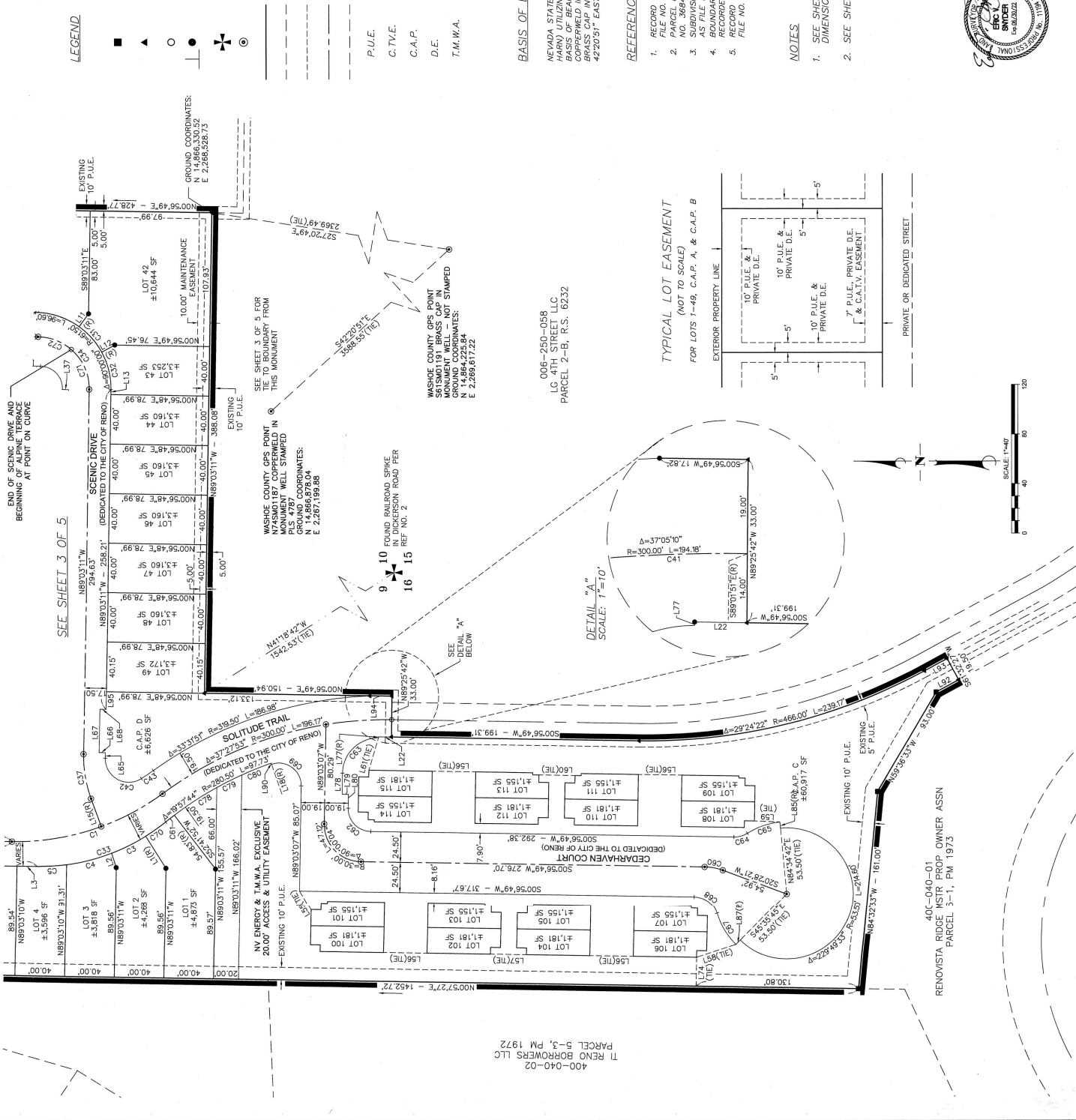


CUMULATIVE INDEXES
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5463A

SEE SHEET 3 OF 5



LEGEND

- FOUND 5/8" REBAR WITH CAP - PLS 4787
- ▲ FOUND 5/8" REBAR WITH CAP - PLS 11194 OR SCRIBED "X" ON CURB
- COMPUTED POSITION - NOTHING FOUND OR SET
- SET 5/8" REBAR WITH CAP - PLS 11194 OR SCRIBE ON CURB ON PROPERTY LINE PROJECTION
- ⊕ SECTION CORNER MONUMENT AS NOTED
- ⊙ SET CENTERLINE STREET MONUMENT - PLS 11194
- ORIGINAL PARCEL LINE
- - - EASEMENT LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- PUBLIC UTILITY EASEMENT
- CABLE TV EASEMENT
- COMMON AREA PARCEL
- DRAINAGE EASEMENT
- T.M.W.A.

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, MAP 83 (94 HARN) UTILIZING A COMBINED GRID TO GROUND FACTOR OF 1.000192939. BASIS OF BEARINGS FROM WASHOE COUNTY GPS POINTS N745M0186 (A) COPIERWELL IN MONUMENT WELL STAMPED PLS 4787 TO N615M0191 (A) BRASS CAP IN MONUMENT WELL - NOT STAMPED) TAKEN AS SOUTH 42°20'51" EAST.

REFERENCES

1. RECORD OF SURVEY NO. 6022, RECORDED DECEMBER 28, 2017 AS FILE NO. 487310.
2. PARCEL MAP NO. 4944, RECORDED SEPTEMBER 4, 2008, AS FILE NO. 366501.
3. SUBDIVISION TRACT MAP NO. 2816, RECORDED DECEMBER 3, 1991 AS FILE NO. 1527573.
4. BOUNDARY LINE ADJUSTMENT OUTCLAIM DEED DOC. NO. 5140205, RECORDED FEBRUARY 10, 2021.
5. RECORD OF SURVEY NO. 6232, RECORDED FEBRUARY 10, 2021 AS FILE NO. 5140206.

NOTES

1. SEE SHEET 5 OF 5 FOR LINE & CURVE TABLES AND TYPICAL DIMENSIONS FOR LOTS 100-115.
2. SEE SHEET 4 OF 5 FOR ADDITIONAL EASEMENT INFORMATION.



FINAL MAP OF
MOUNTAIN VIEW UNIT 1
A DIVISION OF PARCEL 1-B OF RECORD OF SURVEY 6232
WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 9,
TOWNSHIP 19 NORTH, RANGE 19 EAST, M.D.B.M.
RENO WASHOE COUNTY NEVADA
JOB NO. 2045330110
DESIGNED EJS
DATE 10-13-2021
SHEET 2 OF 5 SHEETS
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5463A

Subdivision Tract Map 5463A

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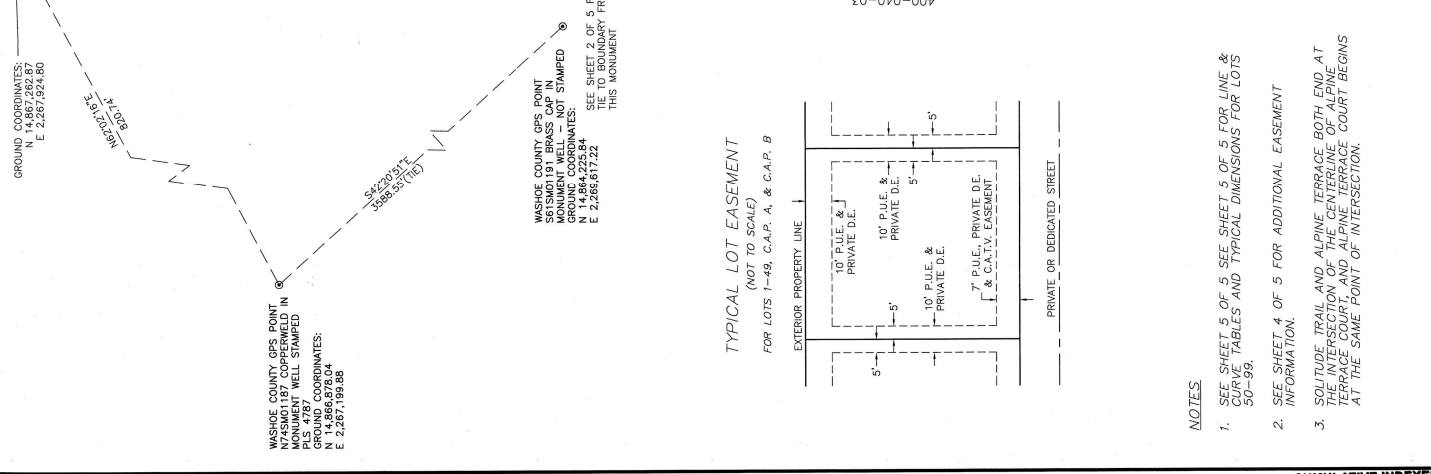
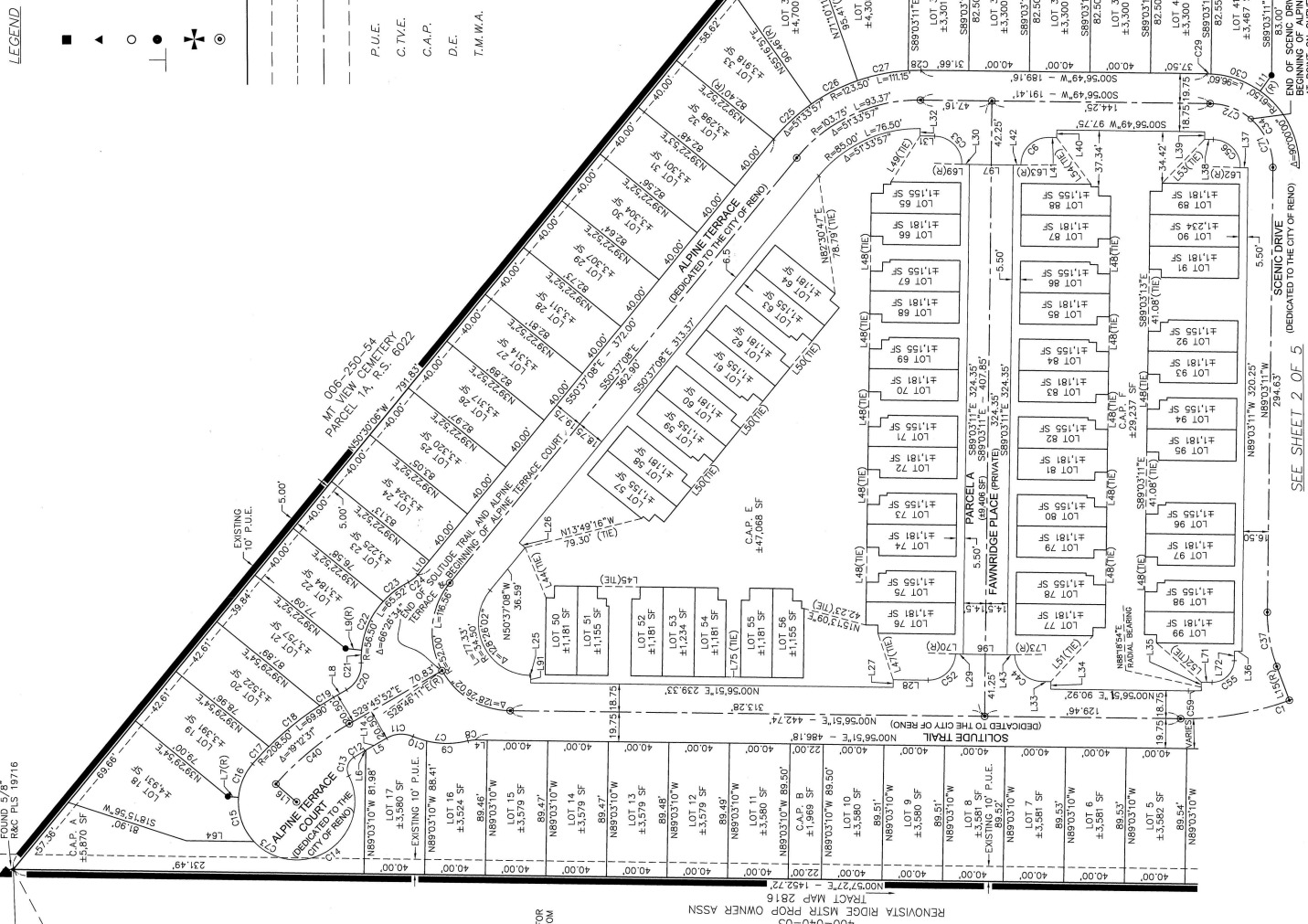
5463B

LEGEND

- FOUND 5/8" REBAR WITH CAP - PLS 4787
- FOUND 5/8" REBAR WITH CAP - PLS 11194 OR SCRIBED "X" ON BACK OF CURB
- COMPUTED POSITION - NOTHING FOUND OR SET
- SET 5/8" REBAR WITH CAP - PLS 11194 OR SCRIBE ON CURB ON PROPERTY LINE PROJECTION
- SECTION CORNER MONUMENT AS NOTED
- SET CENTERLINE STREET MONUMENT - PLS 11194
- PARCEL BOUNDARY PER REF. NO. 1
- ORIGINAL PARCEL LINE
- EASEMENT LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- PUBLIC UTILITY EASEMENT
- CABLE TV EASEMENT
- COMMON AREA PARCEL
- DRAINAGE EASEMENT
- TRUCKEE MEADOWS WATER AUTHORITY

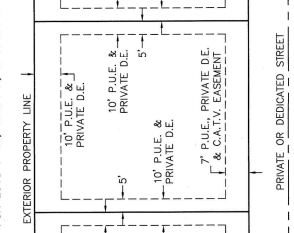
-
- ▲
-
-
- +
- ⊙

- P.U.E.
- C.T.V.E.
- C.A.P.
- D.E.
- T.M.W.A.



TYPICAL LOT EASEMENT

(NOT TO SCALE)
FOR LOTS 1-49, C.A.P. A, & C.A.P. B



NOTES

- SEE SHEET 5 OF 5 FOR LINE & CURVE TABLES AND TYPICAL DIMENSIONS FOR LOTS 50-99.
- SEE SHEET 4 OF 5 FOR ADDITIONAL EASEMENT INFORMATION.
- SOUTSIDE TRAIL AND ALPINE TERRACE BOTH END AT THE INTERSECTION OF THE CENTERLINE OF ALPINE TERRACE COURT, AND ALPINE TERRACE COURT BEGINS AT THE SAME POINT OF INTERSECTION.

CUMULATIVE INDEXES
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FINAL MAP OF
MOUNTAIN VIEW UNIT 1
A DIVISION OF PARCEL 1-B OF RECORD OF SURVEY 8232
WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 9,
TOWNSHIP 19 NORTH, RANGE 19 EAST, M.D.S. 8&M.

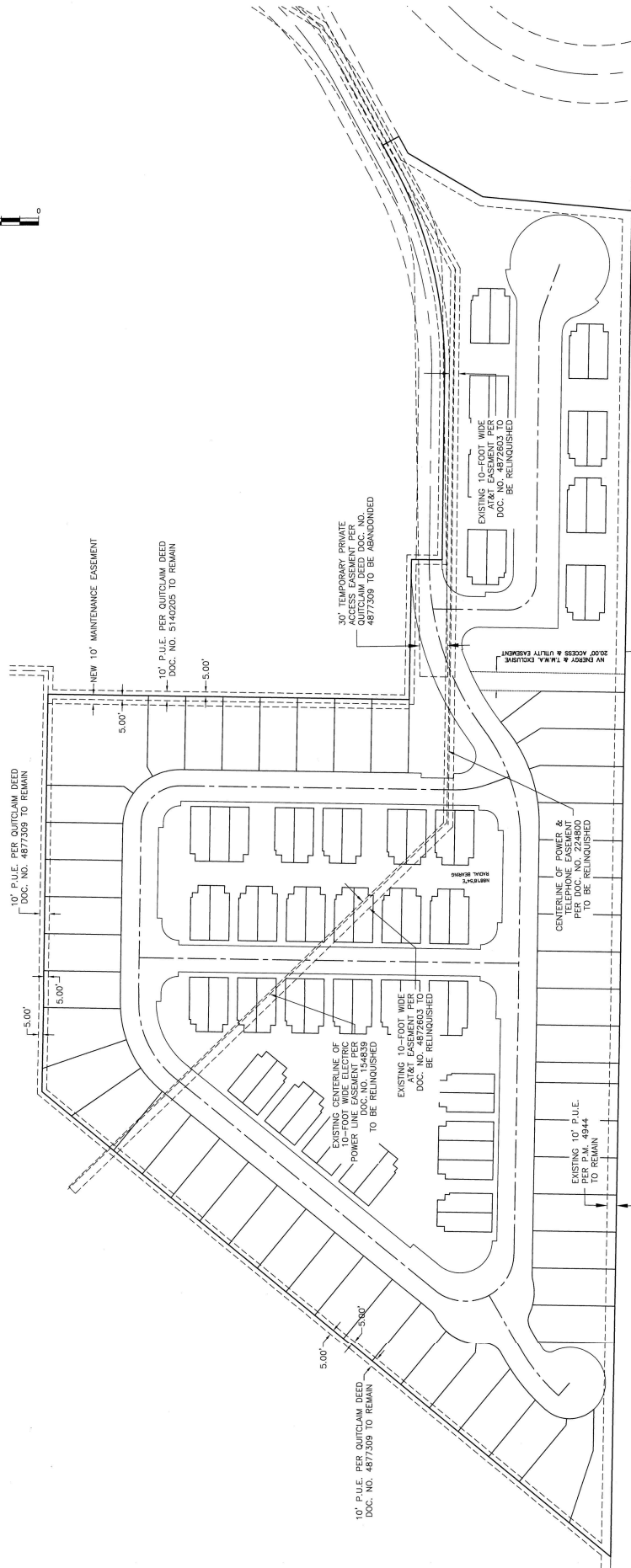
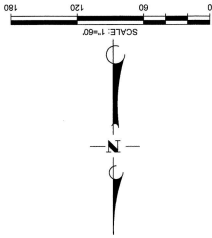
RENO WASHOE COUNTY NEVADA
JOB NO. 204230110
DESIGNED: EVS
DATE: 10-13-2021
SHEET: 3 OF 5

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Subdivision Tract Map 5463B

5463B

5463C



NOTES (CONT.)

19. AT THE TIME OF RECORDING OF THIS MAP, UTILITY FACILITIES APPURTENANT TO THE 10-FOOT EASEMENT PER DOCUMENT NO. 154839 WERE IN PLACE. THE INTENT OF THE DEVELOPER IS TO RELOCATE SAID UTILITY FACILITIES INTO ESTABLISHED UTILITY EASEMENTS AND THEN RELINQUISH THE EXISTING EASEMENT.
20. THE OTHER EASEMENTS NOTED HEREON TO BE RELINQUISHED ARE TO BE RELINQUISHED BY SEPARATE DOCUMENT(S).
21. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED FOR LOTS 1-48, 7'-FEET IN WIDTH COINCIDENT WITH PRIVATE AND DEDICATED STREETS, 10'-FEET IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES AND 10'-FEET COINCIDENT WITH ALL OTHER EXTERIOR PROPERTY LINES.
22. AN EASEMENT TO BENEFIT THE INDIVIDUAL LOT OWNERS OF LOTS 50-115 IS HEREBY GRANTED OVER, UNDER AND ACROSS COMMON AREA PARCELS G, E AND F FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF PRIVATE WATERLINES.
23. TRUCKEE MEADOWS WATER AUTHORITY IS HEREBY GRANTED A BLANKET WATER FACILITIES EASEMENT WITHIN ALL STREETS OFFERED FOR DEDICATION AND WILL REMAIN UNTIL SUCH TIME AS THE STREETS ARE ACCEPTED FOR DEDICATION.

CUMULATIVE INDEXES
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FOR ANY SUBSEQUENT
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FINAL MAP OF MOUNTAIN VIEW UNIT 1	
A DIVISION OF PARCEL 1-B OF RECORD OF SURVEY 6232 WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 19 EAST, M.D.B.&M.	
RENO	WASHOE COUNTY
NEVADA	
JOB NO. 2042530110	
DESIGNED EYES	
DATE 10-13-2021	
SHEET 4 OF 5	

11/01/21

52-55455

Subdivision Tract Map 5463C

5463C

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

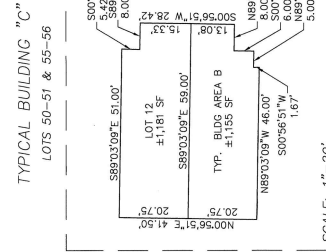
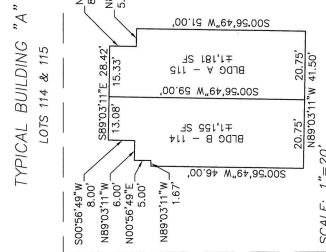
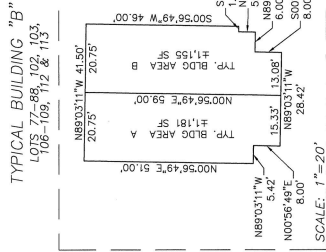
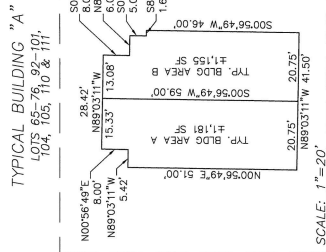
5463D

LINE #	DIRECTION	LENGTH
L1	N85°00'06"E	30.66'
L2	N72°09'24"E	12.23'
L3	N00°56'51"E	16.31'
L4	S00°56'51"E	7.87'
L5	S29°45'32"E	15.82'
L6	S29°45'32"E	0.70'
L7	N04°48'16"E	7.02'
L8	N29°45'32"E	9.88'
L9	N05°56'07"E	10.61'
L10	N50°37'08"W	12.00'
L11	S54°11'14"E	12.85'
L12	S28°26'53"E	12.00'
L13	S89°03'11"E	3.93'
L14	S29°45'32"E	16.52'
L15	N69°55'14"E	23.86'
L16	S41°01'37"W	18.00'
L17	N70°51'59"E	280.50'
L18	N70°51'59"E	10.51'
L19	S00°56'49"W	0.50'
L20	S39°22'52"W	5.00'
L21	S89°03'14"E	5.00'

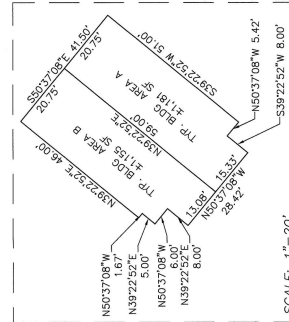
LINE #	DIRECTION	LENGTH
L22	S00°56'51"W	30.66'
L23	N01°35'26"E	5.01'
L24	S00°56'49"W	5.01'
L25	S89°03'11"E	5.00'
L26	N00°56'49"E	6.00'
L27	N04°48'16"E	5.01'
L28	N89°03'09"W	5.00'
L29	N89°03'11"W	5.61'
L30	N00°56'49"E	5.00'
L31	N02°19'18"E	5.00'
L32	N18°02'38"W	33.24'
L33	N84°34'42"E	20.55'
L34	N01°05'06"E	29.00'
L35	S73°28'08"E	27.36'
L36	S02°32'19"W	18.00'
L37	N00°38'41"W	18.00'
L38	N00°37'27"E	44.55'
L39	S00°56'49"W	4.50'
L40	N00°56'46"E	5.00'
L41	S89°03'11"E	35.00'
L42	N70°51'59"E	28.08'
L43	N70°51'59"E	32.42'
L44	S89°03'11"E	23.08'
L45	S37°29'39"E	36.00'

LINE #	DIRECTION	LENGTH
L46	N50°37'08"W	23.08'
L47	S47°10'45"E	41.19'
L48	N41°37'25"E	39.45'
L49	S45°43'23"E	40.44'
L50	S44°05'00"W	38.34'
L51	N59°58'20"E	18.46'
L52	S00°56'45"W	29.00'
L53	N18°02'38"W	33.24'
L54	N84°34'42"E	20.55'
L55	N01°05'06"E	29.00'
L56	S73°28'08"E	27.36'
L57	S02°32'19"W	18.00'
L58	N00°38'41"W	18.00'
L59	N00°37'27"E	44.55'
L60	S00°56'49"W	4.50'
L61	N00°56'46"E	5.00'
L62	S89°03'11"E	35.00'
L63	N70°51'59"E	28.08'
L64	N70°51'59"E	32.42'
L65	S89°03'11"E	23.08'
L66	S37°29'39"E	36.00'

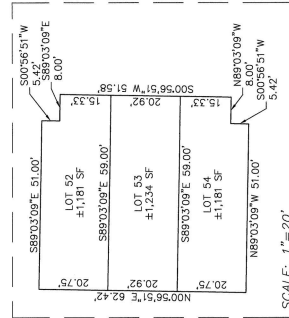
LINE #	DIRECTION	LENGTH
L71	N00°56'52"E	7.08'
L72	S89°03'18"E	6.29'
L73	S00°56'51"E	10.00'
L74	N89°03'09"E	5.00'
L75	N89°03'11"E	5.00'
L76	N89°03'11"E	5.00'
L77	N89°03'11"E	5.00'
L78	N89°03'11"E	5.00'
L79	N89°03'11"E	5.00'
L80	N89°03'11"E	5.00'
L81	N89°03'11"E	5.00'
L82	N89°03'11"E	5.00'
L83	N89°03'11"E	5.00'
L84	N89°03'11"E	5.00'
L85	N89°03'11"E	5.00'
L86	N89°03'11"E	5.00'
L87	N89°03'11"E	5.00'
L88	N89°03'11"E	5.00'
L89	N89°03'11"E	5.00'
L90	N89°03'11"E	5.00'
L91	N89°03'11"E	5.00'
L92	N89°03'11"E	5.00'
L93	N89°03'11"E	5.00'
L94	N89°03'11"E	5.00'
L95	N89°03'11"E	5.00'
L96	N89°03'11"E	5.00'
L97	N89°03'11"E	5.00'
L98	N89°03'11"E	5.00'
L99	N89°03'11"E	5.00'
L100	N89°03'11"E	5.00'



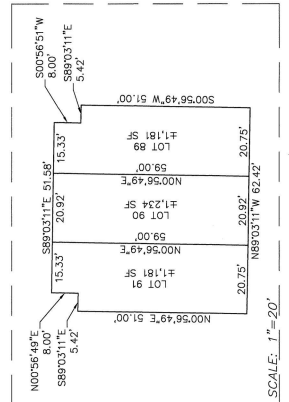
TYPICAL BUILDING "D"



LOTS 52-54



LOTS 89-91



FINAL MAP OF
MOUNTAIN VIEW UNIT 1

A DIVISION OF PARCEL 1-B OF RECORD OF SURVEY 6232
WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 9,
TOWNSHIP 19 NORTH, RANGE 19 EAST, M.D.B.&M.

RENO WASHOE COUNTY NEVADA

DESIGNED BY: [Signature]

DATE: 10-13-2021

NO. OF SHEETS: 5 OF 5

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