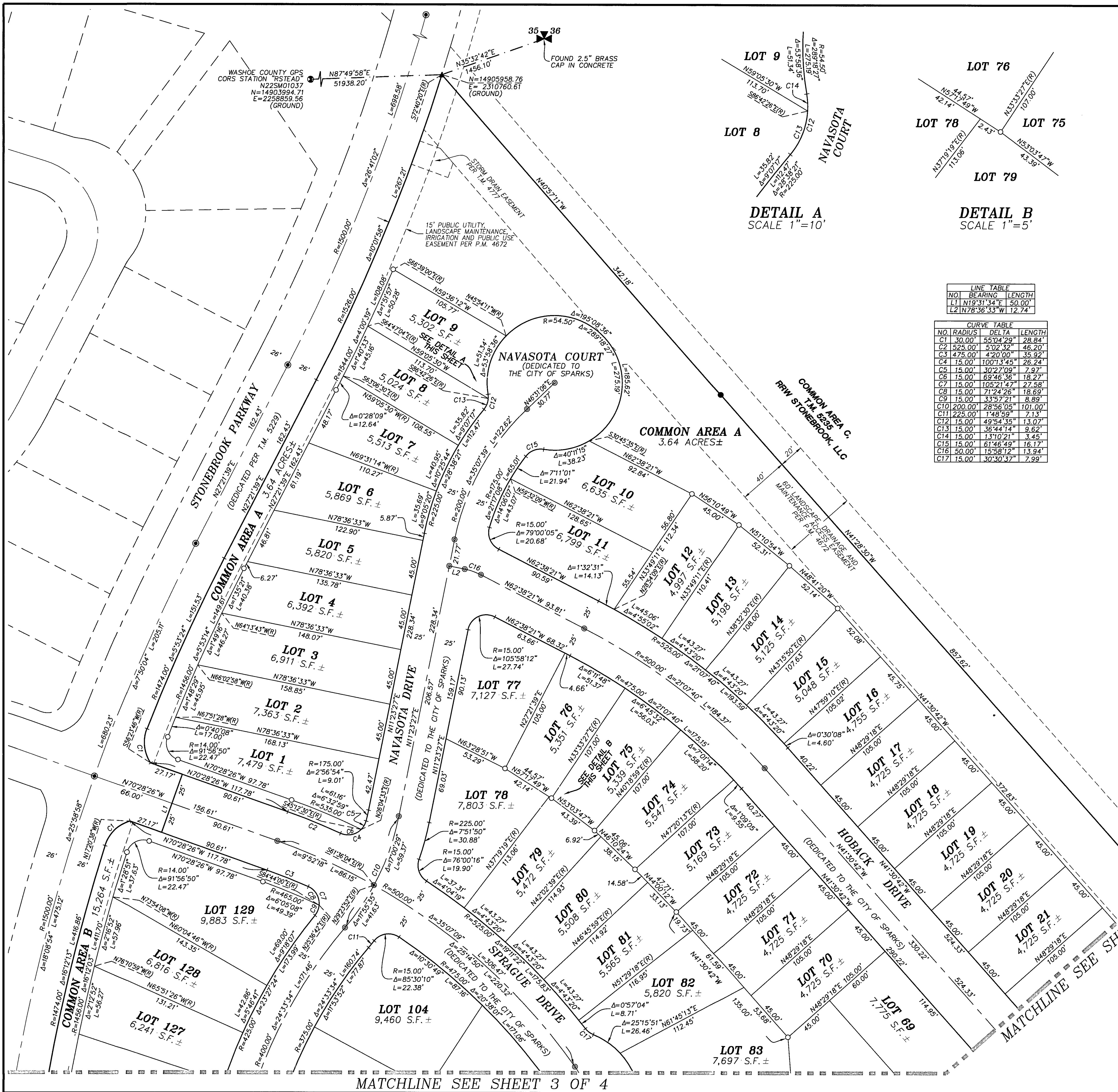
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RRW STONEBROOK, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 1 AND THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M., CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON August 8, 2018.
- 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.
- 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.



DANIEL A. BIGRIGG P.L.S.  
 NEVADA CERTIFICATE NO. 19716

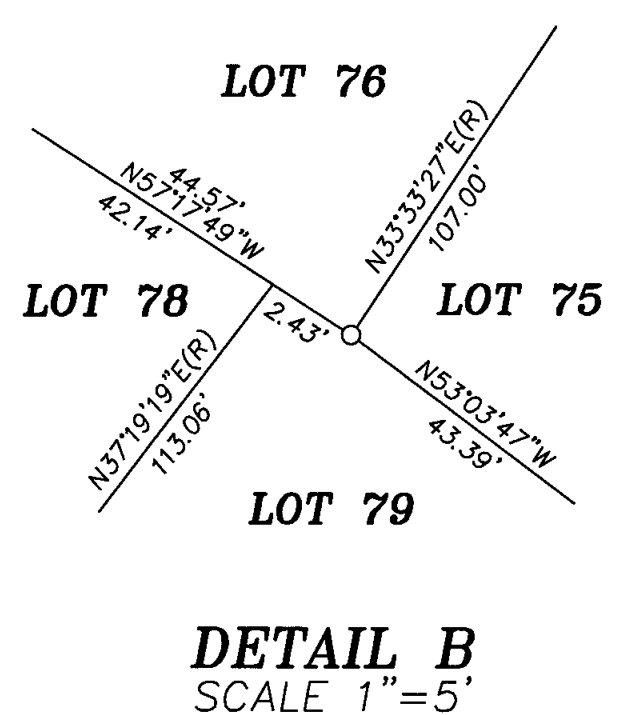
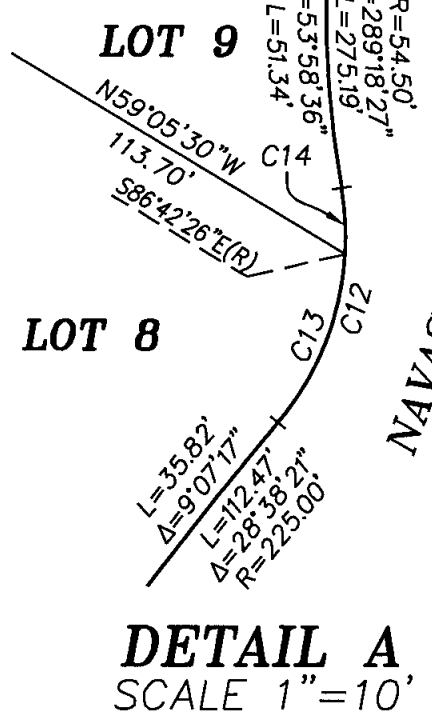
FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 201____, AT _____ MINUTES PAST _____ O'CLOCK, _____, OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.	OFFICIAL PLAT OF <b>STONEBROOK VILLAGE C1</b> BEING A DIVISION OF PARCEL E-1 PER T.M. 5229 SITUATE WITHIN THE NW 1/4 OF SECTION 1 & THE NE 1/4 OF SECTION 2 T.20N. R.20E., M.D.M. SPARKS WASHOE COUNTY NEVADA JOB NO. 1407.027
COUNTY RECORDER BY: _____ DEPUTY FEE: _____	WOOD RODGERS BUILDING RELATIONSHIPS ONE PROJECT AT A TIME 1981 Corporate Blvd Reno, NV 89502 Tel: 775.823.4066 Fax: 775.823.4066 SHEET 1 OF 4





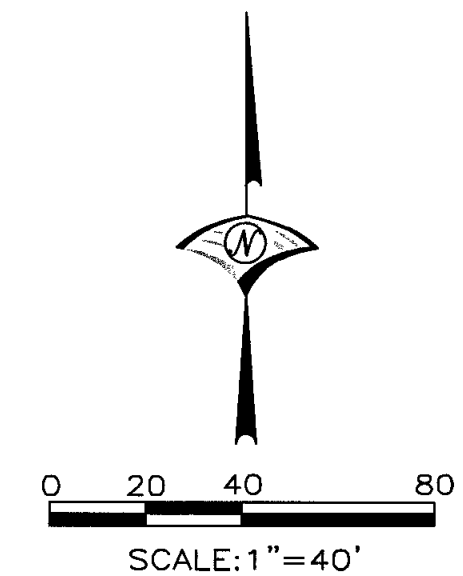
WASHOE COUNTY GPS  
CORS STATION "RSTEAD"  
N22SM01037  
N=14903994.71  
E=2258859.56  
(GROUND)

FOUND 2.5" BRASS  
CAP IN CONCRETE  
N35°32'42"E  
1456.10'  
N=14905958.76  
E=2310760.61  
(GROUND)



NO.	BEARING	LENGTH
L1	N19°31'34"E	50.00'
L2	N78°36'33"W	12.74'

NO.	RADIUS	DELTA	LENGTH
C1	30.00'	55°04'29"	28.84'
C2	525.00'	5°02'32"	46.20'
C3	475.00'	4°20'00"	35.92'
C4	15.00'	100°13'45"	26.24'
C5	15.00'	30°22'09"	7.97'
C6	15.00'	69°46'36"	18.27'
C7	15.00'	105°21'47"	27.58'
C8	15.00'	71°24'26"	18.69'
C9	15.00'	33°57'21"	8.89'
C10	200.00'	28°56'05"	101.00'
C11	225.00'	1°48'59"	7.13'
C12	15.00'	49°54'35"	13.07'
C13	15.00'	36°44'14"	9.62'
C14	15.00'	13°10'21"	3.45'
C15	15.00'	61°46'49"	16.17'
C16	50.00'	15°58'12"	13.94'
C17	15.00'	30°30'37"	7.99'



**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 NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RSTEAD" - N22SM01037 AND "WWRP" - S11SM15000 IS TAKEN AS SOUTH 52°15'19" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

- LEGEND:**
- 5/8" REBAR & CAP "PLS 17098" UNLESS OTHERWISE NOTED
  - ▲ 5/8" REBAR & CAP "PLS 19716" PER T.M. 5229
  - STANDARD STREET CENTERLINE MONUMENT PER T.M. 5229
  - ⊕ TYPICAL SECTION CORNER - AS NOTED
  - ⊙ WASHOE COUNTY G.P.S. MONUMENT - AS NOTED
  - ⊙ SET 5/8" REBAR & CAP - PLS 19716 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
  - ⊙ STANDARD CENTERLINE STREET MONUMENT TO BE SET
  - ⊕ DIMENSION POINT, NOTHING FOUND OR SET
  - (R) RADIAL BEARING
  - S.F. SQUARE FEET
  - T.M. SUBDIVISION TRACT MAP
  - P.M. PARCEL MAP
  - R.O.S. RECORD OF SURVEY
  - SUBDIVISION BOUNDARY
  - GRAPHIC BORDER
  - LOT LINE
  - RIGHT-OF-WAY
  - ROAD CENTERLINES
  - ADJACENT PARCEL
  - ADJACENT RIGHT-OF-WAY
  - EASEMENT AS NOTED
  - TIE

- REFERENCES:**
- RECORD OF SURVEY NO. 910, FILE NO. 381618, 10/14/1975.
  - LAND MAP NO. 143, FILE NO. 1673249, 5/13/1993.
  - RECORD OF SURVEY NO. 3193, FILE NO. 2075580, 2/26/1997.
  - RECORD OF SURVEY NO. 3626, FILE NO. 2353622, 6/22/1999.
  - RECORD OF SURVEY NO. 3627, FILE NO. 2353625, 6/22/1999.
  - PARCEL MAP NO. 3825, FILE NO. 2619335, 11/21/2001.
  - RECORD OF SURVEY NO. 4762, FILE NO. 3407484, 6/29/2006.
  - PARCEL MAP NO. 4672, FILE NO. 3453009, 10/19/2006.
  - PARCEL MAP NO. 4673, FILE NO. 3453010, 10/19/2006.
  - RECORD OF SURVEY NO. 4891, FILE NO. 3523784, 4/23/2007.
  - PARCEL MAP NO. 4751, FILE NO. 3523785, 4/23/2007.
  - TRACT MAP NO. 4777, FILE NO. 3531508, 5/11/2007.
  - PARCEL MAP NO. 4777, FILE NO. 3535657, 5/23/2007.
  - TRACT MAP NO. 4844, FILE NO. 3604696, 12/20/2007.
  - ORDER VACATING STREET DEDICATION DOC. NO. 4059100, 11/16/2011.
  - DEDICATION TRACT MAP NO. 5229, FILE NO. 4754345, 10/17/2017.
- ALL THE ABOVE ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

RIGHT-OF-WAY = 6.16 ACRES±  
COMMON AREAS (3) = 4.02 ACRES±  
LOT AREA (129) = 16.64 ACRES±  
TOTAL AREA = 26.82 ACRES±

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA  
DANIEL A. BIGRIGG  
Exp. 12-31-18  
8/6/2018

OFFICIAL PLAT  
OF  
**STONEBROOK VILLAGE C1**  
BEING A DIVISION OF PARCEL E-1 PER T.M. 5229  
SITUATE WITHIN THE NW 1/4 OF SECTION 1  
& THE NE 1/4 OF SECTION 2  
T.20N., R.20E., M.D.M.  
SPARKS WASHOE COUNTY NEVADA  
JOB NO. 1407.027

**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1981 Corporate Blvd Reno, NV 89502 Tel 775.823.4088 Fax 775.823.4066

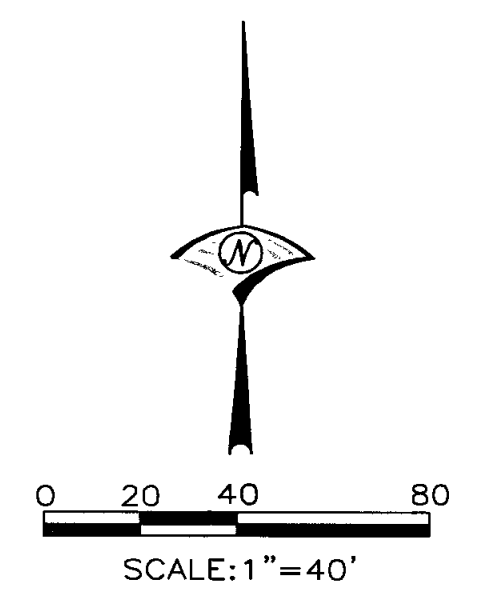
SHEET 2 OF 4

MATCHLINE SEE SHEET 3 OF 4

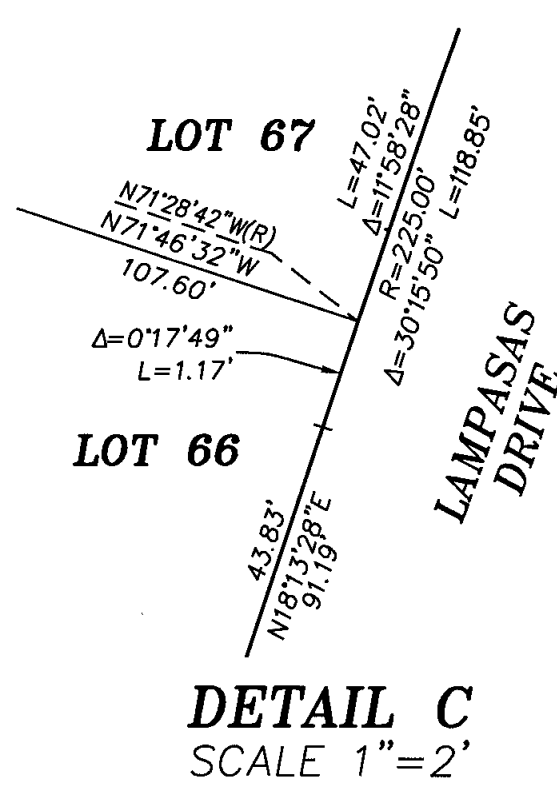
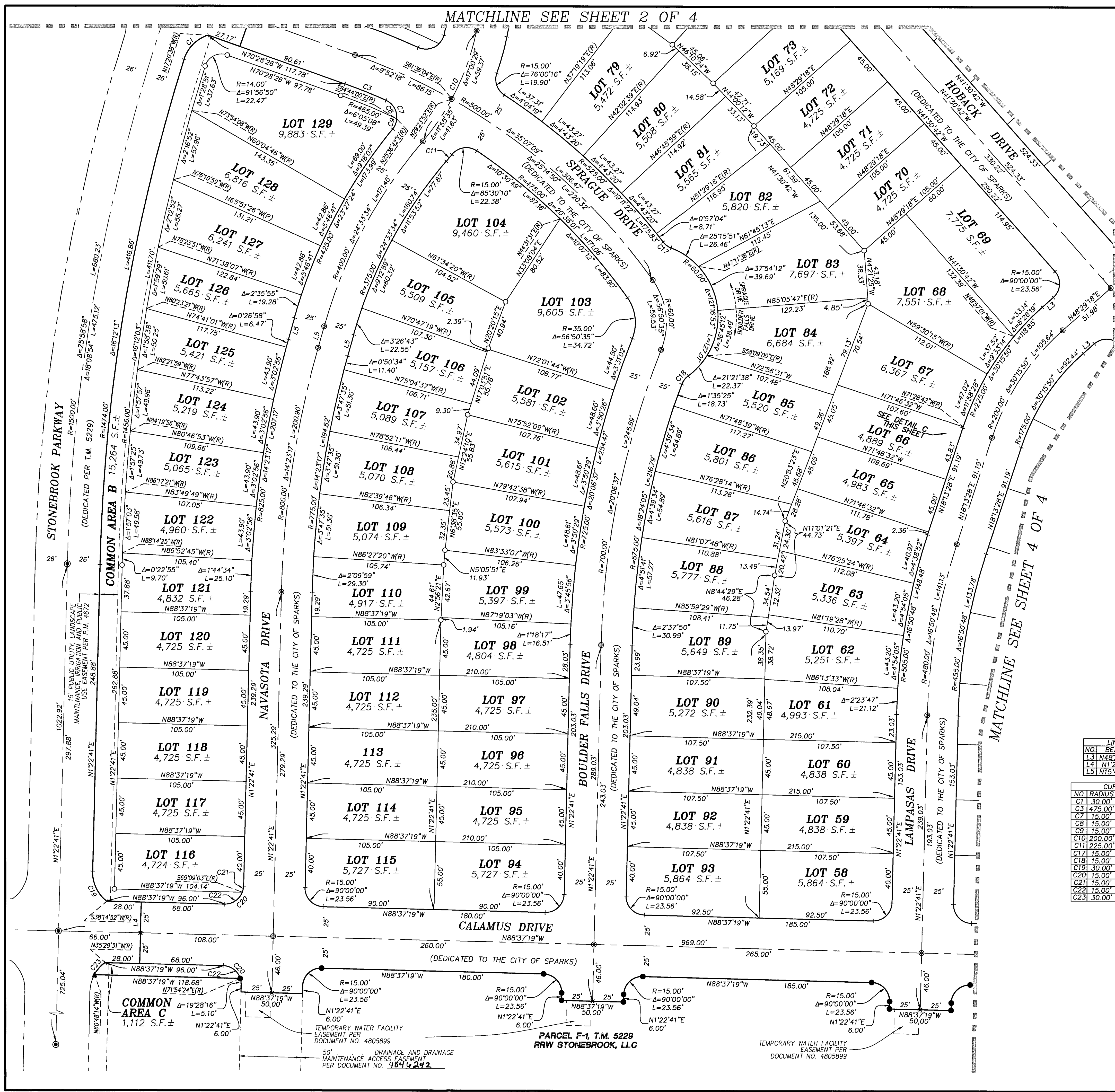
MATCHLINE SEE SHEET 4 OF 4



MATCHLINE SEE SHEET 2 OF 4



- LEGEND:**
- 5/8" REBAR & CAP "PLS 17098" UNLESS OTHERWISE NOTED
  - 5/8" REBAR & CAP "PLS 19716" PER T.M. 5229
  - ⊙ STANDARD STREET CENTERLINE MONUMENT PER T.M. 5229
  - ⊕ TYPICAL SECTION CORNER - AS NOTED
  - ⊗ WASHOE COUNTY G.P.S. MONUMENT - AS NOTED
  - ⊘ SET 5/8" REBAR & CAP - PLS 19716 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
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  - ⊕ DIMENSION POINT, NOTHING FOUND OR SET
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  - S.F. SQUARE FEET
  - T.M. SUBDIVISION TRACT MAP
  - P.M. PARCEL MAP
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  - SUBDIVISION BOUNDARY
  - GRAPHIC BORDER
  - LOT LINE
  - RIGHT-OF-WAY
  - ROAD CENTERLINES
  - ADJACENT PARCEL
  - ADJACENT RIGHT-OF-WAY
  - EASEMENT AS NOTED
  - TIE



**LINE TABLE**

NO.	BEARING	LENGTH
L3	N48°29'18"E	11.98'
L4	N1°22'41"E	50.00'
L5	N15°45'58"E	18.16'

**CURVE TABLE**

NO.	RADIUS	DELTA	LENGTH
C1	30.00'	55°04'29"	28.84'
C3	475.00'	4°20'00"	35.92'
C7	15.00'	105°21'47"	27.58'
C8	15.00'	71°24'26"	18.69'
C9	15.00'	33°57'21"	8.89'
C10	200.00'	28°56'05"	101.00'
C11	225.00'	1°48'58"	7.13'
C17	15.00'	30°30'37"	7.99'
C18	15.00'	33°25'52"	8.75'
C19	30.00'	53°07'48"	27.82'
C20	15.00'	90°00'00"	23.56'
C21	15.00'	19°28'16"	5.10'
C22	15.00'	70°31'44"	18.46'
C23	30.00'	25°18'43"	13.25'



OFFICIAL PLAT  
OF  
**STONEBROOK VILLAGE C1**  
BEING A DIVISION OF PARCEL E-1 PER T.M. 5229  
SITUATE WITHIN THE NW 1/4 OF SECTION 1  
& THE NE 1/4 OF SECTION 2  
T.20N., R.20E., M.D.M.  
SPARKS WASHOE COUNTY NEVADA

WOOD RODGERS  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1961 Corporate Blvd Reno, NV 89502 Tel 775.823.4088 Fax 775.823.4066

JOB NO. 1407.027  
SHEET 3 OF 4

COMMON AREA C  
1,112 S.F. ±

PARCEL F-1, T.M. 5229  
RRW STONEBROOK, LLC

TEMPORARY WATER FACILITY  
EASEMENT PER  
DOCUMENT NO. 4805899

TEMPORARY WATER FACILITY  
EASEMENT PER  
DOCUMENT NO. 4805899

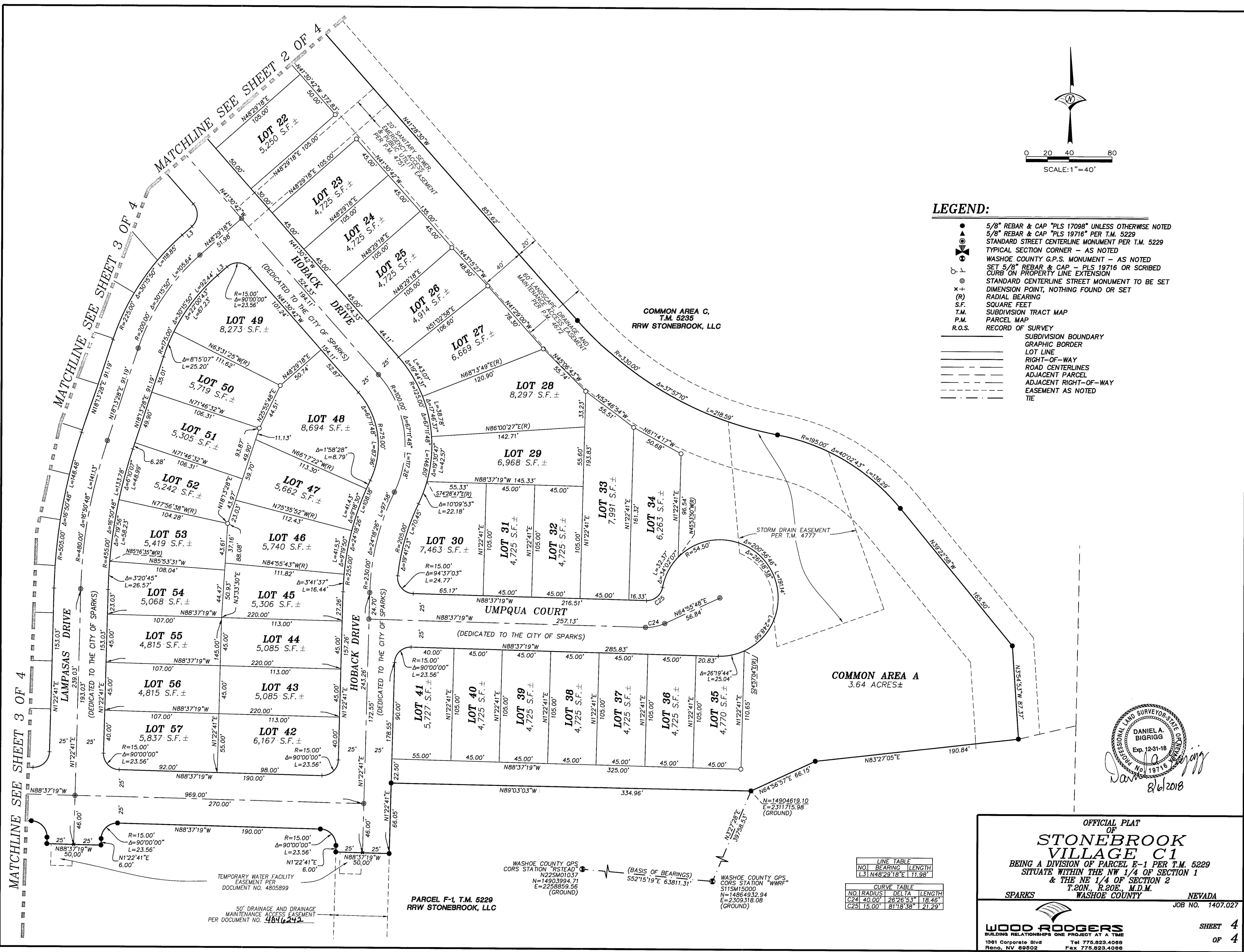
50' DRAINAGE AND DRAINAGE  
MAINTENANCE ACCESS EASEMENT  
PER DOCUMENT NO. 4844242



0 20 40 80  
SCALE: 1"=40'

**LEGEND:**

- 5/8" REBAR & CAP "PLS 17098" UNLESS OTHERWISE NOTED
  - ▲ 5/8" REBAR & CAP "PLS 19716" PER T.M. 5229
  - STANDARD STREET CENTERLINE MONUMENT PER T.M. 5229
  - ⊙ TYPICAL SECTION CORNER - AS NOTED
  - ⊙ WASHOE COUNTY G.P.S. MONUMENT - AS NOTED
  - ⊙ SET 5/8" REBAR & CAP - PLS 19716 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
  - ⊙ STANDARD CENTERLINE STREET MONUMENT TO BE SET
  - x+ DIMENSION POINT, NOTHING FOUND OR SET
  - (R) RADIAL BEARING
  - S.F. SQUARE FEET
  - T.M. SUBDIVISION TRACT MAP
  - P.M. PARCEL MAP
  - R.O.S. RECORD OF SURVEY
- 
- SUBDIVISION BOUNDARY
  - GRAPHIC BORDER
  - LOT LINE
  - RIGHT-OF-WAY
  - ROAD CENTERLINES
  - ADJACENT PARCEL
  - ADJACENT RIGHT-OF-WAY
  - EASEMENT AS NOTED
  - TIE



MATCHLINE SEE SHEET 3 OF 4

MATCHLINE SEE SHEET 2 OF 4

MATCHLINE SEE SHEET 3 OF 4

DANIEL A. BIGRIGG  
 Exp. 12-31-18  
 State of Nevada  
 No. 19716  
 8/6/2018

LINE TABLE		
NO.	BEARING	LENGTH
L3	N48°29'18"E	11.98'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C24	40.00'	26°26'53"	18.46'
C25	15.00'	81°18'38"	21.29'

OFFICIAL PLAT  
 OF  
**STONEBROOK VILLAGE C1**  
 BEING A DIVISION OF PARCEL E-1 PER T.M. 5229  
 SITUATE WITHIN THE NW 1/4 OF SECTION 1  
 & THE NE 1/4 OF SECTION 2  
 T.20N., R.20E., M.D.M.  
 SPARKS WASHOE COUNTY NEVADA

WOOD RODGERS  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1901 Corporate Blvd Reno, NV 89502 Tel 775.823.4068 Fax 775.823.4068

JOB NO. 1407.027  
 SHEET 4 OF 4

PARCEL F-1, T.M. 5229  
RRW STONEBROOK, LLC

WASHOE COUNTY GPS  
 COR'S STATION "RSTEAD"  
 N225M01037  
 N=14903994.71  
 E=2258859.56  
 (GROUND)

(BASIS OF BEARINGS)  
 S52°15'19"E 63811.31'

WASHOE COUNTY GPS  
 COR'S STATION "WWRP"  
 S115M15000  
 N=14864932.94  
 E=2309318.08  
 (GROUND)

TEMPORARY WATER FACILITY  
 EASEMENT PER  
 DOCUMENT NO. 4805899

50' DRAINAGE AND DRAINAGE  
 MAINTENANCE ACCESS EASEMENT  
 PER DOCUMENT NO. 4846242