

5237

# OFFICIAL PLAT MOUNTAIN VIEW ESTATES UNIT 1B PHASE 3

### CITY CERTIFICATE

APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF RENO, WASHOE COUNTY, NEVADA, THIS 06 DAY OF Nov, 2017. A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED BY THE CITY OF RENO PLANNING COMMISSION ON THE 5th DAY OF August, 2014; AND IN ACCORDANCE WITH N.R.S. 278.360 A TWO YEAR EXTENSION WAS PROVIDED DUE TO COUNCIL APPROVAL OF MOUNTAIN VIEW ESTATES UNIT 1B, PHASE 1 ON THE 20th DAY OF August, 2016 AND RECORDED AS DOCUMENT NO. 450844; AND A TWO YEAR EXTENSION WAS PROVIDED DUE TO COUNCIL APPROVAL OF MOUNTAIN VIEW ESTATES UNIT 1B, PHASE 2 ON THE 20th DAY OF February, 2016 AND RECORDED AS DOCUMENT NO. 450844; AND THE OFFER OF DEDICATION OF THE STREETS SHOWN HEREON BEING REJECTED AT THIS TIME BY THE CITY OF RENO WITH THE OFFER TO REMAIN OPEN IN ACCORDANCE WITH THE PROVISIONS OF NRS CHAPTER 278.390.

*[Signature]*  
COMMUNITY DEVELOPMENT DIRECTOR DATE: 11.06.2017

### 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 AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

*[Signature]*  
FOR THE DISTRICT BOARD OF HEALTH DATE: 10/17/2016

### 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 REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

*[Signature]*  
DIVISION OF WATER RESOURCES DATE: 9/30/2016

*[Signature]*  
Mark Sivashan, P.E.  
Water Rights Section Chief

### UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

- [Signature]* SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY DATE: 092516
- [Signature]* NEVADA BELL TELEPHONE COMPANY g/b/o AT&T NEVADA DATE: 9-23-16
- [Signature]* CHARTERED COMMUNICATIONS DATE: 9/23/16
- [Signature]* TRUCKEE MEADOWS WATER AUTHORITY DATE: 9/27/16

### TITLE COMPANY'S CERTIFICATE

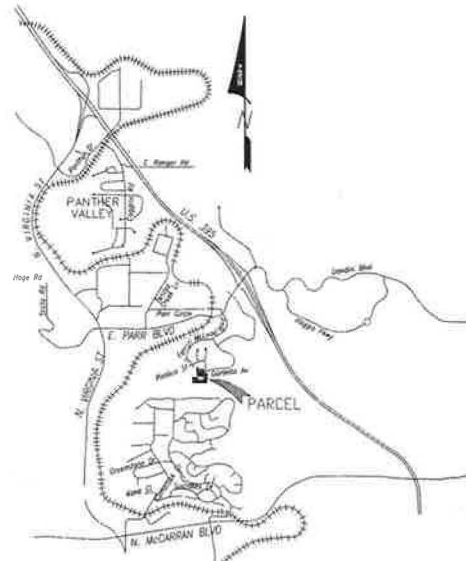
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

FIRST AMERICAN TITLE INSURANCE COMPANY  
BY: *[Signature]* DATE: 8/21/2017  
VICKIE TAYLOR  
TITLE: SENIOR TITLE OFFICER

### 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]*  
FOR THE DISTRICT BOARD OF HEALTH DATE: 10/17/2016



VICINITY MAP  
NOT TO SCALE

### SURVEYOR'S CERTIFICATE

I, MICHAEL W. TALONEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF NORTHERN NEVADA HOMES LLC.
- THE LANDS SURVEYED LIE WITHIN THE SE 1/4 SECTION 26, T. 20 N., R. 19 E., M.D.B. & M., CITY OF RENO, COUNTY OF WASHOE, NEVADA, AND WAS COMPLETED ON MARCH 20, 2016.
- 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 AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE CHAPTER 625.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 11-9-2020 ARE OF SUFFICIENT NUMBER AND DURABILITY, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDEMENT TO ENSURE INSTALLATION.

*[Signature]*  
MICHAEL TALONEN (PES) DATE: 9-20-2016  
EXP. 06/30/2018

TOTAL AREA: 10.57 ACRES

### RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Teel Inc  
ON THIS 20 DAY OF November, 2017  
AT 11:00 AM IN BOOK 111A PAGE 111A  
OF THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA  
RECORDING FEE: 1300 WASHOE  
FILE NO: 4763338  
*[Signature]*  
RECORDED

### OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, NORTHERN NEVADA HOMES 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 RECORDEMENT OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS ON N.R.S. CHAPTER 278 AND THAT ALL STREETS, AVENUES AND HIGHWAYS AND ALL APPURTENANCES THERETO AS SHOWN HEREON ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE OWNER HEREBY GRANTS THE PUBLIC STORM DRAINAGE EASEMENT SHOWN HEREON TO THE CITY OF RENO TO BE USED FOR DRAINAGE PURPOSES FOREVER. THE OWNER HEREBY GRANTS THE PRIVATE STORM DRAINAGE EASEMENT SHOWN HEREON TO THE HOA TO BE USED FOR DRAINAGE PURPOSES FOREVER. THE OWNER HEREBY GRANTS THE TRUCKEE MEADOWS WATER LINE EASEMENT SHOWN HEREON TO THE TRUCKEE MEADOWS WATER AUTHORITY TO BE USED FOR WATER LINE PURPOSES ALONG WITH THE RIGHT OF ACCESS AND REPAIR FOREVER. THE OWNER HEREBY GRANTS TO ALL UTILITIES THE PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

NORTHERN NEVADA HOMES, LLC., A Nevada Limited Liability Company

*[Signature]* DATE: 9-27-16  
STATE OF NEVADA ) )  
COUNTY OF WASHOE ) )

On this 27th day of September, 2016, personally appeared before me, a notary public in the County of Washoe, Ed E. Saxon, who acknowledged to me that he executed the above instrument. In witness whereof, I hereunto set by hand and affix my official seal the day and year first above written.  
*[Signature]*  
NOTARY PUBLIC

### RENO CITY PLANNING CERTIFICATE

A TENTATIVE MAP OF THIS SUBDIVISION WAS RECOMMENDED FOR APPROVAL BY THE RENO CITY PLANNING COMMISSION ON THE 5th DAY OF AUGUST, 2014. THIS PLAT IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL.

*[Signature]* DATE: November 16, 2017  
PLANNING MANAGER

### CITY ENGINEER'S CERTIFICATE

I 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 AND THAT THE PLAT IS TECHNICALLY CORRECT AND THAT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THE SETTING OF SURVEY MONUMENTS BY Aug 29, 2020.

*[Signature]* DATE: 11/6/17  
CITY ENGINEER

### TAX CERTIFICATE APN: 003-870-09

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

*[Signature]* DATE: 8/29/2017  
DANIELLE COLLIER  
WASHOE COUNTY TREASURER  
Deputy Treasurer

### MST Surveying

SURVEYORS  
3300 SANTA FE RD Reno, Nevada 89502  
(775) 344-7817 • (775) 871-8888 Fax • [info@mstsurveying.com](mailto:info@mstsurveying.com)

### OFFICIAL PLAT MOUNTAIN VIEW ESTATES UNIT 1B PHASE 3

DIVISION OF PARCEL D, T11 N., S153  
SITUATE N THE SE 1/4 SECTION 26, T 20 N. R 19 E. M.D.B. & M.

CITY OF RENO, WASHOE COUNTY, NEVADA

SHEET 1 OF 2

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

4763338

SUBDIVISION-TRACT MAP # 5237

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