

5393

# NORTH VALLEY ESTATES, UNIT 3 PHASE 1

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JC NV FLATS, LLC, 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 278, AND THAT THE STREETS, AVENUES AND HIGHWAYS AND ALL APPURTENANCES THERETO AS SHOWN ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES, CABLE TV COMPANIES, TRUCKEE MEADOWS WATER AUTHORITY, WASHOE COUNTY, AND THE CITY OF RENO, PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, WATER AND RECLAIMED WATER, AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. ANY WATER RIGHTS PERTINENT TO THE LAND OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN WITH THE PROPERTY OF THE PRESENT OWNER. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

JC NV FLATS, LLC, A NEVADA LIMITED LIABILITY COMPANY

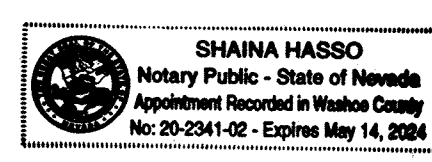
BY: [Signature]  
Kenneth D Hendrix, Mgr  
NAME/TITLE (PRINT)

## ACKNOWLEDGMENT:

STATE OF NEVADA }  
COUNTY OF WASHOE } SS

ON THIS 7 DAY OF October, 2020, PERSONALLY APPEARED Ken Hendrix, AS Manager OF JC NV FLATS, LLC, A NEVADA LIMITED LIABILITY COMPANY, 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.

[Signature]  
NOTARY PUBLIC



MY COMMISSION EXPIRES: May 14, 2024

## 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 PUSUANT TO N.R.S. 361A.265.

APN 568-041-21

WASHOE COUNTY TREASURER

BY: [Signature] 10/8/2020  
DATE  
Narcisetta Lazzari, Deputy Treasurer  
NAME/TITLE (PRINT)

## TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JC NV FLATS, LLC, A NEVADA LIMITED LIABILITY COMPANY OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT THE FOLLOWING:

- LEIGH RODNEY AND CLARE RODNEY, TRUSTEES OF THE RODNEY FAMILY TRUST DATED DECEMBER 11, 2011 BY DEED OF TRUST RECORDED AS DOCUMENT NO 4755519 ON OCTOBER 20, 2017 IN WASHOE COUNTY OFFICIAL RECORDS;
- LUMBER PINE VENTURES, LLC, A NEVADA LIMITED LIABILITY COMPANY, BY DEEDS OF TRUST RECORDED AS DOCUMENT NO.S 4920232 AND 4920233 ON JUNE 13, 2019 IN WASHOE COUNTY OFFICIAL RECORDS, AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

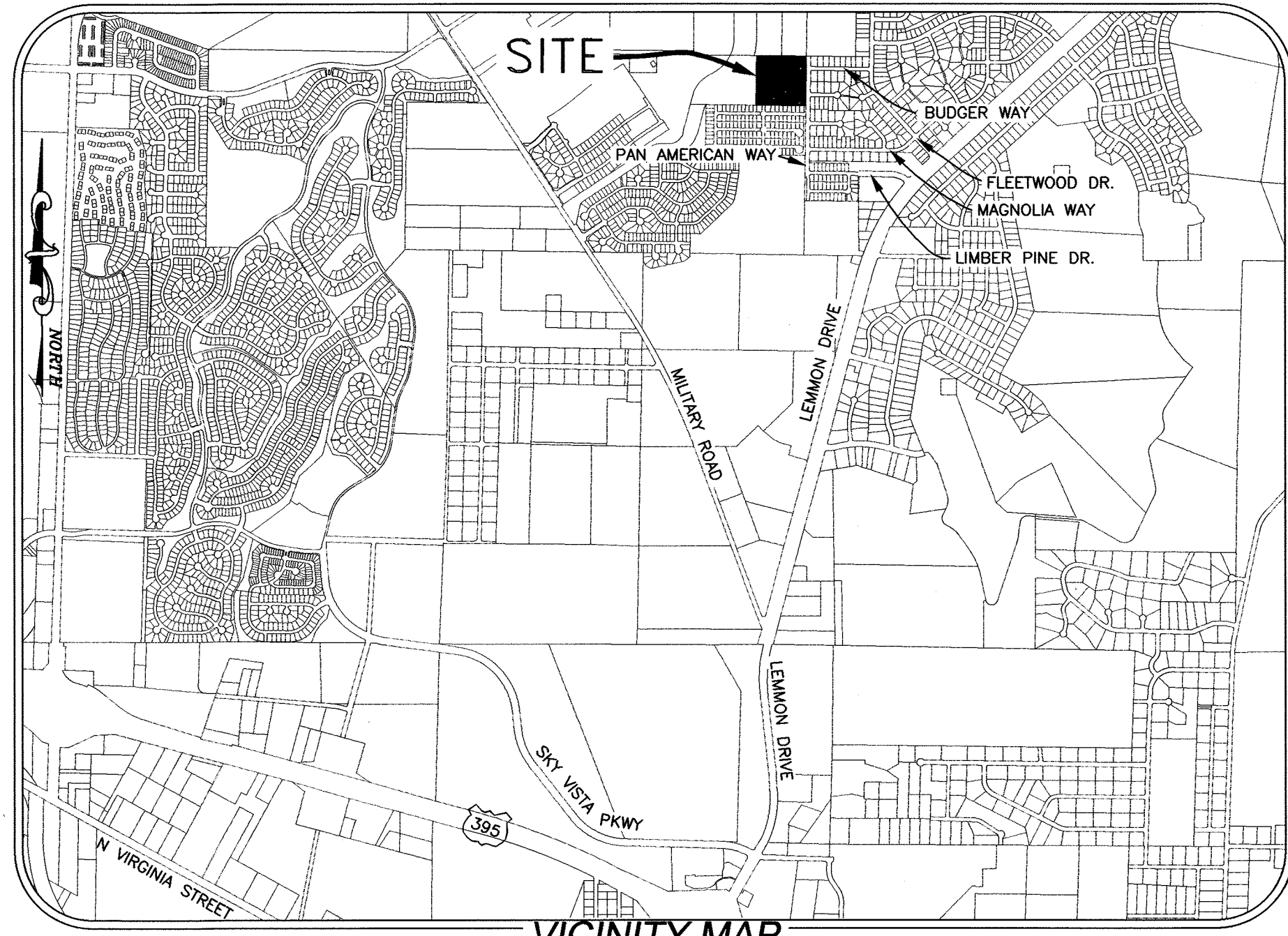
[Signature] 10-9-2020  
DATE  
BY: Lisa Quilici TITLE: Secretary

## SECURITY INTEREST HOLDER'S CONSENT STATEMENT

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

LEIGH RODNEY AND CLARE RODNEY, CO-TRUSTEES UNDER THE RODNEY FAMILY TRUST AGREEMENT (AS RESTATED - 2016) DATED JANUARY 28, 2018 BY DOCUMENT NO. 5088234, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 4755519 MODIFIED BY 4879642).

LUMBER PINE VENTURES, LLC BY DOCUMENT NO. 5088233, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NOS. 4920232 MODIFIED BY 506327 & 4920233 MODIFIED BY 5067328).



VICINITY MAP  
NTS

## CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE DULY APPOINTED CITY ENGINEER OF THE CITY OF RENO, WASHOE COUNTY, NEVADA AND THAT I HAVE EXAMINED THE FINAL PLAT TO WHICH THIS CERTIFICATED IS ATTACHED; THAT THE PLAT WAS TECHNICALLY CORRECT AND THAT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THE SETTING OF THE SURVEY MONUMENTS BY October 2nd, 2022

[Signature]  
CITY ENGINEER

10/15/2020  
DATE

## RENO CITY PLANNING CERTIFICATE

A TENTATIVE MAP OF THIS SUBDIVISION WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF RENO, WASHOE COUNTY, NEVADA ON THIS 19TH DAY OF OCTOBER, 2016. THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL.

[Signature]  
COMMUNITY DEVELOPMENT DIRECTOR

10/14/2020  
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. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

[Signature]  
WASHOE COUNTY DISTRICT BOARD OF HEALTH  
EHS Supervisor James J English  
NAME/TITLE (PRINT)

10/9/2020  
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.

[Signature]  
DIVISION OF WATER RESOURCES

9/30/2020  
DATE

Malcolm J. Wilson, P.E., Chief Water Rights Section  
NAME/TITLE (PRINT)

## UTILITY COMPANIES' CERTIFICATE

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

[Signature] 10-6-2020  
CHARTER COMMUNICATIONS DATE

[Signature]  
NAME/TITLE (PRINT)

[Signature] 10-7-2020  
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA DATE

CLIFF COOPER MGR DSP PLANNING  
NAME/TITLE (PRINT)

[Signature] 9/30/2020  
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE

KATHERINE VOLUNUS / ASST. ROW AGENT  
NAME/TITLE (PRINT)

[Signature] 9-30-2020  
TRUCKEE MEADOWS WATER AUTHORITY DATE

John R. Zimmermann / Water Resources Manager  
NAME/TITLE (PRINT)

## CITY CERTIFICATE

APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF RENO, WASHOE COUNTY, NEVADA ON THIS 19 DAY OF October, 2020. A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED BY THE RENO PLANNING COMMISSION ON THE 19TH DAY OF OCTOBER, 2016, AND THE OFFER OF DEDICATION OF THE STREETS SHOWN HEREON BEING REJECTED AT THIS TIME BY THE CITY WITH THE OFFER TO REMAIN OPEN IN ACCORDANCE WITH THE PROVISIONS OF N.R.S. 278.390.

[Signature]  
COMMUNITY DEVELOPMENT DIRECTOR

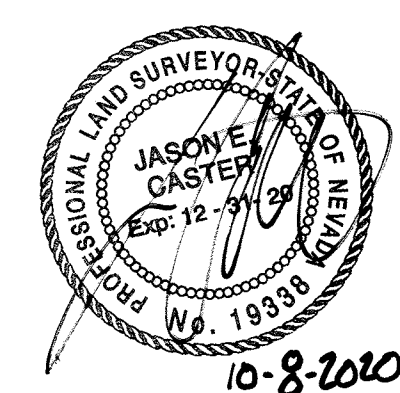
10/14/2020  
DATE

## SURVEYOR'S CERTIFICATE

I, JASON E. CASTER, 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 JC NV FLATS, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33, T21N, R19E, MDM, CITY OF RENO, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 3, 2020.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 10/2/2022 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE INSTALLATION OF THE MONUMENTS.

JASON E. CASTER, P.L.S.



NEVADA CERTIFICATE NO. 19338

10-8-2020

FILE NO. <u>5095456</u> FILED FOR RECORD AT THE REQUEST OF <u>JC NV FLATS LLC</u> ON THIS <u>86th</u> DAY OF <u>October</u> , 2020 AT <u>23</u> MINUTES PAST <u>2</u> O'CLOCK, <u>P.M.</u> , OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA <u>[Signature]</u> COUNTY RECORDER BY: <u>[Signature]</u> DEPUTY FEE: <u>78.00</u>	OFFICIAL PLAT OF <b>NORTH VALLEY ESTATES, UNIT 3 PHASE 1</b> A SUBDIVISION OF PARCEL A-1 OF DOCUMENT NO. 4970937 (SHOWN AS PARCEL A-1 ON RECORD OF SURVEY NO. 6103) SITUATE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 19 EAST, M.D.M. RENO WASHOE COUNTY NEVADA <b>Axion</b> ENGINEERING Civil Engineering • Land Development Mapping • Surveying 683 EDISON WAY RENO, NV 89502 775.771.7983 SHT 1 OF 2
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Subdivision Tract Map 5393

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

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

5095456

5393



48685

NOTES

1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHT-OF-WAYS, 5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARY LINES AND 10 FEET IN WIDTH CENTERED ABOUT 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 FACILITIES TO THAT LOT AND 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.
3. ALL PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE THE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY FACILITIES.
4. TRUCKEE MEADOWS WATER AUTHORITY IS HEREBY GRANTED A BLANKET WATER FACILITY EASEMENT WITHIN ALL STREETS OFFERED FOR DEDICATION AND WILL REMAIN UNTIL SUCH TIME AS STREETS ARE ACCEPTED FOR DEDICATION.
5. 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.
6. ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE NORTH VALLEY ESTATES LANDSCAPE MAINTENANCE ASSOCIATION.
7. LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO VARIED FRONT BUILDING SETBACKS.
8. A BLANKET UTILITY EASEMENT IS HEREBY GRANTED ACROSS THE COMMON AREA FOR THE PURPOSE OF INSTALLING, ACCESSING AND MAINTAINING PUBLIC UTILITIES.
9. A BLANKET SURFACE DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF RENO FOR THE PASSAGE OF STORM WATERS OVER REMAINDER PARCEL "U3R".
10. A STORM DRAIN EASEMENT WAS GRANTED OVER CA 7 AND LOGAN CREEK ROAD AND A SANITARY SEWER EASEMENT WAS GRANTED OVER LOGAN CREEK ROAD PER DOC NO 4982411 (REFERENCE 15).

REFERENCES

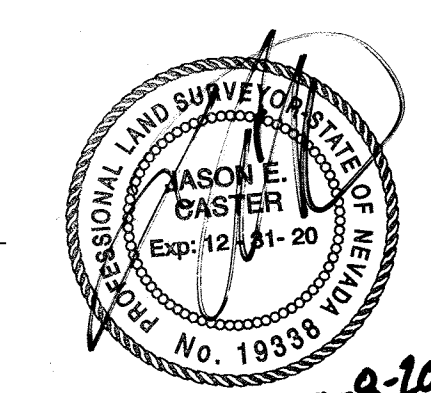
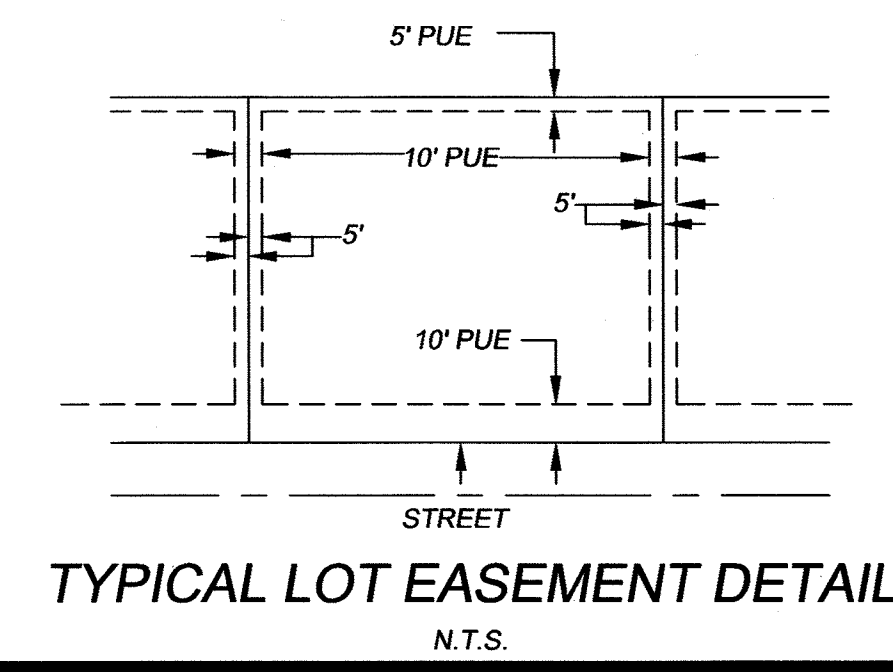
1. TRACT MAP 830 AS RECORDED IN W.C.O.R. ON JUNE 4, 1963 UNDER FILING NO. 385967.
2. TRACT MAP 1074 AS RECORDED IN W.C.O.R. ON AUGUST 20, 1968 UNDER FILING NO. 122489.
3. TRACT MAP 4465 AS RECORDED IN W.C.O.R. ON APRIL 6, 2005 UNDER FILING NO. 319464.
4. TRACT MAP 4371 AS RECORDED IN W.C.O.R. ON AUGUST 3, 2004 UNDER FILING NO. 3078053.
5. TRACT MAP 5352 AS RECORDED IN W.C.O.R. ON NOVEMBER 7, 2019 UNDER FILING NO. 4971039.
6. RECORD OF SURVEY 2192 AS RECORDED IN W.C.O.R. ON JULY 10, 1990 UNDER FILING NO. 1412109.
7. RECORD OF SURVEY 5629 AS RECORDED IN W.C.O.R. ON NOVEMBER 26, 2015 UNDER FILING NO. 4303364.
8. RECORD OF SURVEY 614 AS RECORDED IN W.C.O.R. ON MAY 13, 1968 UNDER FILING NO. 115052.
9. RECORD OF SURVEY 608 AS RECORDED IN W.C.O.R. ON MARCH 20, 1968 UNDER FILING NO. 111101.
10. RECORD OF SURVEY 6103 AS RECORDED IN W.C.O.R. ON NOVEMBER 7, 2019 UNDER FILING NO. 4970938.
11. DEED DOCUMENTS RECORDED IN W.C.O.R. ON MAY 27, 1968 UNDER FILING NO. 116160 & 116191.
12. DEED DOCUMENT RECORDED IN W.C.O.R. ON SEPTEMBER 7, 2016 UNDER FILING NO. 4629688.
13. DEED DOCUMENT RECORDED IN W.C.O.R. ON NOVEMBER 7, 2019 UNDER FILING NO. 4970937.
14. PRELIMINARY TITLE REPORT BY FIRST CENTENNIAL TITLE COMPANY OF NEVADA DATED AS OF JANUARY 13, 2020 UNDER ORDER NO. JCFLAT1-RT.
15. STORM DRAIN AND SANITARY SEWER EASEMENT DOCUMENT RECORDED IN W.C.O.R. ON DECEMBER 13, 2019 UNDER FILING NO. 4982411.

LEGEND

- WASHOE COUNTY GPS CORRS
- FND 5/8" REBAR W/ CAP "PLS 8658" UNLESS NOTED OTHERWISE
- Q MON PER TM 5352 "PLS 8658"
- SET 5/8" REBAR & CAP "PLS 8658" OR SCRIBED CURB AT PROPERTY LINE EXTENSION
- PUE PUBLIC UTILITY EASEMENT (INCLUDES CABLE TV & TMWA FACILITIES)
- W.C.O.R. WASHOE COUNTY OFFICIAL RECORDS
- (N12°34'56"E R1) RECORD DIMENSION PER REFERENCE NO. 1
- ESMT EASEMENT
- SSE SANITARY SEWER ESMT
- SDE STORM DRAIN ESMT
- PAE PUBLIC ACCESS ESMT
- T.B. TANGENT BEARING
- S.F. SQUARE FEET
- P.I. POINT OF INTERSECTION
- CA COMMON AREA
- N.T.S. NOT TO SCALE
- (N12°34'56"E R4) RECORD DIMENSION (PER REFERENCE 4)
- GIS TIE LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- BOUNDARY LINE

AREA SUMMARY

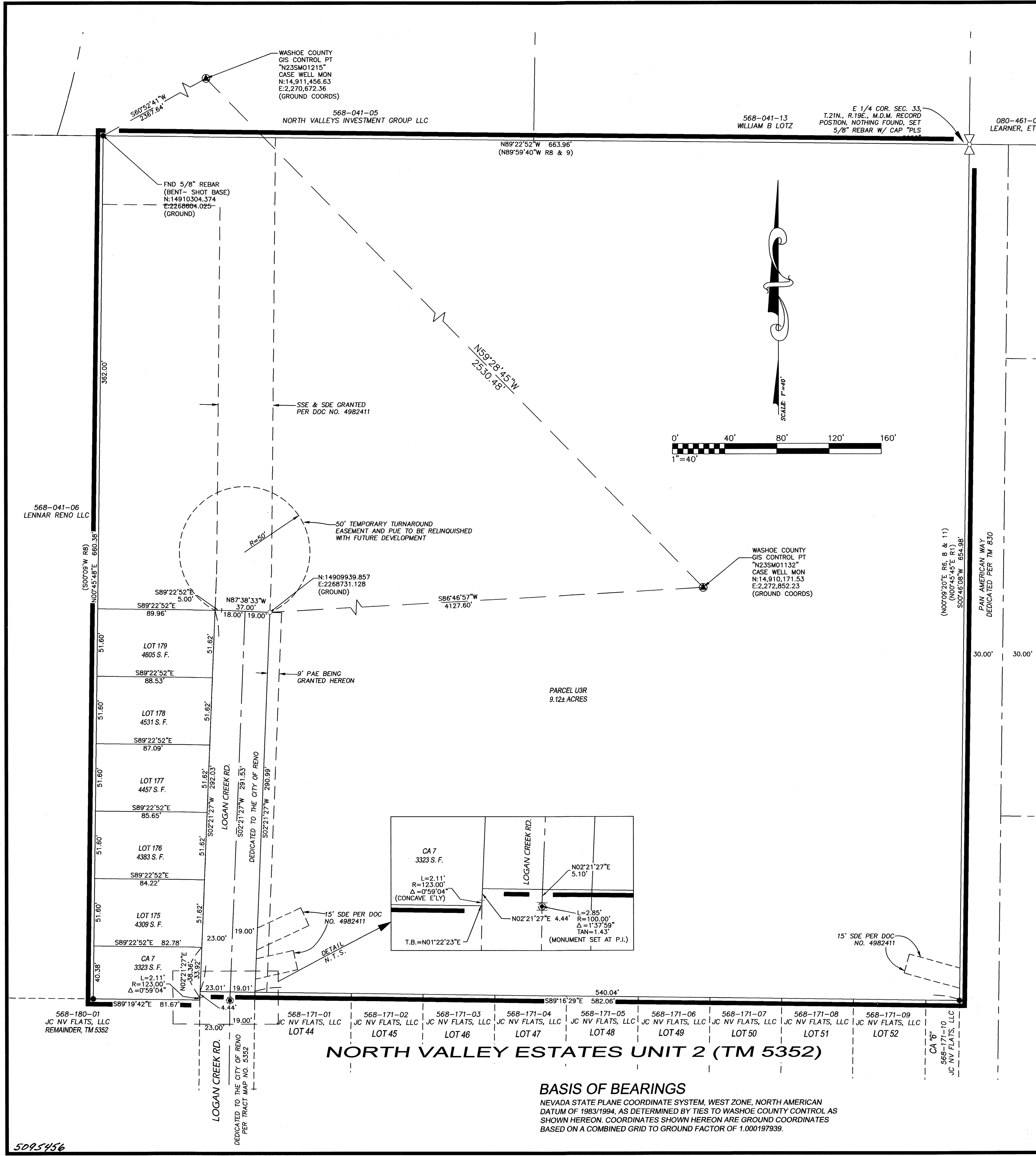
TOTAL AREA = 9.99± AC.  
REMAINDER PARCEL (1) = 9.12± AC.  
STREET AREA = 12,246± S.F.  
LOT AREA (5) = 22,284± S.F.  
TOTAL NO. OF LOTS = 5  
COMMON AREA (1) = 3,323 S.F.



OFFICIAL PLAT OF  
**NORTH VALLEY ESTATES, UNIT 3 PHASE 1**  
A SUBDIVISION OF PARCEL A-1 OF DOCUMENT NO. 4970937  
(SHOWN AS PARCEL A-1 ON RECORD OF SURVEY NO. 6103)  
SITUATE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33,  
TOWNSHIP 21 NORTH, RANGE 19 EAST, M.D.M.  
RENO WASHOE COUNTY NEVADA

**Axion ENGINEERING**  
Civil Engineering • Land Development  
Mapping • Surveying  
683 EDISON WAY  
RENO, NV 89502  
775.771.7983

**SHT 2**  
OF  
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CHANGING THE BEARINGS  
SHOULD BE EXAMINED  
FOR ANY SUBSEQUENT  
CHANGES TO THIS MAP

5095456

Subdivision Tract Map 5393A

5393A