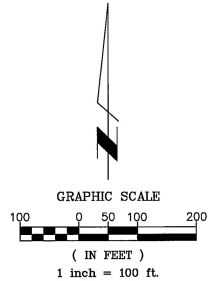


4780A



**BASIS OF BEARINGS**

NAD 1983 (94 HARN)  
NEVADA STATE PLANE COORDINATE SYSTEM  
WEST ZONE MODIFIED

**BASIS OF COORDINATES**

NAD 1983 (94 HARN)  
NEVADA STATE PLANE COORDINATE SYSTEM  
WEST ZONE MODIFIED  
BASED ON WASHOE COUNTY  
GPS BASE STATIONS "SPARKS" AND "STEAD"  
COMBINED GROUND TO GRID FACTOR: 0.99980210  
TO DETERMINE GRID COORDINATES, MULTIPLY THE  
GROUND COORDINATE BY THE COMBINED FACTOR  
DISTANCES SHOWN HEREON ARE GROUND DISTANCES

**AREAS**

TOTAL PROJECT AREA 50.42 Ac.±  
TOTAL LOT AREA 10.91 Ac.±  
TOTAL RIGHT OF WAY AREA 2.54 Ac.±  
TOTAL PARCEL AREA 36.97 Ac.±  
TOTAL NUMBER OF LOTS 54  
TOTAL NUMBER OF PARCELS 1

**NOTES**

1. 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.
2. No owner or tenant shall obstruct a drainage easement or channel within this tract.
3. No habitable structure shall be located on a fault that has been active during the Holocene Epoch of geologic time.
4. No certificate of occupancy shall be issued until the water and sewer facilities have been completed and accepted by Sun Valley General Improvement District.
5. A 10 foot public utility, traffic control signage and plowed snow storage 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.
6. All public utility easements shall include cable television.
7. 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)**

8. No direct access from individual lots (Lots 51 through 56 inclusive) and Parcel D is allowed onto the adjacent .30' wide access easement located along the north boundary of this subdivision within the Stone Canyon Phase 2 Subdivision.
9. The temporary turnaround easements granted hereon 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 hereon 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.
10. No fences shall be allowed within or across any drainage easement maintained by Washoe County.

**REFERENCES**

1. Official Plat of Sun Mesa - Phase 1, recorded on March 14, 2006 as Subdivision Tract Map 4618, File No. 3360640, Official Records of Washoe County.
2. Map of Division into Large Parcels for Owen P. Wilson, Beverly P. DeAngelo and Carol Pless, recorded on October 24, 1984 as Land Map 67, File No. 957926, Official Records of Washoe County.
3. Official Plat of Stone Canyon Phase 2, recorded on September 22, 1995 as Subdivision Tract Map 3187, File No. 1927636, Official Records of Washoe County.
4. A right of way for ditches and canals was granted by Document No. 218272, Official Records of Washoe County.
5. An avigation easement granted by Document No. 3257947, recorded August 9, 2005, Official Records of Washoe County.
6. Covenants, Conditions and Restrictions recorded on February 23, 2006, as Document No. 3352586, Official Records of Washoe County.
7. A Subdivision Improvement Agreement granted by Document No. 3360645, recorded April 14, 2006, Official Records of Washoe County.
8. Preliminary Title Report provided by Stewart Title of Northern Nevada, Order No. 060889-25, Dated September 18, 2006.

This map was prepared by Stantec Consulting, Inc. under contract to the Nevada Department of Transportation. It is not to be used for any other purpose without the written consent of Stantec Consulting, Inc. or the Nevada Department of Transportation.

353306

OFFICIAL PLAT OF

**SUN MESA - PHASE 2**

A DIVISION OF PARCEL C OF TM 4618  
POR. NE 1/4 SECTION 20, T20N, R20E, MDM

WASHOE COUNTY

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stantec.com

JOB NO.	180100702
REVISION	MDM
DRAWN	AutoCad
COMP.	
CHECKED	
DATE	OCTOBER 2006
NO.	SHEET 2 OF 3 SHEETS

Subdivision Tract Map 4780A

CUMULATIVE INDEXES  
 AND TO BE MAINTAINED  
 FOR ANY SUBSEQUENT  
 CHANGES TO THIS MAP