

DESERT PEARL FARMS LLC
APN: 001-531-04

DIEKMANN
APN: 014-241-42

BOOKER, &
CLARK
APN: 001-641-16

CHICAS
RENTALS LLC
APN: 001-641-15

CHICAS
RENTALS LLC
APN: 001-641-14

CHICAS
RENTALS LLC
APN: 001-641-13

MANHOME
PROJECT
MANAGEMENT
LLC
APN: 001-641-12

MANHOME
PROJECT
MANAGEMENT
LLC
APN: 001-641-11

MANHOME
PROJECT
MANAGEMENT
LLC
APN: 001-641-10

CHICAS
RENTALS LLC
APN: 001-641-09

CHICAS
RENTALS LLC
APN: 001-641-08

HOYT &
MEYERS
PARTNERSHIP
APN: 001-641-07

HOYT &
MEYERS
PARTNERSHIP
APN: 001-641-06

HOYT &
MEYERS
PARTNERSHIP
APN: 001-641-05

CHICAS
RENTALS LLC
APN: 001-641-04

MANHOME
PROJECT
MANAGEMENT
LLC
APN: 001-641-03

MANHOME
PROJECT
MANAGEMENT
LLC
APN: 001-641-02

GRAND
ESTATES LLC
ET AL
APN: 001-641-17

MANHOME
PROJECT
MANAGEMENT LLC
APN: 001-641-18

MANHOME
PROJECT
MANAGEMENT LLC
APN: 001-641-19

CREATIVE
HOMES INVEST
GROUP LLC
APN: 001-641-20

CREATIVE
HOMES INVEST
GROUP LLC
APN: 001-641-21

CREATIVE
HOMES INVEST
GROUP LLC
APN: 001-641-22

CHICAS RENTALS
LLC
APN: 001-641-23

REID
APN: 001-641-24

ROE & RIFE
APN:
001-642-01

CREATIVE
HOMES INVEST
GRP LLC
APN: 001-642-02

CREATIVE
HOMES INVEST
GRP LLC
APN: 001-642-03

CARPENTER
APN:
001-642-04

REID
APN:
001-642-05

HARRINGTON
APN:
001-642-06

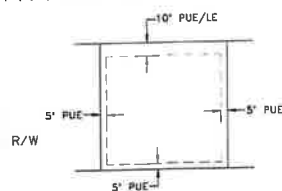
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(84) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000222.

ACREAGE:

PHASE 1: 16.83 AC
PHASE 2: 13.80 AC
ROAD AREA: 9.04 AC
LOT B: 0.75 AC
TOTAL AREA: 40.40 AC

TYPICAL LOT EASEMENTS

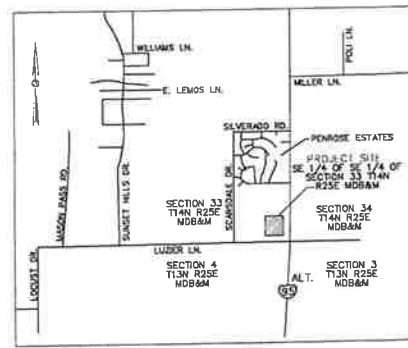


LOT SIZE STATISTICS

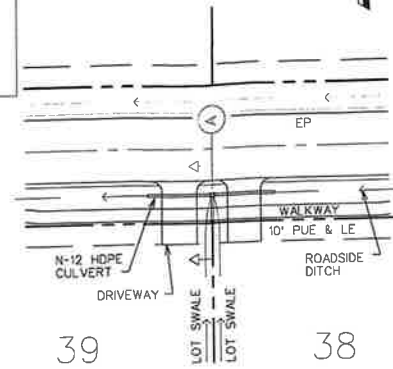
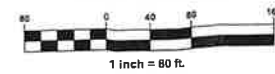
AVERAGE LOT SIZE: ±14,186 SF
MAX. LOT SIZE: ±14,278 SF
MIN. LOT SIZE: ±14,080 SF

GENERAL NOTES:

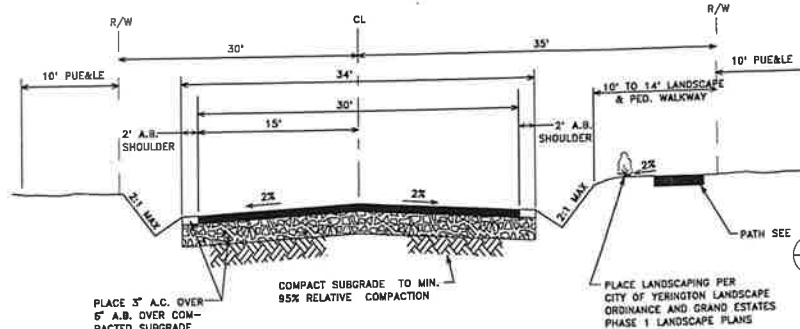
1. SOLID WASTE TO BE DISPOSED OF VIA TOW-AWAY TOTES PROVIDED FROM THE LOCAL WASTE SERVICER



GRAPHIC SCALE



TYPICAL PLAN VIEW



TYPICAL PHASE 1 GRAND
ESTATES STREET SECTION
N.T.S.

OWNER:

MODERN HOMES INVESTMENT GROUP, LLC
239 LINDEN STREET
RENO, NV 89502

CIVIL:

CFA, INC.
1150 CORPORATE BOULEVARD
RENO, NEVADA 89502
(775) 856-1150 VOICE
(775) 856-1160 FAX

CAUTION - NOTICE TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION, SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.



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GRAND ESTATES PHASE 2

TENTATIVE SUBDIVISION PLAT

S33 T14N R25E

VERMONT

JOB NO. 21040.00
DESIGNED BY DH
CHECKED BY DRS
DATE 08/22/2022

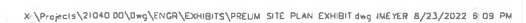
SHEET
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PROFESSIONAL SEAL:



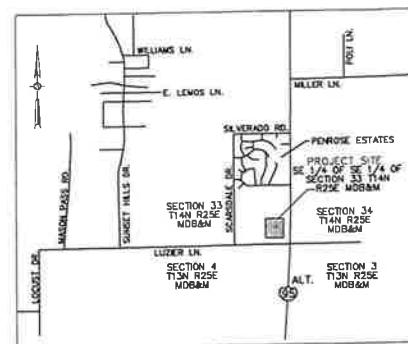
CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
775-856-1150 MAIN • 775-856-1160 FAX • CFANDCOM



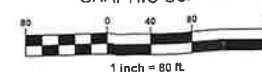


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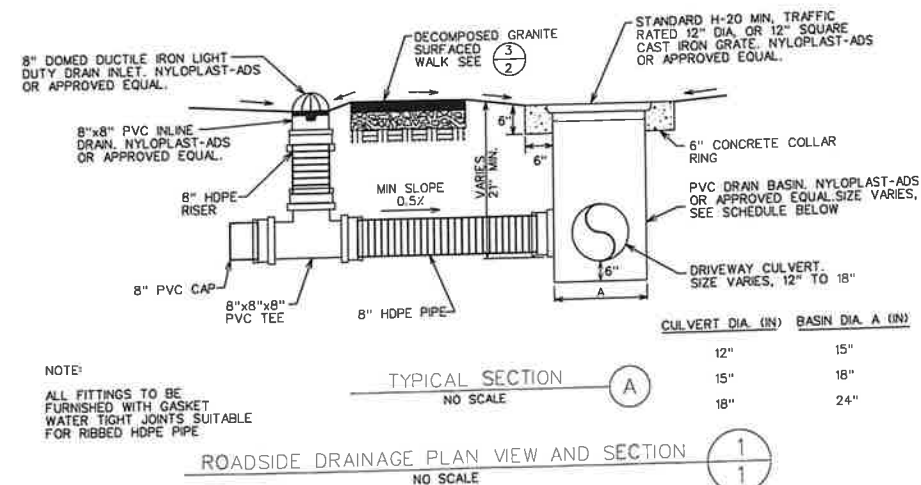
DIEKMANN
APN: 014-241-42



GRAPHIC SCALE



1 inch = 80 ft



CAUTION - NOTICE TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS WHERE POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY GROUP, TO SUCH REMOVAL AND/OR RELOCATION.

4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.

5. CONTRACTOR TO PROVIDE MAINTENANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.



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Call before you dig.

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PROFESSIONAL SE



CEFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
150 CORPORATE BOULEVARD • RENO, NEVADA 89502
775-785-1160 MAIN • 775-858-1160 FAX • CEFA@RENOCOM.NV



GRAND ESTATES PHASE 2
CIVIL IMPROVEMENT PLANS
TENTATIVE UTILITY PLAN

S333 T14N R25E

JOB NO. 21040.00
DESIGNED BY DH
CHECKED BY KH
DATE 08/23/2022

SHEET
2

2

