TRENTO @ D'ANDREA SUBDIVISION

A PLANNED DEVELOPMENT

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LW D'ANDREA, 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 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 SUCCESSOR'S 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.

LW D'ANDREA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: _____ _____
DUSTIN BARKER, VICE PRESIDENT DATE

STATE OF NEVADA
COUNTY OF WASHOE SS

ON THIS _____ DAY OF _____, 201___, PERSONALLY APPEARED BEFORE ME, DUSTIN BARKER AS VICE PRESIDENT OF LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPAY.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LW D'ANDREA, LLC, A DELAWARE 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 THE FINAL MAP; THAT LENNAR HOMES OF CALIFORNIA, INC. HOLDS OF RECORD A SECURITY INTEREST IN THE LAND 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 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.

NORTH AMERICAN TITLE COMPANY

BY: _____ _____
DATE

NAME:

TITLE:

SECURITY INTEREST HOLDER'S CERTIFICATES:

THIS IS TO CERTIFY THAT THE FOLLOWING HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION,
BY DOCUMENT NO. _____, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

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: _____ _____
DIVISION OF WATER RESOURCES DATE

NAME:

TITLE:

DISTRICT BOARD OF HEALTH CERTIFICATE:

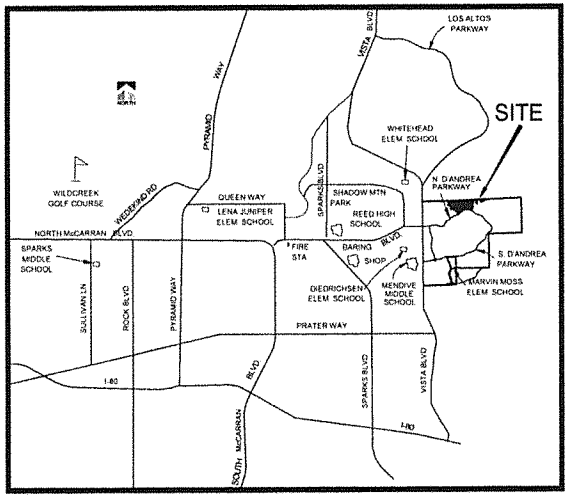
THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

BY: _____ _____
WASHOE COUNTY DISTRICT BOARD OF HEALTH DATE

NAME:

TITLE.

DOCUMENT NO:



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I, DANIEL A. BIORIGG 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 L W D'ANDREA, LLC., A DELAWARE LIMITED LIABILITY COMPANY
2. THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 35 AND THE NW 1/4 OF SECTION 36, T20N, R20E, MDM., CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THAT THE SURVEY WAS COMPLETED ON _____
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.

_____
DANIEL A. BIORIGG P.L.S.
NEVADA CERTIFICATE NO. 19716

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

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: _____ _____
CHARTER COMMUNICATIONS DATE
NAME:
TITLE

BY: _____ _____
NEVADA BELL TELEPHONE COMPANY D.B.A. AT&T NEVADA DATE
NAME:
TITLE:

BY: _____ _____
NV ENERGY DATE
NAME:
TITLE:

BY: _____ _____
TRUCKEE MEADOWS WATER AUTHORITY DATE
NAME:
TITLE:

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

PLANNING DEPARTMENT CERTIFICATE:

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP OF D'ANDREA RANCH PHASE III, TM 04-0005 AS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS ON THE 13TH DAY OF DECEMBER, 2004, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET

_____ _____
NEIL C. KRUTZ, P.E. DATE
DEPUTY CITY MANAGER FOR COMMUNITY SERVICES

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 13TH DAY OF DECEMBER, 2004, AND IN ACCORDANCE WITH N.R.S. 278.360, A ONE YEAR EXTENSION WAS PROVIDED DUE TO CITY COUNCIL APPROVAL OF COMO @ D'ANDREA SUBDIVISION ON THE 11TH DAY OF NOVEMBER, 2013, AND RECORDED AS TRACT MAP NO. 5057, FILE NO. 4304889, ON DECEMBER 4, 2013. 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, 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

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND 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: 402-561-03

BY: _____ _____
DATE
NAME:
DEPUTY TREASURER

FILE No. _____
FEE _____
FILED FOR RECORD AT THE REQUEST
OF BY _____
ON THIS ____ DAY OF _____
201___, AT _____ MINUTES PAST _____
O'CLOCK _____ OFFICIAL RECORDS
OF WASHOE COUNTY, NEVADA
RECORDER
COUNTY RECORDER
BY: _____
DEPUTY

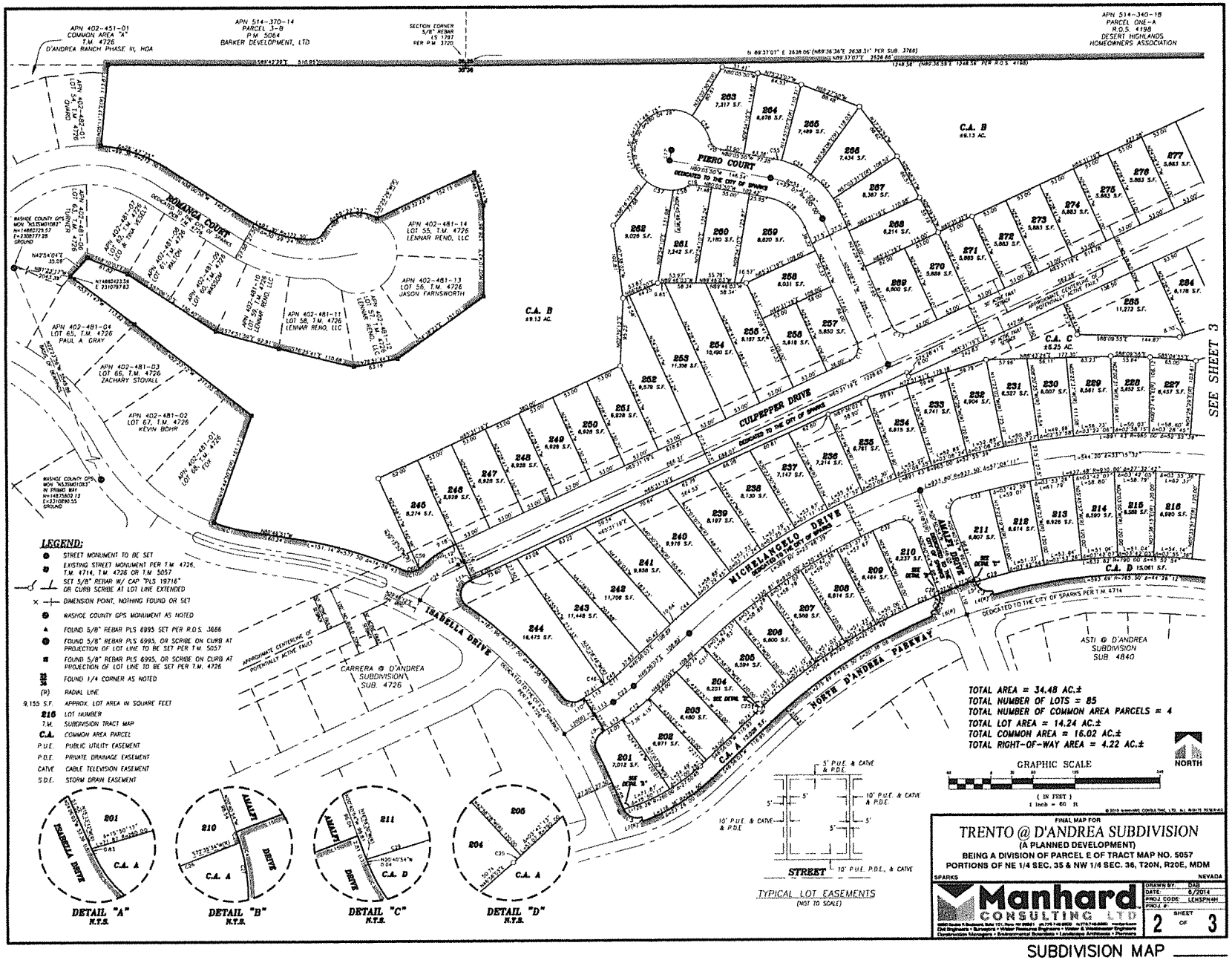
© 2014 MANHARD CONSULTING LTD. ALL RIGHTS RESERVED

FINAL MAP FOR
TRENTO @ D'ANDREA SUBDIVISION
(A PLANNED DEVELOPMENT)
BEING A DIVISION OF PARCEL E OF TM 5057
PORTIONS OF NE 1/4 SEC. 35 & NW 1/4 SEC. 36, T20N, R20E, MDM
SPARKS WASHOE COUNTY NEVADA

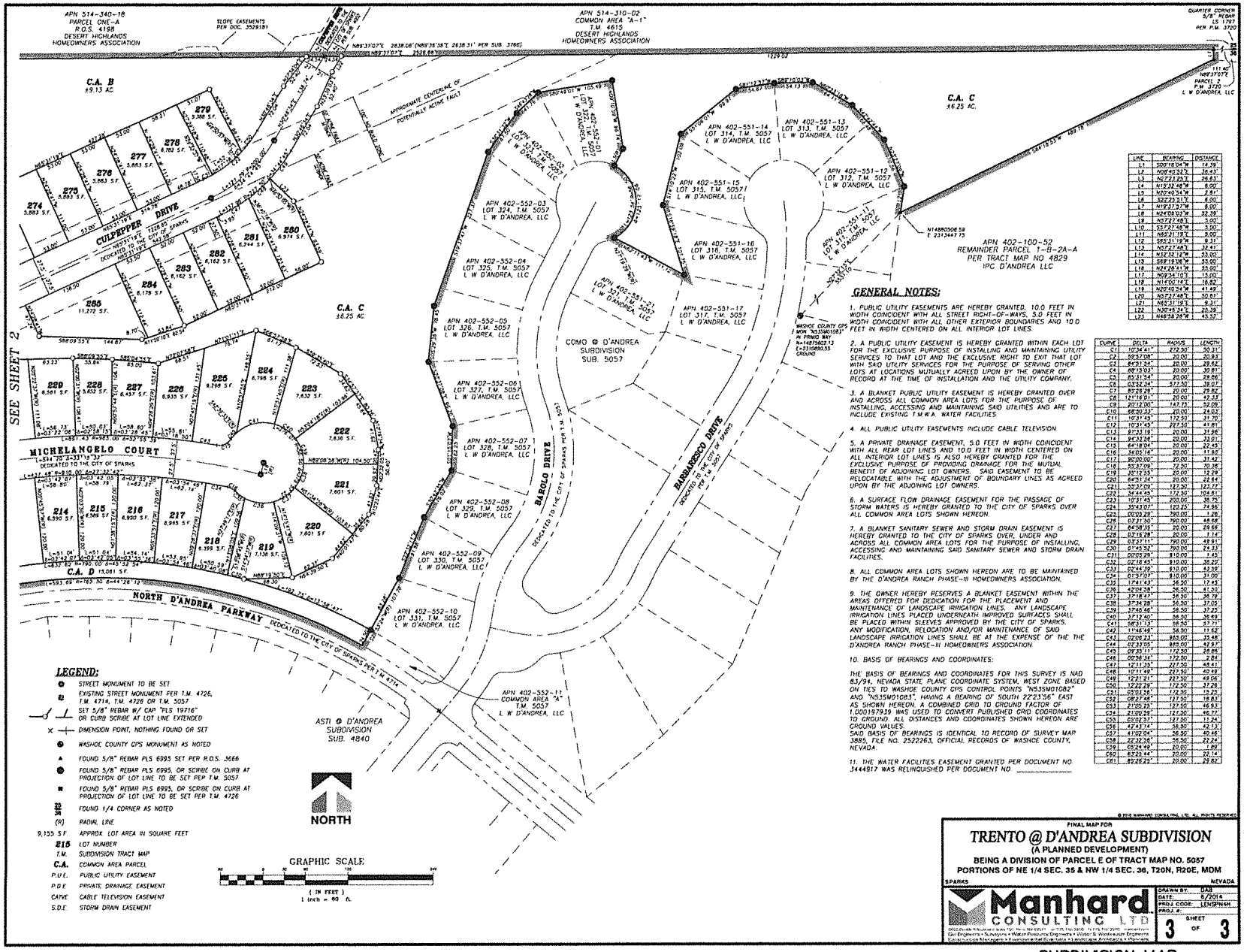
Manhard CONSULTING LTD
9900 Double R Boulevard, Suite 101, Reno, NV 89521 ph 775.746.5600 fx 775.746.5610 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY:	DAB
DATE:	6/2014
PROJ. CODE:	LENSPN-01
PROJ. #:	050410
SHEET	1 OF 3

SUBDIVISION MAP _____



SUBDIVISION MAP



LINE	BEARING	DISTANCE
L1	S00°18'04"W	14.19'
L2	N06°40'32"E	38.43'
L3	N67°23'25"E	26.83'
L4	N15°32'48"W	6.00'
L5	N20°40'54"W	2.81'
L6	S22°23'31"E	6.00'
L7	N19°27'37"W	8.00'
L8	N24°08'00"W	32.39'
L9	N37°27'48"E	3.00'
L10	S37°27'48"W	3.00'
L11	N65°31'19"E	3.00'
L12	S65°31'19"W	9.31'
L13	N37°27'48"E	32.41'
L14	N32°32'12"W	15.00'
L15	S68°19'08"W	33.00'
L16	N24°28'41"W	33.00'
L17	N09°34'10"E	15.00'
L18	N14°00'14"E	18.62'
L19	N20°40'54"W	41.49'
L20	N37°27'48"E	50.81'
L21	N65°31'19"E	9.31'
L22	N30°46'34"E	20.39'
L23	N48°38'26"W	43.32'

CURVE	DELTA	RADIUS	LENGTH
C1	12°34'41"	232.50'	50.31'
C2	59°37'08"	20.00'	20.93'
C3	84°31'34"	20.00'	29.62'
C4	88°13'00"	20.00'	30.81'
C5	85°31'54"	20.00'	29.86'
C6	03°32'24"	571.50'	38.07'
C7	57°15'28"	20.00'	20.02'
C8	121°18'01"	20.00'	42.33'
C9	20°12'00"	147.75'	52.09'
C10	58°30'33"	20.00'	24.03'
C11	101°31'45"	172.50'	31.70'
C12	101°31'45"	237.50'	41.81'
C13	81°33'19"	20.00'	31.86'
C14	94°33'26"	20.00'	33.01'
C15	64°18'04"	20.00'	22.45'
C16	34°00'14"	20.00'	11.90'
C17	90°00'00"	20.00'	31.42'
C18	33°37'09"	72.50'	70.36'
C19	30°12'53"	25.00'	12.29'
C20	64°51'34"	20.00'	22.64'
C21	32°37'09"	222.50'	123.27'
C22	34°44'45"	172.50'	104.61'
C23	10°31'45"	200.00'	36.75'
C24	35°43'07"	120.25'	74.96'
C25	00°03'29"	790.00'	1.26'
C26	03°31'30"	790.00'	48.68'
C27	84°38'15"	20.00'	29.66'
C28	03°18'28"	20.00'	1.14'
C29	03°37'11"	790.00'	49.91'
C30	01°45'32"	790.00'	24.31'
C31	00°03'29"	810.00'	1.45'
C32	02°18'45"	810.00'	36.29'
C33	02°44'19"	810.00'	43.38'
C34	01°37'01"	810.00'	31.00'
C35	17°41'43"	56.50'	17.45'
C36	42°04'59"	56.50'	41.50'
C37	37°18'43"	56.50'	36.79'
C38	37°34'28"	56.50'	37.05'
C39	32°46'46"	56.50'	32.32'
C40	37°12'40"	56.50'	36.69'
C41	56°31'15"	56.50'	57.77'
C42	11°46'38"	56.50'	11.62'
C43	02°06'23"	865.00'	31.48'
C44	02°33'05"	865.00'	42.97'
C45	09°35'11"	172.50'	28.86'
C46	00°56'34"	172.50'	2.84'
C47	12°11'35"	237.50'	48.41'
C48	10°11'49"	237.50'	40.48'
C49	12°21'21"	237.50'	49.06'
C50	12°22'22"	172.50'	37.26'
C51	05°03'56"	172.50'	15.23'
C52	08°27'48"	127.50'	18.83'
C53	21°05'23"	127.50'	46.93'
C54	21°00'39"	127.50'	46.77'
C55	05°02'37"	127.50'	11.24'
C56	42°43'14"	56.50'	42.13'
C57	41°02'04"	56.50'	40.46'
C58	22°32'36"	56.50'	22.24'
C59	05°24'49"	20.00'	1.89'
C60	63°33'44"	20.00'	22.14'
C61	82°26'22"	20.00'	29.82'

GENERAL 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 10.0 FEET 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 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.

3. A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER AND ACROSS ALL COMMON AREA LOTS FOR THE PURPOSE OF INSTALLING, ACCESSING AND MAINTAINING SAID UTILITIES AND ARE TO INCLUDE EXISTING T.M.W.A. WATER FACILITIES.

4. ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.

5. A PRIVATE DRAINAGE EASEMENT, 5.0 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10.0 FEET 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 OVER ALL COMMON AREA LOTS SHOWN HEREON.

7. A BLANKET SANITARY SEWER AND 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 SANITARY SEWER AND STORM DRAIN FACILITIES.

8. ALL COMMON AREA LOTS SHOWN HEREON ARE TO BE MAINTAINED BY THE D'ANDREA RANCH PHASE-III 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 THE D'ANDREA RANCH PHASE-III HOMEOWNERS ASSOCIATION.

10. BASIS OF BEARINGS AND COORDINATES:

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE BASED ON TIES TO WASHOE COUNTY GPS CONTROL POINTS "N35MO1082" AND "N35MO1083", HAVING A BEARING OF SOUTH 22°23'56" EAST AS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES.
SAID BASIS OF BEARINGS IS IDENTICAL TO RECORD OF SURVEY MAP 3885, FILE NO. 2522263, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

11. THE WATER FACILITIES EASEMENT GRANTED PER DOCUMENT NO. 3444917 WAS RELINQUISHED PER DOCUMENT NO. _____

LEGEND:

- STREET MONUMENT TO BE SET
- EXISTING STREET MONUMENT PER T.M. 4726, T.M. 4714, T.M. 4726 OR T.M. 5057
- SET 5/8" REBAR W/ CAP "PLS 19716" OR CURB SCRIBE AT LOT LINE EXTENDED
- DIMENSION POINT, NOTHING FOUND OR SET
- WASHOE COUNTY GPS MONUMENT AS NOTED
- FOUND 5/8" REBAR PLS 6995 SET PER R.O.S. 3666
- FOUND 5/8" REBAR PLS 6995, OR SCRIBE ON CURB AT PROJECTION OF LOT LINE TO BE SET PER T.M. 5057
- FOUND 5/8" REBAR PLS 6995, OR SCRIBE ON CURB AT PROJECTION OF LOT LINE TO BE SET PER T.M. 4726
- FOUND 1/4 CORNER AS NOTED
- (R) RADIAL LINE
- 9,135 S.F. APPROX. LOT AREA IN SQUARE FEET
- 215 LOT NUMBER
- T.M. SUBDIVISION TRACT MAP
- C.A. COMMON AREA PARCEL
- P.U.E. PUBLIC UTILITY EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- CATVE CABLE TELEVISION EASEMENT
- S.D.E. STORM DRAIN EASEMENT

© 2016 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

FINAL MAP FOR

TRENTO @ D'ANDREA SUBDIVISION

(A PLANNED DEVELOPMENT)

BEING A DIVISION OF PARCEL E OF TRACT MAP NO. 5057
PORTIONS OF NE 1/4 SEC. 35 & NW 1/4 SEC. 36, T20N, R20E, MDM

SPARKS NEVADA

Manhard CONSULTING LTD

DRAWN BY:	DAB
DATE:	6/2016
PROJ. CODE:	LENSPM6H
PROJ. #:	
SHEET	3
OF	3

SUBDIVISION MAP