

# OFFICIAL PLAT OF PIONEER MEADOWS ~ VILLAGE 10 PHASE 2

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED,

**LENNAR RENO LLC**, IS THE OWNER OF THAT 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 NRS CHAPTERS 116, 278, 278A AND TITLE 17 OF THE CITY OF SPARKS; AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF SPARKS, ALL PUBLIC STREETS, ALLEYS, RIGHT-OF-WAY AND PUBLIC PLACES, AS DESIGNATED HEREON, TOGETHER WITH ALL APPURTENANCES THERETO, FOR PUBLIC USE FOREVER; AND HEREBY GRANTS TO THE CITY OF SPARKS, ALL PUBLIC UTILITY, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, STORM DRAIN, SURFACE DRAINAGE, UTILITY AND CABLE TV SYSTEMS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS. ANY WATER RIGHTS PERTINENT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN THE PROPERTY OF THE PRESENT OWNER.

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

BY: DUSTIN BARKER, VICE PRESIDENT  
DATE: \_\_\_\_\_

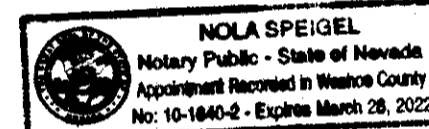
## NOTARY PUBLIC CERTIFICATE

STATE OF Nevada } s.s.  
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2-9-2021

BY Dustin Barker AS Vice President OF Lennar Reno LLC PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Nola Speigel  
NOTARY PUBLIC  
(MY COMMISSION EXPIRES 2-26-2022)



## TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES, AS OF February 2, 2021.

CAL ATLANTIC TITLE

Mallam VP 2-19-21  
NAME TITLE DATE

## 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.

Malcolm Wilson, P.E. 3/4/2021  
DIVISION OF WATER RESOURCES DATE

## UTILITY COMPANIES' CERTIFICATE

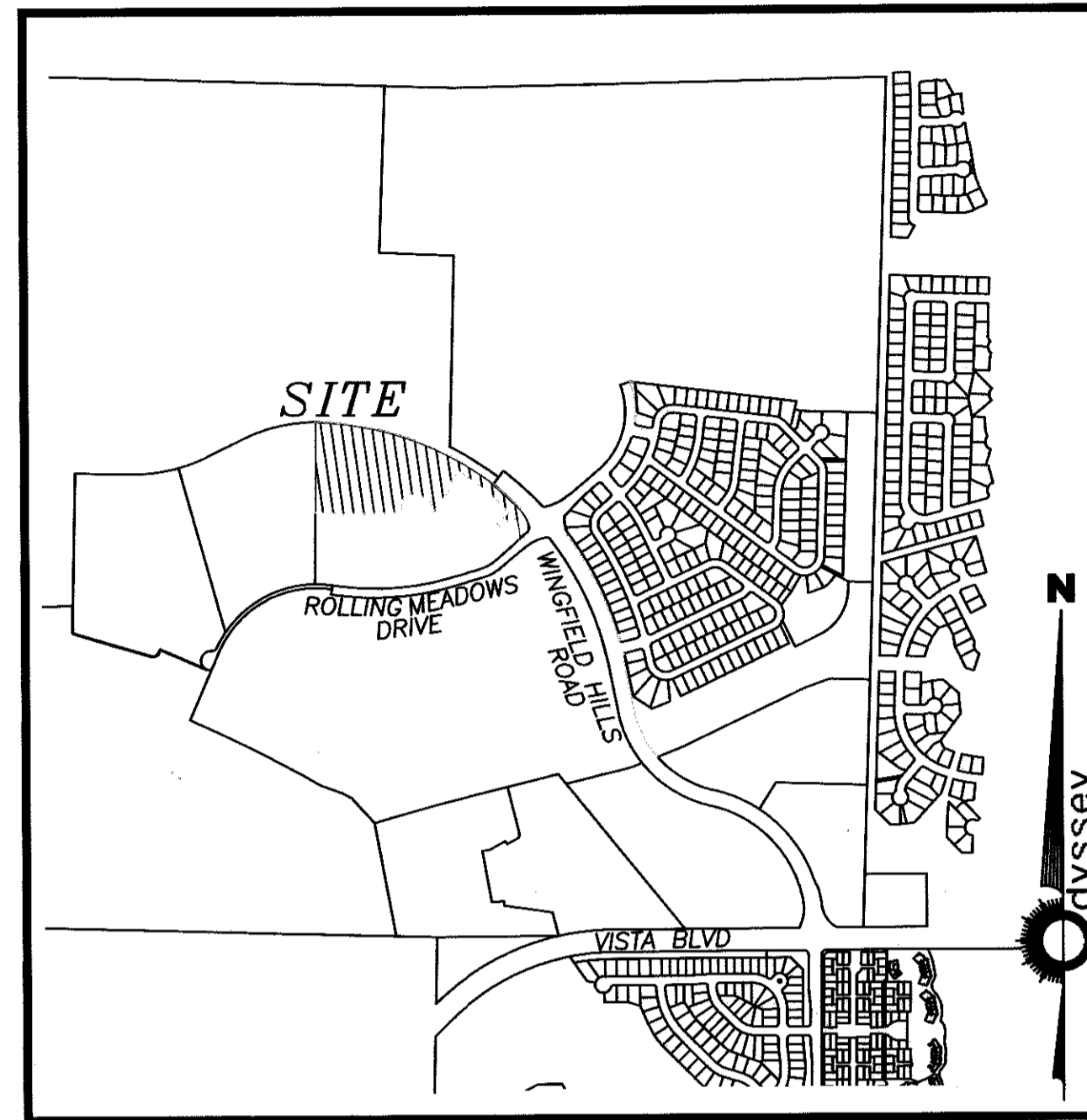
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

Cliff Cooper 1/6/2021  
NEVADA BELL TELEPHONE COMPANY DATE  
D/B/A AT&T NEVADA CLIFF COOPER MGR OSP PLANNING

Kathleen 1/6/2021  
SIERRA PACIFIC POWER CO. DATE  
D/B/A NV ENERGY

John R. Zimmerman 1-6-2021  
CHARTER COMMUNICATIONS DATE

John R. Zimmerman 2-19-2021  
TRUCKEE MEADOWS WATER AUTHORITY DATE  
John R. Zimmerman / Water Resources Manager



VICINITY MAP  
NTS

## NOTES

- PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH COINCIDENT WITH ALL DEDICATED STREET RIGHTS-OF-WAY, 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES AND 5 FEET IN WIDTH ALONG THE EXTERIOR BOUNDARY.
- A PUBLIC UTILITY EASEMENT IS ALSO 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 SERVICING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION PROVIDERS.
- A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ACROSS ALL COMMON AREA LOTS FOR THE PURPOSE OF INSTALLING, ACCESSING AND MAINTAINING SAID UTILITIES.
- ALL COMMON AREA LOTS SHOWN HEREON ARE TO BE GRANTED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- EACH RESIDENTIAL LOT CREATED IS REQUIRED TO HAVE A SEPARATE WATER METER AND SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH LOT.
- A PUBLIC STORM DRAIN EASEMENT IS ALSO HEREBY GRANTED 10 FEET IN WIDTH ALONG ALL DEDICATED STREET RIGHTS-OF-WAYS FOR THE PASSAGE OF STORM WATERS.

## 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.

Wayne Handrock PLS 20464 \_\_\_\_\_  
WASHOE COUNTY SURVEYOR DATE

## TAX CERTIFICATE (APN 528-431-01)

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  
M. Z. 2/26/2021  
NAME, TITLE DATE

## 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] 03/19/2021  
FOR THE DISTRICT BOARD OF HEALTH DATE

## 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 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.

[Signature] 3/30/21  
JON R. ERICSON, P.E., P.T.O.E. DATE  
CITY ENGINEER

## PLANNING DEPARTMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP OF PIONEER MEADOWS VILLAGE 10, AS APPROVED BY THE CITY OF SPARKS ON THE 20th DAY OF OCTOBER, 2016 AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

[Signature] 3/30/21  
ARMANDO ORNELAS DATE  
ASSISTANT COMMUNITY SERVICES DIRECTOR

## CITY COUNCIL CERTIFICATE

A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY NEVADA ON \_\_\_\_\_, 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.

FD Lawson, MAYOR \_\_\_\_\_ DATE

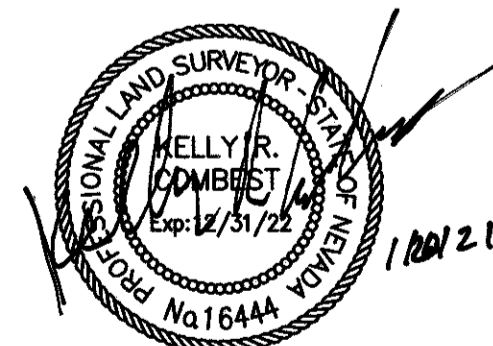
ATTEST:  
CITY CLERK AND CLERK OF THE CITY COUNCIL \_\_\_\_\_ DATE

## SURVEYOR'S CERTIFICATE

I, KELLY R. COMBEST, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DBJ HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 75% INTEREST, BB INVESTMENT HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 25% INTEREST.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 11, T20N, R20E, M.D.M., CITY OF SPARKS, WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON 1/20/2021.
- THIS PLAT COMPLIES WITH ALL OF THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THIS PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY \_\_\_\_\_ AND AN APPROPRIATE FINANCIAL GUARANTEE HAS BEEN POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

KELLY R. COMBEST, PLS  
NEVADA CERTIFICATE NO. 16444



FILE NO. _____ FEE: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 2021, AT _____ MINUTES PAST _____ O'CLOCK, _____, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA KALIE M. WOK COUNTY RECORDER BY: _____ DEPUTY	<b>OFFICIAL PLAT OF PIONEER MEADOWS VILLAGE 10 PHASE 2</b> BEING A SUBDIVISION OF PARCEL A OF TM 5202 SITUATE WITHIN A PORTION OF SECTION 11, T20N, R20E, M.D.M. SPARKS WASHOE COUNTY NEVADA	SHEET 1 OF 3
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303 <b>Odyssey ENGINEERING INCORPORATED</b>		

**AREA TABULATIONS**

BOUNDARY AREA	= ± 9.43	ACRES
LOT AREA (52)	= ± 6.25	ACRES
DEDICATED ROW	= ± 2.02	ACRES
COMMON AREA E	= ± 1,545	SQ FT
COMMON AREA F	= ± 6,394	SQ FT
COMMON AREA G	= ± 978	SQ FT
COMMON AREA H	= ± 693	SQ FT
COMMON AREA I	= ± 40,594	SQ FT

**BASIS OF BEARINGS**

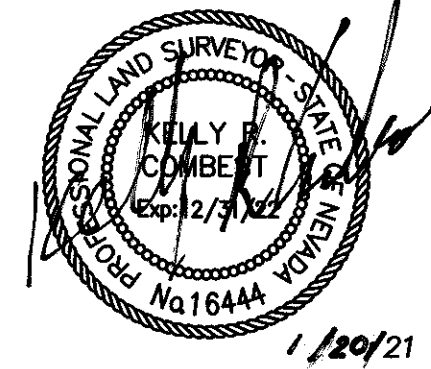
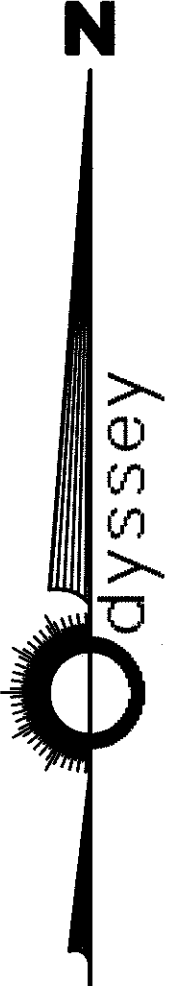
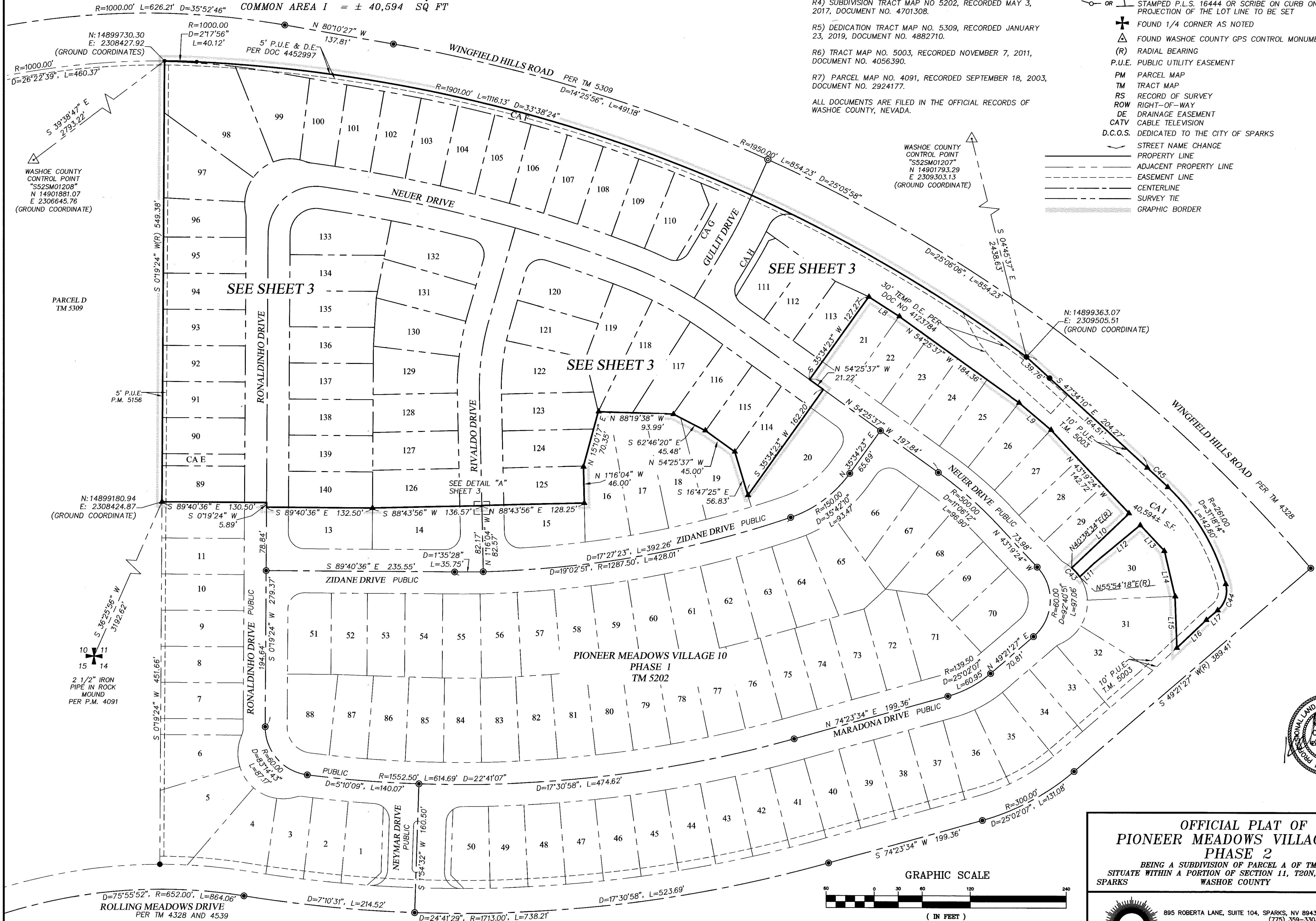
THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/94, NEVADA WEST ZONE, PER TIES TO WASHOE COUNTY CONTROL POINTS AS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.

**REFERENCES**

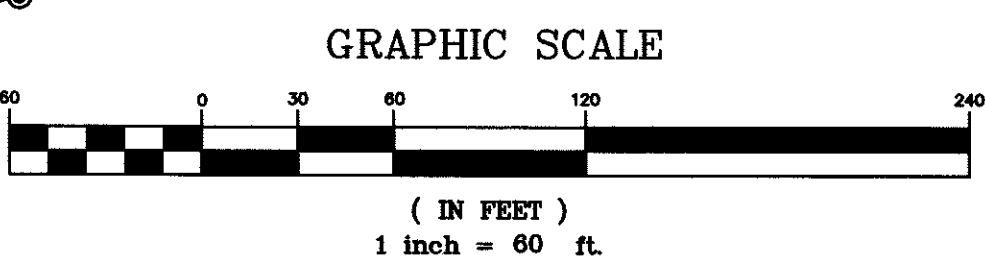
- R1) DEDICATION TRACT MAP NO. 4539, RECORDED SEPTEMBER 6, 2005, DOCUMENT NO. 3272781.
  - R2) DEDICATION TRACT MAP NO. 4328, RECORDED MARCH 31, 2004, DOCUMENT NO. 3015003.
  - R3) PARCEL MAP 5156, RECORDED APRIL 9, 2015, DOCUMENT NO. 4455965.
  - R4) SUBDIVISION TRACT MAP NO 5202, RECORDED MAY 3, 2017, DOCUMENT NO. 4701308.
  - R5) DEDICATION TRACT MAP NO. 5309, RECORDED JANUARY 23, 2019, DOCUMENT NO. 4882710.
  - R6) TRACT MAP NO. 5003, RECORDED NOVEMBER 7, 2011, DOCUMENT NO. 4056390.
  - R7) PARCEL MAP NO. 4091, RECORDED SEPTEMBER 18, 2003, DOCUMENT NO. 2924177.
- ALL DOCUMENTS ARE FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**LEGEND**

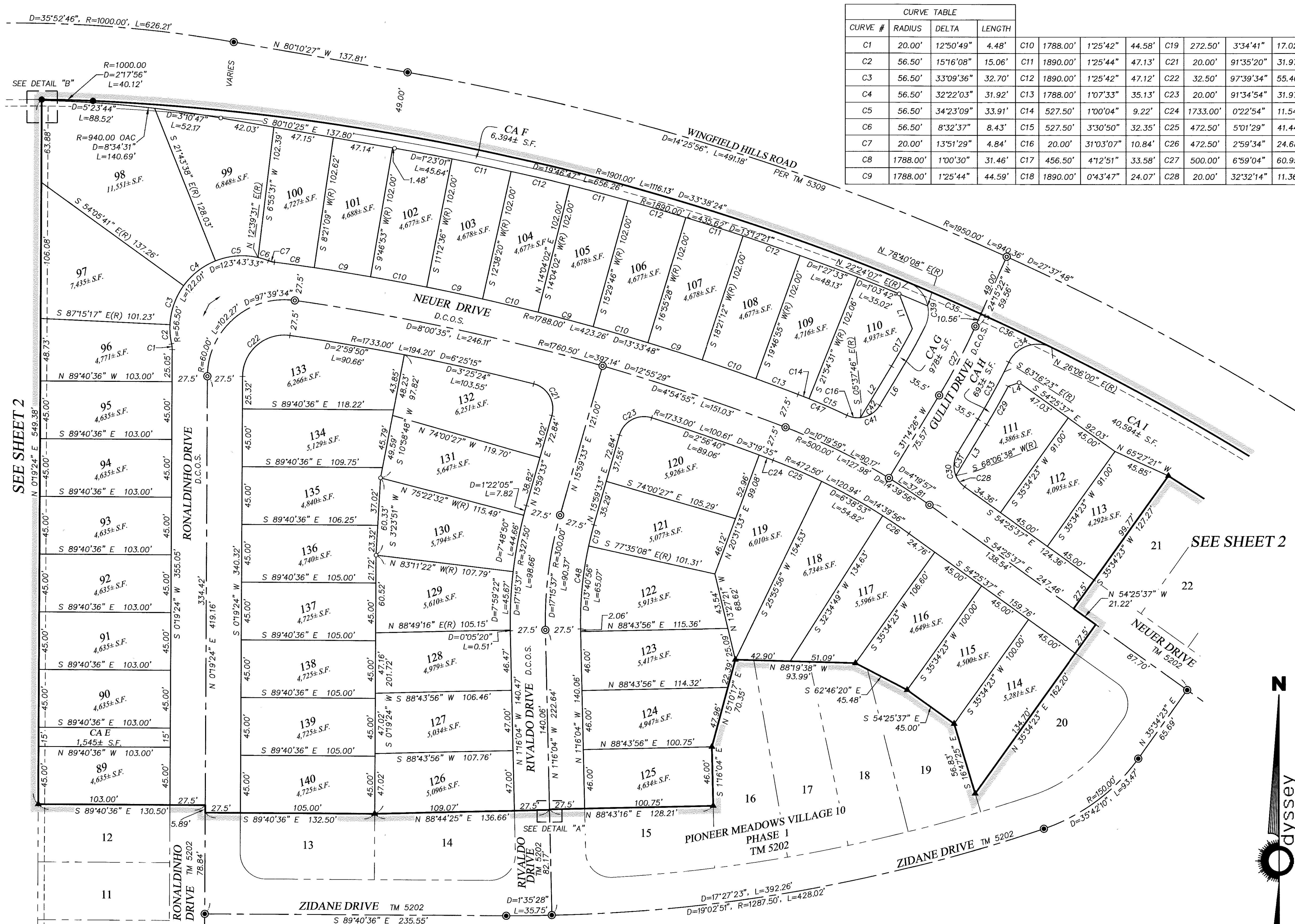
- ▲ FOUND 5/8" REBAR W/ CAP "PLS 16444"
- FOUND 5/8" REBAR W/ CAP "PLS 19052"
- ⊙ FOUND STREET CENTERLINE MONUMENT PER T.M. 4328, 4539, 5003, 5202 & 5309
- ⊕ SET STREET CENTERLINE MONUMENT STAMPED "PLS 16444"
- DIMENSION LINE (NOTHING FOUND OR SET)
- or — TYPICAL LOT CORNER - SET 5/8" REBAR WITH CAP STAMPED P.L.S. 16444 OR SCRIBE ON CURB ON THE PROJECTION OF THE LOT LINE TO BE SET
- ⊕ FOUND 1/4 CORNER AS NOTED
- △ FOUND WASHOE COUNTY GPS CONTROL MONUMENT
- (R) RADIAL BEARING
- P.U.E. PUBLIC UTILITY EASEMENT
- PM PARCEL MAP
- TM TRACT MAP
- RS RECORD OF SURVEY
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- CATV CABLE TELEVISION
- D.C.O.S. DEDICATED TO THE CITY OF SPARKS
- STREET NAME CHANGE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- SURVEY TIE
- GRAPHIC BORDER



**OFFICIAL PLAT OF  
PIONEER MEADOWS VILLAGE 10  
PHASE 2**  
BEING A SUBDIVISION OF PARCEL A OF TM 5202  
SITUATE WITHIN A PORTION OF SECTION 11, T20N, R20E, M.D.M.  
SPARKS WASHOE COUNTY NEVADA



<p>895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303</p>	SHEET
	2
	OF
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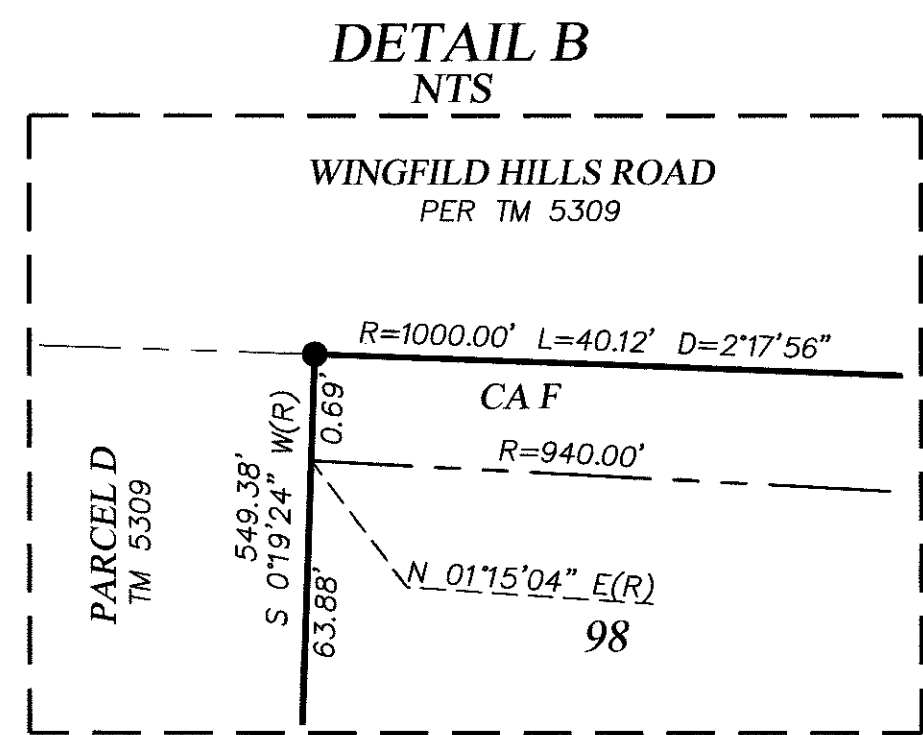
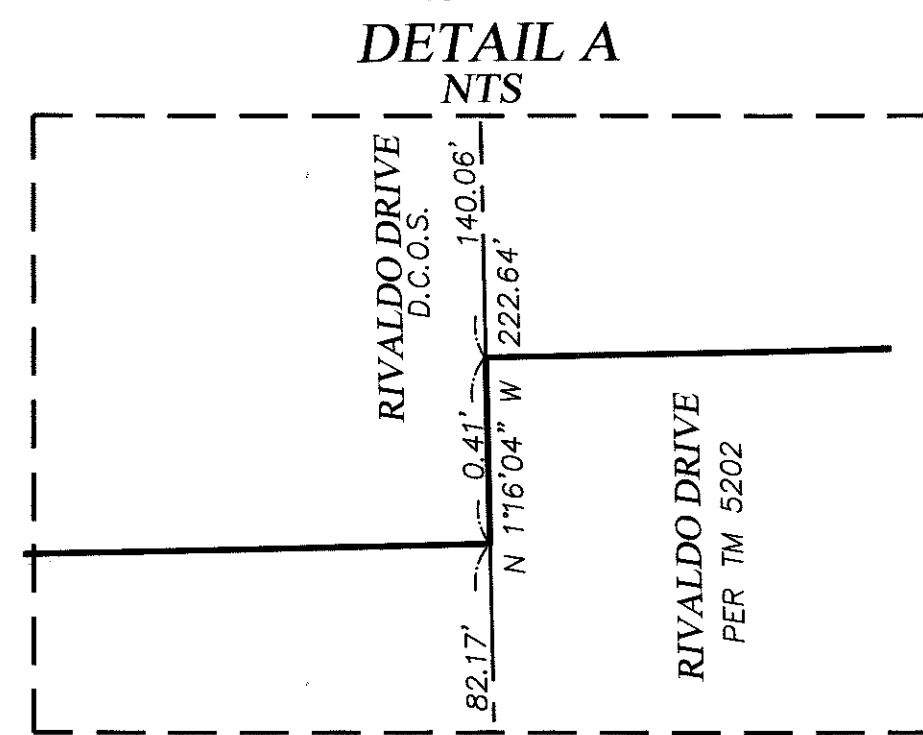
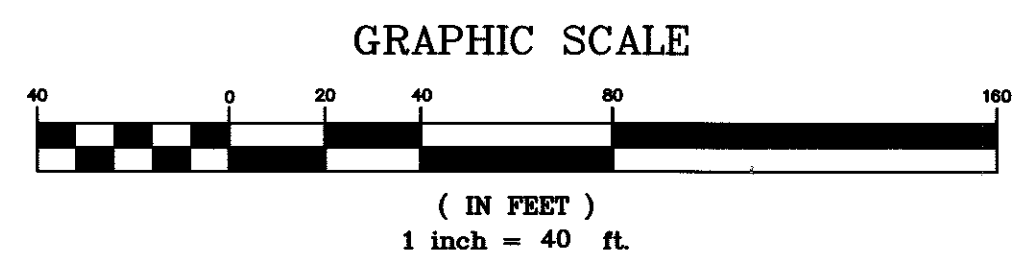
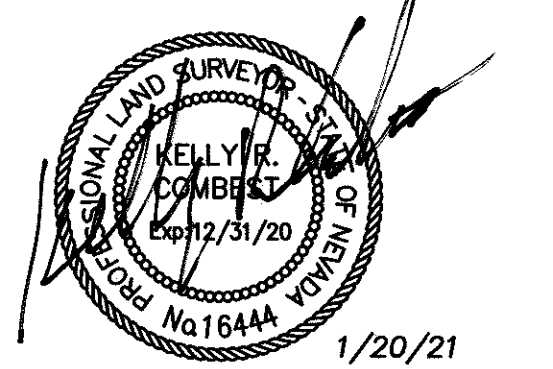
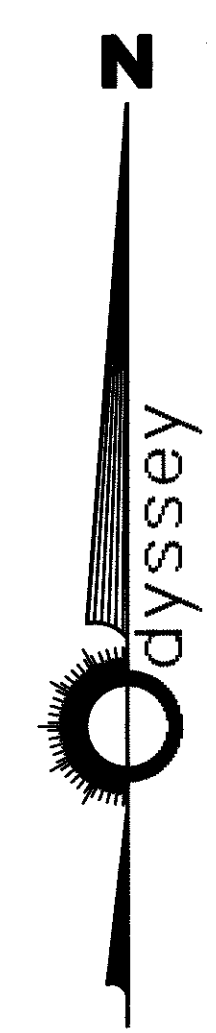
CURVE TABLE															
CURVE #	RADIUS	DELTA	LENGTH	C10	C11	C12	C13	C14	C15	C16	C17	C18	C19	C20	
C1	20.00'	12°50'49"	4.48'	1788.00'	1°25'42"	44.58'	1788.00'	1°25'42"	44.58'	1788.00'	1°25'42"	44.58'	1788.00'	1°25'42"	44.58'
C2	56.50'	15°16'08"	15.06'	1890.00'	1°25'44"	47.13'	1890.00'	1°25'44"	47.13'	1890.00'	1°25'44"	47.13'	1890.00'	1°25'44"	47.13'
C3	56.50'	33°09'36"	32.70'	1890.00'	1°25'42"	47.12'	1890.00'	1°25'42"	47.12'	1890.00'	1°25'42"	47.12'	1890.00'	1°25'42"	47.12'
C4	56.50'	32°22'03"	31.92'	1788.00'	1°07'33"	35.13'	1788.00'	1°07'33"	35.13'	1788.00'	1°07'33"	35.13'	1788.00'	1°07'33"	35.13'
C5	56.50'	34°23'09"	33.91'	527.50'	1°00'04"	9.22'	527.50'	1°00'04"	9.22'	527.50'	1°00'04"	9.22'	527.50'	1°00'04"	9.22'
C6	56.50'	8°32'37"	8.43'	527.50'	3°30'50"	32.35'	527.50'	3°30'50"	32.35'	527.50'	3°30'50"	32.35'	527.50'	3°30'50"	32.35'
C7	20.00'	1°35'29"	3.146'	20.00'	31°03'07"	10.84'	20.00'	31°03'07"	10.84'	20.00'	31°03'07"	10.84'	20.00'	31°03'07"	10.84'
C8	1788.00'	1°00'30"	31.46'	456.50'	4°12'51"	33.58'	456.50'	4°12'51"	33.58'	456.50'	4°12'51"	33.58'	456.50'	4°12'51"	33.58'
C9	1788.00'	1°25'44"	44.59'	1890.00'	0°43'47"	24.07'	1890.00'	0°43'47"	24.07'	1890.00'	0°43'47"	24.07'	1890.00'	0°43'47"	24.07'

C38	25.00'	37°36'00"	16.41'	C43	56.50'	15°15'44"	15.05'
C39	25.00'	93°52'12"	40.96'	C44	32.00'	64°33'12"	36.05'
C40	464.50'	4°58'23"	40.32'	C45	1890.00'	1°04'11"	35.29'
C41	20.00'	84°10'55"	29.39'	C46	535.50'	0°53'41"	8.36'
C42	20.00'	53°07'48"	18.55'	C47	527.50'	4°30'54"	41.57'
C43	56.50'	15°15'44"	15.05'	C48	272.50'	17°15'37"	82.09'
C44	32.00'	64°33'12"	36.05'				

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.98'	N20°39'55"W
L2	46.89'	N31°14'26"E
L3	46.70'	S31°14'26"W
L4	9.07'	S70°57'58"W
L5	14.43'	N54°25'37"W
L6	30.89'	S31°14'26"W
L7	30.70'	S31°14'26"W
L8	45.06'	N57°15'47"W
L9	52.10'	S49°37'05"E
L10	98.79'	N46°40'36"E
L11	25.00'	N46°40'36"E
L12	74.38'	N50°31'51"E
L13	43.94'	N43°19'24"W
L14	58.09'	S13°04'35"E
L15	64.17'	S2°09'38"E
L16	50.61'	N46°46'13"E
L17	18.44'	S49°21'27"W

SEE SHEET 2

SEE SHEET 2



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	OF <b>3</b>