

1 of 3
DRAWING NUMBER
Saratoga Springs
Estate Unit #III
Final Map #98-045-3
PLANNED DEVELOPMENT - IRVINE, CALIFORNIA
REGISTERED BY NUMBER 0034

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FINAL MAP #98-045-3

SARATOGA SPRINGS ESTATE UNIT No. III

A PLANNED UNIT DEVELOPMENT

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED DOLORES C. ARROYO, TRUSTEE OF THE SARATOGA SPRINGS REVOCABLE TRUST, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF THIS MAP IN THE NEVADA REVISED STATUTES, CHAPTERS 118 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 18, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS PUBLIC WAYS AND RIGHT-OF-WAYS AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR NATURAL GAS, WATER, SEWER, DRAINAGE FACILITIES, AND DRAINAGE PIPES, FOR POLES, ANCHORS, GUYS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL, CABLE T.V. AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, ACROSS, AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN HEREON.

Dolores C. Arroyo Trustee
DOLORES C. ARROYO, TRUSTEE
SARATOGA SPRINGS REVOCABLE TRUST

HEALTH DIVISIONS CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF HEALTH 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.

[Signature] May 14, 1998
DIVISION OF HEALTH DATE

FIRE DEPARTMENT'S CERTIFICATE

THE FIREFIGHTING FACILITIES AND ACCESS SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION DISTRICT.

[Signature] 4/19/98
EAST FORK FIRE PROTECTION SERVICE DATE

DIVISION OF WATER RESOURCES CERTIFICATE

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

[Signature] 5-12-98
DIVISION OF WATER RESOURCES DATE

COMMUNITY DEVELOPMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT ON THE 19th DAY OF JUNE, 1998. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. FURTHERMORE, THE OFFER OF DEDICATION FOR ALL PUBLIC ROADS AND WAYS WAS REJECTED AT THIS TIME WITH THE RIGHT TO ACCEPT SAID OFFER AT A LATER DATE.

[Signature] 6/19/98
JOHN F. DOUGHTY, PLANNING / ECONOMIC DEVELOPMENT MANAGER DATE

COUNTY OF ~~DOUGLAS~~ Washoe
STATE OF NEVADA SS:

ON THIS 12th DAY OF May, IN THE YEAR 1998, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED DOLORES C. ARROYO, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY AND THAT BY HER SIGNATURE ON THE INSTRUMENT, EXECUTED THE INSTRUMENT.

YOLANDA FILLIPONE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES JUNE 9, 1999

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY'S SIGNATURE Yolanda Fillipone
MY COMMISSION EXPIRES: 6/9/99

YOLANDA FILLIPONE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES JUNE 9, 1999

COUNTY TAX COLLECTOR'S CERTIFICATE

I, BARBARA J. REED, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID. 01 (A.P.N. 21-280-77, 21-380-28, 21-380-29)
THERE ARE NO AG TAXES DUE AS OF 6/22/98

Barbara J. Reed 6/22/98
BARBARA J. REED DATE
DOUGLAS COUNTY CLERK-TREASURER
By: [Signature]
Chief Deputy Treasurer

COUNTY ENGINEER'S CERTIFICATE

I, ERIC TEITELMAN, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF 3 SHEETS, ENTITLED "SARATOGA SPRINGS ESTATES, UNIT III" AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLETED, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. FURTHERMORE, APPROPRIATE FINANCIAL SECURITY FOR THE PLACEMENT OF SURVEY MONUMENTS AND COMPLETION OF THE REQUIRED WORK HAS BEEN POSTED WITH DOUGLAS COUNTY

[Signature] 6/19/98
ERIC TEITELMAN P.E. DATE
DOUGLAS COUNTY ENGINEER

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON June 19th, 1998, AND WAS DULY APPROVED. IN ADDITION ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Barbara J. Reed 6-19-98
BARBARA REED DATE
County Clerk
By: [Signature]
Chief Deputy

SURVEYOR'S CERTIFICATE

I, DONALD A. DICK, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) THIS PLAT REPRESENTS RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF PERRY M. DILORETTO.
- 2) THE LANDS SURVEYED LIE WITHIN PORTIONS OF SECTIONS 28 & 29, T. 14 N., RANGE 20 E., M.D.B.&M., AND THE SURVEY WAS COMPLETED ON 5/12, 1998.
- 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 THIS PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND WILL BE OF SUFFICIENT NUMBER AND DURABILITY BY 5/12, 1998 AND THAT AN APPROPRIATE PERFORMANCE BOND BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Donald A. Dick
DONALD A. DICK, P.L.S. 8859
5/19/98

UTILITY COMPANIES' CERTIFICATE

WE, THE UNDERSIGNED PUBLIC UTILITIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

[Signature] 4/19/98
SIERRA PACIFIC POWER COMPANY
[Signature] 5-14-98
CONTEL OF NEVADA
[Signature] 4/19/98
SOUTHWEST GAS COMPANY

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTY AS LISTED WITHIN THE OWNER'S CERTIFICATE IS THE ONLY PARTY OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER, SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR MORTGAGE HOLDERS OF RECORD:

- 1) DEED OF TRUST IN FAVOR OF POWER CITIZENS COMPANY 3-31-97 BOOK 397
 - 2) 1ST MORTGAGE 5/4/90 AND DEED OF TRUST IN FAVOR OF 1ST NATIONAL
 - 3) MORTGAGE RESOURCES 3-31-97 BOOK 397 AT PAGE 5437
- [Signature] 3/31/98
JAMES ROSE, CHIEF TITLE OFFICER DATE
STEWART TITLE COMPANY

RECORDER'S CERTIFICATE

FILED THIS 23rd DAY OF June, 1998, AT 58 MINUTES PAST 1 O'CLOCK P.M. IN BOOK 498 OF OFFICIAL RECORDS, AT PAGE 5063; DOCUMENT NO. 442616. RECORDED AT THE REQUEST OF DOLORES C. ARROYO.

[Signature] 6/23/98
DOUGLAS COUNTY RECORDER DATE
Chief Deputy

SHEET 1 OF 3 98225FM2.DWG
FINAL MAP #98-045-3
SARATOGA SPRINGS ESTATES
UNIT III
A PLANNED UNIT DEVELOPMENT
BEING PORTIONS OF SECTIONS 28 & 29, T. 14 N.,
R. 20 E., M.D.B. & M., DOUGLAS COUNTY, NEVADA

TEC THIEL ENGINEERING CONSULTANTS
CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING
P.O. BOX 70458 PHONE: (702) 352-7800
RENO NEVADA 89570-0456 FAX: (702) 352-7929

DOCUMENT #442616

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 DRAWING NUMBER
 Saratoga Springs
 Estate Unit III
 Final Map #98-045-3
 PLAN HOLD CORPORATION - IRVINE, CALIFORNIA
 REGISTERED PROFESSIONAL ENGINEER NUMBER 406-3

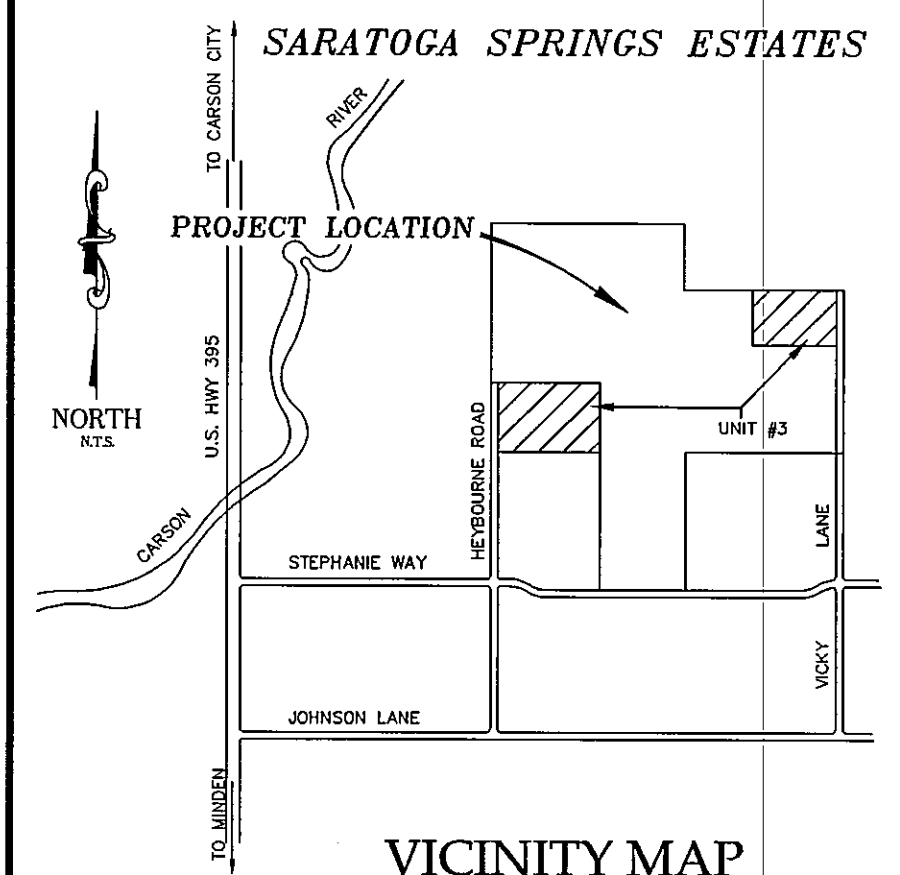
DRAWING NUMBER
 PLAN HOLD CORPORATION - IRVINE, CALIFORNIA
 REGISTERED PROFESSIONAL ENGINEER NUMBER 406-3

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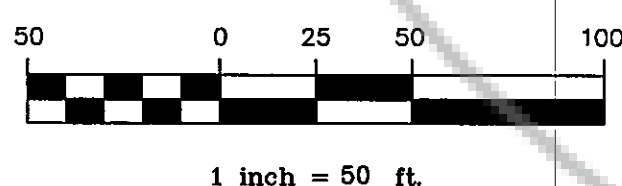
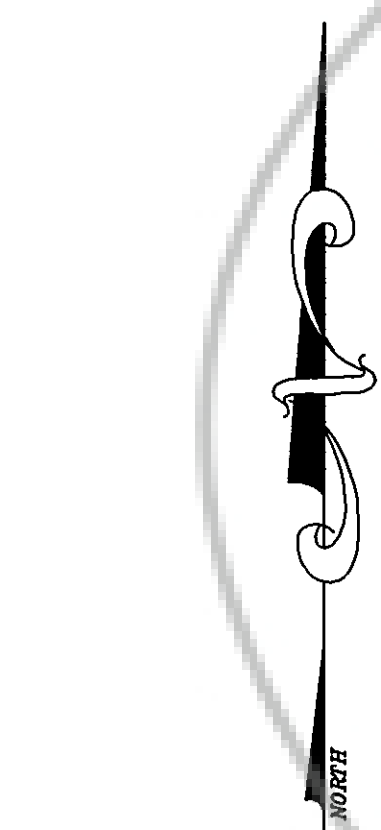
FOUND G.I.O. BRASS CAP WITHOUT TAG

20 21 N89°57'51"W
 29 28 1584.19' (TIE)
 LAT 39°03'21.44693"
 LONG 119°45'06.75251"
 NAD83 SP
 N 4,478,459.9294 (m)
 E 698,861.8116 (m)



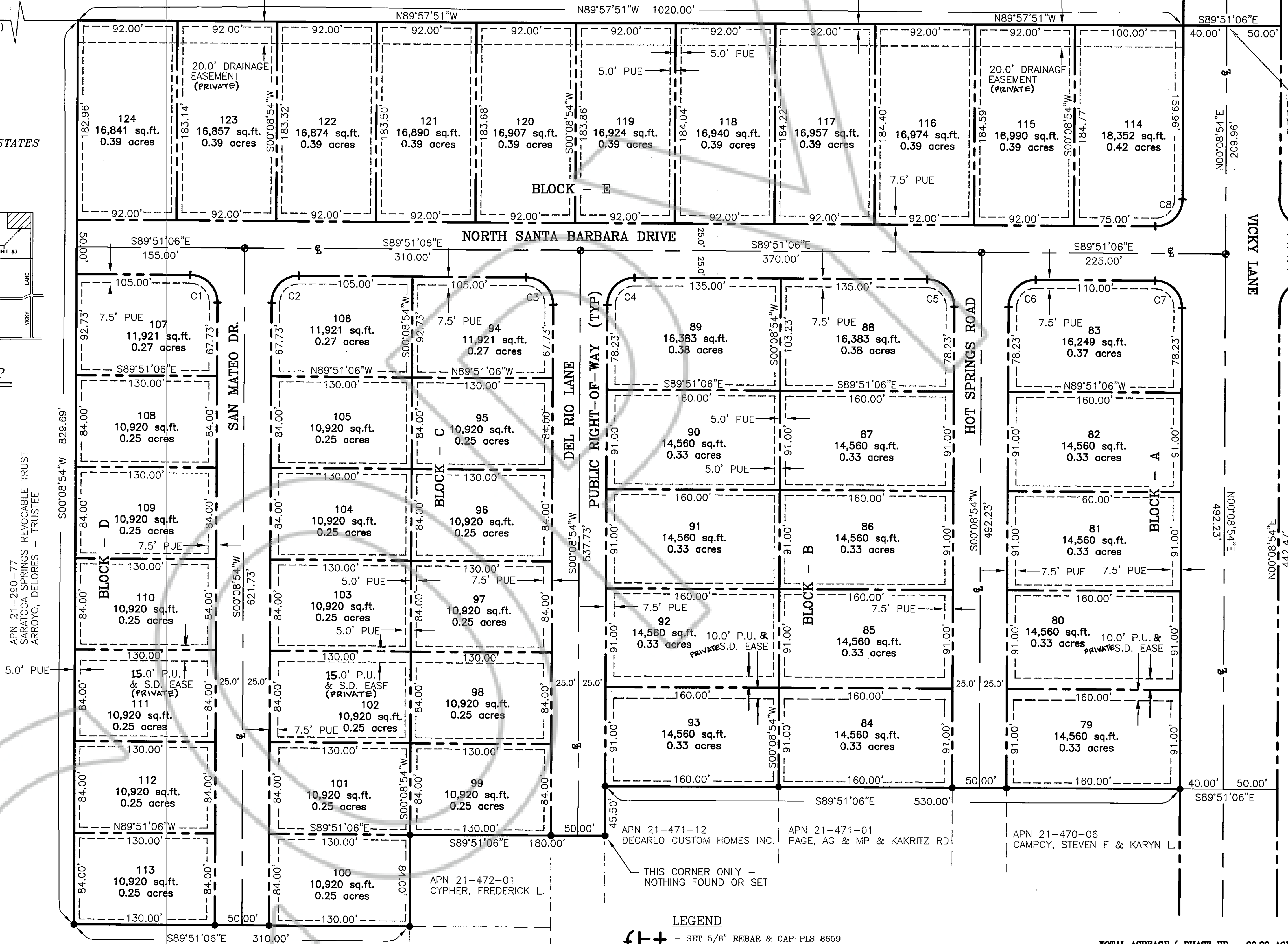
CURVE TABLE

CURVE	LENGTH	RADIUS
C1	39.27	25.00
C2	39.27	25.00
C3	39.27	25.00
C4	39.27	25.00
C5	39.27	25.00
C6	39.27	25.00
C7	39.27	25.00
C8	39.27	25.00



FINAL MAP #98-045-3

APN 21-010-23
 DANBURG HOLDINGS



APN 21-290-77
 SARATOGA SPRINGS REVOCABLE TRUST
 ARROYO, DELORES - TRUSTEE

APN 21-472-01
 CYPHER, FREDERICK L.

APN 21-471-12
 DECARLO CUSTOM HOMES INC.

APN 21-471-01
 PAGE, AG & MP & KAKRITZ RD

APN 21-470-06
 CAMPOY, STEVEN F & KARYN L.

BASIS OF BEARINGS

THE NORTH LINE OF THE COCHRAN ESTATES UNIT No. 1, AS PER DOCUMENT No. 50660, RECORDED IN DOUGLAS COUNTY, NEVADA AND BEARING N 89° 54' 00" E. (BASIS OF BEARINGS - N 89° 54' 00" E)

LEGEND

- ft+ - SET 5/8" REBAR & CAP PLS 8659
- - FOUND 5/8" REBAR & CAP PLS 8659 (UNLESS NOTED OTHERWISE)
- - SET WELL MONUMENT WITH TRAFFIC COVER (UPON COMPLETION OF ROADWAY IMPROVEMENTS)

NOTE:

- ALL PROPERTY CORNERS FALLING ON RIGHT-OF-WAY LINES ARE TO BE SET 0.50' BEHIND SAID R.O.W. ON A LINE PERPENDICULAR TO THE CENTERLINE OF THE R.O.W. (EXCLUDING CORNERS FALLING ON VICKY LN.)
- PUBLIC UTILITY EASEMENTS ON ALL LOTS ARE 7.5' ON THE STREET SIDES AND 5.0' ON ALL OTHER PROPERTY LINES. (UNO)

TOTAL ACREAGE (PHASE III) - 30.32 ACRES

SHEET 2 OF 3

98225FM.DWG

FINAL MAP #98-045-3
 SARATOGA SPRINGS ESTATES
 PHASE III
 A PLANNED UNIT DEVELOPMENT

BEING A PORTION OF THE NW 1/4 OF SECTION 28, T. 14 N., R. 20 E., M.D.B. & M., DOUGLAS COUNTY, NEVADA

THIEL ENGINEERING CONSULTANTS
 CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING
 P.O. BOX 70458 IRVINE, CALIFORNIA 92618
 PHONE: (714) 352-7800
 FAX: (714) 352-7929

DOCUMENT #442616

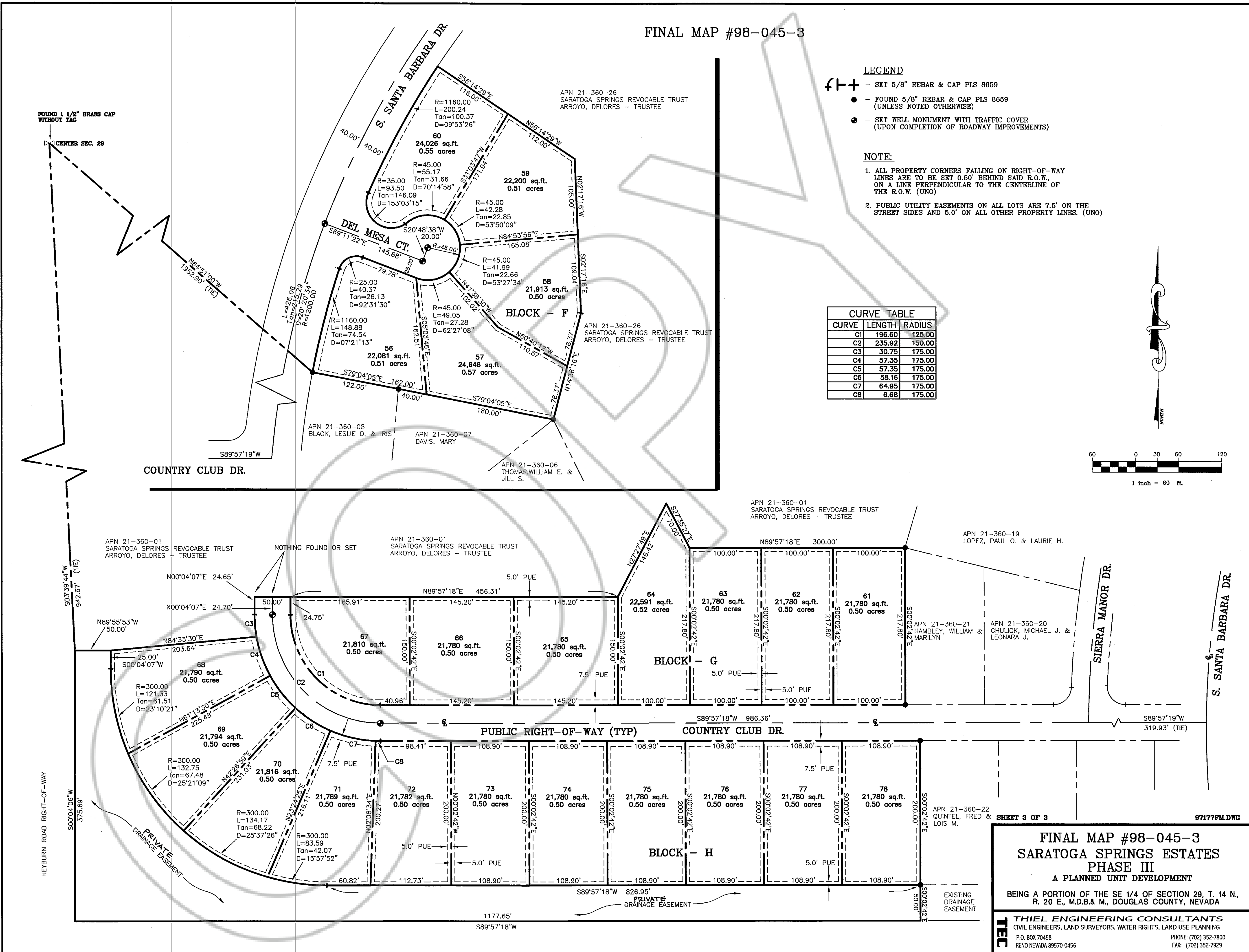
3 of 3
 DRAWING NUMBER
Saratoga Springs
 Estate Unit # III
 Final Map # 98-045-3
 PREPARED BY: [Signature]

DRAWING NUMBER
 PLAN HOLD CORPORATION - PRIME CALIFORNIA
 REGISTERED PROFESSIONAL ENGINEER

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FINAL MAP #98-045-3

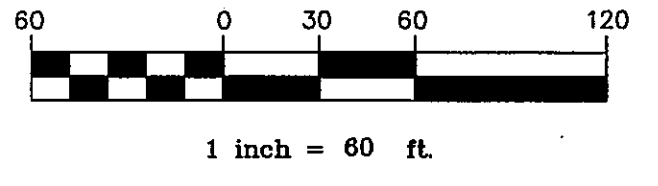


- LEGEND**
- ⊕ - SET 5/8" REBAR & CAP PLS 8659
 - - FOUND 5/8" REBAR & CAP PLS 8659 (UNLESS NOTED OTHERWISE)
 - ⊙ - SET WELL MONUMENT WITH TRAFFIC COVER (UPON COMPLETION OF ROADWAY IMPROVEMENTS)

- NOTE:**
1. ALL PROPERTY CORNERS FALLING ON RIGHT-OF-WAY LINES ARE TO BE SET 0.50' BEHIND SAID R.O.W., ON A LINE PERPENDICULAR TO THE CENTERLINE OF THE R.O.W. (UNO)
 2. PUBLIC UTILITY EASEMENTS ON ALL LOTS ARE 7.5' ON THE STREET SIDES AND 5.0' ON ALL OTHER PROPERTY LINES. (UNO)

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	196.60	125.00
C2	235.92	150.00
C3	30.75	175.00
C4	57.35	175.00
C5	57.35	175.00
C6	58.18	175.00
C7	64.95	175.00
C8	6.68	175.00



SHEET 3 OF 3 97177FM.DWG

FINAL MAP #98-045-3
SARATOGA SPRINGS ESTATES
PHASE III
 A PLANNED UNIT DEVELOPMENT
 BEING A PORTION OF THE SE 1/4 OF SECTION 29, T. 14 N., R. 20 E., M.D.B. & M., DOUGLAS COUNTY, NEVADA

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DOCUMENT #442616