

DRAWING NUMBER  
SUNRIDGE HEIGHTS  
UNIT 1 PHASE A  
SHEET 1 OF 2  
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA  
REGISTERED NUMBER 07049

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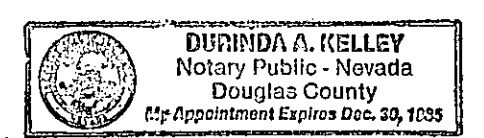
**OWNERS CERTIFICATE:**

Know all men by these presents:  
That INDIAN HILL ASSOCIATES, does represent that they are the owners of the tract of land represented on this plat consisting of two (2) sheets, that they approve and accept this plat of said lands as shown in accordance with and for the uses and purposes set forth in the Nevada Revised Statutes, Chapter 218 and 116 and subsequent amendments thereto, and Douglas County Code, Title 14, and do hereby offer for dedication for specific purposes the following:

- a) Rights of way and easements for water, gas, sewer and drainage facilities, and for wires and conduits for electric, telephone and television services, together with any and all appurtenances appertaining thereto, on, over, across strips of land five (5) feet in width, contiguous to the side and rear lot lines, and strips of land seven and one half (7.5) feet in width contiguous to the front lines of all lots.
- b) Easements for the purpose of digging, constructing, re-constructing, repairing and maintaining a drainage ditch for drainage and the conveyance of water, together with the spoil banks and appurtenant structures thereof, over and across those strips of land designated, "DRAINAGE EASEMENT".
- c) Rights of way and easements for public drives, streets, ways and courts as shown hereon.

INDIAN HILLS ASSOCIATES,  
a limited partnership.  
By: James Lee  
James Lee, Const. Co., Inc.,  
James Lee, President.

STATE OF NEVADA } ss  
County of Douglas }  
On this 21<sup>st</sup> day of May 1982, personally appeared before me a Notary Public, James Lee, known to me to be Pres. of James Lee Const. Co., Inc. and General Partner of Indian Hills Associates, a Partnership, and that he executed the above instrument in behalf of said Partnership.



Dorinda Kelley  
Notary Public

**TITLE CERTIFICATE:**

This is to certify that INDIAN HILLS ASSOCIATES, are the only parties, having any record title interest in the tract of land represented on this plat; there are no liens or mortgage holders of record.

Date: 6/21/82  
Sept. M. Atkinson  
Douglas County Title Co., Inc.  
By: STEPHEN M. ATKINSON  
VICE PRESIDENT

**UTILITY APPROVALS:**

The easements shown on this plat have been checked and approved by the undersigned.

<u>R. E. Shannon</u> Sierra Pacific Power Co. Date: <u>6-17-82</u>	<u>H. Foster</u> Continental Telephone Co. Date: <u>06-24-82</u>
<u>Joey L. Clark</u> Southwest Gas Co. Date: <u>6-17-82</u>	<u>Frank L. Bertman</u> Indian Hills General Improvement District. Date: <u>7-7-82</u>

**HEALTH DIVISION APPROVAL:**

This Final Map is approved by the Health Division of the Department of Human Resources, concerning sewage disposal, water pollution, water quality, and water supply facilities, in accordance with Nevada Revised Statutes, this approval predicates community water supply and community sewage disposal.

Date: 6-29-82  
Stephen J. Hyde  
Health Division

**WATER RESOURCES APPROVAL:**

This Final Map is approved by the Division of Water Resources of the Department of Conservation and Natural Resources concerning water quantity, subject to review of approval on file in this office.

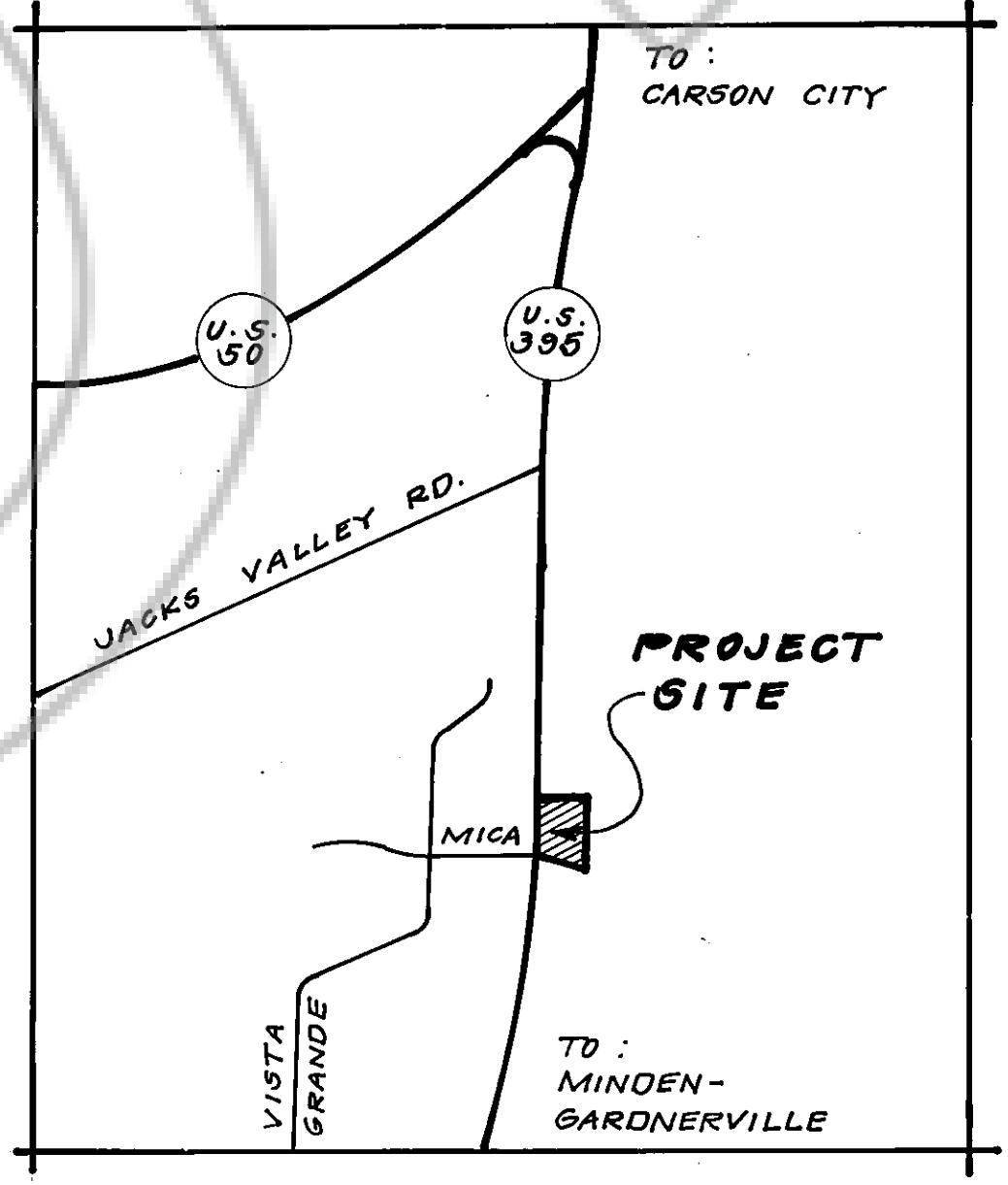
Date: 6-29-82  
David Brownfield  
Division of Water Resources

**PLANNING COMMISSION APPROVAL:**

I, hereby certify that this Final Map substantially conforms to the Tentative Map of this subdivision, approved on the 18<sup>th</sup> day of December 1981, by the Planning Commission, and that all conditions of said approval have been met.

Andrew R. Burnham 12-13-82  
ANDREW R. BURNHAM  
COUNTY PLANNING DIRECTOR

**VICINITY MAP:**

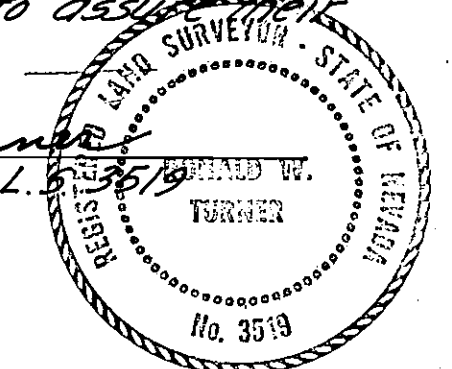


**SURVEYORS CERTIFICATE:**

I, Ronald W. Turner, a Registered Land Surveyor in the State of Nevada certify that:

- This is a true and accurate representation of the lands surveyed under my supervision at the instance of Jim Lee.
- The lands surveyed lie within Section 7, Township 14 North, Range 20 East, M.D.M., and the survey was completed on 5-30-1981.
- This Map complies with the applicable State statutes and any local Ordinances.
- The monuments will be of the character shown and will occupy the positions indicated by 9-30-83 and that an appropriate performance bond or guarantee has been posted with the Governing Body to assure their installation.

Date: 7-2-81  
Ronald W. Turner  
Ronald W. Turner, R.L. 5536/9



**ENGINEERS CERTIFICATE:**

I, Warner C. Phillips certify that I have examined this Map consisting of two (2) sheets, and that all provisions and Ordinances applicable have been complied with and that I am satisfied that this map is technically correct. A proper deposit or performance bond has been posted, guaranteeing the setting of the shown monuments on or before 9-30-83.

Warner C. Phillips 12/13/82  
Warner C. Phillips, County Engineer

**COUNTY CLERK CERTIFICATE:**

I, Yvonne Bernard, County Clerk for the County of Douglas, do hereby certify that the above and foregoing Map entitled "SUNRIDGE HEIGHTS UNIT NO. 1" was presented to the County Commissioners of Douglas County at a regular meeting thereof held on the 5<sup>th</sup> day of August 1982, and that said board did at said meeting, approve and accept this Map. I, further certify that all documents as required by law to accompany this Map, have been approved by said board of Commissioners and filed in my office.

Date: 12-15-82  
Yvonne Bernard  
County Clerk

**RECORDER CERTIFICATE:**

Filed for record this 15<sup>th</sup> day of DEC. 1982 at 16 minutes past 4 o'clock P.M., in Book 1282 of Official Records, at Page 999; Document Number 74054. Recorded at the request of INDIAN HILLS ASSOC.

John R. Lounsbury Deputy  
Douglas County Recorder

# PLAT OF SUNRIDGE HEIGHTS UNIT 1 PHASE A

PORTION OF SECTION 7, T.14N., R. 20E., M.D.M.  
IN DOUGLAS COUNTY, NEVADA  
JONES & TURNER, INC.,  
STATELINE, NEVADA

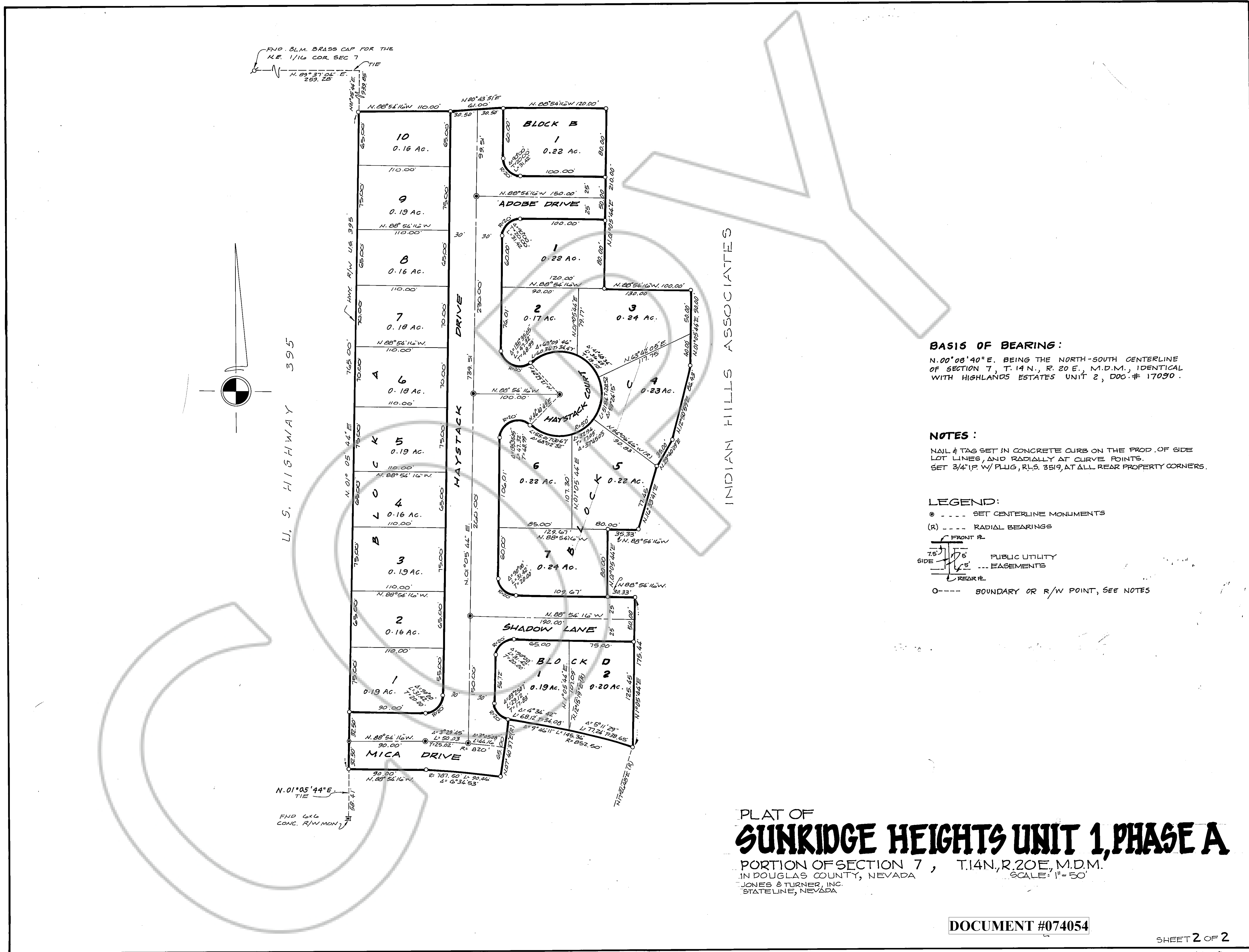
SCALE: 1" = 50'  
DOCUMENT #074054 SHEET 1 OF 2

DRAWING NUMBER  
SUNRIDGE HEIGHTS  
UNIT 1 PHASE A  
SHEET 2 OF 2

DRAWING NUMBER  
IRVINE CALIFORNIA  
PLAN HOLD CORPORATION

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**BASIS OF BEARING:**  
N. 00° 08' 40" E. BEING THE NORTH-SOUTH CENTERLINE OF SECTION 7, T. 14 N., R. 20 E., M.D.M., IDENTICAL WITH HIGHLANDS ESTATES UNIT 2, DDC.# 17090.

**NOTES:**  
NAIL & TAG SET IN CONCRETE CURB ON THE PROD. OF SIDE LOT LINES, AND RADIALLY AT CURVE POINTS.  
SET 3/4" I.P. W/ PLUG, R.L.S. 3519, AT ALL REAR PROPERTY CORNERS.

**LEGEND:**  
 ○ --- SET CENTERLINE MONUMENTS  
 (R) --- RADIAL BEARINGS  
 FRONT R.  
 SIDE R.  
 REAR R.  
 PUBLIC UTILITY  
 EASEMENTS  
 ○ --- BOUNDARY OR R/W POINT, SEE NOTES

PLAT OF  
**SUNRIDGE HEIGHTS UNIT 1, PHASE A**  
 PORTION OF SECTION 7, T. 14 N., R. 20 E., M.D.M.  
 IN DOUGLAS COUNTY, NEVADA  
 JONES & TURNER, INC.  
 STATELINE, NEVADA  
 SCALE: 1" = 50'

DOCUMENT #074054