

# FINAL MAP #1011-2B VALLEY VISTA ESTATES 2, PHASE 2B

BEING A P.U.D. SUBDIVISION WITHIN THE  
WEST 1/2 OF SECTION 18 TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.  
COUNTY OF DOUGLAS STATE OF NEVADA

### OWNER'S CERTIFICATE

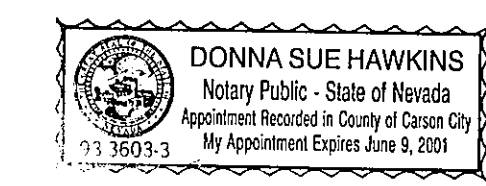
THIS IS TO CERTIFY THAT SYNCON HOMES IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS MAP AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH, AND FOR THE PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 & 278 AND DOUGLAS COUNTY CODE 16, AND DOES 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.

Andrew W. Mitchell Pres 11/21/00  
ANDREW MITCHELL, PRESIDENT  
SYNCON HOMES DATE

STATE OF NEVADA }  
DOUGLAS COUNTY } 55

ON THE 21<sup>st</sup> DAY OF November, 2000, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, ANDREW MITCHELL, PRESIDENT OF SYNCON HOMES, KNOWN (OR PROVED) TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE INSTRUMENT.

NOTARY PUBLIC Donna Sue Hawkins



### SURVEYOR'S CERTIFICATE

I, HARLAN K. KING 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 JOHN C. SERPA.
- THE LANDS SURVEYED LIE WITHIN THE WEST 1/2 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON 11-1-00.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED BY 11-14-01, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

Harlan K. King P.L.S. 5665 11-14-00  
Professional Land Surveyor - State of Nevada  
No. 5665

### 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.

Michael Price 11-21-00  
MICHAEL PRICE  
SIERRA PACIFIC POWER CO.  
Debbie Payne 11-27-00  
DEBBIE PAYNE  
VERIZON  
Martin Streng 11-27-00  
MARTIN STRENG  
SOUTHWEST GAS CORP.

### HEALTH DIVISION CERTIFICATE

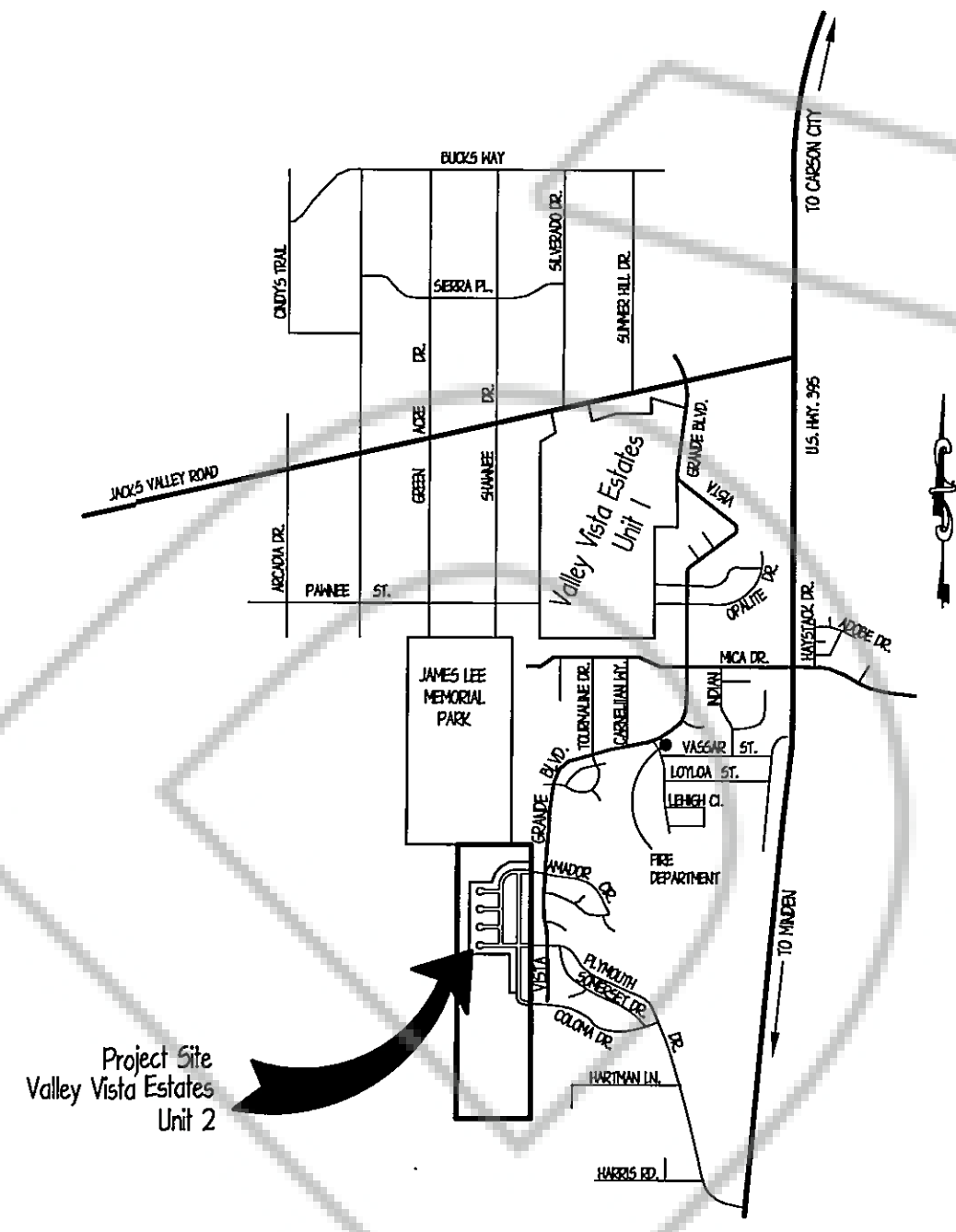
THIS FINAL MAP IS APPROVED BY THE DIVISION OF HEALTH OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Richard P. Green 12/7/00  
RICHARD GREEN  
DIVISION OF HEALTH 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.

Jabon King P.E. 11-21-00  
JABON KING  
DIVISION OF WATER RESOURCES DATE



VICINITY MAP  
N.T.S.

### TAX COLLECTOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID. APAY 13-191-29  
No AG Taxes as of 12/15/00

Barbara J. Reed 12/15/00  
BARBARA J. REED  
DOUGLAS COUNTY CLERK-TREASURER  
by: Cheryl Decker  
Cheryl Decker, Treasurer

### FIRE DEPARTMENT APPROVAL

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

Ray Pagni 11/21/2000  
RAY PAGNI  
SIERRA FIRE DISTRICT  
NEVADA DIVISION OF FORESTRY

### SECURITY INTEREST HOLDERS CERTIFICATE

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

Kevin Williams 11/22/2000  
KEVIN WILLIAMS, VICE PRESIDENT DATE

STATE OF CALIFORNIA }  
COUNTY OF CONTRA COSTA } 55

ON THIS 22nd DAY OF November, 2000, BEFORE ME WSHA A. ROTH A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED KEVIN WILLIAMS, PERSONALLY KNOWN TO ME (OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL  
SIGNATURE Wsha A. Roth  
MY COMMISSION EXPIRES Dec. 27, 2002  
# 1206223

### COMMUNITY DEVELOPMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 15th DAY OF Dec., 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 12-15-00  
MIMI MOSS  
Planning/Economic Development Manager DATE

### 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 "VALLEY VISTA ESTATES 2, PHASE 2B", 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 12/14/00  
ERIC M. TEITELMAN, P.E.  
DOUGLAS COUNTY ENGINEER 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:

Dana Van Stetina Nov. 20, 2000  
DANA VAN STETINA  
STEWART TITLE COMPANY  
WELLS FARGO BANK DOCUMENT No. 459631

### COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 15th DAY OF DEC., 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 12-15-00  
BARBARA REED, COUNTY CLERK  
by: Carol M. Cullack

### COUNTY RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 15th DAY OF Dec., 2000  
AT 2:00 P.M. IN BOOK 1200, PAGE 3005  
OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.  
AT THE REQUEST OF JOHN C. SERPA.

RECORDING FEE: \$40.60  
DOC. No.: 505139

Barbara Clark, Deputy Recorder  
DOUGLAS COUNTY RECORDER

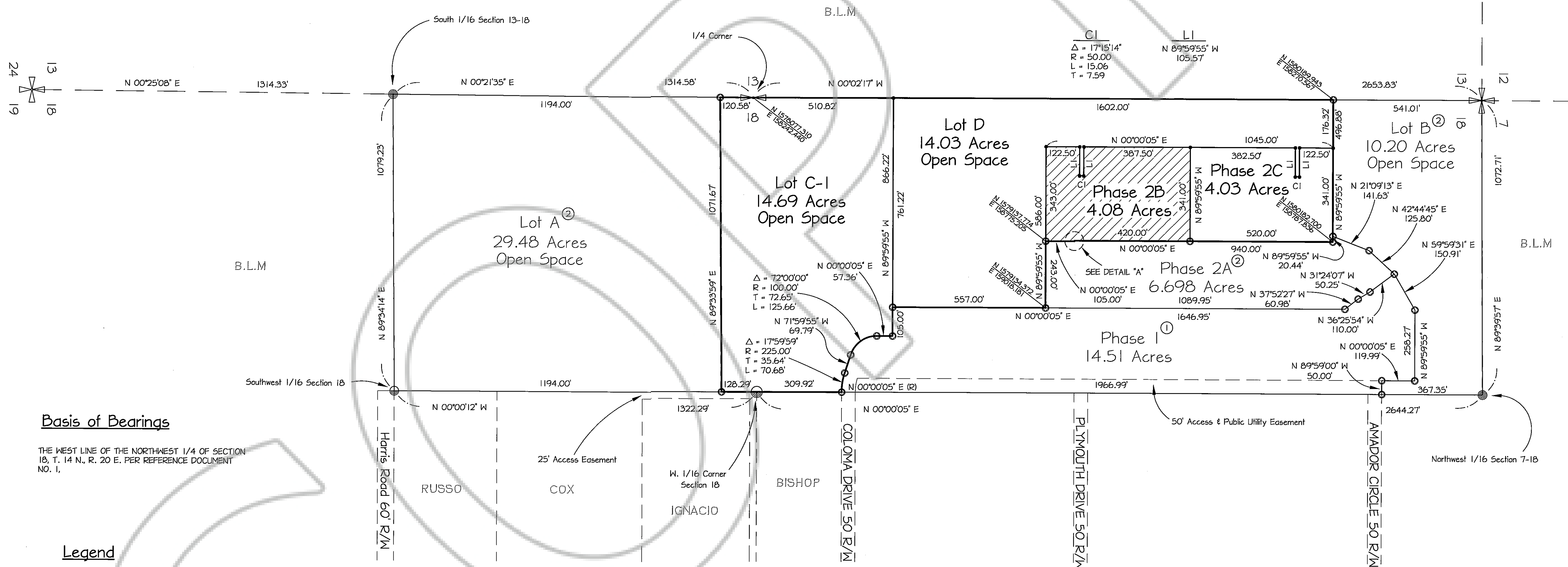
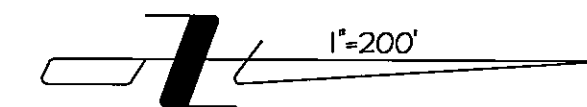
CERTIFICATE OF AMENDMENT  
DOC# 514509 BK 0501 PG 5657

FINAL MAP 1011-2B  
OF  
VALLEY VISTA ESTATES 2  
PHASE 2B  
FOR  
SYNCON HOMES  
DOUGLAS COUNTY, NEVADA

**HK** HARLAN KING & ASSOCIATES  
LAND SURVEYING  
P.O. BOX 70098 • RENO, NV. 89570 • (775)852-1777

# FINAL MAP #1011-2B VALLEY VISTA ESTATES 2, PHASE 2B

BEING A P.U.D. SUBDIVISION WITHIN THE  
WEST 1/2 OF SECTION 18 TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.  
COUNTY OF DOUGLAS STATE OF NEVADA



**Basis of Bearings**

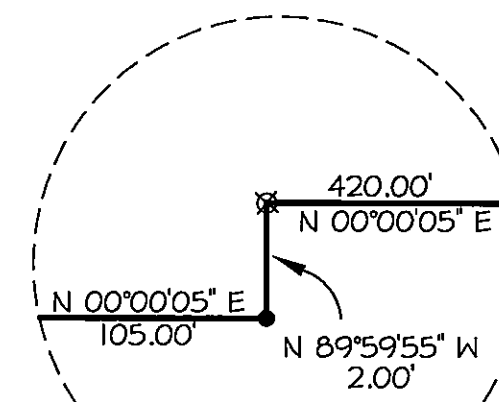
THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 18, T. 14 N., R. 20 E. PER REFERENCE DOCUMENT NO. 1.

**Legend**

- Fnd B.L.M. BC Section Corner
- Fnd B.L.M. BC 1/4 Corner
- Fnd B.L.M. BC
- Fnd 3/4" Iron Pipe
- Fnd 5/8" Rebar
- Set 5/8" Rebar With Cap P.L.S. 5665
- Calculated Position Nothing Found or Set

**Reference Documents**

- ① RECORDED IN BOOK 1293, PAGE 3652, DOC. No. 325265
- ② RECORDED IN BOOK 1295, PAGE 786, DOC. No. 376388



TOTAL AREA SURVEYED = 36.83 ACRES

**FINAL MAP #1011-2B**  
OF  
**VALLEY VISTA ESTATES 2**  
**PHASE 2B**  
FOR  
SYNCON HOMES  
DOUGLAS COUNTY, NEVADA

**HK HARLAN KING & ASSOCIATES**  
LAND SURVEYING  
P.O. BOX 70098 • RENO, NV. 89570 • (775)852-1777

**DOCUMENT #505139**

DRAWING NUMBER  
Valley Vista Estates 2  
Phase 2b Page 3 of 3  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RESPONSIBLE NUMBER 07048

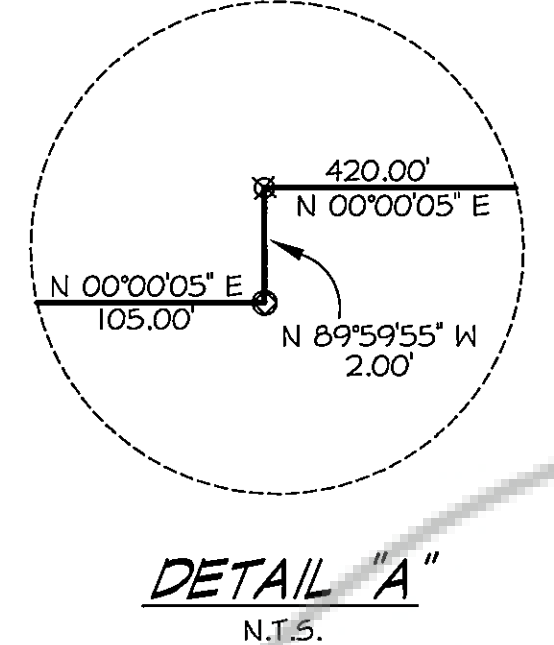
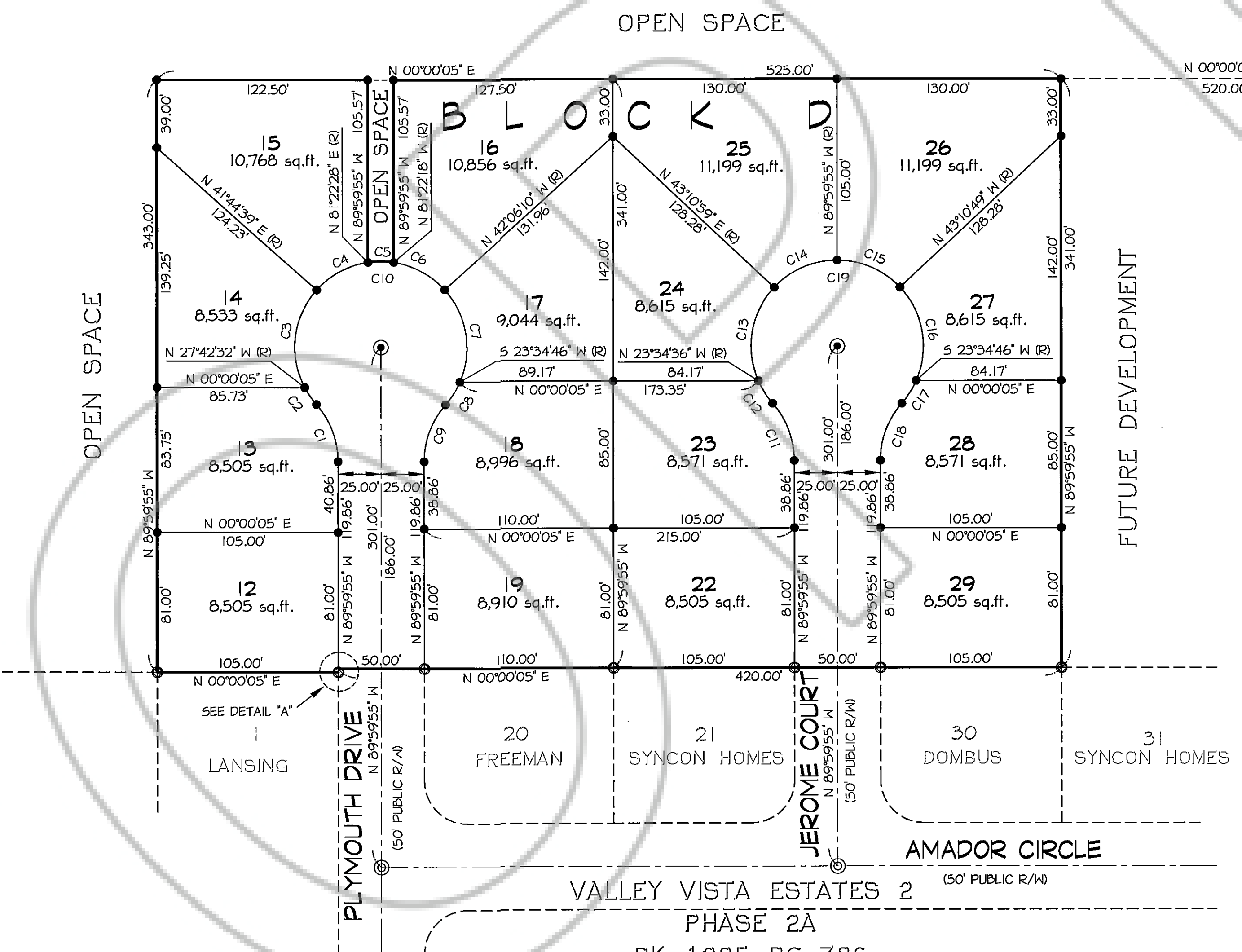
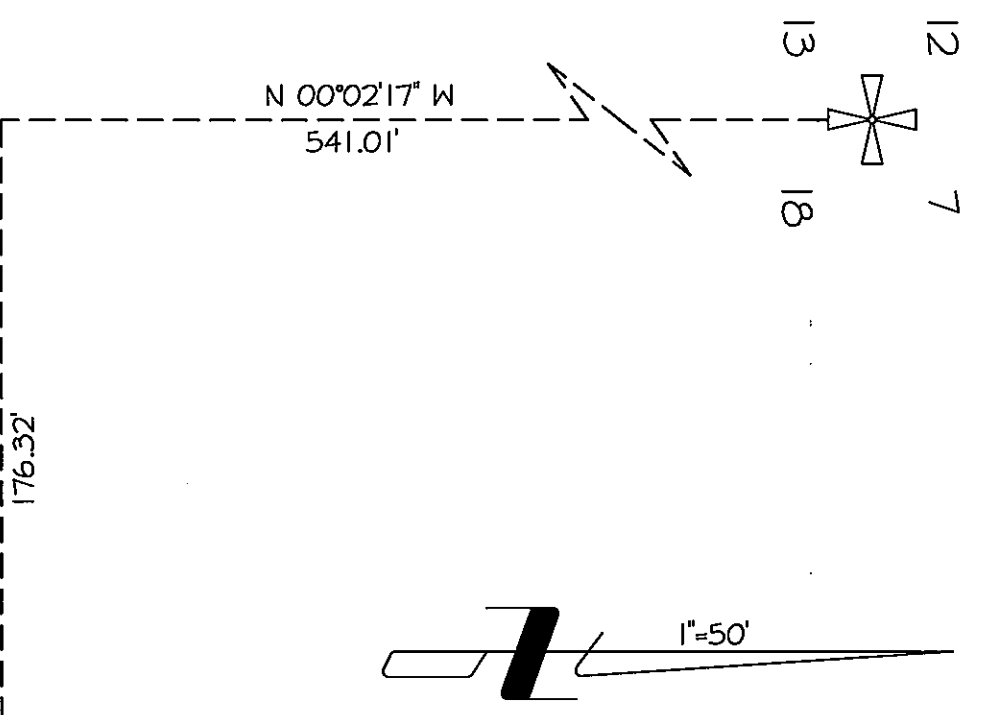
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WEST 1/2 OF SECTION 18 TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.  
COUNTY OF DOUGLAS STATE OF NEVADA



CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	36.14	50.00	18.90	41°24'35"
C2	11.95	50.00	6.01	13°41'58"
C3	60.61	50.00	34.66	69°27'11"
C4	34.58	50.00	18.02	39°37'49"
C5	15.06	50.00	7.59	17°15'14"
C6	34.27	50.00	17.84	39°16'08"
C7	57.32	50.00	32.27	65°40'57"
C8	15.56	50.00	7.84	17°49'53"
C9	36.14	50.00	18.90	41°24'35"
C10	229.35	50.00	262°49'09"	
C11	36.14	50.00	18.90	41°24'35"
C12	15.56	50.00	7.84	17°49'53"
C13	58.26	50.00	32.94	66°45'36"
C14	40.86	50.00	21.65	46°49'06"
C15	40.86	50.00	21.65	46°49'06"
C16	58.26	50.00	32.94	66°45'36"
C17	15.56	50.00	7.84	17°49'53"
C18	36.14	50.00	18.90	41°24'35"
C19	229.35	50.00	262°49'09"	

- LEGEND:**
- Set 5/8" Rebar & Cap P.L.S. 5665
  - Found 5/8" Rebar & Cap P.L.S. 5665
  - ⊙ Class "A" Monument To Be Set - P.L.S. 5665
  - ⊙ Found Class "A" Monument
  - (R) Radial Bearing
  - ⊠ Calculated Position - Nothing Set

- NOTES:**
1. PUBLIC UTILITY EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS UNLESS OTHERWISE STATED
  2. CLUSTER MAILBOXES SHALL BE LOCATED WITHIN THE PUBLIC UTILITY EASEMENTS.

TOTAL AREA PHASE 2B = 4.08 ACRES  
STREET AREA = 29,762 SQUARE FEET  
LOT AREA = 3.40 ACRES

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OF  
VALLEY VISTA ESTATES 2  
PHASE 2B  
FOR  
SYNCON HOMES  
DOUGLAS COUNTY, NEVADA

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DOCUMENT #505139

8/00  
DWG #1035\Phase2b\Final3  
SHEET 3 OF 3