



Planning Commission Staff Report

Meeting Date: May 3, 2022

Agenda Item: 8A

ABANDONMENT CASE NUMBER: WAB22-0002 (Chestnut Vine Drive and Cloud Berry Drive within Sugarloaf Ranch Estates)

BRIEF SUMMARY OF REQUEST: Abandonment, slight relocation and subsequent re-offer of dedication of an undeveloped roadway easement

STAFF PLANNER: Roger D. Pelham, MPA, Senior Planner
Phone Number: 775.328.3622
Email: rpelham@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion and possible action to approve the abandonment, slight relocation and subsequent re-offer of dedication of an undeveloped roadway easement at the intersection of Chestnut Vine Drive and Cloud Berry Drive within the approved Sugarloaf Ranch Estates Subdivision Tentative Subdivision Map Case Number TM16-002.

Applicant/ Property Owner: Silverado Silver Canyon, LLC

Location: Approximately 2000 feet northwest of the intersection of Calle De La Plata and Pyramid Highway, within the Sugarloaf Ranch Estates Subdivision which is currently under construction

APN: 534-743-03

Parcel Size: ± 0.526 acres

Master Plan: Suburban Residential (SR)

Regulatory Zone: Medium Density Suburban (MDS – 3 dwellings to the acre)

Area Plan: Spanish Springs

Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets

Commission District: #4 – Commissioner Hartung



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB22-0002 for Silverado Silver Canyon, LLC, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20:

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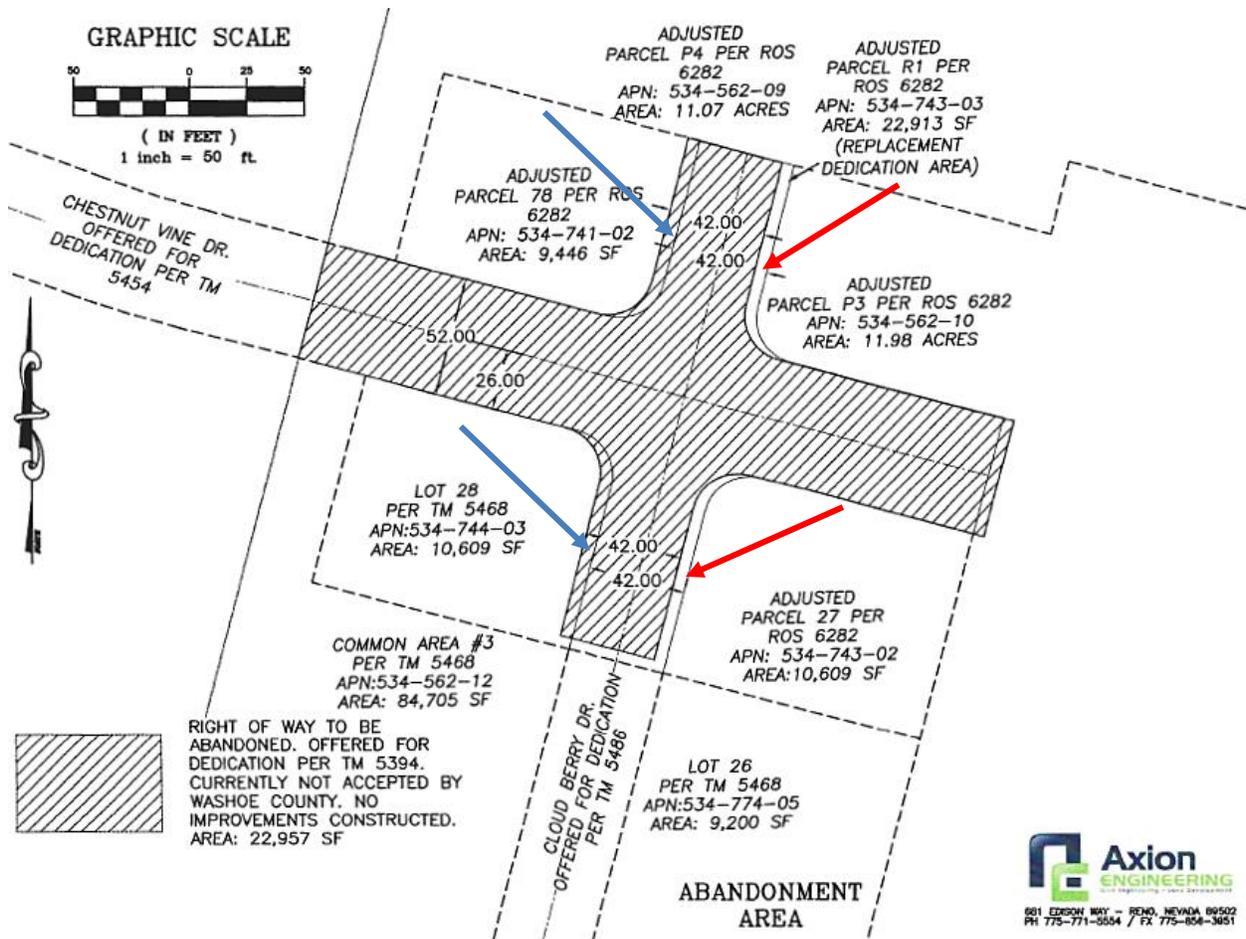
Abandonment Definition

The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation of the Resolution and Order of Abandonment.

The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicant’s surveyor, that are required by the conditions of approval. When the Engineering and Capital Projects Division is satisfied that all conditions of approval have been met, then the Engineering and Capital Projects Division will record the Resolution and Order of Abandonment with the County Recorder. The abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.

The conditions of approval for Abandonment Case Number WAB22-0002 are attached to this staff report and will be included with the Action Order if granted approval.

- All conditions of approval are required to be completed before the abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects Division and after the recordation of the Resolution and Order of Abandonment by the County Recorder.



Site Plan

Project Evaluation

Tract Map 5394 was recorded on October 29th, 2020. No construction or improvements have yet taken place on the subject site. In preparation for subsequent development, the four lots recorded on that map were required to be adjusted slightly with the corresponding adjustment to the dedicated right of way. The areas indicated with blue arrows above will be abandoned and replaced with the areas indicated by red arrows. The County Surveyor determined that the abandonment process is the correct process to achieve the minor adjustment. The minor adjustment and dedication of new right of way has no effect on any surrounding property as construction of homes has not yet begun in this area of the project site.

Spanish Springs Area Plan

The subject parcel is located within the Spanish Springs Area Plan. There are no policies or action programs from the Area Plan that are particularly relevant to the proposed abandonment.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
Washoe County Engineering & Capital Projects	X			
Washoe County GIS	X			
Washoe County Land Development	X	X	X	Robert Wimer, rwimer@washoecounty.gov
Washoe County Operations Division Director	X			
Washoe County Planning & Building Director	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Water Rights	X	X		Timber Weiss, tweiss@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, BLemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer, 775.750.5282

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.806.20 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (a) **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Spanish Springs Area Plan.

Staff Comments: There are no policies or action programs from the Master Plan or Spanish Springs Area Plan that are particularly relevant to the proposed abandonment.

- (b) **No Detriment.** The abandonment or vacation does not result in a material injury to the public.

Staff Comments: *The minor adjustment and offer for dedication of new right of way has no effect on any surrounding property as construction of homes has not yet begun in this area of the project site.*

- (c) **Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Staff Comments: *The proposed easements to replace the abandoned easements are shown on the site plan (page 3 of this report).*

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB22-0002 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB22-0002 for Silverado Silver Canyon, LLC, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20:

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Spanish Springs; and
- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).



Conditions of Approval

Abandonment Case Number WAB22-0002

The project approved under Abandonment Case Number WAB22-0002 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on May 3, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. Nothing in this abandonment should be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, this abandonment does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

Unless otherwise specified, all conditions related to the approval of this Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Community Services Department – Planning and Building Division.

Compliance with the conditions of approval related to this abandonment is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. All conditions of approval must be met prior to the Engineering and Capital Projects Division recording the required Resolution and Order of Abandonment.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

- All conditions of approval are required to be completed before the Abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of CSD – Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, MPA, Senior Planner, 775.328.3622, rpelham@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- c. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall submit to the County Engineer for review and approval a description prepared by a registered professional of the offer of dedication to be abandoned and replacement private access.
- d. The applicant shall comply with all conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Washoe County Planning Commission or this conditional abandonment will be null and void.
- e. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E., 775.328.2059

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
- b. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- c. The applicant shall comply with conditions necessary to effect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

Truckee Meadows Fire Protection District (TMFPD)

3. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Contact Name: Brittany Lemon, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted Truckee Meadows Fire Protection District (TMFPD) fire codes, ordinances, and standards at the

time of construction to include the infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***

From: [Lemon, Brittany](#)
To: [Pelham, Roger](#)
Subject: RE: WAB22-0002 (Sugarloaf Ranch Estates)
Date: Thursday, March 24, 2022 11:55:08 AM
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hi Roger,

Thank you for the meeting this morning and the clarification.

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

March 24, 2022

TO: Roger Pelham, MPA, Senior Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Abandonment Case Number WAB22-0002 (Sugarloaf Ranch Estates)

Project description:

The applicant is proposing to approve the abandonment, slight relocation and re-dedication of an undeveloped roadway easement at the corner of Chestnut and Vine within the approved Sugarloaf Ranch Estates Subdivision Tentative Subdivision Map Case Number TM16-002. There are no appurtenant water rights on this land.

Location: Approximately 2000 feet northwest of the intersection of Calle De La Plata and Pyramid Highway, within the Sugarloaf Ranch Estates Subdivision which is currently under construction. APN: 534-743-03

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

Comment: Recommend approval of abandonment, no conditions.



Washoe-Storey Conservation District

Bret Tyler Chaimen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

March 20, 2022

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WAB22-0002 Sugarloaf Ranch Estates

Dear Roger,

In reviewing the rededication of an undeveloped roadway easement, the Conservation District has no comments.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and any questions call us at (775) 750-8272.

Sincerely,

Jim Shaffer



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: March 28, 2022

To: Roger Pelham, Planner, Planning and Building Division

From: Robert Wimer, P.E., Engineering and Capitol Projects Division

Re: Abandonment Case **WAB22-0002 – Sugarloaf Ranch Estates Abandonment**
APN 534-743-03

GENERAL PROJECT DISCUSSION

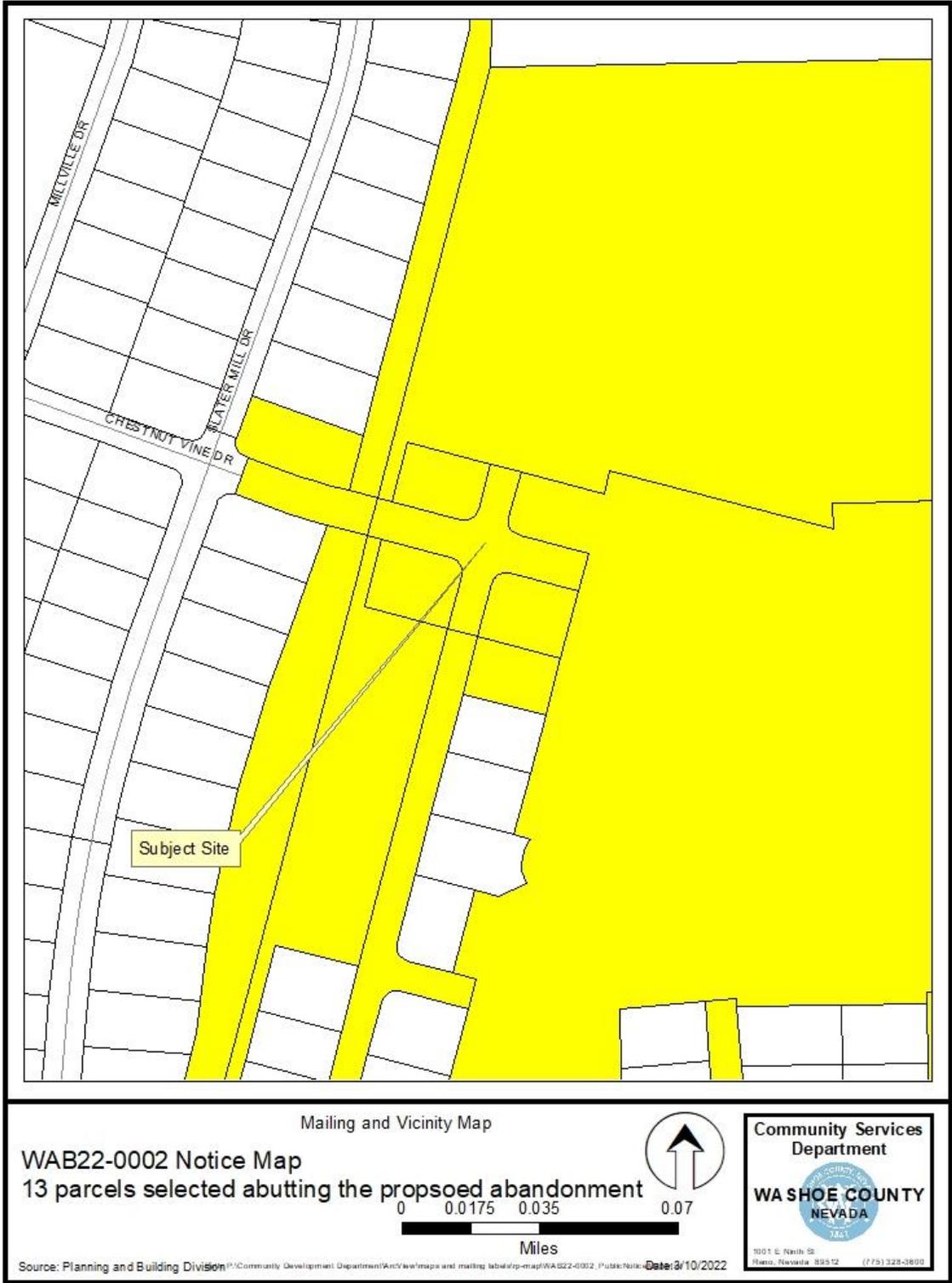
Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of access easements of the subject parcel, in order to realign access easements with the existing streets. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by Axion Engineers. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
2. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
3. The applicant shall comply with conditions necessary to effect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.



Noticing Map



683 Edison Way, Reno, NV 89502
775.771.7983 – ryan@axionengineering.net

March 8, 2022

Community Services Department
Planning and Building
1001 E. Ninth St. Bldg A
Reno NV 89512

Re: Request for Abandonment of Chestnut Vine Drive and Cloud Berry Drive per Tract Map 5394

Dear Sir/Madam,

On behalf of the property owners, Silverado Silver Canyon, LLC, I am respectfully requesting an abandonment of the right of way dedicated as Chestnut Vine Drive and Cloud Berry Drive, on Tract Map No. 5394, Recorded October 29th, 2020.

Tract Map No. 5394 was a 4 lot, one remainder parcel final subdivision map recorded at the request of KDH Builders (JC Blackstone LLC) at the time to preserve the tentative map approval of TM16-002. The right of way for that portion of Chestnut Vine Drive and Cloud Berry Drive was offered for dedication on that final map.

Subsequently, the subdivision was purchased in early 2021 from JC Blackstone LLC (KDH) by Silverado Silver Canyon LLC (Silverado Homes).

As Silverado proceeded with design and mapping of the subdivision, it became apparent that the 4 lots recorded on TM 5394 would need to be adjusted to accommodate the Silverado Product, which differed from the KDH product.

A boundary line adjustment and Record of Survey map was submitted, approved, and recorded as BLA Doc #5212301 and Record of Survey Map 6282, Recorded August 5, 2021.

Although the property lines were adjusted with these instruments, it was determined along with the County Surveyor that the area offered for dedication could not be moved with the boundary line adjustment, as it was already offered for dedication. It was determined that the proper method to adjust the right of way was through abandonment and re-dedication.

Silverado has proceeded with recordation of a final subdivision map, Tract Map No 5468, recorded January 24th, 2022 as Document No. 5270925, and is currently constructing this phase under permit WNFL21-0007. As part of the processing of that map, it was determined that an access, water/sewer/storm easement would need to be recorded over the new proposed Chestnut Vine/Cloud Berry right of way to maintain access and

provide for construction of subdivision improvements while the abandonment and re-dedication were completed. That document number is 5271765.

The abandonment will need to be completed prior to the sale of any lot affected by the abandonment.

There are no current public improvements within the right of way area, the subdivision improvements including the roadway are under construction.

WCC Section 110.806.20 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request:

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan.

Response: Because this is an abandonment to precede a re-dedication, there will be no action with any relevance to the Master Plan

2. No Detriment. The abandonment or vacation does not result in a material injury to the public.

Response: Because this is an abandonment to precede a re-dedication, there will be no material injury to the public. Access will be maintained by document No. 5271765 currently, to be replaced by the re-dedication.

3. Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Response: This is an abandonment to precede a re-dedication, the existing public utility rights within the right of way will be maintained by document No. 5271765 currently, to be replaced by the re-dedication.

4. No longer required for a public purpose (NRS 278.480(3)). The government patent easement is no longer required for a public purpose. (For government patent easements only)

Response: No patent easements involved.

We trust that this application will be sufficient for the review and approval of the abandonment, we are available for any questions or comments on the application.

Thank you for your consideration on this matter.

Please feel free to contact me via phone or email with any questions or comments.

Sincerely,

Axion Engineering



Ryan T. Sims, P.E.
RTS/rts

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: SUGARLOAF ABANDONMENT			
Project Description: ABANDONMENT OF INTERSECTION BETWEEN CHESTNUT VINE DRIVE AND CLOUDBERRY DRIVE			
Project Address: 0 CHESTNUT VINE DR, WASHOE COUNTY NV 89441			
Project Area (acres or square feet): 0.526 ACRES			
Project Location (with point of reference to major cross streets AND area locator): SUGARLOAF RANCH ESTATES, SPANISH SPRINGS NEVADA			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
534-743-03	0.526		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). BLA ROS 3262, TM 16-002, WFNLM20-0002, WFNLM21-0007			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: SILVERADO SILVER CANYON LLC		Name: AXION ENGINEERING LLC	
Address: 5525 KETZKE LN STE 102		Address: 683 EDISON WAY	
RENO NV	Zip: 895112	RENO NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email: MEVANS@SILVERADOHOMES.COM		Email: RYAN@AXIONENGINEERING.NET	
Cell: 775-691-1535	Other:	Cell: 775-771-7983	Other:
Contact Person: MIKE EVANS		Contact Person: RYAN T. SIMS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Abandonment Application
Supplemental Information**
(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

THE ABANDONMENT IS REQUESTED AT THE PROPOSED INTERSECECTION OF CHESTNUT VINE DR AND CLOUD BERRY DR.

2. On which map or document (please include with application) is the easement or right-of-way first referenced?

T.M. #5394

3. What is the proposed use for the vacated area?

PUBLIC COUNTY STREET/ SUBDIVISION LOTS

4. What replacement easements are proposed for any to be abandoned?

REPLACEMENT RIGHT OF WAY WILL BE OFFERED BY DEDICATION BY SEPARATE DOCUMENT

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

PROPERTY IS UNDEVELOPED, APPLICANT OWNS ADJACENT PROPERTY. PROPOSED IMPROVEMENT PLANS WILL FOLLOW NEW PROPOSED ALIGNMENT

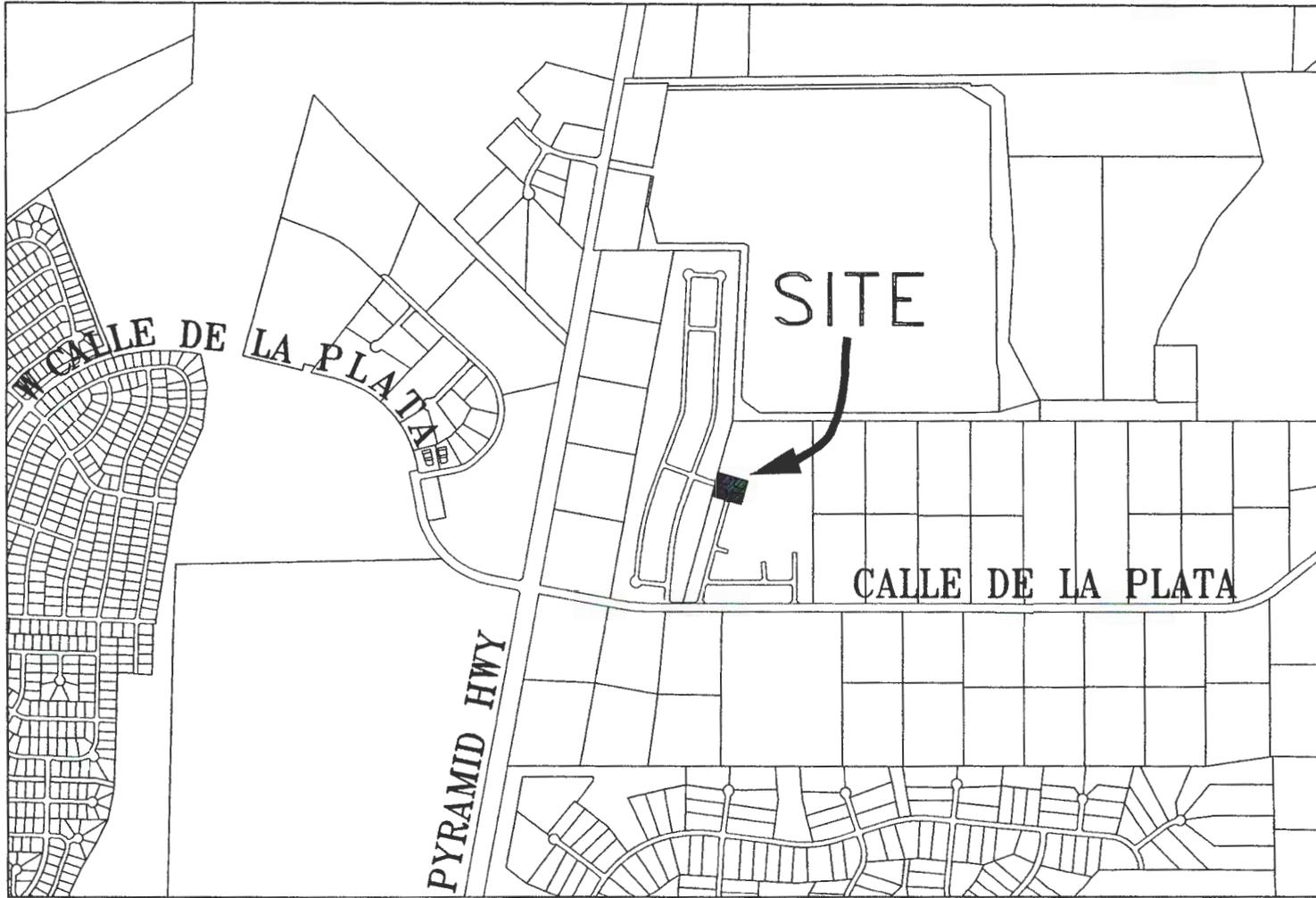
6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

* Yes PLEASE SEE ATTACHED DOCUMENT * No

IMPORTANT

NOTICE REGARDING ABANDONMENTS:

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a "quitclaim" by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

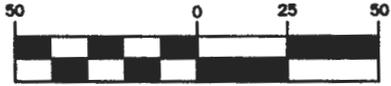


VICINITY MAP



683 EDISON WAY - RENO, NEVADA 89502
PH 775-771-7963 / ryan@axionengineering.net

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CHESTNUT VINE DR.
OFFERED FOR
DEDICATION PER TM
5454



ADJUSTED
PARCEL P4 PER ROS
6282
APN: 534-562-09
AREA: 11.07 ACRES

ADJUSTED
PARCEL R1 PER
ROS 6282
APN: 534-743-03
AREA: 22,913 SF
(REPLACEMENT
DEDICATION AREA)

ADJUSTED
PARCEL 78 PER ROS
6282
APN: 534-741-02
AREA: 9,446 SF

ADJUSTED
PARCEL P3 PER ROS 6282
APN: 534-562-10
AREA: 11.98 ACRES

LOT 28
PER TM 5468
APN:534-744-03
AREA: 10,609 SF

COMMON AREA #3
PER TM 5468
APN:534-562-12
AREA: 84,705 SF

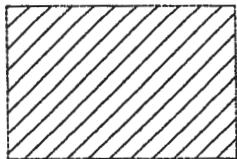
ADJUSTED
PARCEL 27 PER
ROS 6282
APN: 534-743-02
AREA:10,609 SF

LOT 26
PER TM 5468
APN:534-774-05
AREA: 9,200 SF

RIGHT OF WAY TO BE
ABANDONED. OFFERED FOR
DEDICATION PER TM 5394.
CURRENTLY NOT ACCEPTED BY
WASHOE COUNTY. NO
IMPROVEMENTS CONSTRUCTED.
AREA: 22,957 SF

CLOUD BERRY DR.
OFFERED FOR DEDICATION
PER TM 5486

**ABANDONMENT
AREA**



200A COMMON WAY - TOWN, WHELAN TWP NV
PH 775-771-5554 / FX 775-858-3851

**WAB22-0002
EXHIBIT D**

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CHESTNUT VINE DR.
OFFERED FOR
DEDICATION PER TM
5454



ADJUSTED
PARCEL P4 PER ROS
6282
APN: 534-562-09
AREA: 11.07 ACRES

ADJUSTED
PARCEL R1 PER
ROS 6282
APN: 534-743-03
AREA: 22,913 SF
(REPLACEMENT
DEDICATION AREA)

ADJUSTED
PARCEL 78 PER ROS
6282
APN: 534-741-02
AREA: 9,446 SF

42.00
42.00

ADJUSTED
PARCEL P3 PER ROS 6282
APN: 534-562-10
AREA: 11.98 ACRES

52.00
26.00

LOT 28
PER TM 5468
APN:534-744-03
AREA: 10,609 SF

42.00
42.00

ADJUSTED
PARCEL 27 PER
ROS 6282
APN: 534-743-02
AREA: 10,609 SF

COMMON AREA #3
PER TM 5468
APN:534-562-12
AREA: 84,705 SF

CLOUD BERRY DR.
OFFERED FOR DEDICATION
PER TM 5486

LOT 26
PER TM 5468
APN:534-774-05
AREA: 9,200 SF



ADJUSTED PARCEL R1 OF ROS6282:
RIGHT OF WAY TO BE
SUBSEQUENTLY DEDICATED BY
SEPARATE INSTRUMENT. EXISTING
ACCESS, WATER, SEWER, STORM
DRAIN EASEMENT PER DOC.
5271765
AREA: 22,913 SF

DEDICATION
AREA (BY SEPARATE
INSTRUMENT).



3001 EDWARDS WAY - NEW, WHEAT RIDGE
PH 775-771-5554 / FX 775-856-3851

**WAB22-0002
EXHIBIT D**

1665

SUGARLOAF RANCH ESTATES - UNIT 1

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JC BLACKSTONE, 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.L.S. CHAPTERS 278 AND 279 AND THAT THE STREETS, AVENUES AND HIGHWAYS AND ALL APPURTENANCES THEREON 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 AND WASHOE COUNTY PERMITS AND EASEMENTS SHOWN ON THIS PLAT FOR PLOWED SNOW STORAGE, THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, WATER AND RECLAIMED WATER, AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THEREIN, ANY WATER RIGHTS APPURTENANT 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 BLACKSTONE, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: [Signature]
NAME/TITLE (PRINT)

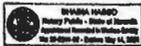
ACKNOWLEDGMENT:

STATE OF NEVADA
COUNTY OF WASHOE

ON THIS 7th DAY OF OCTOBER, 2020, PERSONALLY APPEARED Wayne Handrock, AS Wayne Handrock, LLC, A NEVADA LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 14, 2021



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.

- [Signature] DATE 10-6-2020
CENTER COMMUNICATIONS
- [Signature] DATE 10-7-2020
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA
- [Signature] DATE 10/15/2020
SERVA POWER COMPANY D/B/A NV ENERGY
- [Signature] DATE 10-1-2020
TRUCKEE MEADOWS WATER AUTHORITY
- [Signature] DATE 10/20/2020
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT
- [Signature] DATE 10/20/2020
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

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.

- [Signature] DATE 10/15/2020
DIVISION OF WATER RESOURCES
- [Signature] DATE 10/15/2020
Chief Water Rights Section

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.

- [Signature] DATE 10/20/2020
WASHOE COUNTY DISTRICT BOARD OF HEALTH
- [Signature] DATE 10/20/2020
RHS Supervisor

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS, AND THAT I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT AND THAT AN ADEQUATE PERFORMANCE GUARANTEE HAS BEEN FILED GUARANTEEING THE MEASUREMENTS AS SHOWN WILL BE SET BY 10-2-2021.

BY: Wayne Handrock, PLS 20264
WASHOE COUNTY SURVEYOR

DATE 10-20-20



COMMUNITY SERVICES CERTIFICATE

THE TENTATIVE MAP FOR SUGARLOAF RANCH ESTATES, CASE NO. TM16-002, WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON NOVEMBER 1, 2016.

THE FINAL MAP, SUGARLOAF RANCH ESTATES UNIT 1, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP, AND ALL CONDITIONS HAVE BEEN MET FOR THE PURPOSES OF RECORDATION OF THIS PLAT.

THE NEXT FINAL MAP FOR TM16-002 (SUGARLOAF RANCH ESTATES) MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE 31st DAY OF OCTOBER, 2020 OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS 20th DAY OF OCTOBER, 2020 BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR STREETS AND SEWER IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

[Signature] DATE 10-20-20
DIVISION DIRECTOR
PLANNING AND BUILDING

WATER & SEWER RESOURCE REQUIREMENTS

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

[Signature] DATE 10/22/2020
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

SURVEYOR'S CERTIFICATE

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 BLACKSTONE, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23 AND THE SOUTHWEST 1/4 OF SECTION 24, T21N, R20E, M4M, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 30, 2019.
- 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 N 10024 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. 19838



TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JC BLACKSTONE, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND SIGNED THE FINAL MAP THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED; AND THAT THERE ARE NO RECORDS AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED 10-11-2020 FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: [Signature] DATE 10-15-2020
[Signature]
NAME/TITLE (PRINT)

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT: SUGARLOAF PEAK, LLC, A NEVADA LIMITED LIABILITY COMPANY, BY DOCUMENT NO. 5008227, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 485548).

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 UNPAID PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.L.S. 261A.265.

APH 534-562-07

WASHOE COUNTY TREASURER

BY: [Signature] DATE 10/19/2020
[Signature]
NAME/TITLE (PRINT)

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT: PAUL BASAGOTTA, BY DOCUMENT NO. 5008227, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 500548).

SUGARLOAF RANCH ESTATES

OWNERSHIP: JC BLACKSTONE, LLC
LAND USE DESIGNATION: M05/2.99 DWELLING UNITS PER ACRE

LOT ALLOCATION:

NUMBER OF UNITS PER APPROVED TENTATIVE MAP =	119
NUMBER OF UNITS RECORDED =	119
NUMBER OF UNITS AVAILABLE =	4
NUMBER OF UNITS PER THIS FINAL MAP =	115
NUMBER OF UNITS REMAINING =	115

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT: WASHOE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BY DOCUMENT NO. 0082726, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 482529).

5097223

FILE NO. <u>5097223</u> FILED FOR RECORD AT THE REQUEST OF <u>JC Blackstone, LLC</u> ON THIS <u>10th DAY OF OCTOBER, 2020</u> AT <u>10:00 AM</u> MINUTES PAST <u>10</u> O'CLOCK <u>P.M.</u> OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA <u>[Signature]</u> COUNTY RECORDER	OFFICIAL PLAT OF SUGARLOAF RANCH ESTATES, UNIT 1 BEING A DIVISION OF PARCEL 24-1-0-1 OF LAND MAP 23 (ALSO SHOWN AS PARCEL 24-1-0-1 ON RECORD OF SURVEY 1096) SITUATE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23 AND THE SOUTHWEST 1/4 OF SECTION 24, T.21N., R.20E., M.4M., WASHOE COUNTY, NEVADA
BY: <u>[Signature]</u> DEPUTY FILE: <u>TR.00</u>	Axion ENGINEERING 883 EDISON WAY RENO, NV 89502 778.771.7883

Subdivision Tract Map **WAB22-0002** EXHIBIT D

5394

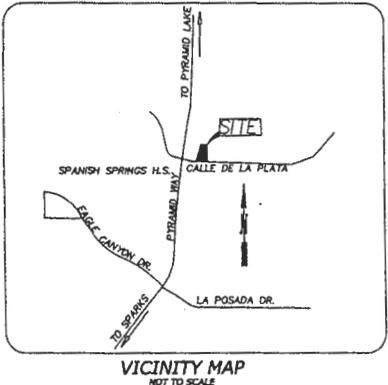
SHT 1 OF 2

2829

OWNER'S CERTIFICATE:

WE THE UNDERSIGNED OWNER OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE THAT:
1. WE HAVE EXAMINED THIS PLAT, APPROVE AND AUTHORIZE THE RECORDATION THEREOF.
2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON.
3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENTS PURSUANT TO THE PROVISIONS OF N.R.S. 278.010 TO 278.030 INCLUSIVE.
4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER OF LAND.
6. THE PROPERTY OWNERS HEREBY ACCEPT ANY DRAINAGE ONTO THEIR PROPERTY RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT.

SILVERADO SILVER CANYON, LLC
A NEVADA LIMITED LIABILITY COMPANY
BY: SILVERADO HOMES NEVADA, INC.,
A NEVADA CORPORATION
ITS: MANAGER
BY: TC DATE: 7/1/2021
NAME: Thomas G. Evance
TITLE: VP



GOVERNING AGENCY CERTIFICATE

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.
WAYNE HANDROCK, PLS #20464
DATE: 6-5-21
Wayne Handrock
WAYNE HANDROCK
PLS #20464
6-5-21

NOTARY PUBLIC CERTIFICATE:

STATE OF Nevada
COUNTY OF Washoe
ON THIS 1st DAY OF July, 2021 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, Thomas G. Evance, REPRESENTING SILVERADO SILVER CANYON, LLC, 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
Thomas G. Evance
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-8-2024

REFERENCES:

- 1. LAND MAP 23 AS RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON JULY 21, 1977 UNDER FILING NO. 477226.
- 2. RECORD OF SURVEY 1098 AS RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON JULY 21, 1977 UNDER FILING NO. 477225.
- 3. TRACT MAP 4401 AS RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON OCTOBER 15, 2004 UNDER FILING NO. 3113170.
- 4. TRACT MAP 5203 AS RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON MAY 9, 2017 UNDER FILING NO. 4722336.
- 5. TRACT MAP 5257 AS RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON MARCH 6, 2018 UNDER FILING NO. 4793498.
- 6. TRACT MAP 5327 AS RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON MAY 24, 2019 UNDER FILING NO. 4913462.
- 7. RESOLUTION ACCEPTING RIGHT-OF-WAY AS RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON NOVEMBER 7, 1997 UNDER FILING NO. 2151752.
- 8. RIGHT-OF-WAY GRANT DOCUMENT RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON JANUARY 31, 1978 UNDER FILING NO. 511810.
- 9. RIGHT-OF-WAY GRANT DOCUMENT RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON MARCH 9, 1978 UNDER FILING NO. 518572.
- 10. TRACT MAP 5394 AS RECORDED IN WASHOE COUNTY OFFICIAL RECORDS ON OCTOBER 29, 2020 UNDER FILING NO. 5097323.

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.
BY: Wally Julio DATE: 7/6/2021
Wally Julio
NAME/TITLE (PRINT): Wally Julio CHS Supervisor

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON IS THE RECORD OWNERS OF SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.
TITLE COMPANY: First American Title
BY: CA DATE: 6/24/21
Corey Miller VP Nevada Division
NAME/TITLE (PRINT): Corey Miller

SURVEYOR'S CERTIFICATE:

- 1. JASON E. CASTER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF SILVERADO SILVER CANYON, LLC.
2. THE MONUMENTS SHOWN ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
3. THIS SURVEY WAS COMPLETED ON JUNE 24, 2021.
4. THIS SURVEY COMPLIES WITH THE APPLICABLE STATE STATUTES OF THIS STATE AND LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
5. THIS PLAT IS NOT IN CONFLICT WITH THE REQUIREMENTS OF NRS 278.010 TO 278.030 INCLUSIVE, AND NO NEW LOTS ARE BEING CREATED.
6. I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT.
7. ALL CORNERS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENT OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.540.
8. THE PROPERTY SURVEYED LIES WITHIN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION TWENTY-THREE (23), AND THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE TWENTY (20) EAST, MOUNT DIABLO BASE MERIDIAN, COUNTY OF WASHOE, STATE OF NEVADA.

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.
APNS: 534-562-08, 534-741-01, 534-742-01, 534-743-01, 534-744-01, & 534-744-02
WASHOE COUNTY TREASURER
BY: W. M. L. DATE: 7/15/2021
Margaret Lazzari Deputy Treasurer
NAME/TITLE (PRINT): Margaret Lazzari



JASON E. CASTER, PLS
NEVADA CERTIFICATE NO. 19338

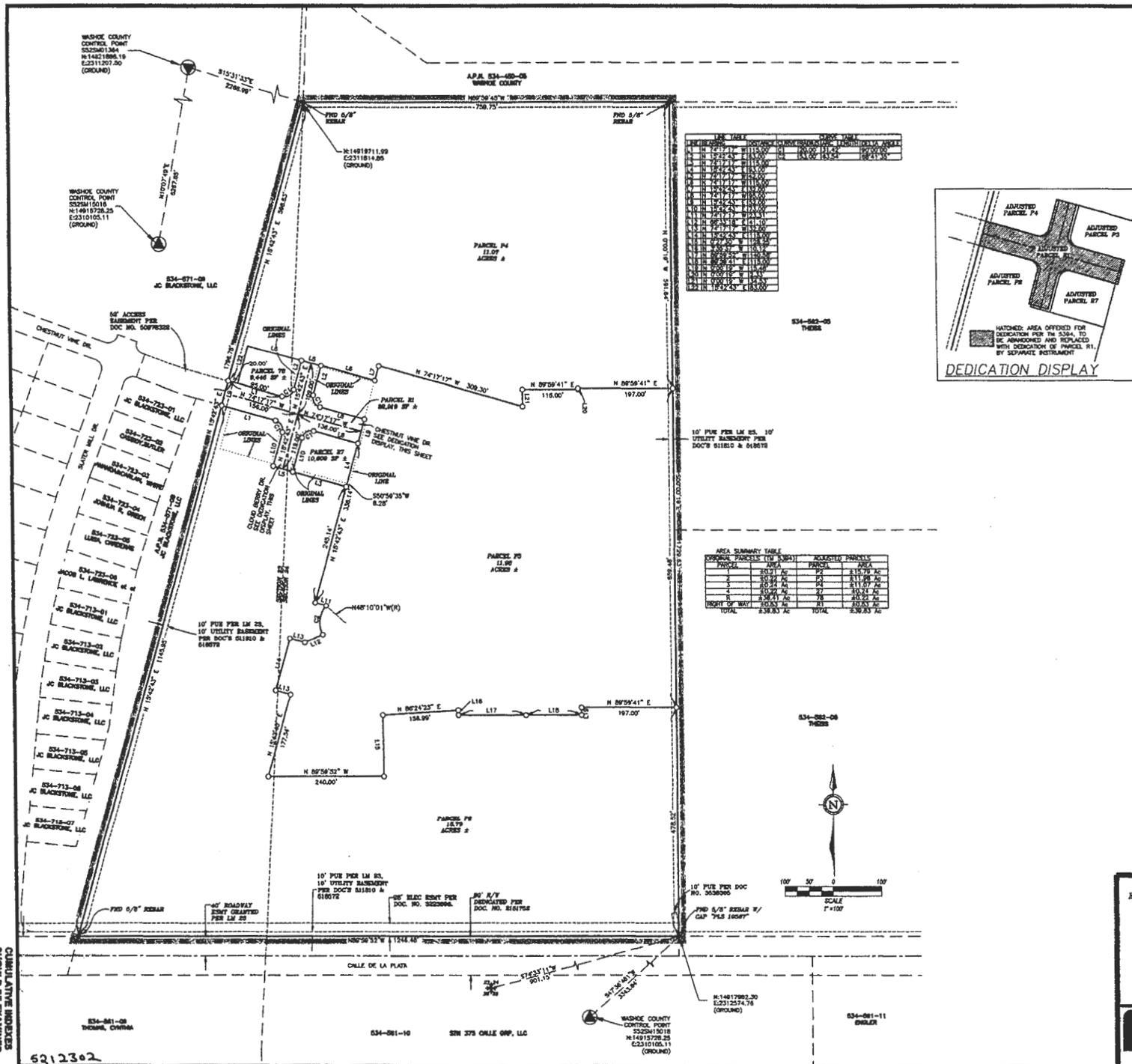
FILE NUMBER <u>5212302</u> FILED FOR RECORD AT THE REQUEST OF <u>Axon ENGINEERING LLC</u> ON THIS <u>5th</u> DAY OF <u>AUGUST</u> <u>2021</u> AT <u>12:10</u> MIN PAST <u>12</u> O'CLOCK P.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. KALIE M. WORK COUNTY RECORDER BY: <u>E. LUZIER</u> DEPUTY FEE: <u>45.00</u>	RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR <u>SILVERADO SILVER CANYON, LLC</u> AN ADJUSTMENT OF LOTS 1-4, PARCEL R, CHESTNUT VINE DR., & CLOUD BERRY DR. OF TRACT MAP NO. 5394 SITUATE WITHIN THE SE 1/4 OF SECTION 23, AND THE SW 1/4 OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.M. WASHOE COUNTY NEVADA 883 EDISON WAY RENO, NV 89502 775.771.7993 SHT 1 OF 2
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RECORD OF SURVEY MAP WAB22-0002
EXHIBIT D

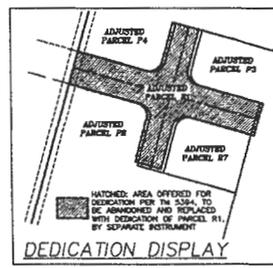
CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

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

42829



PARCEL NO.	AREA (SQ. FT.)	AREA (AC.)
1	1,234,567	0.0282
2	1,234,567	0.0282
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AREA SUMMARY TABLE

PARCEL	AREA (SQ. FT.)	AREA (AC.)
1	1,234,567	0.0282
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99	1,234,567	0.0282
100	1,234,567	0.0282

SURVEYOR'S NOTES:

1. NO NEW PARCELS HAVE BEEN CREATED AS A RESULT OF THIS MAP.
2. THE PURPOSE OF THIS MAP IS TO REFLECT A BOUNDARY LINE ADJUSTMENT AS EXECUTED BY DOC NO. 6212360.
3. THIS RECORD OF SURVEY DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD.
4. THIS RECORD OF SURVEY IS IN CONFORMANCE WITH N.R.S. CHAPTER 625.340.

LEGEND

- ✱ FOUND SECTION CORNER AS NOTED
- ⊙ WASHOE COUNTY CONTROL POINT
- FOUND MONUMENT AS NOTED
- MON TO BE SET PER THIS MAP
- CENTERLINE
- SET 6"/8" REBAR & CAP "PLS 8050" OR SORBED CURB AT PROPERTY LINE EXTENSION
- DIMENSION POINT—NOTHING FOUND OR SET
- PUE PUBLIC UTILITY EASEMENT (INCLUDES CABLE TV)
- PVT DE PRIVATE DRAINAGE EASEMENT
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- (123.45') RECORD MEASUREMENT PER R/S 1098
- TM TRACT MAP
- R/S RECORD OF SURVEY
- LM LAND MAP
- TB TANGENT BEARING
- SS SANITARY SEWER
- NTS NOT TO SCALE
- ROADWAY CENTERLINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- BOUNDARY LINE (W/ GRAPHIC INDICATOR LINE)
- ORIGINAL BOUNDARY LINE

BASIS OF BEARINGS:

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

RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR
SILVERADO SILVER CANYON, LLC
 AN ADJUSTMENT OF LOTS 1-4, PARCEL R,
 CHESTNUT VINE DR., & CLOUD BERRY DR.
 OF TRACT MAP NO. 8384
 SITUATE WITHIN THE SE 1/4 OF SECTION 23,
 AND THE SW 1/4 OF SECTION 24,
 TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.M.
 WASHOE COUNTY NEVADA

Axion ENGINEERING
 583 EDISON WAY
 RENO, NV 89502
 775.771.7383

SHT 2
 OF
 2

RECORD OF SURVEY MAP **WAB22-0002**
 EXHIBIT D

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

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

APNS: 534-562-08, 534-741-01, 534-742-01,
534-743-01, 534-744-01, & 534-744-02

When recorded, please mail to:

Mike Evans
c/o Silverado Silver Canyon, LLC
5525 Kietzke Lane, Suite 102
Reno, NV 89511

Grantor/Grantee:
Silverado Silver Canyon, LLC
5525 Kietzke Lane, Suite 102
Reno, NV 89511

DOC #5212301
08/05/2021 02:12:41 PM
Requested By
AXION ENGINEERING LLC
Washoe County Recorder
Kalie M. Work
Fee: \$43.00 RPTT: \$0
Page 1 of 8

BOUNDARY LINE ADJUSTMENT & QUITCLAIM DEED

This indenture is made as of this 7th day of JULY, 2021, by Silverado Silver Canyon LLC, as owner of adjacent parcels of land, Grantor and Grantee.

WITNESSETH

THE Grantor is owner of adjacent and abutting parcels of land, being those certain parcels more particularly described in Exhibit "A" attached hereto as "Original Parcels" and incorporated herein by reference.

NOW THEREFORE, Grantor and Grantee do by these presents, QUITCLAIM, BARGAIN AND CONVEY, one parcel to the other, all lands necessary to affect this Boundary Line Adjustment so that the resultant parcels shall be the parcels more particularly described in Exhibit "B", attached hereto as "Adjusted Parcels" and incorporated herein by reference.

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and year first above written.

**EXHIBIT "A"
ORIGINAL PARCELS**

(534-562-08):

Situate in the County of Washoe, State of Nevada, in the Southeast One-Quarter (SE 1/4) of Section 23, and the Southwest One-Quarter (SW 1/4) of Section 24, Township 21 North, Range 20 East, M.D.M., Washoe County, and being particularly described as follows:

Parcel R of Tract Map No. 5394, Recorded on October 29, 2020, as File No. 5097323, Official Records, Washoe County, Nevada.

Parcel area contains 38.41 acres of land, more or less.

(534-741-01):

Situate in the County of Washoe, State of Nevada, in the Southeast One-Quarter (SE 1/4) of Section 23, and the Southwest One-Quarter (SW 1/4) of Section 24, Township 21 North, Range 20 East, M.D.M., Washoe County, and being particularly described as follows:

Lot 1 of Tract Map No. 5394, Recorded on October 29, 2020, as File No. 5097323, Official Records, Washoe County, Nevada.

Parcel area contains 9,010 square feet of land, more or less.

(534-742-01):

Situate in the County of Washoe, State of Nevada, in the Southwest One-Quarter (SW 1/4) of Section 24, Township 21 North, Range 20 East, M.D.M., Washoe County, and being particularly described as follows:

Lot 2 of Tract Map No. 5394, Recorded on October 29, 2020, as File No. 5097323, Official Records, Washoe County, Nevada.

Parcel area contains 9,514 square feet of land, more or less.

(534-743-01):

Situate in the County of Washoe, State of Nevada, in the Southwest One-Quarter (SW 1/4) of Section 24, Township 21 North, Range 20 East, M.D.M., Washoe County, and being particularly described as follows:

Lot 3 of Tract Map No. 5394, Recorded on October 29, 2020, as File No. 5097323, Official Records, Washoe County, Nevada.

Parcel area contains 10,669 square feet of land, more or less.

(534-744-01):

Situate in the County of Washoe, State of Nevada, in the Southeast One-Quarter (SE 1/4) of Section 23, Township 21 North, Range 20 East, M.D.M., Washoe County, and being particularly described as follows:

Lot 4 of Tract Map No. 5394, Recorded on October 29, 2020, as File No. 5097323, Official Records, Washoe County, Nevada.

Parcel area contains 9,589 square feet of land, more or less.

ORIGINAL PARCELS



Jason E. Caster, P.L.S.,
Nevada Certificate No.19338

COPY

EXHIBIT "B"
ADJUSTED PARCELS

Parcel R1:

Situate in the County of Washoe, State of Nevada, in the Southeast One-Quarter (SE. 1/4) of Section 23, and the Southwest One-Quarter (SW 1/4) of Section 24, Township 21 North, Range 20 East, M.D.M., Washoe County, and being particularly described as follows:

COMMENCING at the Northwest corner of Parcel R of Tract Map No. 5394, Recorded on October 29, 2020, as File No. 5097323, Official Records, Washoe County, Nevada;

THENCE, South 15°42'43" West, a distance of 598.83 feet to the **POINT OF BEGINNING**;

THENCE, South 74°17'17" East, a distance of 115.00 feet;

THENCE 31.42 feet along the arc of a 20.00-foot radius curve to the left through a central angle of 90°00'00";

THENCE, North 15°42'43" East, a distance of 63.00 feet;

THENCE, South 74°17'17" East, a distance of 42.00 feet;

THENCE, South 15°42'43" West, a distance of 63.00 feet;

THENCE 31.42 feet along the arc of a 20.00-foot radius curve to the left through a central angle of 90°00'00";

THENCE, South 74°17'17" East, a distance of 95.00 feet;

THENCE, South 15°42'43" West, a distance of 52.00 feet;

THENCE, North 74°17'17" West, a distance of 95.00 feet;

THENCE 31.42 feet along the arc of a 20.00-foot radius curve to the left through a central angle of 90°00'00";

THENCE, South 15°42'43" West, a distance of 73.00 feet;

THENCE, North 74°17'17" West, a distance of 42.00 feet;

THENCE, North 15°42'43" East, a distance of 73.00 feet;

THENCE 31.42 feet along the arc of a 20.00-foot radius curve to the left through a central angle of 90°00'00";

THENCE North 74°17'17" West, a distance of 115.00 feet;

THENCE, North 15°42'43" East, a distance of 52.00 feet to the **POINT OF BEGINNING**.

Lot area contains 22,919 square feet of land, more or less.

Parcel 27:

Situate in the County of Washoe, State of Nevada, in the Southwest One-Quarter (SW. 1/4) of Section 24, Township 21 North, Range 20 East, M.D.M., Washoe County, and being particularly described as follows:

COMMENCING at the Southeast corner of Lot 1 of Tract Map No. 5394, Recorded on October 29, 2020, as File No. 5097323, Official Records, Washoe County, Nevada;

THENCE, South 50°59'35" West, a distance of 8.28 feet to the **POINT OF BEGINNING**;

THENCE, North 74°17'17" West, a distance of 115.00 feet;

THENCE, North 15°42'43" East, a distance of 73.00 feet;

THENCE 31.42 feet along the arc of a 20.00-foot radius curve to the right through a central angle of 90°00'00";

THENCE South 74°17'17" East, a distance of 95.00 feet;

THENCE South 15°42'43" East, a distance of 93.00 feet to the **POINT OF BEGINNING**.

Lot area contains 10,609 square feet of land, more or less.

EXHIBIT "B"
ADJUSTED PARCELS

Parcel 78:

Situate in the County of Washoe, State of Nevada, in the Southwest One-Quarter (SW. 1/4) of Section 24, Township 21 North, Range 20 East, M.D.M., Washoe County, and being particularly described as follows:

COMMENCING at the Southwest corner of Parcel R of Tract Map No. 5394, Recorded on October 29, 2020, as File No. 5097323, Official Records, Washoe County, Nevada, said point being on the northerly right of way line of Chestnut Vine Drive;

THENCE, South 74°17'17" East, a distance of 20.00 feet to the **POINT OF BEGINNING**;

THENCE, North 15°42'43" East, a distance of 83.00 feet;

THENCE, South 74°17'17" East, a distance of 115.00 feet;

THENCE, South 15°42'43" West, a distance of 63.00 feet;

THENCE 31.42 feet along the arc of a 20.00-foot radius curve to the right through a central angle of 90°00'00";

THENCE North 74°17'17" West, a distance of 95.00 feet to the **POINT OF BEGINNING**.

Lot area contains 9,446 square feet of land, more or less.

Parcel P2:

Situate in the County of Washoe, State of Nevada, in the Southeast One-Quarter (SE. 1/4) of Section 23,

and the Southwest One-Quarter (SW 1/4) of Section 24, Township 21 North, Range 20 East, M.D.M., Washoe County, and being particularly described as follows:

BEGINNING at the southeast corner of Parcel 'R' of Tract Map No. 5394, Recorded on October 29, 2020, as File No. 5097323, Official Records, Washoe County, Nevada;

THENCE along the southerly line of said Parcel 'R', North 89°59'52" West, a distance of 1246.48 feet to the southwest corner of said Parcel 'R';

THENCE along the westerly line of said Parcel 'R' North 15°42'43" East, a distance of 1145.95 feet;

THENCE departing said westerly line, South 74°17'17" East, a distance of 115.00 feet;

THENCE 31.42 feet along the arc of a 20.00-foot radius curve to the right through a central angle of 90°00'00";

THENCE South 15°42'43" West, a distance of 73.00 feet;

THENCE South 74°17'17" East, a distance of 157.00 feet;

THENCE South 15°42'43" West, a distance of 245.14 feet;

THENCE South 74°17'17" East, a distance of 23.31 feet to a point of cusp;

THENCE from a radial bearing which bears South 48°10'01" East, 63.54 feet along the arc of a 53.00-foot radius curve to the right through a central angle of 68°41'35";

THENCE South 66°33'18" West, a distance of 41.10 feet;

THENCE North 74°17'17" West, a distance of 32.00 feet;

THENCE South 15°42'43" West, a distance of 115.00 feet;

THENCE South 74°17'17" East, a distance of 32.00 feet;

THENCE South 15°42'43" West, a distance of 177.54 feet;

THENCE South 89°59'52" East, a distance of 240.00 feet;

THENCE North 00°27'30" West, a distance of 128.25 feet;

EXHIBIT "B"
ADJUSTED PARCELS

THENCE North 86°24'23" East, a distance of 156.99 feet;
 THENCE South 03°35'37" East, a distance of 10.12 feet;
 THENCE South 89°59'52" East, a distance of 140.58 feet;
 THENCE South 89°59'41" East, a distance of 115.00 feet;
 THENCE North 00°00'19" West, a distance of 15.48 feet;
 THENCE North 89°59'41" East, a distance of 197.00 feet;
 THENCE South 00°00'19" East, a distance of 478.52 feet to the **POINT OF BEGINNING**.

Parcel area contains 15.79 acres of land, more or less.

Parcel P3:

Situate in the County of Washoe, State of Nevada, in the Southeast One-Quarter (SE 1/4) of Section 23, and the Southwest One-Quarter (SW 1/4) of Section 24, Township 21 North, Range 20 East, M.D.M., Washoe County, and being particularly described as follows:

COMMENCING at the northeast corner of Parcel 'R' of Tract Map No. 5394, Recorded on October 29, 2020, as File No. 5097323, Official Records, Washoe County, Nevada;
 THENCE along the easterly line of said Parcel 'R', South 00°00'19" East, a distance of 591.64 feet to the **POINT OF BEGINNING**;
 THENCE continuing along said easterly line, South 00°00'19" East, a distance of 659.48 feet;
 THENCE departing said easterly line, South 89°59'41" West, a distance of 197.00 feet;
 THENCE South 00°00'19" East, a distance of 15.48 feet;
 THENCE South 89°59'41" West, a distance of 115.00 feet;
 THENCE North 89°59'52" West, a distance of 140.58 feet;
 THENCE North 03°35'37" West, a distance of 10.12 feet;
 THENCE South 86°24'23" West, a distance of 156.99 feet;
 THENCE South 00°27'30" East, a distance of 128.25 feet;
 THENCE North 89°59'52" West, a distance of 240.00 feet;
 THENCE North 15°42'43" East, a distance of 177.54 feet;
 THENCE North 74°17'17" West, a distance of 32.00 feet;
 THENCE North 15°42'43" East, a distance of 115.00 feet;
 THENCE South 74°17'17" East, a distance of 32.00 feet;
 THENCE North 66°33'18" East, a distance of 41.10 feet to a point of cusp;
 THENCE from a radial bearing which bears North 63°08'24" East, 63.54 feet along the arc of a 53.00-foot radius curve to the right through a central angle of 68°41'35";
 THENCE North 74°17'17" West, a distance of 23.31 feet;
 THENCE North 15°42'43" East, a distance of 390.14 feet;
 THENCE North 74°17'17" West, a distance of 95.00 feet;
 THENCE 31.42 feet along the arc of a 20.00-foot radius curve to the right through a central angle of 90°00'00";
 THENCE North 15°42'43" East, a distance of 63.00 feet;
 THENCE South 74°17'17" East, a distance of 115.00 feet;
 THENCE North 15°42'43" East, a distance of 32.00 feet;
 THENCE South 74°17'17" East, a distance of 309.30 feet;
 THENCE North 00°00'19" West, a distance of 34.53 feet;
 THENCE North 89°59'41" East, a distance of 115.00 feet;
 THENCE North 00°00'19" West, a distance of 2.33 feet;
 THENCE North 89°59'41" East, a distance of 197.00 feet to the **POINT OF BEGINNING**.

Parcel area contains 11.98 acres of land, more or less.

ADJUSTED PARCELS

Parcel P4:

Situate in the County of Washoe, State of Nevada, in the Southeast One-Quarter (SE 1/4) of Section 23, and the Southwest One-Quarter (SW 1/4) of Section 24, Township 21 North, Range 20 East, M.D.M., Washoe County, and being particularly described as follows:

BEGINNING at the northwest corner of Parcel 'R' of Tract Map No. 5394, Recorded on October 29, 2020, as File No. 5097323, Official Records, Washoe County, Nevada;

THENCE along the northerly line of said Parcel 'R', South 89°59'45" East, a distance of 795.75 feet to the northeast corner of said Parcel 'R';

THENCE along the easterly line of said Adjusted Parcel 'R', South 00°00'19" East, a distance of 591.64 feet;

THENCE departing said easterly line, South 89°59'41" West, a distance of 197.00 feet;

THENCE South 00°00'19" East, a distance of 2.33 feet;

THENCE South 89°59'41" West, a distance of 115.00 feet;

THENCE South 00°00'19" East, a distance of 34.53 feet;

THENCE North 74°17'17" West, a distance of 309.30 feet;

THENCE South 15°42'43" West, a distance of 32.00 feet;

THENCE North 74°17'17" West, a distance of 272.00 feet;

THENCE South 15°42'43" West, a distance of 83.00 feet;

THENCE North 74°17'17" West, a distance of 20.00 feet to a point on the westerly line of said Parcel 'R';

THENCE along said westerly line, North 15°42'43" East, a distance of 598.83 feet to the **POINT OF BEGINNING**.

Parcel area contains 11.07 acres of land, more or less.

BASIS OF BEARINGS:

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, High Accuracy Reference Network (NAD 83/94-HARN), as determined using Real Time Kinematic (RTK) GPS observations with corrections transmitted by TURN GPS. All dimensions shown are ground distances. Combined grid-to-ground factor = 1.000197939.



6-24-21

Prepared by:
Axion Engineering
683 Edison Way
Reno, NV. 89502

87HS

SUGARLOAF RANCH ESTATES - UNIT 2

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED SILVERADO SILVER CANYON LLC A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAN AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAN AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 170 AND 176 AND THAT THE STREETS, AVENUES AND HIGHWAYS AND ALL APPURTENANCES THEREON AS SHOWN ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THROUGHWAYS FOREVER, AND HEREBY GRANTS TO ALL PUBLIC UTILITIES, CABLE TV COMPANIES, TRUCKEE MEADOWS WATER AUTHORITY AND WASHOE COUNTY, PERMANENT EASEMENTS SHOWN ON THIS PLAN FOR PLOWED SNOW STORAGE, THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE WATER AND RECLAIMED WATER, AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERE TO FOREVER, ANY WATER RIGHTS APPURTENANT 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.

SILVERADO SILVER CANYON LLC
A NEVADA LIMITED LIABILITY COMPANY
BY SILVERADO HOMES NEVADA, INC. A NEVADA CORPORATION

ITS MANAGER
BY M. Evans 10-15-21
NAME: MIKE EVANS DATE
TITLE: VP LAND DEVELOPMENT

ACKNOWLEDGMENT:

STATE OF NEVADA
COUNTY OF WASHOE

ON THIS 15 DAY OF October, 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, M. Evans REPRESENTING SILVERADO SILVER CANYON, LLC, PERSONALLY KNOWN TO ME OR PRESENT 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

T. J. ...
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-8-24

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED AND THAT SILVERADO SILVER CANYON LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS. THAT ALL THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAN HAVE BEEN ADVISED BY REGISTERED PROFESSIONAL SERVICE PROVIDERS OF THE RIGHTS AND OBLIGATIONS OF RECORD AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AND THAT A GUARANTEE DATED 20 FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE AND:

FIRST (CENTENAL) TITLE COMPANY OF NEVADA
BY ... DATE 10/16/21

Corey Miller VP, Nevada Division
COMMERCIAL GROUP File # 2037202
*THAT WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THEY ARE THE ONLY HOLDERS OF RECORD OF A SECURITY INTEREST IN SAID LANDS.

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAN BY SEPARATE DOCUMENT: WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, BY DOCUMENT NO. 5241362 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DATED OF TRUST DOCUMENT NO. 5271519)

TAX CERTIFICATE

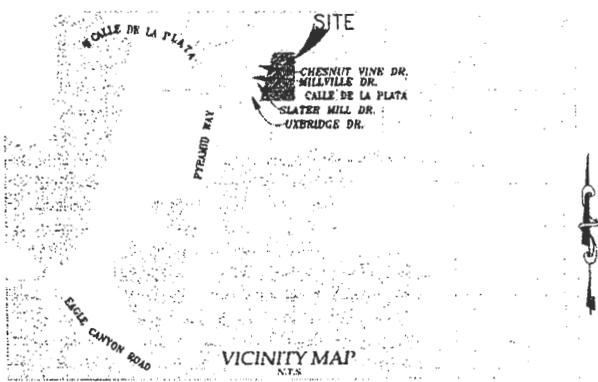
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

APN 800-287-71 534-744-01 As Billed 2021/2022
WASHOE COUNTY TREASURER

BY M. Evans DATE 10/15/21
MANAGER, SILVERADO SILVER CANYON LLC

SUGARLOAF RANCH ESTATES

OWNER/DEVELOPER: SILVERADO SILVER CANYON LLC
LAND USE DESIGNATION: MDSO 99 DARTLING/LIMITS PER ACRE
LOT ALLOCATION:
NUMBER OF UNITS PER APPROVED TENTATIVE MAP = 131
NUMBER OF UNITS RECORDED = 4
NUMBER OF UNITS AVAILABLE = 115
NUMBER OF UNITS PER THIS FINAL MAP = 43
NUMBER OF UNITS REMAINING = 72



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS AND THAT I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT AND THAT AN ADEQUATE PERFORMANCE GUARANTEE HAS BEEN FILED GUARANTEEING THE MONUMENTS AS SHOWN WILL BE SET BY 2-13-23

BY M. Evans DATE 1-13-22
WATSE HANCOCK, PLS 20064
WASHOE COUNTY SURVEYOR
OFFICIAL SEAL: WASHOE COUNTY SURVEYOR, WATSE HANCOCK, PLS 20064, Exp. 6-30-21

COMMUNITY SERVICES CERTIFICATE

THE TENTATIVE MAP FOR SUGARLOAF RANCH ESTATES, CASE NO. 2015-002, WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON NOVEMBER 1, 2016.
THIS FINAL MAP, SUGARLOAF RANCH ESTATES UNIT 2, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS HAVE BEEN MET FOR THE PURPOSES OF RECORDATION OF THIS PLAN.
THE NEXT FINAL MAP FOR 2016-002 (SUGARLOAF RANCH ESTATES) MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE 1ST DAY OF November, 2018 OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WAHSHOE COUNTY PLANNING AND BUILDING DIRECTOR ON OR BEFORE SAID DATE.
THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THE 21ST DAY OF November, 2021, BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR STREETS AND SEWER IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 275.

UTILITY COMPANIES' CERTIFICATE

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

- Armando Espino Supervisor DATE 10/22/21
CARTER COMMERCIAL SERVICES
- B. Bell DATE 0/25/2021
NEVADA BELL TELEPHONE COMPANY DIVISION AT&T NEVADA
- David Leaden NRSOP Planner DATE 10/26/2021
SILVERADO PACIFIC POWER COMPANY DIVISION NV ENERGY
- Heather E. ... DATE 12/9/2021
TRUCKEE MEADOWS WATER AUTHORITY
- Heather Edmondson Lands Administrator DATE 12/14/2021
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT
- Timothy Simpson Licensed Engineer DATE 12/14/2021
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

M. Evans DATE 1-21-2022
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

WATER & SEWER RESOURCE REQUIREMENTS

THE PROJECT DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 DEVELOPMENT CODE.
Timothy Simpson DATE 12/14/2021
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

SURVEYOR'S CERTIFICATE

- I, MASON E. CASTER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
- THIS PLAN REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RECORDATION BY SILVERADO SILVER CANYON LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23 AND THE SOUTHWEST 1/4 OF SECTION 24, T21N, R20E, M3D, NEVADA AND THE SURVEY WAS COMPLETED ON SEPTEMBER 30, 2019.
- THIS PLAN COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE CONTROLLING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THIS PLAN ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE INSTALLATION OF THE MONUMENTS.

Mason E. Caster DATE 10-14-21
DIVISION OF WATER RESOURCES
MASON E. CASTER NEVADA CERTIFICATE NO. 19358

DIVISION OF WATER RESOURCES CERTIFICATE

THIS PLAN 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 10/25/21
DIVISION OF WATER RESOURCES
Malcolm J. Wilson, P.E. / Chief of Water Rights

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 S. English EMS Supervisor DATE 12/08/2021
WASHOE COUNTY DISTRICT BOARD OF HEALTH

FILE NO. 5270925 FILED FOR RECORD AT THE REQUEST OF SILVERADO SILVER CANYON LLC, ON THIS 24 TH DAY OF January, 2021 AT 9:49 AM. THIS MAP HAS BEEN FILED IN OFFICE A, M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. KALIE M. WORK COUNTY RECORDER BY: J. GASTANAGA DEPUTY 111.78.00	OFFICIAL PLAN OF SUGARLOAF RANCH ESTATES, UNIT 2 BEING A DIVISION OF PARCEL P2 OF ROR NO. 6282 SITUATE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23 AND THE SOUTHWEST 1/4 OF SECTION 24, T21N., R20E., M3D.M. WASHOE COUNTY NEVADA Axion 683 EDISON WAY RENO, NV 89502 775.771.7963 2021	OFFICIAL INDEX OF SUGARLOAF RANCH ESTATES, UNIT 2 OF 2 2
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QUALITY ASSURED ENGINEERS SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP 33

QUALITY ASSURED ENGINEERS SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP 33

Subdivision Tract Map 5419 UNIT D

WAB22-0002

APN: 534-743-03

Sugarloaf Ranch Estates

When recorded, return to:
Washoe County Engineering
1001 E. Ninth Street
Reno, Nevada 89512

GRANT OF EASEMENT
(Roadway, Water, Sewer, Storm Drain)

THIS GRANT OF EASEMENT made and entered into this 26 day of JANUARY, 2022, by and between SILVERADO SILVER CANYON LLC, Party of the First Part, hereinafter referred to as "GRANTOR", and the COUNTY OF WASHOE, a political subdivision of the State of Nevada, Party of the Second Part, hereinafter referred to as "GRANTEE".

WITNESSETH:

For and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants to Grantee a permanent easement and right-of-way for Public Roadway, Water, Sewer, and Storm Drain facilities upon, over, across and through the land herein described, together with the perpetual right to enter upon said land to construct, reconstruct, maintain and repair said Public Roadway, Water, Sewer, and Storm Drain facilities and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said Public Roadway, Water, Sewer, and Storm Drain facilities.

The easement and right-of-way hereby granted is situate in the County of Washoe, State of Nevada, more particularly described in Exhibit "A" and depicted on Exhibit "B" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD, said easement and right-of-way unto the Grantee and unto its successors and assigns forever.

This is a non-exclusive Grant of Easement and to the extent that other uses do not interfere with the use of said easement by Grantee as permitted herein, Grantor, its successors and assigns, shall be permitted to use the same for any purpose they may desire.

The covenants and agreements herein contained shall inure to the benefit of and shall be binding upon the executors, administrators, heirs, successors and assigns of the parties and shall be, and are, covenants running with the land binding upon said property of Grantor and for the benefit of Grantee.

IN WITNESS WHEREOF, the Grantor hereto has executed this Grant of Easement the day and year first above written.

SILVERADO SILVER CANYON, LLC
(Grantor's Name)

By: M. Evans
Signature

Mike Evans, VP Development

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on January 20th, 2022
(Date)

By Mike Evans as VP Development of Silverado Silver Canyon, LLC

Treena Krauss
NOTARY PUBLIC



Accepted for the County of Washoe,
by and through the Division Director Engineering and Capital
Projects

By: Dwayne Smith
Dwayne Smith, P.E., Division Director

EXHIBIT "A"

ROADWAY, WATER, SEWER, AND STORM DRAIN EASEMENT

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

Portion of the Northeast $\frac{1}{4}$ of Section 23 and the Northwest $\frac{1}{4}$ of Section 24, Township 21 North, Range 20 East, MDM and being more particularly described as follows:

PARCEL R1 as shown on a Record of Survey in Support of a Boundary Line Adjustment for Silverado Silver Canyon, LLC, recorded August 5th, 2021 as Record of Survey Map No. 6282, Document No. 5212302, Official Records of Washoe County, Nevada.

Contains: 22,919 Square Feet of land, more or less.

