

# NORTH VALLEY ESTATES, UNIT 2, 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 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, 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 DRAINAGE, WATER AND RECLAIMED WATER, AND UTILITY SYSTEMS, 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.

JC NV FLATS, LLC, A NEVADA LIMITED LIABILITY COMPANY

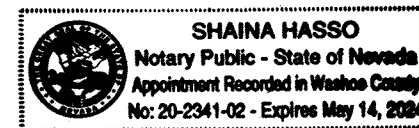
BY: Kenneth D Hendrix, Mgr  
NAME/TITLE (PRINT)

## ACKNOWLEDGMENT:

STATE OF NEVADA }  
COUNTY OF WASHOE } SS

ON THIS 7 DAY OF October, 2020, PERSONALLY APPEARED Ken 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 Hasso  
NOTARY PUBLIC



MY COMMISSION EXPIRES: May 14, 2024

## 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:

-LUMBER PINE VENTURES, LLC, A NEVADA LIMITED LIABILITY COMPANY AS BENEFICIARY OF THE DEEDS OF TRUST RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON JUNE 13, 2019 UNDER FILING NO.S 4920232 & 4920233. AND \*

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: Anna Quilici 10-9-2020  
DATE  
BY: Lisa Quilici TITLE: Secretary

\*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;

## 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 PUSUANT TO N.R.S. 361A.265.

APN 568-041-15 & 568-041-16 568-180-01 As Billed 2020/2021

WASHOE COUNTY TREASURER

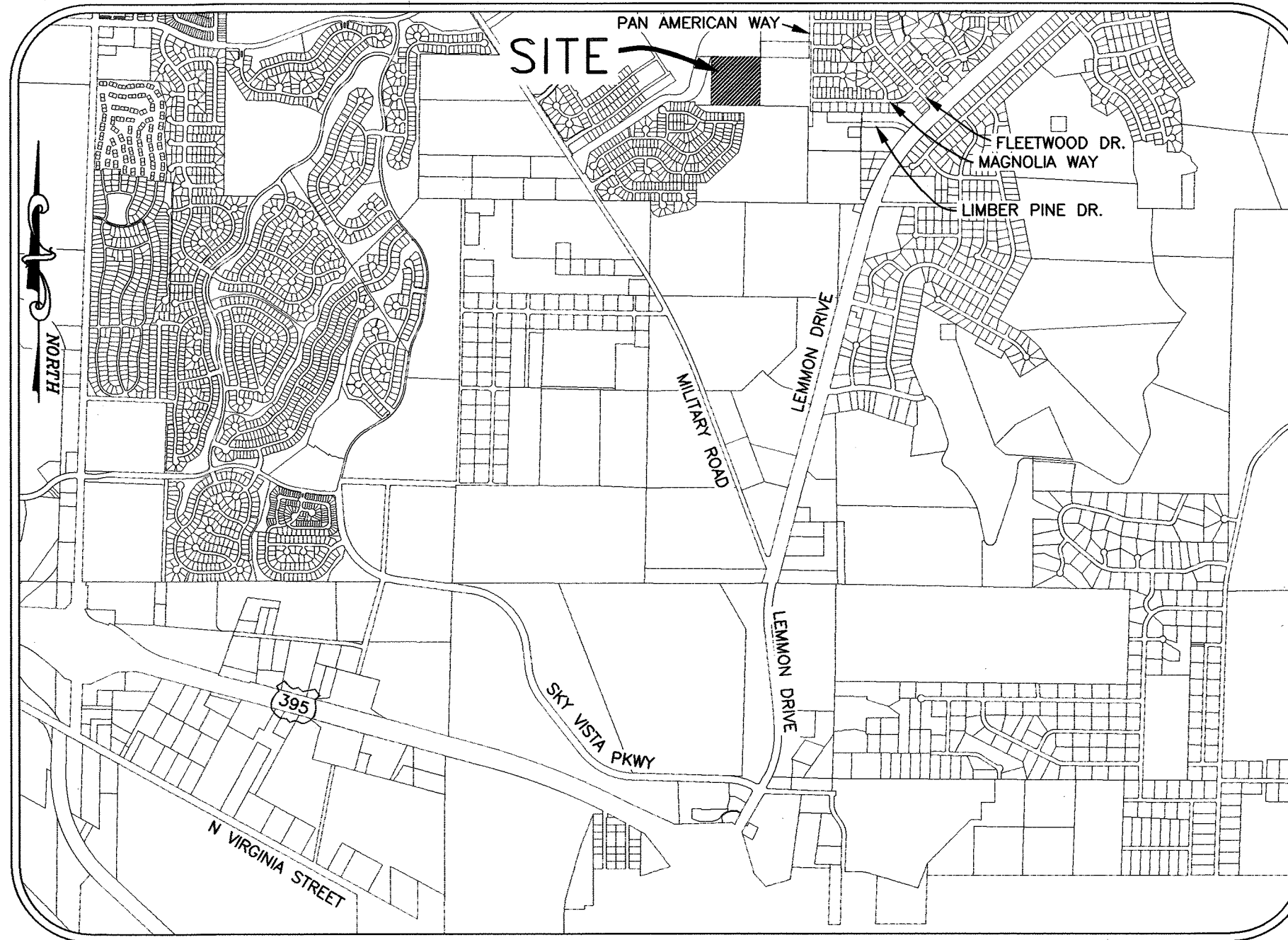
BY: Margaret Lazzari 12/8/2020  
DATE  
NAME/TITLE (PRINT)

## 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, 2018 BY DOCUMENT NO. 5088234, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 4755519 MODIFIED BY 4879642).

LUMBER PINE VENTURES, LLC BY DOCUMENT NO. 5088133, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NOS. 4920232 MODIFIED BY 506327 & 4920233 MODIFIED BY 5067328).



## 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. 9/30/2020  
DIVISION OF WATER RESOURCES DATE  
Malcolm J. Wilson, P.E., Chief of Water Rights Section  
NAME/TITLE (PRINT)

## DISTRICT BOARD OF HEALTH CERTIFICATE

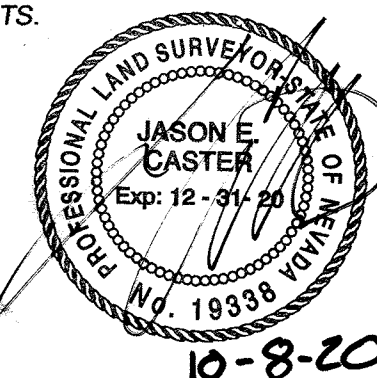
THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

James J. English, EHS Supervisor 10/6/2020  
WASHOE COUNTY DISTRICT BOARD OF HEALTH DATE  
NAME/TITLE (PRINT)

## 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, R19E, MDM, CITY OF RENO, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 29, 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 10/2/2022 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

## 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

Charter Communications 10-6-2020  
NAME/TITLE (PRINT) DATE

Cliff Cooper, MGR OSP PLANNING 7 Oct 10-2020  
NAME/TITLE (PRINT) DATE

Katherine Perkins, Assoc. RWA AGENT 9/30/2020  
NAME/TITLE (PRINT) DATE

John R. Zimmerman, Water Resources Manager 9-30-2020  
NAME/TITLE (PRINT) 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 CERTIFICATED 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 October 2nd, 2022

Ken Johnson 10/15/2020  
RENO CITY ENGINEER DATE

## RENO CITY PLANNING CERTIFICATE

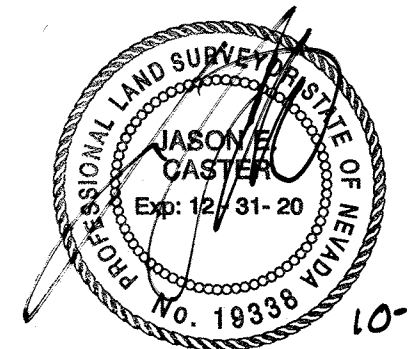
A TENTATIVE MAP OF THIS SUBDIVISION WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF RENO, WASHOE COUNTY, NEVADA ON THIS 3RD DAY OF AUGUST, 2016. THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL.

Angela L. Smith 10/14/2020  
COMMUNITY DEVELOPMENT DIRECTOR DATE

## CITY CERTIFICATE

APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF RENO, WASHOE COUNTY, NEVADA ON THIS 14 DAY OF October, 2020, A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED BY THE RENO PLANNING COMMISSION ON THE 3RD DAY OF AUGUST, 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.

Angela L. Smith 10/14/2020  
COMMUNITY DEVELOPMENT DIRECTOR DATE



10-8-2020

FILE NO. <u>5095450</u> FILED FOR RECORD AT THE REQUEST OF <u>JC NV FLATS, LLC</u> ON THIS <u>26th</u> DAY OF <u>October</u> , 2020 AT <u>20</u> MINUTES PAST <u>3</u> O'CLOCK, P.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA <u>Katie M. Work</u> COUNTY RECORDER BY: <u>A. Paaslee</u> DEPUTY FEE: <u>78.00</u>	OFFICIAL PLAT OF NORTH VALLEY ESTATES, UNIT 2, PHASE 2 BEING A SUBDIVISION OF PARCEL "REMAINDER" OF TRACT MAP 5352 SITUATE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 19 EAST, M.D.M. RENO WASHOE COUNTY NEVADA <b>Axion</b> ENGINEERING Civil Engineering • Land Development Mapping • Surveying 683 EDISON WAY RENO, NV 89502 775.771.7983 SHT 1 OF 2
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Subdivision Tract Map 5392



5392A

# NOTES

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHT-OF-WAYS (OR PAE AS DEPICTED IN LOT EASEMENT DETAIL BELOW), 5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARY LINES AND 10 FEET IN WIDTH CENTERED ABOUT ALL INTERIOR LOT LINES.
- 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 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.
- ALL PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE THE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES AND TRUCKEE MEADOWS WATER AUTHORITY FACILITIES.
- THE PUBLIC ACCESS EASEMENT (PAE) SHOWN HEREON (SEE TYPICAL EASEMENT DEPICTIONS BELOW) SHALL INCLUDE CITY OF RENO ACCESS FOR REPAIR AND REPLACEMENT OF PUBLIC IMPROVEMENTS AND SHALL INCLUDE THE USE FOR PUBLIC UTILITY AND CABLE TV CROSSINGS. IN ACCORDANCE WITH RENO MUNICIPAL CODE 12.20, THE PUBLIC IMPROVEMENT EASEMENT INCLUDES PUBLIC USE OF SIDEWALK AND THE PROPERTY OWNER ON WHICH THE SIDEWALK IS LOCATED IS RESPONSIBLE FOR MAINTENANCE OF THE SIDEWALK WITHIN THEIR LOT. THE INTENT OF THE EASEMENT IS TO COVER CONSTRUCTED SIDEWALKS.
- 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.
- 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 OR PAE TO SERVE EACH PARCEL RESPECTIVELY.
- REAR-YARD FENCING IN LOTS 96 - 109 AND THE SIDE-LOT FENCING IN LOTS 166 & 167 (FACING THE OPEN COMMON AREA) SHALL BE RESTRICTED TO OPEN OR SEMI-OPEN VIEW ONLY. NO SOLID FENCING IS ALLOWED ON THESE LOT LINES.
- OPEN COMMON AREA "A" IS TO BE OWNED AND MAINTAINED BY THE NORTH VALLEY ESTATES LANDSCAPE MAINTENANCE ASSOCIATION.
- LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO VARIED FRONT BUILDING SETBACKS.

# REFERENCES

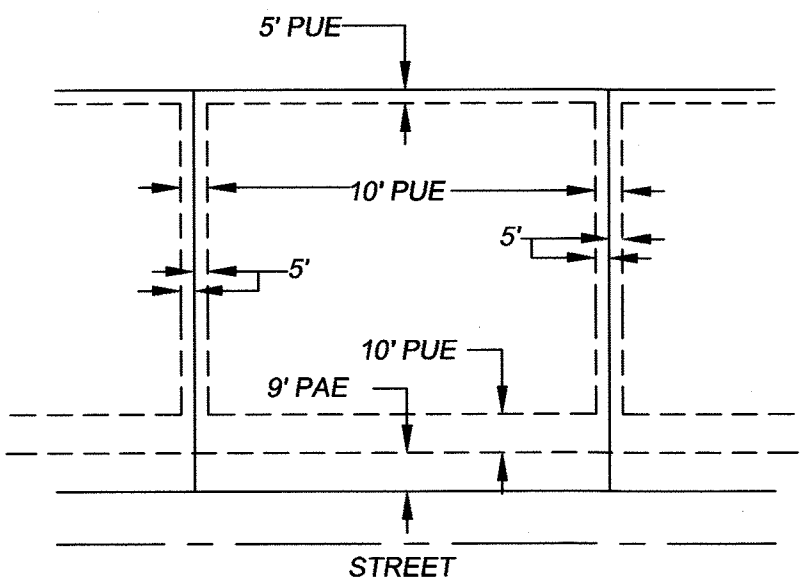
- TRACT MAP 830 AS RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON JUNE 4, 1963 UNDER FILING NO. 385967.
- TRACT MAP 1074 AS RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON AUGUST 20, 1968 UNDER FILING NO. 122489.
- TRACT MAP 4465 AS RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON APRIL 6, 2005 UNDER FILING NO. 3194864.
- TRACT MAP 4371 AS RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON AUGUST 3, 2004 UNDER FILING NO. 3078053.
- RECORD OF SURVEY 2182 AS RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON JULY 10, 1980 UNDER FILING NO. 1412109.
- RECORD OF SURVEY 5529 AS RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON NOVEMBER 26, 2013 UNDER FILING NO. 4303364.
- DEED DOCUMENT RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON MAY 27, 1968 UNDER FILING NO. 116190.
- DEED DOCUMENT RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON MAY 27, 1968 UNDER FILING NO. 116191.
- TRACT MAP 5352 RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON NOVEMBER 7, 2019 UNDER FILING NO. 4971039.
- RECORD OF SURVEY 6103 RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON NOVEMBER 7, 2019 UNDER FILING NO. 4970938.

# LEGEND

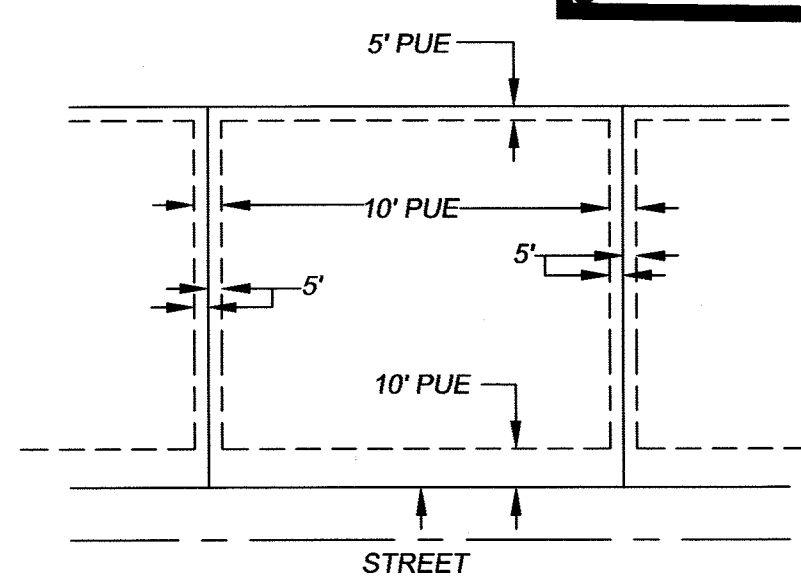
- WASHOE COUNTY GPS CORRS
- FOUND MONUMENT AS NOTED
- MON TO BE SET PER THIS MAP "PLS 8658"
- SET 5/8" REBAR & CAP "PLS 8658" OR SCRIBED CURB AT PROPERTY LINE EXTENSION
- MON SET PER TM 5352 "PLS 8658"
- ROADWAY CENTERLINE
- LOT LINE
- PUE PUBLIC UTILITY EASEMENT (INCLUDES CABLE TV)
- PAE PUBLIC ACCESS EASEMENT (SEE NOTE 4)
- SS SANITARY SEWER
- ESMT EASEMENT
- T.B. TANGENT BEARING
- S.F. SQUARE FEET
- (R) RADIAL BEARING



SCALE: 1"=40'



TYPICAL LOT EASEMENT DETAIL LOTS WITH SIDEWALK NOT TO SCALE



TYPICAL LOT EASEMENT DETAIL LOTS WITHOUT SIDEWALK NOT TO SCALE

# AREA SUMMARY

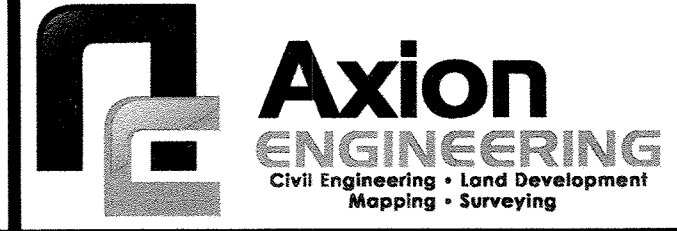
TOTAL AREA= 11.16± Ac.  
STREET AREA = 2.32± Ac.  
LOT AREA (79) = 8.81± Ac.  
TOTAL NO. OF LOTS = 79  
COMMON AREAS (1) = 1,636 S.F.

# 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.

OFFICIAL PLAT OF NORTH VALLEY ESTATES, UNIT 2, PHASE 2 BEING A SUBDIVISION OF PARCEL "REMAINDER" OF TRACT MAP 5352 SITUATE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 19 EAST, M.D.M.

RENO WASHOE COUNTY NEVADA



SHT 2 OF 2

Subdivision Tract Map 5392A

NORTH VALLEY ESTATES UNIT 2, PHASE 1, TM 5352

5392A

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

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