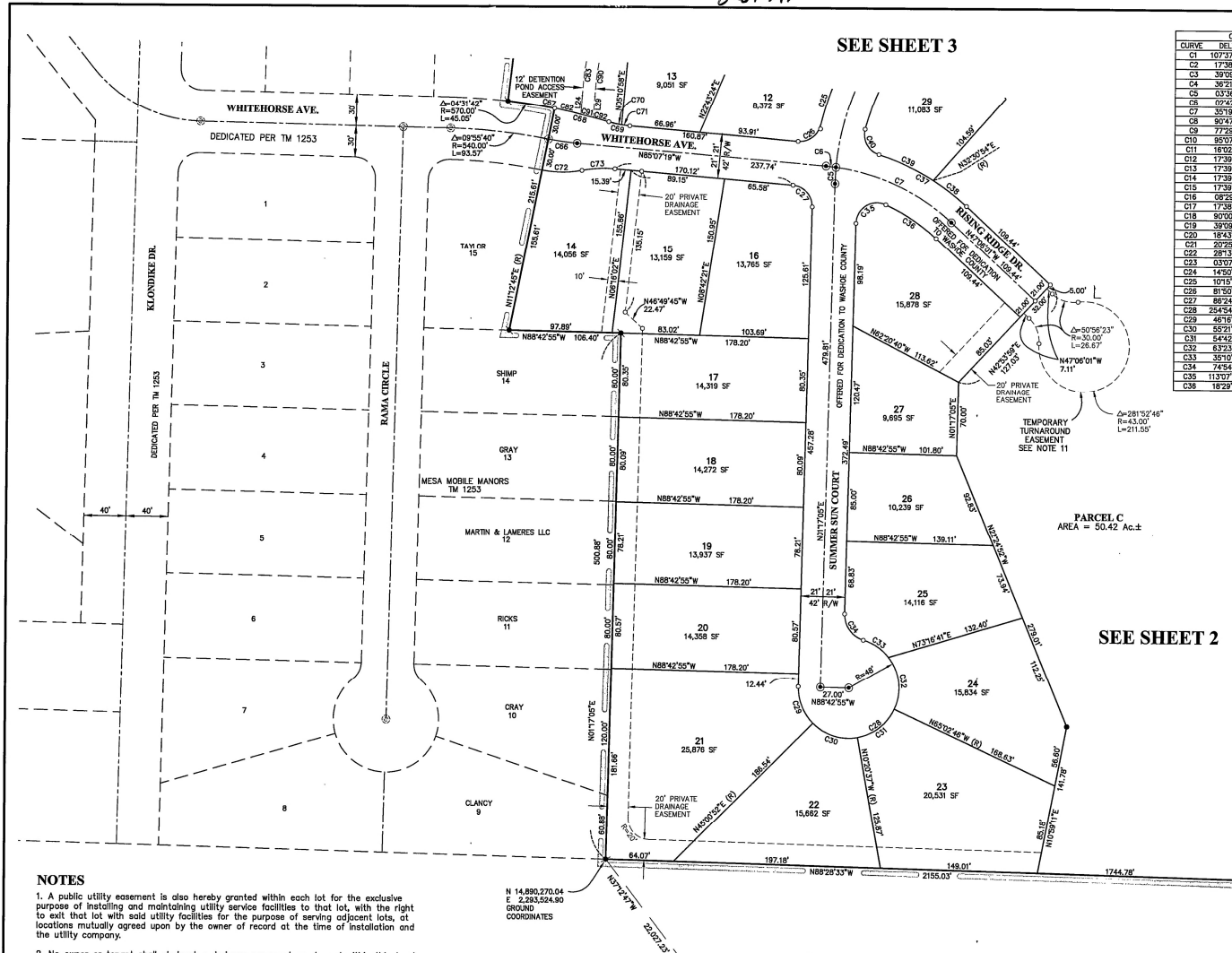


28197

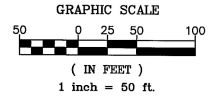
SEE SHEET 3



CURVE TABLE		
CURVE	DELTA	RADIUS
C1	107°37'38"	185.00'
C2	17°38'18"	450.00'
C3	38°29'41"	250.00'
C4	38°21'48"	250.00'
C5	02°49'09"	200.00'
C6	35°19'15"	200.00'
C7	02°49'09"	200.00'
C8	80°47'51"	25.00'
C9	77°28'58"	50.00'
C10	85°07'38"	211.00'
C11	18°02'21"	211.00'
C12	17°39'01"	211.00'
C13	17°39'01"	211.00'
C14	17°39'01"	211.00'
C15	17°39'01"	211.00'
C16	08°29'09"	211.00'
C17	17°38'18"	450.00'
C18	90°00'00"	20.00'
C19	39°08'41"	228.00'
C20	18°43'44"	228.00'
C21	20°29'56"	228.00'
C22	28°31'57"	271.00'
C23	03°02'27"	271.00'
C24	14°50'42"	271.00'
C25	10°15'07"	271.00'
C26	81°50'42"	30.00'
C27	88°24'24"	20.00'
C28	224°54'49"	48.00'
C29	48°18'13"	48.00'
C30	55°21'29"	48.00'
C31	54°42'10"	48.00'
C32	83°23'59"	48.00'
C33	35°10'59"	48.00'
C34	74°54'49"	25.00'
C35	13°37'10"	20.00'
C36	18°29'44"	178.00'

CURVE TABLE		
CURVE	DELTA	RADIUS
C37	25°27'51"	221.00'
C38	10°23'05"	221.00'
C39	14°49'46"	221.00'
C40	88°54'42"	20.00'
C41	28°39'24"	228.00'
C42	33°19'11"	211.00'
C43	14°22'27"	271.00'
C44	11°43'00"	271.00'
C45	13°31'44"	271.00'
C46	80°00'00"	20.00'
C47	10°43'54"	20.00'
C48	33°19'22"	178.00'
C49	23°08'08"	178.00'
C50	08°05'21"	178.00'
C51	17°38'18"	478.00'
C52	07°01'04"	478.00'
C53	10°06'24"	478.00'
C54	03°00'46"	478.00'
C55	88°32'41"	158.00'
C56	17°50'32"	158.00'
C57	38°43'53"	158.00'
C58	31°57'56"	158.00'
C59	11°10'57"	20.00'
C60	28°45'58"	280.00'
C61	12°02'17"	280.00'
C62	14°43'39"	280.00'
C63	09°19'57"	185.00'
C64	88°17'41"	185.00'
C65	48°18'13"	48.00'
C66	06°22'04"	250.00'
C67	09°51'10"	570.00'
C68	05°19'29"	570.00'
C69	11°39'31"	100.00'
C70	07°10'08"	100.00'
C71	03°00'46"	100.00'
C72	21°52'45"	100.00'
C73	19°32'41"	116.00'

SEE SHEET 2



- LEGEND**
- FD, 5/8" REBAR CAPPED RLS 2098 UNLESS INDICATED OTHERWISE
 - DIMENSION POINT, NOTHING FOUND OR SET
 - STANDARD STREET MONUMENT TO BE SET
 - FOUND STANDARD STREET MONUMENT
 - LOT NUMBER WITH APPROXIMATE AREA INDICATED IN SQUARE FEET
 - TYPICAL PROPERTY CORNER - 5/8" REBAR CAPPED PLS 12466 AT FRONT LOT CORNER OR CURB SCRIBE ON PROJECTION OF LOT LINE
 - RADIAL LOT LINE
 - PUE PUBLIC UTILITY EASEMENT
 - PDE PRIVATE DRAINAGE EASEMENT
 - DE DRAINAGE EASEMENT
 - CATV CABLE TELEVISION EASEMENT
 - R3 RECORD DISTANCE PER REFERENCE NUMBER INDICATED

NOTES

- A public utility easement is also hereby granted within each lot for the exclusive purpose of installing and maintaining utility service facilities to that lot, with the right to exit that lot with said utility facilities for the purpose of serving adjacent lots, at locations mutually agreed upon by the owner of record at the time of installation and the utility company.
- No owner or tenant shall obstruct a drainage easement or channel within this tract.
- No habitable structure shall be located on a fault that has been active during the Holocene Epoch of geologic time.
- No certificate of occupancy shall be issued until the water and sewer facilities have been completed and accepted by Sun Valley General Improvement District.
- Public utility, cable television, pedestrian access and private drainage easements are hereby granted over and across Parcel A (common area).
- A 10 foot public utility, traffic control signage and plowed snow easement shall be located along all street right-of-way. The 10 foot plowed snow storage easement is for plowed snow from the street right-of-way only. In addition, a 5 foot public utility and private drainage easement shall be located along all side and rear lot lines.
- All public utility easements shall include cable television.
- Drainage facilities outside the dedicated street right-of-way are to be maintained by the homeowners, unless they are in a minimum 15' wide drainage easement and are piped with concrete pipe.

NOTES (cont'd)

- All common areas shall be privately maintained and perpetually funded by the Homeowner's Association.
- No direct access from individual lots (Lots 40 through 50 inclusive) is allowed onto the adjacent 30' wide access easement located along the north boundary of this subdivision within the Stone Canyon Phase 2 Subdivision.
- The temporary turnaround easements granted herein shall exist until such time as the County of Washoe shall obtain permanent right-of-way over specifically defined routes approved by the Washoe County Engineer and to be determined as Parcel C is developed in the future. It is further understood and agreed that as such time as the County of Washoe shall obtain such permanent right-of-way, the easement(s) granted herein shall automatically terminate and become of no further force or effect. The Washoe County Engineer will execute whatever ancillary documents that the Grantor shall reasonably request to evidence the termination hereof after the establishment of the permanent right-of-way.
- No fences shall be allowed within or across any drainage easement maintained by Washoe County.

3360640
OFFICIAL PLAT OF
SUN MESA - PHASE 1
POR. NE 1/4 SECTION 20, T20N, R20E, MDM NEVADA
WASHOE COUNTY

Stantec Consulting
6900 Green Center Parkway
Suite 100
Reno, Nevada 89511
Tel: (775) 855-0777
Fax: (775) 855-0787
stantec.com

JOB NO. 180100762
DESIGNED JP
DRAWN AutoCad
CHECKED
DATE DEC. 5, 2005
NO. SHEET 4 OF 4 SHEETS

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

Subdivision Tract Map 4618C