

NORTH VALLEY ESTATES, UNIT 3 PHASE 2

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 THAT PARCEL L51 AS SHOWN IS HEREBY DEDICATED; 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 STORM DRAIN, WATER AND RECLAIMED WATER, UTILITY SYSTEMS, AND THE ACCEPTANCE OF DRAINAGE, 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. PARCEL L51 TO BE DEDICATED TO THE CITY OF RENO IN FEE.
JC NV FLATS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: Kimberly Hendrix Mgr
NAME/TITLE (PRINT)

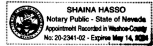
ACKNOWLEDGMENT:

STATE OF NEVADA }
COUNTY OF WASHOE }

ON THIS 3rd DAY OF August, 2021, PERSONALLY APPEARED Kimberly 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.

Shaina Hassio
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 PURSUANT TO N.R.S. 361A.265.

APN 568-211-08

WASHOE COUNTY TREASURER

BY: Margaret Lazzari 8/17/2021
NAME/TITLE (PRINT) DATE

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 NOS. 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

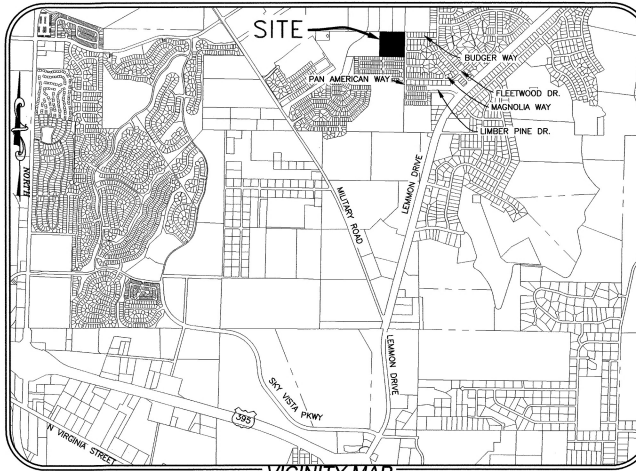
BY: Lisa Quilici 8-18-2021
NAME/TITLE (PRINT) DATE
TITLE: Secretary

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, 2016 BY DOCUMENT NO. 5213567, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 4755519 MODIFIED BY 4879642).

LUMBER PINE VENTURES, LLC BY DOCUMENT NO. 5213588, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NOS. 4920232 MODIFIED BY 506327 & 4920233 MODIFIED BY 5067326).



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 WAS TECHNICALLY CORRECT AND THAT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THE SETTING OF THE SURVEY MONUMENTS BY July 2nd, 2023

René T. Smith 10/15/2021
CITY ENGINEER 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.

Jason E. Caster 10/13/21
COMMUNITY DEVELOPMENT DIRECTOR 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.

James J. English 10/01/2021
WASHOE COUNTY DISTRICT BOARD OF HEALTH DATE
NAME/TITLE (PRINT)

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 Wilson 8/16/21
DIVISION OF WATER RESOURCES DATE
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

Cliff Cooper 8/11/2021
CHARTER COMMUNICATIONS DATE
NAME/TITLE (PRINT)

Cliff Cooper 8/5/2021
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA DATE
NAME/TITLE (PRINT)

Cliff Cooper 8/5/2021
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE
NAME/TITLE (PRINT)

Heather Edmonson 9/21/21
TRUCKEE MEADOWS WATER AUTHORITY DATE
NAME/TITLE (PRINT)

CITY CERTIFICATE

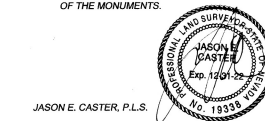
APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF RENO, WASHOE COUNTY, NEVADA ON THIS 13 DAY OF Oct, 2021, A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED BY THE RENO PLANNING COMMISSION ON THE 19TH DAY OF OCTOBER, 2016, AND THE OFFER OF DEDICATION OF THE STREETS SHOWN HEREON 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. THE OFFER OF DEDICATION OF PARCEL L51 AS SHOWN HEREON IS HEREBY ACCEPTED.

Jason E. Caster 10/13/21
COMMUNITY DEVELOPMENT DIRECTOR 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, R16E, 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 July 2nd, 2023, 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

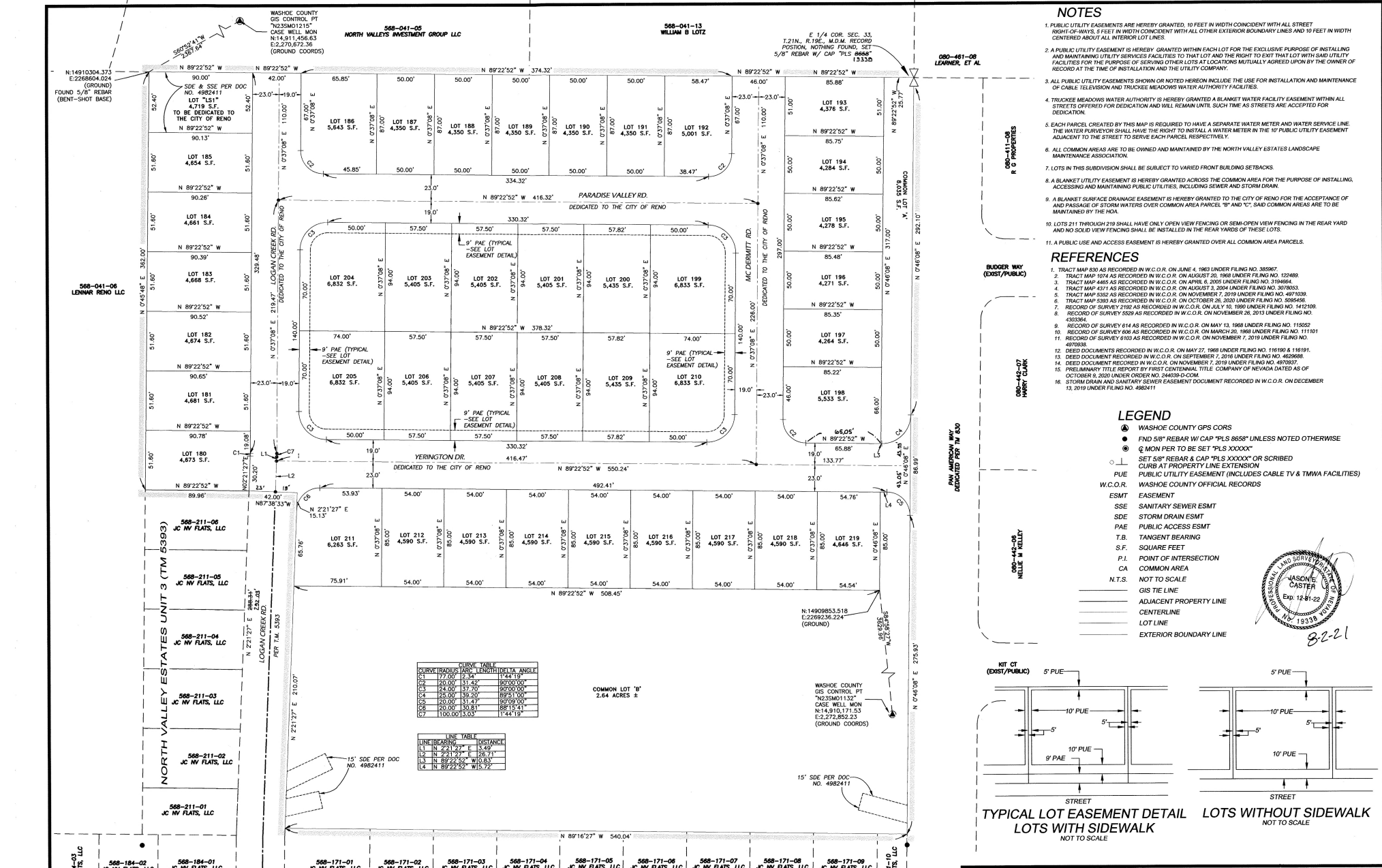
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| FILE NO. <u>5241867</u> FILED FOR RECORD AT THE REQUEST OF <u>JC NV FLATS LLC</u> ON THIS <u>27</u> DAY OF <u>October</u> , 2021 AT <u>27</u> MINUTES PAST <u>9</u> O'CLOCK A.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA | OFFICIAL PLAT OF NORTH VALLEY ESTATES UNIT 3-PHASE 2 A SUBDIVISION OF PARCEL U3R OF TRACT MAP NO. 5393 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 19 EAST, M.D.M. RENO WASHOE COUNTY NEVADA |
| BY: <u>J. GASTANAGA</u> DEPUTY FEE: <u>78.00</u> | Axon ENGINEERING Civil Engineering • Land Development Mapping • Surveying 883 EDISON WAY RENO, NV 89502 775.771.7983 |
| | SHT 1 OF 2 |

Subdivision Tract Map 5450

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

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

WOSHS



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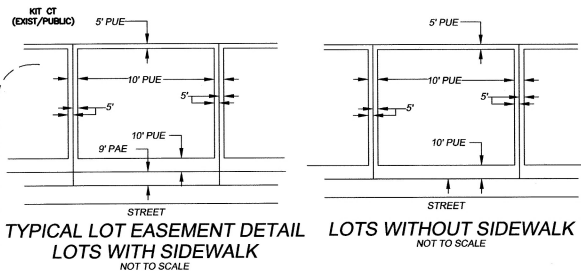
1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHT-OF-WAYS, 5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARY LINES AND 10 FEET IN WIDTH COINCIDENT ABOUT ALL INTERIOR LOT LINES.
2. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES FACILITIES TO THAT LOT AND THE RIGHT TO EXIST 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, INCLUDING SEWER AND STORM DRAIN.
9. A BLANKET SURFACE DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF RENO FOR THE ACCEPTANCE OF AND PASSAGE OF STORM WATERS OVER COMMON AREA PARCELS "B" AND "C", SAID COMMON AREAS ARE TO BE MAINTAINED BY THE HOA.
10. LOTS 211 THROUGH 219 SHALL HAVE ONLY OPEN VIEW FENCING OR SEMI-OPEN VIEW FENCING IN THE REAR YARD AND NO SOLID VIEW FENCING SHALL BE INSTALLED IN THE REAR YARDS OF THESE LOTS.
11. A PUBLIC USE AND ACCESS EASEMENT IS HEREBY GRANTED OVER ALL COMMON AREA PARCELS.

REFERENCES

1. TRACT MAP 830 AS RECORDED IN W.C.O.R. ON JUNE 4, 1963 UNDER FILING NO. 38597.
2. TRACT MAP 1076 AS RECORDED IN W.C.O.R. ON AUGUST 28, 1968 UNDER FILING NO. 122489.
3. TRACT MAP 4485 AS RECORDED IN W.C.O.R. ON APRIL 6, 2005 UNDER FILING NO. 319464.
4. TRACT MAP 4311 AS RECORDED IN W.C.O.R. ON AUGUST 3, 2004 UNDER FILING NO. 307053.
5. TRACT MAP 5352 AS RECORDED IN W.C.O.R. ON NOVEMBER 7, 2019 UNDER FILING NO. 487100.
6. TRACT MAP 5303 AS RECORDED IN W.C.O.R. ON OCTOBER 26, 2020 UNDER FILING NO. 589648.
7. RECORD OF SURVEY 2192 AS RECORDED IN W.C.O.R. ON JULY 10, 1990 UNDER FILING NO. 141209.
8. RECORD OF SURVEY 5529 AS RECORDED IN W.C.O.R. ON NOVEMBER 26, 2013 UNDER FILING NO. 433384.
9. RECORD OF SURVEY 614 AS RECORDED IN W.C.O.R. ON MAY 13, 1968 UNDER FILING NO. 115032.
10. RECORD OF SURVEY 606 AS RECORDED IN W.C.O.R. ON MARCH 28, 1968 UNDER FILING NO. 111101.
11. RECORD OF SURVEY 6103 AS RECORDED IN W.C.O.R. ON NOVEMBER 7, 2019 UNDER FILING NO. 487098.
12. DEED DOCUMENTS RECORDED IN W.C.O.R. ON MAY 27, 1968 UNDER FILING NO. 116190 & 116191.
13. DEED DOCUMENT RECORDED IN W.C.O.R. ON SEPTEMBER 7, 2016 UNDER FILING NO. 462988.
14. DEED DOCUMENT RECORDED IN W.C.O.R. ON NOVEMBER 7, 2019 UNDER FILING NO. 487057.
15. PRELIMINARY TITLE REPORT BY FIRST CENTENNIAL TITLE COMPANY OF NEVADA DATED AS OF OCTOBER 3, 2020 UNDER ORDER NO. 24408-DCOM.
16. STORM DRAIN AND SANITARY SEWER EASEMENT DOCUMENT RECORDED IN W.C.O.R. ON DECEMBER 13, 2019 UNDER FILING NO. 4882411.

LEGEND

- WASHOE COUNTY GPS CORRS
- FND 5/8" REBAR W/ CAP "PLS 8658" UNLESS NOTED OTHERWISE
- Q MON PER TO BE SET "PLS XXXXX"
- SET 5/8" REBAR & CAP "PLS XXXXX" OR SCRIBED CURB AT PROPERTY LINE EXTENSION
- PUE PUBLIC UTILITY EASEMENT (INCLUDES CABLE TV & TMWA FACILITIES)
- W.C.O.R. WASHOE COUNTY OFFICIAL RECORDS
- 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
- GIS TIE LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- LOT LINE
- EXTERIOR BOUNDARY LINE



AREA SUMMARY

TOTAL AREA= 9.12± Ac.
STREET AREA = 1.56± Ac., 68,151 S.F.
LOT AREA (41) = 8.51± Ac.
TOTAL NO. OF LOTS = 41
COMMON AREAS (2) = 2.82± Ac.
LS1= 0.11± Ac.
5241867

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, AS DETERMINED BY TIES TO WASHOE COUNTY CONTROL, AS SHOWN HEREON. COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.



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|---|--|
| FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 2022, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA | OFFICIAL PLAT OF NORTH VALLEY ESTATES UNIT 3-PHASE 2 A SUBDIVISION OF PARCEL U3R OF TRACT MAP NO. 5393 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 19 EAST, M.D.M. RENO WASHOE COUNTY NEVADA |
| COUNTY RECORDER BY: _____ DEPUTY FOR: _____ | Axion ENGINEERING Civil Engineering • Land Development Mapping • Surveying 680 EDISON WAY RENO, NV 89502 775.771.7883 |
| | SHT 2 OF 2 |

Subdivision Tract Map 5450A

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

CUMULATIVE INDEXES SHOULD BE EXAMINED