

FINAL MAP NO. PD 99-10

DRY CREEK ESTATES

A PLANNED UNIT DEVELOPMENT

A PORTION OF SECTION 19, T.12 N., R.21 E. M. D. B. & M.
DOUGLAS COUNTY, NEVADA

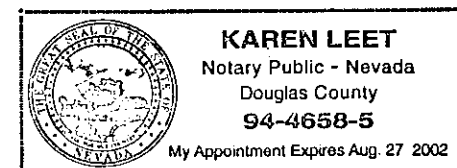
OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, TRIPLE B DEVELOPMENT LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278 AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE 20, 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 DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS AS SHOWN FOR NATURAL GAS, WATER, SEWER, AND DRAINAGE, MAIL BOXES, FOR POLES, ANCHORS AND 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.

William Gookin
WILLIAM GOOKIN
MANAGING PARTNER

STATE OF NEVADA SS
COUNTY OF DOUGLAS

ON THE 20th DAY OF September 2000, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WILLIAM GOOKIN, MANAGING PARTNER OF TRIPLE B DEVELOPMENT LLC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

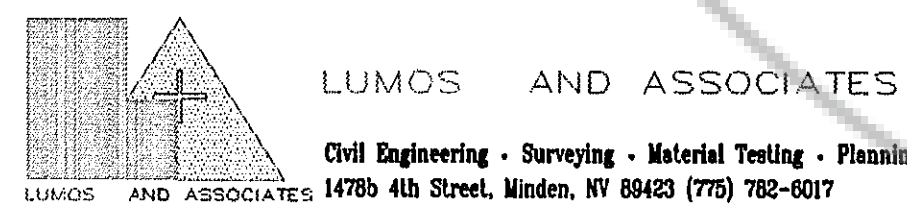


Karen Leet
NOTARY PUBLIC

DIVISION OF WATER RESOURCES APPROVAL

THE DIVISION OF WATER RESOURCES OF THE STATE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES ATTESTING THAT THE FINAL MAP IS APPROVED CONCERNING WATER QUANTITY.

Jason King P.E. 6-19-01
JASON KING DATE
DIVISION OF WATER RESOURCES



SURVEYOR'S CERTIFICATE

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

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF OWNER WILLIAM GOOKIN
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 19, OF TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B. & M., AND THE SURVEY WAS COMPLETED ON 8-30-00
- 3) THIS MAP COMPLIES WITH THE APPLICABLE STATE STATUTES AND LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.



David L. Bratcher
DAVID L. BRATCHER P.L.S. 14346

COMMUNITY DEVELOPMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 18th DAY OF October 2001. 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 10-18-01
MIMI MOSS DATE
PLANNING, ECONOMIC DEVELOPMENT MANAGER

COUNTY ENGINEER'S CERTIFICATE

I, ERIC M. TEITELMAN, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP ENTITLED DRY CREEK ESTATES, AND AN APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED WITH DOUGLAS COUNTY TO INSURE COMPLETION OF ALL PHYSICAL IMPROVEMENTS; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Eric M. Teitelman 10/17/01
ERIC M. TEITELMAN, P.E. DATE
DOUGLAS COUNTY ENGINEER

UTILITY COMPANIES' CERTIFICATE

THE EASEMENTS AS 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 9-21-00
MICHAEL PRICE DATE
SIERRA PACIFIC POWER COMPANY

L. Crossman 9-20-00
LYNDEN CROSSMAN DATE
VERIZON

Larry Crossman 9/21/00
LARRY CROSSMAN DATE
SOUTHWEST GAS

HEALTH DEPARTMENT APPROVAL

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES, AND IS PREDICATED UPON PLANS FOR A PRIVATE WATER SUPPLY AND AN INDIVIDUAL SYSTEM FOR DISPOSAL OF SEWAGE.

Richard P. Drew 11/3/00
RICHARD P. DREW DATE
DIVISION OF HEALTH

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON 09-18-00, AND WAS DULY APPROVED. IN ADDITION, ALL OFFERS OF DEDICATION FOR PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER DATE.

Barbara J. Reed 10-18-01
BARBARA REED DATE
COUNTY CLERK
Carolyn McCulloch DEPUTY

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT TRIPLE B DEVELOPMENT LLC, A NEVADA LIMITED LIABILITY CORPORATION, ARE THE ONLY PARTIES HAVING RECORD INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A LIST OF LIENS AND/OR MORTGAGE HOLDERS OF RECORD:

- DEED OF TRUST IN BOOK 0400, PAGE 4353, AS DOC. NO. 488506
- DEED OF TRUST IN BOOK 0400, PAGE 4360, AS DOC. NO. 488508
- DEED OF TRUST IN BOOK 0400, PAGE 4367, AS DOC. NO. 488510
- DEED OF TRUST IN BOOK 0400 PAGE 231 AS DOC. NO. 50320Y

Joellen Lester
JOELLEN LESTER, TITLE OFFICER 6-20-01 DATE
MARQUIS TITLE & ESCROW, INC.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 19th DAY OF October 2001, AT 22 MINUTES PAST 4 O'CLOCK P.M. IN BOOK 1001, OF OFFICIAL RECORDS, PAGE 6820, DOCUMENT NO. 525771. RECORDED AT THE REQUEST OF OWNER, WILLIAM GOOKIN.

Barbara Reed 10/19/01
BARBARA REED DATE
DOUGLAS COUNTY RECORDER

CERTIFICATE OF AMENDMENT
DOC# 796867 BK 0212 PG 510

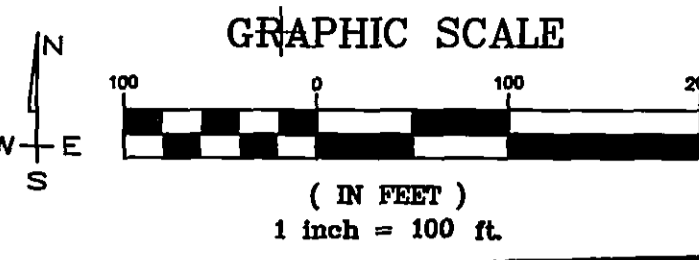
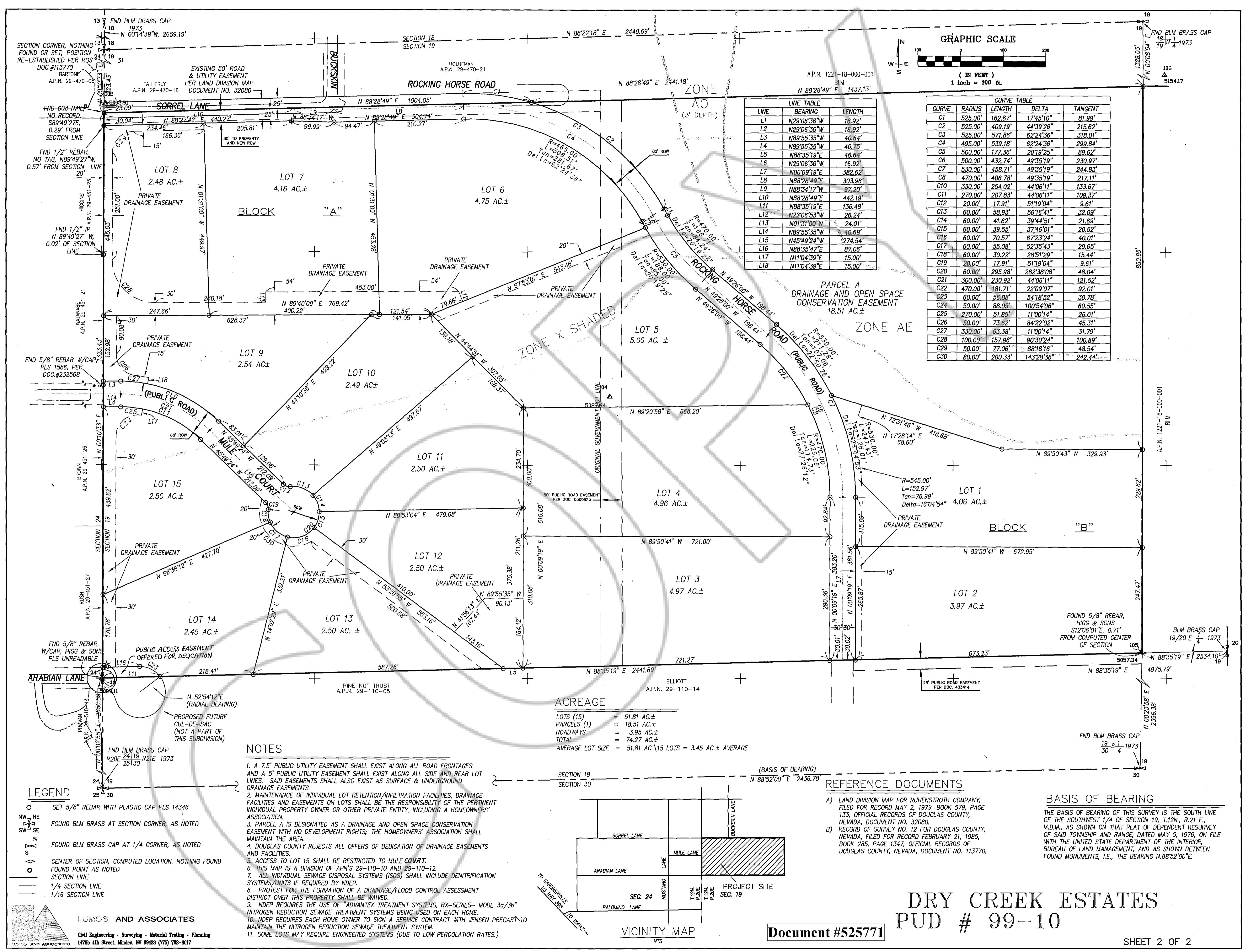
Document #525771

DRAWING NUMBER
Dry Creek Estates
P. 2 of 2

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



LINE	BEARING	LENGTH
L1	N29°06'36"W	16.92'
L2	N29°06'36"W	16.92'
L3	N89°55'35"W	40.64'
L4	N89°55'35"W	40.75'
L5	N88°35'19"E	46.64'
L6	N29°06'36"W	16.92'
L7	N00°09'19"E	382.62'
L8	N88°28'49"E	303.96'
L9	N88°34'17"E	92.20'
L10	N88°28'49"E	442.19'
L11	N88°35'19"E	136.48'
L12	N22°06'53"W	26.24'
L13	N01°31'00"W	24.01'
L14	N89°55'35"W	40.69'
L15	N45°49'24"W	274.54'
L16	N88°35'47"E	87.08'
L17	N11°04'39"E	15.00'
L18	N11°04'39"E	15.00'

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	525.00'	162.67'	17°45'10"	81.99'
C2	525.00'	409.19'	44°39'26"	215.62'
C3	525.00'	571.86'	62°24'36"	318.01'
C4	495.00'	539.18'	62°24'36"	299.84'
C5	500.00'	177.36'	20°19'25"	89.62'
C6	500.00'	432.74'	49°35'19"	230.97'
C7	530.00'	458.71'	49°35'19"	244.83'
C8	470.00'	406.78'	49°35'19"	217.11'
C9	330.00'	254.02'	44°06'11"	133.67'
C10	270.00'	207.83'	44°06'11"	109.37'
C11	20.00'	17.91'	51°19'04"	9.61'
C12	60.00'	58.93'	56°16'41"	32.09'
C13	60.00'	41.62'	39°44'51"	21.69'
C14	60.00'	39.55'	37°46'01"	20.52'
C15	60.00'	70.57'	67°23'24"	40.01'
C16	60.00'	55.08'	52°35'43"	29.65'
C17	60.00'	30.22'	28°51'29"	15.44'
C18	60.00'	17.91'	51°19'04"	9.61'
C19	60.00'	295.88'	282°38'08"	48.04'
C20	300.00'	230.92'	44°06'11"	121.52'
C21	470.00'	181.71'	22°09'07"	92.01'
C22	60.00'	58.88'	54°18'52"	30.78'
C23	50.00'	88.05'	100°54'06"	60.55'
C24	270.00'	51.85'	11°00'14"	26.01'
C25	50.00'	73.62'	84°22'02"	45.31'
C26	330.00'	63.38'	11°00'14"	31.79'
C27	100.00'	157.96'	90°30'24"	100.89'
C28	50.00'	77.06'	88°18'16"	48.54'
C29	80.00'	200.33'	143°28'36"	242.44'
C30				

ACREAGE

LOTS (15)	= 51.81 AC.±
PARCELS (1)	= 18.51 AC.±
ROADWAYS	= 3.95 AC.±
TOTAL	= 74.27 AC.±
AVERAGE LOT SIZE	= 51.81 AC. / 15 LOTS = 3.45 AC.± AVERAGE

- NOTES
1. A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES AND A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES. SAID EASEMENTS SHALL ALSO EXIST AS SURFACE & UNDERGROUND DRAINAGE EASEMENTS.
 2. MAINTENANCE OF INDIVIDUAL LOT RETENTION/INFILTRATION FACILITIES, DRAINAGE FACILITIES AND EASEMENTS ON LOTS SHALL BE THE RESPONSIBILITY OF THE PERTINENT INDIVIDUAL PROPERTY OWNER OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNERS' ASSOCIATION.
 3. PARCEL A IS DESIGNATED AS A DRAINAGE AND OPEN SPACE CONSERVATION EASEMENT WITH NO DEVELOPMENT RIGHTS; THE HOMEOWNERS' ASSOCIATION SHALL MAINTAIN THE AREA.
 4. DOUGLAS COUNTY REJECTS ALL OFFERS OF DEDICATION OF DRAINAGE EASEMENTS AND FACILITIES.
 5. ACCESS TO LOT 15 SHALL BE RESTRICTED TO MULE COURT.
 6. THIS MAP IS A DIVISION OF APN'S 29-110-10 AND 29-110-12.
 7. ALL INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (SDS) SHALL INCLUDE DENITRIFICATION SYSTEMS/UNITS IF REQUIRED BY NDEP.
 8. PROTEST FOR THE FORMATION OF A DRAINAGE/FLOOD CONTROL ASSESSMENT DISTRICT OVER THIS PROPERTY SHALL BE WAIVED.
 9. NDEP REQUIRES THE USE OF "ADVANTEX TREATMENT SYSTEMS, RX-SERIES—MODE 3a/3b" NITROGEN REDUCTION SEWAGE TREATMENT SYSTEMS BEING USED ON EACH HOME.
 10. NDEP REQUIRES EACH HOME OWNER TO SIGN A SERVICE CONTRACT WITH JENSEN PRECAST TO MAINTAIN THE NITROGEN REDUCTION SEWAGE TREATMENT SYSTEM.
 11. SOME LOTS MAY REQUIRE ENGINEERED SYSTEMS (DUE TO LOW PERCOLATION RATES).

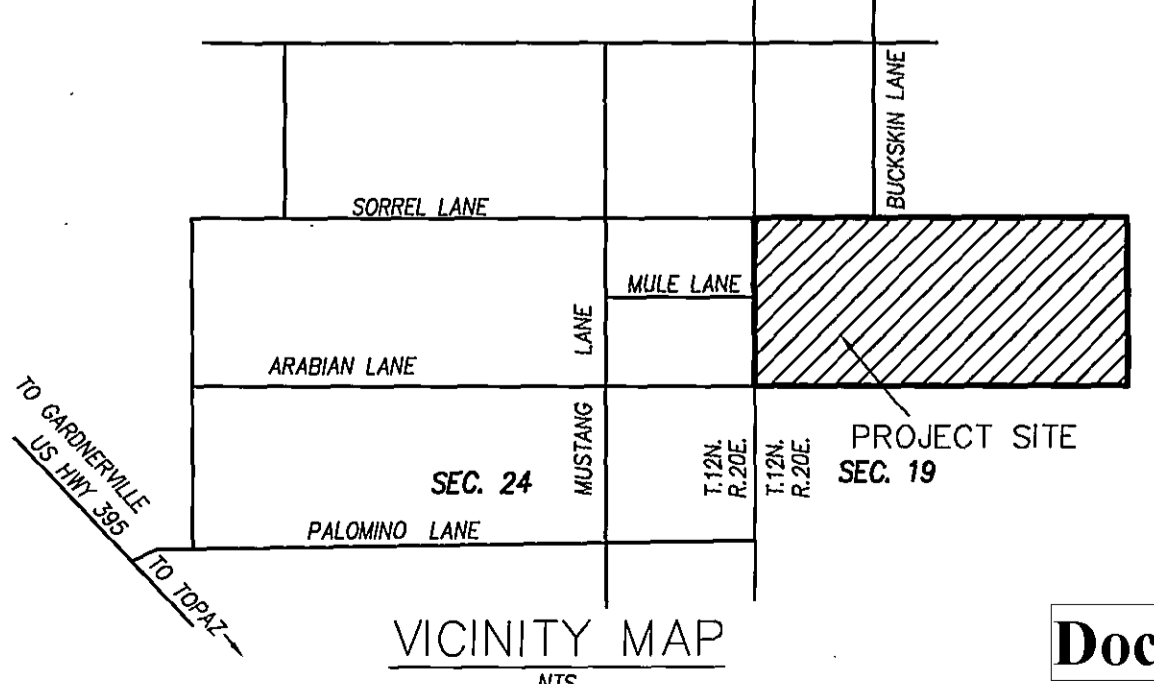
- LEGEND
- SET 5/8" REBAR WITH PLASTIC CAP PLS 14346
 - FOUND BLM BRASS AT SECTION CORNER, AS NOTED
 - FOUND BLM BRASS CAP AT 1/4 CORNER, AS NOTED
 - CENTER OF SECTION, COMPUTED LOCATION, NOTHING FOUND
 - FOUND POINT AS NOTED
 - SECTION LINE
 - 1/4 SECTION LINE
 - 1/16 SECTION LINE

REFERENCE DOCUMENTS

1. LAND DIVISION MAP FOR RUIHENSTROTH COMPANY, FILED FOR RECORD MAY 2, 1979, BOOK 579, PAGE 133, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DOCUMENT NO. 32080.
2. RECORD OF SURVEY NO. 12 FOR DOUGLAS COUNTY, NEVADA, FILED FOR RECORD FEBRUARY 21, 1985, BOOK 285, PAGE 1347, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DOCUMENT NO. 113770.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, T.12N., R.21 E., M.D.M., AS SHOWN ON THAT PLAT OF DEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE, DATED MAY 5, 1976, ON FILE WITH THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, AND AS SHOWN BETWEEN FOUND MONUMENTS, I.E., THE BEARING N.88°52'00"E.



LUMOS AND ASSOCIATES
Civil Engineering - Surveying - Material Testing - Planning
1470b 4th Street, Minden, NV 89423 (775) 782-5017

Document #525771

DRY CREEK ESTATES
PUD # 99-10