

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED D.R. HORTON, INC., A DELAWARE CORPORATION, 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. CHAPTERS 278 AND 116, 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, TRUCKEE MEADOWS WATER AUTHORITY, CHARTER COMMUNICATIONS, 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 LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN WITH PROPERTY OF THE PRESENT OWNERS. THE OWNERS AND THEIR ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

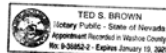
D.R. HORTON, INC., A DELAWARE CORPORATION

BY: Bradley E. Burns Pres. DATE: 3-29-2017
(PRINTED NAME/TITLE)

NOTARY PUBLIC ACKNOWLEDGMENTSTATE OF Nevada } S.S.
COUNTY OF Washoe

ON THIS 29th DAY OF March, 2017, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN THE COUNTY OF Washoe, Bradley E. Burns, President of D.R. HORTON, INC., A DELAWARE CORPORATION, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC Bradley E. Burns
MY COMMISSION EXPIRES 1-19-2020

**CORPORATION OFFICER CERTIFICATE**STATE OF Nevada } S.S.
COUNTY OF Washoe

THE UNDERSIGNED, HOLDING AN INTEREST IN THE PROPERTY WITHIN THE EXTERIOR BOUNDARY SHOWN ON THIS PLAT DOES HEREBY CONSENT TO THE RECORDATION OF SAID PLAT.

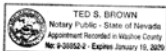
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NOTARY PUBLIC Bradley E. Burns
MY COMMISSION EXPIRES 1-19-2020

**TITLE COMPANY'S CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

NONE

FIRST AMERICAN TITLE INSURANCE COMPANY 2502948F
BY: Luella Taylor DATE: 4/16/2017
IN TITLE OFFICE
Vickie Taylor

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 REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

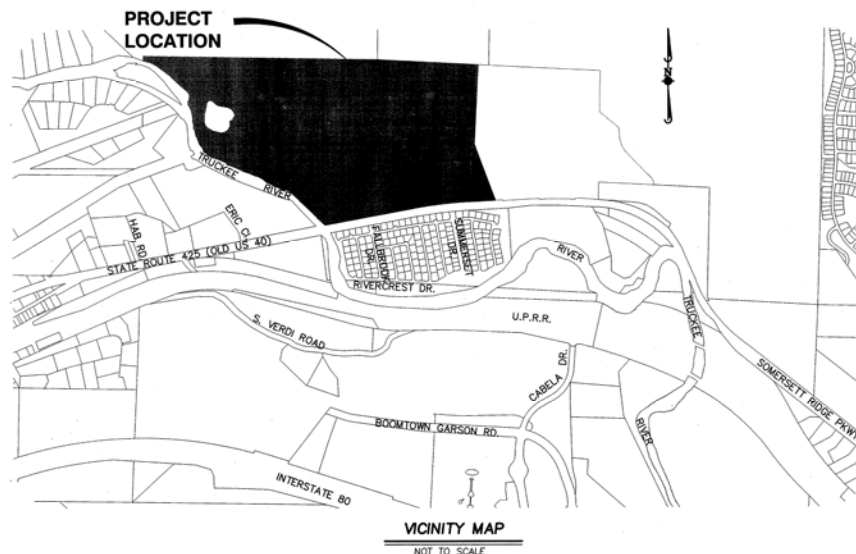
Mark Swazlaw DATE: 4/6/2017
DIVISION OF WATER RESOURCES
MARK SWAZLAW, SECTION CHIEF, WATER RIGHTS

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 PRECIPITATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

James J. English DATE: 06/29/2017
DISTRICT BOARD OF HEALTH

WEST MEADOWS ESTATES PHASE I, UNIT 1



VICINITY MAP
NOT TO SCALE

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND 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.

Danielle Carlton DATE: 8/3/2017 AC.
WASHOE COUNTY TREASURER
Deputy Treasurer
TITLE

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 THE 20th DAY OF JANUARY, 2016. THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL.

Charles C. Rasmussen DATE: 8/1/17
PLANNING MANAGER

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 April 11, 2020.

Charles C. Rasmussen DATE: 7/12/17
CITY ENGINEER

CITY CERTIFICATE:

APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF RENO, WASHOE COUNTY, NEVADA, THIS 20 DAY OF May, 2017. A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED BY THE RENO CITY PLANNING COMMISSION ON THE 20th DAY OF JANUARY, 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 NRS CHAPTER 278.39.

James J. English DATE: 06/29/2017
COMMUNITY DEVELOPMENT DIRECTOR

VERDI MEADOWS UTILITY COMPANY CERTIFICATE

THE EXISTING VERDI MEADOWS UTILITY COMPANY EASEMENTS SHOWN HEREON HAVE BEEN REVIEWED BY VERDI MEADOWS UTILITY COMPANY.

BY: Timothy E. Hult DATE: 6/21/17
VERDI MEADOWS UTILITY COMPANY
NAME: Timothy E. Hult
TITLE: Manager

SURVEYOR'S CERTIFICATE:

I, JAMES R. BEDARD, 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 SOUTHEAST 1/4 OF SECTION 8 AND THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON JULY 6, 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.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY JANUARY 20, 2018 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



JAMES R. BEDARD, P.L.S.
NEVADA CERTIFICATE NO. 17044

COUNTY RECORDER'S CERTIFICATE

FILE NO. 4733025 FEE: 117.00 FILED FOR RECORD AT THE REQUEST OF D.R. Horton Inc ON THIS 08 DAY OF August, 2017, AT 10 MINUTES PAST 10 O'CLOCK A.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Lawrence R. Burtness DATE: 08/10/2017
COUNTY RECORDER
BY DEPUTY A. Peaslee

UTILITY COMPANIES CERTIFICATE:

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

BY: Cliff Cooper
NEVADA BELL TELEPHONE COMPANY
D/B/A AT&T NEVADA
NAME: Cliff Cooper
TITLE: Mgr. of Planning

STATE OF Nevada } S.S.
COUNTY OF Washoe
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 30, 2017, BY Cliff Cooper AS Manager OF AT&T NEVADA.

Steve Carrera
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 3/8/2020



BY: Matt Gingrich
SIERRA PACIFIC POWER CO.
D/B/A NV ENERGY
NAME: Matt Gingrich
TITLE: MANAGER LAND RESOURCES

STATE OF Nevada } S.S.
COUNTY OF Washoe
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 30, 2017, BY Matt Gingrich AS Mgr. Land Resources OF NV ENERGY.

Linda McKenzie
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 8-1-2018



BY: John R. Zimmerman
TRUCKEE MEADOWS WATER AUTHORITY
NAME: John R. Zimmerman
TITLE: Water Resources Manager

STATE OF Nevada } S.S.
COUNTY OF Washoe
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 7, 2017, BY John R. Zimmerman AS Water Resources Manager OF TRUCKEE MEADOWS WATER AUTHORITY.

John R. Zimmerman
NOTARY PUBLIC
MY COMMISSION EXPIRES ON September 14, 2020



BY: Diane A. Acabent
CHARTER COMMUNICATIONS
NAME: Diane A. Acabent
TITLE: DESIGNER/DEVELOPER

STATE OF Nevada } S.S.
COUNTY OF Washoe
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 21, 2017, BY Diane A. Acabent AS Designer/Developer OF CHARTER COMMUNICATIONS.

Linda McKenzie
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 8-1-2018



FINAL MAP OF
WEST MEADOWS ESTATES PHASE I, UNIT 1
A SUBDIVISION OF PARCEL 4 OF
RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE
ADJUSTMENT MAP # 5771, SITUATE IN THE SE1/4 OF
SECTION 8 & THE SW1/4 OF SECTION 9, T.19N., R.18E., M.D.M.
WASHOE COUNTY

Manhard CONSULTING LTD
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: LEW
DATE: 8/01/16
PROJ. CODE: DRH RENV
PROJ. #.: 01
SHEET 1 OF 7

Subdivision TRACT MAP 5222

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

CUMULATIVE INDEXES
SHOULD BE EXAMINED
FOR ANY SUBSEQUENT
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66885

REFERENCES:

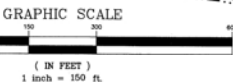
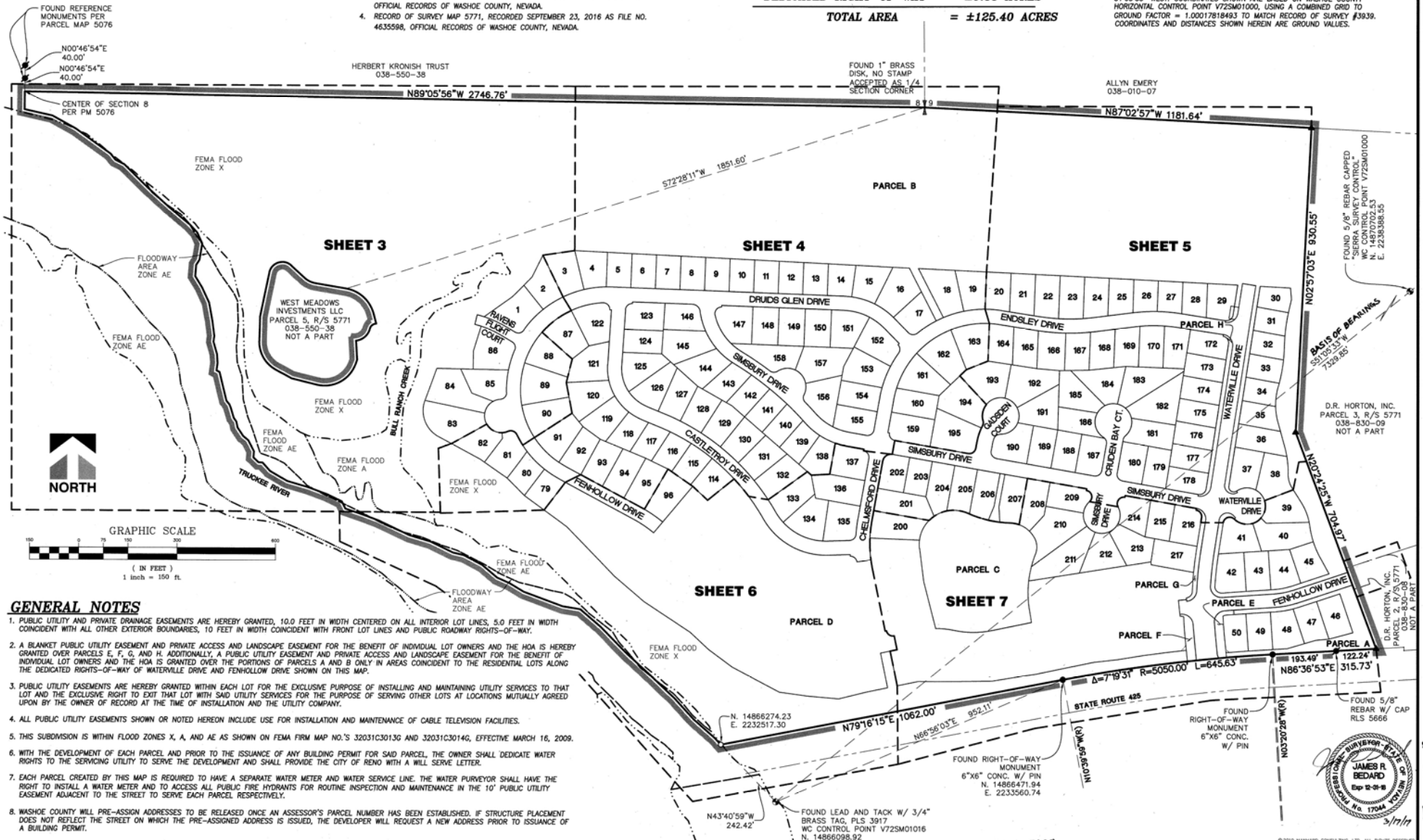
1. RECORD OF SURVEY MAP 1167, RECORDED APRIL 18, 1978 AS FILE NO. 526613, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. RECORD OF SURVEY MAP 3939, RECORDED JUNE 25, 2001 AS FILE NO. 2566826, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
3. PARCEL MAP 5076, RECORDED SEPTEMBER 24, 2012 AS FILE NO. 4154539, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
4. RECORD OF SURVEY MAP 5771, RECORDED SEPTEMBER 23, 2016 AS FILE NO. 4635598, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

LAND USE SUMMARY

168 RESIDENTIAL LOTS = ±38.18 ACRES
 RESIDENTIAL REMAINDER PARCEL D = ±13.92 ACRES
 OPEN SPACE PARCELS A, B, C, E, F, G, H = ±63.42 ACRES
 DEDICATED RIGHT-OF-WAY = ±9.88 ACRES
 TOTAL AREA = ±125.40 ACRES

BASIS OF BEARINGS

GRID NORTH, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94 HARN) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS. THE BEARING BETWEEN WASHOE COUNTY CONTROL POINTS V72SM01000 AND V72SM01016 IS MEASURED AS SOUTH 51°05'33" WEST. COORDINATES SHOWN ARE BASED ON WASHOE COUNTY HORIZONTAL CONTROL POINT V72SM01000, USING A COMBINED GRID TO GROUND FACTOR = 1.00017818493 TO MATCH RECORD OF SURVEY #3939. COORDINATES AND DISTANCES SHOWN HEREIN ARE GROUND VALUES.



GENERAL NOTES

1. PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED, 10.0 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES, 5.0 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, 10 FEET IN WIDTH COINCIDENT WITH FRONT LOT LINES AND PUBLIC ROADWAY RIGHTS-OF-WAY.
2. A BLANKET PUBLIC UTILITY EASEMENT AND PRIVATE ACCESS AND LANDSCAPE EASEMENT FOR THE BENEFIT OF INDIVIDUAL LOT OWNERS AND THE HOA IS HEREBY GRANTED OVER PARCELS E, F, G, AND H. ADDITIONALLY, A PUBLIC UTILITY EASEMENT AND PRIVATE ACCESS AND LANDSCAPE EASEMENT FOR THE BENEFIT OF INDIVIDUAL LOT OWNERS AND THE HOA IS GRANTED OVER THE PORTIONS OF PARCELS A AND B ONLY IN AREAS COINCIDENT TO THE RESIDENTIAL LOTS ALONG THE DEDICATED RIGHTS-OF-WAY OF WATERVILLE DRIVE AND FENHOLLOW DRIVE SHOWN ON THIS MAP.
3. PUBLIC UTILITY EASEMENTS ARE 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.
4. ALL PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
5. THIS SUBDIVISION IS WITHIN FLOOD ZONES X, A, AND AE AS SHOWN ON FEMA FIRM MAP NO.'S 32031C3013G AND 32031C3014G, EFFECTIVE MARCH 16, 2009.
6. 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.
7. 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 MAINTENANCE IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
8. 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.
9. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SIDEWALKS AND PARKWAY STRIPS.
10. A BLANKET EASEMENT IS HEREBY GRANTED OVER PARCEL B FOR PUBLIC TRAILS. PUBLIC TRAIL EASEMENTS SHALL BE REDUCED TO 15 FEET ON EITHER SIDE OF THE CENTER OF THE CONSTRUCTED TRAIL UPON COMPLETION OF CONSTRUCTION.
11. ALL STREETS CREATED BY THIS MAP ARE PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION TO THE CITY OF RENO UNLESS NOTED OTHERWISE.
12. 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.
13. NO FENCING SHALL BE ALLOWED WITHIN THE WATER FACILITIES EASEMENT ON LOT 29 AND TRUCKEE MEADOWS WATER AUTHORITY (TMWA) SHALL HAVE UNRESTRICTED ACCESS TO THE EASEMENT AREA AT ALL TIMES FROM THE STREET. NO TREES OR INVASIVE SHRUBBERY SHALL BE PLANTED IN THE EASEMENT AREA. TMWA RESERVES THE RIGHT TO REMOVE, WITHOUT REPLACEMENT, ANY LANDSCAPING, INCLUDING TREES, WITHIN THE EASEMENT AREA AT ANY TIME.

GENERAL NOTES CONTINUED ON SHEET 7

LEGEND:

- ▲ MONUMENT PER R/S 5771, PLS 19567
- FOUND MONUMENT, PLS 5666
- FOUND MONUMENT AS NOTED
- FOUND WASHOE COUNTY G.P.S. CONTROL MONUMENT
- SET 5/8" REBAR & CAP "PLS 17044" OR CURB SCRIBE ON LOT LINE EXTENDED
- SET STANDARD CITY OF RENO STREET MONUMENT IN WALL
- × DIMENSION POINT, NOTHING FOUND OR SET.
- PUBLIC UTILITY EASEMENT
- PUBLIC DRAINAGE EASEMENT
- HOA HOME OWNER'S ASSOCIATION
- CTV/C CABLE TELEVISION EASEMENT
- VM/C VERDI MEADOWS UTILITY COMPANY
- R/S RECORD OF SURVEY
- TM TRACT MAP
- PM PARCEL MAP
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- FLOOD HAZARD BOUNDARY
- (SOUTHERLY) CONCAVE SOUTHERLY

FINAL PLAT OF
WEST MEADOWS ESTATES PHASE I, UNIT 1
 A SUBDIVISION OF PARCEL 4 OF
 RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE
 ADJUSTMENT MAP # 5771, SITUATE IN THE SE1/4 OF
 SECTION 8 & THE SW1/4 OF SECTION 9, T.19N., R.18E., M.D.M.
 WASHOE COUNTY, NEVADA

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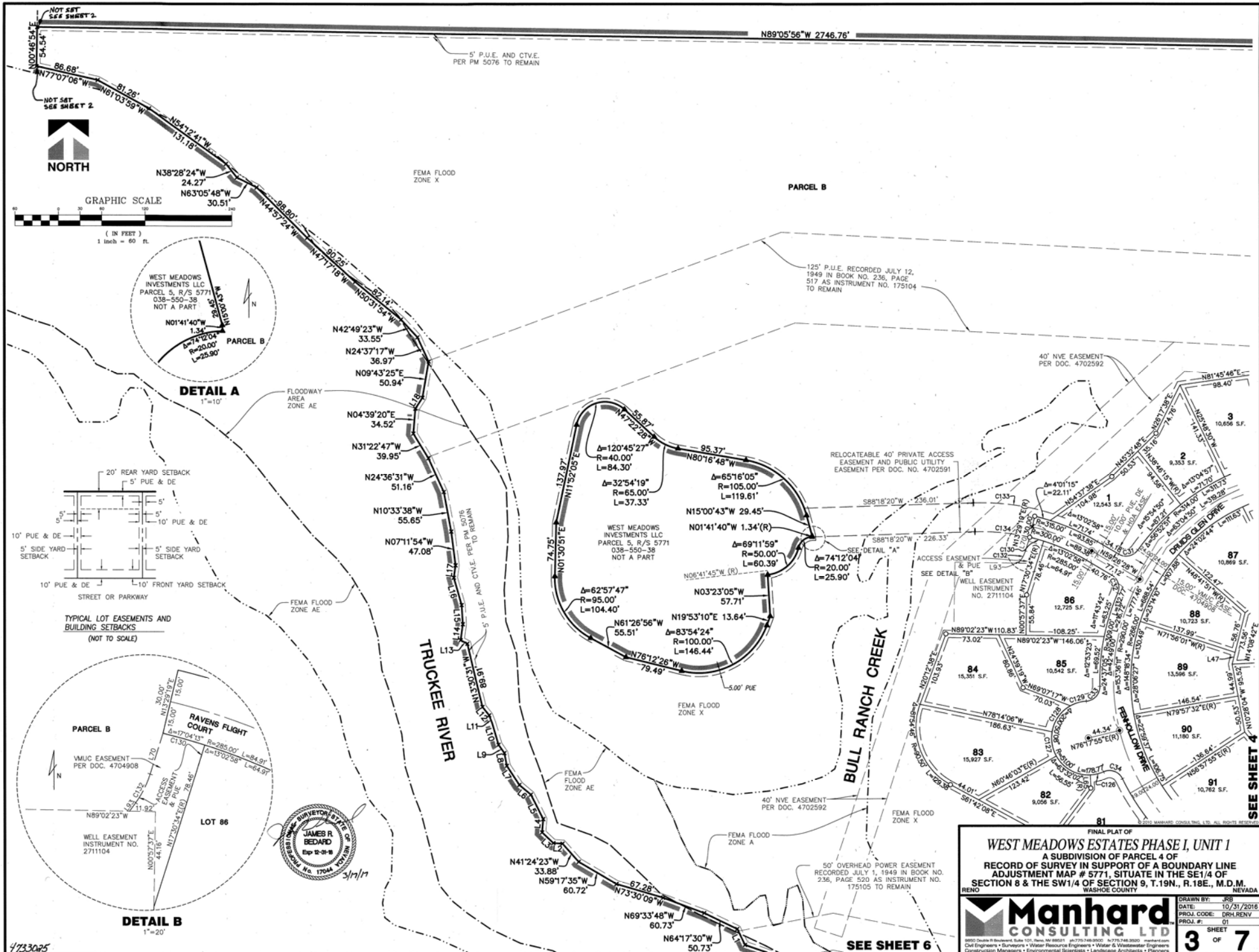
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 DATE: 10/31/2016
 PROJ. CODE: DRH RENV
 PROJ. #: 17044

SHEET 2 OF 7

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

5222A

Subdivision TRACT MAP 5222A




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

4733025

CUMULATIVE INDEXES

WEST MEADOWS ESTATES PHASE I, UNIT I
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ADJUSTMENT MAP # 5771, SITUATE IN THE SE1/4 OF
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RENO WASHOE COUNTY NEVADA

 **Manhard**
CONSULTING LTDTM

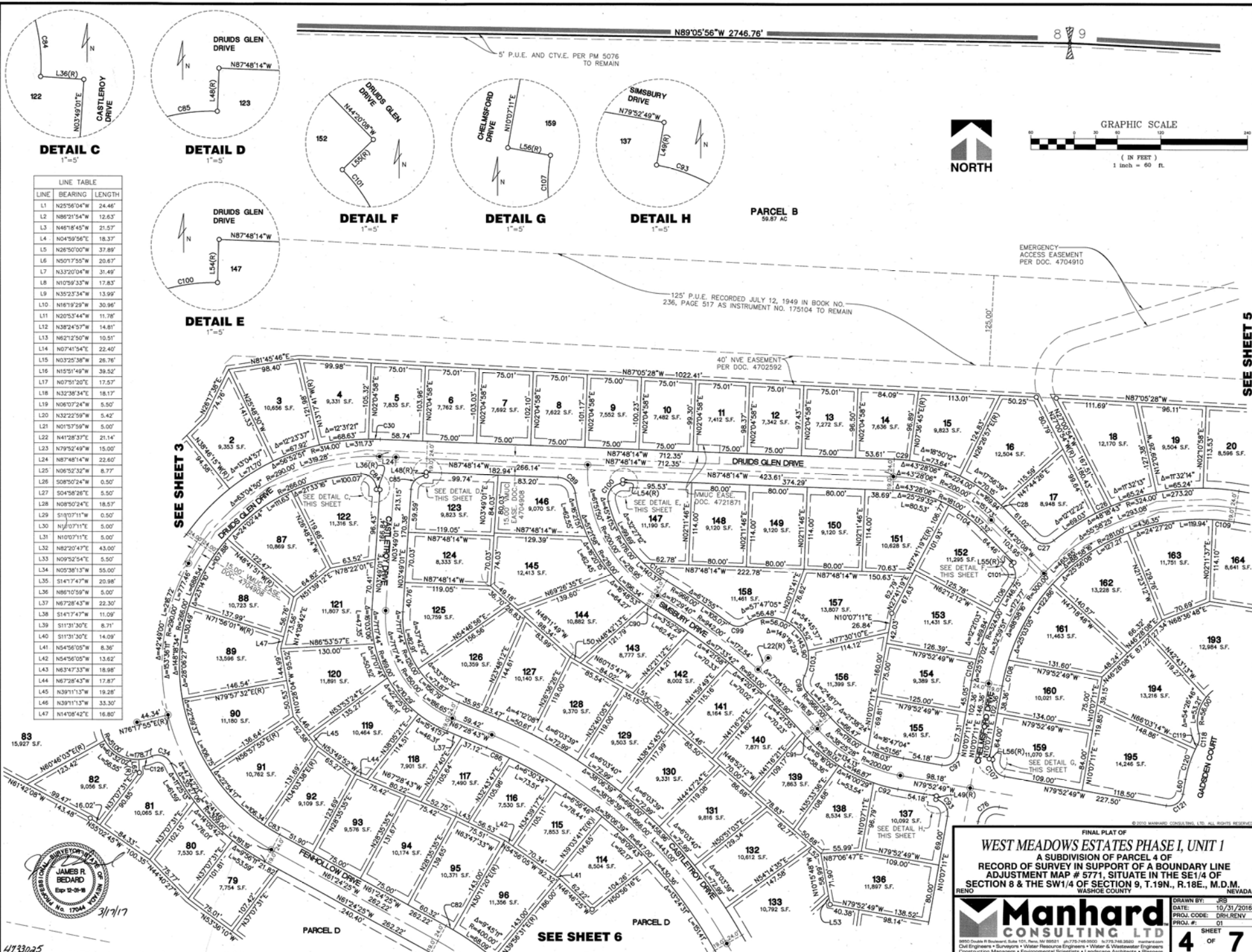
4850 DOWIE BLVD., SUITE 101, IRVINE, CA 92618 • PH (714) 748-0000 • FAX (714) 748-0001 • www.manhard.com
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DATE: 10/31/2016
PROJ. CODE: DRH/REV
PROJ. #: 01

SHEET
OF
3 OF **7**

Subdivision TRACT MAP 5222B

52225



DETAIL C
1"=5'

DETAIL D
1"=5'

DETAIL F
1"=5'

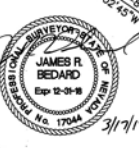
DETAIL G
1"=5'

DETAIL H
1"=5'

PARCEL B
58.67 AC

DETAIL E
1"=5'

LINE	BEARING	LENGTH
L1	N25°56'04"W	24.46'
L2	N86°21'54"W	12.63'
L3	N46°18'45"W	21.57'
L4	N04°59'56"E	18.37'
L5	N26°50'00"W	37.89'
L6	N50°17'55"W	20.67'
L7	N32°20'04"W	31.49'
L8	N10°59'33"W	17.83'
L9	N35°23'34"W	13.99'
L10	N16°19'29"W	30.96'
L11	N20°53'44"W	11.78'
L12	N38°24'57"W	14.81'
L13	N62°12'50"W	10.51'
L14	N07°41'54"E	22.40'
L15	N03°25'38"W	26.76'
L16	N15°51'49"W	39.52'
L17	N07°51'20"E	17.57'
L18	N32°38'34"E	18.17'
L19	N06°07'24"W	5.50'
L20	N32°22'59"W	5.42'
L21	N01°57'59"W	5.00'
L22	N41°28'37"E	21.14'
L23	N79°52'49"W	15.95'
L24	N87°48'14"W	22.60'
L25	N06°52'32"E	8.77'
L26	S08°50'24"W	0.50'
L27	S04°58'28"E	5.90'
L28	N08°50'24"E	18.57'
L29	S10°07'11"E	5.00'
L30	N10°07'11"E	5.00'
L31	N10°07'11"E	5.00'
L32	N82°30'47"E	43.00'
L33	N09°52'54"E	5.50'
L34	N05°38'13"W	55.00'
L35	S14°17'47"W	20.98'
L36	N86°10'59"W	5.00'
L37	N67°28'43"W	22.30'
L38	S14°17'47"W	11.09'
L39	S11°31'30"E	8.71'
L40	S11°31'30"E	14.09'
L41	N54°56'05"W	8.36'
L42	N54°56'05"W	13.62'
L43	N63°47'33"W	18.98'
L44	N67°28'43"W	17.87'
L45	N36°11'13"W	19.28'
L46	N36°11'13"W	33.30'
L47	N14°08'42"E	16.80'



FINAL PLAT OF
WEST MEADOWS ESTATES PHASE I, UNIT 1
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SECTION 8 & THE SW1/4 OF SECTION 9, T.19N., R.18E., M.D.M.
WASHINGTON COUNTY, NEW YORK

Manhard CONSULTING LTD.
18000 Route 10, Richmond Hill, Ontario L4B 1N1
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www.manhardconsulting.com

DRAWN BY: JRS
DATE: 10/31/2016
PROJ. CODE: DRH/RENV
PROJ. NO.: 01

SHEET
4 OF **7**

CUMULATIVE INDEXES
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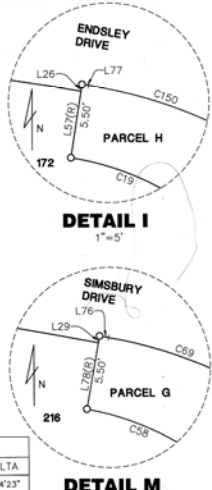
CUMULATIVE INDEXES
SHOULD BE EXAMINED

Subdivision TRACT MAP 52225

08885

LINE TABLE		
LINE	BEARING	LENGTH
L48	S02°11'46"W	5.00'
L49	N10°07'11"E	5.00'
L50	N60°15'47"W	16.19'
L51	N60°15'47"W	20.48'
L52	N48°52'12"W	16.02'
L53	N10°15'48"W	12.91'
L54	N01°24'40"E	5.00'
L55	N45°39'52"E	5.00'
L56	N79°52'49"W	5.00'
L57	N08°50'24"E	5.00'
L58	N08°50'24"E	7.57'
L59	N10°07'11"E	20.48'
L60	S10°07'11"W	20.48'
L61	N88°56'07"E	14.88'
L62	S36°07'30"W	87.07'
L63	N44°22'51"W	22.48'
L64	N13°02'07"E	33.86'
L65	S02°45'59"E	18.15'
L66	S36°07'30"W	80.29'
L67	N22°28'15"E	46.64'
L68	N02°46'04"W	47.76'
L69	N86°56'52"E	1.13'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	34.50'	16.60'	27°34'23"
C2	967.50'	40.76'	23°44'48"
C3	33.00'	52.44'	91°02'30"
C4	20.00'	9.81'	28°06'42"
C5	33.50'	51.81'	88°36'19"
C6	940.00'	57.11'	32°51'1"
C7	275.93'	53.63'	11°08'09"
C8	5181.00'	5.65'	0°03'45"
C9	266.00'	14.66'	3°09'27"
C10	33.50'	57.29'	97°58'42"
C11	275.93'	48.66'	10°06'17"
C12	275.93'	102.29'	21°14'26"
C13	180.00'	11.57'	3°40'53"
C14	550.02'	7.79'	0°48'30"
C15	15.00'	35.02'	133°45'29"
C16	56.00'	30.92'	31°38'07"
C17	20.00'	43.80'	125°28'24"
C18	20.00'	31.42'	90°00'00"
C19	20.00'	31.42'	90°00'00"
C20	80.00'	46.34'	33°11'26"
C21	300.00'	53.78'	10°18'20"
C22	300.00'	30.70'	5°51'50"
C23	550.02'	33.18'	37°27'22"
C24	470.00'	39.35'	4°47'47"
C25	576.00'	30.59'	3°02'34"
C26	324.00'	24.02'	4°45'44"
C27	20.00'	29.63'	84°53'08"
C28	224.00'	4.97'	1°16'16"
C29	224.00'	21.18'	97°43'59"
C30	314.00'	16.27'	2°58'06"
C31	20.00'	29.76'	85°14'37"
C32	20.00'	28.84'	82°36'43"
C33	20.00'	30.77'	88°09'49"
C34	20.00'	30.77'	88°09'49"
C35	400.00'	10.55'	1°30'40"
C36	171.96'	72.37'	24°06'48"
C37	20.00'	13.64'	39°04'10"
C38	20.00'	23.58'	67°34'21"



DETAIL I

DETAIL M

SEE SHEET 4

50' SEWER LINE, POWER, AND COMMUNICATIONS EASEMENT RECORDED MARCH 25, 1983 IN BOOK NO. 1847, PAGE 102 AS INSTRUMENT NO. 845363 TO BE RELINQUISHED AFTER RELOCATED POWER LINE IS IN SERVICE AND ACCEPTED BY NV ENERGY AND AT&T.

EMERGENCY ACCESS EASEMENT PER DOC. 4704910

125' P.U.E. RECORDED JULY 12, 1949 IN BOOK NO. 236, PAGE 517 AS INSTRUMENT NO. 175104 TO REMAIN

40' NVE EASEMENT PER DOC. 4702592

PRIVATE ACCESS, VMUC, AND PUBLIC UTILITY EASEMENT PER DOCUMENTS 4704908, 4704909 & 4705589

15' VMUC, EASE. DOC. 4704908

40' NVE EASEMENT PER DOC. 4702592

D.R. HORTON, INC. PARCEL 3, R/S 5771 038-830-09 NOT A PART

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C39	20.00'	31.42'	90°00'38"
C40	20.00'	31.41'	89°59'22"
C41	20.00'	19.19'	54°58'40"
C42	20.00'	4.40'	12°38'41"
C43	56.00'	32.25'	32°59'54"
C44	56.00'	39.02'	39°50'28"
C45	56.00'	27.67'	28°18'52"
C46	56.00'	36.31'	37°08'54"
C47	20.00'	16.49'	47°14'10"
C48	322.00'	44.39'	73°53'57"
C49	322.00'	39.78'	70°44'5"
C50	86.90'	26.29'	17°19'52"
C51	86.90'	37.85'	24°57'28"
C52	86.90'	28.15'	18°33'44"
C53	300.00'	4.56'	0°52'12"
C54	104.50'	19.77'	10°50'13"
C55	104.50'	25.56'	14°00'49"
C56	20.00'	21.28'	60°57'12"
C57	20.00'	30.97'	88°43'13"
C58	25.50'	58.90'	132°19'59"
C59	25.50'	59.32'	133°16'50"
C60	50.50'	6.88'	74°31'3"
C61	20.00'	28.62'	81°59'10"
C62	20.00'	28.62'	81°59'10"
C63	34.50'	9.87'	162°30'0"
C64	1032.50'	40.68'	21°52'7"
C65	33.50'	54.20'	92°42'15"
C66	5181.00'	24.44'	0°16'13"
C67	20.00'	11.74'	33°37'39"
C68	33.50'	48.35'	82°41'41"
C69	33.50'	51.10'	88°43'13"
C70	20.00'	44.76'	128°13'38"
C71	56.00'	37.88'	38°45'07"
C72	56.00'	43.56'	44°34'10"
C73	56.00'	31.82'	32°33'30"
C74	56.00'	42.27'	43°10'04"
C75	20.00'	44.76'	128°13'38"
C76	25.50'	59.27'	90°00'00"
C77	381.00'	51.06'	74°04'43"
C78	20.00'	30.42'	97°58'42"
C79	5181.00'	41.91'	0°27'48"
C80	5181.00'	60.70'	0°40'17"
C81	5194.50'	70.56'	0°46'42"
C82	400.00'	11.14'	1°30'45"
C83	266.00'	25.38'	52°03'5"
C84	20.00'	33.83'	96°34'52"
C85	20.00'	30.85'	88°22'45"
C86	647.00'	34.83'	3°00'00"
C87	5235.50'	74.29'	0°48'47"
C88	20.00'	29.43'	84°18'46"
C89	25.00'	34.97'	80°09'10"
C90	219.00'	7.07'	1°50'59"
C91	923.00'	9.90'	0°36'53"
C92	219.00'	34.97'	9°08'59"
C93	20.00'	31.42'	90°00'00"
C94	20.00'	29.43'	84°18'46"
C95	176.00'	15.22'	45°15'11"
C96	176.00'	39.65'	12°54'24"



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

FINAL PLAT OF
WEST MEADOWS ESTATES PHASE I, UNIT 1
A SUBDIVISION OF PARCEL 4 OF
RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE
ADJUSTMENT MAP # 5771, SITUATE IN THE SE1/4 OF
SECTION 8 & THE SW1/4 OF SECTION 9, T.19N., R.18E., M.D.M.
WASHINGTON COUNTY, NEVADA

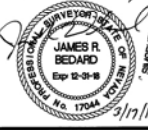
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PROJ. #: 01
5 OF **7**

SEE SHEET 7

SEE DETAIL M, THIS SHEET

SEE DETAIL L, SHEET 6

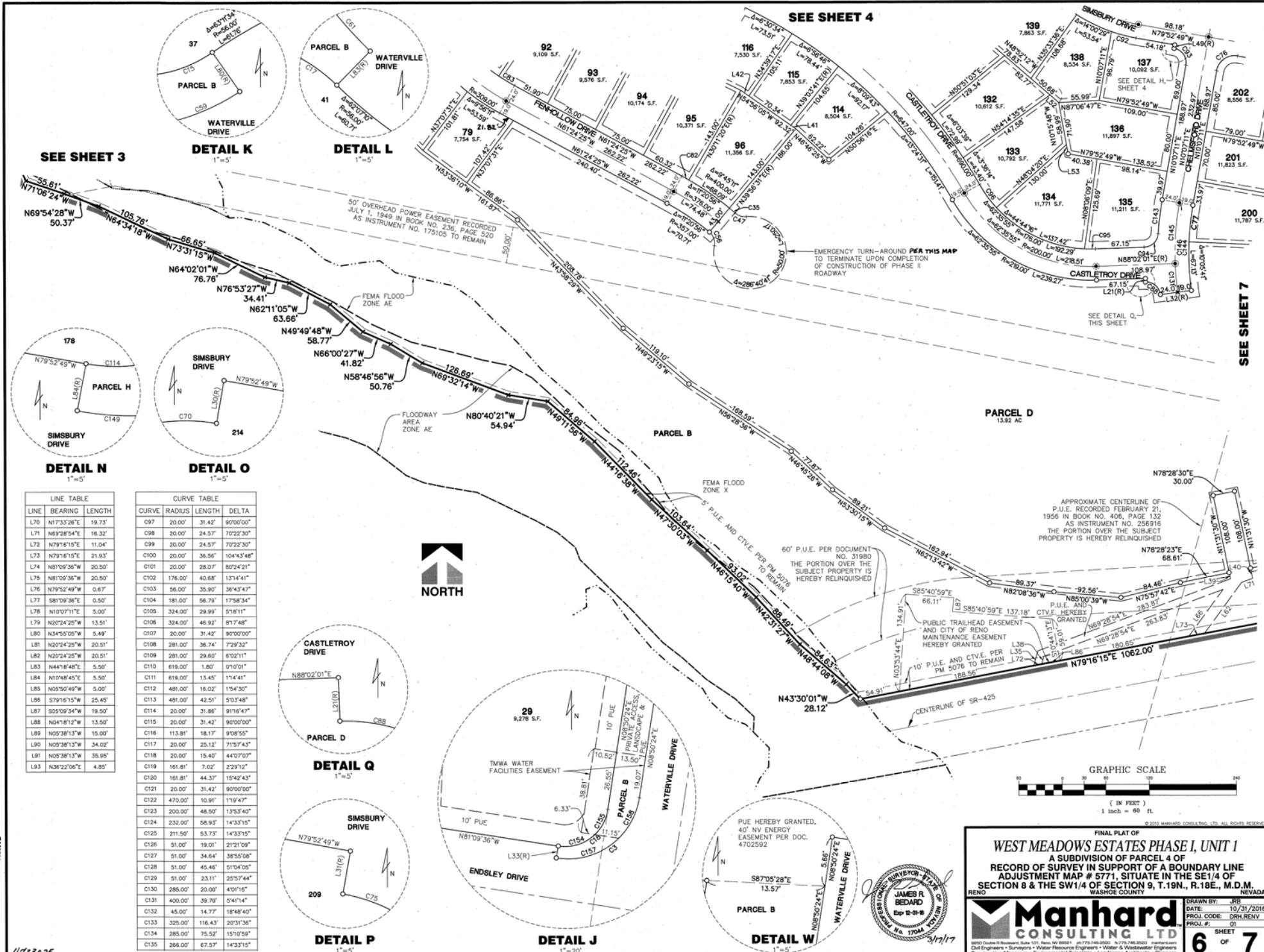


CUMULATIVE INDEXES
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FOR ANY SUBSEQUENT
CHANGES TO THIS MAP

CUMULATIVE INDEXES
SHOULD BE EXAMINED

Subdivision TRACT MAP 52220

5222E



LINE TABLE

LINE	BEARING	LENGTH
L70	N17°33'26"E	19.73
L71	N69°28'54"E	16.32
L72	N79°16'15"E	11.04
L73	N79°16'15"E	21.93
L74	N81°09'36"W	20.50
L75	N81°09'36"W	20.50
L76	N79°52'49"W	0.67
L77	S81°09'36"E	0.50
L78	N10°07'11"E	5.00
L79	N20°24'25"W	13.51
L80	N34°55'05"W	5.49
L81	N20°24'25"W	20.51
L82	N20°24'25"W	20.51
L83	N44°18'48"E	5.50
L84	N10°48'45"E	5.50
L85	N05°50'49"W	5.00
L86	S79°16'15"W	25.48
L87	S05°09'34"W	19.50
L88	N04°18'12"W	13.50
L89	N05°38'13"W	15.00
L90	N05°38'13"W	34.02
L91	N05°38'13"W	35.95
L93	N36°22'06"E	4.85

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C97	20.00'	31.42'	90°00'00"
C98	20.00'	24.57'	70°22'30"
C99	20.00'	24.57'	70°22'30"
C100	20.00'	36.56'	104°43'48"
C101	20.00'	28.07'	80°24'21"
C102	176.00'	40.68'	131°41'41"
C103	56.00'	35.90'	36°43'47"
C104	181.00'	56.79'	17°58'34"
C105	324.00'	29.99'	5°18'11"
C106	324.00'	46.92'	8°17'48"
C107	20.00'	31.42'	90°00'00"
C108	281.00'	36.74'	7°29'32"
C109	281.00'	29.60'	6°02'11"
C110	619.00'	1.80'	0°01'01"
C111	619.00'	13.45'	1°14'41"
C112	481.00'	16.02'	1°54'30"
C113	481.00'	42.51'	5°03'48"
C114	20.00'	31.85'	91°16'47"
C115	20.00'	31.42'	90°00'00"
C116	113.81'	18.17'	9°08'55"
C117	20.00'	25.12'	71°57'43"
C118	20.00'	15.40'	44°07'07"
C119	161.81'	7.02'	2°29'12"
C120	161.81'	44.37'	15°42'43"
C121	20.00'	31.42'	90°00'00"
C122	470.00'	10.91'	1°19'47"
C123	200.00'	48.50'	13°53'40"
C124	232.00'	58.93'	14°33'15"
C125	211.50'	53.73'	14°33'15"
C126	51.00'	19.01'	21°21'09"
C127	51.00'	34.64'	38°50'08"
C128	51.00'	45.46'	51°04'05"
C129	51.00'	23.11'	25°57'44"
C130	285.00'	20.00'	4°01'15"
C131	400.00'	39.70'	5°41'14"
C132	45.00'	14.77'	18°48'40"
C133	325.00'	116.43'	20°31'36"
C134	285.00'	75.52'	15°07'59"
C135	266.00'	67.57'	14°33'15"

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

4733025

FINAL PLAT OF
WEST MEADOWS ESTATES PHASE I, UNIT 1
A SUBDIVISION OF PHASE 4 OF
RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE
ADJUSTMENT MAP # 5771, SITUATE IN THE SE1/4 OF
SECTION 8 & THE SW1/4 OF SECTION 9, T.19N., R.18E., M.D.M.
WASHINGTON COUNTY, NEVADA

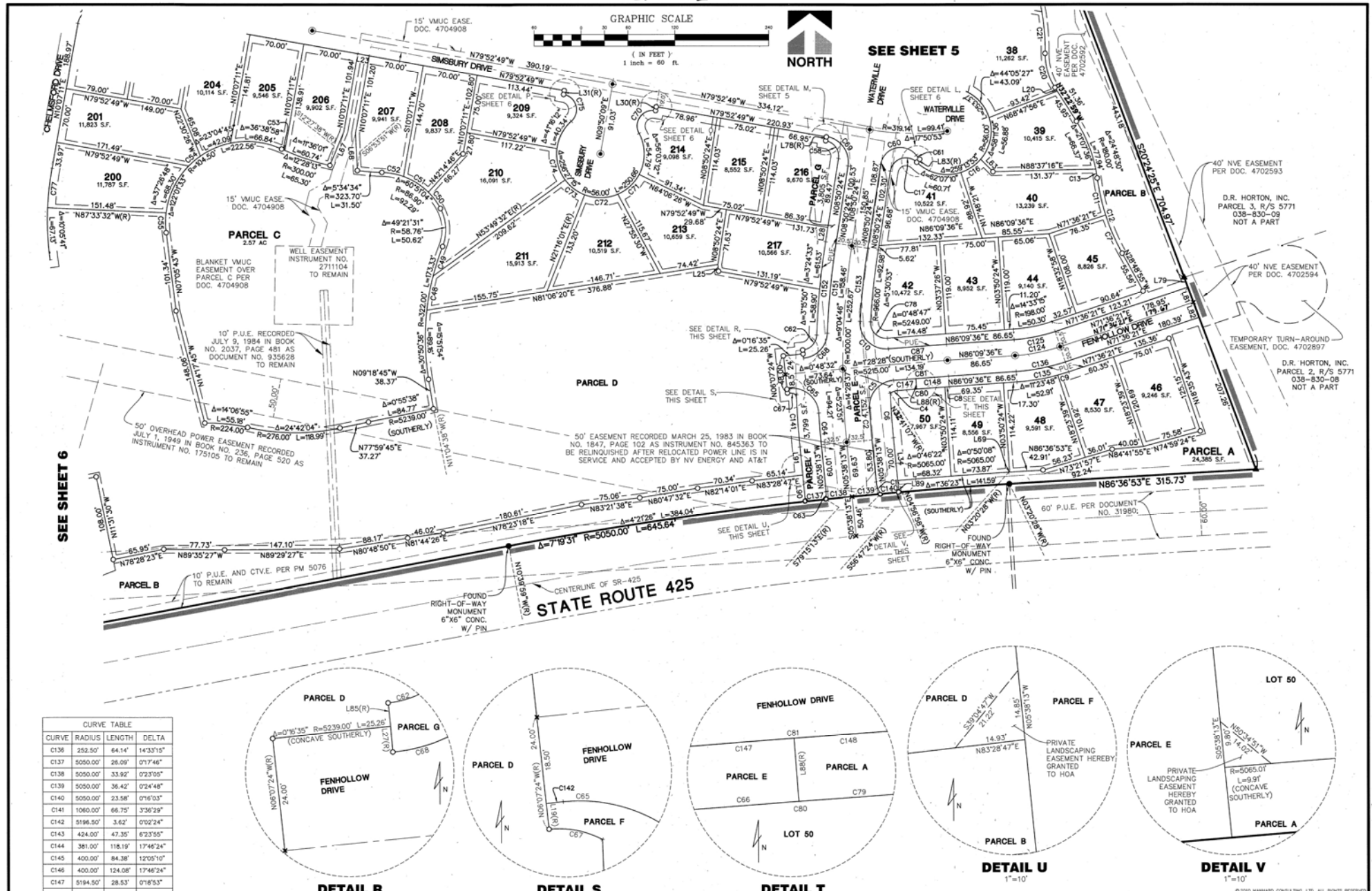
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DATE: 10/31/2016
PROJ. CODE: DRH RENV
PROJ. # 01
SHEET 6 OF 7

3/17/17

Subdivision TRACT MAP 5222E

5222F



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C136	252.50'	64.14'	14°33'15"
C137	5050.00'	26.09'	0°17'46"
C138	5050.00'	33.92'	0°23'05"
C139	5050.00'	36.42'	0°24'48"
C140	5050.00'	23.58'	0°16'03"
C141	1060.00'	66.75'	3°36'29"
C142	5194.50'	3.62'	0°02'24"
C143	424.00'	47.35'	6°23'55"
C144	381.00'	118.19'	17°46'24"
C145	400.00'	84.38'	12°05'10"
C146	400.00'	124.08'	17°46'24"
C147	5194.50'	28.53'	0°18'53"
C148	5194.50'	42.02'	0°27'49"
C149	33.00'	52.97'	91°58'21"
C150	33.00'	51.84'	90°00'00"
C151	1020.50'	115.92'	6°30'30"
C152	1034.00'	120.43'	6°40'23"
C153	579.50'	94.28'	5°30'53"
C154	20.00'	18.22'	52°12'02"
C155	20.00'	13.19'	37°47'58"
C157	33.00'	31.30'	54°20'13"
C158	33.00'	21.14'	38°42'17"

GENERAL NOTES (CONTINUED)

- THE TRUCKEE RIVER BOUNDARY WAS ESTABLISHED BY RECORD OF SURVEY NO. 1167 AND PERPETUATED IN SUBSEQUENT MAPPING THROUGH RECORD OF SURVEY NO. 5771. THE RIVER BOUNDARY IS SUBJECT TO CHANGE OVER TIME THROUGH NATURAL PROCESSES.
- A TEMPORARY, NON-EXCLUSIVE BLANKET EASEMENT IS GRANTED TO VERDI MEADOWS UTILITY COMPANY (VMUC) OVER ALL OF PARCEL 4 DESCRIBED IN THAT BOUNDARY LINE ADJUSTMENT, RELOCATION OF UTILITY EASEMENTS, RESERVATION OF ACCESS/UTILITY EASEMENT & OUTCUTLAND DEED, RECORDED SEPTEMBER 23, 2016 AS DOCUMENT NO. 4635597, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AND DEPICTED ON RECORD OF SURVEY NO. 5771, FILE NO. 4635598, RECORDED SEPTEMBER 23, 2016, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, FOR ACCESS TO AND MAINTENANCE OF EXISTING VMUC FACILITIES AS DESCRIBED IN DOCUMENT NO. 4704908, RECORDED MAY 16, 2017, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- BUILDINGS SHALL NOT BE CONSTRUCTED ON LOTS 27, 28, 171 THROUGH 178, INCLUSIVE, 216, AND 217 BEFORE THE EASEMENT DESCRIBED IN DOCUMENT 935628 RECORDED MARCH 25, 1983 IN BOOK NO. 1847, PAGE 102, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, HAS BEEN RELINQUISHED.
- PARCELS A, B, C, E, F, G, AND H ARE COMMON ELEMENT AREAS AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS DOCUMENT RECORDED IN CONJUNCTION WITH THIS PLAT FOR THE WEST MEADOWS DEVELOPMENT.



FINAL PLAT OF
WEST MEADOWS ESTATES PHASE I, UNIT 1
A SUBDIVISION OF PARCEL 4 OF
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SECTION 8 & THE SW1/4 OF SECTION 9, T.19N., R.18E., M.D.M., NEVADA
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7 SHEET OF 7

Subdivision TRACT MAP 5222F

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