

2079

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, D.R. HORTON, INC.-NNV, A DELAWARE CORPORATION 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 NRS CHAPTER 278 AND 278A, AND THAT THE STREETS AS IDENTIFIED HEREON INCLUDING ALL APPURTENANCES THERETO ARE HEREBY DEDICATED TO THE CITY OF RENO AND TO BE A PUBLIC THOROUGHFARE FOREVER; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES, TRUCKEE MEADOWS WATER AUTHORITY AND THE CITY OF RENO, THE PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE WATER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO TRUCKEE MEADOWS WATER AUTHORITY. ANY WATER RIGHTS PERTINENT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN WITH PROPERTY OF THE PRESENT OWNER. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

D.R. HORTON, INC.-NNV,
A DELAWARE CORPORATION

NAME: TOM WARLEY
ITS: VICE PRESIDENT

11/18/2020
DATE

NOTARY CERTIFICATE

STATE OF NEVADA)
;SS.
COUNTY OF WASHOE)

ON THIS 18th DAY OF November 2020 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, TOM WARLEY AS VICE PRESIDENT OF D.R. HORTON, INC.-NNV, A DELAWARE CORPORATION 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.

Tanya Cate
NOTARY PUBLIC



MY COMMISSION EXPIRES Aug 15, 2024

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 11/16/2020.

TITLE COMPANY: First American Title Company

BY: CAT DATE: 11/16/2020

Cory Miller VP Nevada Division
NAME/TITLE PRINTED File # 2408012

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 N.R.S. 361A.265.

APN: 554-411-01

WASHOE COUNTY TREASURER

BY: Margaret Lazzari, Deputy Treasurer DATE: 11/12/2020

Margaret Lazzari, Deputy Treasurer
NAME/TITLE PRINTED

UTILITY COMPANY'S CERTIFICATE

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

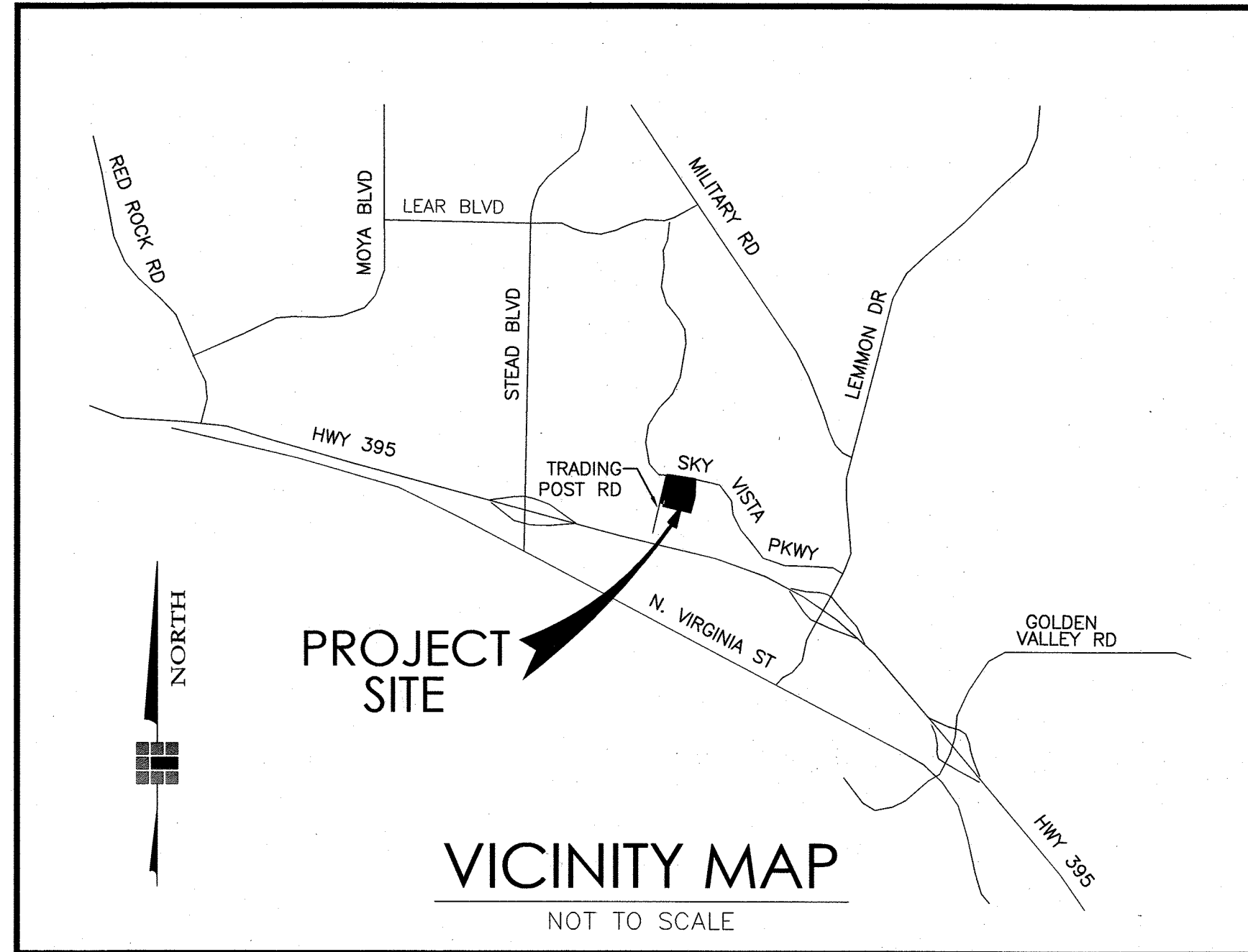
Sierra Pacific Power Company, DBA NV ENERGY
Katharine Perkins - Assoc. Gen. Mgr.
DATE: 11/13/2020

Cliff Cooper Mer. & Plan.
DATE: 11/10/2020

Charter Communications
Bart Givens Construction Supervisor
DATE: 11-10-2020

John R. Zimmerman, Water Resources Manager
TRUCKEE MEADOWS WATER AUTHORITY
DATE: 11-10-2020

OFFICIAL PLAT OF
SILVER DOLLAR ESTATES
AREA 2 - PHASE 3



NOTES:

- A PUBLIC UTILITY EASEMENT, 10.00 FEET IN WIDTH, CENTERED ON THE LOT LINES CREATED HEREON, IS HEREBY GRANTED ALONG ALL SIDE LOT LINES.
- A PUBLIC UTILITY EASEMENT, 5.00 FEET IN WIDTH, WITHIN EACH LOT AND ADJACENT TO THE REAR LOT LINE, IS HEREBY GRANTED ALONG ALL REAR LOT LINES.
- A PUBLIC UTILITY EASEMENT, 10.00 FEET IN WIDTH, IS HEREBY GRANTED ADJACENT TO ALL DEDICATED STREETS.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT AND COMMON AREA A FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE 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.
- THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES AND TRUCKEE MEADOWS WATER AUTHORITY FACILITIES.
- A BLANKET SANITARY SEWER EASEMENT IS HEREBY GRANTED OVER COMMON AREA A FOR INSTALLATION, OPERATION, MAINTENANCE ACCESS AND REPAIR OF SANITARY SEWER FACILITIES. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPLACEMENT OF LANDSCAPING, IRRIGATION, AND PRIVATE FACILITIES REMOVED, DAMAGED, DESTROYED OR DISTURBED BY PUBLIC ENTITIES DURING THE COURSE OF MAINTENANCE OR REPLACEMENT OF UNDERGROUND SANITARY SEWER FACILITIES.
- A BLANKET SURFACE DRAINAGE EASEMENT IS HEREBY GRANTED OVER ALL COMMON AREAS SHOWN HEREON.
- AN EASEMENT IS HEREBY RESERVED OVER ALL AREAS OFFERED FOR DEDICATION BY THE HOME OWNERS ASSOCIATION FOR INSTALLATION, REPAIR AND MAINTENANCE OF SLEEVED PRIVATE ELECTRIC AND PRIVATE IRRIGATION LINES.
- A BLANKET PUBLIC USE EASEMENT IS HEREBY GRANTED OVER COMMON AREAS A & B.
- A PUBLIC DRAINAGE AND STORM DRAIN EASEMENT IS HEREBY GRANTED OVER COMMON AREAS A & B. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPLACEMENT OF LANDSCAPING, IRRIGATION, AND PRIVATE FACILITIES REMOVED, DAMAGED, DESTROYED OR DISTURBED BY PUBLIC ENTITIES DURING THE COURSE OF MAINTENANCE OR REPLACEMENT OF UNDERGROUND STORM DRAIN FACILITIES.
- COMMON AREAS A & B, AS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE SILVER DOLLAR ESTATES HOME OWNERS ASSOCIATION.
- A 5 FOOT FENCE CONSTRUCTION AND MAINTENANCE EASEMENT IS HEREBY GRANTED TO THE SILVER DOLLAR ESTATES HOMEOWNER'S ASSOCIATION ALONG ALL REAR YARDS ADJACENT TO DEDICATED ROADWAYS AND ALONG ALL SIDE AND REAR YARDS ADJACENT TO COMMON AREAS A AND B AS SHOWN HEREON AND ADJACENT TO COMMON AREA A AS SHOWN ON SUBDIVISION TRACT MAP NO. 5334.
- THE SUBDIVISION IS ENTIRELY WITHIN FEMA FLOOD ZONE "X" (UNSHADED), PER FEMA FIRM MAP NO.32031C3026G, DATED MARCH 16, 2009.
- 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 THE STREETS ARE ACCEPTED FOR DEDICATION.
- EACH RESIDENTIAL 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.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE 10' PUBLIC USE EASEMENT SHOWN ON THIS PLAT, TO INCLUDE A PEDESTRIAN ACCESS EASEMENT AND AN EASEMENT TO THE HOME OWNER'S ASSOCIATION FOR ACCESS, INSTALLATION AND MAINTENANCE OF SIDEWALK FACILITIES.
- THE TEMPORARY CONSTRUCTION, ACCESS, PUBLIC UTILITY, WATER FACILITIES, SANITARY SEWER, STORM DRAIN, GAS AND CABLE TELEVISION EASEMENTS GRANTED PER SUBDIVISION TRACT MAP 5329 AND SUBDIVISION TRACT MAP 5366, NOTED ON SHEET 2, ARE HEREBY RELINQUISHED UPON THE CITY'S ACCEPTANCE OF THE STREETS DEDICATED HEREON.

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 J. Wilson, P.E. 11/18/2020
DIVISION OF WATER RESOURCES
Malcolm J. Wilson, P.E., Chief Water Rights Section

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS 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.

12/08/2020
DATE

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 THE 7TH DAY OF JUNE, 2018. THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL.

12/10/2020
DATE

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 CERTIFICATE IS ATTACHED, THAT THE PLAT IS TECHNICALLY CORRECT AND THAT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THE SETTING OF SURVEY MONUMENTS BY December, 2nd 2023.

12/10/2020
DATE

CITY CERTIFICATE

APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF RENO, WASHOE COUNTY, NEVADA, THIS 10 DAY OF December 2020. A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED BY THE CITY OF RENO PLANNING COMMISSION ON THE 7TH DAY OF JUNE, 2018 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 NRS CHAPTER 278.390.

12/10/2020
DATE

SURVEYOR'S CERTIFICATE

I, DANIEL A. BIGRIGG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

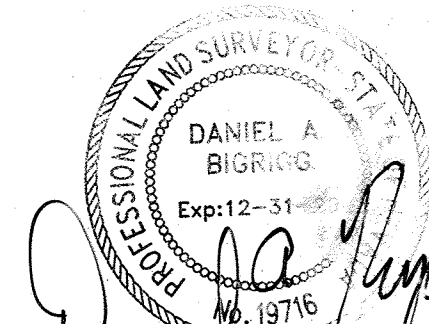
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF D.R. HORTON, INC.

2. THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 8, T20N, R19E, MDM, AND THE SURVEY WAS COMPLETED ON APRIL 30, 2019.

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 AND OCCUPY THE POSITIONS INDICATED BY 12/2/2023 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DANIEL A. BIGRIGG, PLS
NEVADA CERTIFICATE NO. 19716



10/27/2020

FILE NO. 517.1461	OFFICIAL PLAT OF SILVER DOLLAR ESTATES AREA 2 - PHASE 3 A PLANNED UNIT DEVELOPMENT A DIVISION OF REMAINDER PARCEL B-2 PER T.M. 5366 BEING A PORTION OF THE NE 1/4 OF SECTION 8 TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.M. CITY OF RENO WASHOE COUNTY NEVADA	SHEET 1 OF 2
FILED FOR RECORD AT THE REQUEST OF D.R. Horton Inc. ON THIS 28th DAY OF December 2020, AT 11 MINUTES PAST 11 O'CLOCK, A.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA Katie M. Work COUNTY RECORDER BY: B. Ellison DEPUTY FEE: 78.00	CHRISTY CORPORATION 1000 Kiley Pkwy Sparks Nevada 89436 775.502.8552 christynv.com	

Subdivision Tract Map 5402

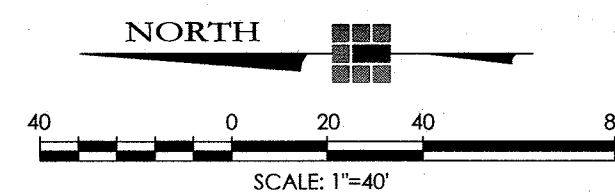
5402

APN 086-380-15
PARCEL A, P.M. 4704
LAKES AT LEMMON VALLEY, LLC

FOUND USGLO
BRASS CAP "1941"
N2°12'42"E
502.46'

NGN GPS "WWRP"
S11SM15000
N=14864932.94
E= 2309318.08
(GROUND)

NGN GPS "RSTEAD"
N22SM01037
N=14903994.71
E= 2258859.56
(GROUND)



BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RSTEAD"-N22SM01037 AND "WWRP"-S11SM15000 IS TAKEN AS SOUTH 52°15'19" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID TO GROUND FACTOR = 1.000197939.

REFERENCES

- 1) RECORD OF SURVEY NO. 5027, FILE NO. 3627924, 3/10/2008.
- 2) DEDICATION TRACT MAP NO. 5322, FILE NO. 4905112, 4/25/2019.
- 3) SUBDIVISION TRACT MAP NO. 5329, FILE NO. 4918846, 6/7/2019.
- 4) SUBDIVISION TRACT MAP NO. 5334, FILE NO. 4924663, 6/28/2019.
- 5) SUBDIVISION TRACT MAP NO. 5366, FILE NO. 5015516, 3/31/2020.
- 6) SUBDIVISION TRACT MAP NO. 5376, FILE NO. 5036219, 6/3/2020.

ALL ABOVE IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

LEGEND

- 5/8" REBAR W/ CAP "PLS 18974" PER T.M. 5329 & T.M. 5366
- 5/8" REBAR W/ CAP "PLS 19052" PER T.M. 5322
- FOUND STREET CENTERLINE MONUMENT IN WELL "PLS 18974" PER T.M. 5329 & T.M. 5366 UNLESS OTHERWISE NOTED
- DIMENSION POINT-NOTHING FOUND OR SET
- PLSS CORNER AS NOTED
- NGN GPS STATION
- SET STANDARD STREET CENTERLINE MONUMENT
- SET 5/8" REBAR W/ CAP OR CURB SCRIBE ON PROPERTY LINE EXTENDED
- P.U.E. PUBLIC UTILITY EASEMENT
- P.M. PARCEL MAP
- T.M. TRACT MAP
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- PROJECT BOUNDARY
- GRAPHIC BORDER
- RIGHT OF WAY
- CENTERLINE
- ADJACENT PARCEL
- ADJACENT RIGHT OF WAY
- EASEMENT
- TIE

TYPICAL LOT EASEMENTS
(NOT TO SCALE)

LINE TABLE		
NO.	BEARING	LENGTH
L1	N4°28'55"E	39.33'
L2	N87°47'18"W	39.33'
L3	N2°12'42"E	8.33'
L4	N82°28'52"W	18.27'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	500.00'	3°02'13"	26.60'
C2	482.33'	3°02'13"	25.57'
C3	200.00'	7°05'36"	24.76'
C4	182.33'	7°05'36"	22.57'
C5	221.67'	6°34'31"	25.44'
C6	221.67'	0°31'05"	2.00'
C8	101.67'	17°09'45"	30.45'

AREA SUMMARY

LOT AREA (46 LOTS) = 5.32± ACRES
COMMON AREA (2) = 37,966± S.F.
RIGHT-OF-WAY = 55,944± S.F.
TOTAL AREA = 7.47± ACRES

OFFICIAL PLAT

**SILVER DOLLAR ESTATES
AREA 2 - PHASE 3**
A PLANNED UNIT DEVELOPMENT

A DIVISION OF REMAINDER PARCEL B-2 PER T.M. 5366
BEING A PORTION OF THE NE 1/4 OF SECTION 8
TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.M.
CITY OF RENO WASHOE COUNTY NEVADA

CHRISTY
CORPORATION
1000 Kiley Pkwy | Sparks Nevada 89436
775.502.8552 christynv.com

SHEET
2
OF
2