

## OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RD LOMPA, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY APPROVED CORPORATE OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278A. THAT PARCELS A, B, C, & D SHOWN HEREON ARE HEREBY DEEDED TO CARSON CITY IN FEE TITLE, AND THAT THE STREETS, AND DRIVES SHOWN FOR DEDICATION ON THIS PLAT ARE HEREBY OFFERED FOR DEDICATION AND THAT THOSE ACCEPTED BY CARSON CITY ARE SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS, UNLESS STATED OTHERWISE, AND FOR THE STATED PURPOSE. THE OWNER DECLARES THAT HE/SHE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HIS/HER NAME. I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

RD LOMPA, LLC, A NEVADA LIMITED LIABILITY COMPANY

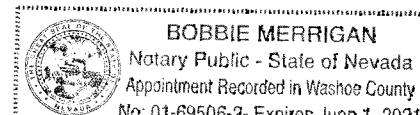
BY: Steve Thomsen 5/5/2021  
TITLE: NEVADA GENERAL MANAGER

STATE OF Nevada } S.S.  
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 5, 2021

BY STEVE THOMSEN AS THE NEVADA GENERAL MANAGER OF RD LOMPA, LLC, A NEVADA LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
(MY COMMISSION EXPIRES 6-21-2021)



## TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT RD LOMPA, 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 HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS A RECORD OF SECURITY INTEREST IN SAID LAND; 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 AS OF April 16, 2021.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: Lisa Diulic 5-7-2021  
TITLE: Secretary

## TREASURER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES HAVE BEEN PAID FOR THE CURRENT FISCAL YEAR ON LAND PORTRAYED ON THIS PARCEL MAP.

A.P.N. 010-041-84

CARSON CITY TREASURER

BY: Andrew Rasor DATE: WED. 6-9-21  
NAME: ANDREW RASOR  
TITLE: TREASURER, CARSON CITY

## CITY ENGINEER'S CERTIFICATE:

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF, THAT ALL PROVISIONS OF N.R.S. 278A.430 THROUGH 278A.590 AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS TECHNICALLY CORRECT. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS MAP.

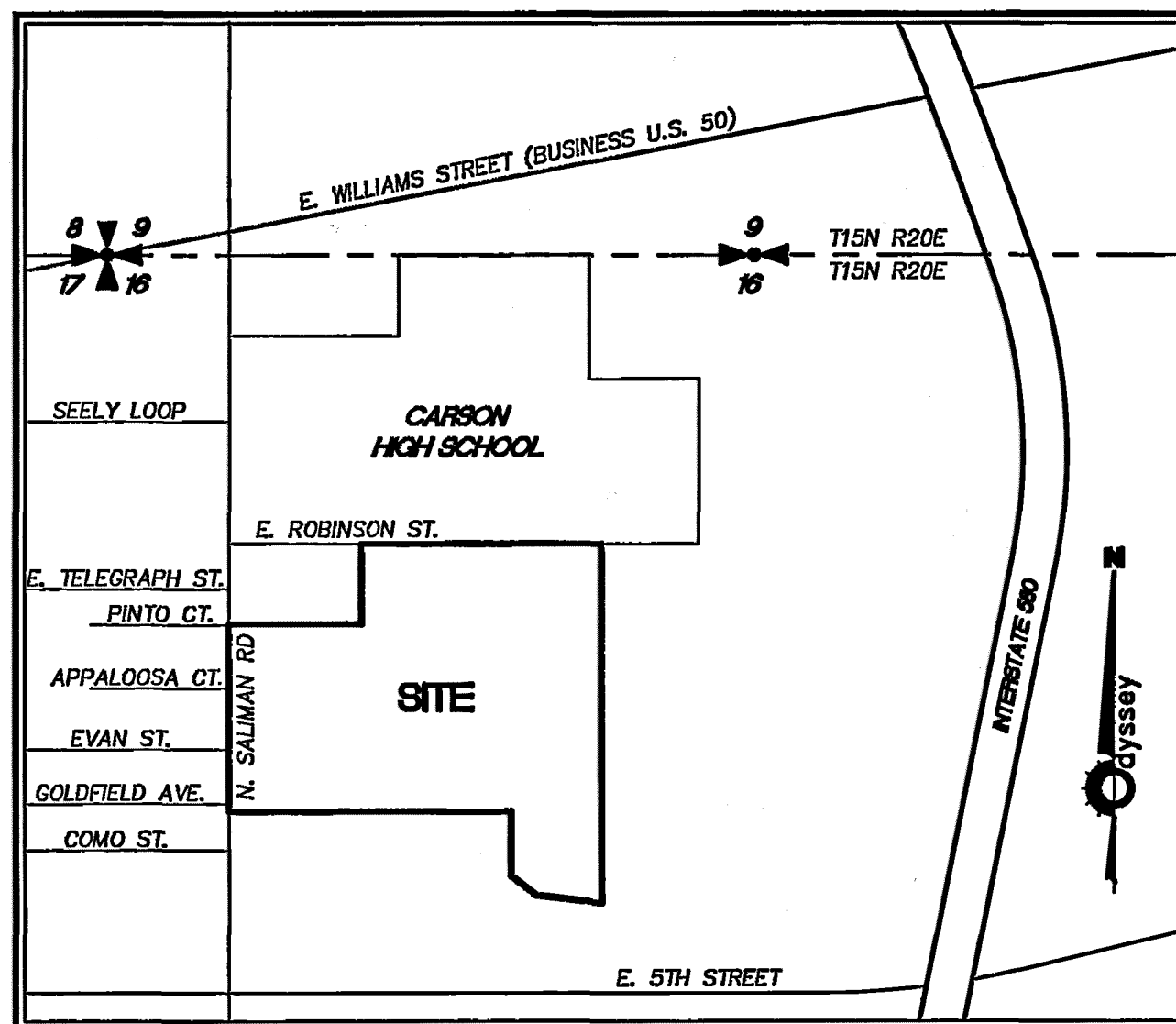
BY: Randall Rice 6.10.21  
CITY ENGINEER  
RANDALL RICE, P.E.

## DIVISION OF WATER RESOURCES CERTIFICATE:

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

BY: Malcolm S. Wilson, P.E. 5/13/21  
DIVISION OF WATER RESOURCES

# FINAL MAP BLACKSTONE RANCH PHASE 1-A



## VICINITY MAP

NOT TO SCALE

## UTILITY COMPANY'S CERTIFICATE:

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

BY: Katherine Perkins 5/6/2021  
TITLE: ASSOC LOW AGENT

BY: Cheryl Cooper 5/7/2021  
TITLE: MGR OSP PLANNING

BY: Armando Espino 5/6/2021  
TITLE: Supervisor

BY: Pandall Rice 6/10/21  
TITLE: CITY ENGINEER

BY: Amanda Marucci 6/11/21  
TITLE: Supervisor/Engineering

## NEVADA DIVISION OF ENVIRONMENTAL PROTECTION:

THIS FINAL MAP HAS BEEN APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE 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.

BY: Ryan Faney, NDEP-BWPC SET 5/13/21  
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION  
BUREAU OF WATER POLLUTION CONTROL

## CLERK'S CERTIFICATE:

THE CITY HAS APPROVED THIS MAP AND THE OFFER OF DEDICATION OF THE STREETS AND ACCEPTANCE OF DEEDED PARCELS A, B, C, & D AS SHOWN HEREON ARE BEING DEFERRED AT THIS TIME BY THE CITY WITH THE OFFER TO REMAIN OPEN IN ACCORDANCE WITH THE PROVISIONS OF NRS CHAPTER 278.390

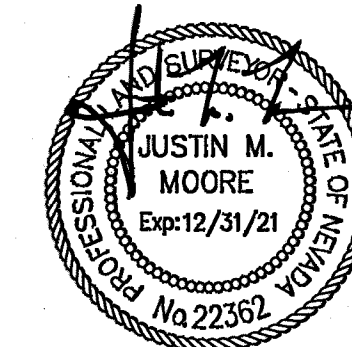
BY: Aubrey Rowlett 6-23-2021  
CLERK

## SURVEYOR'S CERTIFICATE:

I, JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR ODYSSEY ENGINEERING, INC., DO HEREBY CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RD LOMPA, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- 2) THE LANDS SURVEYED LIE WITHIN THE WEST 1/2 OF SECTION 16, T.15 N., R.20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON APRIL 30, 2021.
- 3) 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.
- 4) THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY FEBRUARY 1, 2022, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

JUSTIN M. MOORE, P.L.S.  
NEVADA CERTIFICATE No. 22362



## REFERENCES:

(R1) PRELIMINARY TITLE REPORT PREPARED BY FIRST CENTENNIAL TITLE COMPANY OF NEVADA, ORDER NO. B223962-CT, COMMITMENT DATE: SEPTEMBER 7, 2020

(R2) ABANDONMENT OF PUBLIC RIGHT OF WAY, DOCUMENT NO. 499221, RECORDED OCTOBER 7, 2019, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

(R3) RECORD OF SURVEY NO. 2781, RECORDED OCTOBER 12, 2012, AS FILE NO. 427133, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

(R4) PARCEL MAP NO. 975, RECORDED JUNE 29, 1983, AS FILE NO. 19422, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

(R5) PARCEL MAP NO. 974, RECORDED JUNE 27, 1983, AS FILE NO. 19350, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

(R6) PARCEL MAP NO. 678, RECORDED AUGUST 21, 1978, AS FILE NO. 82033, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

(R7) PARCEL MAP NO. 548, RECORDED FEBRUARY 3 1977, AS FILE NO. 68249, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

(R8) PARCEL MAP NO. 2926, RECORDED OCTOBER 6, 2017, AS FILE NO. 479250, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

(R9) PARCEL MAP NO. 2943, RECORDED JUNE 12, 2018, AS FILE NO. 485886, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

(R10) RECORD OF SURVEY MAP NO. 2749, RECORDED AUGUST 11, 2010, AS FILE NO. 403435, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

## PLANNING DIVISION CERTIFICATE:

THIS FINAL MAP HAS BEEN EXAMINED AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP APPROVED ON MARCH 16, 2017 AND AMENDED ON APRIL 18, 2019 BY THE BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED UPON ITS APPROVAL HAVE BEEN SATISFIED. THE FINAL MAP SHOWN HEREON WAS REVIEWED BY THE COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION ON THE

17 DAY OF JUNE, 2021.

BY: Hope Sullivan, AICP JUNE 17, 2021  
COMMUNITY DEVELOPMENT DIRECTOR

BOARD OF SUPERVISORS  
APPROVAL JUNE 17, 2021  
Hope Sullivan

## RECORDER'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF ODYSSEY ENGINEERING, INC., ON THIS 24th DAY OF JUNE, 2021, AT 43 MINUTES PAST 9 O'CLOCK A.M., IN BOOK 11, PAGE 3014, THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: 118.00 BY: Aubrey Rowlett  
RECORDER  
FILE NUMBER: 521829 BY: Amanda Jones  
DEPUTY

FINAL MAP  
FOR  
BLACKSTONE RANCH PHASE 1-A  
OWNER OF RECORD  
RD LOMPA, LLC.

BEING PARCEL A1 AS SHOWN ON PARCEL MAP NO. 2926  
SITUATE WITHIN A PORTION OF THE WEST 1/2 OF SECTION 16,  
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY STATE OF NEVADA  
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431  
(775) 359-3303  
WWW.ODYSSEY-CIVIL-ENGINEERING.COM  
SHEET  
1  
OF  
6  
Odyssey ENGINEERING INCORPORATED

SUB-2020-0011

G:\3866 - LOMPA RANCH PM\DWG\FINAL MAP - PHASE 1\3866 TM PH-1.DWG



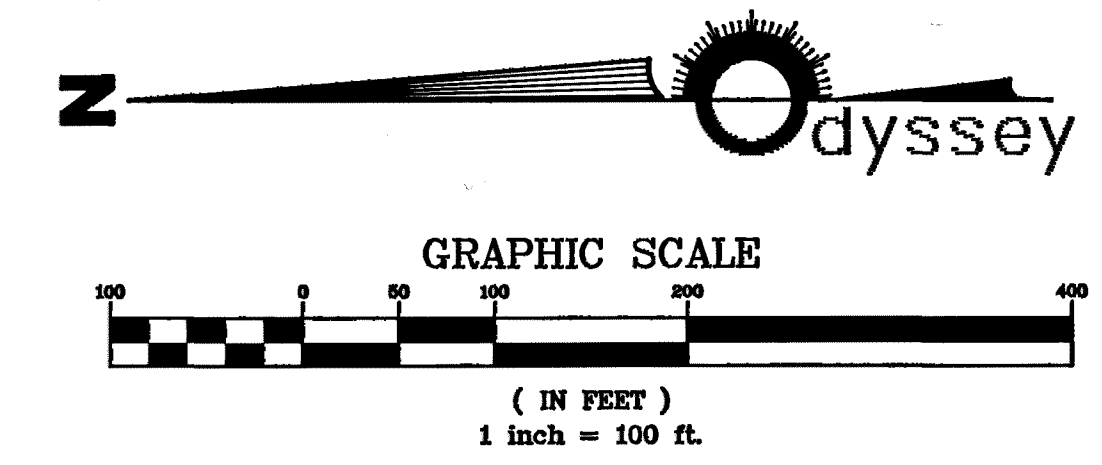




**LEGEND:**

- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT SIDELINE
- CENTERLINE
- SURVEY TIE
- FEMA FLOOD DESIGNATION LINE
- RADIAL LINE
- GRAPHIC BORDER
- TEMPORARY EASEMENT PER THIS MAP  
\*SEE EASEMENT NOTES ON THIS SHEET.

- FOUND QUARTER CORNER AS NOTED
- FOUND CARSON CITY CONTROL POINT AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 5/8" REBAR AND CAP OR NAIL WITH TAG, "PLS 22362"
- SF6 SINGLE FAMILY 6000 SQUARE FEET - ZONING
- P.M. PARCEL MAP
- (R) RADIAL BEARING
- (R#) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
- (M) MEASURED COURSE AND DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- C.A. COMMON AREA



**BASIS OF BEARING:**

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94, CARSON CITY DATUM. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000200.

**EASEMENT NOTE:**

- 1) A TEMPORARY MAINTENANCE, ACCESS, AND PUBLIC UTILITY EASEMENT IS HEREBY GRANTED PER THIS MAP FOR THE BENEFIT OF CARSON CITY UTILITY DEPARTMENT, NV ENERGY, CHARTER COMMUNICATIONS, AT&T NEVADA, SOUTHWEST GAS CORPORATION, AND PARCELS 1-B AND 1-C AS SHOWN HEREIN.
- 2) THE TEMPORARY MAINTENANCE, ACCESS, AND PUBLIC UTILITY EASEMENT SHALL BE RELINQUISHED UPON FUTURE ACCEPTANCE OF ROADWAYS BY CARSON CITY FOR EACH PARCEL CREATED HEREIN.
- 3) TOTAL AREA OF TEMPORARY MAINTENANCE, ACCESS, AND PUBLIC UTILITY EASEMENT = ±6.31 ACRES.

**LINE & CURVE TABLES:**

SEE SHEET 6 OF 6

**FINAL MAP**  
FOR  
**BLACKSTONE RANCH PHASE 1-A**  
OWNER OF RECORD  
**RD LOMPA, LLC.**

BEING PARCEL A1 AS SHOWN ON PARCEL MAP NO. 2926

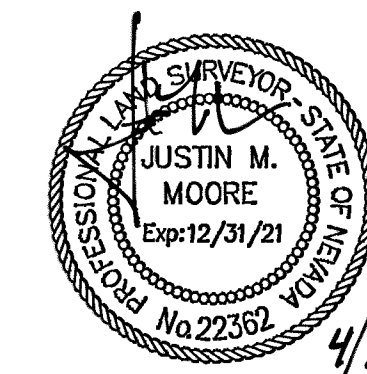
SITUATE WITHIN A PORTION OF THE WEST 1/2 OF SECTION 16,  
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY STATE OF NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431  
(775) 359-3303  
WWW.ODYSSEY-CIVIL-ENGINEERING.COM

**Odyssey ENGINEERING INCORPORATED**

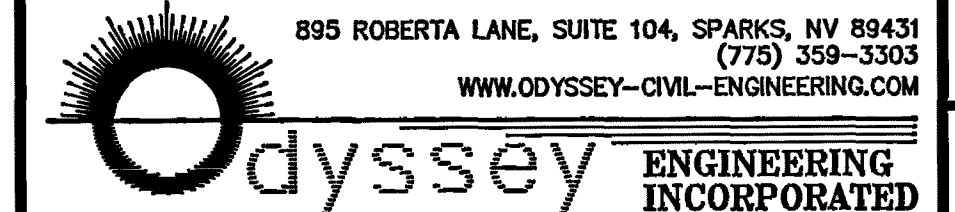
SHEET  
**3**  
OF  
**6**



3041-3



PARCEL 1  
DEED DOC #485900  
MYERS FAMILY EXEMPT TRUST 3/16/17



3014-C







| PARCEL LINE TABLE |               |          | PARCEL LINE TABLE |               |         |
|-------------------|---------------|----------|-------------------|---------------|---------|
| LINE #            | DIRECTION     | LENGTH   | LINE #            | DIRECTION     | LENGTH  |
| L1                | N 0°33'19" E  | 30.00'   | L33               | S 89°26'44" E | 66.01'  |
| L2                | N 62°02'42" W | 105.38'  | L34               | N 0°33'19" E  | 106.15' |
| L3                | S 10°18'38" E | 20.00'   | L35               | S 0°20'52" W  | 100.50' |
| L4                | S 0°20'52" W  | 5.13'    | L36               | S 89°26'41" E | 105.00' |
| L5                | N 15°43'40" E | 6.30'    | L37               | N 0°33'19" E  | 31.50'  |
| L6                | S 13°44'58" E | 6.31'    | L38               | S 0°20'52" W  | 29.68'  |
| L7                | N 89°49'41" W | 9.95'    | L39               | S 89°39'08" E | 101.00' |
| L8                | S 0°20'52" W  | 14.60'   | L40               | N 89°26'41" W | 29.99'  |
| L9                | S 89°26'41" E | 14.50'   | L41               | S 0°33'19" W  | 101.00' |
| L10               | N 0°21'31" E  | 10.00'   | L42               | N 0°20'52" E  | 32.37'  |
| L11               | S 0°20'52" W  | 12.12'   | L43               | N 89°39'08" W | 101.00' |
| L12               | S 0°20'09" W  | 25.00'   | L44               | S 0°33'19" W  | 31.00'  |
| L13               | S 0°33'19" W  | 25.00'   | L45               | S 6°57'55" W  | 62.42'  |
| L14               | S 89°26'41" E | 32.00'   | L46               | S 0°20'52" W  | 62.00'  |
| L15               | S 89°26'41" E | 32.00'   | L47               | S 7°51'28" E  | 50.40'  |
| L16               | N 89°26'41" W | 25.00'   | L48               | N 48°06'26" E | 55.50'  |
| L17               | N 89°26'41" W | 25.00'   | L49               | S 0°20'52" W  | 62.00'  |
| L18               | N 89°26'41" W | 25.00'   | L50               | S 61°52'38" E | 77.79'  |
| L19               | N 89°26'41" W | 25.00'   | L51               | S 5°26'16" E  | 55.50'  |
| L20               | S 89°26'41" E | 25.00'   | L52               | N 89°26'41" W | 12.74'  |
| L21               | N 89°26'41" W | 25.00'   | L53               | N 21°20'05" E | 79.62'  |
| L22               | S 0°33'19" W  | 24.02'   | L54               | N 21°20'05" E | 79.62'  |
| L23               | N 0°20'52" E  | 48.36'   | L55               | N 89°26'41" W | 105.00' |
| L24               | N 0°20'52" E  | 55.11'   | L56               | N 89°26'41" W | 105.00' |
| L25               | N 25°38'04" E | 1888.14' | L57               | S 0°20'52" W  | 101.00' |
| L26               | S 34°54'13" E | 55.50'   | L58               | N 0°20'52" E  | 73.76'  |
| L27               | S 54°11'36" E | 55.50'   | L59               | S 89°26'41" E | 101.00' |
| L28               | N 0°33'19" E  | 100.50'  | L60               | N 89°26'41" W | 101.00' |
| L29               | N 0°33'19" E  | 101.00'  | L61               | S 89°26'41" E | 19.26'  |
| L30               | N 89°26'41" W | 43.52'   | L62               | N 0°33'19" E  | 151.00' |
| L31               | S 0°20'52" W  | 86.05'   | L63               | S 6°57'55" W  | 62.42'  |
| L32               | S 84°59'03" E | 66.19'   |                   |               |         |

| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| CURVE #     | LENGTH | RADIUS | DELTA     |
| C1          | 23.61' | 15.00' | 90°09'54" |
| C2          | 9.77'  | 20.00' | 27°59'48" |
| C3          | 3.79'  | 20.00' | 10°51'57" |
| C4          | 5.98'  | 20.00' | 17°07'51" |
| C5          | 52.45' | 55.50' | 54°09'03" |
| C6          | 45.47' | 55.50' | 46°56'22" |
| C7          | 43.29' | 55.50' | 44°41'45" |
| C8          | 9.77'  | 20.00' | 27°59'48" |
| C9          | 23.61' | 15.00' | 90°11'12" |
| C10         | 32.48' | 25.00' | 74°26'00" |
| C11         | 0.70'  | 25.00' | 1°35'36"  |
| C12         | 31.78' | 25.00' | 72°50'25" |
| C13         | 33.20' | 25.00' | 76°05'22" |
| C14         | 32.34' | 25.00' | 74°06'27" |
| C15         | 0.86'  | 25.00' | 1°58'55"  |
| C16         | 23.51' | 15.00' | 89°48'48" |
| C17         | 39.18' | 25.00' | 89°47'33" |
| C18         | 39.36' | 25.00' | 90°12'27" |
| C19         | 9.71'  | 20.00' | 27°49'50" |
| C20         | 37.35' | 55.50' | 38°33'44" |
| C21         | 45.47' | 55.50' | 46°56'22" |
| C22         | 50.47' | 55.50' | 52°08'15" |
| C23         | 8.00'  | 55.50' | 8°15'47"  |
| C24         | 9.71'  | 20.00' | 27°49'50" |
| C25         | 23.51' | 15.00' | 89°47'33" |
| C26         | 23.62' | 15.00' | 90°12'27" |
| C27         | 23.51' | 15.00' | 89°47'33" |
| C28         | 23.62' | 15.00' | 90°12'27" |
| C29         | 31.49' | 20.00' | 90°12'27" |
| C30         | 8.17'  | 15.00' | 31°12'40" |

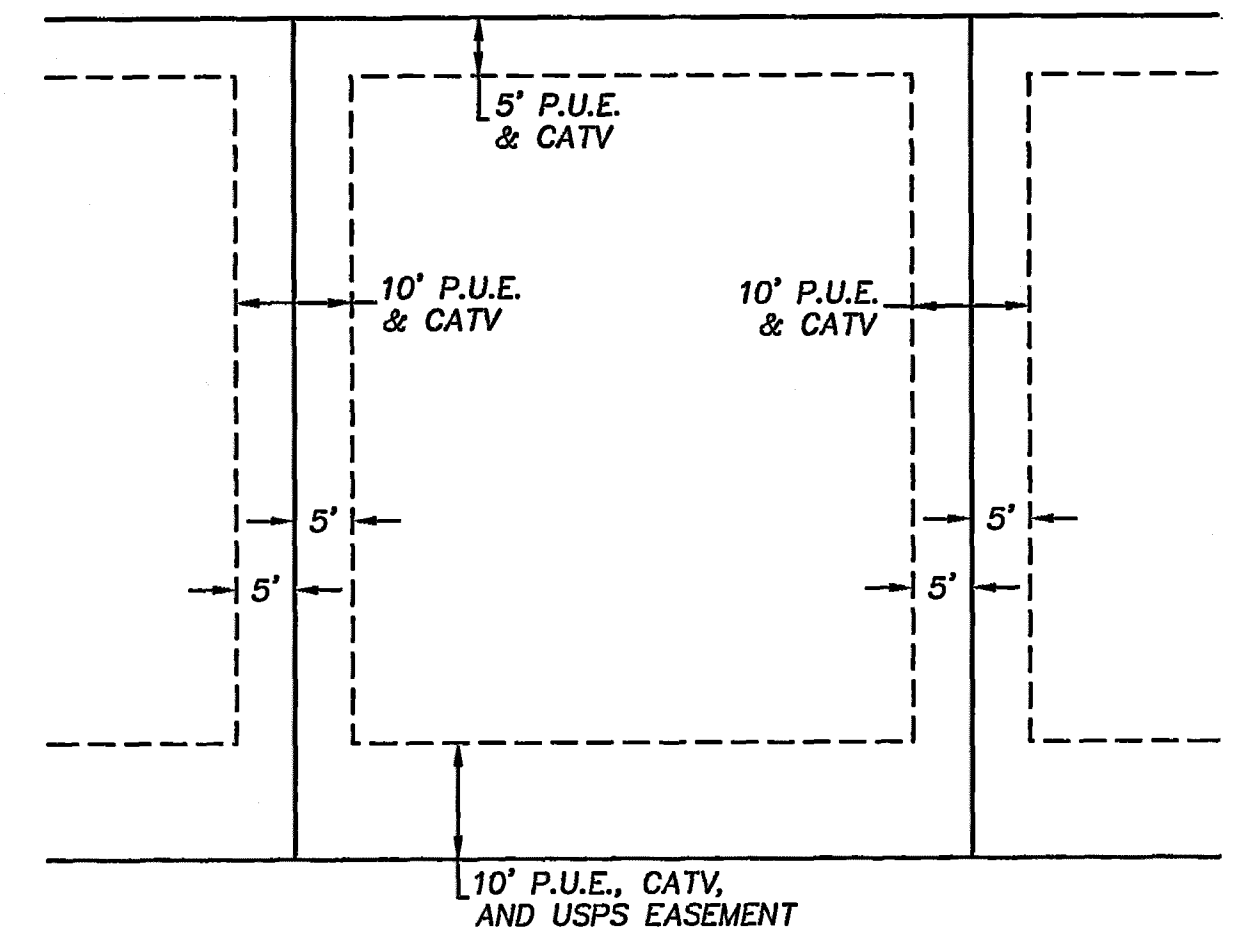
| CURVE TABLE |         |         |            |
|-------------|---------|---------|------------|
| CURVE #     | LENGTH  | RADIUS  | DELTA      |
| C31         | 23.32'  | 55.50'  | 24°04'46"  |
| C32         | 47.22'  | 55.50'  | 48°45'08"  |
| C33         | 44.33'  | 55.50'  | 45°45'49"  |
| C34         | 32.97'  | 55.50'  | 34°02'03"  |
| C35         | 8.17'   | 15.00'  | 31°12'40"  |
| C36         | 23.51'  | 15.00'  | 89°47'33"  |
| C37         | 23.62'  | 15.00'  | 90°12'27"  |
| C38         | 23.56'  | 15.00'  | 90°00'00"  |
| C39         | 23.56'  | 15.00'  | 90°00'00"  |
| C40         | 23.56'  | 15.00'  | 90°00'00"  |
| C41         | 23.56'  | 15.00'  | 90°00'00"  |
| C42         | 7.09'   | 25.00'  | 16°15'38"  |
| C43         | 7.09'   | 25.00'  | 16°15'37"  |
| C44         | 117.87' | 325.00' | 20°46'46"  |
| C45         | 99.73'  | 275.00' | 20°46'46"  |
| C46         | 155.67' | 55.50'  | 160°42'37" |
| C47         | 23.51'  | 15.00'  | 89°47'33"  |

**LOT TABULATIONS:**

RESIDENTIAL LOTS: 66  
COMMON AREAS: 3  
DRAINAGE PARCELS: 4  
REMAINDER PARCELS: 3  
TOTAL: 76

**AREA TABULATIONS:**

LOTS: ±10.82 ACRES  
RIGHT OF WAY: ± 4.77 ACRES  
PARCEL 1-B: ± 9.71 ACRES  
PARCEL 1-C: ±16.21 ACRES  
PARCEL 1-D: ±57,002 SQUARE FEET  
COMMON AREAS: ±42,256 SQUARE FEET  
PARCEL'S A-D: ±59,114 SQUARE FEET  
TOTAL AREA: ±45.16 ACRES

**TYPICAL LOT EASEMENT DETAIL**

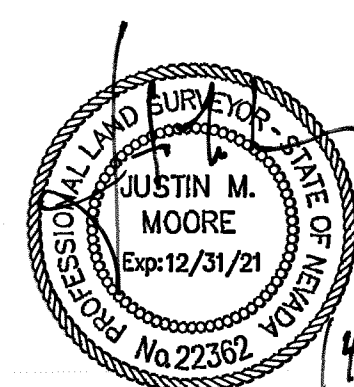
NOT TO SCALE

**LEGEND:**

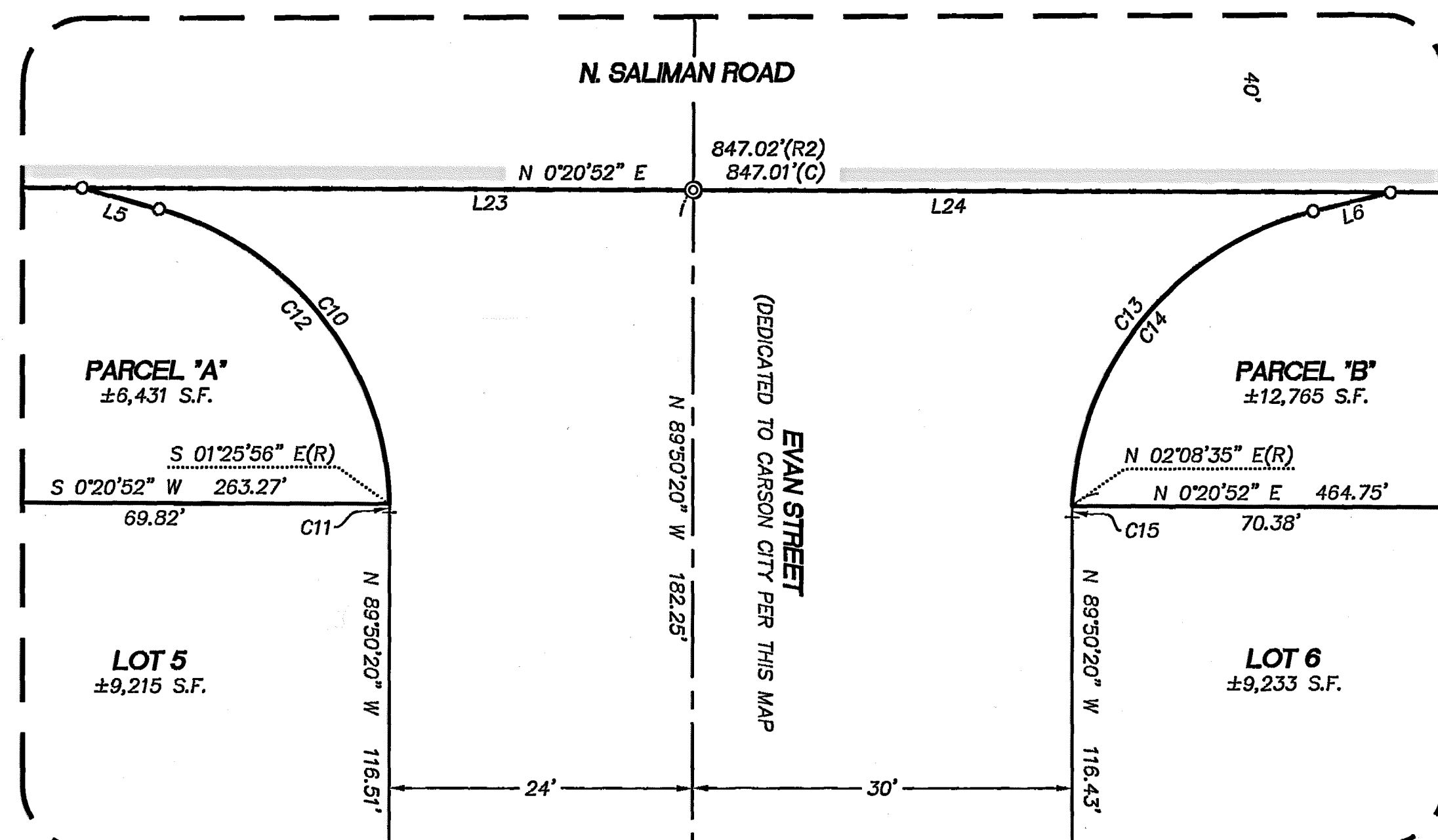
- SUBJECT BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- - - EASEMENT SIDELINE
- CENTERLINE
- SURVEY TIE
- FEMA FLOOD DESIGNATION LINE
- RADIAL LINE
- GRAPHIC BORDER
- TEMPORARY EASEMENT PER THIS MAP  
\*SEE EASEMENT NOTES ON THIS SHEET.
- FOUND QUARTER CORNER AS NOTED
- ▲ FOUND CARSON CITY CONTROL POINT AS NOTED
- ◎ SET CENTERLINE MONUMENT IN WELL STAMPED "PLS 22362"
- FOUND PROPERTY CORNER AS NOTED
- SET 5/8" REBAR AND CAP OR NAIL WITH TAG, "PLS 22362"
- DIMENSION POINT (NOTHING FOUND OR SET)
- SF6 SINGLE FAMILY 6000 SQUARE FEET - ZONING
- P.M. PARCEL MAP
- (R) RADIAL BEARING
- (R#) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
- (M) MEASURED COURSE AND DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- C.A. COMMON AREA
- CATV CABLE TELEVISION
- USPS UNITED STATES POSTAL SERVICE
- STREET BREAK FOR ADDRESS ASSIGNMENT

**GENERAL NOTES:**

- TOTAL AREA: 45.16 ACRES (AREA TABULATIONS ON SHEET 6 HEREIN)
- THERE ARE NO WELLS OR SEPTIC TANKS ON THIS SITE.
- ALL LOTS ARE REQUIRED TO HOOK-UP TO CITY WATER AND SEWER SYSTEM.
- ALL DEVELOPMENT SHALL BE IN ACCORD WITH TENTATIVE MAP TSM-17-005 AND ITS ASSOCIATED CONDITIONS OF APPROVAL.
- A DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ENTIRELY WITHIN COMMON AREA'S A, B, & C, AND PARCEL'S A, B, C, & D. SAID DRAINAGE EASEMENT IS GRANTED TO THE CARSON CITY PUBLIC WORKS DEPARTMENT ("THE DEPARTMENT"), AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR THE DEPARTMENT AT THE DEPARTMENT'S ELECTION FROM TIME TO TIME.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIST THAT LOT WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- ALL PUBLIC UTILITY EASEMENTS GRANTED HEREON SHALL INCLUDE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
- UPON DEVELOPMENT, ALL LOTS WILL BE REQUIRED TO INSTALL WATER AND SANITARY SEWER LATERALS OF SUFFICIENT SIZE TO SERVE EACH LOT, INCLUDING ANY OVERSIZING REQUIRED PER THE PROVISIONS OF CMC 12.01 AND 12.05.
- RIGHT OF WAY TO BE OFFERED FOR DEDICATION TO CARSON CITY WITH THIS FINAL MAP ARE: EVAN STREET, WILDCAT PEAK DRIVE, BOUNDARY PEAK STREET, MONITOR PEAK STREET, PEARL PEAK DRIVE, PORTER PEAK DRIVE, HOGAN PEAK STREET, PYRAMID PEAK DRIVE, PILOT PEAK DRIVE, AND EAST ROBINSON STREET (±4.77 ACRES).
- 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 EXIST THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

**DETAIL "A"**

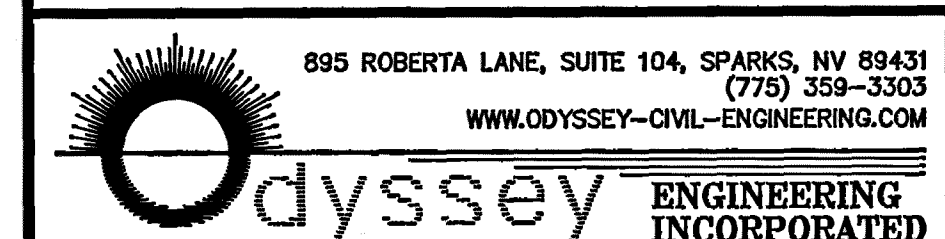
SCALE: 1"=10'



**FINAL MAP**  
FOR  
**BLACKSTONE RANCH PHASE 1-A**  
OWNER OF RECORD  
**RD LOMPA, LLC.**

BEING PARCEL A1 AS SHOWN ON PARCEL MAP NO. 2926  
SITUATE WITHIN A PORTION OF THE WEST 1/2 OF SECTION 16,  
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY STATE OF NEVADA



SHEET  
**6**  
OF  
**6**

G:\3886 - LOMPA RANCH PM\DWG\FINAL MAP - PHASE 1\3886 TM PH-1.DWG

304-E