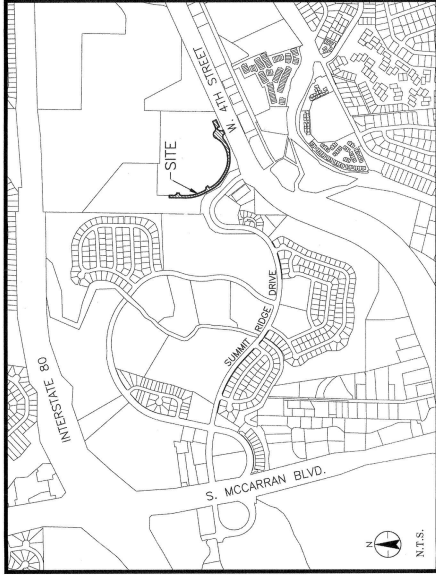


htks

# DEDICATION TRACT MAP FOR SOLITUDE TRAIL



## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LG 4TH STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE 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. CHAPTER 278, AND DO HEREBY OFFER AND DEDICATE TO THE CITY OF RENO, THE PUBLIC DRIVE AS DESIGNATED AND DEPICTED HEREON TOGETHER WITH ALL APPURTENANCES THEREIN, FOR PUBLIC USE FOREVER, AND ALL PUBLIC UTILITY AND APPURTENANCES FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND CABLE TV SYSTEMS AND STORM SEWER EASEMENTS DESIGNATED HEREON ARE HEREBY GRANTED.

LG 4TH STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Michael D. Hubly  
TITLE: AUTHORIZED REPRESENTATIVE  
DATE: 12/14/21

## CALIFORNIA 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  
COUNTY OF SAN DIEGO

ON December 14, 2021, before me, CHRISTINA D. SHODER, NOTARY PUBLIC, PERSONALLY APPEARED Michael D. Hubly, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in the presence of the authorized signatories, and that they executed their signatures on the instrument as persons on the entity upon behalf of which the person appeared, executed the instrument.

I, CHRISTINA D. SHODER, A CALIFORNIA CORPORATION, BY DOCUMENT NO. 5258169, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 5220110 & 5220111, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA).

WITNESS MY HAND AND OFFICIAL SEAL



BY: Michael D. Hubly  
NOTARY PUBLIC SIGNATURE  
NOTARY PUBLIC SEAL

## SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSIDERED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT AND THE DEDICATION OF ALL UTILITY EASEMENTS SHOWN HEREON, AND HEREBY RELINQUISHES AND SUBORDINATES ANY LENS HELD BY THE UNDERSIGNED IN FAVOR OF SUCH UTILITY EASEMENTS.

EAST WEST BANK, A CALIFORNIA CORPORATION, BY DOCUMENT NO. 5258169, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 5220110 & 5220111, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA).

## 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.

APNS 006-250-58 & 006-250-59

WASHOE COUNTY TREASURER

BY: Maggie Egan  
DATE: 12/28/2021

## TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT 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 LENS OR ENCUMBRANCES AS OF 12-5- 2021.

TITLE COMPANY, FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: Andrew Tourin  
DATE: 12-5-21

## DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS BOARD HAS REVIEWED THE MAP AND THE INFORMATION PROVIDED THEREON, AND HAS DETERMINED THAT THE MAP COMPLIES WITH ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISIONS OF THE WASHOE COUNTY HEALTH DISTRICT.

BY: Andrew Tourin  
DATE: 02/04/2022

FOR THE DISTRICT BOARD OF HEALTH

## UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, AT THE TIME OF RECORDING OF THIS MAP. UTILITY FACILITIES APPURTENANT TO THE 10-FOOT EASEMENT PER DOCUMENT NO. 4832603 WERE IN PLACE. THE INTENT OF THE DEVELOPER IS TO RELOCATE SAID UTILITY FACILITIES INTO ESTABLISHED UTILITY EASEMENTS AND THEN RELINQUISH THE EXISTING EASEMENT BY A SEPARATE DOCUMENT.

BY: Sierra Pacific Power  
DATE: 12/20/2021  
TITLE: APROC NEW AGENT

BY: AT&T  
DATE: 11/6/2021  
TITLE: AT&T

BY: CH2M HILL  
DATE: 12-30-21  
TITLE: CH2M HILL

BY: Truckee Meadows Water Authority  
DATE: 12-21-2021  
TITLE: Truckee Meadows Water Authority

## DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP 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: David Walby  
DATE: 12/27/2021

## REFERENCES

- 1) PARCEL MAP NO. 1973, FILE NO. 1062585, RECORDED ON APRIL 4, 1986.
- 2) OFFICIAL PLAT OF SAGE POINT UNIT 4, FILE NO. 1527573, RECORDED ON DECEMBER 3, 1991, AS TRACT MAP 2016.
- 3) PARCEL MAP NO. 4944, FILE NO. 3684611, RECORDED ON SEPTEMBER 4, 2008.
- 4) BOUNDARY LINE ADJUSTMENT QUILCLAIM DEED DOCUMENT NO. 4877309, RECORDED DECEMBER 28, 2018.
- 5) RECORD OF SURVEY MAP NO. 6022, FILE NO. 4877310, RECORDED ON DECEMBER 28, 2017.
- 6) BOUNDARY LINE ADJUSTMENT QUILCLAIM DEED DOCUMENT NO. 5140205, RECORDED FEBRUARY 10, 2021.
- 7) RECORD OF SURVEY MAP NO. 6232, RECORDED ON FEBRUARY 10, 2021, AS FILE NO. 5140206.

ALL RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

## SURVEYOR'S CERTIFICATE

I, ERIC V. SNYDER, 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 LG 4TH STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN (M.D.B.M.), CITY OF RENO, COUNTY OF WASHOE, STATE OF NEVADA AND THE SURVEY WAS COMPLETED ON NOVEMBER 22, 2021.

3) THIS PLAT COMPLETES 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 DURABILITY.

BY: Eric V. Snyder  
DATE: 12/09/2021  
TITLE: Professional Land Surveyor  
License No. 11194  
Expires: 06/30/2022

FILE NO. 5278138

FILED FOR RECORD AT THE REQUEST

OF RENO CITY

ON THIS 18 DAY OF FEB

2021 AT 30 MINUTES PAST

O'CLOCK, A.M., OFFICIAL RECORDS

OF WASHOE COUNTY, NEVADA

COUNTY RECORDER

BY: E. Luvier

DEPUTY

DEDICATION TRACT MAP FOR

SOLITUDE TRAIL

BEING A PORTION OF PARCEL 2-B OF BOUNDARY LINE ADJUSTMENT, FILE NO. 5140205, SITUATE WITHIN THE SOUTHEAST 1/4 OF SECTION 9, T19N, R19E, M.D.B.M., NEVADA

RENO WASHOE COUNTY

FILE NO. 5278138

ASSIGNED: EDS

DATE: 12-03-2021

SHEET 1 OF 2



9950 Sierra Center Parkway

RENO, NV 89503-1111

www.stantec.com

CUMULATIVE INDEXES  
SHOULD BE EXAMINED  
FOR ANY SUBSEQUENT  
CHANGES TO THIS MAP

527-8438

DEDICATION TRACT MAP 5474

CUMULATIVE INDEXES  
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FOR ANY SUBSEQUENT  
CHANGES TO THIS MAP

5474A

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N28°27'33"W	20.63'	L6	N24°42'22"W	14.02'
L2	S38°57'28"E	29.08'	L7	N24°42'22"W	5.06'
L3	N72°52'21"W	32.16'	L8	S81°32'22"W	18.50'
L4	N65°40'18"E	5.00'	L9	N38°57'28"W	14.55'
L5	N23°57'07"E	21.28'			

CURVE TABLE			CURVE TABLE		
CURVE #	DELTA	RADIUS	CURVE #	DELTA	RADIUS
C1	90°00'00"	29.50'	C6	131°43'11"	13.00'
C2	90°00'00"	29.50'	C7	48°59'28"	33.00'
C3	85°07'45"	29.50'	C8	87°23'08"	38.00'
C4	95°32'22"	29.50'	C9	123°71'3"	124.00'
C5	84°59'42"	38.00'	C10	68°12'05"	29.33'
			C11	337°57'57"	500.00'

GROUND COORDINATES:  
N 14,866,186.059  
E 2,268,132.206  
SEE GPS TIE DETAIL BELOW

GROUND COORDINATES:  
N 14,866,186.059  
E 2,268,132.206  
SEE GPS TIE DETAIL BELOW

GPS TIE DETAIL  
NOT TO SCALE

WASHOE COUNTY GPS POINT  
N745M01186 COPPERWELL IN  
RENO AT INTERSECTION OF THE  
CITY OF WASHOE COUNTY  
PLS 4787  
GROUND COORDINATES:  
N 14,866,186.059  
E 2,268,132.206

EXISTING 30' TEMPORARY  
EASEMENT  
PER QUOTIENT USED  
TO BE RELINQUISHED BY SEPARATE  
DOCUMENT.

THIS CENTERLINE MONUMENT FALLS  
WITHIN THE 10-FOOT WIDE ALLEY  
- SET SORRIES AND/OR MAG NAIL  
STRADDLERS AT 2.00'

EXISTING CENTERLINE  
OF POWER & TELEPHONE EASEMENT  
TO BE RELINQUISHED BY SEPARATE  
DOCUMENT.

EXISTING 10-FOOT WIDE ALLEY  
PER DOC. NO. 4872803  
TO BE RELINQUISHED BY SEPARATE  
DOCUMENT.

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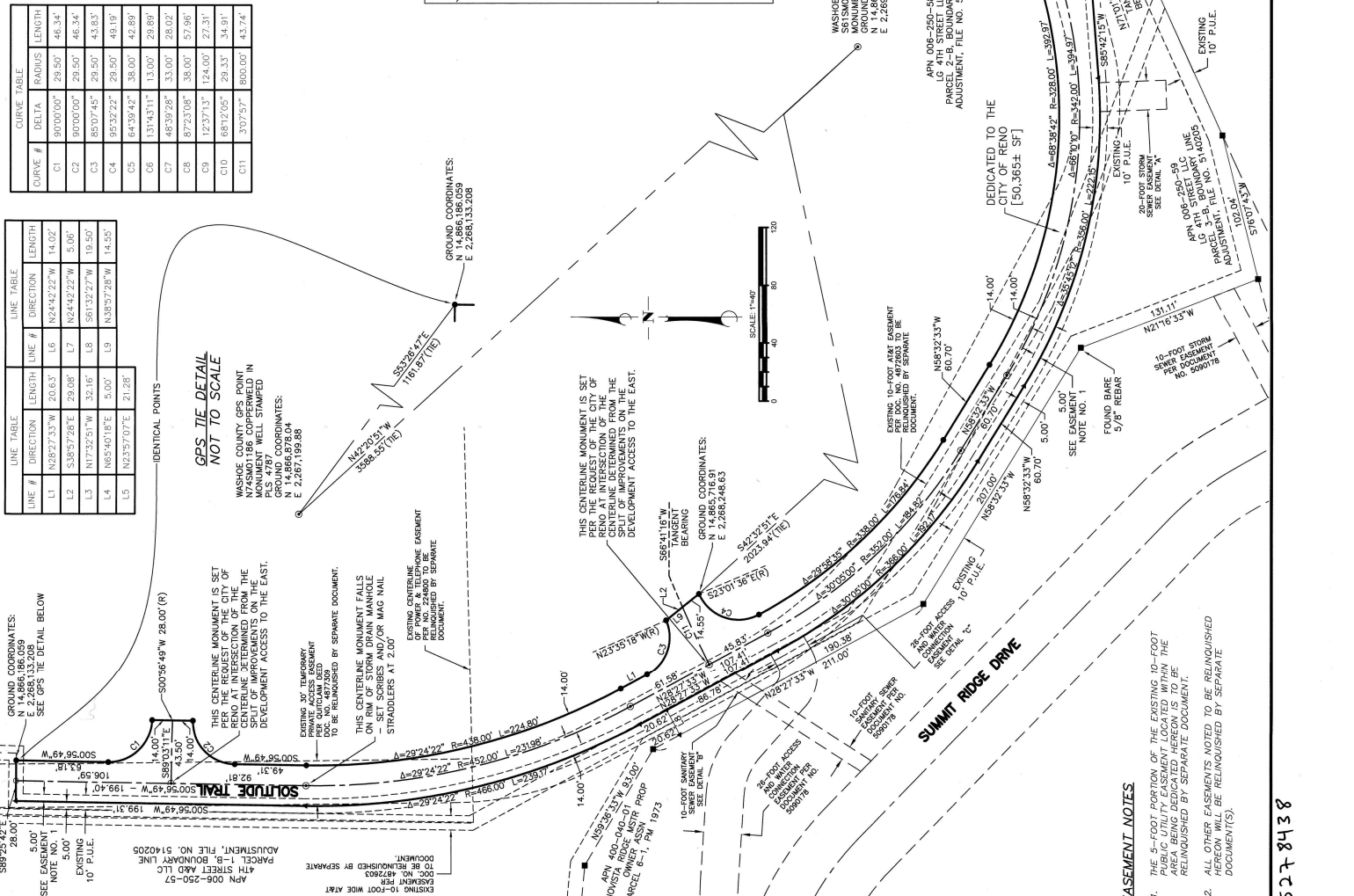
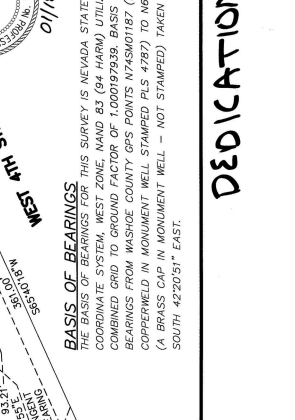
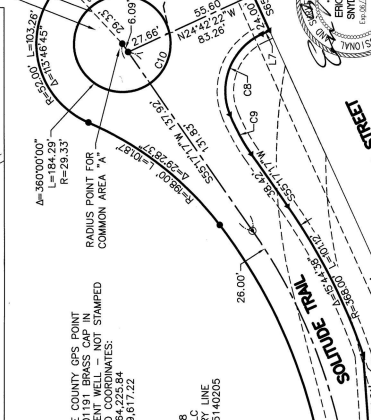
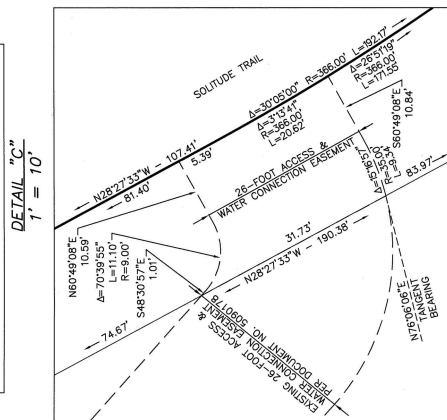
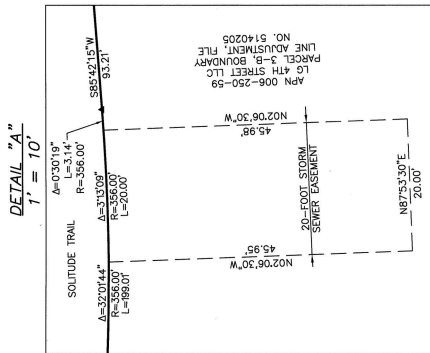
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EXISTING 10-FOOT WIDE ALLEY  
PER DOC. NO. 4872803  
TO BE RELINQUISHED BY SEPARATE  
DOCUMENT.



# EASEMENT NOTES

1. THE 5-FOOT PORTION OF THE EXISTING 10-FOOT PUBLIC UTILITY EASEMENT LOCATED WITHIN THE AREA BEING DEDICATED HEREON IS TO BE RELINQUISHED BY SEPARATE DOCUMENT.
2. ALL OTHER EASEMENTS NOTED TO BE RELINQUISHED HEREON WILL BE RELINQUISHED BY SEPARATE DOCUMENT(S).

CUMULATIVE INDEXES  
SHOULD BE EXAMINED  
FOR ANY SUBSEQUENT  
CHANGES TO THIS MAP



6995 Reno Center Parkway  
Reno, Nevada 89511  
www.stantec.com

DEDICATION TRACT MAP FOR  
**SOLUTION TRAIL**  
BEING A PORTION OF PARCEL 2-B OF BOUNDARY LINE  
ADJUSTMENT, FILE NO. 5140205, SITUATE WITHIN  
THE SOUTHEAST 1/4 OF SECTION 9, T19N, R18E, M.D.B. &M.  
RENO WASHOE COUNTY NEVADA

JOB NO.	204233010
DESIGNED	EVG
DRAWN	EVG
CHECKED	EVG
DATE	01-18-2022
SHEET	2 OF 2 - SHEETS

**01/19/2022**  
BASIS OF BEARINGS  
THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE  
COORDINATE SYSTEM, WEST ZONE, NAD 83 (94 HARM) UTILIZING A  
COMBINED GRID TO GROUND FACTOR OF 1.000197939, BASIS OF  
BEARINGS FROM WASHOE COUNTY GPS POINTS N745M01187 (A  
COPPERWELL IN MONUMENT WELL STAMPED PLS 4787) TO N745M01191  
(A BRASS CAP IN MONUMENT WELL - NOT STAMPED) TAKEN AS  
SOUTH 42°20'51" EAST.

527 8438

DEDICATION TRACT MAP 5474A

CUMULATIVE INDEXES  
SHOULD BE EXAMINED  
FOR ANY SUBSEQUENT  
CHANGES TO THIS MAP

5474A