

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 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.
A DELAWARE CORPORATION

BY: Thomas Mal
NAME: TOM WARLEY
ITS: VICE PRESIDENT

5-23-19
DATE

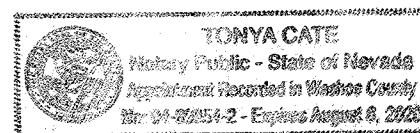
NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA)
COUNTY OF WASHOE)

ON THIS 23rd DAY OF May, 2019 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., 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.

Tommy Cate
NOTARY PUBLIC



MY COMMISSION EXPIRES Aug 8, 2020

TITLE COMPANY'S 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 January 24, 2020

TITLE COMPANY: First American Title Insurance Co.

BY: Chloe Taylor DATE: 2/18/2020
Chloe Taylor
PRINTED NAME & TITLE

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's: 086 030 52 086 030 51 086 030 69
WASHOE COUNTY TREASURER

BY: M. G. S. DATE: 1/29/2020
DEPUTY TREASURER

UTILITY COMPANIES 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.

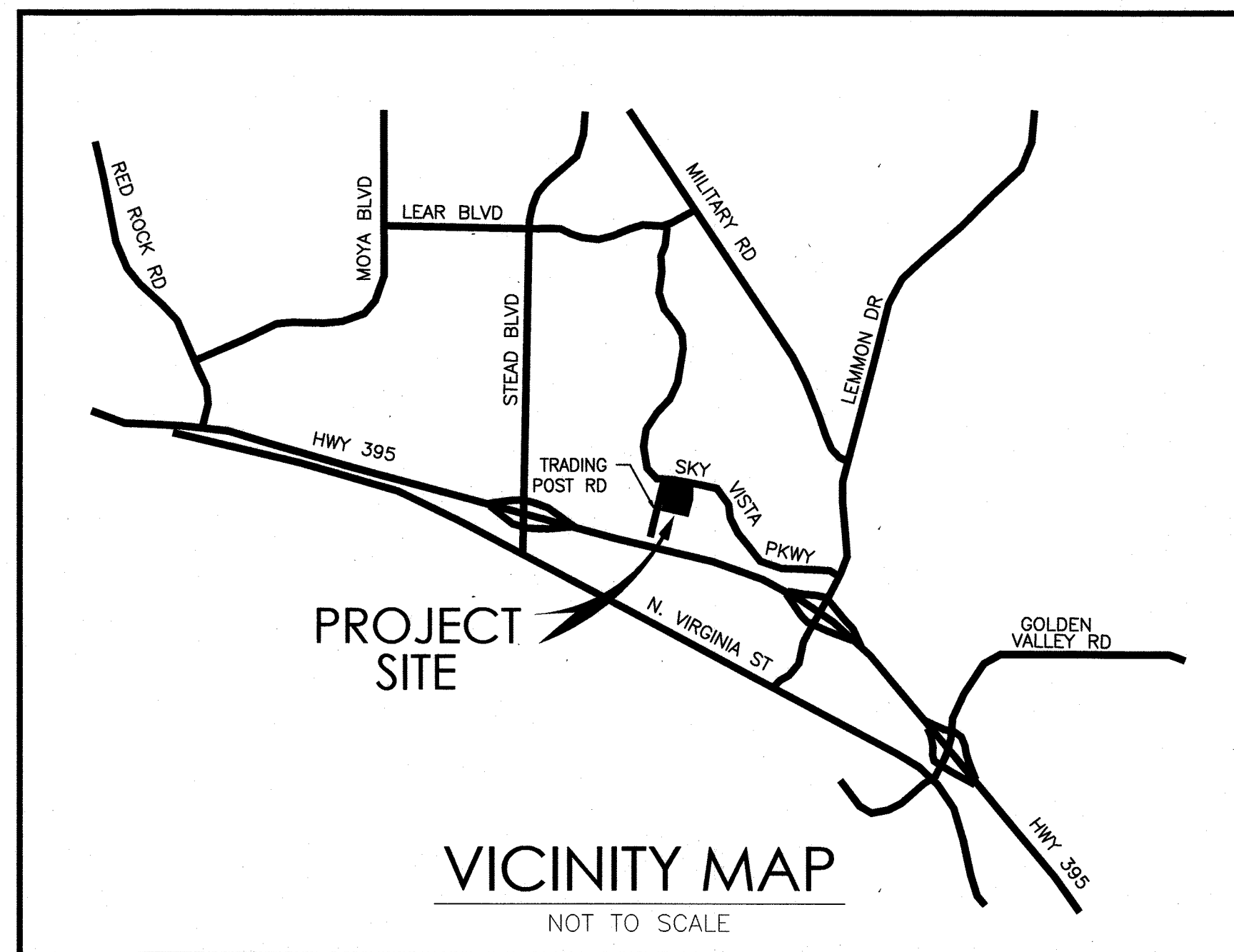
Seth Horn DATE: 5-28-19
SIERRA PACIFIC POWER COMPANY, DBA NV ENERGY
SETH HORN, Lead Draftsman

Cliff Cooper DATE: 5-23-19
NEVADA BELL TELEPHONE COMPANY, DBA AT&T NEVADA
CLIFF COOPER, MGR, C&T PLANNING

Dianna Albrecht DATE: 5/23/2019
ARTER COMMUNICATIONS
DIANNA ALBRECHT, HPC DESIGNER III

John R. Zimmerman DATE: 5-23-2019
TRUCKEE MEADOWS WATER AUTHORITY
John R. Zimmerman, Water Resources Manager

OFFICIAL PLAT OF SILVER DOLLAR ESTATES AREA 2 - PHASE 2



NOTES

- 1) A PUBLIC UTILITY EASEMENT, 10.00 FEET IN WIDTH, CENTERED ON THE LOT LINE, IS HEREBY GRANTED ALONG ALL SIDE LOT LINES.
- 2) 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.
- 3) A PUBLIC UTILITY EASEMENT, 10.00 FEET IN WIDTH, IS HEREBY GRANTED ADJACENT TO ALL DEDICATED STREETS.
- 4) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT 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.
- 5) 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.
- 6) A BLANKET PUBLIC USE EASEMENT IS HEREBY GRANTED OVER OPEN SPACE "I"
- 7) A BLANKET PUBLIC STORM DRAIN AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER OPEN SPACE "I"
- 8) OPEN SPACE "I" AS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE SILVER DOLLAR ESTATES HOME OWNERS ASSOCIATION.
- 9) A 5 FOOT FENCE CONSTRUCTION AND MAINTENANCE EASEMENT IS HEREBY GRANTED TO THE ASSOCIATION ALONG ALL REAR YARDS ADJACENT TO DEDICATED ROADWAYS AND ALONG ALL SIDE AND REAR YARDS ADJACENT TO COMMON AREAS.
- 10) THE SUBDIVISION IS ENTIRELY WITHIN FEMA FLOOD ZONE "X" (UNSHADED), PER FEMA FIRM MAP NO.32031C3026G, DATED MARCH 16, 2009.
- 11) 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.
- 12) 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.
- 13) A BLANKET WATER FACILITY EASEMENT IS HEREBY GRANTED TO TRUCKEE MEADOWS WATER AUTHORITY ACROSS ALL OPEN SPACES FOR THE PURPOSE OF INSTALLING, ACCESSING AND MAINTAINING SAID WATER UTILITIES.
- 14) 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.
- 15) ALL OPEN SPACE PARCELS SHALL REMAIN OPEN SPACE FOR THE ENTIRETY OF THE PROJECT.
- 16) REMAINDER PARCEL B-2, AS SHOWN HEREON, TO BE OWNED AND MAINTAINED BY D.R. HORTON, INC., UNTIL SUCH TIME THAT THE PARCEL IS DEVELOPED OR INTEREST IS TRANSFERRED TO ANOTHER PARTY.

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. DATE: 12/17/2019
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.

For the District Board of Health DATE: 02/18/2020

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.

Aly H. Community Development DATE: 3-5-2020
PLANNING MANAGER Director

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 February 18th 2021.

Kerwin Koshin DATE: 3-9-2020
CITY ENGINEER

CITY CERTIFICATE

APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF RENO, WASHOE COUNTY, NEVADA, THIS 5th DAY OF March, 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.

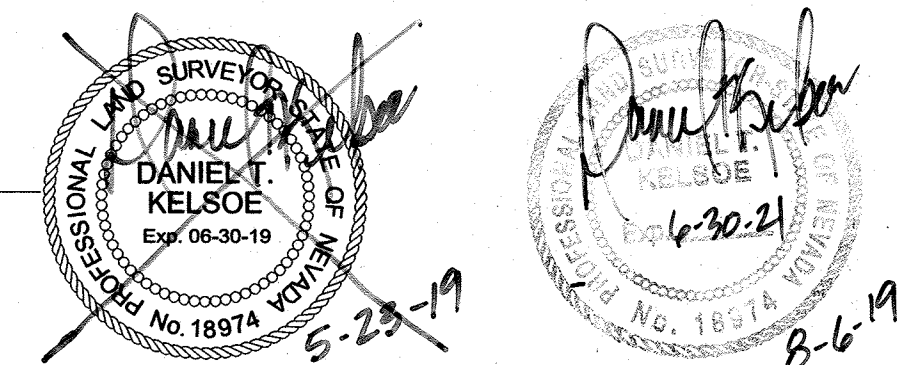
Aly H. DATE: 3-5-2020
COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE

I, DANIEL T. KELSE, 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 October 31, 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 February 18th 2021 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DANIEL T. KELSE, PLS 18974



FILE NO: <u>5015516</u> FEE: <u>88.00</u> FILED FOR RECORD AT THE REQUEST OF <u>D.R. Horton Inc</u> ON THIS <u>31st</u> DAY OF <u>March</u> , 2020, AT <u>26</u> MINUTES PAST <u>10</u> O'CLOCK, <u>A.M.</u> OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. <u>Katie M. Work</u> CITY RECORDER BY: <u>A. Peaslee</u> DEPUTY	OFFICIAL PLAT OF SILVER DOLLAR ESTATES AREA 2 - PHASE 2 A PLANNED UNIT DEVELOPMENT A DIVISION OF REMAINDER PARCEL B-1 OF TRACT MAP <u>5329</u> 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 1 OF 3
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Subdivision Tract Map 5366

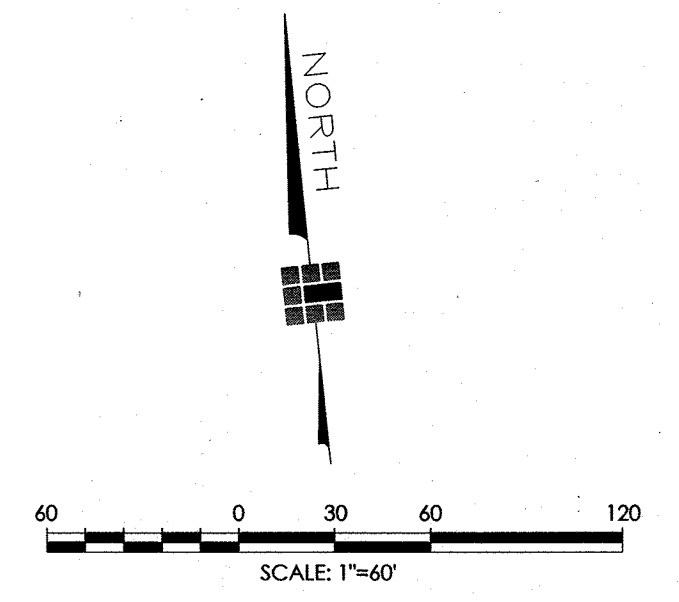
CUMULATIVE INDEXES
SHOULD BE EXAMINED
FOR ANY SUBSEQUENT
CHANGES TO THIS MAP

5015516

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

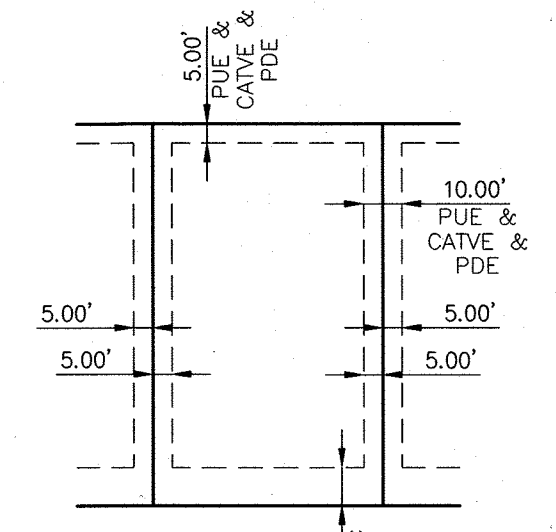
49925

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	3°02'13"	521.67'	27.65'
C2	3°02'13"	482.33'	25.57'
C3	35°01'38"	20.00'	12.23'
C4	35°01'38"	20.00'	12.23'
C5	95°18'26"	20.00'	33.27'
C6	84°41'34"	20.00'	29.56'
C7	3°02'13"	482.33'	25.57'
C8	3°02'13"	521.67'	27.65'
C9	90°00'00"	20.00'	31.42'
C10	3°02'13"	500.00'	26.50'
C11	3°02'13"	500.00'	26.50'
C12	2°46'39"	482.33'	23.38'
C13	0°15'34"	482.33'	2.18'
C14	0°39'55"	949.00'	11.02'



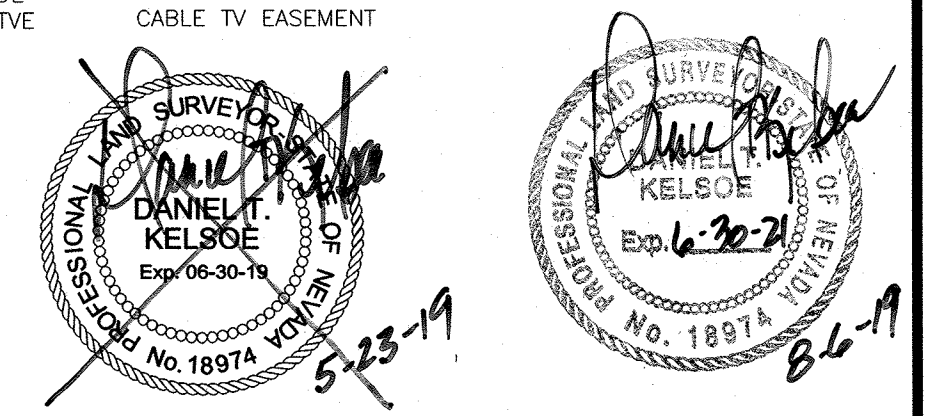
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83/94), AS DETERMINED FROM THE FOUND POSITIONS OF THE MONUMENTS SHOWN HEREON AS N225M01037 (RSTEAD) AND S525M10000 (SSB2) USING THE COORDINATES AS PUBLISHED BY WASHOE COUNTY ENGINEERING. (S86°59'47"E) ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

- REFERENCES**
- 1) PM514, DOC. NO. 502387
 - 2) DED TM3781, DOC. NO. 2406720
 - 3) RS5027, DOC. NO. 3628648
 - 4) DED TM 5322, DOC. NO. 4905112
 - 5) TM 5324, DOC. NO. 4918846



TYPICAL LOT EASEMENTS
(NOT TO SCALE)

- LEGEND**
- GPS CONTROL POINT
 - CENTERLINE MONUMENT TO BE SET
 - CENTERLINE MONUMENT PER TM 5324 OR 5322
 - SET 5/8" REBAR W/ CAP PLS 18974
 - 5/8" REBAR & CAP PLS 18974 PER TM 5329
 - 5/8" REBAR & CAP PLS 19052 PER DED. TM 5322
 - CALCULATED POSITION, NOTHING SET
 - SCRIBE CURB ON PROPERTY LINE PROJECTION OR SET 5/8" REBAR W/ CAP PLS 18974 FOR REAR PROPERTY CORNER
 - SECTION CORNER
 - SECTION/GPS TIE
 - MATCHLINE
 - GRAPHIC BORDER
 - PARCEL LINE
 - ADJACENT PARCEL LINE
 - PUBLIC UTILITY EASEMENT
 - ACRES
 - SQUARE FOOT
 - TRACT MAP
 - RECORD OF SURVEY MAP
 - PARCEL MAP
 - RADIAL LINE
 - PRIVATE DRAINAGE EASEMENT
 - CABLE TV EASEMENT



OFFICIAL PLAT
OF
**SILVER DOLLAR ESTATES
AREA 2 - PHASE 2**
A PLANNED UNIT DEVELOPMENT
A DIVISION OF REMAINDER PARCEL B-1 OF TRACT MAP 5329
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
3

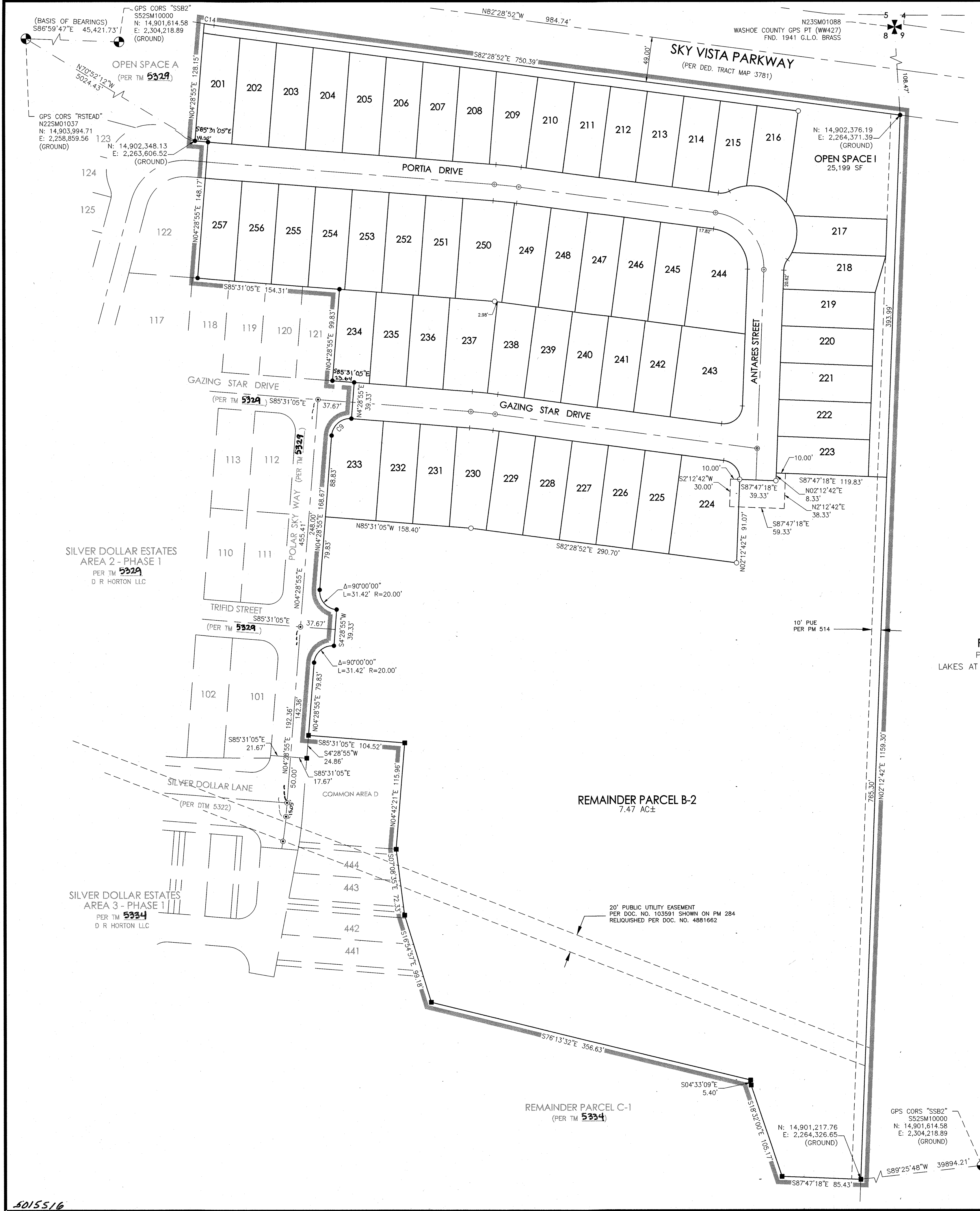
57 RESIDENTIAL LOTS: 5.80± ACRES
DEDICATED RIGHT OF WAY: 53,608± S.F.
1 OPEN SPACE AREA: 25,199± S.F.
1 REMAINDER PARCEL: 7.47± ACRES
TOTAL AREA: 15.08± ACRES

Subdivision Tract Map 5366A

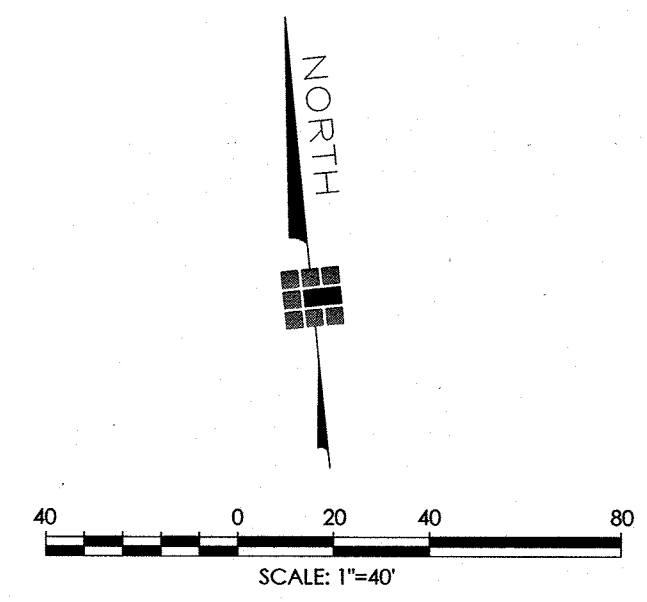
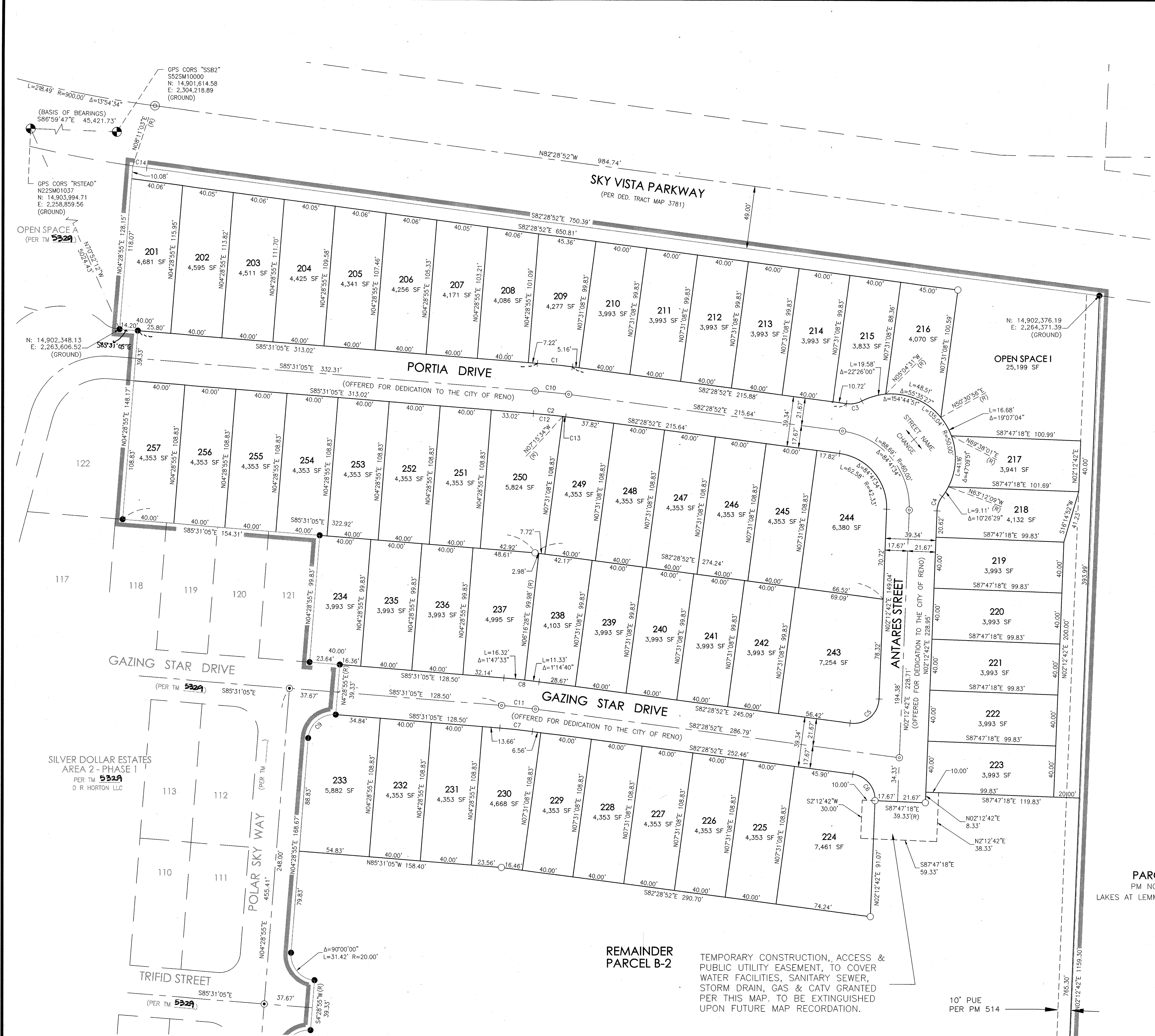
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5366A

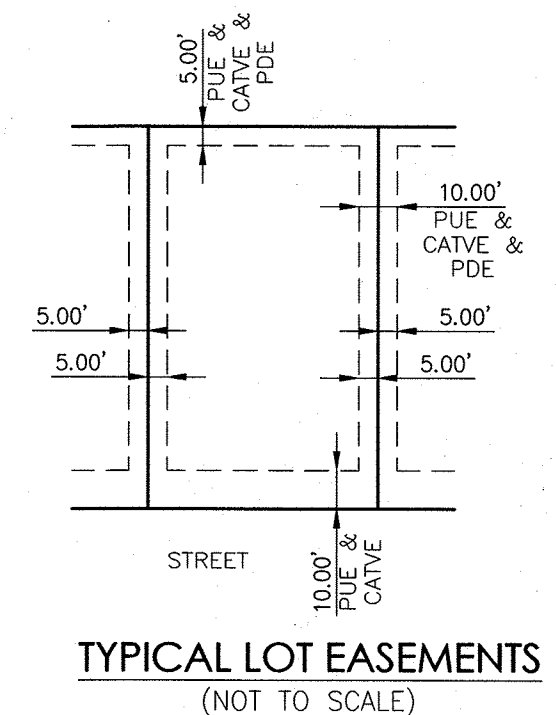


5366B



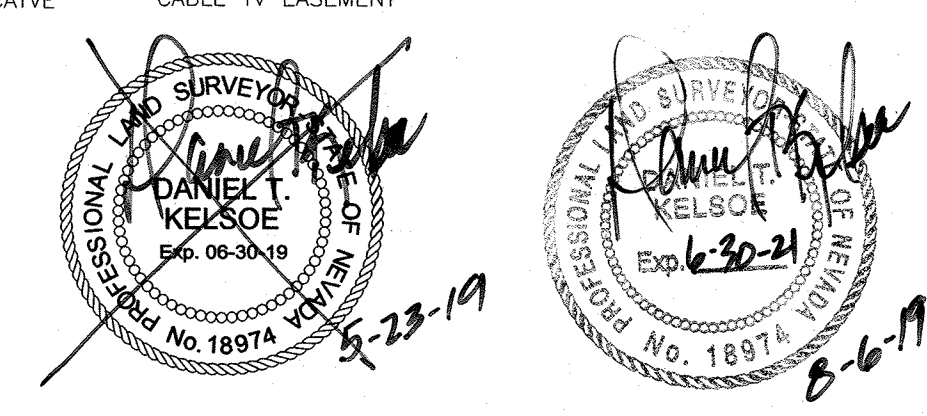
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- REFERENCES**
- 1) PMS14, DOC. NO. 502387
 - 2) DED TM3781, DOC. NO. 2406720
 - 3) RS5027, DOC. NO. 3628648
 - 4) DED TM 5322, DOC. NO. 4905112
 - 5) TM **5329**, DOC. NO. **4910044**



- LEGEND**
- GPS CONTROL POINT
 - CENTERLINE MONUMENT TO BE SET
 - CENTERLINE MONUMENT PER TM **5329** OR **5322**
 - SET 5/8" REBAR W/ CAP PLS 18974
 - 5/8" REBAR & CAP PLS 18974 PER TM **5329**
 - 5/8" REBAR & CAP PLS 19052 PER DED. TM **5322**
 - CALCULATED POSITION, NOTHING SET
 - SCRIBE CURB ON PROPERTY LINE PROJECTION OR SET 5/8" REBAR W/ CAP PLS 18974 FOR REAR PROPERTY CORNER
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 - PUBLIC UTILITY EASEMENT
 - ACRES
 - SQUARE FOOT
 - TRACT MAP
 - RECORD OF SURVEY MAP
 - PARCEL MAP
 - RADIAL LINE
 - PRIVATE DRAINAGE EASEMENT
 - PDE
 - CABLE TV EASEMENT
 - CATVE

PARCEL A
PM NO. 4704
LAKES AT LEMMON VALLEY LLC



REMAINDER PARCEL B-2
TEMPORARY CONSTRUCTION, ACCESS & PUBLIC UTILITY EASEMENT, TO COVER WATER FACILITIES, SANITARY SEWER, STORM DRAIN, GAS & CATV GRANTED PER THIS MAP. TO BE EXTINGUISHED UPON FUTURE MAP RECORDATION.

OFFICIAL PLAT
OF
**SILVER DOLLAR ESTATES
AREA 2 - PHASE 2**
A PLANNED UNIT DEVELOPMENT
A DIVISION OF REMAINDER PARCEL B-1 OF TRACT MAP **5329**
BEING A PORTION OF THE NE 1/4 OF SECTION 8
TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.M.

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SHEET
3
OF
3

Subdivision Tract Map 5366B

CUMULATIVE INDEXES
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