

5224

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED TOLL NEVADA LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, 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. THE OWNERS AND IT'S ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

TOLL NEVADA LIMITED PARTNERSHIP
A NEVADA LIMITED PARTNERSHIP
BY: TOLL NV GP CORP.
GENERAL PARTNER
BY: Gary M. Mayo 6-30-17
GARY M. MAYO
GROUP PRESIDENT DATE

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)
ON THIS 30th DAY OF June, 2017 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, GARY M. MAYO 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.
Kelly Finigan
KELLY FINIGAN
Notary Public, State of Nevada
Appointment No. 15-2473-1
My Appt. Expires Jul 21, 2019
NOTARY PUBLIC

MY COMMISSION EXPIRES July 21, 2019

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 May 11, 2017.

TITLE COMPANY: WESTMINSTER TITLE AGENCY INC.
BY: Steve A. Koester DATE: 6/29/2017
Steve A. Koester title Officer
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: 165-201-01
WASHOE COUNTY TREASURER

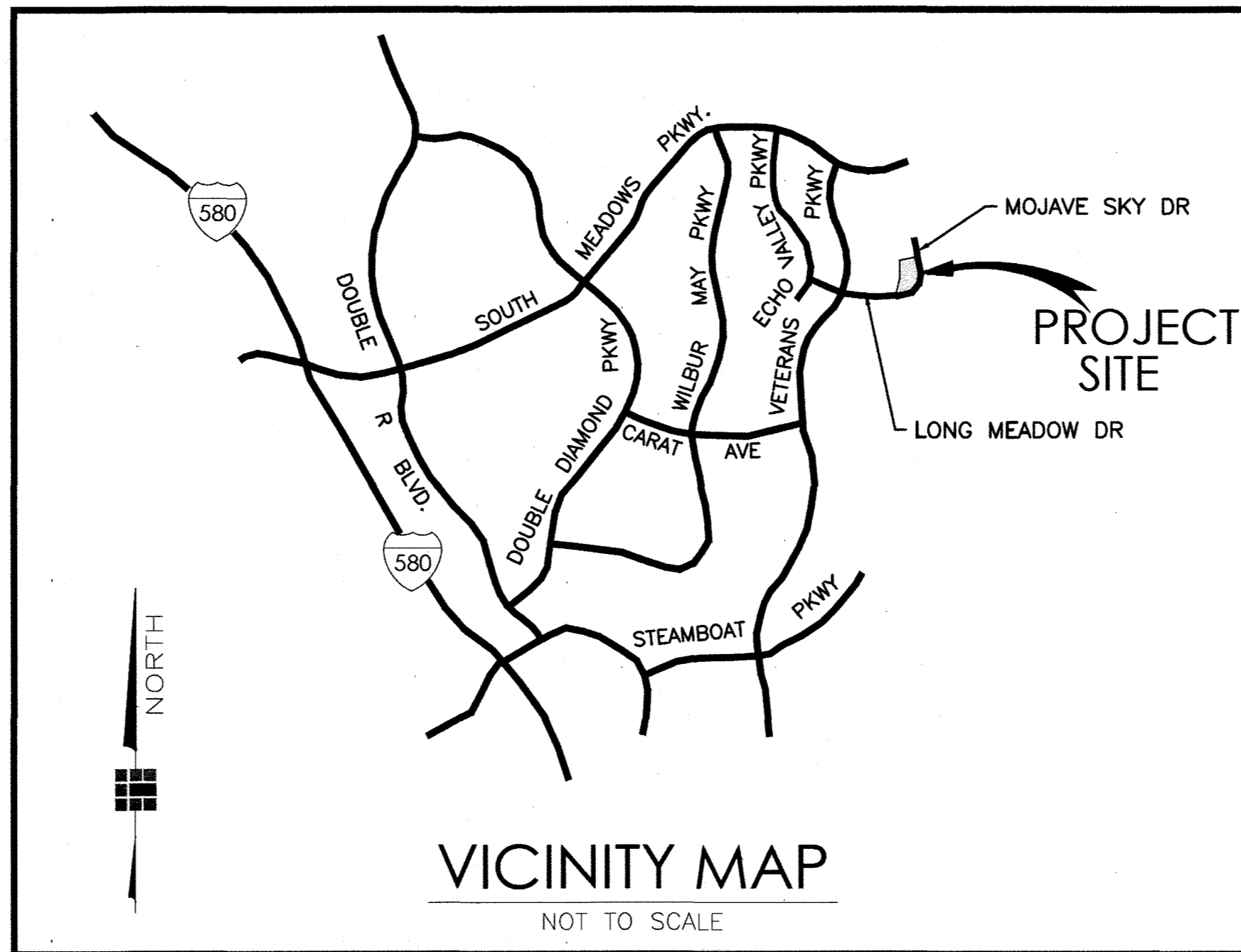
BY: Danielle Coulton DATE: 7/11/2017
DEPUTY TREASURER

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.

BPD 6/20/17
SIERRA PACIFIC POWER COMPANY, DBA NV ENERGY DATE
Brian Huelo 6/20/17
NEVADA BELL TELEPHONE COMPANY, DBA AT&T NEVADA DATE
Chris Selavich 6/20/17
CHARTER COMMUNICATIONS DATE
John R. Z. 6-20-2017
TRUCKEE MEADOWS WATER AUTHORITY DATE

OFFICIAL PLAT OF
BELLA VISTA RANCH
VILLAGE D, UNIT 3



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.

M. S. P.E. 6/21/2017
DIVISION OF WATER RESOURCES DATE
MARK SVABLIAN, SECTION CHIEF, WATER RIGHTS

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.

[Signature] 07/27/2017
FOR THE DISTRICT BOARD OF HEALTH DATE

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 5TH DAY OF NOVEMBER, 2014. THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL.

Chandra C. Hanson 8/2/17
PLANNING MANAGER 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 15, 2020.

Chalera 7/31/17
CITY ENGINEER DATE

CITY CERTIFICATE

APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF RENO, WASHOE COUNTY, NEVADA, THIS 08th DAY OF August, 2017. A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED BY THE CITY OF RENO PLANNING COMMISSION ON THE 5TH DAY OF NOVEMBER, 2014 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.

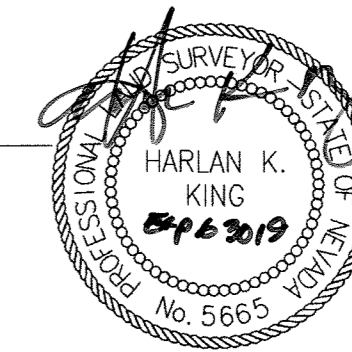
[Signature] 08.08.2017
COMMUNITY DEVELOPMENT DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, HARLAN K. KING, 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 TOLL NEVADA LIMITED PARTNERSHIP.
- 2. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST 1/4 OF SECTION 10, T18N, R20E, MDM, AND THE SURVEY WAS COMPLETED ON July 17, 2017.
- 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 Aug 6th 2010 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

HARLAN K. KING, PLS 5665



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 ON ALL LOTS AND COMMON AREAS 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.
- 6) A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO THE CITY OF RENO OVER ALL COMMON AREAS FOR INSTALLATION, OPERATION, MAINTENANCE ACCESS AND REPAIR OF PUBLIC UTILITIES
- 7) A PUBLIC USE EASEMENT IS HEREBY GRANTED OVER COMMON AREAS "A" AND "B"
- 8) A PUBLIC DRAINAGE EASEMENT IS HEREBY GRANTED OVER COMMON AREAS "A" AND "B"
- 9) COMMON AREAS "A" AND "B" AS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE BELLA VISTA RANCH COMMUNITY ASSOCIATION.
- 10) A 5 FOOT FENCE CONSTRUCTION AND MAINTENANCE EASEMENT IS HEREBY GRANTED TO THE BELLA VISTA RANCH COMMUNITY ASSOCIATION ALONG ALL REAR YARDS ADJACENT TO DEDICATED ROADWAYS AND ALONG ALL SIDE AND REAR YARDS ADJACENT TO COMMON AREAS.
- 11) THE SUBDIVISION IS ENTIRELY WITHIN FEMA FLOOD ZONE "X" (UNSHADED), PER FEMA FIRM MAP NO.32031C3253G, DATED MARCH 16, 2009.
- 12) 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.
- 13) 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 AND ACCESS ALL PUBLIC FIRE HYDRANTS FOR ROUTINE INSPECTION AND MAINTENANCE IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- 14) A BLANKET WATER FACILITY EASEMENT IS HEREBY GRANTED TO TRUCKEE MEADOWS WATER AUTHORITY ACROSS ALL COMMON AREAS FOR THE PURPOSE OF INSTALLING, ACCESSING AND MAINTAINING SAID WATER UTILITIES.
- 15) 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.

FILE NO: 4733084
FEE: 67.00
FILED FOR RECORD AT THE REQUEST OF
Toll Bros Inc
ON THIS 10th DAY OF August
2017, AT 19 MINUTES PAST 12
O'CLOCK, P.M. OFFICIAL RECORDS OF
WASHOE COUNTY, NEVADA.
Lawrence R. Burtness
COUNTY RECORDER
BY: A. Peaslee
DEPUTY

OFFICIAL PLAT
OF
BELLA VISTA RANCH
VILLAGE D, UNIT 3
A PLANNED UNIT DEVELOPMENT
A DIVISION OF REMAINDER PARCEL 1 OF SUBDIVISION TRACT MAP 5185
BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10
TOWNSHIP 18 NORTH, RANGE 20 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 2

Subdivision Tract Map 5224

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

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

4733084

5224

5224A

33 34
3 4

WASHOE COUNTY GPS PT (WS1045)
S115M01159
FND. BLM BRASS CAP IN ROCK MOUND
N: 14,843,906.29
E: 2,300,412.60
(GROUND)

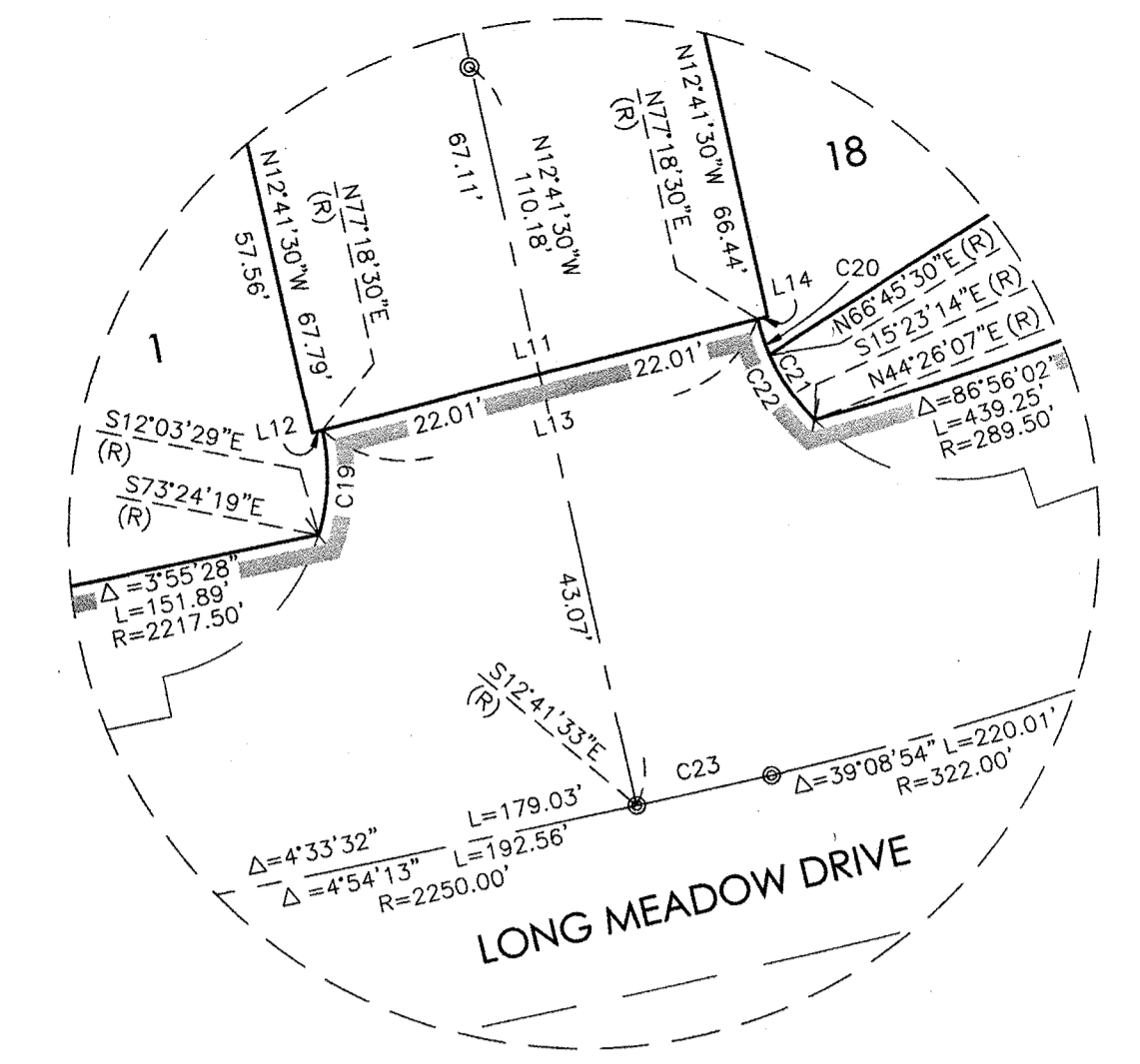
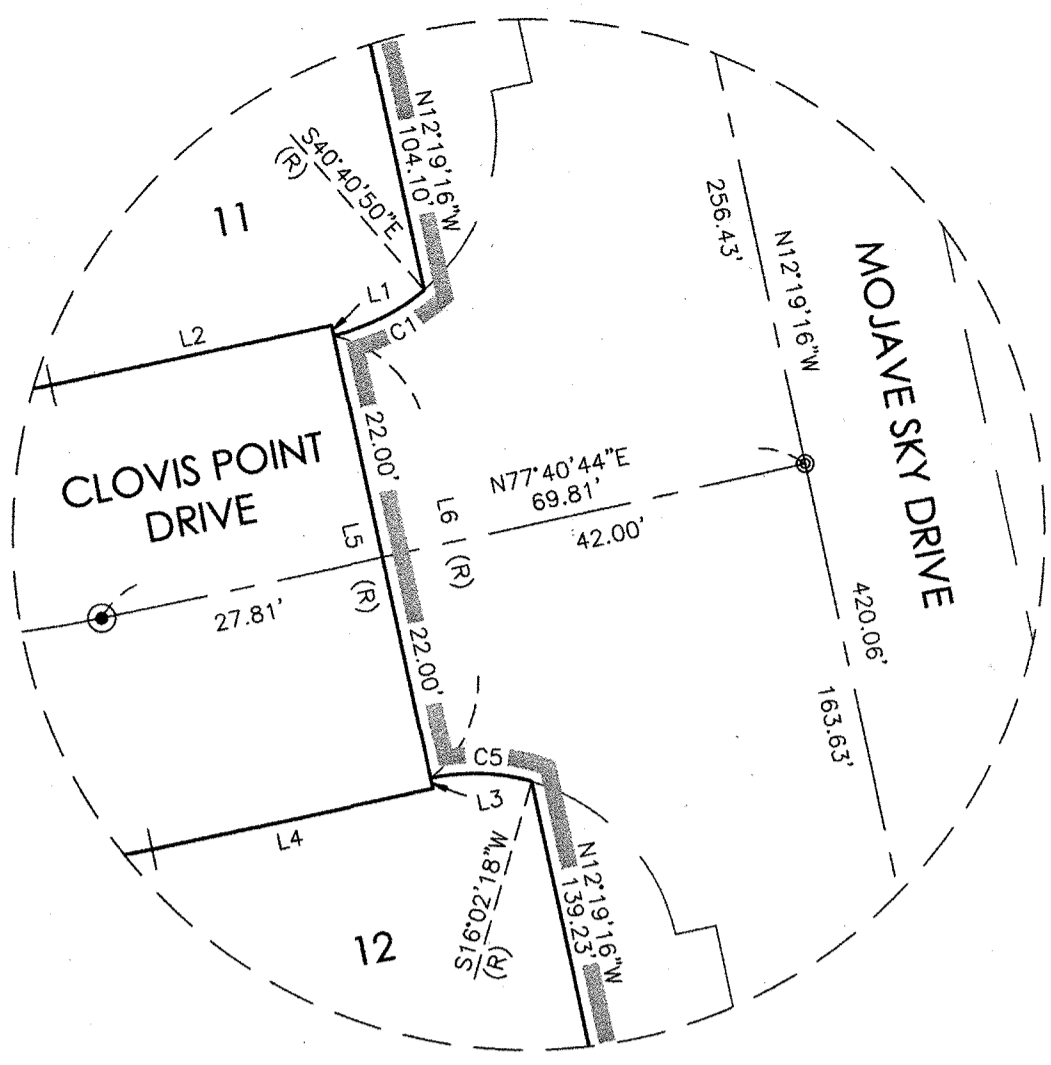
BELLA VISTA RANCH
VILLAGE D, UNIT 2
TM NO. 5185

BELLA VISTA RANCH
VILLAGE D, UNIT 1
TM NO. 4802

BELLA VISTA RANCH
VILLAGE D, UNIT 2
TM NO. 5185

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 S625M01279 (WSZOLEZZI) AND
S115M01159 (WS1045) USING THE COORDINATES AS PUBLISHED BY WASHOE
COUNTY ENGINEERING. (N21°33'50"E)

REFERENCES
1) TM4802, DOC. NO. 3549313
2) TM4532, DOC. NO. 3256778
3) PM4526, DOC. NO. 3359967
4) DED TM4772, DOC. NO. 3522189
5) PM5170, DOC. NO. 4485722
6) TM5185, DOC. NO. 4643629



DETAIL A
N.T.S.

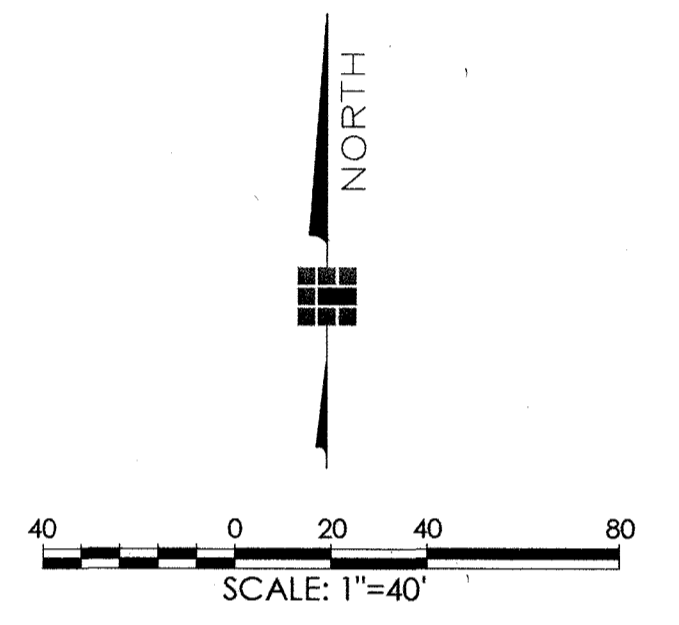
DETAIL B
N.T.S.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S12°19'16"E	1.00'
L2	N77°40'44"E	27.81'
L3	S12°19'16"E	1.00'
L4	N77°40'44"E	27.81'
L5	N12°19'16"W	46.00'
L6	S12°19'16"E	44.00'
L7	N82°54'06"W	32.15'
L8	S82°54'06"E	29.60'
L9	S82°54'06"E	29.60'
L10	S82°54'06"E	32.15'
L11	N75°37'36"E	46.02'
L12	N75°37'36"E	1.00'
L13	N75°37'36"E	44.02'
L14	N75°37'36"E	1.00'

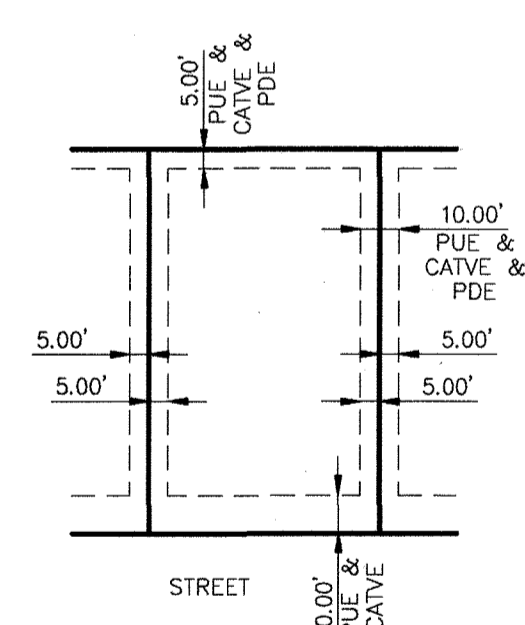
CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	28°21'34"	20.00'	9.90'
C2	26°55'13"	77.00'	36.18'
C3	21°28'44"	77.00'	28.87'
C4	5°26'29"	77.00'	7.31'
C5	28°21'34"	20.00'	9.90'
C6	26°55'16"	123.00'	57.79'
C7	12°32'12"	123.00'	26.91'
C8	14°23'04"	123.00'	30.88'
C9	88°21'32"	19.00'	29.30'
C10	88°21'32"	19.00'	29.30'
C11	180°00'00"	12.50'	39.27'
C12	180°00'00"	12.50'	39.27'
C13	0°21'43"	2599.75'	16.42'
C14	1°26'16"	2599.75'	65.23'
C15	22°52'08"	77.00'	30.73'
C16	22°52'08"	123.00'	49.09'
C17	0°57'48"	123.00'	2.07'
C18	21°54'20"	123.00'	47.02'
C19	29°17'11"	20.00'	10.22'
C20	10°32'59"	20.00'	3.68'
C21	22°19'24"	20.00'	7.79'
C22	32°52'23"	20.00'	11.47'
C23	0°20'40"	2250.00'	13.53'



LEGEND

- GPS CONTROL POINT
- CENTERLINE MONUMENT TO BE SET BY STAMPED PLS 5665
- CENTERLINE MONUMENT PER TM 4802 OR 5185
- 5/8" REBAR & CAP PLS 18974 PER TM 5169
- SET 5/8" REBAR W/ CAP PLS 5665 OR SCRIBE CURB ON PROPERTY LINE PROJECTION CALCULATED POSITION, NOTHING SET
- SECTION CORNER
- SECTION/GPS TIE
- GRAPHIC BORDER
- ADJACENT PARCEL LINE
- CENTERLINE
- PARCEL LINE
- EASEMENT LINE
- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FOOT
- TM TRACT MAP
- PM PARCEL MAP
- (R) RADIAL LINE
- PDE PRIVATE DRAINAGE EASEMENT
- CATV CABLE TV EASEMENT
- (TNLP) TOLL NV LIMITED PARTNERSHIP



TYPICAL LOT EASEMENTS
(NOT TO SCALE)

OFFICIAL PLAT
OF
**BELLA VISTA RANCH
VILLAGE D, UNIT 3**
A PLANNED UNIT DEVELOPMENT
A DIVISION OF REMAINDER PARCEL 1 OF SUBDIVISION TRACT MAP 5185
BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10
TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.
CITY OF RENO WASHOE COUNTY NEVADA

18 RESIDENTIAL LOTS: 3.23± ACRES
DEDICATED RIGHT OF WAY: 38,576± SF
2 COMMON AREAS: 13,457± SF
TOTAL AREA: 4.42± ACRES

CHRISTY CORPORATION
1000 Kiley Pkwy | Sparks Nevada 89436
775.502.8552 christynv.com

SHEET	2
OF	2

CUMULATIVE INDEXES
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FOR ANY SUBSEQUENT
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5224A
CUMULATIVE INDEXES
SHOULD BE EXAMINED
FOR ANY SUBSEQUENT
CHANGES TO THIS MAP

Subdivision Tract Map 5224A