

# DEDICATION MAP OF LEAR BLVD.

## OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY, STONEFIELD INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE CITY OF RENO, ARE THE OWNERS 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 THAT THE STREETS, AVENUES, 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 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. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS. ANY WATER RIGHTS PERTINENT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN THE PROPERTY OF THE PRESENT OWNER.

LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY

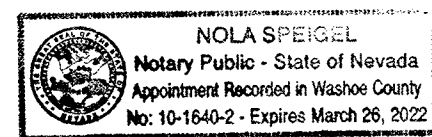
BY: [Signature]

NAME: DUSTIN BARKER  
TITLE: VICE PRESIDENT

STATE OF Nevada } SS  
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 30th DAY OF MAY, 2018, BY Dustin Barker AS Vice President OF, LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY.

[Signature]  
NOTARY PUBLIC



STONEFIELD INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY

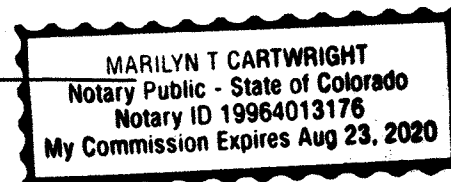
BY: [Signature]

NAME: Teresa L. Corral  
TITLE: EVP

STATE OF Colorado } SS  
COUNTY OF Denver

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12th DAY OF July, 2018, BY Teresa L. Corral AS EVP OF, STONEFIELD, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

[Signature]  
NOTARY PUBLIC



CITY OF RENO

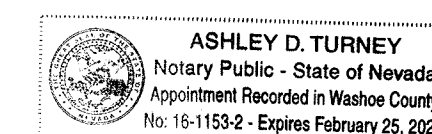
BY: [Signature]

NAME: Hillary Schme  
TITLE: Mayor

STATE OF Nevada } SS  
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF December, 2020, BY Hillary Schme AS Mayor OF, THE CITY OF RENO

[Signature]  
NOTARY PUBLIC



## TITLE COMPANY CERTIFICATE:

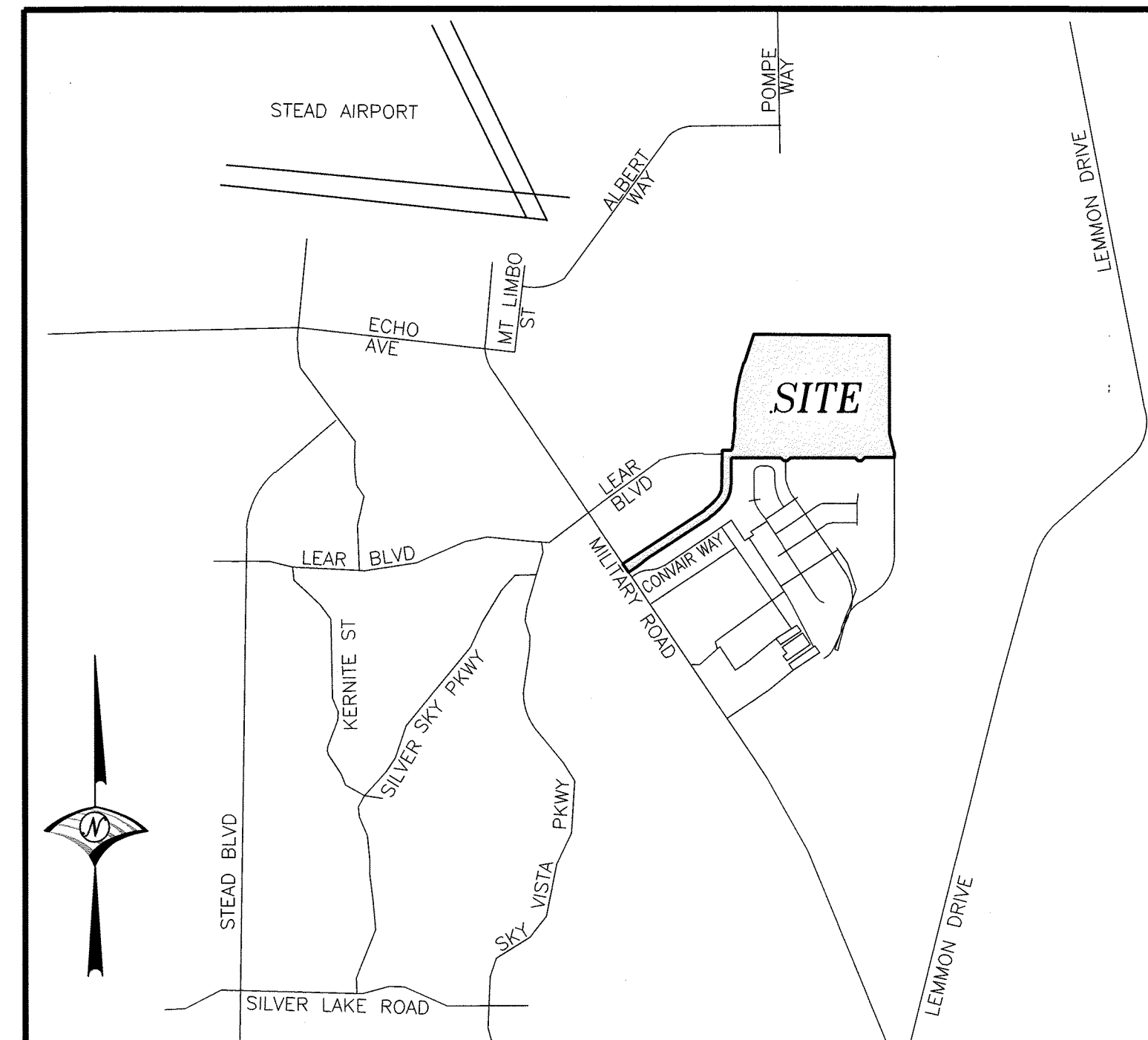
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY, STONEFIELD INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE CITY OF RENO, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

CAL ATLANTIC TITLE

BY: [Signature]

NAME/TITLE (PRINT): Ken Egan - Owner, V.P.

2-27-2020  
DATE



VICINITY MAP

NOT TO SCALE

## TAX CERTIFICATE:

THE UNDERSIGNED 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 TO THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

APN: 568-041-19-20, 568-100-08, 568-110-09, 568-110-10

WASHOE COUNTY TREASURER

[Signature]

5/23/18  
DATE

[Signature]  
NAME / TITLE (PRINT): Danville Carlton - Deputy Treasurer

[Signature] - Deputy Treasurer

12/2/2019

[Signature] - Margaret Lorrain, Deputy Treasurer 7/22/2020

## UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS 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]  
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY  
Seth S. Horne - Land Draftsman

5-23-18  
DATE

[Signature]  
NEVADA BELL D/B/A AT&T NEVADA  
CLIFF COOPER MGR OSP PLANNING

5-23-18  
DATE

[Signature]  
CHARTER COMMUNICATIONS  
DAVE ALBRECHT  
RFO DESIGNER III

6/5/2018  
DATE

[Signature]  
TRUCKEE MEADOWS WATER AUTHORITY  
John R. Zimmerman, Water Resources Manager

5-24-2018  
DATE

## CITY CERTIFICATE:

THIS FINAL MAP IS APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF RENO, WASHOE COUNTY, NEVADA, THIS 25 DAY OF September, 2018.

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. CHAPTER 278.390.

[Signature]  
COMMUNITY DEVELOPMENT Director

9/25/2020  
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]  
FOR THE DISTRICT BOARD OF HEALTH

05/28/2020  
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 June 28, 2021.

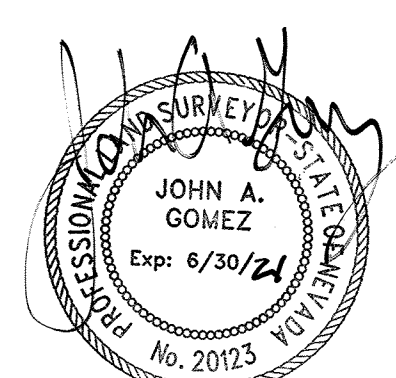
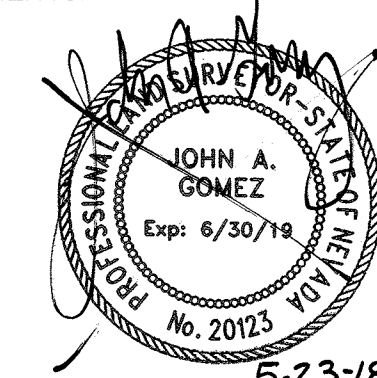
[Signature]  
CITY ENGINEER

10/5/2020  
DATE

## SURVEYOR'S CERTIFICATE:

I, JOHN A. GOMEZ, 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 LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY AND STONEFIELD DEVELOPMENT, LLC, A DELAWARE LIABILITY COMPANY
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTH 1/2 OF SECTION 33, T. 21 N., R. 19 E., M.D.M., CITY OF RENO, WASHOE COUNTY, NEVADA
- 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 June 28, 2021 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



JOHN A. GOMEZ, P.L.S.  
NEVADA CERTIFICATE NO. 20123

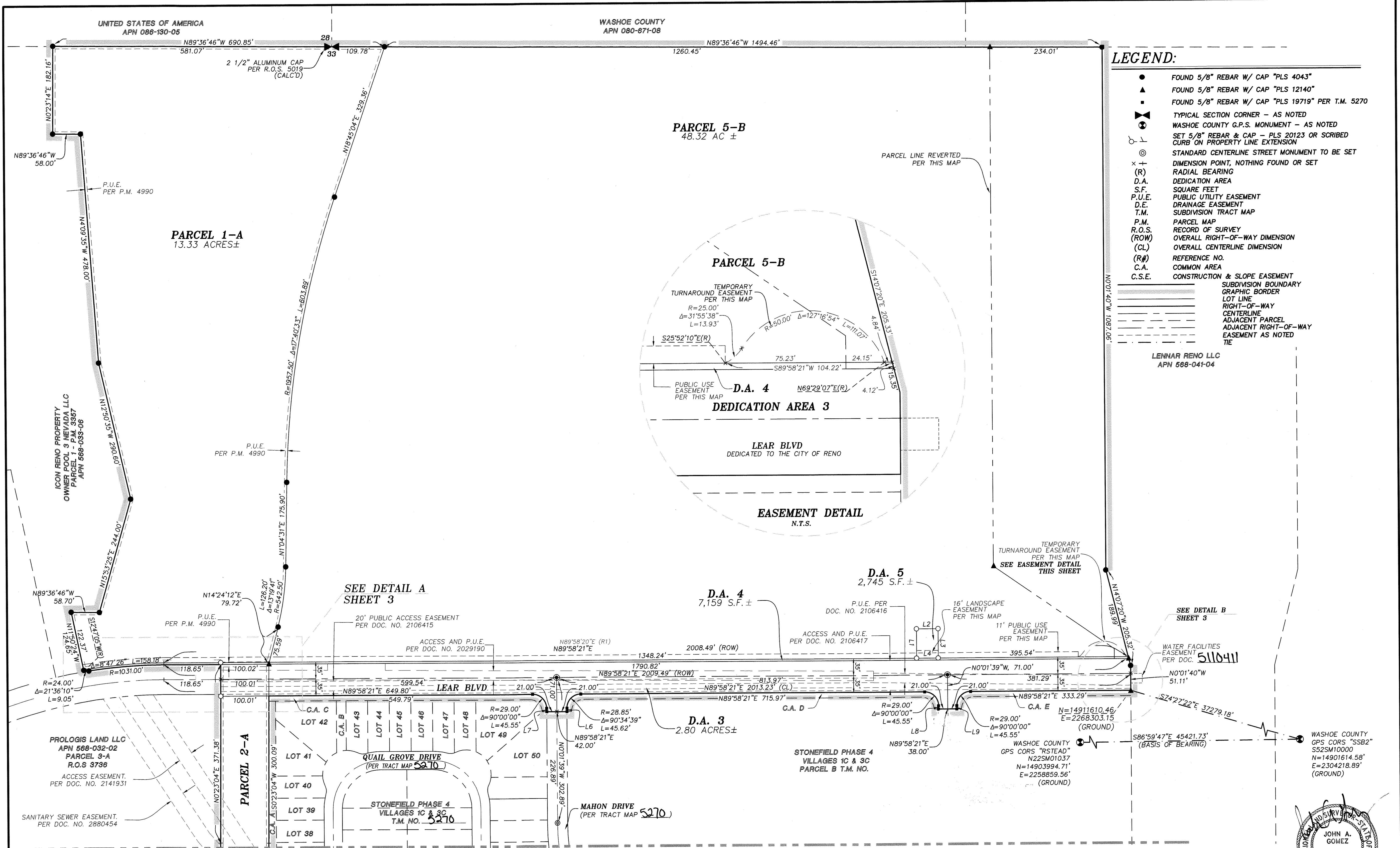
9-3-19

FILE NO. 51163716  
FILED FOR RECORD AT THE REQUEST  
OF PenCity  
ON THIS 14th DAY OF December  
2020 AT 11 MINUTES PAST 1  
O'CLOCK P.M., OFFICIAL RECORDS  
OF WASHOE COUNTY NEVADA.  
Katie M. Woodch  
COUNTY RECORDER  
BY: B. Ellison  
DEPUTY  
FEE: No Fee

A DEDICATION MAP  
OF  
**LEAR BOULEVARD**  
PORTIONS OF PARCEL 1 & PARCEL 2 OF PARCEL MAP NO. 4990 &  
PORTIONS OF 4-A & 5-A PER DOCUMENT NO. 3623229 &  
PARCEL 4 OF TRACT MAP NO. 5270  
SITUATE WITHIN THE NORTH 1/2 OF SECTION 33,  
TOWNSHIP 21 NORTH, RANGE 19 EAST, M.D.M.  
RENO WASHOE COUNTY NEVADA  
JOB NO. 1660.030  
**WOOD ROGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Blvd Reno, NV 89502 Tel 775.823.4068 Fax 775.823.4068  
SHEET 1  
OF 3

Dedication Tract Map 539A

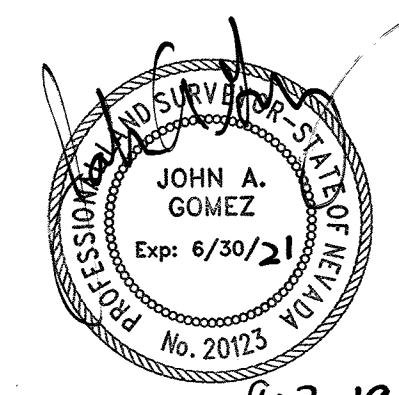
5399A



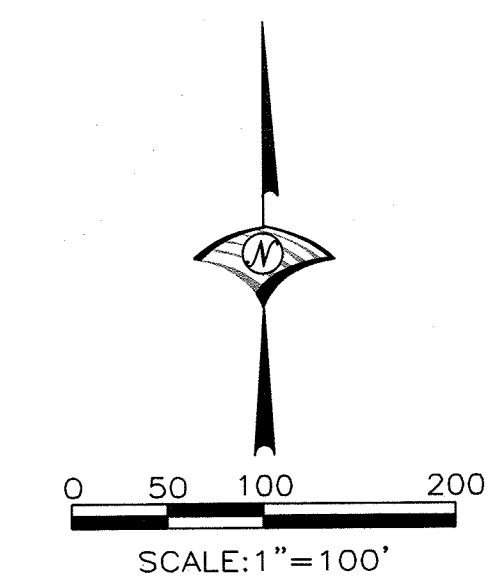
- LEGEND:**
- FOUND 5/8" REBAR W/ CAP "PLS 4043"
  - ▲ FOUND 5/8" REBAR W/ CAP "PLS 12140"
  - FOUND 5/8" REBAR W/ CAP "PLS 19719" PER T.M. 5270
  - ⊗ TYPICAL SECTION CORNER - AS NOTED
  - ⊗ WASHOE COUNTY G.P.S. MONUMENT - AS NOTED
  - ⊗ SET 5/8" REBAR & CAP - PLS 20123 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
  - ⊗ STANDARD CENTERLINE STREET MONUMENT TO BE SET
  - ⊗ DIMENSION POINT, NOTHING FOUND OR SET
  - ⊗ RADIAL BEARING
  - D.A. DEDICATION AREA
  - S.F. SQUARE FEET
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - T.M. SUBDIVISION TRACT MAP
  - P.M. PARCEL MAP
  - R.O.S. RECORD OF SURVEY
  - (ROW) OVERALL RIGHT-OF-WAY DIMENSION
  - (CL) OVERALL CENTERLINE DIMENSION
  - (R#) REFERENCE NO.
  - C.A. COMMON AREA
  - C.S.E. CONSTRUCTION & SLOPE EASEMENT
  - SUBDIVISION BOUNDARY
  - GRAPHIC BORDER
  - LOT LINE
  - RIGHT-OF-WAY
  - CENTERLINE
  - ADJACENT PARCEL
  - ADJACENT RIGHT-OF-WAY
  - EASEMENT AS NOTED
  - TIE

LENNAR RENO LLC  
APN 568-041-04

SEE DETAIL B  
SHEET 3



LINE TABLE		
NO.	BEARING	LENGTH
L1	S0°01'40"E	61.00'
L2	S89°58'20"W	45.00'
L3	N0°01'40"W	61.00'
L4	N89°58'21"E	45.00'
L6	S0°01'39"E	7.00'
L7	S0°01'39"E	7.00'
L8	S0°01'39"E	7.00'
L9	S0°01'39"E	7.00'



**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 NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RSTEAD"-N22SM01037 AND "SSB2"-S52SM10000 IS TAKEN AS SOUTH 86°59'47" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

A DEDICATION MAP  
FOR  
**LEAR BOULEVARD**  
PORTIONS OF PARCEL 1 & PARCEL 2 OF PARCEL MAP NO. 4990 &  
PORTIONS OF 4-A & 5-A PER DOCUMENT NO. 3623229 &  
PARCEL A OF TRACT MAP NO. 5270  
SITUATE WITHIN THE NORTH 1/2 OF SECTION 33,  
TOWNSHIP 21 NORTH, RANGE 19 EAST, M.D.M.  
RENO WASHOE COUNTY NEVADA  
JOB NO. 1662.030

**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1901 Corporate Blvd Reno, NV 89502 Tel 775.823.4068 Fax 775.823.4068

SHEET 2 OF 3

Dedication Tract Map 5399A

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

5399A

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



# LEGEND:

- FOUND 5/8" REBAR W/ CAP "PLS 4043"
- ▲ FOUND 5/8" REBAR W/ CAP "PLS 12140"
- FOUND 5/8" REBAR W/ CAP "PLS 19719" PER T.M. 5270
- ⊗ TYPICAL SECTION CORNER - AS NOTED
- ⊙ WASHOE COUNTY G.P.S. MONUMENT - AS NOTED
- ⊕ SET 5/8" REBAR & CAP - PLS 20123 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
- ⊙ STANDARD CENTERLINE STREET MONUMENT TO BE SET
- ⊕ DIMENSION POINT, NOTHING FOUND OR SET
- (R) RADIAL BEARING
- D.A. DEDICATION AREA
- S.F. SQUARE FEET
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- T.M. SUBDIVISION TRACT MAP
- P.M. PARCEL MAP
- R.O.S. RECORD OF SURVEY
- (ROW) OVERALL RIGHT-OF-WAY DIMENSION
- (CL) OVERALL CENTERLINE DIMENSION
- (R#) REFERENCE NO.
- C.A. COMMON AREA
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- SUBDIVISION BOUNDARY
- GRAPHIC BORDER
- LOT LINE
- RIGHT-OF-WAY
- CENTERLINE
- ADJACENT PARCEL
- ADJACENT RIGHT-OF-WAY
- EASEMENT AS NOTED
- TIE

SCALE: 1"=100'

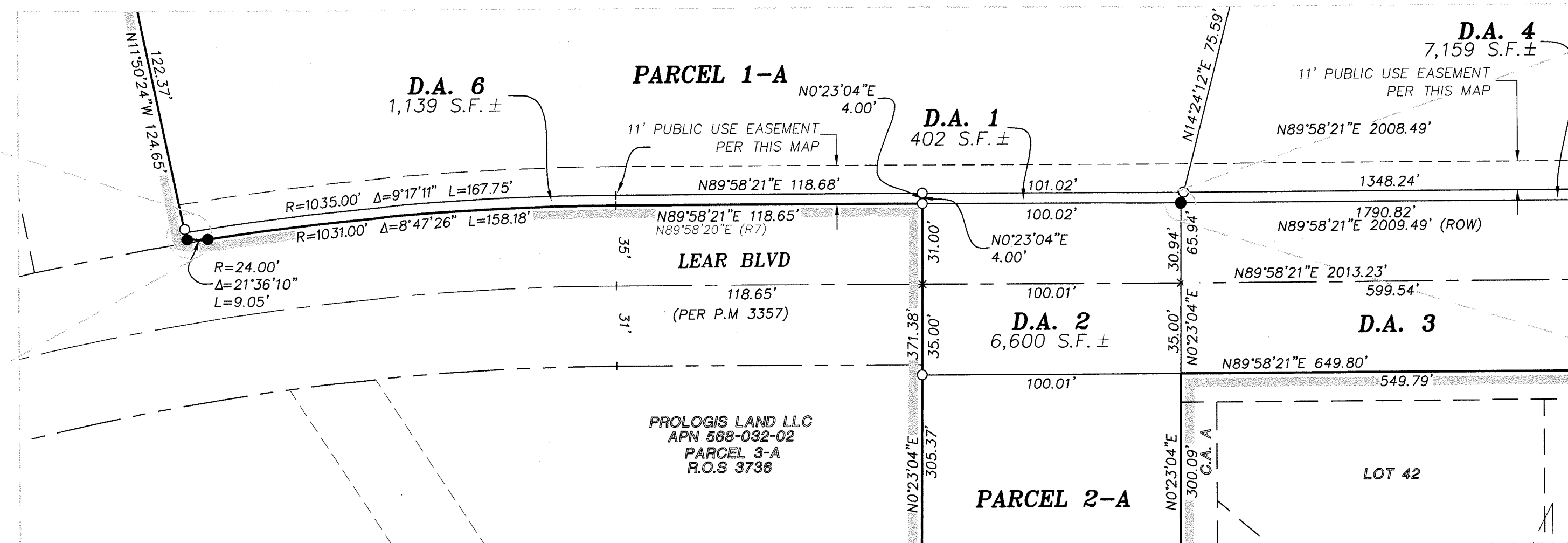
ICON RENO PROPERTY  
OWNER POOL 3 NEVADA LLC  
APN 588-032-01  
PARCEL D2-A  
R.O.S. 3736

## REFERENCES:

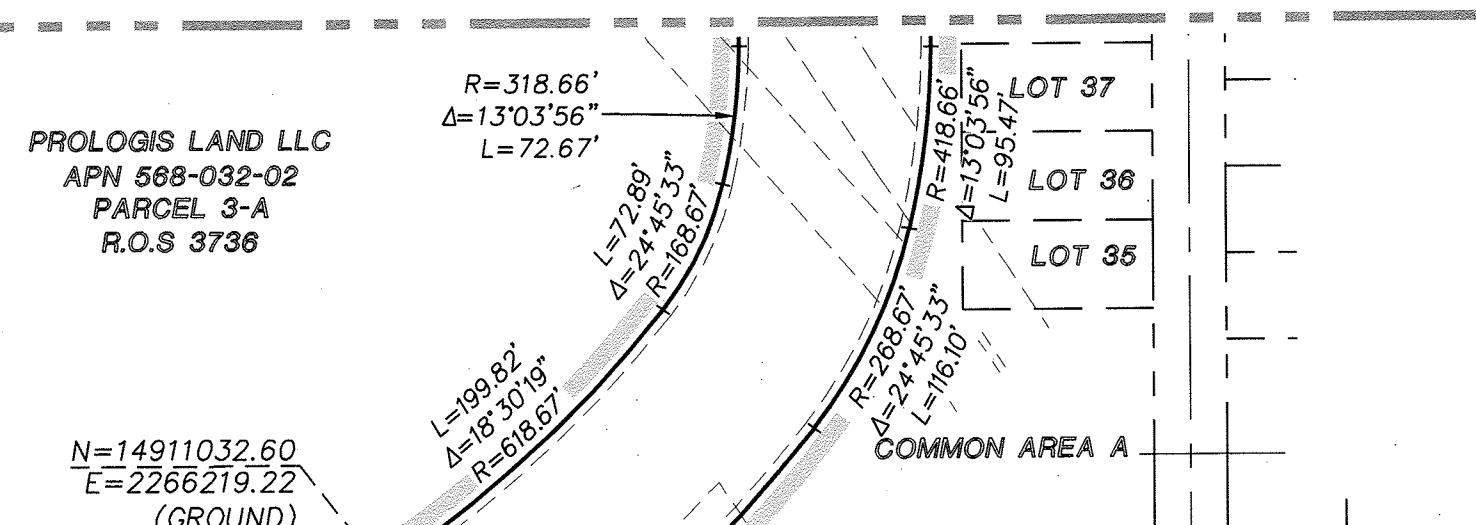
- RECORD OF SURVEY NO. 3913, FILE NO. 2547724, 4/27/2001.
- TRACT MAP NO. 4650, FILE NO. 3389369, 5/18/2006.
- QUITCLAIM DEED DOCUMENT NO. 3504107, 3/1/2007.
- RECORD OF SURVEY NO. 4862, FILE NO. 3504108, 3/1/2007.
- RECORD OF SURVEY NO. 5019, FILE NO. 3623229, 2/22/2008.
- TRACT MAP NO. 4874, FILE NO. 3660912, 6/17/2008.
- PARCEL MAP NO. 4990, FILE NO. 3754878, 4/30/2009.
- TRACT MAP NO. 5016, FILE NO. 4123819, 6/20/2012.
- TRACT MAP NO. 5165, FILE NO. 4599533, 6/15/2016.
- TRACT MAP NO. 5270, FILE NO. 4824296, 6/19/2018.

ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

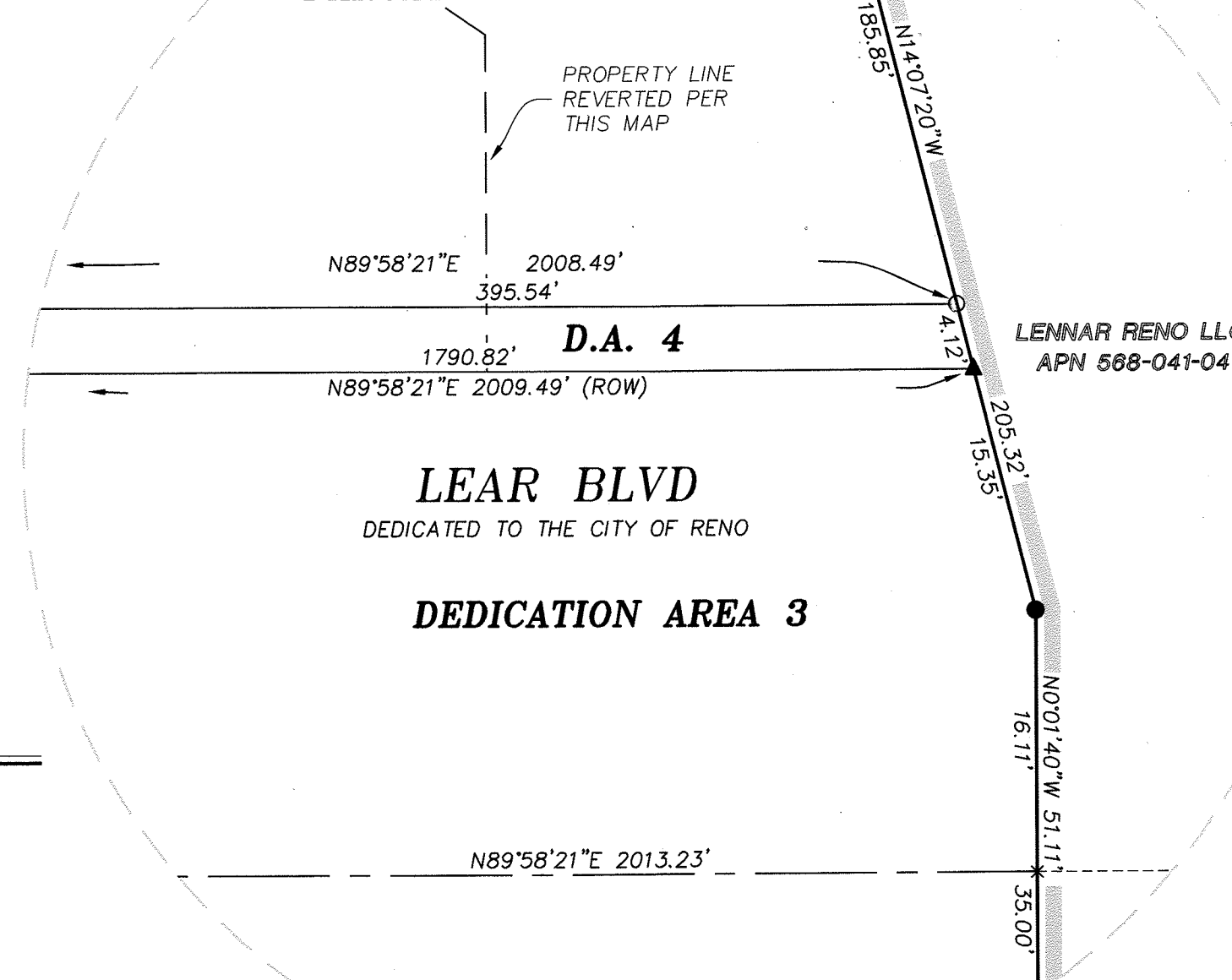
## DETAIL A N.T.S.



## MATCHLINE - SEE SHEET 2



## PARCEL 5-B



## 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 NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RSTEAD"-N22SM01037 AND "SSB2"-S52SM10000 IS TAKEN AS SOUTH 86°59'47" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

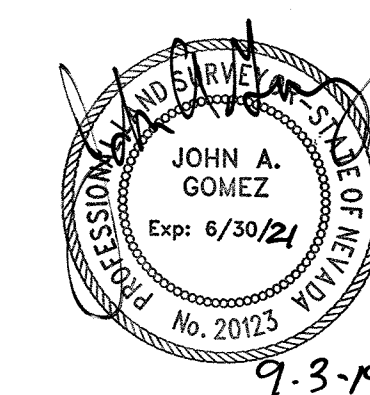
## NOTES:

- THE PROPERTY DEPICTED HEREIN IS SUBJECT TO AN EASEMENT FOR AVIGATION PER DOCUMENT RECORDED AUGUST 13, 1996 AS FILE NO. 2020442 IN BOOK 4645, PAGE 127, OFFICIAL RECORDS OF WASHOE COUNTY.
- A BLANKET EASEMENT EXISTS FOR INGRESS AND EGRESS PURPOSES OVER PARCELS 1 & 2 OF PARCEL MAP 4990, PER DOCUMENT NO. 2797045. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- PUBLIC EASEMENTS ARE GRANTED, 10' IN WIDTH COINCIDENT WITH ALL STREET RIGHT-OF-WAY, PRIVATE AND PUBLIC.
- ALL DEDICATION AREAS ARE HEREOF DEDICATED TO THE CITY OF RENO.
- THE TEMPORARY TURNAROUND EASEMENT GRANTED HEREOF SHALL AUTOMATICALLY TERMINATE UPON DEDICATION OF FUTURE STREETS AND THE NEED FOR SAID TURNAROUND EASEMENT IS NO LONGER NECESSARY.
- ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDED CABLE TELEVISION.
- THE 16' LANDSCAPE EASEMENT IN DEDICATION AREA 5 IS OWNED AND TO BE MAINTAINED BY OWNER OF PROPERTY 5-B.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 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.

## AREA SUMMARY

DEDICATION AREA 1	402.1 S.F.
DEDICATION AREA 2	6,600.49 S.F.
DEDICATION AREA 3	2.80 ACRES
DEDICATION AREA 4	7,159.2 S.F.
DEDICATION AREA 5	2,745 S.F.
DEDICATION AREA 6	1,139 S.F.
DEDICATION AREA TOTAL	3.21 AC.

PARCEL 1-A	13.33 AC
PARCEL 2-A	5.46 AC.
PARCEL 5-B	48.32 AC
PARCEL AREA TOTAL	67.11 AC.
AREA TOTAL	70.33 AC.



A DEDICATION MAP FOR

# LEAR BOULEVARD

PORTIONS OF PARCEL 1 & PARCEL 2 OF PARCEL MAP NO. 4990 & PORTIONS OF 4-A & 5-A PER DOCUMENT NO. 3623229 & PARCEL A OF TRACT MAP NO. 5270

SITUATE WITHIN THE NORTH 1/2 OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 19 EAST, M.D.M. RENO WASHOE COUNTY NEVADA

JOB NO. 1662.030

WOOD RODGERS  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1861 Corporate Blvd  
Reno, NV 89502  
Tel 775.828.4068  
Fax 775.828.4068

SHEET 3 OF 3

Dedication Tract Map 5399 B