

DRAWING NUMBER
Sunridge Heights III
Phase 3
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 07049

DOC
493409

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 07049

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 07049

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 07049

FINAL MAP LDA #99-054-03 SUNRIDGE HEIGHTS III, PHASE 3 A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF SECTION 8 AND THE NORTHWEST
1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M.

DOUGLAS COUNTY NEVADA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, SYNCON HOMES, OWNERS OF RECORD TITLE INTEREST, 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 SUBSEQUENT AMENDMENTS THERETO AND DOUGLAS COUNTY CODE 16, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC, THE RIGHTS OF WAY AND EASEMENTS AS SHOWN FOR ACCESS, GAS, WATER, SEWER, AND DRAINAGE PIPES, FOR POLES, ANCHORS AND GUYS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, ACROSS AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN HEREON.

SYNCON HOMES, a NEVADA CORPORATION

Leo A. Hanly
LEO A. HANLY, CHAIRMAN

NOTARY CERTIFICATE

STATE OF NEVADA
S.S.
COUNTY OF DOUGLAS

ON THIS 25th DAY OF January, 2000, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, LEO A. HANLY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE REPRESENTS SYNCON HOMES AND THAT SAID CORPORATION IS THE OWNER OF SAID PROPERTY AS ABOVE DESIGNATED AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES MENTIONED HEREIN, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL.

Donna Sue Hawkins
NOTARY PUBLIC



BUREAU OF HEALTH PROTECTION SERVICES

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.

Richard P. Drew 2/9/00
DIVISION OF HEALTH DATE
RICHARD P DREW
PRINT NAME

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.

Lason King 2-9-00
DIVISION OF WATER RESOURCES DATE
LASON KING
PRINT NAME

FIRE DEPARTMENT'S CERTIFICATE

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

Steve Eisele 02/18/00
STEVE EISELE, EAST FORK FIRE PROTECTION DISTRICT DATE

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 31st DAY OF MAY, 2000, 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 6-2-00
BARBARA REED DATE
by: K. Ellison, deputy
COUNTY CLERK

COUNTY ENGINEER'S CERTIFICATE

I, ERIC M. TEITELMAN, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF THREE (3) SHEETS ENTITLED "SUNRIDGE HEIGHTS III, PHASE 3, A PLANNED UNIT DEVELOPMENT", AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. PROPER FINANCIAL SECURITY HAS BEEN POSTED GUARANTEEING THE COMPLETION OF THE WORK.

Eric M. Teitelman 5/29/00
ERIC M. TEITELMAN, P.E.
DOUGLAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 31st DAY OF MAY, 2000. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. 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.

Mimi Moss 5/31/00
MIMI MOSS
PLANNING / ECONOMIC DEVELOPMENT MANAGER

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.

Sierra Pacific Power Company 2-8-00 Karen A. Smith 2-10-00
SIERRA PACIFIC POWER COMPANY DATE G.T.E. DATE
Gerald Murphy 2/18/00 Karen A. Smith
PRINT NAME SOUTHWEST GAS COMPANY DATE PRINT NAME
Willi Toney
PRINT NAME

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.
APN # 21-280-49 No AG TAXES AS OF 6/2/00

Barbara J. Reed 6/2/00
BARBARA J. REED
DOUGLAS COUNTY CLERK-TREASURER AND
EX-OFFICIO TAX COLLECTOR

CERTIFICATE OF AMENDMENT
DOC# 502691 BK 1100 PG 470
DOC# 567498 BK 203 PG 7315

TITLE 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.

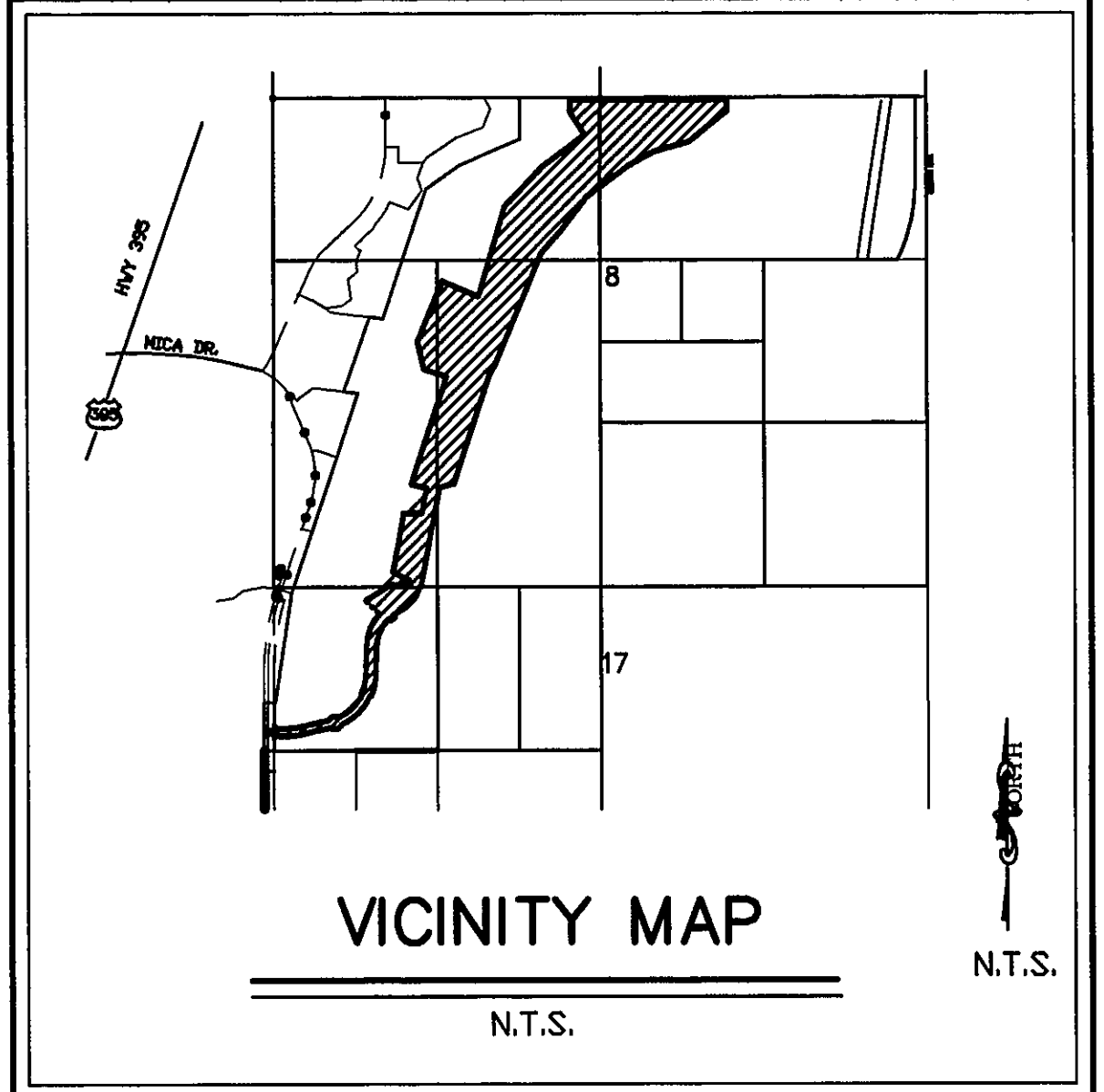
THERE ARE NO LIENS AND/OR MORTGAGE HOLDERS OF RECORD. EXCEPT THE FOLLOWING:
DT 1299/5243
re-recorded 0100/2772
Karen L. Ellison 1/31/2000
KAREN L. ELLISON DATE
STEWART TITLE

SURVEYOR'S CERTIFICATE

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

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SYNCON HOMES, a NEVADA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M. THE SURVEY WAS COMPLETED ON 2-01-2000.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY JANUARY 14, 2001 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

Donald A. Dick
DONALD A. DICK
P.L.S. 8659
2-08-2000
DATE



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 6th DAY OF June, 2000, AT 44 MINUTES PAST 2 O'CLOCK P. M., IN BOOK 0600 OF OFFICIAL RECORDS, AT PAGE 880 DOCUMENT NUMBER 493409 RECORDED AT THE REQUEST OF SYNCON HOMES, a NEVADA CORPORATION
Kathy Lee Jordan - Deputy
DOUGLAS COUNTY RECORDER

THIEL ENGINEERING CONSULTANTS

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING
P.O. BOX 70458 RENO NEVADA 89570-0456 PHONE: (775) 352-7800
FAX: (775) 352-7929

DRAWING NUMBER
Sunridge Heights III
Phase 3 Page 2 of 3
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 02048

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 02048

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 02048

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 02048

FINAL MAP LDA #99-054-03 SUNRIDGE HEIGHTS III, PHASE 3 A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF SECTION 8 AND THE NORTHWEST
1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M.
DOUGLAS COUNTY NEVADA

LINE	LENGTH	BEARING
L1	114.24	S82°54'07"E
L2	114.25	S82°53'57"E
L3	7.45	N90°00'00"W
L4	191.71	N00°01'13"W
L5	93.26	N89°59'13"E
L6	239.14	N77°38'42"E
L7	240.34	N01°56'37"E
L8	124.58	S39°42'47"E
L9	203.21	S58°07'14"W
L10	113.60	N51°51'21"W
L11	22.91	S10°29'45"W
L12	150.35	S64°10'18"E
L13	475.34	S10°29'45"W
L14	61.39	S89°10'34"W
L15	84.98	N83°17'18"W
L16	183.50	N10°29'44"E
L17	148.74	S75°20'03"E
L18	161.51	S52°52'44"E
L19	124.30	S17°28'35"E
L20	444.41	S07°08'24"W
L21	315.90	N67°18'14"W
L22	299.18	N43°19'26"E
L23	718.78	S26°53'38"W
L24	76.54	N00°04'45"W
L25	269.63	N50°58'25"E
L26	63.30	N59°51'43"E
L27	210.97	S73°53'21"W
L28	50.00	N73°47'42"E
L29	99.84	N70°26'51"E
L30	97.67	N64°04'06"E
L31	106.62	N57°22'21"E
L32	99.67	N53°10'54"E
L33	100.00	N52°54'53"E
L34	98.79	N51°52'36"E
L35	48.87	N47°56'05"E
L36	97.72	N43°07'21"E
L37	49.05	N38°10'53"E
L38	450.00	N37°06'41"E
L39	49.06	N33°14'16"E
L40	47.35	N33°14'16"E
L41	48.45	N24°56'05"E
L42	1059.65	N22°40'52"E
L43	49.51	N21°03'33"E
L44	69.97	N19°19'47"E
L45	103.08	S85°53'33"E
L46	52.24	N18°08'38"E
L47	100.00	N58°07'13"E
L48	240.34	S01°56'37"W
L49	244.87	N77°38'42"E
L50	93.25	N89°59'13"E
L51	102.27	N00°01'20"W
L52	60.27	S17°48'44"E

POINT DESTROYED DURING
CONSTRUCTION. ESTABLISHED
PER DOCUMENT NO. 363387, 18
NOTHING SET

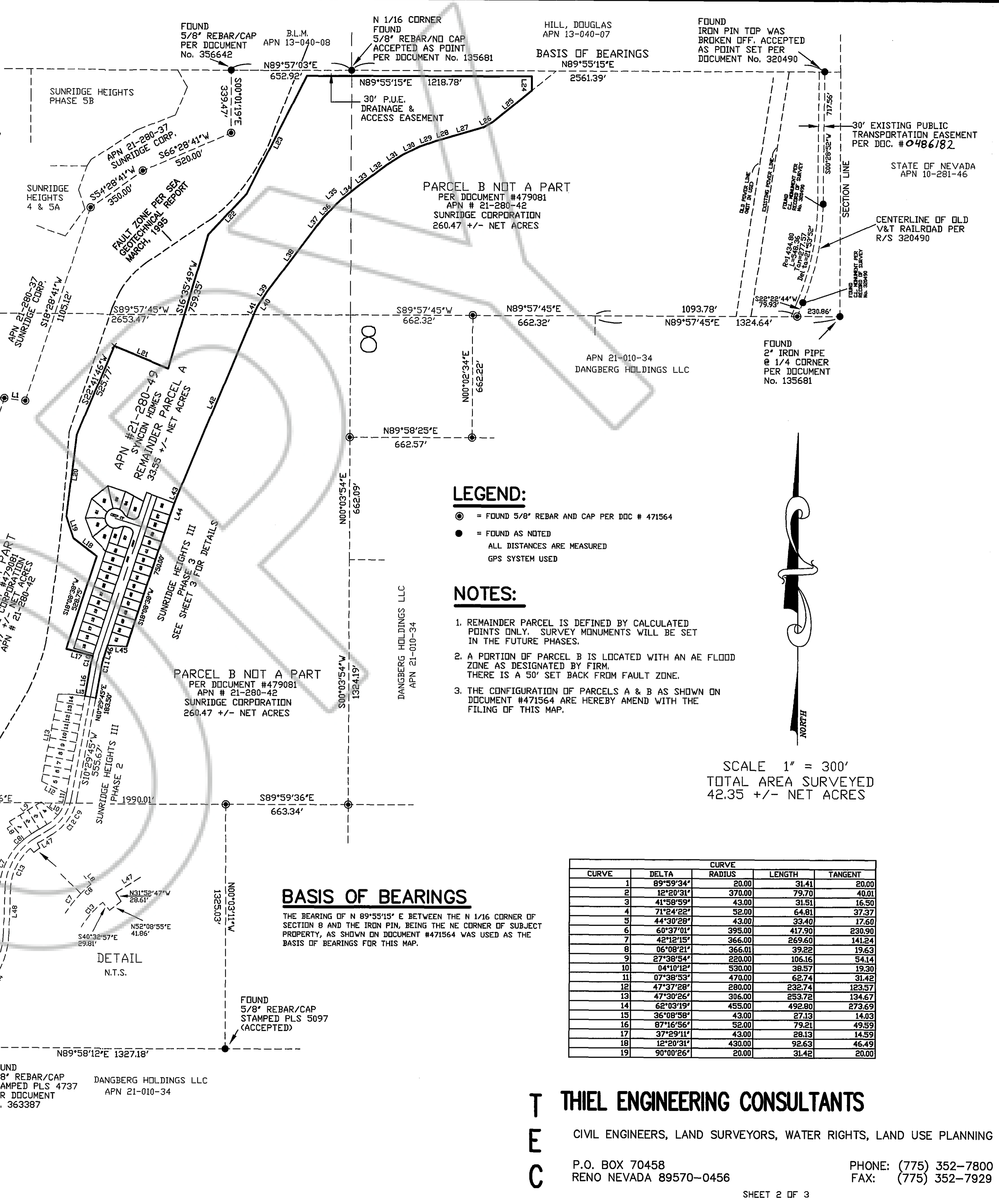
PARCEL "C"
PER FINAL MAP #471564
APN #21-280-400

RE-SET 5/8" REBAR
& CAP PLS 8659
FROM DOCUMENT
NO. 363387

FOUND
5/8" REBAR/CAP
STAMPED PLS 4737
PER DOCUMENT
NO. 363387

DANGBERG HOLDINGS LLC
APN 21-010-34

SUNRIDGE
CORPORATION
APN 21-280-24



LEGEND:

- = FOUND 5/8" REBAR AND CAP PER DDC # 471564
- = FOUND AS NOTED
- ALL DISTANCES ARE MEASURED
- GPS SYSTEM USED

NOTES:

- REMAINDER PARCEL IS DEFINED BY CALCULATED POINTS ONLY. SURVEY MONUMENTS WILL BE SET IN THE FUTURE PHASES.
- A PORTION OF PARCEL B IS LOCATED WITH AN AE FLOOD ZONE AS DESIGNATED BY FIRM. THERE IS A 50' SET BACK FROM FAULT ZONE.
- THE CONFIGURATION OF PARCELS A & B AS SHOWN ON DOCUMENT #471564 ARE HEREBY AMEND WITH THE FILING OF THIS MAP.

SCALE 1" = 300'
TOTAL AREA SURVEYED
42.35 +/- NET ACRES

BASIS OF BEARINGS

THE BEARING OF N 89°55'15" E BETWEEN THE N 1/16 CORNER OF SECTION 8 AND THE IRON PIN, BEING THE NE CORNER OF SUBJECT PROPERTY, AS SHOWN ON DOCUMENT #471564 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

CURVE	DELTA	CURVE RADIUS	LENGTH	TANGENT
1	89°59'34"	20.00	31.41	20.00
2	12°20'31"	370.00	79.70	40.01
3	41°58'59"	43.00	31.51	16.50
4	71°24'22"	52.00	64.81	37.37
5	44°30'28"	43.00	33.40	17.60
6	60°37'01"	395.00	417.90	230.90
7	42°12'15"	366.00	269.60	141.24
8	06°08'21"	366.01	39.22	19.63
9	27°38'54"	220.00	106.16	54.14
10	04°10'12"	530.00	36.57	19.30
11	07°38'53"	470.00	62.74	31.42
12	47°37'28"	280.00	232.74	123.57
13	47°30'26"	306.00	253.72	134.67
14	62°03'19"	455.00	492.80	273.69
15	36°08'58"	43.00	27.13	14.03
16	87°16'56"	52.00	79.21	49.59
17	37°29'11"	43.00	28.13	14.59
18	12°20'31"	430.00	92.63	46.49
19	90°00'26"	20.00	31.42	20.00

T HIEL ENGINEERING CONSULTANTS
 CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING
 P.O. BOX 70458 RENO NEVADA 89570-0458
 PHONE: (775) 352-7800
 FAX: (775) 352-7929

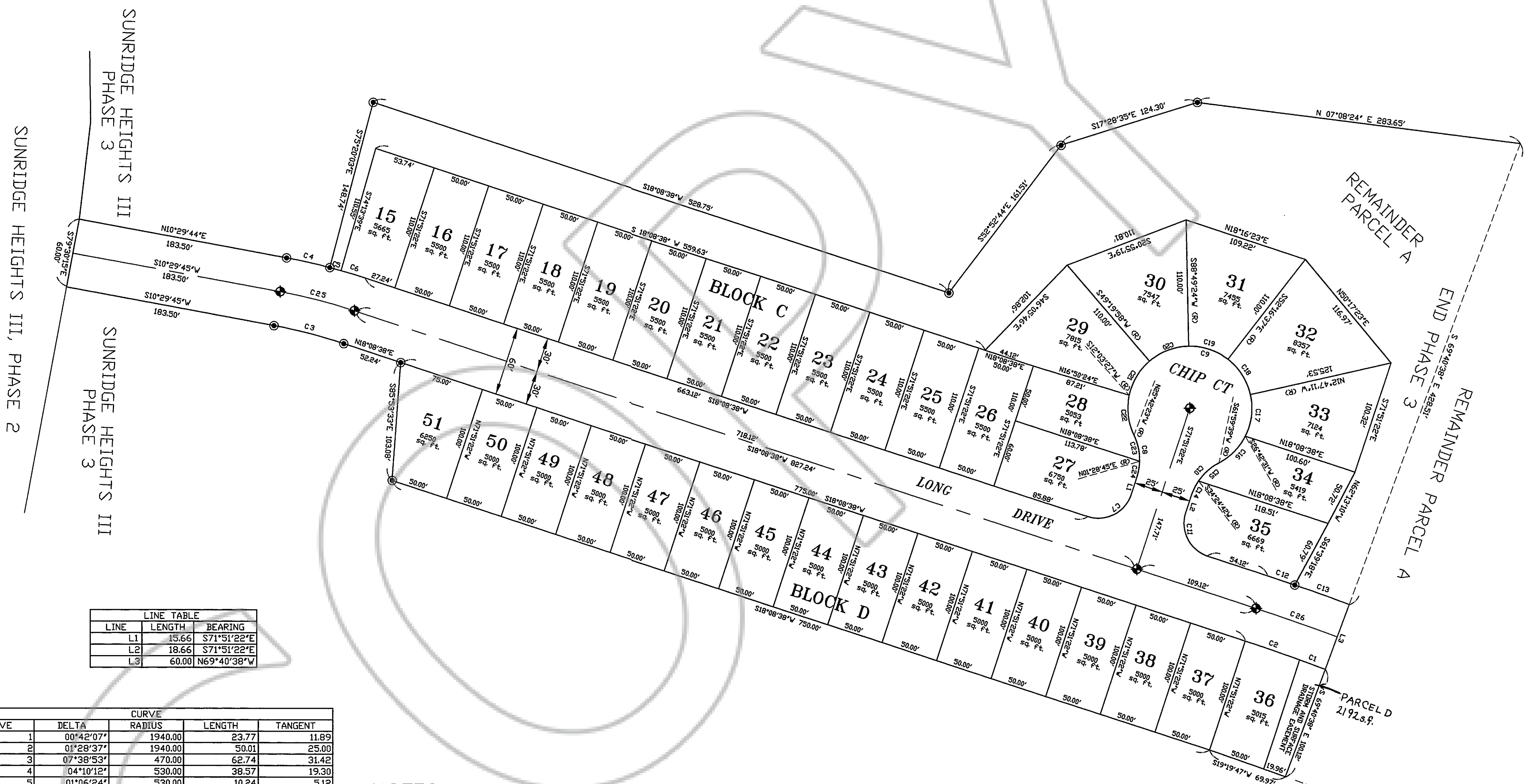
DRAWING NUMBER
Sunridge Heights III
Phase 3 Page 3 of 3
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED PROFESSIONAL
LAND SURVEYORS

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED PROFESSIONAL
LAND SURVEYORS

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED PROFESSIONAL
LAND SURVEYORS

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED PROFESSIONAL
LAND SURVEYORS

FINAL MAP LDA #99-054-03
SUNRIDGE HEIGHTS III, PHASE 3
A PLANNED UNIT DEVELOPMENT
BEING A SUBDIVISION OF SECTION 8 AND THE NORTHWEST
1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M.
DOUGLAS COUNTY NEVADA

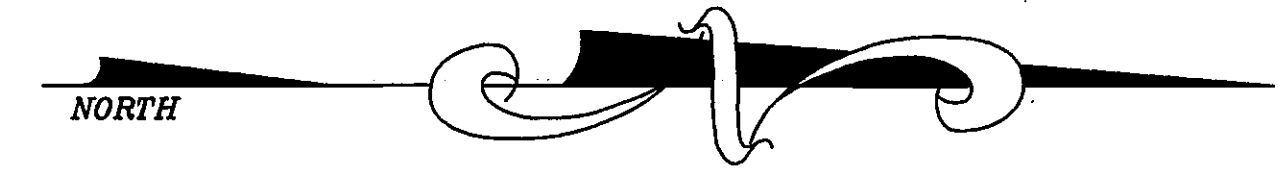


LINE	LENGTH	BEARING
L1	15.66	S71°51'22"E
L2	18.66	S71°51'22"E
L3	60.00	N69°40'38"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	00°42'07"	1940.00	23.77	11.89
2	01°28'37"	1940.00	50.01	25.00
3	07°38'53"	470.00	62.74	31.42
4	04°10'12"	530.00	38.57	19.30
5	01°06'24"	530.00	10.24	5.12
6	02°22'17"	530.00	21.94	10.97
7	90°00'00"	30.00	47.12	30.00
8	43°51'01"	50.00	38.27	20.13
9	267°42'01"	54.00	252.30	56.21
10	43°51'01"	50.00	38.27	20.13
11	90°00'00"	30.00	47.12	30.00
12	00°44'03"	2000.00	25.63	12.81
13	01°26'41"	2000.00	50.43	25.22
14	16°16'04"	50.00	14.20	7.15
15	27°34'56"	50.00	24.07	12.27
16	35°17'07"	54.00	33.26	17.17
17	39°29'43"	54.00	37.22	19.39
18	39°29'25"	54.00	37.22	19.38
19	38°54'00"	54.00	36.66	19.07
20	39°29'25"	54.00	37.22	19.38
21	37°16'32"	54.00	35.13	18.21
22	37°45'49"	54.00	35.59	18.47
23	27°11'08"	50.00	23.72	12.09
24	16°39'53"	50.00	14.54	7.32
25	07°38'53"	500.00	66.74	33.42
26	02°10'44"	1970.00	74.92	37.46

NOTES:

- ⊙ = FOUND 5/8" REBAR AND CAP P.L.S. 8659 PER DOCUMENT No. 471564.
 - ⬢ = SET 5/8" REBAR AND CAP IN STANDARD WELL MONUMENT.
 - (R) = RADIAL
1. A 5/8" REBAR & CAP, P.L.S. 8659 IS TO BE SET AT ALL PROPERTY CORNERS, INCLUDING THE BEGINNING AND ENDING OF ALL CURVES.
 2. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE SHOWN.
 3. CLUSTER MAILBOXES SHALL BE LOCATED WITHIN THE 7.5' PUBLIC UTILITY EASEMENTS AND ADJACENT TO STREETS.



SCALE 1" = 50'

BASIS OF BEARINGS

THE BEARING OF N 89°55'15" E BETWEEN THE N 1/16 CORNER OF SECTION 8 AND THE IRON PIN, BEING THE NE CORNER OF SUBJECT PROPERTY, AS SHOWN ON DOCUMENT #471564 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

THIEL ENGINEERING CONSULTANTS

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING
P.O. BOX 70458 RENO NEVADA 89570-0458
PHONE: (775) 352-7800 FAX: (775) 352-7929

SHEET 3 OF 3

DOCUMENT #493409