

VICENZA PHASE 2, BOLZANO, CORTINA & MERANO @ 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, TRUCKEE MEADOWS WATER AUTHORITY, AND 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 THERETO AND EGRESS THEREFROM FOREVER, RESERVING THEREFROM ANY AND ALL WATER AND/OR WATER RIGHTS FROM ANY DEDICATIONS. THE OWNER AND ITS ASSIGNS AGREES TO THE USE OF RESIDENTIAL WATER METERS.

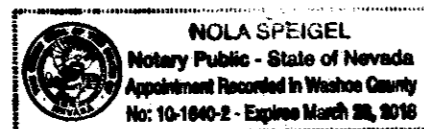
LW D'ANDREA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY
ITS: MANAGER *[Signature]*
BY: *[Signature]* 12/12/16
DUSTIN BARKER, VICE PRESIDENT DATE

STATE OF NEVADA SS
COUNTY OF WASHOE

ON THIS 15th DAY OF December, 2016, PERSONALLY APPEARED BEFORE ME, DUSTIN BARKER AS VICE PRESIDENT OF LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY,

WITNESS MY HAND AND OFFICIAL SEAL



[Signature]
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: *[Signature]* 3/17/17
NAME: W. J. O'Connell DATE
TITLE: ASST. V. P.

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. 4570303, 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 FILE IN THIS OFFICE.

BY: *[Signature]* P.E. 12/5/2016
DIVISION OF WATER RESOURCES DATE

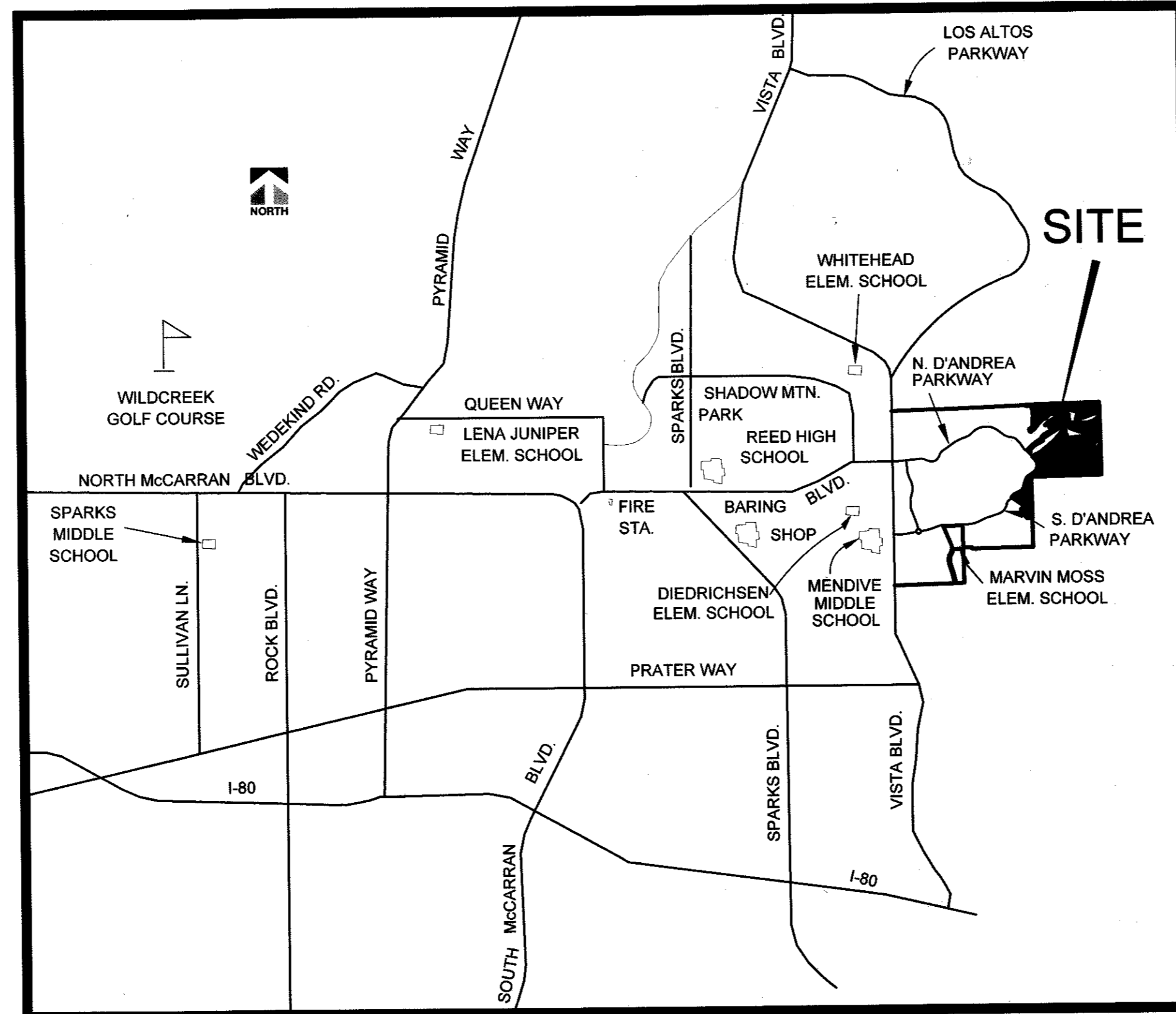
NAME: MARK SIVAZLIAN

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.

BY: *[Signature]* 04/18/2017
WASHOE COUNTY DISTRICT BOARD OF HEALTH DATE
NAME: James J. English
TITLE: EHS Supervisor



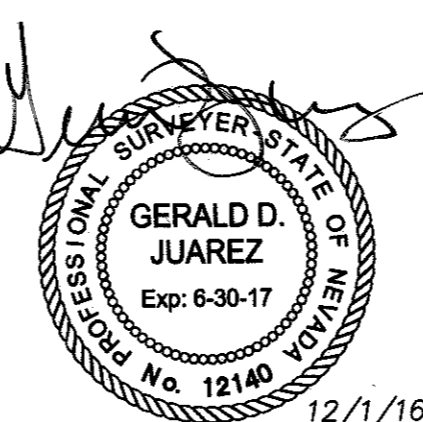
VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I, GERALD D. JUAREZ, 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 LW D'ANDREA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE NE 1/2 & THE SW 1/4 OF SECTION 36, T20N, R20E, MDM., CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THAT THE SURVEY WAS COMPLETED ON FEBRUARY 8, 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 _____, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

GERALD D. JUAREZ P.L.S.
NEVADA CERTIFICATE NO. 12140



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 MAY 9, 2019.

[Signature] FOR 4/20/17
JOHN MARTINI, P.E.
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: *[Signature]* 12/7/2016
CHARTER COMMUNICATIONS DATE
NAME: DIANE AUBRECHT
TITLE: DESIGNER/DRAFTER
BY: *[Signature]* 12-2-2016
NEVADA BELL TELEPHONE COMPANY D.B.A. AT&T NEVADA DATE
NAME: CURFF COOPER
TITLE: MGR OSP PLANNING
BY: *[Signature]* 12-2-16
SIERRA PACIFIC POWER COMPANY D.B.A. NV ENERGY DATE
NAME: Nathan Hastings
TITLE: SR. Right of Way Agent
BY: *[Signature]* 4-17-2017
TRUCKEE MEADOWS WATER AUTHORITY DATE
NAME: John R. Zimmerman
TITLE: Water Resources Manager

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 040005 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.

[Signature] 4/20/2017
ARMANDO ORNELAS DATE
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 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.

NAME: _____ 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: 402-100-60, 402-100-09, 402-100-55
BY: *[Signature]* 2/15/2017
NAME: Danielle Carlton DATE
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

FINAL MAP OF
VICENZA PHASE 2, BOLZANO, CORTINA & MERANO @ D'ANDREA SUBDIVISION
(A PLANNED DEVELOPMENT)
A DIVISION OF PARCEL B OF TM 5160, PARCEL 2 OF PM 3720,
& PARCEL A OF P.M. 4896
BEING PORTIONS OF THE N 1/2 & THE SW 1/4 OF SEC. 36, T20N, R20E, MDM NEVADA
Manhard CONSULTING LTD
DRAWN BY: GDJ
DATE: 12/2016
PROJ. CODE: LENS PN4D
PROJ. #: _____
SHEET 1 OF 8
8850 Double R Boulevard, Suite 101, Reno, NV 89521 775-748-3500 775-748-3550
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

APN 514-310-02
DESERT HIGHLANDS HOA

APN 514-010-81
SECTION 25, LTD.

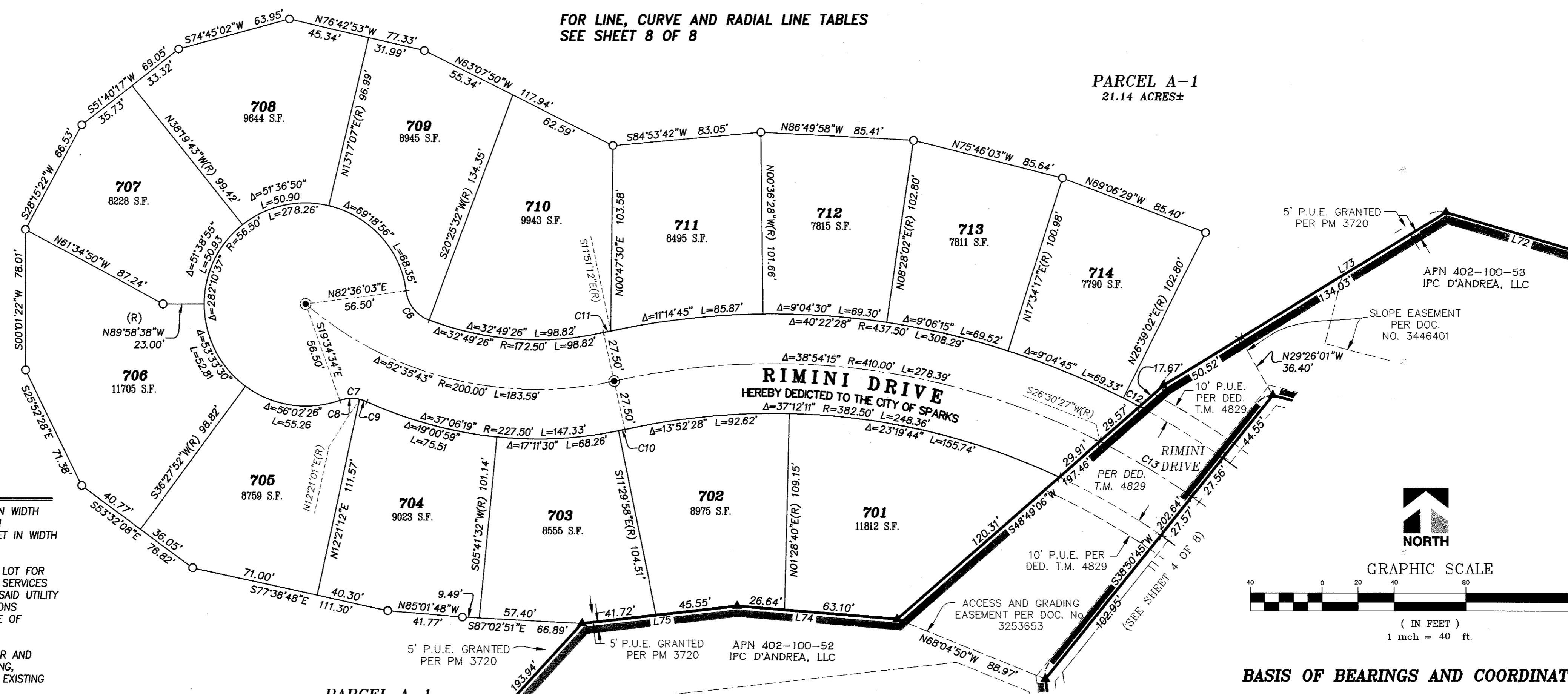
5' P.U.E. GRANTED
PER PM 3720

S89°41'13"E 2655.02'

FOR LINE, CURVE AND RADIAL LINE TABLES
SEE SHEET 8 OF 8

PARCEL A-1
21.14 ACRES±

PARCEL A-1
21.14 ACRES±



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 TRUCKEE MEADOWS WATER AUTHORITY 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. THE OWNER HEREBY RESERVES A BLANKET EASEMENT WITHIN THE AREAS DEDICATED 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.
7. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE CITY OF RENO WITH A WILL SERVE LETTER.
8. TRUCKEE MEADOWS WATER AUTHORITY IS HEREBY GRANTED A BLANKET WATER FACILITY EASEMENT WITHIN ALL STREETS DEDICATED AND WILL REMAIN UNTIL SUCH TIME AS THE STREETS ARE ACCEPTED FOR DEDICATION.
9. 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 AND TO ACCESS ALL PUBLIC FIRE HYDRANTS FOR ROUTINE INSPECTION AND IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
10. ALL COMMON AREAS ARE TO BE MAINTAINED BY THE D'ANDREA RANCH PHASE-III HOMEOWNERS ASSOCIATION.
11. A BLANKET STORM DRAIN AND SURFACE DRAINAGE EASEMENT IS HEREBY GRANTED TO CITY OF SPARKS ACROSS ALL COMMON AREAS SHOWN HEREON.
12. A BLANKET PEDESTRIAN ACCESS EASEMENT IS HEREBY GRANTED ACROSS ALL COMMON AREAS SHOWN HEREON.

PARCEL A-1
21.14 ACRES±

5' P.U.E. GRANTED
PER PM 3720

APN 402-100-53
IPC D'ANDREA, LLC

SLOPE EASEMENT
PER DOC.
NO. 3446401

10' P.U.E. PER
DED. T.M. 4829

ACCESS AND GRADING
EASEMENT PER DOC. NO.
3253653

10' P.U.E. PER
DED. T.M. 4829

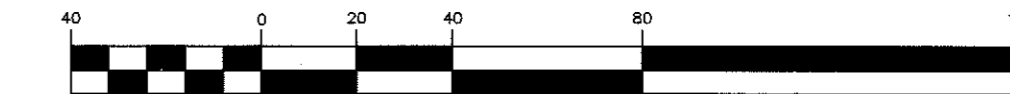
5' P.U.E. GRANTED
PER PM 3720

5' P.U.E. GRANTED
PER PM 3720

SLOPE EASEMENT PER
DOC. NO. 3446401



GRAPHIC SCALE



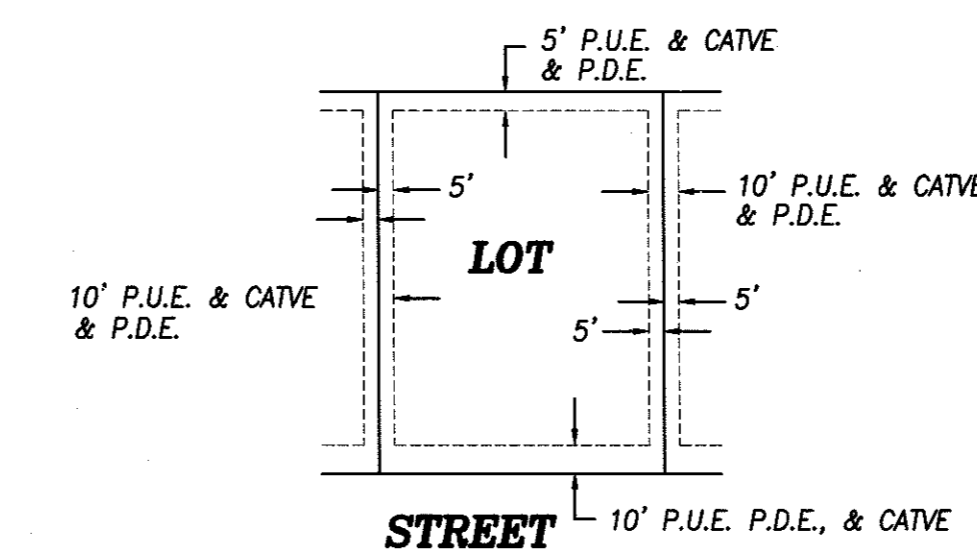
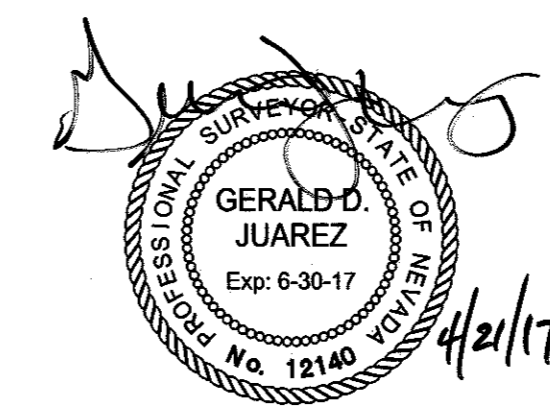
(IN FEET)
1 inch = 40 ft.

BASIS OF BEARINGS AND COORDINATES:

NAD 83/94 NEVADA STATE PLANE AS SHOWN ON RECORD OF SURVEY MAP NO. 3885, FILE NO. 2522263, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DETERMINED FROM THE FOUND POSITIONS OF THE MONUMENTS SHOWN HEREON AS CITY OF SPARKS G.P.S. POINTS "2034", N53M01082 AND "2035", N53M01083. GROUND COORDINATES SHOWN HEREON ARE BASED UPON THE WASHOE COUNTY MODIFIED PROJECTION, USING A COMBINED GRID TO GROUND FACTOR OF 1.000197939. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

LEGEND:

- ALIQUOT CORNER
- FOUND G.P.S. CONTROL MONUMENT AS NOTED
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-
-



TYPICAL LOT EASEMENTS
(NOT TO SCALE)

TOTAL NUMBER OF LOTS = 107
TOTAL NUMBER OF COMMON AREA PARCELS = 8
TOTAL NUMBER OF REMAINDER PARCELS = 3

TOTAL LOT AREA = 21.57 ACRES±
TOTAL COMMON AREA PARCELS = 8.86 ACRES±
TOTAL REMAINDER PARCEL AREA = 91.26 ACRES±
TOTAL RIGHT-OF-WAY AREA = 9.84 ACRES±
TOTAL AREA = 131.53 ACRES±

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FINAL MAP OF
VICENZA PHASE 2, BOLZANO, CORTINA & MERANO @ D'ANDREA SUBDIVISION
(A PLANNED DEVELOPMENT)
A DIVISION OF PARCEL B OF TM 5160, PARCEL 2 OF PM 3720, & PARCEL A OF P.M. 4896
BEING PORTIONS OF THE N 1/2 & THE SW 1/4 OF SEC. 36, T20N, R20E, MDM SPARKS NEVADA

Manhard CONSULTING LTD.
3 SHEET OF 8

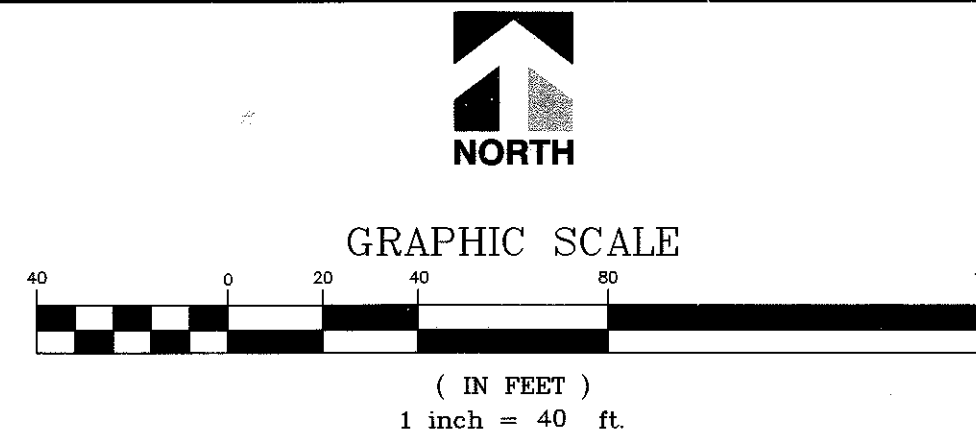
DRAWN BY: GDJ
DATE: 12/2016
PROJ. CODE: LENSFN4D
PROJ. #: .05

8880 Double N Boulevard, Suite 101, Reno, NV 89521 ph:775-748-3500 fx:775-748-3550 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

FOR LINE, CURVE AND RADIAL LINE TABLES SEE SHEET 8 OF 8

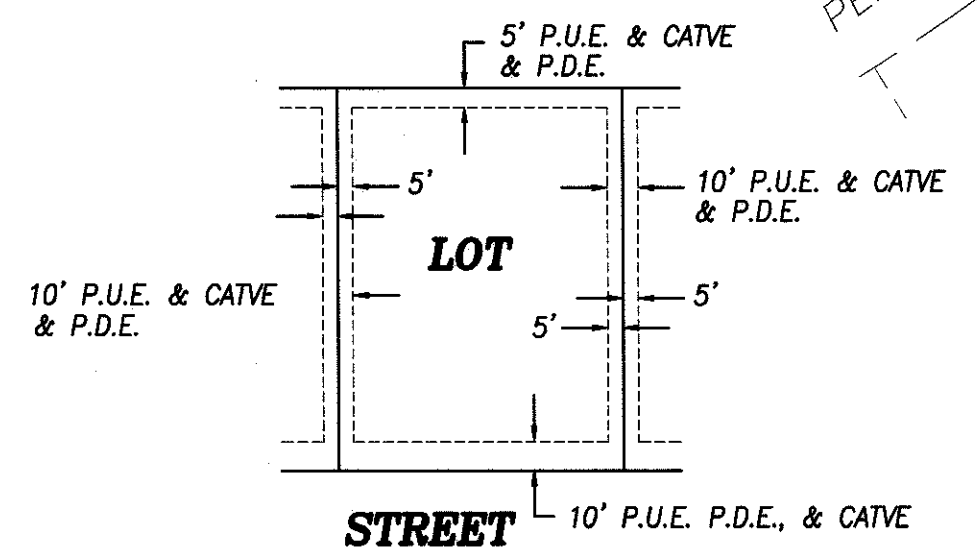
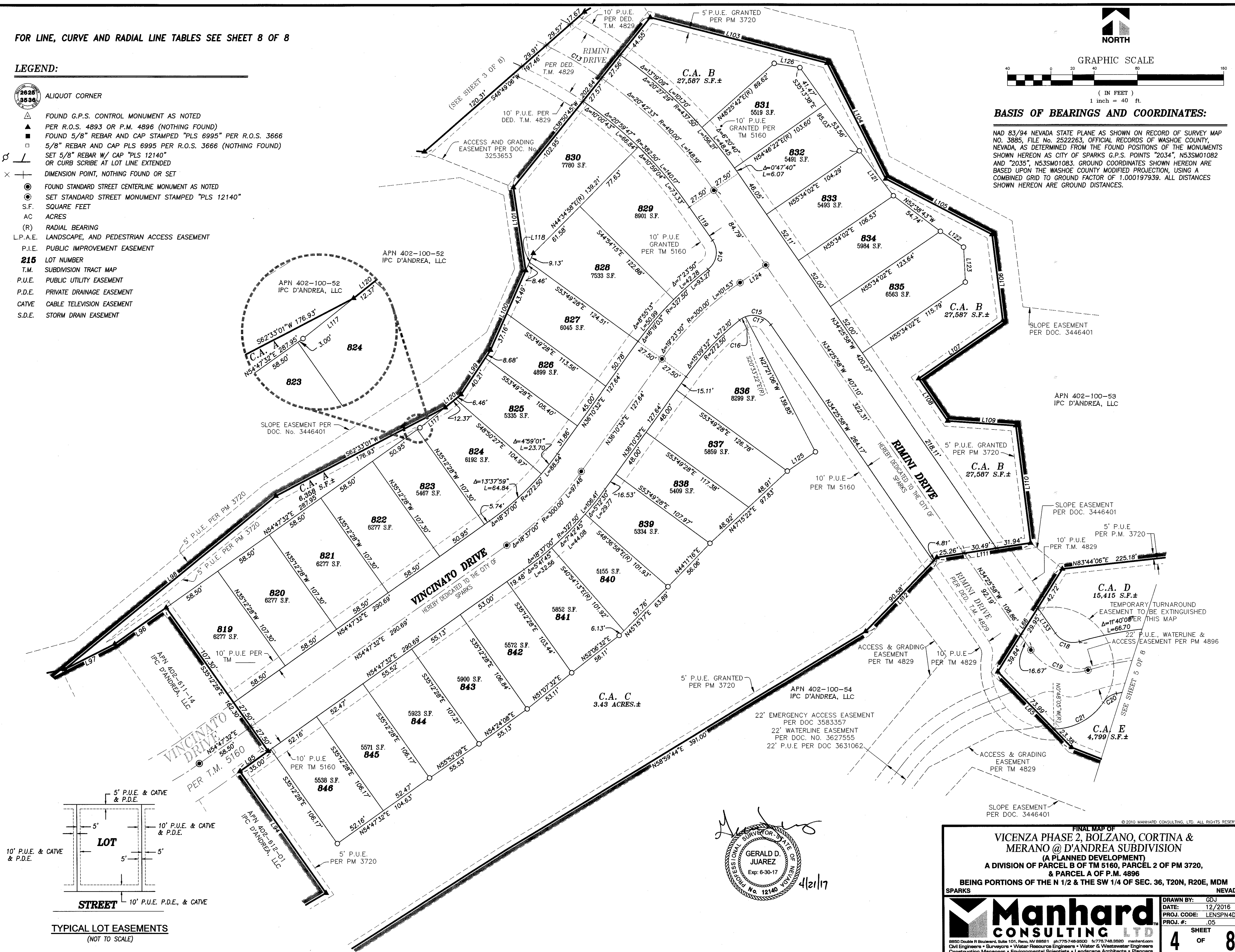
LEGEND:

- ALIQUOT CORNER
- FOUND G.P.S. CONTROL MONUMENT AS NOTED
- PER R.O.S. 4893 OR P.M. 4896 (NOTHING FOUND)
-
-
-
-
- FOUND STANDARD STREET CENTERLINE MONUMENT AS NOTED
- SET STANDARD STREET MONUMENT STAMPED "PLS 12140"
- S.F. SQUARE FEET
- AC ACRES
- (R) RADIAL BEARING
- L.P.A.E. LANDSCAPE, AND PEDESTRIAN ACCESS EASEMENT
- P.I.E. PUBLIC IMPROVEMENT EASEMENT
- 215** LOT NUMBER
- T.M. 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

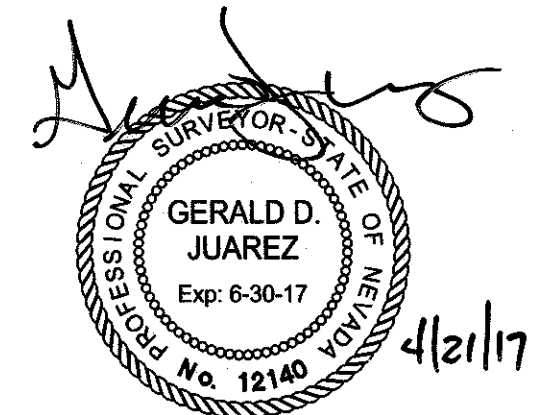


BASIS OF BEARINGS AND COORDINATES:

NAD 83/94 NEVADA STATE PLANE AS SHOWN ON RECORD OF SURVEY MAP NO. 3885, FILE No. 252263, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DETERMINED FROM THE FOUND POSITIONS OF THE MONUMENTS SHOWN HEREON AS CITY OF SPARKS G.P.S. POINTS "2034", N53SM01082 AND "2035", N53SM01083. GROUND COORDINATES SHOWN HEREON ARE BASED UPON THE WASHOE COUNTY MODIFIED PROJECTION, USING A COMBINED GRID TO GROUND FACTOR OF 1.000197939. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.



TYPICAL LOT EASEMENTS
(NOT TO SCALE)



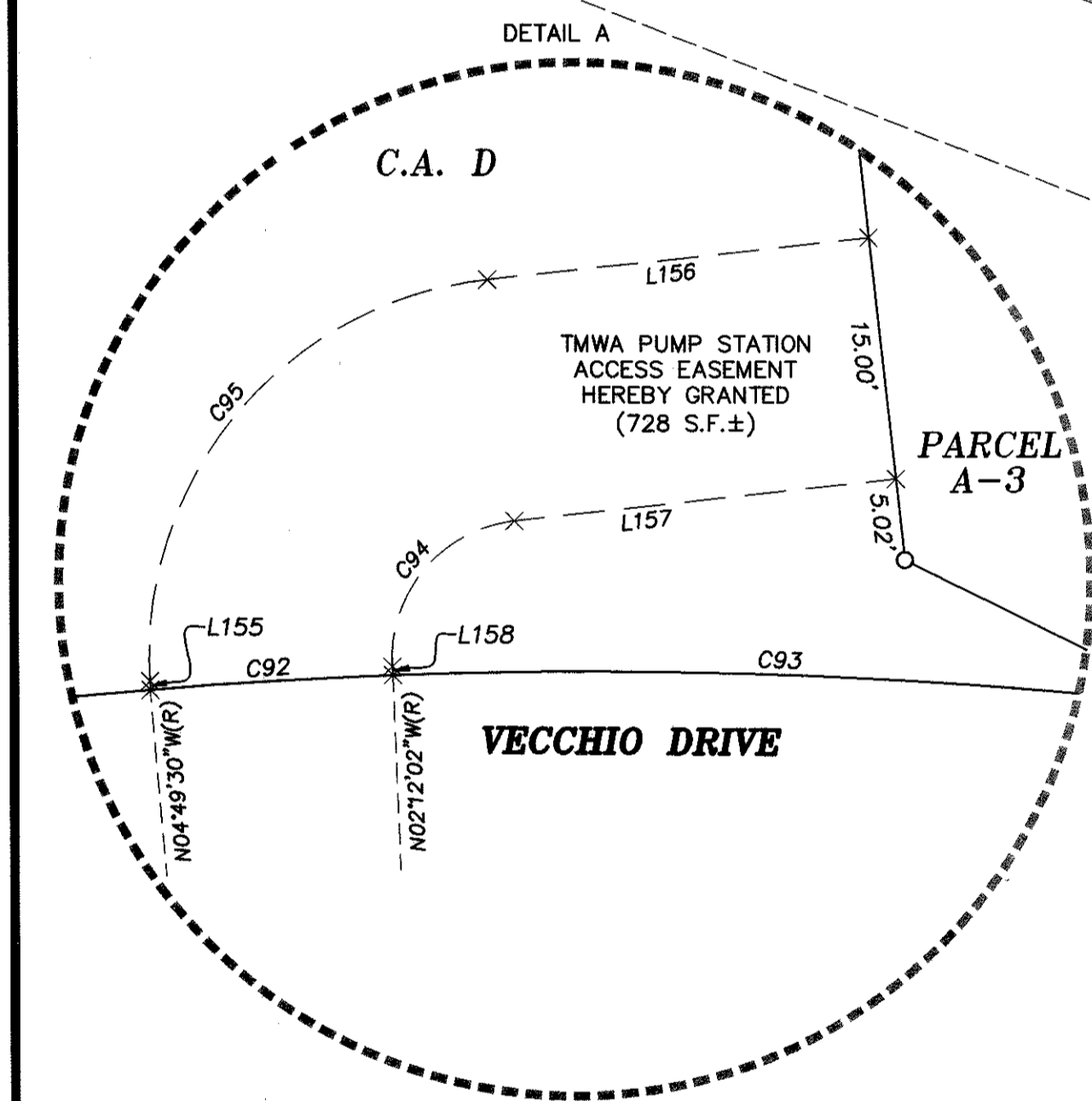
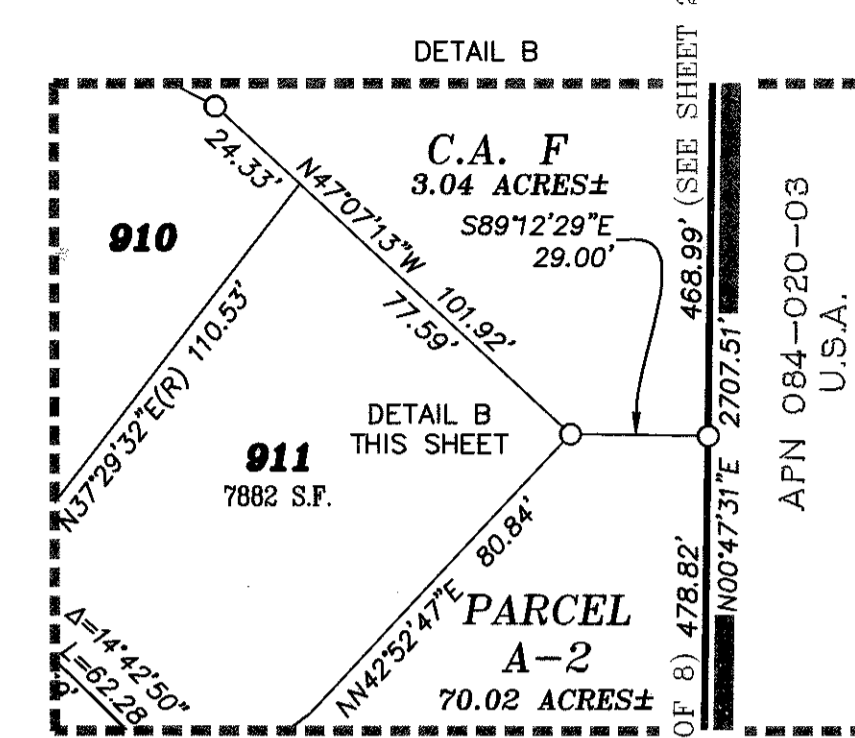
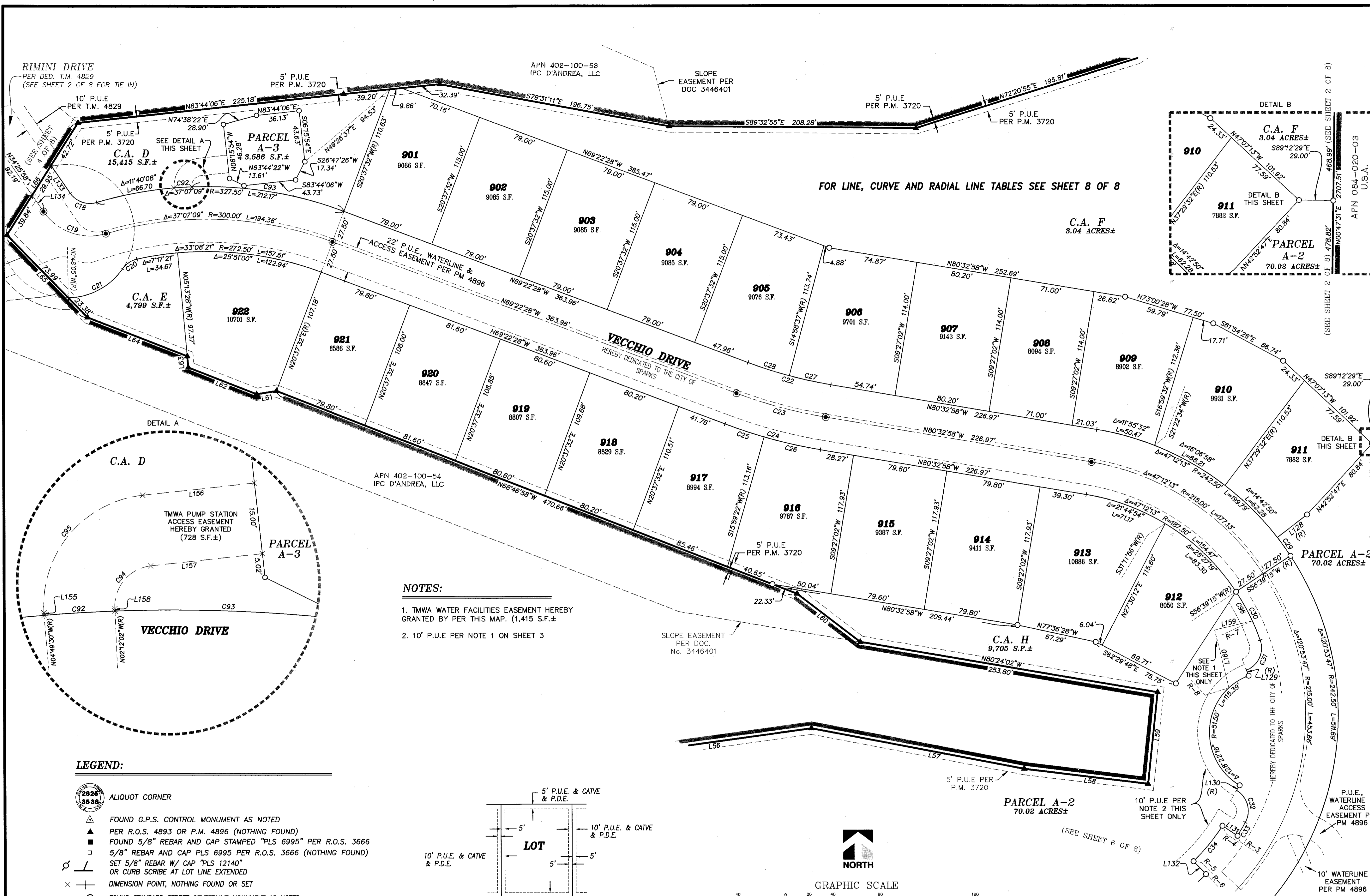
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FINAL MAP OF
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Manhard CONSULTING LTD.

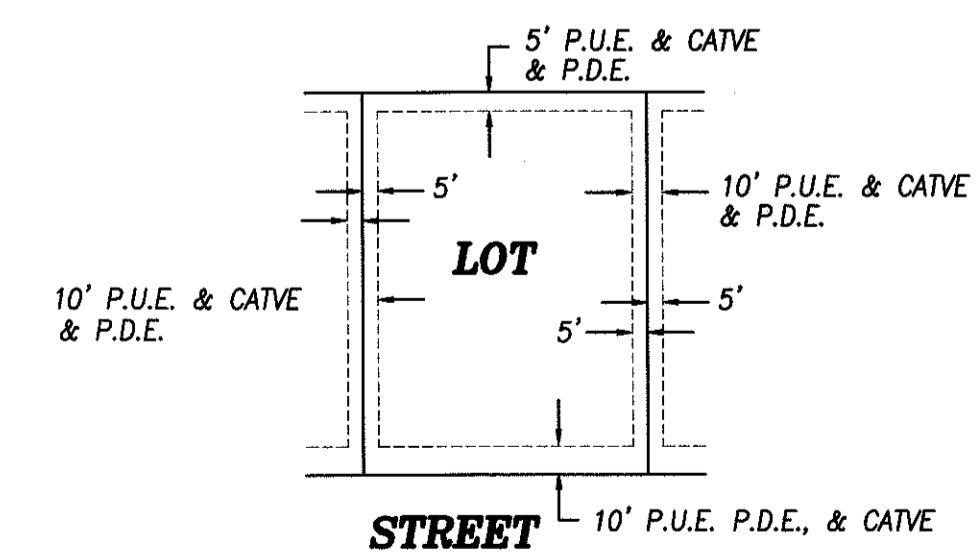
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DRAWN BY: GDJ	DATE: 12/2016
PROJ. CODE: LENSPP4D	PROJ. #: 05
4	8

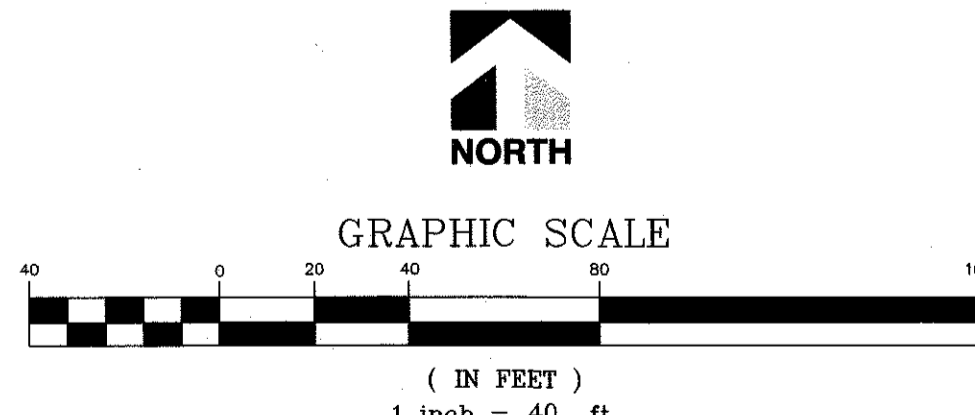
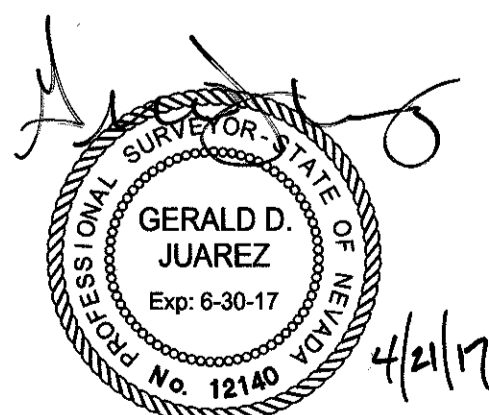


- NOTES:**
1. TMWA WATER FACILITIES EASEMENT HEREBY GRANTED BY PER THIS MAP. (1,415 S.F.±)
 2. 10' P.U.E. PER NOTE 1 ON SHEET 3

- LEGEND:**
- ALIQUOT CORNER
 - FOUND G.P.S. CONTROL MONUMENT AS NOTED
 - PER R.O.S. 4893 OR P.M. 4896 (NOTHING FOUND)
 -
 -
 - FOUND STANDARD STREET CENTERLINE MONUMENT AS NOTED
 - SET STANDARD STREET MONUMENT STAMPED "PLS 12140"
 - S.F. SQUARE FEET
 - AC ACRES
 - (R) RADIAL BEARING
 - L.P.A.E. LANDSCAPE, AND PEDESTRIAN ACCESS EASEMENT
 - P.I.E. PUBLIC IMPROVEMENT EASEMENT
 - 215** LOT NUMBER
 - T.M. SUBDIVISION TRACT MAP
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 - P.D.E. PRIVATE DRAINAGE EASEMENT
 - CATVE CABLE TELEVISION EASEMENT
 - S.D.E. STORM DRAIN EASEMENT



TYPICAL LOT EASEMENTS (NOT TO SCALE)



BASIS OF BEARINGS AND COORDINATES:

NAD 83/94 NEVADA STATE PLANE AS SHOWN ON RECORD OF SURVEY MAP NO. 3885, FILE NO. 2522263, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DETERMINED FROM THE FOUND POSITIONS OF THE MONUMENTS SHOWN HEREON AS CITY OF SPARKS G.P.S. POINTS "2034", N53SM01082 AND "2035", N53SM01083. GROUND COORDINATES SHOWN HEREON ARE BASED UPON THE WASHOE COUNTY MODIFIED PROJECTION, USING A COMBINED GRID TO GROUND FACTOR OF 1.000197939. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

FINAL MAP OF
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 (A PLANNED DEVELOPMENT)
 A DIVISION OF PARCEL B OF TM 5160, PARCEL 2 OF PM 3720, & PARCEL A OF P.M. 4896
 BEING PORTIONS OF THE N 1/2 & THE SW 1/4 OF SEC. 36, T20N, R20E, MDM SPARKS NEVADA

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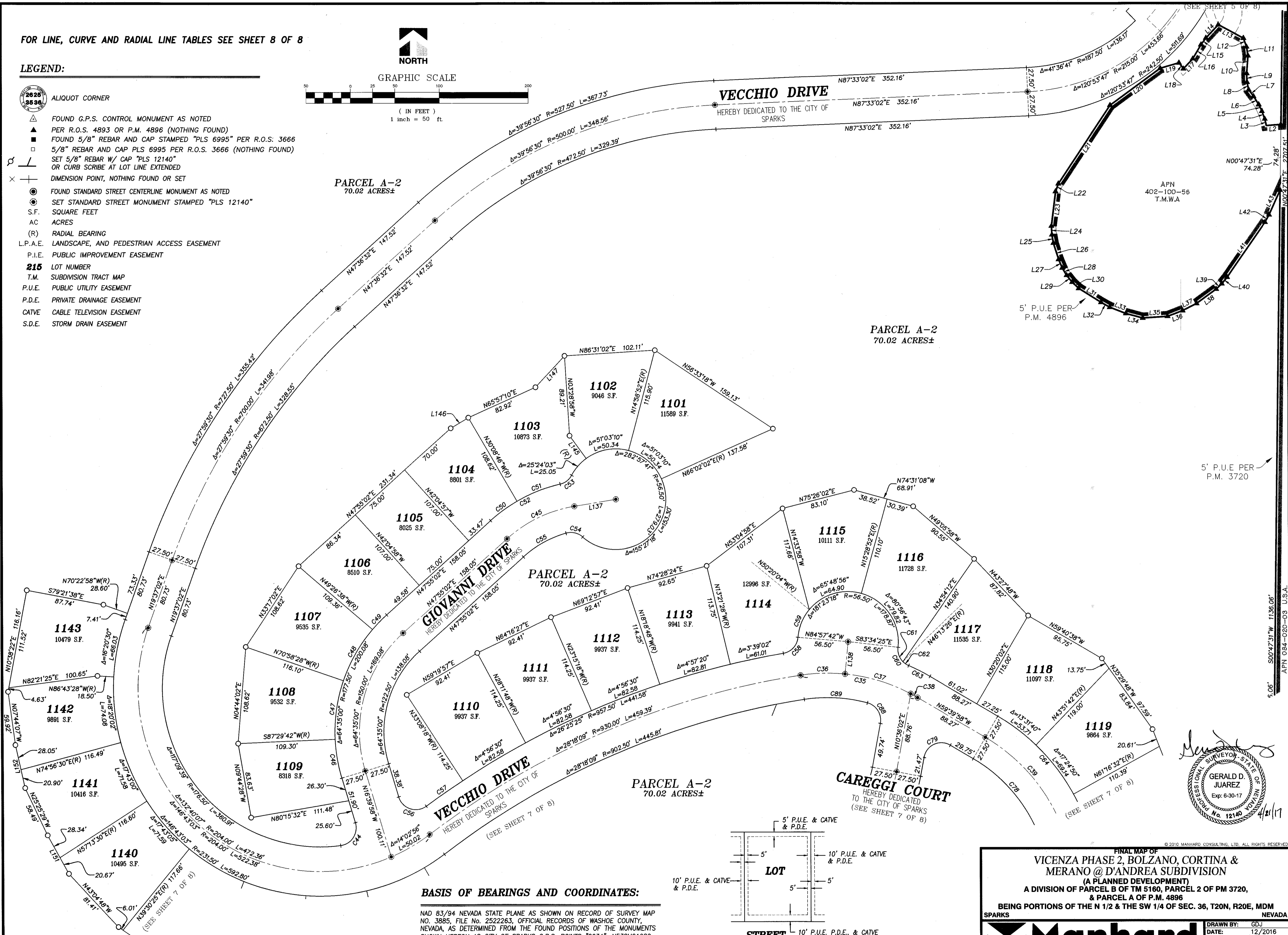
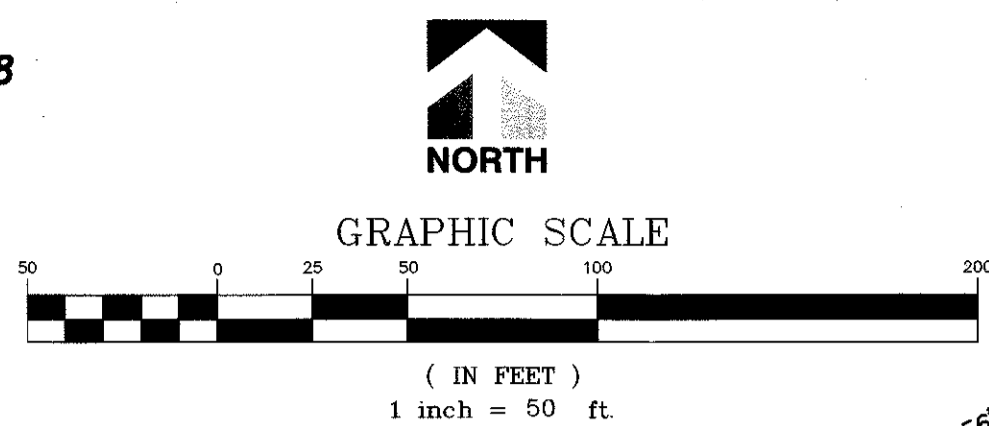
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 DATE: 12/2016
 PROJ. CODE: LENS PN4D
 PROJ. #: 05

5 SHEET **8**

FOR LINE, CURVE AND RADIAL LINE TABLES SEE SHEET 8 OF 8

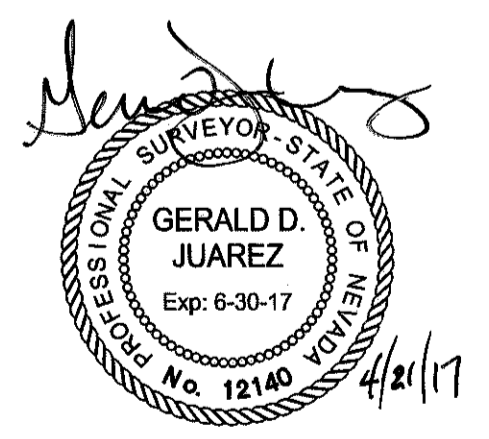
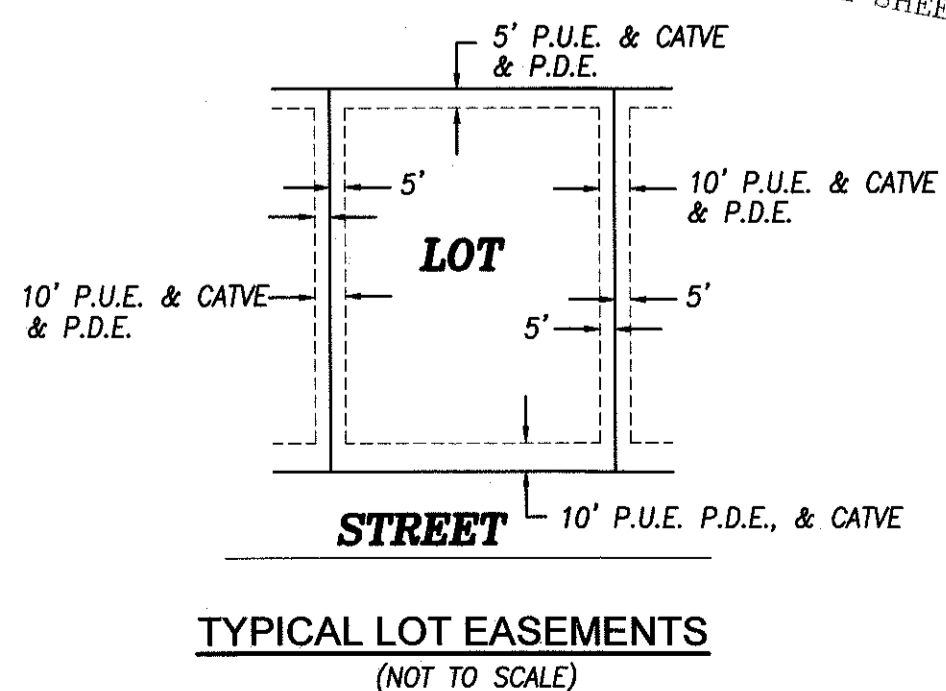
LEGEND:

- ALIQUOT CORNER
- FOUND G.P.S. CONTROL MONUMENT AS NOTED
- PER R.O.S. 4893 OR P.M. 4896 (NOTHING FOUND)
-
-
-
-
- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND STANDARD STREET CENTERLINE MONUMENT AS NOTED
- SET STANDARD STREET MONUMENT STAMPED "PLS 12140"
- S.F. SQUARE FEET
- AC ACRES
- (R) RADIAL BEARING
- L.P.A.E. LANDSCAPE, AND PEDESTRIAN ACCESS EASEMENT
- P.I.E. PUBLIC IMPROVEMENT EASEMENT
- 215** LOT NUMBER
- T.M. 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



BASIS OF BEARINGS AND COORDINATES:

NAD 83/94 NEVADA STATE PLANE AS SHOWN ON RECORD OF SURVEY MAP NO. 3885, FILE NO. 2522263, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DETERMINED FROM THE FOUND POSITIONS OF THE MONUMENTS SHOWN HEREON AS CITY OF SPARKS G.P.S. POINTS "2034", N535M1082 AND "2035", N535M1083. GROUND COORDINATES SHOWN HEREON ARE BASED UPON THE WASHOE COUNTY MODIFIED PROJECTION, USING A COMBINED GRID TO GROUND FACTOR OF 1.000197939. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.



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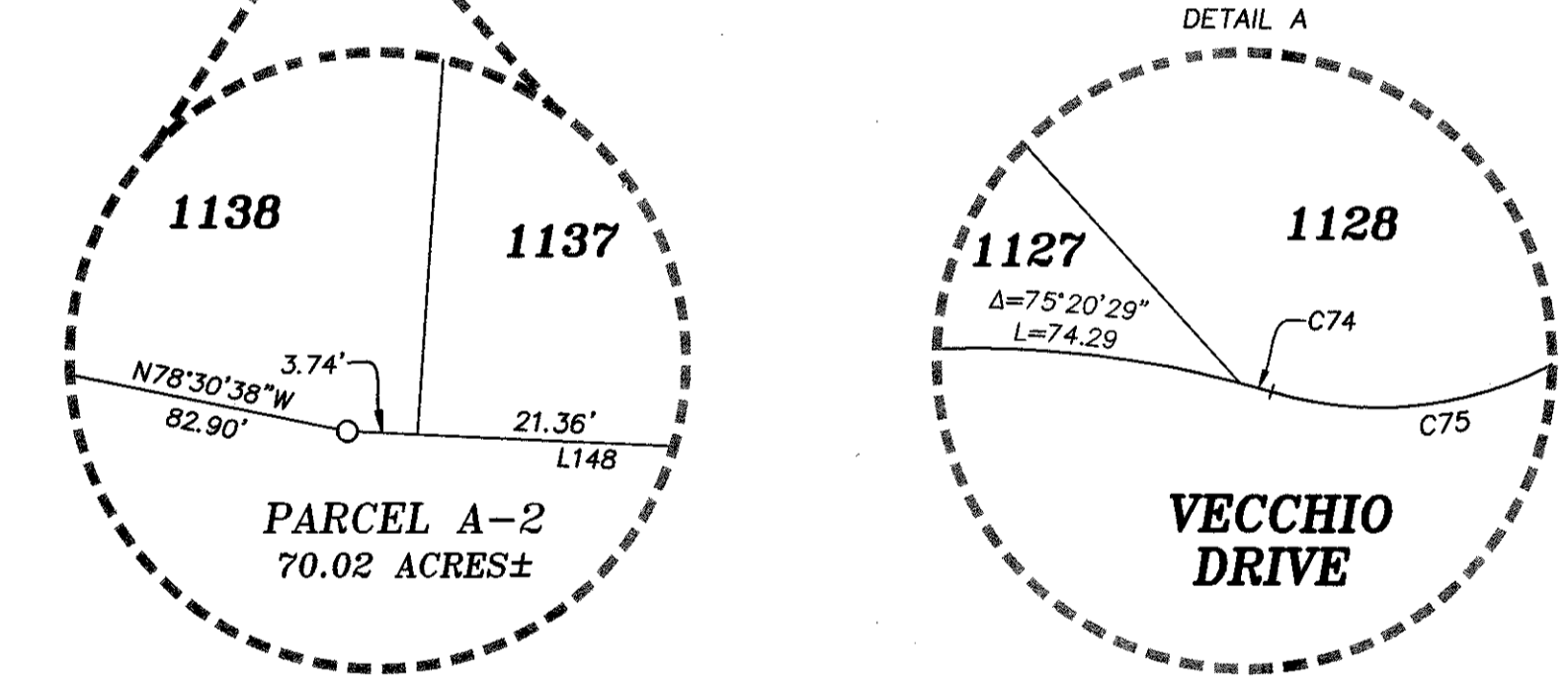
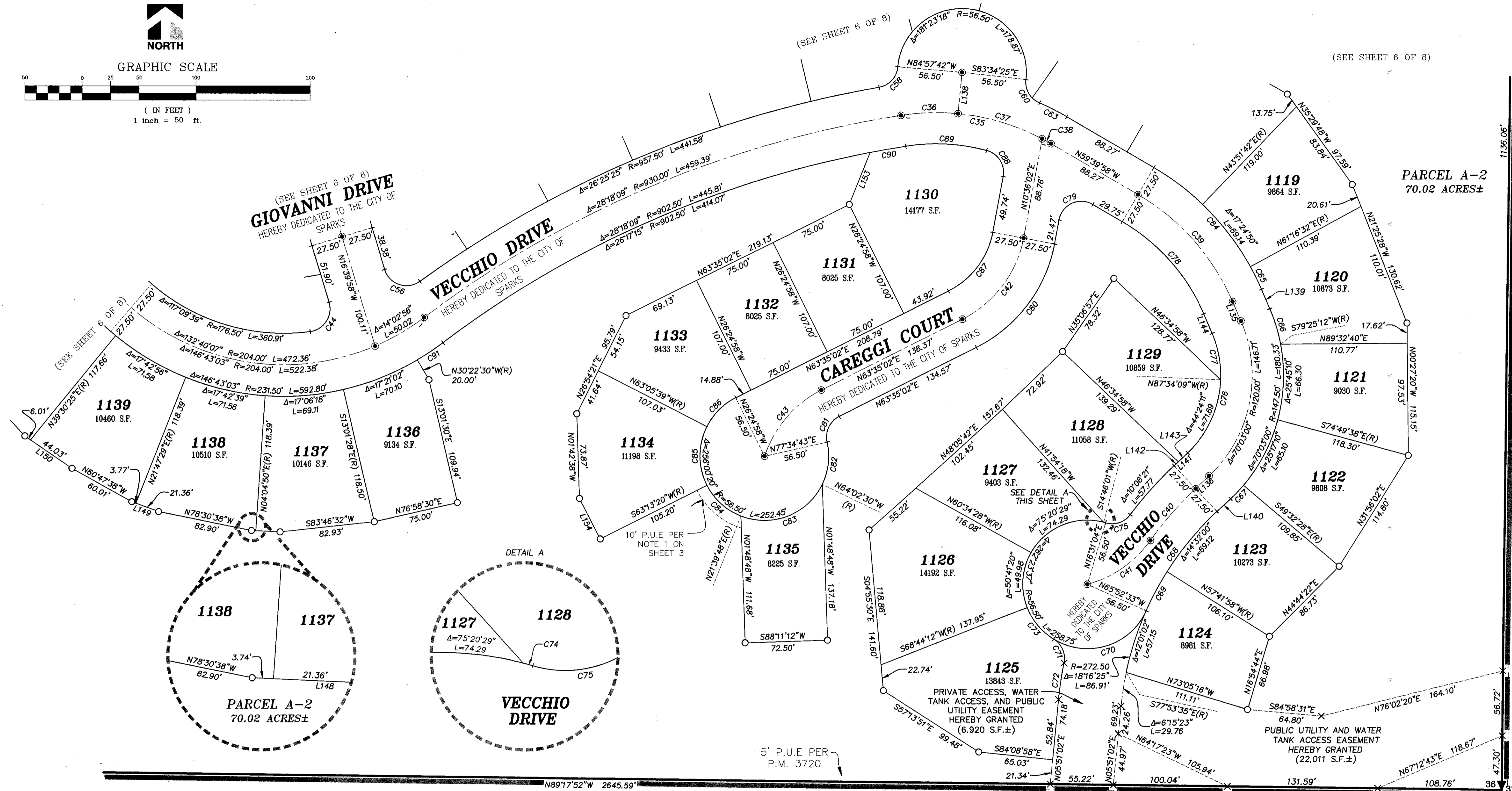
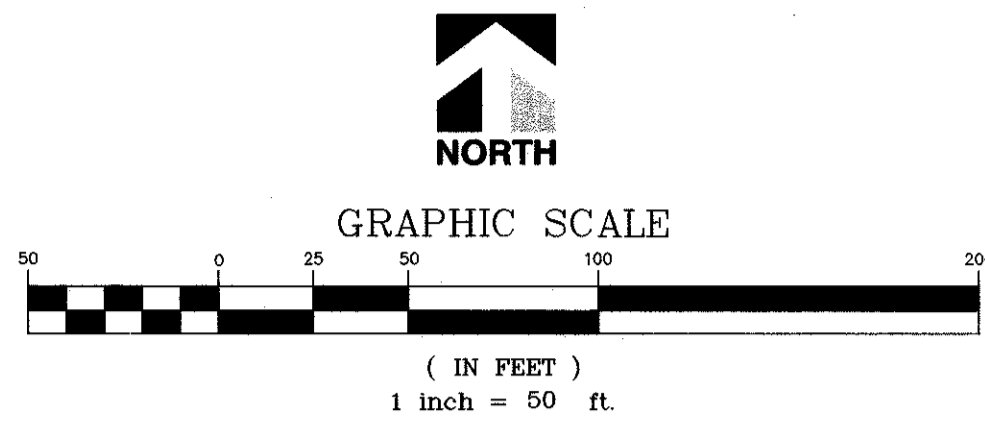
FINAL MAP OF
VICENZA PHASE 2, BOLZANO, CORTINA & MERANO @ D'ANDREA SUBDIVISION
 (A PLANNED DEVELOPMENT)
 A DIVISION OF PARCEL B OF TM 5160, PARCEL 2 OF PM 3720,
 & PARCEL A OF P.M. 4896
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DRAWN BY: GDJ
 DATE: 12/2016
 PROJ. CODE: LENSPPN4D
 PROJ. #: 05

SHEET **6** OF **8**

FOR LINE, CURVE AND RADIAL LINE TABLES SEE SHEET 8 OF 8

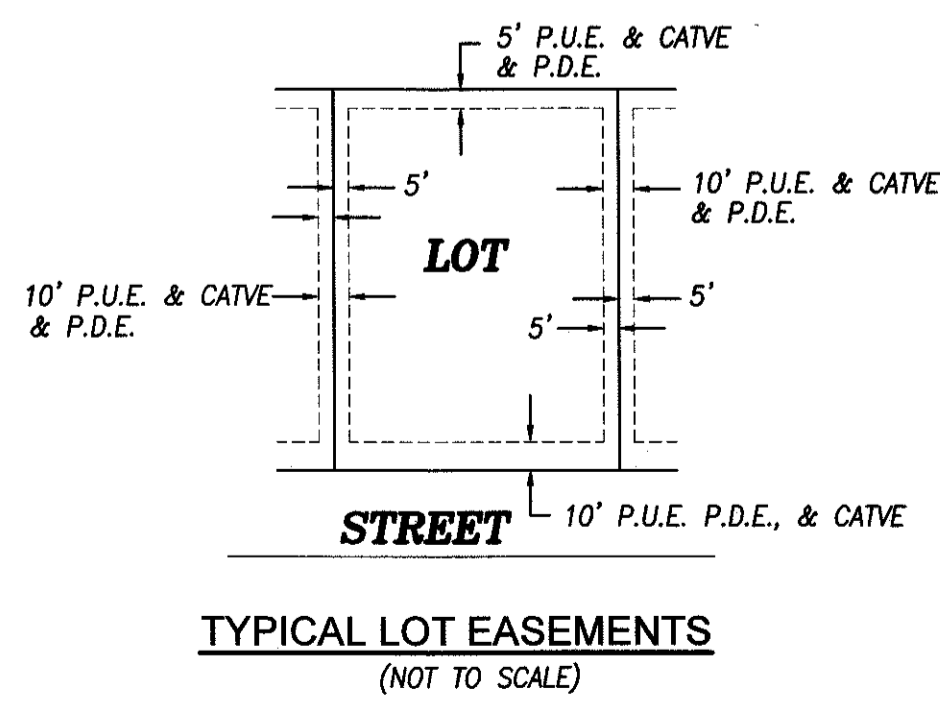


APN 030-022-02
COPPER CANYON PARTNERS, LLC

NOTHING FOUND POSITION DETERMINED FROM P.M. 4896
GROUND COORDINATE:
N: 14,878,012.26'
E: 2,316,618.16'

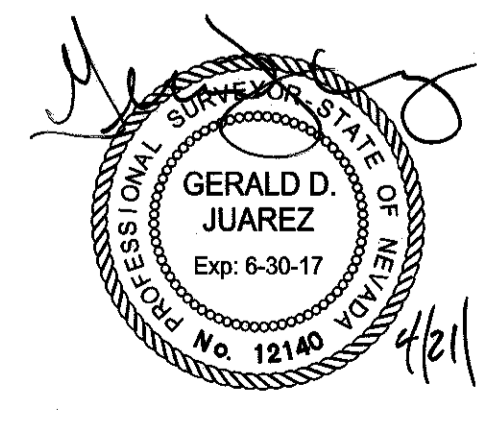
BASIS OF BEARINGS AND COORDINATES:

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LEGEND:

- ALIQUOT CORNER
- FOUND G.P.S. CONTROL MONUMENT AS NOTED
- PER R.O.S. 4893
- FOUND 5/8" REBAR AND CAP STAMPED "PLS 6995" PER R.O.S. 3666
- 5/8" REBAR AND CAP PLS 6995 PER R.O.S. 3666 (NOTHING FOUND)
- SET 5/8" REBAR W/ CAP "PLS 12140" OR CURB SCRIBE AT LOT LINE EXTENDED
- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND STANDARD STREET CENTERLINE MONUMENT PER TM 4532
- SET STANDARD STREET CENTERLINE MONUMENT STAMPED "PLS 12140"
- S.F. SQUARE FEET
- AC ACRES
- (R) RADIAL BEARING
- L.P.A.E. LANDSCAPE, AND PEDESTRIAN ACCESS EASEMENT
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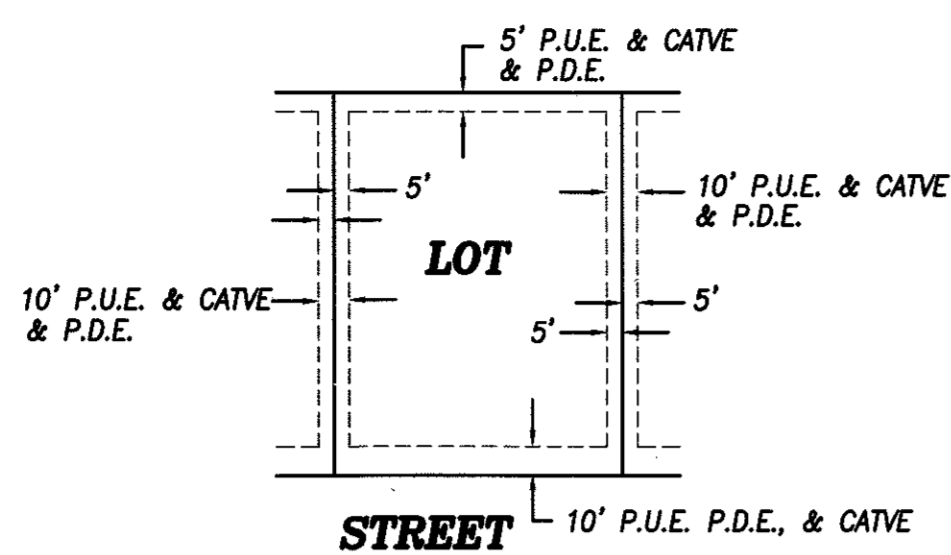
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7 SHEET OF 8



TYPICAL LOT EASEMENTS
(NOT TO SCALE)

LINE	DIRECTION	LENGTH
L1	N89°37'07"E	111.40'
L2	S85°44'59"W	16.44'
L3	N13°07'23"W	7.70'
L4	N20°21'58"W	9.43'
L5	N25°51'29"W	8.33'
L6	N32°02'51"W	10.99'
L7	N36°42'38"W	9.18'
L8	N12°23'50"W	8.92'
L9	N01°54'15"W	9.91'
L10	N04°20'55"E	20.11'
L11	N09°10'23"W	10.19'
L12	N20°04'17"W	10.36'
L13	N61°54'10"W	31.87'
L14	S43°29'32"W	20.47'
L15	S36°31'20"W	9.32'
L16	S29°56'42"W	18.35'
L17	S42°56'21"W	15.47'
L18	N36°31'19"W	8.40'
L19	S73°20'55"W	22.13'
L20	S53°21'25"W	70.35'

LINE	DIRECTION	LENGTH
L21	S33°17'21"W	105.97'
L22	S19°17'25"W	9.38'
L23	S07°03'39"W	39.31'
L24	S03°26'15"E	9.94'
L25	S10°22'15"E	9.50'
L26	S17°22'30"E	19.43'
L27	S22°25'59"E	10.55'
L28	S30°31'18"E	9.63'
L29	S38°27'44"E	10.01'
L30	S46°31'33"E	10.09'
L31	S58°02'36"E	29.57'
L32	S60°57'07"E	11.22'
L33	S68°31'24"E	19.38'
L34	S75°03'36"E	19.62'
L35	N86°10'13"E	28.08'
L36	N68°51'00"E	18.10'
L37	N63°06'06"E	17.69'
L38	N53°45'07"E	27.40'
L39	N46°10'49"E	8.78'
L40	N38°52'31"E	9.45'

LINE	DIRECTION	LENGTH
L41	N34°30'53"E	75.64'
L42	N29°02'45"E	9.56'
L43	N24°11'59"E	30.38'
L44	N45°19'54"W	120.94'
L45	N13°53'40"W	102.89'
L46	N48°43'37"E	89.96'
L47	N71°24'39"E	82.29'
L48	N42°52'46"W	22.01'
L49	N46°01'58"W	83.69'
L50	N43°58'02"E	24.50'
L51	N51°41'51"E	183.35'
L52	S35°12'23"E	57.99'
L53	S05°53'29"E	128.83'
L54	N89°25'44"E	116.71'
L55	S85°08'50"E	97.61'
L56	N82°14'37"E	166.46'
L57	S79°18'37"E	182.51'
L58	S83°01'44"E	104.87'
L59	N06°11'30"E	77.62'
L60	N52°33'34"W	67.04'

LINE	DIRECTION	LENGTH
L61	S80°53'03"W	16.83'
L62	N68°46'59"W	61.75'
L63	N05°13'28"W	9.49'
L64	N68°46'58"W	90.06'
L65	N44°05'08"W	97.37'
L66	N32°13'41"E	112.51'
L67	N84°17'12"E	81.45'
L68	N04°53'59"W	136.59'
L69	N80°06'08"W	124.36'
L70	N30°08'54"E	122.97'
L71	N01°35'58"E	165.98'
L72	N73°32'15"W	89.01'
L73	S58°37'57"W	184.55'
L74	N85°12'24"W	89.74'
L75	S83°37'32"W	87.27'
L76	S71°54'43"W	119.91'
L77	N27°14'11"W	94.06'
L78	N54°54'31"E	154.51'
L79	N83°42'10"W	240.49'
L80	N00°15'49"E	14.39'

LINE	DIRECTION	LENGTH
L81	S50°37'32"W	62.83'
L82	S48°39'42"W	56.01'
L83	S52°23'12"W	56.21'
L84	S39°13'52"W	56.58'
L85	S59°57'02"W	59.92'
L86	S57°41'12"W	59.45'
L87	S61°04'00"W	60.19'
L88	S59°37'42"W	59.85'
L89	S14°06'04"W	80.62'
L90	S51°18'07"W	57.01'
L91	S47°59'32"W	64.62'
L92	S41°08'53"W	54.29'
L93	S60°02'37"W	54.35'
L94	S35°12'28"E	137.09'
L95	S54°47'32"W	32.07'
L96	N54°47'32"E	58.50'
L97	N63°15'54"E	51.79'
L98	S50°43'21"W	252.88'
L99	S34°01'26"W	48.89'
L100	S24°00'24"W	80.65'

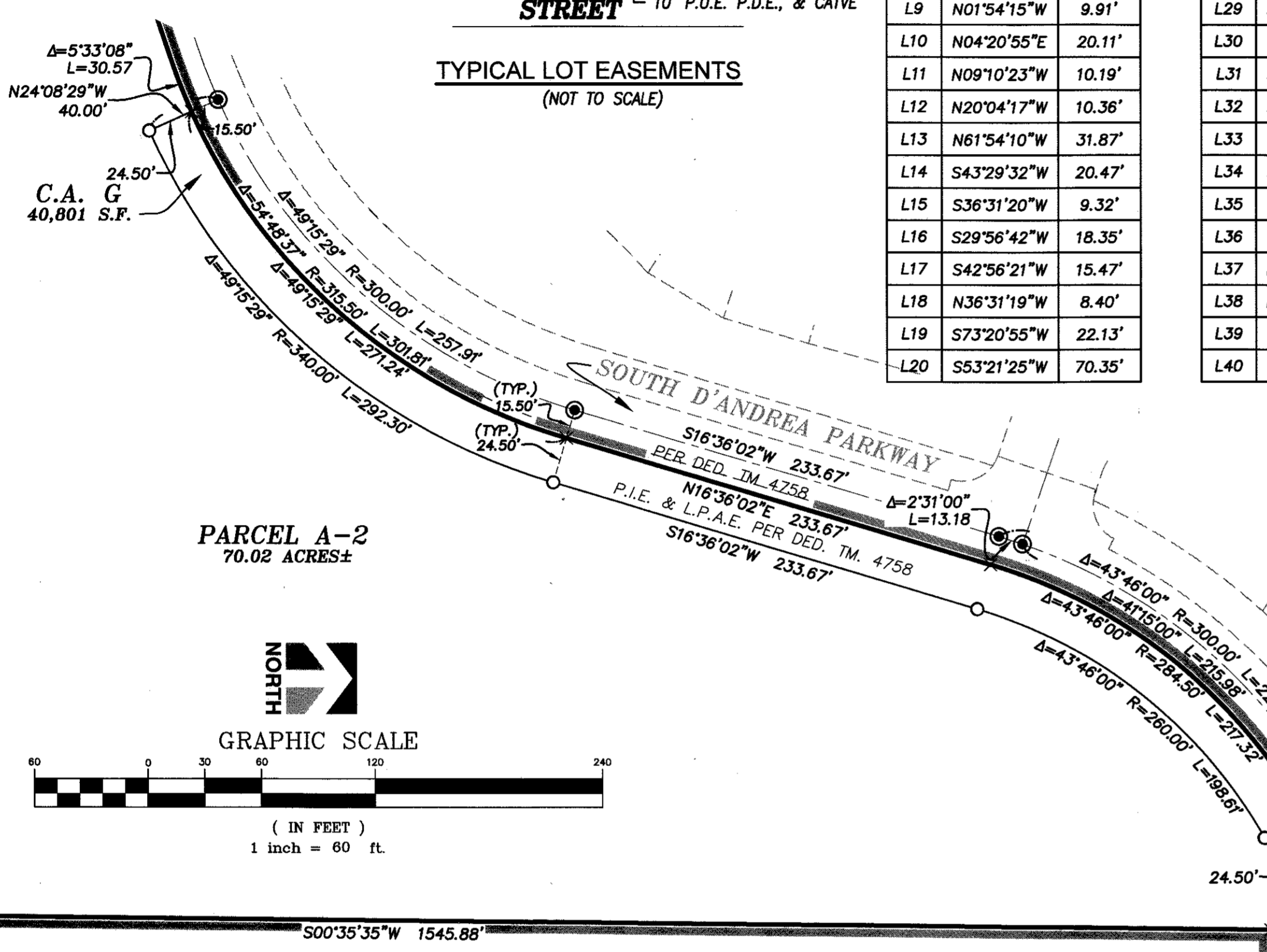
LINE	DIRECTION	LENGTH
L101	S08°10'59"E	78.36'
L102	S38°50'45"W	202.64'
L103	N75°29'45"W	169.08'
L104	N26°34'37"W	120.52'
L105	N62°06'54"W	111.11'
L106	N06°56'15"W	80.75'
L107	N55°34'02"E	94.38'
L108	N34°25'58"W	46.99'
L109	N85°59'58"W	63.18'
L110	N06°56'15"W	108.96'
L111	N81°09'49"E	87.70'
L112	N43°59'03"E	95.39'
L113	N05°20'04"W	92.85'
L114	N32°31'19"W	82.74'
L115	S46°01'58"E	117.39'
L116	N89°12'29"W	16.32'
L117	S51°32'52"W	29.92'
L118	N24°00'24"E	17.59'
L119	N34°25'58"W	37.79'
L120	S51°32'52"W	18.83'

LINE	DIRECTION	LENGTH
L121	N36°53'49"W	52.16'
L122	N55°34'58"W	25.92'
L123	N02°42'08"W	32.71'
L124	N55°34'02"E	28.86'
L125	N55°34'02"E	31.55'
L126	N80°56'48"W	24.03'
L127	N64°13'34"E	16.90'
L128	N52°12'22"E	31.76'
L129	S20°53'38"E	5.00'
L130	N30°44'06"E	5.00'
L131	N56°22'25"W	15.00'
L132	S44°31'10"E	15.00'
L133	S34°25'58"E	28.54'
L134	S34°25'58"E	16.67'
L135	N23°12'58"W	18.64'
L136	N46°50'02"E	16.34'
L137	N80°32'32"E	47.46'
L138	S05°35'24"W	36.50'
L139	N23°12'58"W	18.64'

LINE	DIRECTION	LENGTH
L140	N46°50'02"E	16.34'
L141	N46°50'02"E	16.34'
L142	N46°50'02"E	5.00'
L143	N46°50'02"E	11.34'
L144	N23°12'58"W	18.64'
L145	N36°04'18"W	31.71'
L146	N59°19'06"E	23.11'
L147	N43°13'00"E	47.87'
L148	S87°20'58"E	25.10'
L149	N89°38'08"W	25.13'
L150	N55°34'19"W	50.04'
L151	N28°55'29"W	49.01'
L152	N12°32'31"W	48.95'
L153	N22°00'02"E	49.19'
L154	S26°46'40"E	40.20'
L155	N03°30'46"W	0.53'
L156	S83°44'06"W	23.67'
L157	N83°44'06"E	23.67'
L158	N03°30'46"W	0.53'
L159	N76°18'43"E	32.74'

LINE	DIRECTION	LENGTH
L160	N13°40'24"W	50.17'

RADIAL LINE	BEARING	LENGTH
R-1	S64°24'19"W	
R-2	N44°55'14"W	
R-3	N56°49'54"W	
R-4	N56°52'19"W	
R-5	N44°01'16"W	
R-6	N44°03'38"W	
R-7	N65°17'26"E	
R-8	N42°42'55"W	



CURVE	LENGTH	RADIUS	DELTA
C1	31.03'	20.00'	88°53'17"
C2	29.72'	20.00'	85°08'05"
C3	19.42'	20.00'	55°38'50"
C4	106.24'	50.00'	121°44'26"
C5	16.18'	20.00'	46°21'23"
C8	11.14'	20.00'	31°55'35"
C9	4.31'	20.00'	12°21'30"
C10	3.56'	227.50'	0°53'50"
C11	4.15'	437.50'	0°32'35"
C12	10.13'	437.50'	1°19'38"
C16	6.32'	20.00'	18°06'34"
C17	26.57'	20.00'	76°07'24"
C25	34.59'	427.50'	4°38'10"
C26	48.79'	427.50'	6°32'20"
C27	35.93'	372.50'	5°31'35"
C28	36.72'	372.50'	5°38'55"
C29	18.83'	242.50'	4°26'53"
C30	45.78'	187.50'	13°59'21"
C32	30.88'	20.00'	88°27'58"
C36	50.22'	200.00'	14°23'16"

CURVE	LENGTH	RADIUS	DELTA
C37	77.46'	200.00'	22°11'26"
C38	8.91'	200.00'	2°33'12"
C46	43.87'	177.50'	14°09'40"
C47	66.70'	177.50'	21°31'50"
C48	66.70'	177.50'	21°31'50"
C49	22.80'	177.50'	7°21'40"
C50	36.98'	177.50'	11°56'12"
C51	52.55'	177.50'	16°57'47"
C57	50.01'	957.50'	2°59'32"
C59	34.15'	56.50'	34°37'38"
C61	17.52'	20.00'	50°12'09"
C62	7.90'	20.00'	22°37'53"
C65	21.87'	227.50'	5°30'30"
C66	32.53'	147.50'	12°38'10"
C67	16.41'	147.50'	6°22'30"
C69	38.89'	272.50'	8°10'35"
C70	96.25'	56.50'	97°36'23"
C73	36.49'	56.50'	37°00'22"
C74	1.73'	56.50'	1°45'03"
C77	41.41'	92.50'	25°38'49"

CURVE	LENGTH	RADIUS	DELTA
C82	37.85'	56.50'	38°22'47"
C83	84.51'	56.50'	85°42'18"
C84	40.98'	56.50'	41°33'32"
C85	52.94'	56.50'	53°41'01"
C86	36.17'	56.50'	36°40'41"
C90	31.74'	902.50'	2°00'54"
C91	27.17'	231.50'	6°43'31"
C92	15.00'	327.50'	2°37'28"
C93	130.47'	327.50'	22°49'34"
C94	12.94'	8.50'	87°14'51"
C95	35.78'	23.50'	87°14'51"
C96	28.26'	187.50'	8°38'11"

BASIS OF BEARINGS AND COORDINATES:

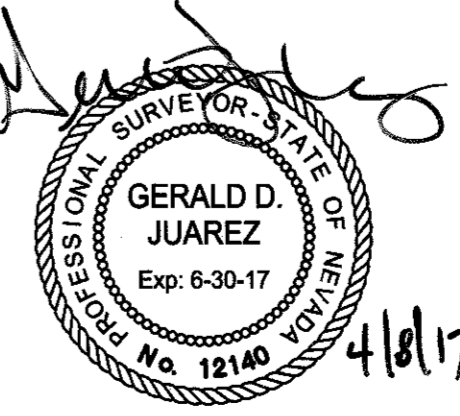
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LEGEND:

- ALLOT CORNER
- FOUND G.P.S. CONTROL MONUMENT AS NOTED
- PER R.O.S. 4893 OR P.M. 4896 (NOTHING FOUND)
- FOUND 5/8" REBAR AND CAP STAMPED "PLS 6995" PER R.O.S. 3666
- 5/8" REBAR AND CAP PLS 6995 PER R.O.S. 3666 (NOTHING FOUND)
- SET 5/8" REBAR W/ CAP "PLS 12140"
- OR CURB SCRIBE AT LOT LINE EXTENDED
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- L.P.A.E. LANDSCAPE, AND PEDESTRIAN ACCESS EASEMENT
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- 215 LOT NUMBER

LEGEND (CONT.)

- T.M. SUBDIVISION TRACT MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT
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FINAL MAP OF
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(A PLANNED DEVELOPMENT)
A DIVISION OF PARCEL B OF TM 5160, PARCEL 2 OF PM 3720,
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BEING PORTIONS OF THE N 1/2 & THE SW 1/4 OF SEC. 36, T20N, R20E, MDM
SPARKS NEVADA

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DRAWN BY: GDJ
DATE: 12/2016
PROJ. CODE: LENSFN4D
PROJ. #: 05
SHEET 8 OF 8