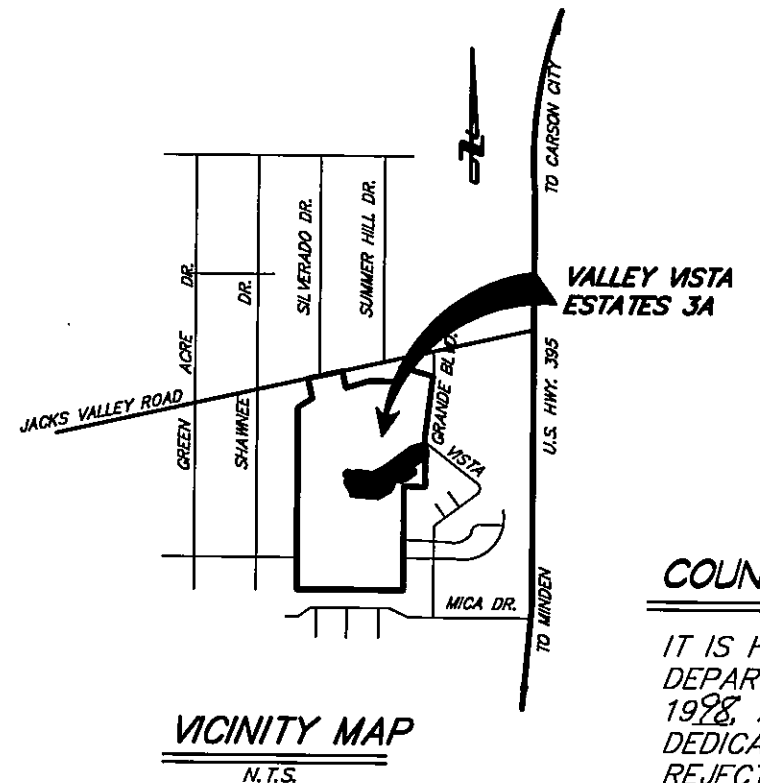


FINAL MAP-1007-4  
DRAWING NUMBER  
VALLEY VISTA ESTATES  
PHASE 3  
1 of 2  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER 02048

DRAWING NUMBER

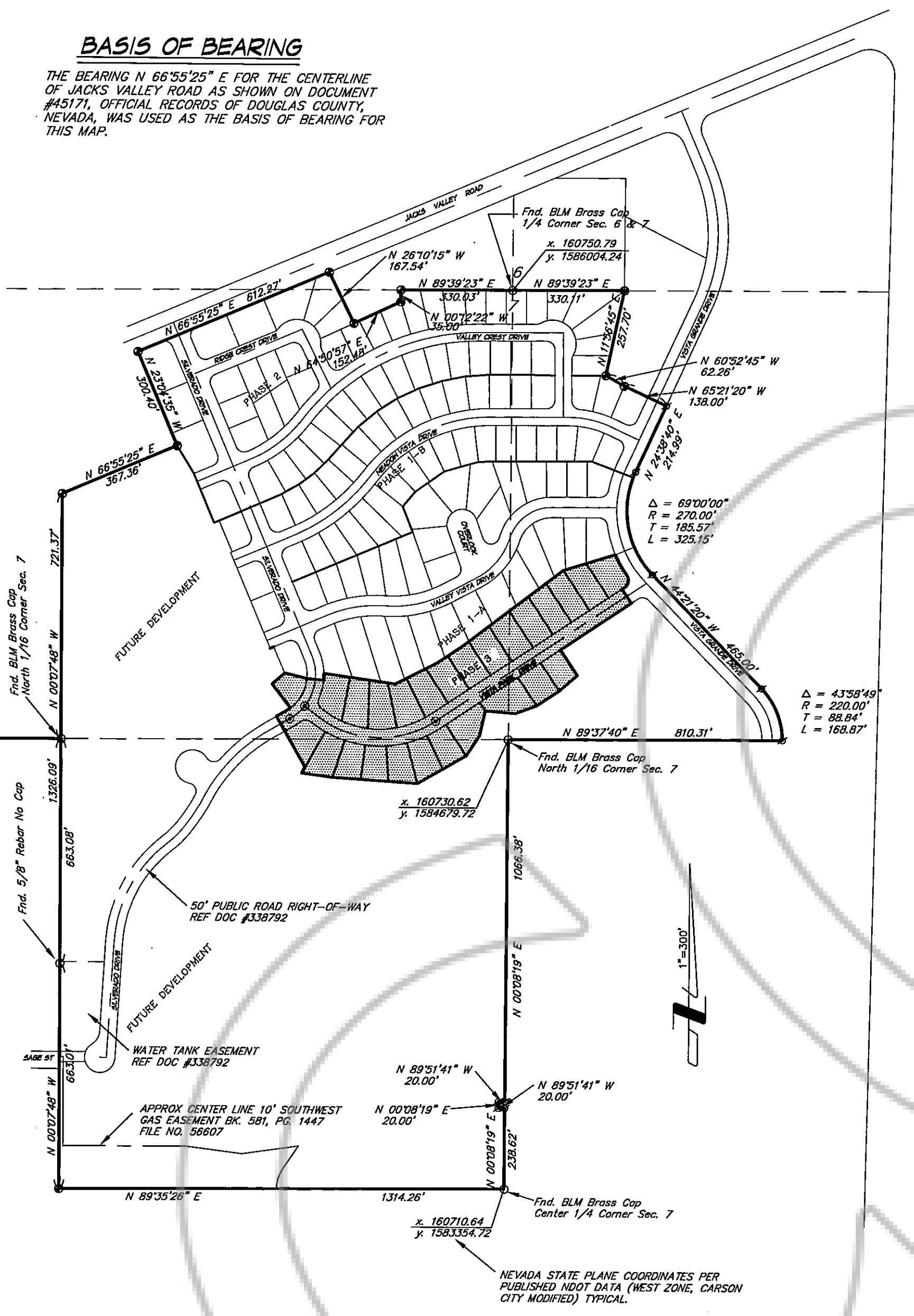
DRAWING NUMBER

DRAWING NUMBER



**BASIS OF BEARING**

THE BEARING N 66°55'25" E FOR THE CENTERLINE OF JACKS VALLEY ROAD AS SHOWN ON DOCUMENT #45171, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.



- LEGEND**
- ⊙ = CLASS A MONUMENT TO BE SET - P.L.S. 5665
  - = FOUND AS NOTED
  - ⊙ = FOUND 5/8 REBAR W/CAP P.L.S. 5665
  - = SET 5/8 REBAR W/CAP P.L.S. 5665
  - ⊙ = CALCULATED POSITION NOTHING SET

- NOTES:**
- 1.) PUBLIC UTILITY EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE NOTED.
  - 2.) STATE PLANE COORDINATES - CARSON CITY MODIFIED
  - 3.) TOTAL AREA OF PHASE 3: = 6.594 ACRES
  - 4.) TOTAL SITE = 90.070 ACRES

# FINAL MAP # 1007 -4 VALLEY VISTA ESTATES, PHASE 3

BEING A SUBDIVISION WITHIN THE  
NORTH 1/2 OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.  
DOUGLAS COUNTY NEVADA

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 24th DAY OF July, 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*  
BARBARA J. REED, COUNTY CLERK  
By: *[Signature]*, Deputy  
7-24-98 DATE

**COMMUNITY DEVELOPMENT CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT ON THE 24th DAY OF July, 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 ROADWAYS AND WAYS WAS REJECTED AT THIS TIME WITH THE RIGHT TO ACCEPT SAID OFFER AT A LATER DATE.

*John T. Doughty*  
JOHN T. DOUGHTY,  
PLANNING/ECONOMIC DEVELOPMENT MANAGER  
7/24/98 DATE

**COUNTY ENGINEER'S CERTIFICATE**

I, ERIC M. TEITELMAN, P.E., DOUGLAS COUNTY ENGINEER DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF TWO (2) SHEETS ENTITLED "VALLEY VISTA ESTATES, PHASE 3", AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. SECURITY IN COMPLIANCE WITH DOUGLAS COUNTY CODE HAS BEEN POSTED IN AN AMOUNT SUFFICIENT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

*Eric M. Teitelman*  
ERIC M. TEITELMAN, P.E.  
DOUGLAS COUNTY ENGINEER  
7/23/98 DATE

**SURVEYOR'S CERTIFICATE**

- I, HARLAN K. KING A PROFESSIONAL LAND SURVEYOR LICENSED 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 JOHN C. SERPA.
  2. THE LANDS SURVEYED LIE WITHIN THE NORTH 1/2 OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., AND THE SURVEY WAS COMPLETED ON May 1, 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 THE PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED BY July 31, 1998, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

*Harlan K. King*  
HARLAN K. KING  
PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA  
P.L.S. 5665  
No. 5885  
6-8-98

**UTILITY COMPANY APPROVALS**

THE EASEMENTS SHOWN ON THIS MAP, UNLESS OTHERWISE INDICATED, ARE UTILITY EASEMENTS TO BE USED FOR THE SPECIFIC PURPOSE OF ELECTRICAL, TELEPHONE AND GAS SERVICE, AND ARE HEREBY CHECKED AND APPROVED. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

*Sierra Pacific Power Co.* 6-8-98  
Sierra Pacific Power Co.  
*S. Lilli Poney* 6-8-98  
S. Lilli Poney  
Southwest Gas Corp.

**HEALTH DIVISION 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]*  
DIVISION OF HEALTH  
June 12, 1998 DATE

**DIVISION OF WATER RESOURCES CERTIFICATE**

THIS 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 FILE IN THIS OFFICE.

*[Signature]*  
DIVISION OF WATER RESOURCES  
6-8-98 DATE

**COUNTY RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 28th DAY OF July, 1998 AT 9:07 AM IN BOOK 798 PAGE 5872 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA. AT THE REQUEST OF JOHN C. SERPA.

RECORDING FEE: 44.10  
DOC. No.: 445464  
*[Signature]*  
DOUGLAS COUNTY RECORDER

**FIRE DEPARTMENT APPROVAL**

THE FIREFIGHTING ACCESSES SHOWN ON THIS MAP ARE HEREBY APPROVED BY THE SIERRA FIRE DISTRICT, NEVADA DIVISION OF FORESTRY.

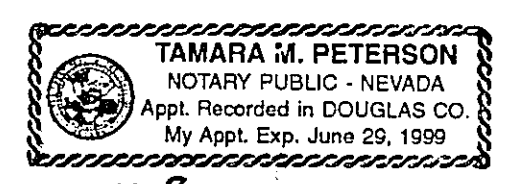
*[Signature]*  
SIERRA FIRE DISTRICT  
NEVADA DIVISION OF FORESTRY  
6/10/98 DATE

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT JOHN C. SERPA IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS MAP AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH, AND FOR THE PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 & 278 AND DOUGLAS COUNTY CODE 16, AND DOES HEREBY OFFER FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR PUBLIC USE, THE RIGHTS OF WAY AND EASEMENTS SHOWN HEREON AS PERMANENT EASEMENTS FOR THE STATED PURPOSE, IN WITNESS WHEREOF THE UNDERSIGNED HAS AFFIXED HIS NAME.

*[Signature]*  
JOHN C. SERPA  
6/8/98 DATE

STATE OF NEVADA } 55  
CARSON CITY }



ON THIS 8th DAY OF June, 1998, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, JOHN C. SERPA WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC *Tamara M. Peterson*

**TAX COLLECTOR'S CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID. APN: 13-110-10.

*Barbara J. Reed*  
By: *[Signature]*, Chief Deputy Treasurer  
7/27/98 DATE

**TITLE COMPANY CERTIFICATE**

THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE OWNERS CERTIFICATE, ARE THE ONLY PARTIES OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. ANY LIENS AND/OR MORTGAGE HOLDERS OF RECORD ARE LISTED BELOW:

1. DEED OF TRUST, RECORDED JUNE 30, 1997 AS DOC NO. 416241

*Stewart Title Company* 5/26/98  
TITLE COMPANY  
By: *[Signature]*  
JAMES P. REE

**SECURITY INTEREST HOLDERS CERTIFICATE**

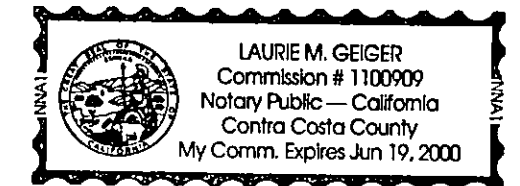
THIS IS TO CERTIFY THAT THE UNDERSIGNED, WELLS FARGO BANK, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

*Paul Seltzer*  
Account Officer  
6-4-98 DATE

STATE OF CALIFORNIA } 55  
COUNTY OF CONTRA COSTA }

ON THIS 4th DAY OF June, 1998, BEFORE ME *Laure M. Geiger*, A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED *David Seletsky* PERSONALLY KNOWN TO ME (OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL  
SIGNATURE *Laure M. Geiger*  
MY COMMISSION EXPIRES June 19, 2000



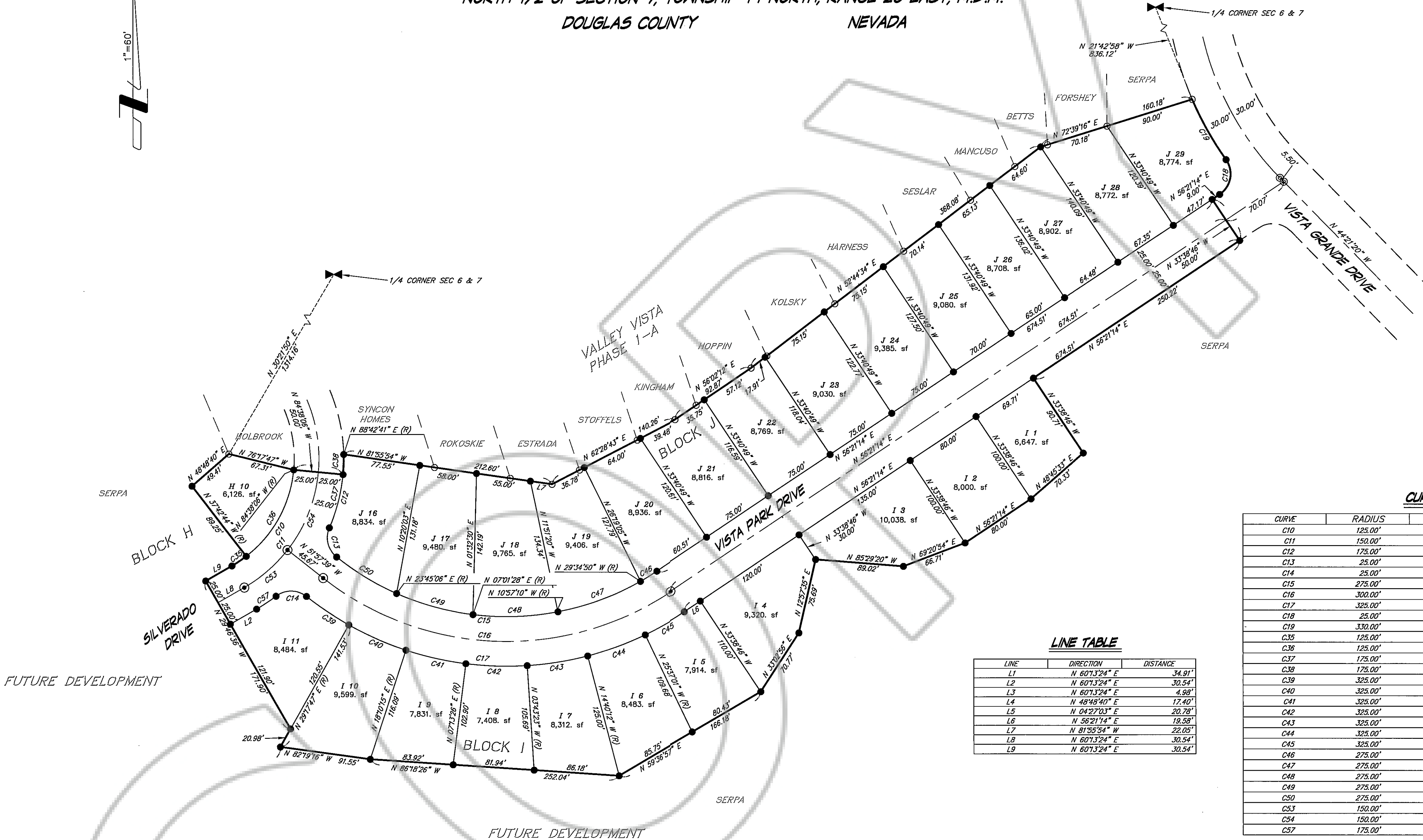
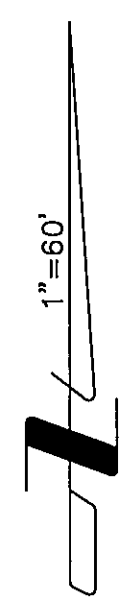
FINAL MAP #1007 -4  
OF  
VALLEY VISTA ESTATES  
PHASE 3  
FOR  
JOHN C. SERPA  
DOUGLAS COUNTY, NEVADA

**HK HARLAN KING & ASSOCIATES**  
LAND SURVEYING & WATER RIGHTS  
P.O. BOX 70098 • RENO, NV. 89570 • (702)852-1777



# FINAL MAP # 1007-4 VALLEY VISTA ESTATES, PHASE 3

BEING A SUBDIVISION WITHIN THE  
NORTH 1/2 OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.  
DOUGLAS COUNTY NEVADA



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

TOTAL AREA PHASE 3 = 6.594 ACRES  
STREET AREA = 1.433 ACRES  
LOT AREA (26 LOTS) = 5.161 ACRES

- LEGEND**
- ⊙ = CLASS A MONUMENT TO BE SET - P.L.S. 5665
  - ⊙ = FOUND CLASS A MONUMENT
  - = FOUND 5/8 REBAR W/CAP P.L.S. 5665
  - = SET 5/8" REBAR W/ CAP P.L.S. 5665
  - (R) = RADIAL BEARING

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N 60°32'24" E	34.81'
L2	N 60°32'24" E	30.54'
L3	N 60°32'24" E	4.98'
L4	N 48°48'40" E	17.40'
L5	N 04°22'03" E	22.72'
L6	N 86°21'14" E	18.58'
L7	N 81°35'54" W	22.05'
L8	N 60°32'24" E	30.54'
L9	N 60°32'24" E	30.54'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C10	125.00'	119.68'	64.87'	54°51'30"
C11	150.00'	143.62'	77.85'	54°51'30"
C12	175.00'	175.89'	98.55'	24°50'53"
C13	25.00'	32.75'	19.20'	75°03'26"
C14	25.00'	33.10'	19.48'	75°51'15"
C15	275.00'	346.29'	200.34'	72°08'53"
C16	300.00'	375.34'	216.71'	71°41'07"
C17	325.00'	408.49'	236.19'	72°00'55"
C18	25.00'	40.06'	25.80'	91°48'04"
C19	330.00'	69.67'	34.96'	12°05'44"
C20	125.00'	17.31'	8.67'	07°56'08"
C25	125.00'	102.37'	54.25'	46°55'22"
C27	175.00'	55.57'	28.02'	18°11'39"
C28	175.00'	20.32'	10.17'	06°39'14"
C29	325.00'	51.46'	25.79'	09°04'21"
C40	325.00'	63.11'	31.65'	11°07'33"
C41	325.00'	62.09'	31.14'	10°58'49"
C42	325.00'	62.09'	31.14'	10°58'49"
C43	325.00'	62.09'	31.14'	10°58'49"
C44	325.00'	62.09'	31.14'	10°58'49"
C45	325.00'	45.54'	22.81'	08°01'45"
C46	275.00'	19.51'	9.76'	04°03'56"
C47	275.00'	89.41'	45.10'	18°37'40"
C48	275.00'	86.28'	43.50'	17°58'38"
C49	275.00'	80.28'	40.43'	16°43'37"
C50	275.00'	70.80'	35.59'	14°45'01"
C53	150.00'	58.08'	28.41'	22°11'03"
C54	150.00'	85.54'	43.97'	32°40'27"
C57	175.00'	23.54'	11.79'	07°42'30"

- NOTES:**
1. CLUSTER MAILBOXES SHALL BE LOCATED WITHIN THE PUBLIC UTILITY EASEMENTS.
  2. PUBLIC UTILITY EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS UNLESS OTHERWISE STATED.
  3. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
  4. FOR BASIS OF BEARING REFER TO SHEET 1 OF 2.
  5. ACCESS FROM LOT J-29 TO VISTA GRANDE DRIVE IS PROHIBITED.

FINAL MAP # 1007-4  
OF  
VALLEY VISTA ESTATES  
PHASE 3  
FOR  
JOHN C. SERPA  
DOUGLAS COUNTY, NEVADA

**FK HARLAN KING & ASSOCIATES**  
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5-98  
DWG. 050( PHASE3)\V1-PH3A-2  
SHEET 2 OF 2