

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RED HAWK LAND COMPANY, 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 DOES HEREBY OFFER AND DEDICATE TO THE CITY OF SPARKS PARCEL "B", PARCEL "C", AND ALL PUBLIC STREETS AND RIGHTS-OF-WAY, AS DESIGNATED HEREON, TOGETHER WITH ALL APPURTENANCES THERETO, FOR PUBLIC USE FOREVER; AND HEREBY RELEASE AND QUITCLAIM ANY RIGHTS TO THE EXISTING EASEMENTS WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT - INCLUSIVE OF THE ACCESS EASEMENTS WITHIN PARCELS A-D OF PARCEL MAP 1586, AND THE 30' ACCESS EASEMENT WITHIN PARCEL 2-D OF PARCEL MAP 2989; AND HEREBY GRANTS TO THE CITY OF SPARKS, ALL PUBLIC UTILITY COMPANIES, TRUCKEE MEADOWS WATER AUTHORITY, 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.

RED HAWK LAND COMPANY, A NEVADA LIMITED LIABILITY COMPANY

BY: [Signature] 3-15-16
 ALBERT D. SEENO JR. DATE
 TITLE: MANAGER

ACKNOWLEDGEMENT

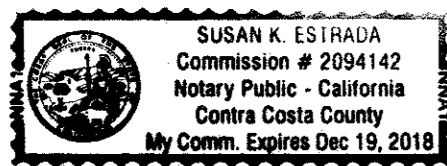
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
)SS
 COUNTY OF CONTRA COSTA)

ON THIS MARCH 15, 2016, BEFORE ME, SUSAN K. ESTRADA, A NOTARY PUBLIC, PERSONALLY APPEARED ALBERT D. SEENO JR., WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON 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.

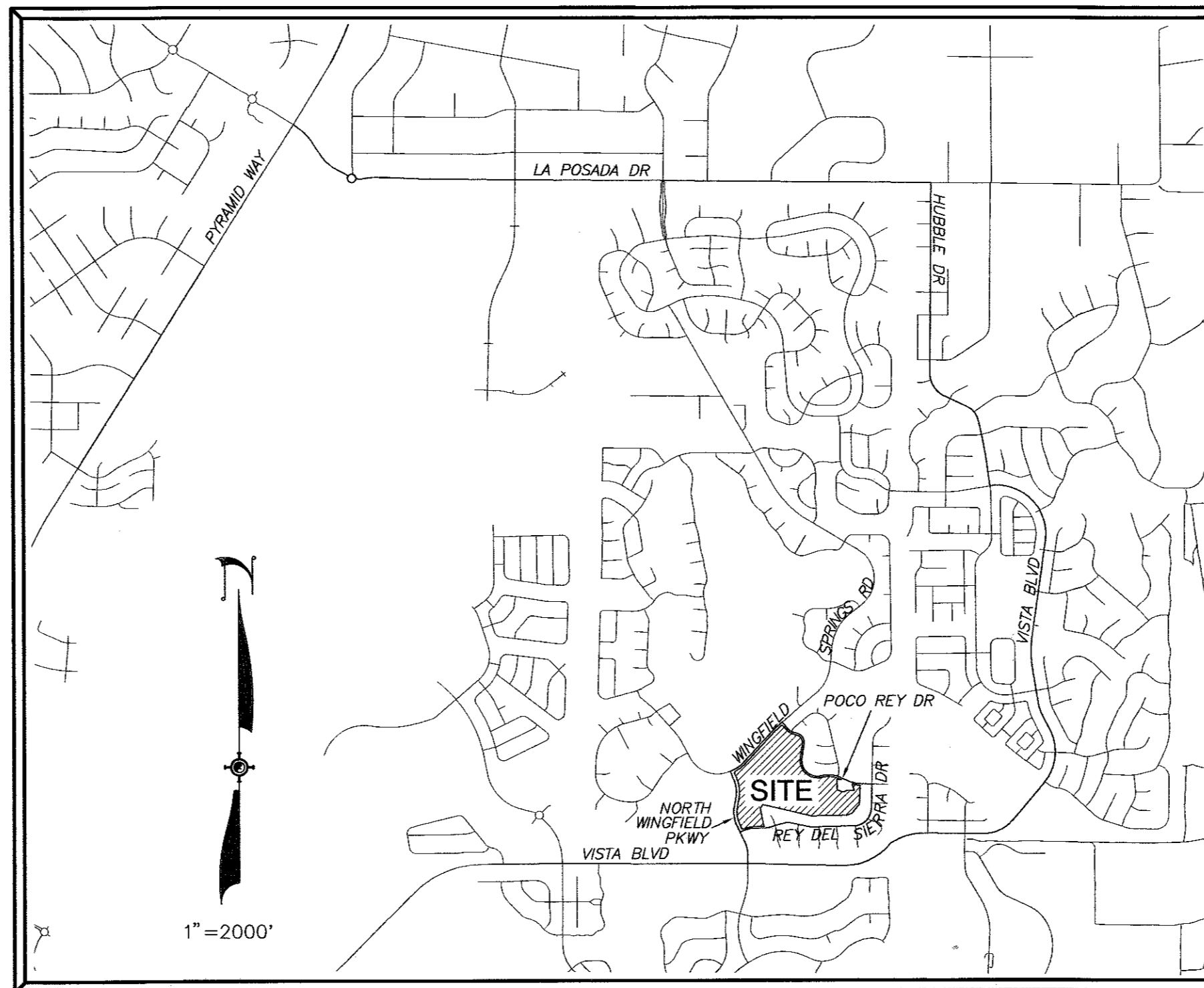
WITNESS MY HAND AND OFFICIAL SEAL.



[Signature]
 SIGNATURE OF NOTARY

WINGFIELD COVE

VILLAGE 30



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, RYAN G. COOK, 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 RED HAWK LAND COMPANY, A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SE 1/4 & SW 1/4 OF SECTION 12, T20N, R20E, MDM., CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THAT THE SURVEY WAS COMPLETED ON MARCH 15, 2016.
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 October 11, 2017, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



RYAN G. COOK
 P.L.S. 15224

3-1-2016

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE ACTING CITY SURVEYOR OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, THAT I HAVE EXAMINED THIS PLAT AND THE SUBDIVISION AS SHOWN, 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 October 11, 2016. THE CITY OF SPARKS HEREBY RELINQUISHES THE GRANT OF EASEMENT PER DOCUMENT #2659528, RECORDED MARCH 1, 2002, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

[Signature] 3-24-16
 JOHN MARTINI, P.E.
 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 THIS 9TH DAY OF December, 2015, AND THE CITY COUNCIL APPROVES AND ACCEPTS PARCEL "B", PARCEL "C", AND 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 WINGFIELD COVE VILLAGE 30, AS APPROVED BY the City Council OF THE CITY OF SPARKS ON THE 19TH DAY OF December, 2015, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

[Signature] 3/23/16
 ARMANDO ORNELAS
 CITY PLANNER 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, P.L.S. 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, AND DO HEREBY RELINQUISH THOSE EXISTING EASEMENTS, EXCEPT AS NOTED, LOCATED WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT. SAID EASEMENTS ARE RELINQUISHED IN FAVOR OF THOSE EASEMENTS GRANTED, DELINEATED AND APPROVED HEREON.

[Signature] 3-3-16
 SIERRA PACIFIC POWER COMPANY DBA NV ENERGY DATE
 BY: Matt Gingerich
 ITS: MANAGER LAND RESOURCES

[Signature] 3/3/16
 CHARTER COMMUNICATIONS DATE
 BY: Diane Albrecht
 ITS: SE. DESIGNER/DRAFTER

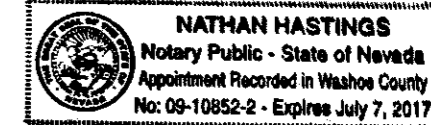
[Signature] 3-15-16
 TRUCKEE MEADOWS WATER AUTHORITY DATE
 BY: Levi Kleiber
 ITS: MGR. LDR. Planning & Records

[Signature] 3-14-2016
 NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA DATE
 BY: Cliff Cooper
 ITS: MGR. DSP PLANNING & ENGINEERING

STATE OF NEVADA } S.S.
 COUNTY OF WASHOE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
 BY Matt Gingerich AS Manager Land Resources OF SIERRA PACIFIC POWER COMPANY, DBA NV ENERGY, A NEVADA CORPORATION, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

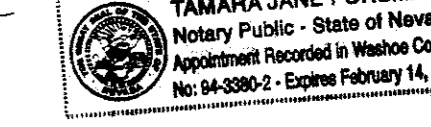
[Signature]
 (SIGNATURE OF NOTARIAL OFFICER)
 (MY COMMISSION EXPIRES 7-7-17)



STATE OF NEVADA } S.S.
 COUNTY OF WASHOE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/3/16
 BY Diane Albrecht AS Designer OF CHARTER COMMUNICATIONS, A NEVADA CORPORATION, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

[Signature]
 (SIGNATURE OF NOTARIAL OFFICER)
 (MY COMMISSION EXPIRES 2/17/18)



STATE OF NEVADA } S.S.
 COUNTY OF WASHOE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3-18-16
 BY Levi Kleiber AS Senior Manager OF TRUCKEE MEADOWS WATER AUTHORITY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

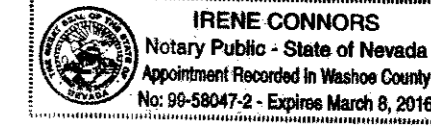
[Signature]
 (SIGNATURE OF NOTARIAL OFFICER)
 (MY COMMISSION EXPIRES 11-20-17)



STATE OF NEVADA } S.S.
 COUNTY OF WASHOE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/4/2016
 BY Cliff Cooper AS MGR. DSP PLANNING OF NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

[Signature]
 (SIGNATURE OF NOTARIAL OFFICER)
 (MY COMMISSION EXPIRES 3/8/2016)



DISTRICT BOARD OF HEALTH CERTIFICATE

THIS 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 DEPARTMENT.

[Signature] 3/22/16
 FOR THE DISTRICT BOARD OF HEALTH DATE

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 522-030-01, 522-030-02, 522-030-03, 522-030-04, 522-030-14, & 522-110-04

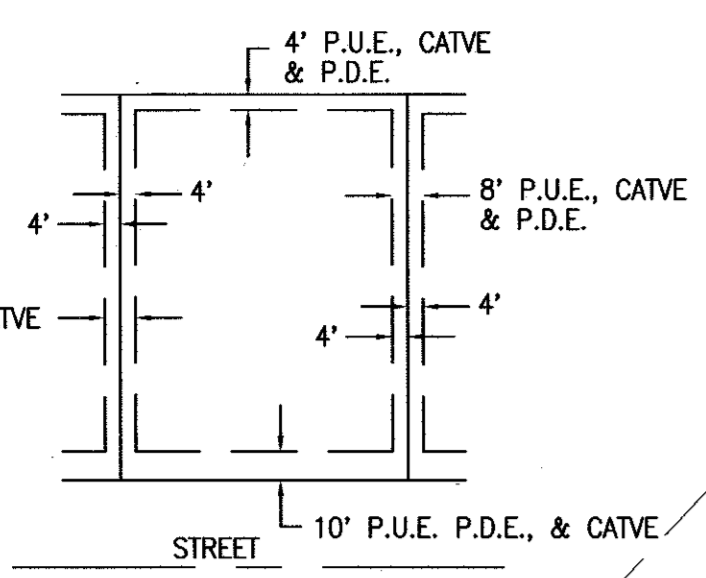
BY: [Signature] 3/18/16
 NAME: Linda Jacobs DATE
 DEPUTY TREASURER

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: [Signature] 3/22/2016
 DIVISION OF WATER RESOURCES DATE
 NAME: MARK SIVAZLIAN
 TITLE: Section Chief, Water Rights

FILE NO. _____	OFFICIAL PLAT OF WINGFIELD COVE VILLAGE 30
FEE: \$ _____	A MERGER & RESUBDIVISION OF PARCELS A, B, C & D OF PM 1586, PARCEL 2-D OF PM 2989, & PARCEL 3-A OF ROS 4564 SITUATE WITHIN A PORTION OF THE SE1/4 & SW1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 20 EAST, MDM SPARKS WASHOE COUNTY NEVADA
FILED FOR RECORD AT THE REQUEST OF _____	N:\DWG\J30107_WingfieldCove\Plat\WS30 JURAT.DWG ~ 7:45 AM * 08-FEB-2016
ON THIS ____ DAY OF _____	SHEET 1 OF 3
2016, AT _____ MINUTES PAST _____ O'CLOCK _____ OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA	<p>SUMMIT ENGINEERING CORPORATION 5405 MAE ANNE AVENUE, RENO, NV 86523 PH: (775) 741-8550 FAX: (775) 741-8559</p>
COUNTY RECORDER BY: _____ DEPUTY	



TYPICAL LOT EASEMENTS
(NOT TO SCALE)

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	06°54'31"	723.00	87.18	87.13
C2	90°00'00"	30.00	47.12	42.43
C3	21°13'48"	225.00	83.37	82.89
C4	21°13'54"	225.00	83.38	82.90
C5	21°13'48"	200.00	74.11	73.68
C6	21°13'54"	200.00	74.11	73.69
C7	76°37'20"	30.00	40.12	37.20
C8	07°51'08"	225.00	30.84	30.81
C9	13°22'40"	225.00	52.53	52.42
C10	05°32'31"	225.00	21.76	21.76
C11	02°18'42"	225.00	9.08	9.08
C12	32°54'51"	125.00	71.81	70.82
C13	42°12'16"	125.00	92.08	90.01
C14	17°17'03"	125.00	37.71	37.57
C15	05°55'06"	275.00	4.41	4.41
C16	09°00'11"	275.00	43.21	43.17
C17	08°58'48"	275.00	43.10	43.06
C18	08°57'42"	275.00	43.01	42.97
C19	08°56'51"	275.00	42.94	42.90
C20	08°56'14"	275.00	42.90	42.85
C21	08°55'53"	275.00	42.87	42.82
C22	08°55'46"	275.00	42.86	42.82
C23	08°56'01"	275.00	42.88	42.84
C24	08°56'30"	275.00	42.92	42.87
C25	08°57'14"	275.00	42.98	42.93
C26	08°58'12"	275.00	43.05	43.01
C27	08°59'24"	275.00	43.15	43.10
C28	09°21'57"	275.00	25.75	25.74
C29	03°00'07"	425.00	22.27	22.27
C30	04°11'14"	425.00	31.06	31.05
C31	05°35'25"	425.00	63.72	63.68
C32	08°35'26"	30.00	51.82	45.48
C33	08°51'35"	425.00	65.72	65.65
C34	05°22'17"	425.00	38.84	38.83
C35	15°46'46"	425.00	117.05	116.68
C36	25°33'02"	38.00	16.95	16.81
C37	13°11'22"	45.00	104.61	82.59
C38	28°17'13"	45.00	22.22	21.99
C39	38°53'27"	45.00	30.54	29.96
C40	40°09'51"	45.00	31.54	30.90
C41	23°59'50"	45.00	20.30	20.13
C42	82°05'19"	49.00	70.20	64.35
C43	08°14'49"	307.00	44.19	44.15
C44	82°05'19"	20.00	28.65	26.27
C45	08°14'49"	336.00	48.36	48.32
C46	08°14'49"	278.00	40.01	39.98
C47	03°00'52"	278.00	14.63	14.63
C48	05°13'56"	278.00	25.39	25.38
C49	03°17'20"	419.00	24.05	24.05
C50	06°07'56"	419.00	44.84	44.82
C51	08°23'55"	419.00	61.42	61.36
C52	77°01'28"	20.00	26.89	24.91
C53	94°16'38"	20.00	32.91	29.32
C54	08°17'36"	419.00	60.65	60.59
C55	09°58'23"	419.00	72.93	72.84
C56	80°11'54"	20.00	27.99	25.76
C57	89°08'36"	20.00	31.12	28.07
C58	08°08'40"	419.00	59.56	59.51
C59	09°18'47"	419.00	68.11	68.03
C60	92°52'15"	20.00	32.42	28.98
C61	82°59'59"	20.00	28.37	26.50
C62	86°00'09"	20.00	30.02	27.28
C63	12°47'24"	372.00	83.04	82.87
C64	11°08'17"	372.00	72.31	72.20

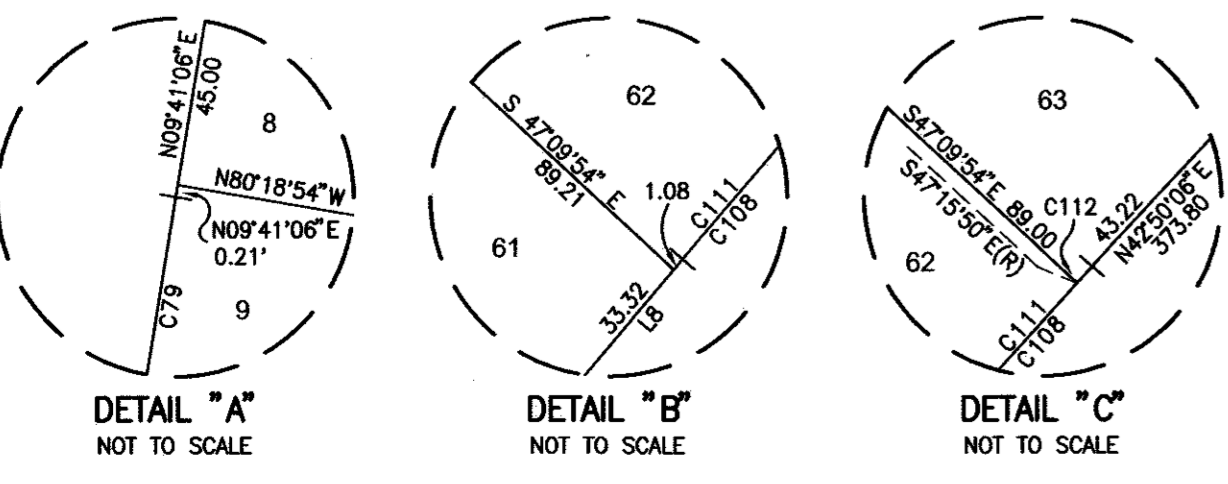
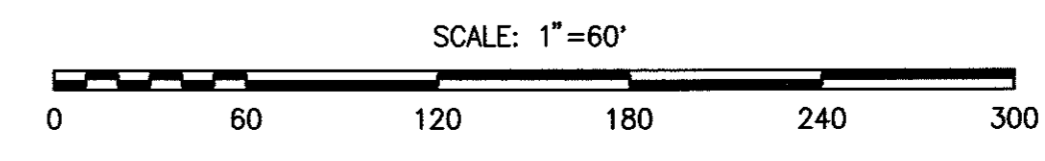
CURVE	DELTA	RADIUS	LENGTH	CHORD
C65	23°55'41"	343.00	143.24	142.21
C66	102°28'59"	20.00	35.76	31.18
C67	89°35'39"	20.00	34.76	30.35
C68	11°10'54"	314.00	61.28	61.18
C69	11°48'51"	45.00	90.17	75.83
C70	22°52'02"	48.00	15.17	15.07
C71	86°00'09"	39.00	73.55	66.84
C72	09°19'33"	314.00	51.11	51.05
C73	01°51'21"	314.00	10.17	10.17
C74	31°23'46"	45.00	24.66	24.35
C75	39°48'03"	45.00	31.23	30.61
C76	43°39'02"	45.00	34.28	33.46
C77	14°17'44"	38.00	9.48	9.46
C78	08°34'18"	38.00	5.69	5.68
C79	09°04'13"	361.00	57.15	57.09
C80	09°06'45"	361.00	57.41	57.35
C81	04°50'12"	361.00	30.47	30.46
C82	03°22'50"	336.00	19.82	19.82
C83	04°51'58"	336.00	28.54	28.53
C84	41°25'48"	171.00	123.85	120.97
C85	16°31'52"	171.00	49.34	49.17
C86	24°33'56"	171.00	74.31	73.73
C87	09°08'41"	229.00	36.55	36.51
C88	10°11'13"	229.00	40.72	40.66
C89	09°42'14"	229.00	38.79	38.74
C90	06°27'52"	229.00	25.84	25.82
C91	86°18'02"	20.00	30.12	27.36
C92	24°35'38"	38.00	16.31	16.19
C93	128°56'54"	45.00	101.28	81.22
C94	18°03'14"	38.00	11.97	11.92
C95	24°14'56"	45.00	19.04	18.90
C96	38°59'52"	45.00	30.63	30.04
C97	26°48'36"	45.00	21.06	20.87
C98	93°41'58"	20.00	32.71	29.18
C99	15°26'38"	171.00	46.09	45.95
C100	21°05'31"	200.00	73.62	73.21
C101	17°38'20"	229.00	70.50	70.22
C102	04°17'46"	229.00	17.17	17.17
C103	11°22'44"	229.00	45.48	45.40
C104	01°57'50"	229.00	7.85	7.85
C105	41°18'15"	109.00	78.58	76.89
C106	41°18'15"	80.00	57.67	56.43
C107	41°18'15"	51.00	36.77	35.92
C108	02°32'44"	1029.00	45.72	45.71
C109	02°32'44"	1000.00	44.43	44.42
C110	02°32'44"	971.00	43.14	43.13
C111	02°26'48"	1029.00	43.94	43.94
C112	00°05'56"	1029.00	1.78	1.78
C113	01°02'01"	971.00	17.52	17.52
C114	01°30'45"	971.00	25.82	25.82
C115	81°55'44"	20.00	28.60	28.22
C116	101°15'27"	20.00	35.35	30.92
C117	10°16'33"	329.00	59.01	58.93
C118	05°56'49"	329.00	34.15	34.13
C119	08°00'50"	329.00	46.02	45.98
C120	07°50'33"	329.00	45.03	45.00
C121	01°08'54"	271.00	5.27	5.27
C122	110°20'58"	45.00	86.67	73.88
C123	84°48'32"	49.00	72.50	66.07
C124	84°48'32"	20.00	29.59	26.97
C125	22°13'14"	38.00	14.74	14.64
C126	22°00'39"	45.00	17.29	17.18
C127	38°13'02"	45.00	30.02	29.46
C128	11°13'48"	45.00	8.82	8.81
C129	16°19'06"	109.00	31.04	30.94
C130	20°09'17"	109.00	38.34	38.15
C131	04°49'52"	109.00	9.19	9.19
C132	60°23'59"	43.00	45.33	43.26



SEE SHEET 3

SEE SHEET 3

TOTAL AREA = 36.60 ACRES
 TOTAL NUMBER OF LOTS = 123
 TOTAL NUMBER OF PARCELS = 3
 TOTAL LOT AREA = 12.87 ACRES
 TOTAL PARCEL AREA = 18.52 ACRES
 TOTAL RIGHT-OF-WAY AREA = 5.21 ACRES



LINE	BEARING	DISTANCE
L1	N 19°09'00" E	26.50
L2	N 65°28'44" W	28.91
L3	N 01°41'59" E	37.96
L4	N 28°30'50" E	41.81
L5	N 28°30'50" E	41.85
L6	N 40°12'03" E	16.98
L7	N 71°35'35" E	31.31
L8	N 40°17'22" E	34.39
L9	N 49°02'11" W	29.85
L10	S 17°35'55" E	105.24
L11	S 88°35'09" E	116.71
L12	N 82°21'58" E	51.38
L13	N 48°54'09" W	41.00
L14	N 83°21'18" W	80.00
L15	S 53°35'31" E	40.00
L16	S 38°00'04" E	36.00
L17	N 37°08'42" E	22.00
L18	S 23°17'17" E	53.11

OFFICIAL PLAT
 OF
WINGFIELD COVE VILLAGE 30
 A MERGER & RESUBDIVISION OF PARCELS A, B, C & D OF
 PM 1586, PARCEL 2-D OF PM 2989, & PARCEL 3-A OF ROS 4564
 SITUATE WITHIN A PORTION OF THE SE1/4 & SW1/4 OF
 SECTION 12, TOWNSHIP 20 NORTH, RANGE 20 EAST, MDM
 SPARKS WASHOE COUNTY NEVADA

DATE: 08-16-2016

SHEET 2 OF 3

BASIS OF BEARINGS AND COORDINATES

NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 39°37'14.50679" NORTH AND 119° 43' 21.26411" WEST FOR REGIONAL GPS CORs "SSB2" (WASHOE COUNTY POINT "S52SM10000"). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000197939 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

SCALE: 1"=100'

WASHOE COUNTY GPS BASE STATION
SPANISH SPRINGS 2 (SSB2)
GPS POINT "S52SM10000"
GROUND COORDINATE:
N14901614.576
E2304218.890

GROUND COORDINATE:
N1489077.134
E2314364.523

GENERAL NOTES

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH COINCIDENT WITH ALL DEDICATED STREET RIGHT-OF-WAY, 5' IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 8' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT, WITH THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES 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.
- ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
- A PRIVATE DRAINAGE EASEMENT, 5' IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 8' IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF OTHER 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 AND PEDESTRIAN ACCESS EASEMENT IS HEREBY GRANTED WITHIN PARCEL A AND PARCEL B.
- CONDITIONS, COVENANTS, AND RESTRICTIONS ARE RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA PER DOCUMENT NUMBERS 1987151, 2048688, 2119819, 2348844, 2432771, 2503816, 2554063, 2787393, 2773186, 2781286, 2030742, 2236061, 2267358, 2390802, 2781288, AND 2804393.
- REFER TO DOCUMENT NO. 4526157 WHICH RELINQUISHED EASEMENT DOCUMENT NO. 532341.
- REFER TO DOCUMENT NO. 4526154 WHICH AT&T RELINQUISHED THEIR INTEREST IN EASEMENT DOCUMENT NO. 408137.
- THE EXISTING 25' PUBLIC UTILITY EASEMENT (P.U.E.) ORIGINALLY GRANTED ACROSS THE SUBJECT LOT FOR AN EXISTING SIERRA PACIFIC POWER COMPANY, D.B.A. NV ENERGY POWERLINE PER DOC. NO. 408137 IS TO BE RELINQUISHED BY SEPARATE DOCUMENT IN THE FUTURE. THERE SHALL BE NO CITY OF SPARKS BUILDING PERMIT ISSUED ON THE AFFECTED LOT UNTIL THE RELINQUISHMENT DOCUMENT HAS BEEN RECORDED.
- REFER TO DOCUMENT NO. 4526155 WHICH AT&T RELINQUISHED THEIR INTEREST IN RELINQUISHED EASEMENT DOCUMENT NO. 408144.
- THE EXISTING 10' PUBLIC UTILITY EASEMENT (P.U.E.) ORIGINALLY GRANTED ACROSS THE SUBJECT LOT FOR AN EXISTING SIERRA PACIFIC POWER COMPANY, D.B.A. NV ENERGY POWERLINE PER DOC. NO. 408144 IS TO BE RELINQUISHED BY SEPARATE DOCUMENT IN THE FUTURE. THERE SHALL BE NO CITY OF SPARKS BUILDING PERMIT ISSUED ON THE AFFECTED LOT UNTIL THE RELINQUISHMENT DOCUMENT HAS BEEN RECORDED.
- REFER TO DOCUMENT NO. 4526156 WHICH RELINQUISHED EASEMENT DOCUMENT NO. 471159.
- EASEMENT DOCUMENT NO. 2659528 IS RELINQUISHED HEREON. REFER TO CITY SURVEYOR'S CERTIFICATE ON SHEET 1.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, AMERICAN SECURITIES COMPANY OF NEVADA, A NEVADA CORPORATION, AS TRUSTEE IN DOCUMENT #3500661 OF OFFICIAL RECORDS OF WASHOE COUNTY RECORDER, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THE DEDICATION OF ALL UTILITY EASEMENTS SHOWN HEREON, AND HEREBY SUBORDINATES ANY LIENS HELD BY THE UNDERSIGNED IN FAVOR OF SUCH UTILITY EASEMENTS.

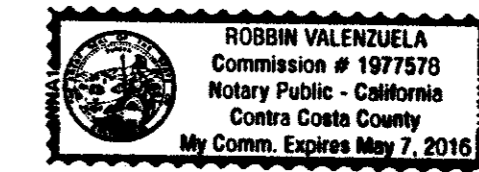
AMERICAN SECURITIES COMPANY OF NEVADA, A NEVADA CORPORATION
BY: Kristin Miller DATE: March 15, 2016
KRISTIN MILLER, VICE PRESIDENT

ACKNOWLEDGEMENT

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)
)SS
COUNTY OF CONTRA COSTA)

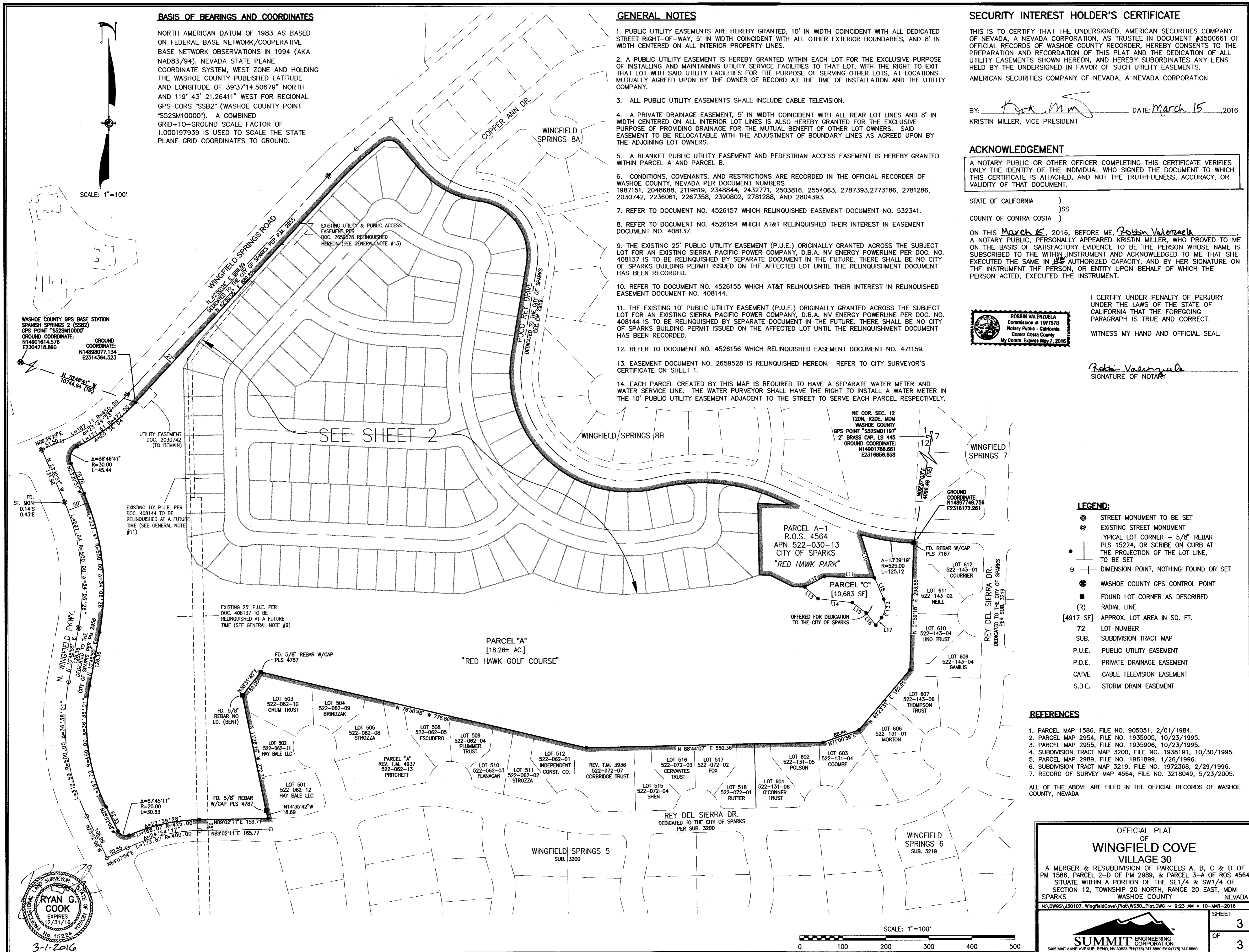
ON THIS March 15, 2016, BEFORE ME, Robbin Valenzuela, A NOTARY PUBLIC, PERSONALLY APPEARED KRISTIN MILLER, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON 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.

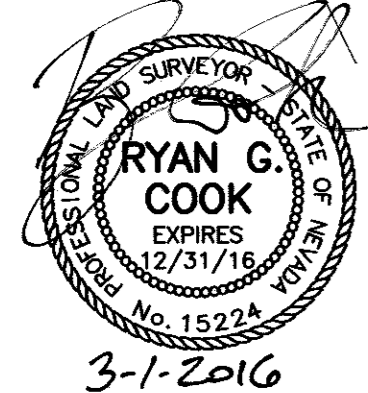
Robbin Valenzuela
SIGNATURE OF NOTARY



- LEGEND:**
- ⊙ STREET MONUMENT TO BE SET
 - ⊙ EXISTING STREET MONUMENT
 - ⊙ TYPICAL LOT CORNER - 5/8" REBAR PLS 15224, OR SCRIBE ON CURB AT THE PROJECTION OF THE LOT LINE, TO BE SET
 - ⊙ DIMENSION POINT, NOTHING FOUND OR SET
 - ⊙ WASHOE COUNTY GPS CONTROL POINT
 - ⊙ FOUND LOT CORNER AS DESCRIBED
 - (R) RADIAL LINE
 - [4917 SF] APPROX. LOT AREA IN SQ. FT.
 - 72 LOT NUMBER
 - SUB. SUBDIVISION TRACT MAP
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.D.E. PRIVATE DRAINAGE EASEMENT
 - CATVE CABLE TELEVISION EASEMENT
 - S.D.E. STORM DRAIN EASEMENT

REFERENCES

- PARCEL MAP 1586, FILE NO. 905051, 2/01/1984.
 - PARCEL MAP 2954, FILE NO. 1935905, 10/23/1995.
 - PARCEL MAP 2955, FILE NO. 1935906, 10/23/1995.
 - SUBDIVISION TRACT MAP 3200, FILE NO. 1938191, 10/30/1995.
 - PARCEL MAP 2989, FILE NO. 1961899, 1/26/1996.
 - SUBDIVISION TRACT MAP 3219, FILE NO. 1972368, 2/29/1996.
 - RECORD OF SURVEY MAP 4564, FILE NO. 3218049, 5/23/2005.
- ALL OF THE ABOVE ARE FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA



OFFICIAL PLAT
OF
WINGFIELD COVE VILLAGE 30
A MERGER & RESUBDIVISION OF PARCELS A, B, C & D OF PM 1586, PARCEL 2-D OF PM 2989, & PARCEL 3-A OF ROS 4564 SITUATE WITHIN A PORTION OF THE SE1/4 & SW1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 20 EAST, MDM SPARKS WASHOE COUNTY NEVADA

N:\DWGS\J30107_WingfieldCove\Plat\WS30_Plat.DWG ~ 9:23 AM ~ 10-MAR-2016

SHEET
OF
3
3

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV 89523 PH:(775) 747-8600 FAX:(775) 747-8608

