

# FOUNTAINHOUSE AT VICTORIAN SQUARE PHASE 2 A CONDOMINIUM SUBDIVISION

## SURVEYOR'S CERTIFICATE:

### OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SWD-QUARRY FVS, LLC 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, 117, 278 AND 279A AND TITLE 17 OF THE CITY OF SPARKS. THE OWNERS HEREBY GRANT TO ALL PUBLIC UTILITIES AND THE CITY OF SPARKS AND CABLE TV, A BLANKET EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF DRAINAGE AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER OVER ALL COMMON ELEMENTS AS SHOWN HEREON.

OWNER: SWD-QUARRY FVS, LLC

BY: [Signature] DATE: 4/11/17

ITS: MANAGER

STATE OF NEVADA }  
COUNTY OF WASHOE } ss

ON THIS 11<sup>th</sup> DAY OF April, 2017, PERSONALLY APPEARED J CARTER WITT III, AS MANAGER OF SWD-QUARRY FVS, LLC, 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.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY PUBLIC



### 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 ERICSON, P.E., P.T.O.E. DATE  
CITY ENGINEER

### 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

### TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SWD-QUARRY FVS, LLC

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 NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED; 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 OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A PRELIMINARY TITLE REPORT DATED FOR THE BENEFIT OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE, except for Deed of Trust Recorded 3-27-17 as Document No. 4690194

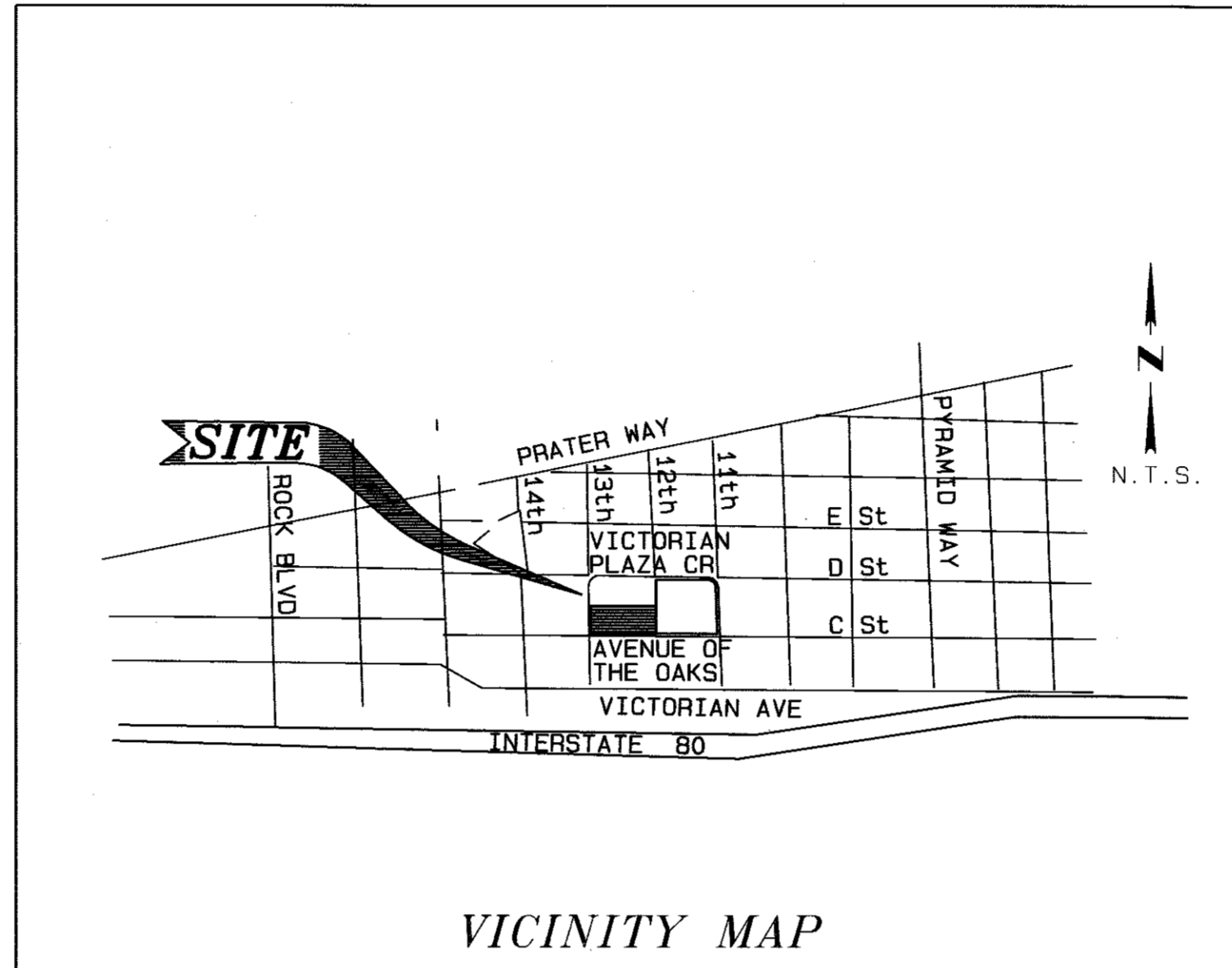
BY: Viclie Taylor DATE: 4/10/2017  
2512223

PRINT NAME: Viclie Taylor  
TITLE: Commercial Title Officer

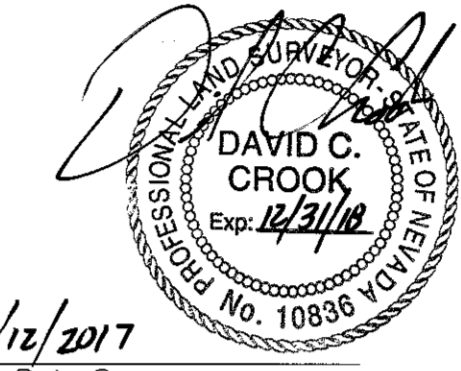
### PLANNING DEPARTMENT CERTIFICATE:

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP FOUNTAINHOUSE AT VICTORIAN SQUARE, PHASE 2, TM, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS ON AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

ARMANDO ORNELAS DATE  
ASSISTANT COMMUNITY SERVICES DIRECTOR - DEVELOPMENT



1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SILVERWING DEVELOPMENT.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4 OF SECTION 5, T.19N., R.20E., M.D.M., CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON April 12, 2017.
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.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



04/12/2017  
DAVID C. CROOK, P.L.S.  
NEVADA CERTIFICATE NO. 10836

### DIVISION OF WATER RESOURCES CERTIFICATE:

THIS 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 THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

[Signature] DATE: 4/11/2017  
DIVISION OF WATER RESOURCES

PRINT NAME: Mark Swazian  
TITLE: Section Chief, Water Rights

### 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.

[Signature] DATE: 04/19/2017  
FOR THE DISTRICT BOARD OF HEALTH

PRINT NAME: James J English  
TITLE: EHS Supervisor

### UTILITY COMPANIES' CERTIFICATE:

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

[Signature] DATE: 4/10/17  
SIERRA PACIFIC POWER COMPANY  
D/B/A/ NV ENERGY

[Signature] DATE: 4/10/17  
NEVADA TEL. TELEPHONE COMPANY  
D/B/A ATST NEVADA  
Cliff Cooper  
MicroSP Planning

[Signature] DATE: 4/10/17  
CHARTER COMMUNICATIONS

[Signature] DATE: 4/11/2017  
TRUCKEE MEADOWS WATER AUTHORITY

### TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND 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  
[Signature] DATE: 4/11/2017  
DEPUTY TREASURER

### SECURITY INTEREST HOLDER'S CERTIFICATE:

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

1. FIRST BANK, BY DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

<p>FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 201____ AT _____ MIN PAST _____ O' CLOCK, _____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.</p> <p>COUNTY RECORDER BY: _____ DEPUTY FEE: _____</p>	<p><b>OFFICIAL PLAT</b> OF <b>FOUNTAINHOUSE AT VICTORIAN SQUARE</b> PHASE 2 <b>A CONDOMINIUM SUBDIVISION</b></p> <p>A DIVISION PARCELS D-1 &amp; E-1 OF SURVEY MAP NO. 5813 BEING A PORTION OF THE SE 1/4 OF SEC. 5, T.19N., R.20E., M.D.M.</p> <p>SPARKS WASHOE COUNTY NEVADA</p> <p><b>TRI STATE SURVEYING, LTD</b> JOB NO. 16111.01.HH 1925 E. PRATER WAY SHEET 1 SPARKS, NEVADA 89434 (775) 358-9491 * FAX (775) 358-3664 OF 6</p>
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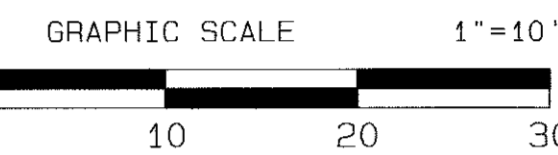
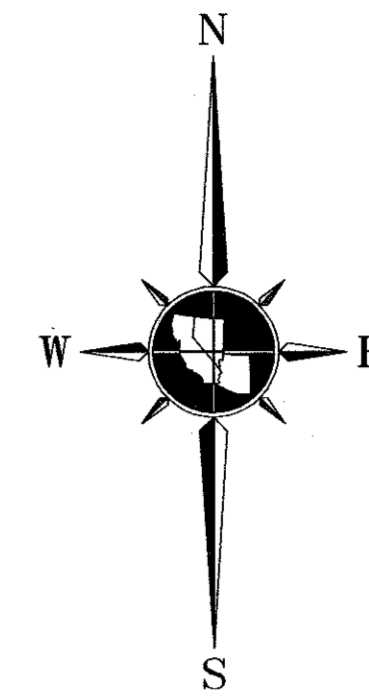
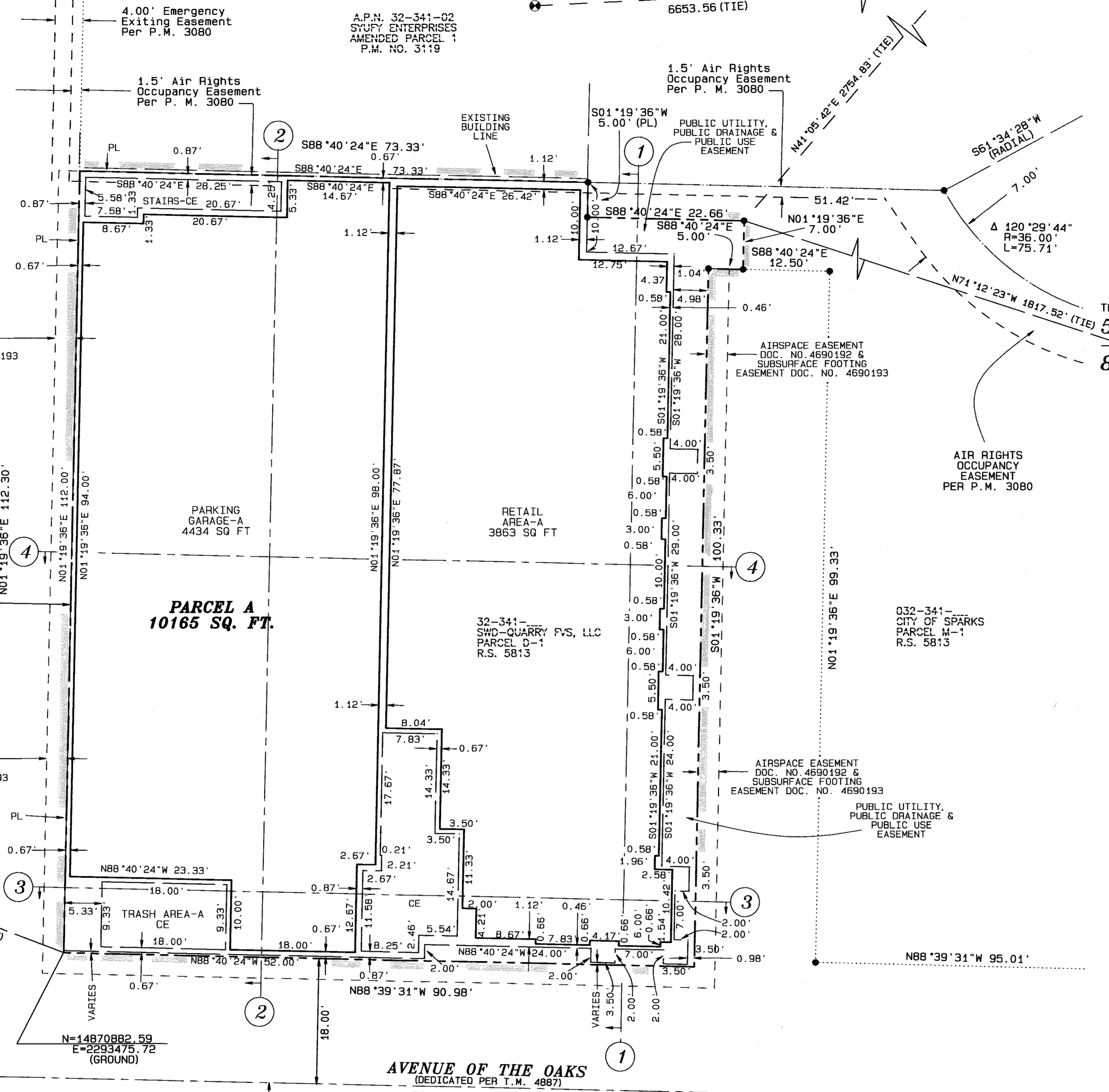
VICTORIAN PLAZA CIRCLE  
(FORMERLY HOOD ST. PER T.M. 106)

CITY OF SPARKS  
GPS POINT 2057  
N53SM01102  
N=14872720.65  
E=2288740.21  
(GROUND)

CITY OF SPARKS  
GPS POINT 2010  
N53SM01116  
N=14873063.74  
E=2295384.93  
(GROUND)

BASIS OF BEARING  
N87°02'39"E  
6653.56 (TIE)

A.P.N. 32-341-02  
SYUFY ENTERPRISES  
AMENDED PARCEL 1  
P.M. NO. 3119



**BASIS OF BEARINGS**

THE GRID BEARING OF N87°02'39"E, BETWEEN WASHOE COUNTY GPS MONUMENTS "N53SM01102" & "N53SM01116", BASED ON THE NORTH AMERICAN DATUM OF 1983/1994 HIGH ACCURACY REFERENCE NETWORK (NAD '83/'94-HARN). GRID TO GROUND FACTOR = 1.000197939. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

**LEGEND**

- LCE LIMITED COMMON ELEMENT
- CE COMMON ELEMENT
- PARCEL BOUNDARY LINE
- UNIT LINE
- COMMON ELEMENT LINE
- EASEMENT SIDELINE
- ADJACENT PARCEL LINE
- ① VERTICAL DETAIL NUMBER SEE SHEET 4
- FOUND 5/8" REBAR AND CAP, PLS 10836 OR SCRIBED X IN CONCRETE
- 3.00' DIMENSION POINT OF BUILDING, NOTHING SET

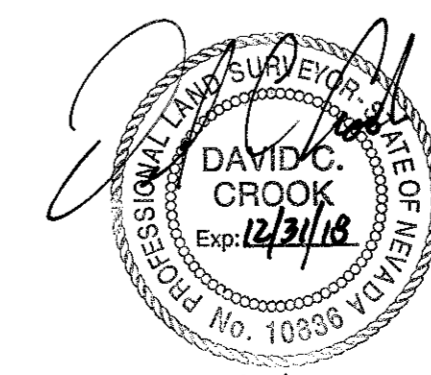
**TOTAL AREAS:**

- PARCEL A & B AREA = 20340 SQ. FT
- PARKING GARAGE A & B = 8868 SQ. FT.
- RETAIL AREA A & B = 7726 SQ. FT
- 16 LIVING UNITS = 15480 SQ. FT.
- 16 LCE = 864 SQ. FT.
- COMMON AREA = 3350 SQ. FT.

**PARCEL A - 1ST FLOOR**

DEDICATED TO  
THE CITY OF SPARKS  
PER T.M. 4887, P.M. 5024  
& P.M. 5187

(FORMERLY JACKSON ST. PER T.M. 106)  
VICTORIAN PLAZA CIRCLE



04/12/2017

**OFFICIAL PLAT**  
OF  
**FOUNTAINHOUSE AT VICTORIAN SQUARE**  
PHASE 2  
A CONDOMINIUM SUBDIVISION

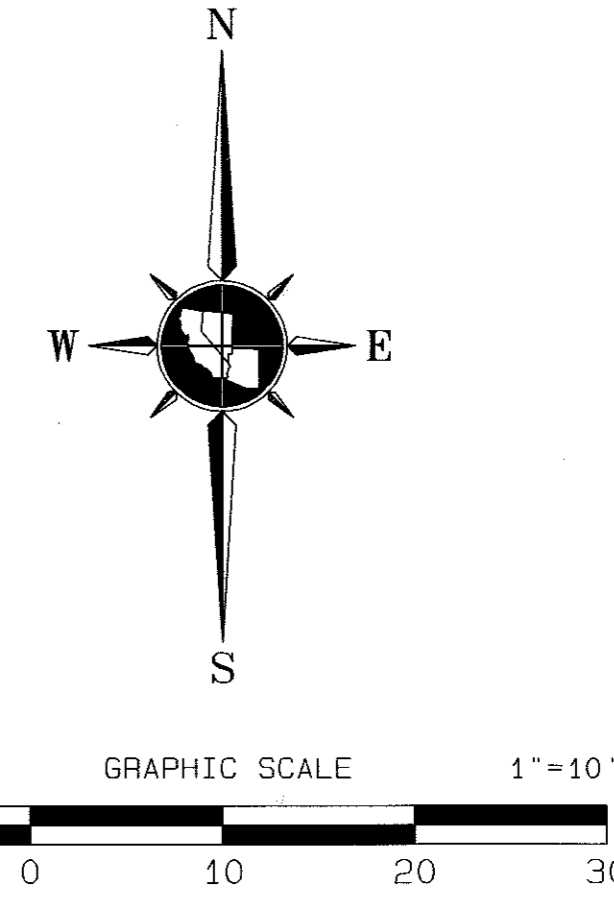
A DIVISION PARCELS D-1 & E-1 OF SURVEY MAP NO. 5813  
BEING A PORTION OF THE SE 1/4 OF SEC. 5,  
T.19N., R.20E., M.D.M.

SPARKS WASHOE COUNTY NEVADA

**TRI STATE SURVEYING, LTD**  
1925 E. PRATER WAY  
SPARKS, NEVADA 89434  
(775) 358-9491 \* FAX (775) 358-3664

JOB NO. 16111.01.PM  
**SHEET 2**  
OF 6

VICTORIAN PLAZA CIRCLE  
(FORMERLY HOOD ST. PER T.M. 106)

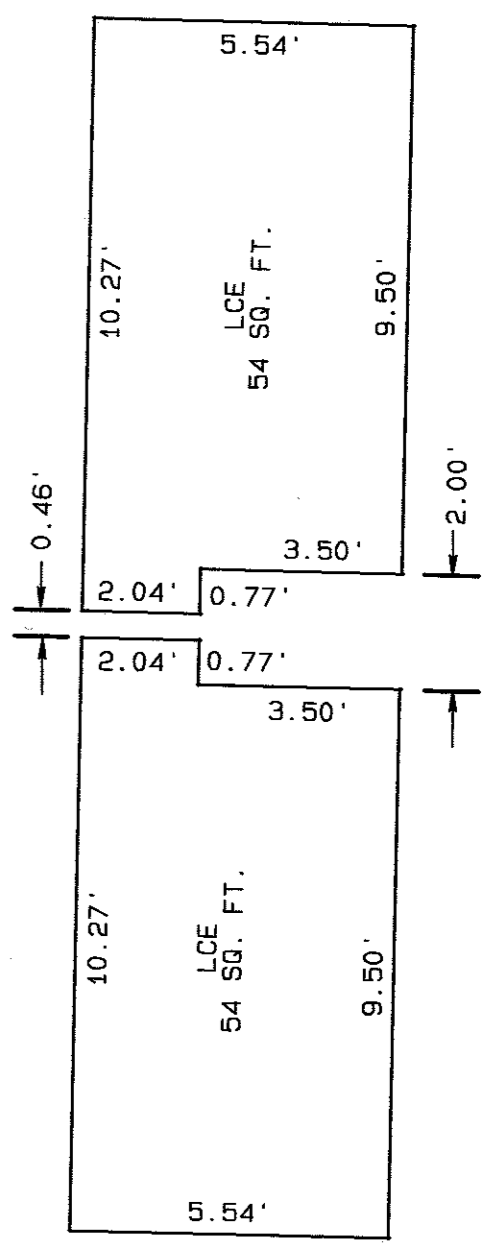


**BASIS OF BEARINGS**

THE GRID BEARING OF N87°02'39"E, BETWEEN WASHOE COUNTY GPS MONUMENTS "N53SM01102" & "N53SM01116", BASED ON THE NORTH AMERICAN DATUM OF 1983/1994 HIGH ACCURACY REFERENCE NETWORK (NAD '83/'94-HARN). GRID TO GROUND FACTOR = 1.000197939. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

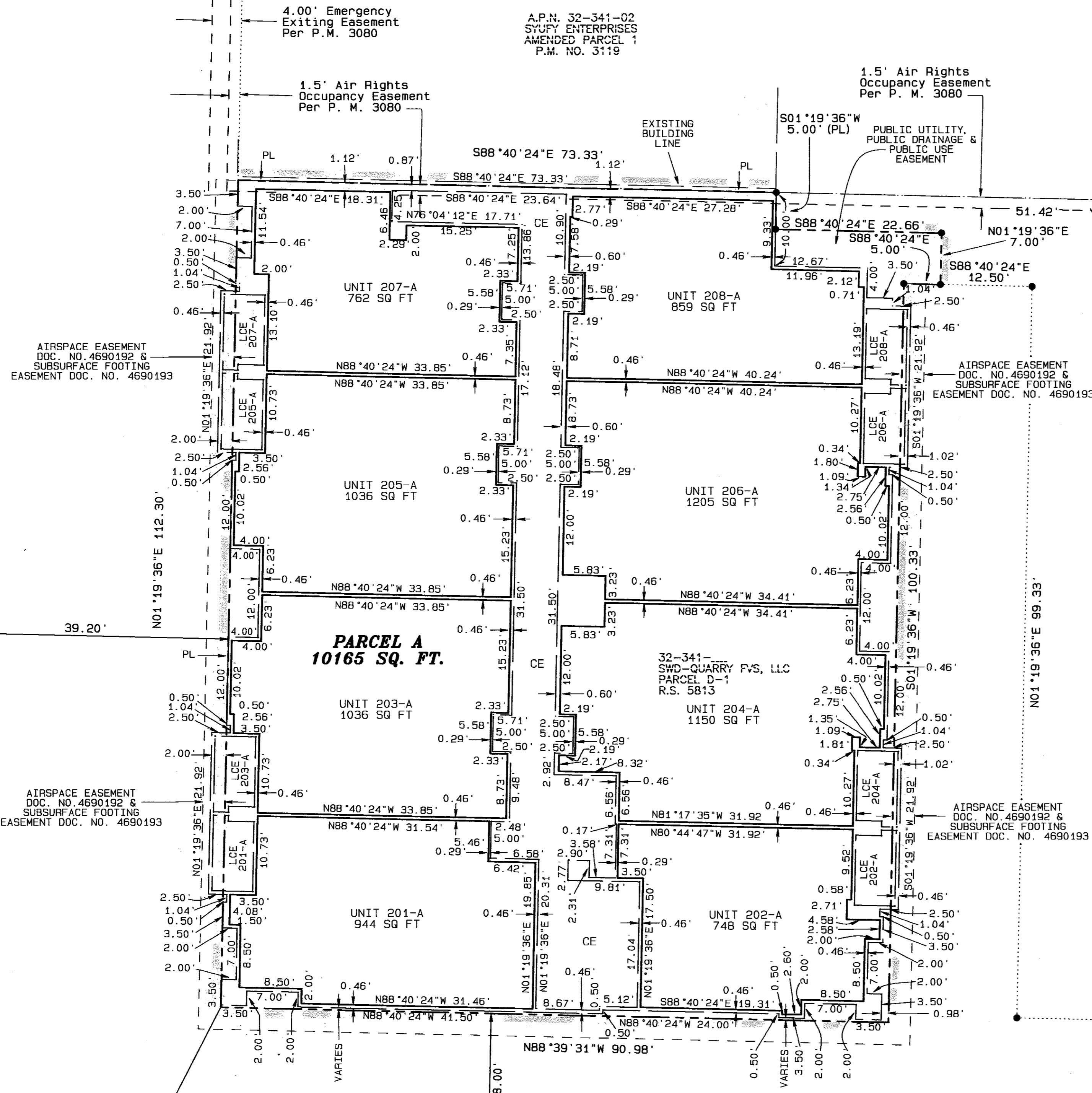
**LEGEND**

- LCE LIMITED COMMON ELEMENT
- CE COMMON ELEMENT
- PARCEL BOUNDARY LINE
- UNIT LINE
- COMMON ELEMENT LINE
- - - EASEMENT SIDELINE
- · · ADJACENT PARCEL LINE
- ① VERTICAL DETAIL NUMBER SEE SHEET 4
- FOUND 5/8" REBAR AND CAP, PLS 10836 OR SCRIBED X IN CONCRETE
- ⊙ DIMENSION POINT OF BUILDING, NOTHING SET



**LCE AREA**  
**TOTAL AREAS:**

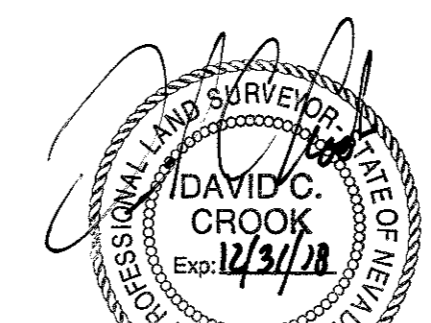
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- 16 LCE = 864 SQ. FT.
- COMMON AREA = 3350 SQ. FT.



**PARCEL A - 2ND FLOOR**

DEDICATED TO THE CITY OF SPARKS PER T.M. 4887, P.M. 5024 & P.M. 5187

(FORMERLY JACKSON ST. PER T.M. 106)  
VICTORIAN PLAZA CIRCLE



04/2/2017

**OFFICIAL PLAT**  
OF  
**FOUNTAINHOUSE AT VICTORIAN SQUARE**  
PHASE 2  
A CONDOMINIUM SUBDIVISION

A DIVISION PARCELS D-1 & E-1 OF SURVEY MAP NO. 5813 BEING A PORTION OF THE SE 1/4 OF SEC. 5, T.19N., R.20E., M.D.M. WASHOE COUNTY NEVADA

SPARKS NEVADA JOB NO. 16111.01.HM

**TRI STATE SURVEYING, LTD**  
1925 E. PRATER WAY  
SPARKS, NEVADA 89434  
(775) 358-9491 \* FAX (775) 358-3664

**SHEET 3**  
OF 6

CITY OF SPARKS  
GPS POINT 2057  
"N53SM01102"  
N=14872720.65  
E=2288740.21  
(GROUND)

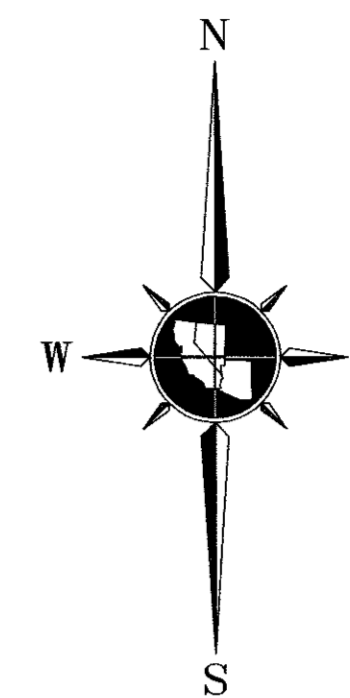
BASIS OF BEARING  
N87°02'39"E  
6653.56 (TIE)

CITY OF SPARKS  
GPS POINT 2010  
"N53SM01116"  
N=14873063.74  
E=2295384.93  
(GROUND)

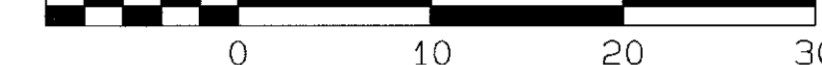
4.09' Existing  
Emergency Easement  
Per P.M. 3080

A.P.N. 32-341-02  
SYUFY ENTERPRISES  
AMENDED PARCEL 1  
P.M. NO. 3119

1.5' Air Rights  
Occupancy Easement  
Per P.M. 3080



GRAPHIC SCALE 1"=10'



**BASIS OF BEARINGS**

THE GRID BEARING OF N87°02'39"E, BETWEEN WASHOE COUNTY  
GPS MONUMENTS "N53SM01102" & "N53SM01116", BASED ON THE  
NORTH AMERICAN DATUM OF 1983/1994 HIGH ACCURACY  
REFERENCE NETWORK (NAD '83/'94-HARN).  
GRID TO GROUND FACTOR = 1.000197939  
DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

**LEGEND**

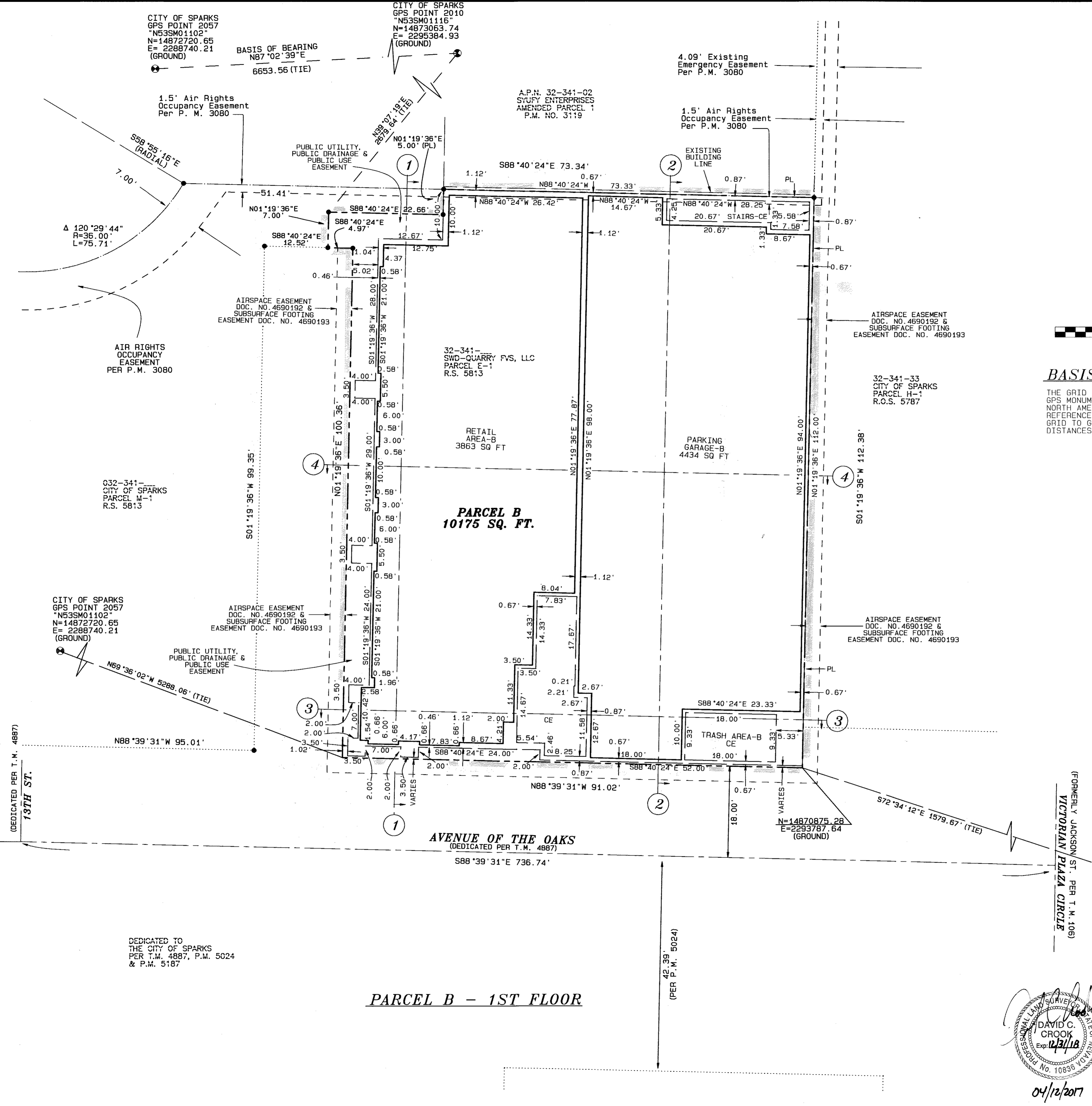
- LCE LIMITED COMMON ELEMENT
- CE COMMON ELEMENT
- PARCEL BOUNDARY LINE
- UNIT LINE
- COMMON ELEMENT LINE
- EASEMENT SIDELINE
- ADJACENT PARCEL LINE
- ① VERTICAL DETAIL NUMBER  
SEE SHEET 4
- FOUND 5/8" REBAR AND CAP, PLS 10836 OR  
SCRIBED X IN CONCRETE
- 3.00' 4" DIMENSION POINT OF BUILDING, NOTHING SET

**TOTAL AREAS:**

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PER	TM 4887
5	4
8	9

FORMERLY JACKSON ST. PER T.M. 106)  
VICTORIAN PLAZA CIRCLE



**PARCEL B - 1ST FLOOR**

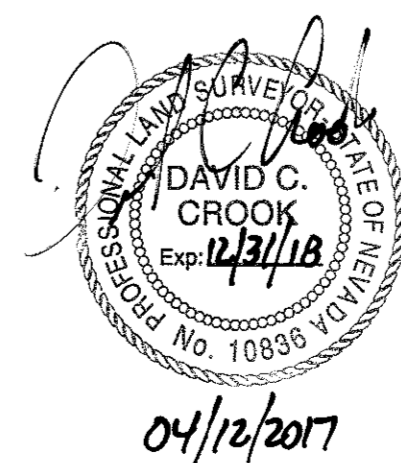
**OFFICIAL PLAT**  
OF  
**FOUNTAINHOUSE AT VICTORIAN SQUARE**  
PHASE 2  
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A DIVISION PARCELS D-1 & E-1 OF SURVEY MAP NO. 5813  
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T.19N., R.20E., M.D.M.

SPARKS NEVADA  
JOB NO. 16111.01.RM

**TRI STATE SURVEYING, LTD**  
1925 E. PRATER WAY  
SPARKS, NEVADA 89434  
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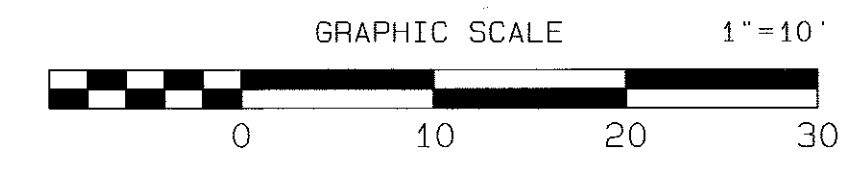
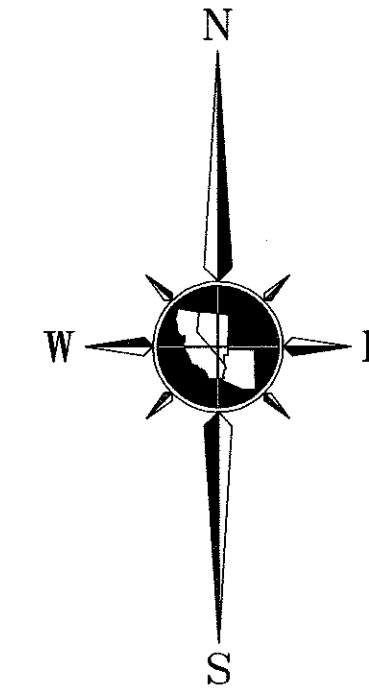
SHEET 4  
OF 6



DEDICATED TO  
THE CITY OF SPARKS  
PER T.M. 4887, P.M. 5024  
& P.M. 5187

(DEDICATED PER T.M. 4887)  
137TH ST.

42.39'  
(PER P.M. 5024)

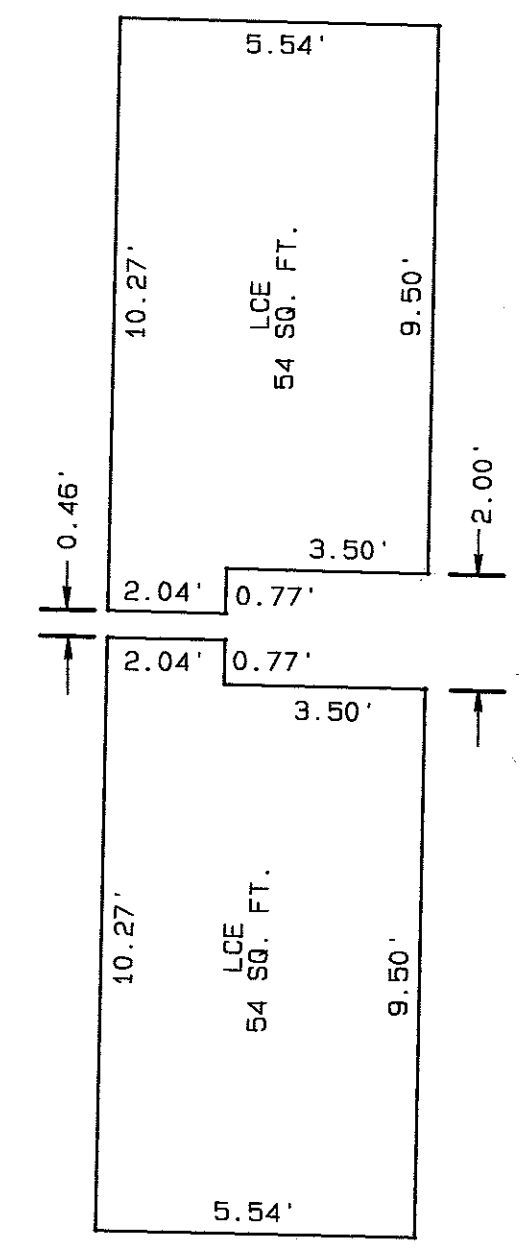


**BASIS OF BEARINGS**

THE GRID BEARING OF N87°02'39"E, BETWEEN WASHOE COUNTY GPS MONUMENTS "N53SM01102" & "N53SM01116", BASED ON THE NORTH AMERICAN DATUM OF 1983/1994 HIGH ACCURACY REFERENCE NETWORK (NAD '83/'94-HARN). GRID TO GROUND FACTOR = 1.000197939. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

**LEGEND**

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- CE COMMON ELEMENT
- PARCEL BOUNDARY LINE
- UNIT LINE
- - - COMMON ELEMENT LINE
- - - EASEMENT SIDELINE
- - - ADJACENT PARCEL LINE
- ① VERTICAL DETAIL NUMBER SEE SHEET 4
- FOUND 5/8" REBAR AND CAP, PLS 10836 OR SCRIBED X IN CONCRETE
- DIMENSION POINT OF BUILDING, NOTHING SET



**LCE AREA TOTAL AREAS: DETAIL NOT TO SCALE**

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- PARKING GARAGE A & B = 8868 SQ. FT.
- RETAIL AREA A & B = 7726 SQ. FT.
- 16 LIVING UNITS = 15480 SQ. FT.
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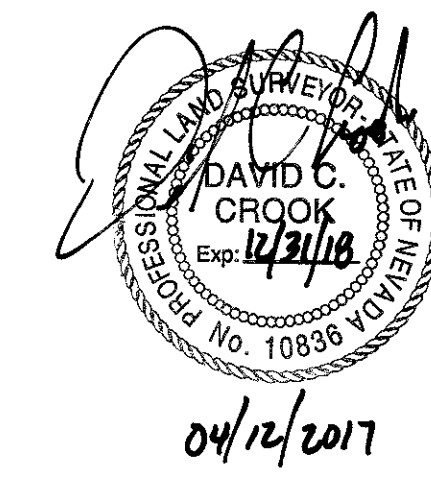
**OFFICIAL PLAT**  
OF  
**FOUNTAINHOUSE AT VICTORIAN SQUARE**  
PHASE 2  
A CONDOMINIUM SUBDIVISION

A DIVISION PARCELS D-1 & E-1 OF SURVEY MAP NO. 5813  
BEING A PORTION OF THE SE 1/4 OF SEC. 5,  
T.19N., R.20E., M.D.M.

SPARKS NEVADA  
JOB NO. 16111.01.HM

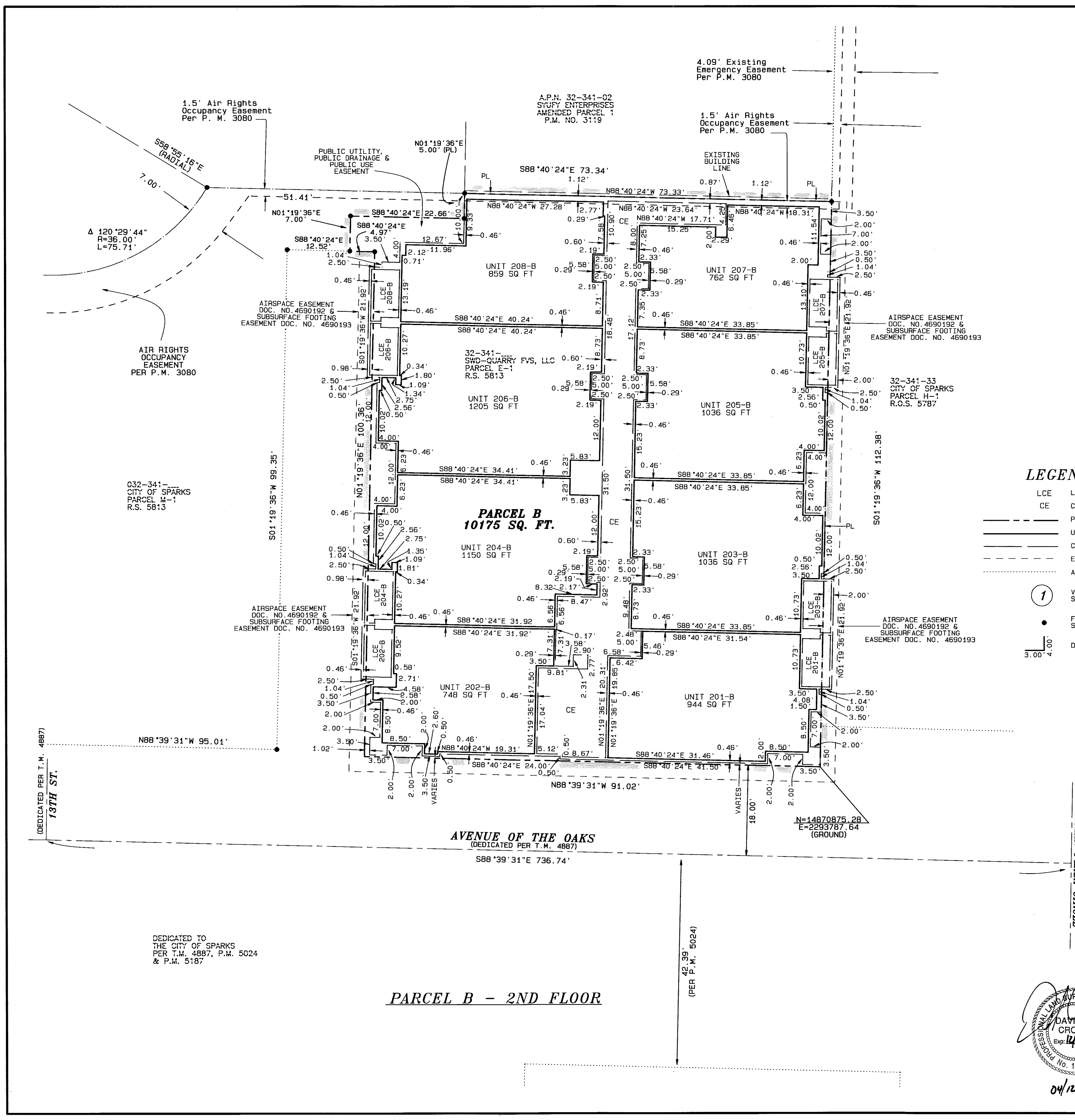
**TRI STATE SURVEYING, LTD**  
1925 E. PRATER WAY  
SPARKS, NEVADA 89434  
(775) 358-9491 \* FAX (775) 358-3664

**SHEET 5**  
OF 6



04/12/2017

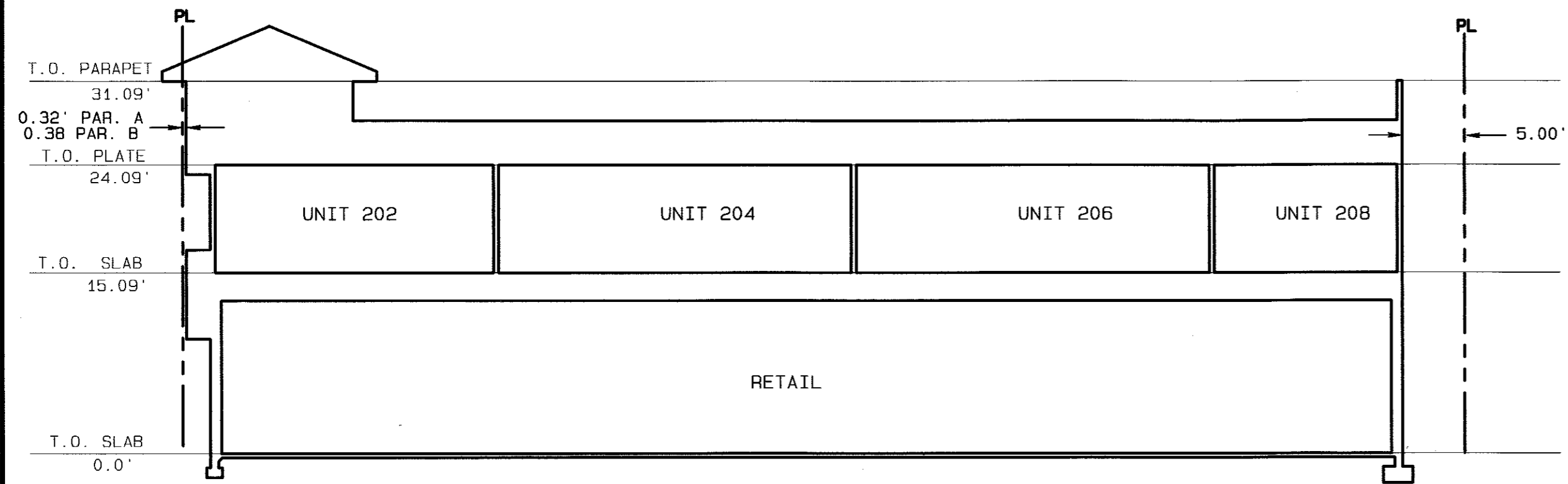
FORMERLY JACKSON ST., PER T.M. 1069  
VICTORIAN PLAZA CIRCLE



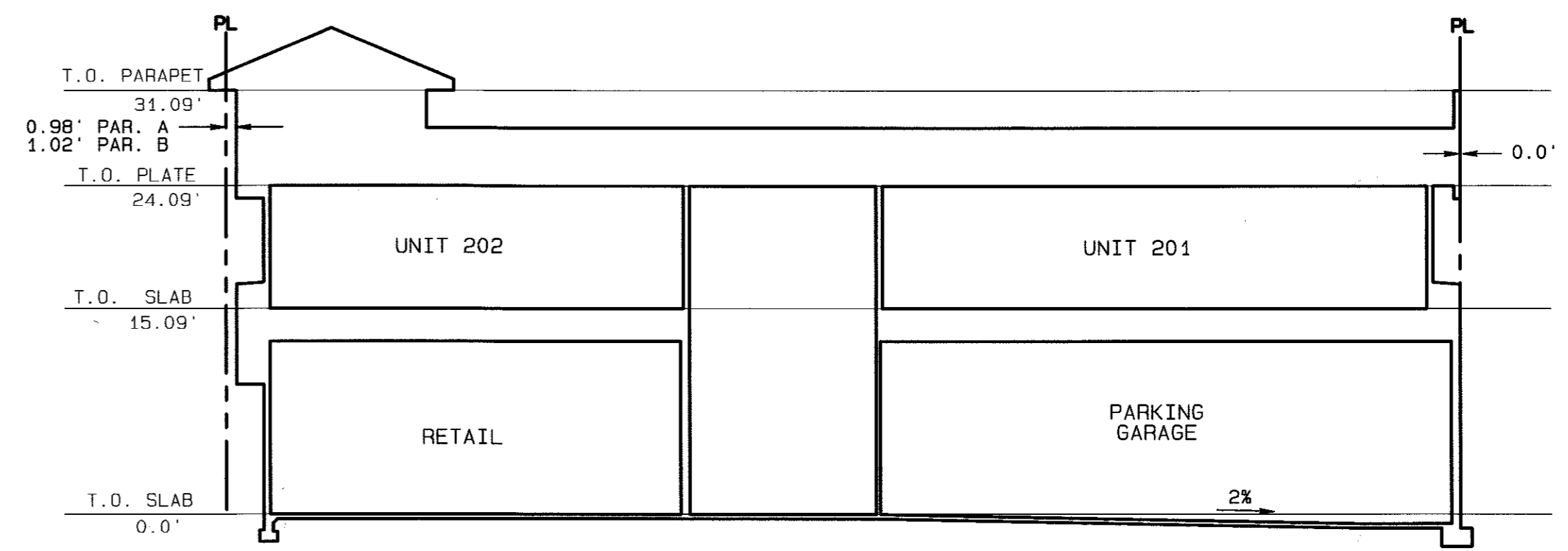
**PARCEL B - 2ND FLOOR**

DEDICATED TO  
THE CITY OF SPARKS  
PER T.M. 4887, P.M. 5024  
& P.M. 5187

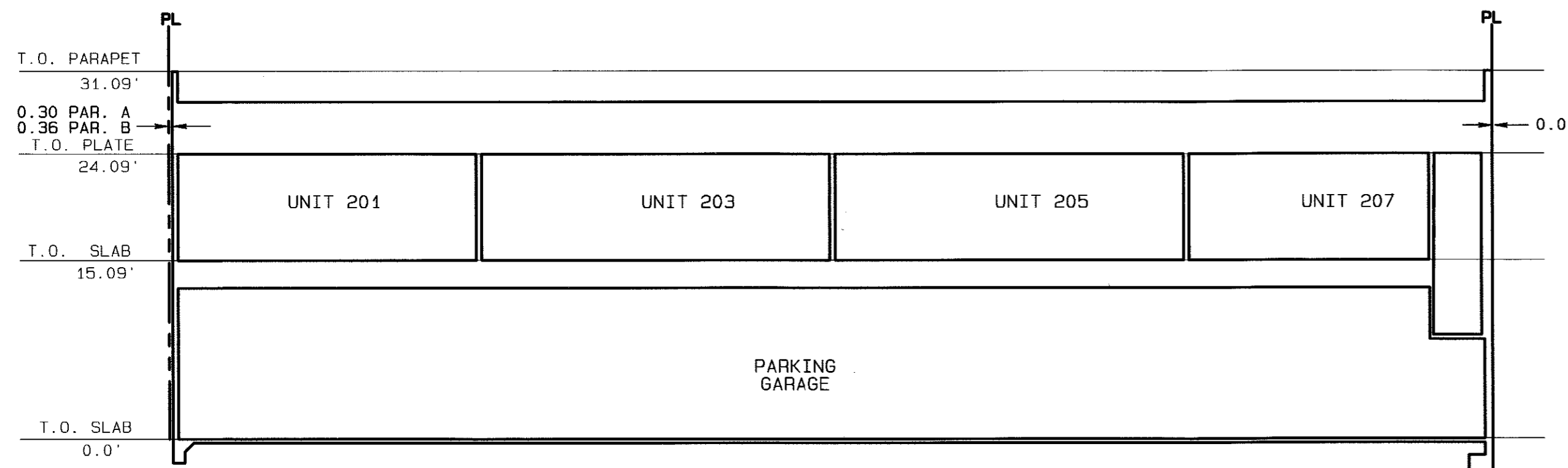
(DEDICATED PER T.M. 4887)  
13TH ST.



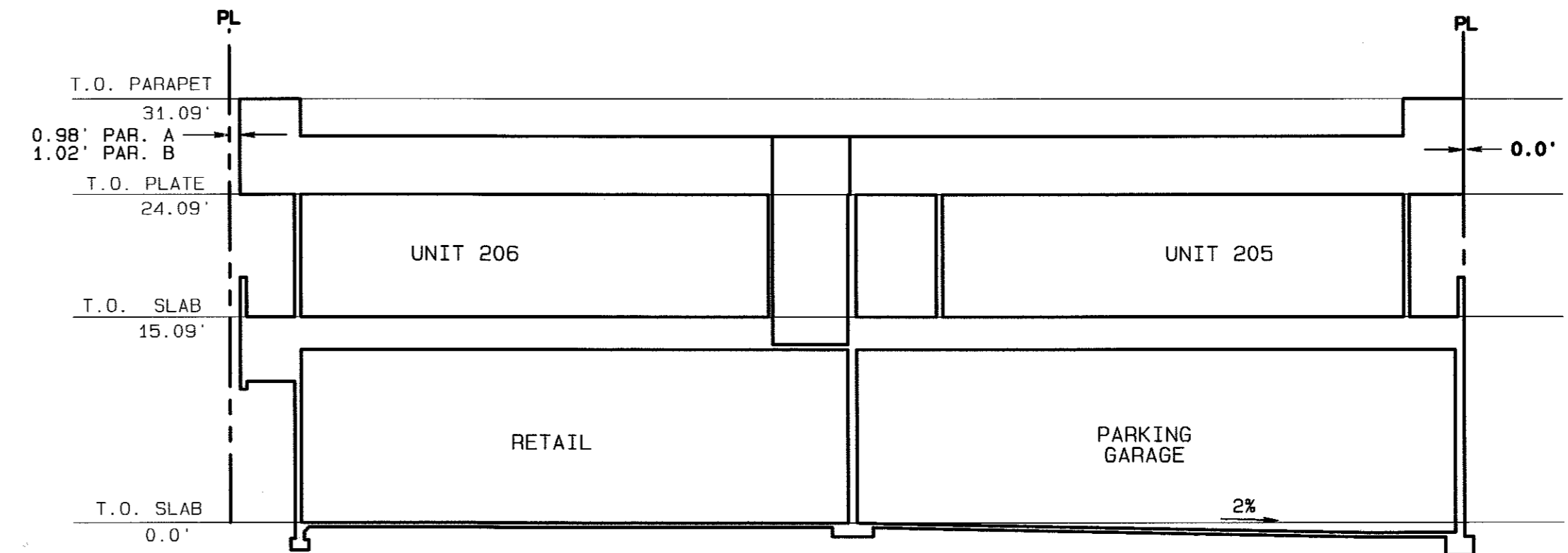
**VERTICAL ELEMENT 1**



**VERTICAL ELEMENT 3**



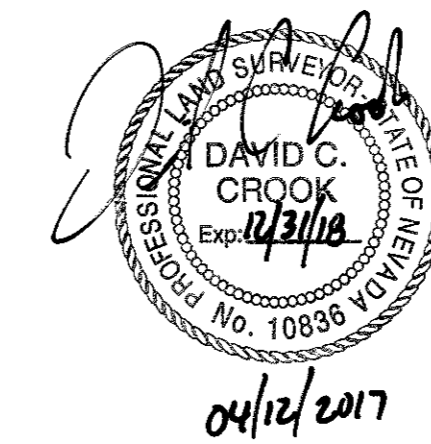
**VERTICAL ELEMENT 2**



**VERTICAL ELEMENT 4**

**GENERAL NOTES:**

- 1) THE COMMON ELEMENT IS THE ENTIRE SUBDIVISION SHOWN HEREON INCLUDING ALL LAND BENEATH INCLUDING ALL LIMITED COMMON ELEMENTS (LCE) AND EXCLUDING ALL UNITS, GARAGES AND RETAIL AREAS.
- 2) SANITARY SEWER AND STORM DRAINAGE FACILITIES ARE PRIVATELY MAINTAINED AND PERPETUALLY FUNDED BY THE OWNER(S) OF THE COMMON ELEMENT, ACCEPT WHERE OTHERWISE NOTED.
- 3) THE HORIZONTAL LOTTED AREAS SHOWN HEREON ARE COMPRISED OF DIMENSIONS TO FRONT FACE OF STUD. THE VERTICAL LOTTED AREAS ARE COMPRISED OF DIMENSIONS FROM FINISH FLOOR (SLAB OF SUB-FLOORING) TO THE BOTTOM OF THE STUD FACE OF THE CEILING IMMEDIATELY ABOVE. THE HORIZONTAL AND VERTICAL LOTTED AREAS ARE BASED ON THE ARCHITECTURAL PLANS PREPARED BY CWX ARCHITECTS OF NEVADA. THE PHYSICAL BOUNDARIES OF EACH LOT SHALL INCLUDE ALL INTERNAL LIVING SPACE, AS STATED IN N.R.S. 116. THE LOTTED AREAS INCLUDE A PORTION OF THE GARAGE AREA AND THE LCE AND LIVING AREAS AS SHOWN ON SHEETS 2 THROUGH 6. THE BALANCE OF THE BUILDING STRUCTURES AND THE GROUND BENEATH SAID BUILDINGS ARE TO BE OWNED AND MAINTAINED BY THE OWNER(S) OF THE COMMON ELEMENT.
- 4) A 10' PUBLIC UTILITY EASEMENT DEDICATED TO NV ENERGY, AT&T NEVADA, CHARTER COMMUNICATIONS AND TRUCKEE MEADOWS WATER AUTHORITY IS GRANTED FOR FACILITIES TO BE INSTALLED AS THEY LIE FOR THE PURPOSE OF ACCESSING AND MAINTAINING SAID UTILITIES.
- 5) SAID PUBLIC UTILITY EASEMENT IS ALSO FOR THE BENEFIT OF THE CABLE TELEVISION PROVIDER.
- 6) A BLANKET EASEMENT IS HEREBY GRANTED OVER THE COMMON ELEMENT FOR ACCESS TO EACH UNIT. VEHICLE ACCESS AND PARKING SHALL BE LIMITED TO PAVED AREAS FOR THOSE PURPOSES.
- 7) IN THE EVENT THAT ANY PARTY WALL OR INTERIOR WALL IS NOT CONSTRUCTED EXACTLY ON THE PROPERTY LINE, THE OWNERS AFFECTED SHALL EXCEPT THE CONSTRUCTED WALL AS THE PROPERTY LINE.
- 8) A SURFACE FLOW DRAINAGE EASEMENT FOR THE PASSAGE OF STORM WATERS IS HEREBY GRANTED TO THE CITY OF SPARKS OVER THE COMMON ELEMENTS SHOWN HEREON.
- 9) ALL INTERIOR UNIT BOUNDARIES ARE 90° ANGLE.
- 10) THE LAND SHOWN HEREON LIES IN FEMA FLOOD ZONE "X" PER FIRM MAP PANEL 32031C30456 REVISED MARCH 16, 2009.
- 11) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THE PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AND PARCELS ABOVE OR BELOW THAT PARCEL, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF THE INSTALLATION AND THE UTILITY COMPANY.
- 12) THE OWNERS HEREBY GRANT TO ALL PUBLIC UTILITIES AND THE CITY OF SPARKS AND CABLE TV, A BLANKET EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF DRAINAGE AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER OVER ALL COMMON ELEMENTS AS SHOWN HEREON.
- 13) A PUBLIC UTILITY, PUBLIC DRAINAGE & PUBLIC USE EASEMENT IS HEREBY GRANTED ON PARCEL A AND PARCEL B IN THOSE AREAS NOT COVERED BY BUILDINGS.



**OFFICIAL PLAT**  
OF  
**FOUNTAINHOUSE AT VICTORIAN SQUARE**  
PHASE 2  
A CONDOMINIUM SUBDIVISION

A DIVISION PARCELS D-1 & E-1 OF SURVEY MAP NO. 5813  
BEING A PORTION OF THE SE 1/4 OF SEC. 5,  
T.19N., R.20E., M.D.M.

SPARKS WASHOE COUNTY NEVADA  
JOB NO. 16111.01.PM

**TRI STATE SURVEYING, LTD**  
1925 E. PRATER WAY  
SPARKS, NEVADA 89434  
(775) 358-9491 \* FAX (775) 358-3664

**SHEET 6**  
OF 6