

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, GENICA NEVADA 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 STREETS AND AVENUES SHOWN ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND THAT ALL EASEMENTS FOR DRAINAGE, UTILITY INSTALLATION AND ACCESS SHOWN ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSES. IN WITNESS WHEREOF THE UNDERSIGNED HAS AFFIXED HIS NAME. THE OWNER HEREBY GRANTS TO ALL PUBLIC UTILITIES AND THE CITY OF FERNLEY, A PERMANENT EASEMENT SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT TO ACCESS THERETO FOREVER. THE WATER AND SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO THE CITY OF FERNLEY.

GENICA NEVADA LLC, A NEVADA LIMITED LIABILITY COMPANY

LARRY LES, PRESIDENT _____ DATE _____

STATE OF _____ } S.S.
 COUNTY OF _____ }

ON THIS _____ DAY OF _____, 20____, _____ OF GENICA NEVADA LLC, A NEVADA LIMITED LIABILITY COMPANY, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT LEIGH RODNEY AND CLARE F. RODNEY, CO-TRUSTEES OF THE RODNEY FAMILY TRUST AGREEMENT (AS RESTATED 2016 u/1/c DATED JANUARY 28, 2016) AS BENEFICIARY OF THE DEED OF TRUST RECORDED SEPTEMBER 4, 2020, AS DOCUMENT NO. 620889, OFFICIAL RECORDS LYON COUNTY, NEVADA, HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT PER DOCUMENT NO. _____ OFFICIAL RECORDS OF _____ COUNTY, NEVADA.

UTILITY COMPANY APPROVAL

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV AND UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY, D/B/A/ NV ENERGY _____ DATE _____

NAME / TITLE (PRINT) _____

NEVADA BELL TELEPHONE COMPANY, D/B/A AT&T NEVADA _____ DATE _____

NAME / TITLE (PRINT) _____

SOUTHWEST GAS CORPORATION _____ DATE _____

NAME / TITLE (PRINT) _____

CHARTER COMMUNICATIONS _____ DATE _____

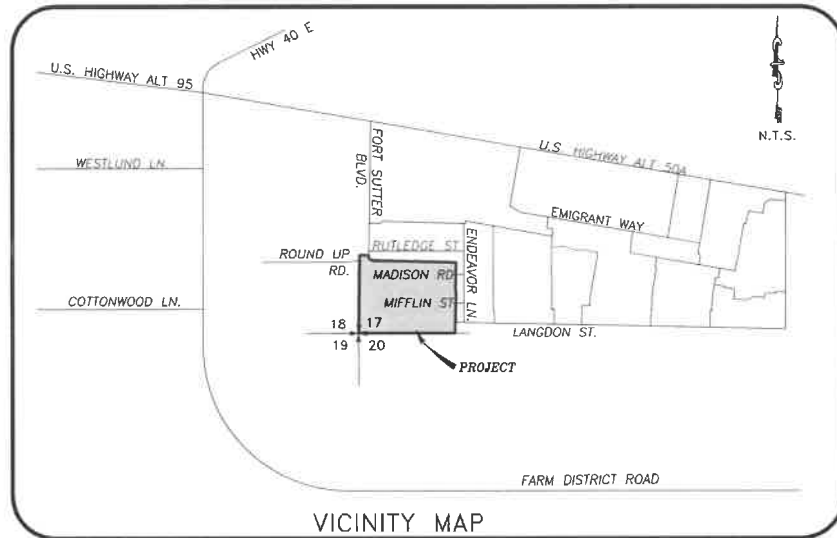
NAME / TITLE (PRINT) _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS (EXCEPT DOC. NO. 620889) 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:

WESTERN TITLE COMPANY _____ DATE _____

NAME / TITLE (PRINT) _____



TOTAL AREA SURVEYED: ±20.88 AC
 TOTAL AREA OF PUBLIC STREETS: ±2.25 AC
 RETENTION BASIN PARCEL: (±40,364 SQ FT)
 44 RESIDENTIAL LOTS (±6.26 AC)
 REMAINDER PARCEL (±11.44 AC.)

SURVEYOR'S CERTIFICATE

I, MICHAEL TALONEN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:
 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF GENICA NEVADA LLC, A NEVADA LIMITED LIABILITY COMPANY.
 2. THE LANDS SURVEYED LIE WITHIN THE SW1/4 OF SECTION 17, T20N., R.25E., M.D.M. AND THE SURVEY WAS COMPLETED ON FEBRUARY 1, 2017.
 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
 4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED BEFORE THE SALE OF ANY LOT AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION AFTER 6 MONTHS FROM THE DATE OF RECORDATION.



MICHAEL TALONEN (PLS) _____ DATE _____

EXP. 06/30/2022

NORTH LYON COUNTY FIRE DISTRICT CERTIFICATE

I HEREBY CERTIFIED THAT I HAVE EXAMINED THIS FINAL MAP AND HAVE NO OBJECTIONS TO THE APPROVAL OF THIS MAP.

DIVISION OF WATER RESOURCES _____ DATE _____

NAME / TITLE (PRINT) _____

CITY OF FERNLEY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL MAP OF DONNER TRAIL ESTATES SUBDIVISION PHASE 12A IN SECTION 17, T20N., R25E., M.D.M. HAS BEEN EXAMINED AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY OF FERNLEY ENGINEER _____ DATE _____

NAME (PRINT) _____

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE STATE OF NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL IN THIS OFFICE.

DIVISION OF WATER RESOURCES _____ DATE _____

NAME / TITLE (PRINT) _____

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE STATE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. 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.

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER POLLUTION CONTROL _____ DATE _____

NAME / TITLE (PRINT) _____

CITY COUNCIL APPROVAL

I HEREBY ATTEST THAT THIS FINAL MAP WAS APPROVED AND ACCEPTED BY THE FERNLEY CITY COUNCIL ON THE _____ DAY OF _____, 20____.

CITY COUNCIL _____ DATE _____

NAME (PRINT) _____

CITY OF FERNLEY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFIED THAT THIS FINAL MAP HAS BEEN REVIEWED AND APPROVED.

CITY OF FERNLEY SURVEYOR _____ DATE _____

NAME (PRINT) _____

CITY OF FERNLEY CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF FERNLEY WATER, WASTEWATER, ROADWAY AND DRAINAGE STANDARDS AND REGULATIONS AND THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED OR PROPER FINANCIAL SECURITY HAS BEEN POSTED GUARANTEEING COMPLETION OF THE IMPROVEMENTS. IT IS ALSO CERTIFIED THAT THIS FINAL MAP IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

PUBLIC WORKS DIRECTOR _____ DATE _____

NAME (PRINT) _____

COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

NAME (PRINT) _____

COUNTY CLERK'S CERTIFICATE

I, _____, LYON COUNTY CLERK/TREASURER HEREBY CERTIFY THAT THERE ARE NO LIENS OR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON PROPERTY THE SUBJECT OF THIS MAP (APN 21-201-51).

LYON COUNTY CLERK / TREASURER _____ DATE _____

NAME (PRINT) _____

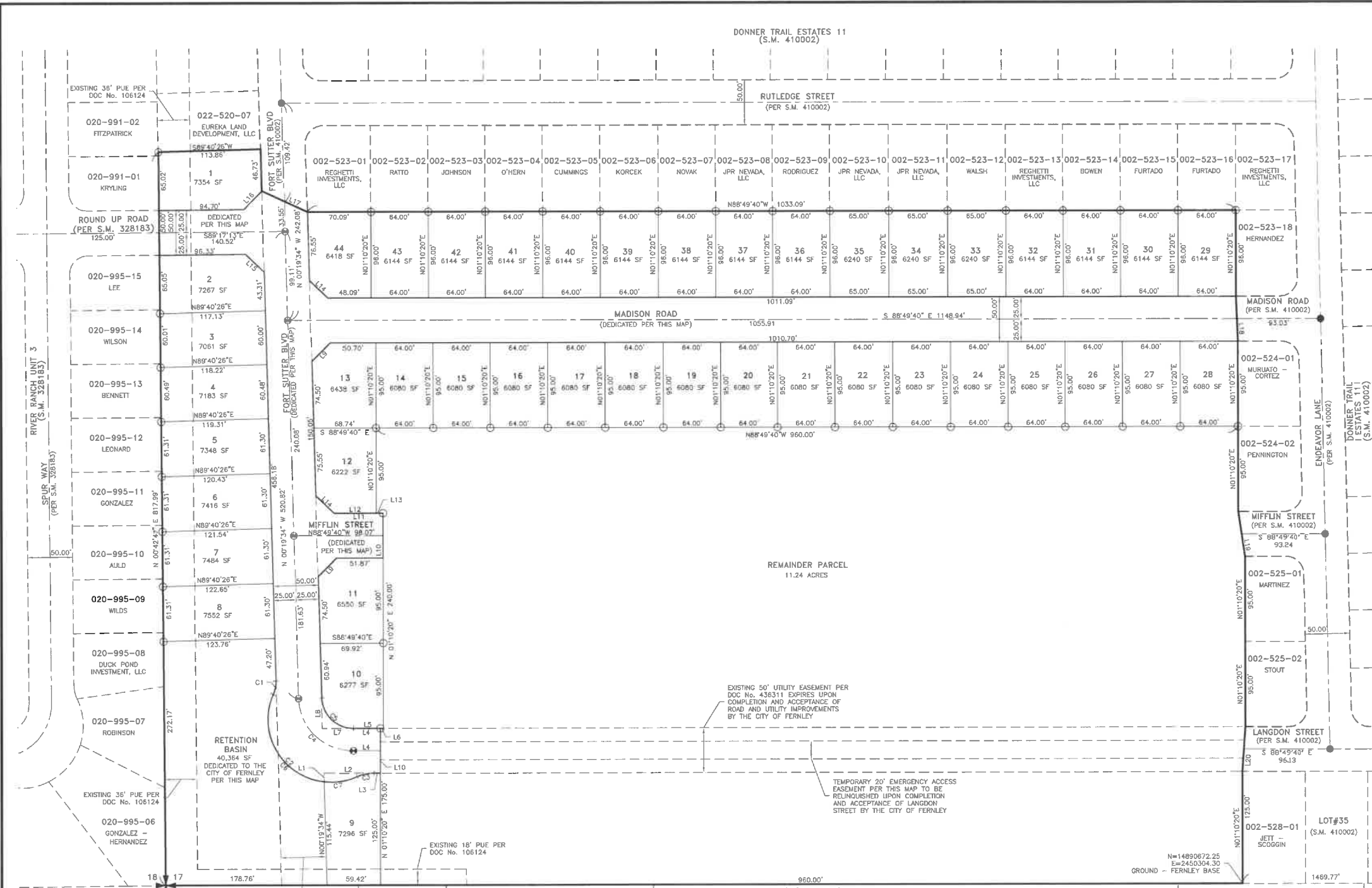
RIGHT TO FARM

THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS SET FORTH IN THE CITY OF FERNLEY CODE.

T.C.I.D. I.D. NO. 17-004 TOTAL AREA ±20.88 AC

FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF LYON COUNTY, NEVADA FEE: _____ FILE NO. _____ COUNTY RECORDER _____ BY: _____ DEPUTY	FINAL SUBDIVISION MAP OF DONNER TRAIL ESTATES PHASE 12A A DIVISION OF THE OF REMAINDER PARCEL OF S.M. 410002 SITUATED WITHIN THE SW 1/4 SECTION 17, T20N, R25E M.D.M.		LYON COUNTY NEVADA
	MST Surveying		SHEET 1
	SURVEYORS 15506 QUICKSILVER DR RENO, NEVADA 89511 (775) 544-7817 • (775) 677-8408 Fax • mstsurveying@hotmail.com		OF 2

DONNER TRAIL ESTATES 11
(S.M. 410002)



- LEGEND**
- PROPERTY BOUNDARY
 - RIGHT OF WAY (DEDICATED TO THE CITY OF FERNLEY)
 - - - EXISTING RIGHT OF WAY
 - PROPERTY LINE
 - - - EXISTING PROPERTY LINE
 - - - EASEMENT LINE (SEE DESCRIPTION)
 - FOUND STREET MONUMENT
 - FOUND MONUMENT PER S.M. 410002
 - SET CENTERLINE MONUMENT OR AS NOTED OTHERWISE
 - ⊥ SET SCORSE ON TOP OF CURB ON THE PROJECTION OF THE PROPERTY LINE AT RIGHT OF WAY
 - SET 5/8" REBAR & CAP OR NAIL AND TAG "PLS 19567" ON INTERIOR CORNERS
 - ⊕ SECTION CORNER
 - ⊕ SECTION 1/4 CORNER
 - PUE PUBLIC UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - CATV CABLE TELEVISION
 - () LYON COUNTY RECORD DOC NO.
 - SF SQUARE FEET

FOUND 2 1/2" BRASS CAP
N=14890672.25
E=2449106.36
GROUND - FERNLEY BASE

EXISTING 36" PUE PER
DOC No. 106124

EXISTING 36" PUE PER
DOC No. 106124

EXISTING 18" PUE PER
DOC No. 106124

NOTES:

1. NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE CHANNEL WITHIN THE TRACT.
2. THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES, CITY WATER FACILITIES, CITY SEWER FACILITIES AND CITY STORM DRAIN FACILITIES. ALL WATER FACILITIES WITHIN THE STREET EASEMENT AREA ARE TO BE MAINTAINED BY FERNLEY TOWN UTILITIES.
3. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH CENTERED ABOUT ALL INTERIOR LOT LINES, 5 FEET IN WIDTH ADJACENT TO ALL SIDE AND REAR LOT LINES AND 10 FEET IN WIDTH ADJACENT TO ALL STREET RIGHT OF WAY.
4. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL OR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL/LOT AND THE RIGHT TO EXIT THAT PARCEL/LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS/LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
5. THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS FINAL MAP INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES, CITY WATER FACILITIES, CITY SEWER FACILITIES AND CITY STORM DRAIN FACILITIES.
6. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH AND SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO DIVIDED AND THAT ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.
7. ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENTS OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PERPENDICULAR AND CONTIGUOUS TO THE EXISTING EASEMENT.
8. ROADS DESIGNATED AS PUBLIC ROADS AS SHOWN UPON THIS MAP WILL NOT BE ELIGIBLE FOR ACCEPTANCE BY THE CITY FOR MAINTENANCE UNTIL THEY ARE IMPROVED (AT NO COST TO THE CITY) TO CITY STANDARDS.
9. ACCEPTANCE OF THIS MAP BY THE CITY IS NOT A COMMITMENT THAT A BUILDING PERMIT WILL BE ISSUED ON ANY OR ALL LOTS.
10. NO LOT SHALL BE LESS THAN 6000 SQUARE FEET.
11. UTILITY EASEMENT DOC. 618319 IS A BLANKET EASEMENT ACROSS THE ENTIRE PARCEL FOR THE CONSTRUCTION, ACCESS AND MAINTENANCE OF UNDERGROUND ELECTRIC AND COMMUNICATION INFRASTRUCTURE. EASEMENT IS UNPLOTTABLE.
12. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

TANGENT TABLE

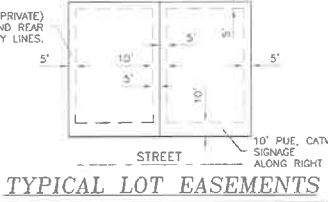
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	25°17'58"	35.00	15.45	15.33
C2	13°25'27"	70.00	18.85	18.68
C3	24°02'22"	45.00	18.97	18.83
C4	88°30'08"	80.00	92.68	83.74
C5	88°30'08"	35.00	34.06	48.85
C6	107°08'37"	70.00	130.90	112.84
C7	30°48'48"	70.00	37.65	37.19

CURVE TABLE

LINE	BEARING	DISTANCE
L1	N 07°18'34" W	9.80
L2	S 88°49'40" E	55.43
L3	S 88°49'40" E	7.27
L4	S 88°49'40" E	29.91
L5	S 88°49'40" E	33.34
L6	S 88°49'40" E	3.43
L7	S 88°49'40" E	34.10
L8	S 00°19'23" E	34.10
L9	N 45°25'23" E	28.65
L10	N 01°10'20" E	50.00
L11	S 88°49'40" E	54.23
L12	S 88°49'40" E	45.77
L13	S 88°49'40" E	7.45
L14	N 44°34'37" W	27.91
L15	S 44°48'18" E	28.03
L16	N 45°11'37" E	28.54
L17	S 64°10'54" E	55.70
L18	N 01°04'24" W	50.04
L19	S 07°18'24" E	50.55
L20	N 02°08'01" E	50.12

REFERENCES

1. DOC. NO. 106124 GRANT OF EASEMENT; 3/17/1987
 2. DOC. NO. 120396 PARCEL MAP; 11/14/1998
 3. DOC. NO. 328163 RIVER RANCH SUBDIVISION UNIT 3; 8/11/2004
 4. DOC. NO. 410002 DONNER TRAIL ESTATES PHASE 11; 7/12/2007
 5. DOC. NO. 436311 GRANT OF UTILITY EASEMENT; 1/2/2009
 6. DOC. NO. 444670 BOUNDARY LINE ADJUSTMENT; 6/29/2009
 7. DOC. NO. 522955 BOUNDARY LINE ADJUSTMENT; 7/02/2004
 8. DOC. NO. 554363 BOUNDARY LINE ADJUSTMENT; 8/22/2016
 9. DOC. NO. 618319 GRANT OF EASEMENT; 7/21/2020
- ALL REFERENCE DOCUMENTS ARE RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY.



TYPICAL LOT EASEMENTS



GIS CERTIFICATE

A DIGITAL COPY OF THIS MAP HAS BEEN DELIVERED TO THE CITY OF FERNLEY AND LYON COUNTY GIS DEPARTMENTS.

CITY OF FERNLEY

SIGNATURE: _____ PRINTED NAME/TITLE: _____ DATE: _____

SIGNATURE: _____ PRINTED NAME/TITLE: _____ DATE: _____

FINAL SUBDIVISION MAP
OF
DONNER TRAIL ESTATES PHASE 12A
A DIVISION OF REMAINDER PARCEL OF S.M. 410002
SITUATED WITHIN THE SW 1/4 SECTION 17, T20N, R25E M.D.M.

LYON COUNTY NEVADA

MST Surveying

SURVEYORS
15506 QUICKSILVER DR RENO, NEVADA 89511
(775) 544-7817 • (775) 877-8408 Fax • mstsurveying@hotmail.com

SHEET 2 OF 2