

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED BY NUMBER 07034

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FINAL SUBDIVISION MAP
PLANNED UNIT DEVELOPMENT
PD 00-16

MOUNTAIN MEADOW ESTATES

PHASE 1

LOCATED WITHIN PORTIONS OF SECTIONS 22, 26 AND 27,
TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN
DOUGLAS COUNTY, NEVADA

OWNER'S CERTIFICATE

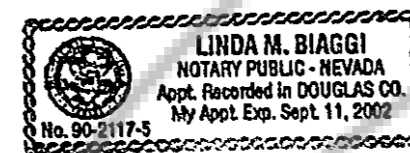
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED RONALD L. SIMEK AND LITTLE MONDEAUX LIMOUSIN CORPORATION, A NEVADA CORPORATION, RONALD L. SIMEK, PRESIDENT, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 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 RIGHTS-OF-WAY AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR PRIVATE ROADWAYS, PUBLIC UTILITIES, TANK, STORAGE POND, WATER STORAGE RESERVOIR, RESERVOIR ACCESS, LANDSCAPING, SLOPE, MAILBOX, 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 THEREON.

Ronald L. Simek 01-30-02
RONALD L. SIMEK

Ronald L. Simek 01-30-02
RONALD L. SIMEK, PRESIDENT
LITTLE MONDEAUX LIMOUSIN CORPORATION, A Nevada Corporation
COUNTY OF STATE OF

ON THIS 20th DAY OF January, IN THE YEAR 2002, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED RONALD L. SIMEK, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY'S SIGNATURE Linda M. Biaggi
MY COMMISSION EXPIRES: 09-11-02

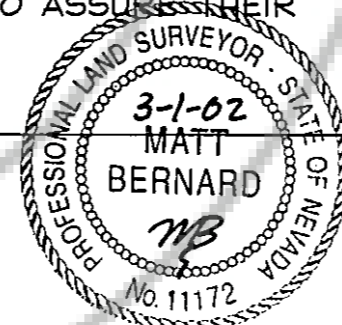


SURVEYOR'S CERTIFICATE

I, MATT BERNARD, 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 RONALD L. SIMEK.
- THE LANDS SURVEYED LIE WITHIN PORTIONS OF SECTIONS 22, 26 AND 27, T.14N., R.19E., M.D.M. AND THE SURVEY WAS COMPLETED ON 3-1-02.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCE 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 3-1-02 AND AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Matt Bernard
MATT BERNARD, P.L.S. 11172



BUREAU OF HEALTH PROTECTION SERVICES

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 COMMUNITY WATER SUPPLY AND INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

HEALTH DIVISION
SIGNATURE: Richard P. Drew DATE 3/4/02
PRINTED NAME: RICHARD P. DREW

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 FILE IN THIS OFFICE.

DIVISION OF WATER RESOURCES
SIGNATURE: Jason King DATE 3-1-02
PRINTED NAME: JASON KING

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.
(A.P.N. 1419-00-002-031 AND 1419-26-001-002) AG TAXES PAID AS OF 3/6/02

Barbara J. Reed 3/6/02
BARBARA J. REED
DOUGLAS COUNTY CLERK-TREASURER
By: Suzanne Lundquist
Chief Deputy Treasurer

COUNTY ENGINEER'S CERTIFICATE

I, CARL RUSCHMEYER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF SIX (6) SHEETS, ENTITLED "MOUNTAIN MEADOW ESTATES, PHASE I", AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLETED, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, AND APPROPRIATE FINANCIAL SECURITY FOR THE IMPROVEMENTS AND SETTING OF THE SURVEY MONUMENTS HAS BEEN POSTED WITH DOUGLAS COUNTY.

Carl Ruschmeyer 3/6/02
CARL RUSCHMEYER, P.E.
DOUGLAS COUNTY ENGINEER

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
SIGNATURE: Michael Peice DATE: 2-8-02
PRINTED NAME: MICHAEL PEICE

VERIZON NEVADA
SIGNATURE: L. Crossman DATE: 02-08-02
PRINTED NAME: LYNDEN CROSSMAN

SOUTHWEST GAS COMPANY
SIGNATURE: Larry Gibsu DATE: 2/6/02
PRINTED NAME: LARRY GIBSU

FIRE DEPARTMENT'S CERTIFICATE

THE FIREFIGHTING FACILITIES AND ACCESS SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE NEVADA DIVISION OF FORESTRY.

R.M. Riolo 2-20-02
R.M. RIOLO, CAPTAIN F.P.B.
NEVADA DIVISION OF FORESTRY

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 20th DAY OF January, 2002, 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 REED
COUNTY CLERK
By: Carolyn Kullback
DEPUTY

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 20th DAY OF January, 2002. 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 B. Moss 3-6-02
MIMI B. MOSS
PLANNING/ECONOMIC DEVELOPMENT MANAGER

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. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR HOLDERS OF RECORD:

1) TRUST IN FAVOR OF NOVASEL 3544000
RECORDED IN BOOK 595 James D. Rose 01-23-02
AT PAGE 3236 JAMES D. ROSE, VICE PRESIDENT
STEWART TITLE OF DOUGLAS COUNTY

2) TRUST IN FAVOR OF LITTLE MONDEAUX LIMOUSIN
RECORDED IN BOOK 1045
AT PAGE 4418

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 20th DAY OF MARCH, 2002, AT 37 MINUTES PAST 4 O'CLOCK P.M., IN BOOK 9302 OF OFFICIAL RECORDS, AT PAGE 2214, DOCUMENT NO. 536360. RECORDED AT THE REQUEST OF RONALD L. SIMEK.

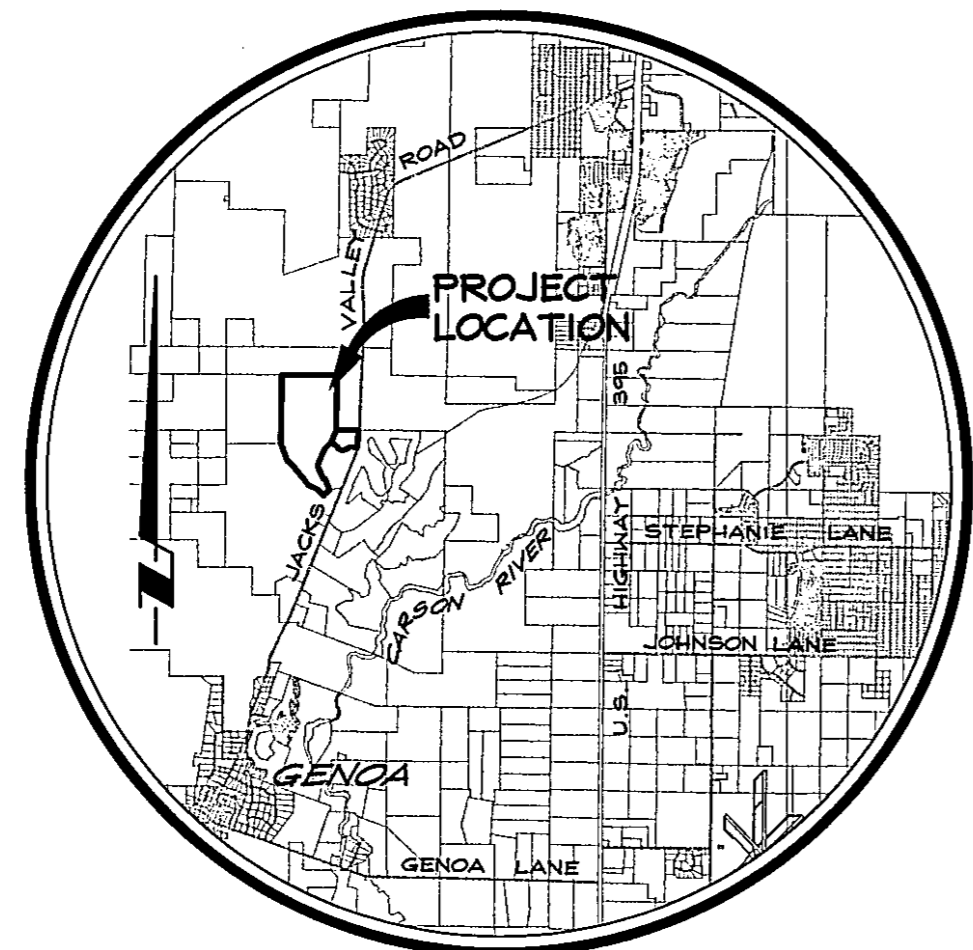
Barbara Clark
DOUGLAS COUNTY RECORDER



1609 ESHERALDA AVENUE • POST OFFICE BOX 2229
FINDEN, NEVADA 89423
PHONE (775) 762-2322 • FAX (775) 762-7084
WEB SITE: WWW.ANDERSON.COM

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER

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VICINITY MAP
NO SCALE

NOTES

AREA: 296.53 ACRES 38 LOTS: 26.51 ACRES ROADWAYS: 7.30 ACRES
OPEN SPACE: 5.89 ACRES REMAINDER 256.83 ACRES

A 7.5' PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTS AND A 5' PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES SHALL BE GRANTED.

REFERENCE IS MADE TO THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR RONALD L. SIMEK, LITTLE MONDEAUX LIMOUSIN CORPORATION AND THE PIVOT LIMITED PARTNERSHIP RECORDED DECEMBER 31, 1996 AS DOCUMENT NO. 409895 AND THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR RONALD L. SIMEK RECORDED JUNE 11, 1998 AS DOCUMENT NO. 441786.

PORTIONS OF THESE PARCELS LIE WITHIN FLOOD ZONE "A" AND UNSHADED "X" AS SAID PARCELS PLOT BY SCALE ON THE F.I.R.M. MAP PANELS 32005C0055F AND 32005C065F, DATED NOVEMBER 8, 1999.

FURTHER DIVISION OF THESE PARCELS IS PROHIBITED EXCEPT FOR THE REMAINDER PARCEL SHOWN ON THIS PLAN.

MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF ROADS, DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.

OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED.

ALL DEVELOPMENT, INCLUDING BUILDING, SOLID FENCES AND GRADING, SHALL BE PROHIBITED WITHIN THE FLOODPLAIN AND WETLAND AREAS IDENTIFIED ON THIS MAP.

THERE ARE NO DEVELOPMENT RIGHTS ASSOCIATED WITH THE OPEN SPACE PARCELS IDENTIFIED ON THIS MAP.

DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT WHERE WELLS AND SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.

THE USE OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM IS FOR TEMPORARY USE ONLY. THE PARCELS SHALL CONNECT TO A COMMUNITY SEWER SYSTEM WHEN SUCH SYSTEM IS WITHIN 330 FEET OF THE PARCELS.

THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS IS LIMITED TO DENITRIFICATION-TYPE SYSTEMS APPROVED BY NDEP.

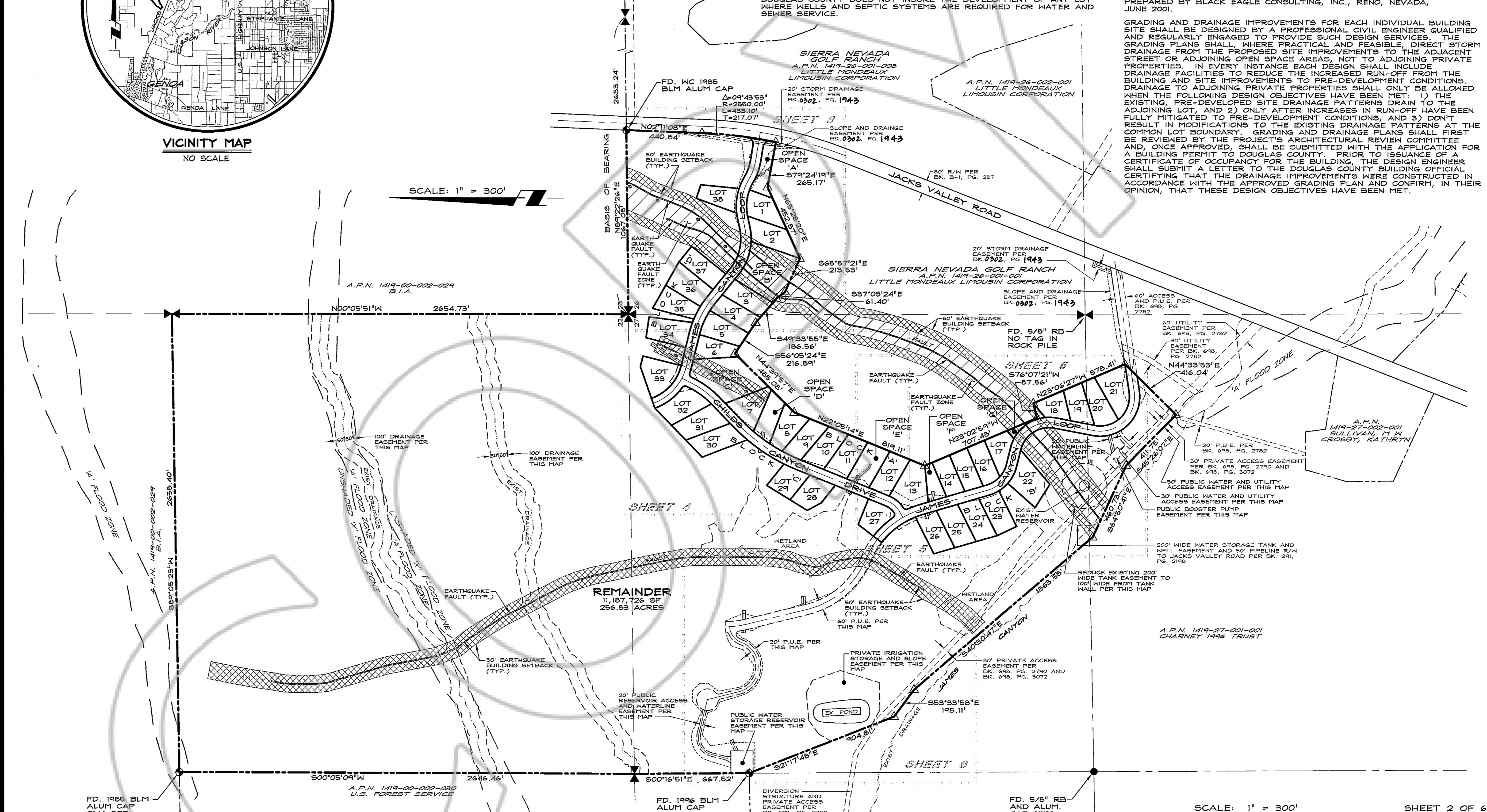
SLOPE AND DRAINAGE EASEMENTS AS SHOWN ARE PROVIDED FOR THE CONSTRUCTION AND MAINTENANCE OF CUT AND FILL SLOPES OF ROADWAYS, STORM DRAINAGE, WATER STORAGE RESERVOIRS, ACCESS, WATERLINES AND IRRIGATION STORAGE UNLESS OTHERWISE NOTED.

WETLAND AREAS AS SHOWN ARE BASED UPON THE WETLAND DELINEATION PERFORMED BY WESTEC OF RENO, NEVADA IN 1997.

EARTHQUAKE FAULTS AND ZONES AS SHOWN ARE BASED UPON THE "GEOLOGICAL INVESTIGATION FOR JAMES CANYON SUBDIVISION" PREPARED BY BLACK EAGLE CONSULTING, INC., RENO, NEVADA, JUNE 2001.

GRADING AND DRAINAGE IMPROVEMENTS FOR EACH INDIVIDUAL BUILDING SITE SHALL BE DESIGNED BY A PROFESSIONAL CIVIL ENGINEER QUALIFIED AND REGULARLY ENGAGED TO PROVIDE SUCH DESIGN SERVICES. THE GRADING PLANS SHALL, WHERE PRACTICAL AND FEASIBLE, DIRECT STORM DRAINAGE FROM THE PROPOSED SITE IMPROVEMENTS TO THE ADJACENT STREET OR ADJOINING OPEN SPACES, NOT TO ADJOINING PRIVATE PROPERTIES. IN EVERY INSTANCE EACH DESIGN SHALL INCLUDE DRAINAGE FACILITIES TO REDUCE THE INCREASED RUN-OFF FROM THE BUILDING AND SITE IMPROVEMENTS TO PRE-DEVELOPMENT CONDITIONS. DRAINAGE TO ADJOINING PRIVATE PROPERTIES SHALL ONLY BE ALLOWED WHEN THE FOLLOWING DESIGN OBJECTIVES HAVE BEEN MET: 1) THE EXISTING, PRE-DEVELOPED SITE DRAINAGE PATTERNS DRAIN TO THE ADJOINING LOT, AND 2) ONLY AFTER INCREASES IN RUN-OFF HAVE BEEN FULLY MITIGATED TO PRE-DEVELOPMENT CONDITIONS, AND 3) DON'T RESULT IN MODIFICATIONS TO THE EXISTING DRAINAGE PATTERNS AT THE COMMON LOT BOUNDARY. GRADING AND DRAINAGE PLANS SHALL FIRST BE REVIEWED BY THE PROJECT'S ARCHITECTURAL REVIEW COMMITTEE AND, ONCE APPROVED, SHALL BE SUBMITTED WITH THE APPLICATION FOR A BUILDING PERMIT TO DOUGLAS COUNTY. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING, THE DESIGN ENGINEER SHALL SUBMIT A LETTER TO THE DOUGLAS COUNTY BUILDING OFFICIAL CERTIFYING THAT THE DRAINAGE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND CONFIRM, IN THEIR OPINION, THAT THESE DESIGN OBJECTIVES HAVE BEEN MET.

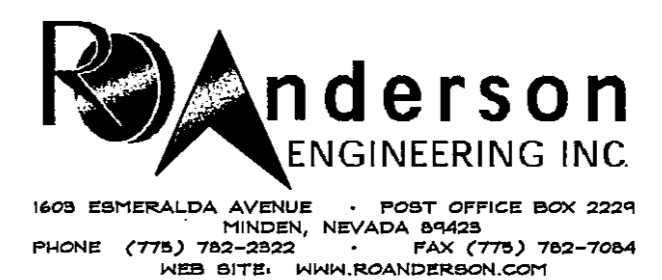
SCALE: 1" = 300'



- LEGEND**
- ✕ FOUND SECTION CORNER 1985 BLM ALUMINUM CAP
 - ⊠ FOUND 1/4 CORNER 1985 BLM ALUMINUM CAP UNLESS OTHERWISE NOTED
 - ◆ FOUND BLM CORNER AS NOTED
 - FOUND 5/8" REBAR AND ALUMINUM CAP 3579
 - ▲ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
 - △ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172
 - ⊙ SET CENTERLINE MONUMENT IN WELL WITH BRASS DISK PLS 11172
 - NOTHING FOUND OR SET

BASIS OF BEARING

N 89°22'26" E - THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 26, T.14N., R.19E., M.D.M. PER RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR RONALD L. SIMEK RECORDED JUNE 11, 1998 AS DOCUMENT NO. 441786.



SCALE: 1" = 300' SHEET 2 OF 6

**FINAL SUBDIVISION MAP
A PLANNED DEVELOPMENT
PD 00-16**

FOR
**MOUNTAIN MEADOW ESTATES
PHASE I**

LOCATED WITHIN PORTIONS OF SECTIONS 22, 26 AND 27, T.14N., R.19E., M.D.M.
DOUGLAS COUNTY, NEVADA

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01/30/02

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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REORDER BY NUMBER FOUR

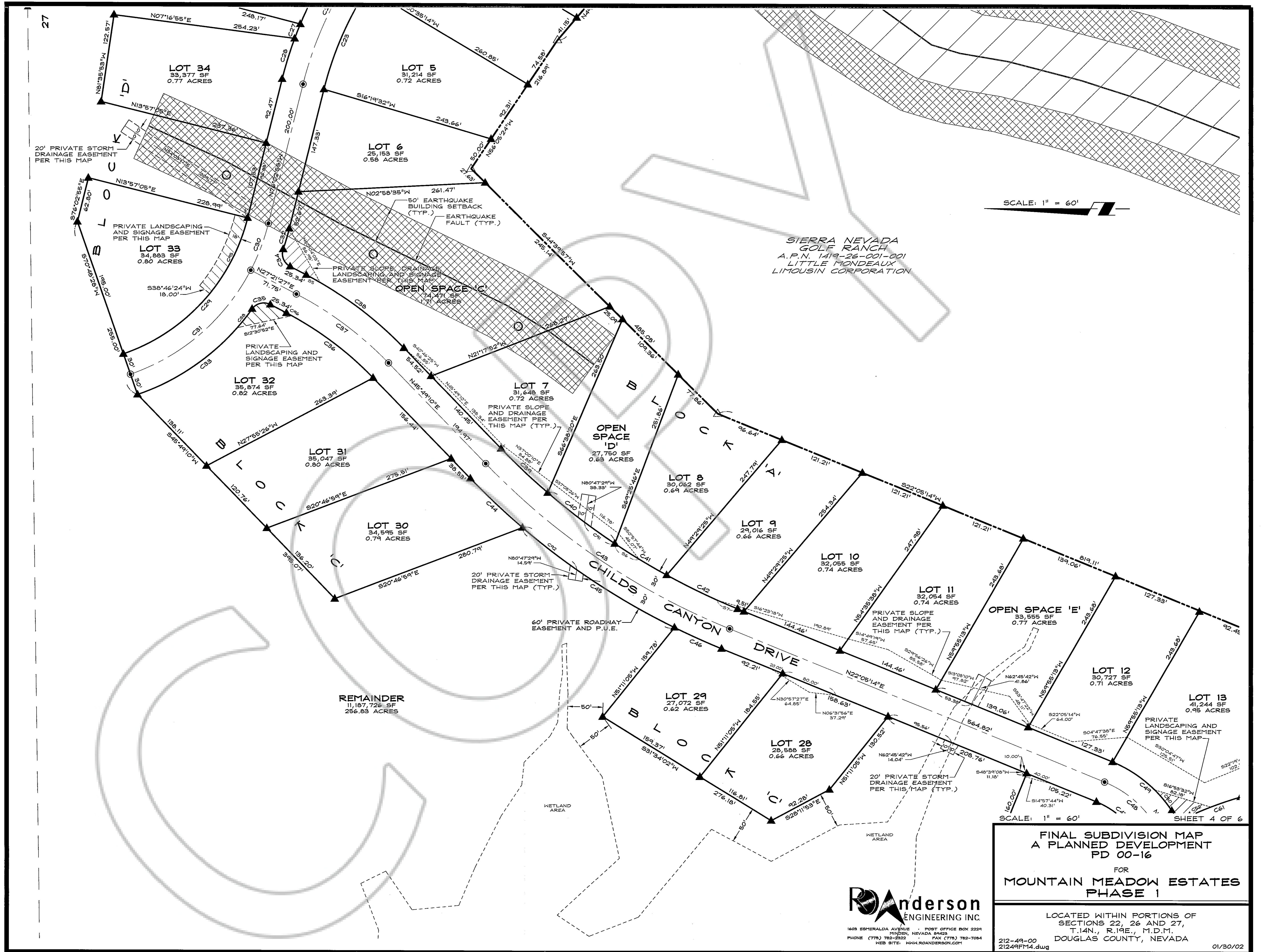
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 REORDER BY NUMBER FOUR

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REORDER BY NUMBER FOUR

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SCALE: 1" = 60'

**FINAL SUBDIVISION MAP
 A PLANNED DEVELOPMENT
 PD 00-16**

FOR
**MOUNTAIN MEADOW ESTATES
 PHASE I**

LOCATED WITHIN PORTIONS OF
 SECTIONS 22, 26 AND 27,
 T.14N., R.19E., M.D.M.
 DOUGLAS COUNTY, NEVADA

212-49-00
 21249FM4.dwg

01/30/02

Anderson
 ENGINEERING INC.

1608 SOMERLIDA AVENUE • PO BOX 2224
 HENDER, NEVADA 89028
 PHONE (775) 782-2522 FAX (775) 782-7084
 WEB SITE: HTTP://WWW.ANDERSON.COM

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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED NUMBER 0204

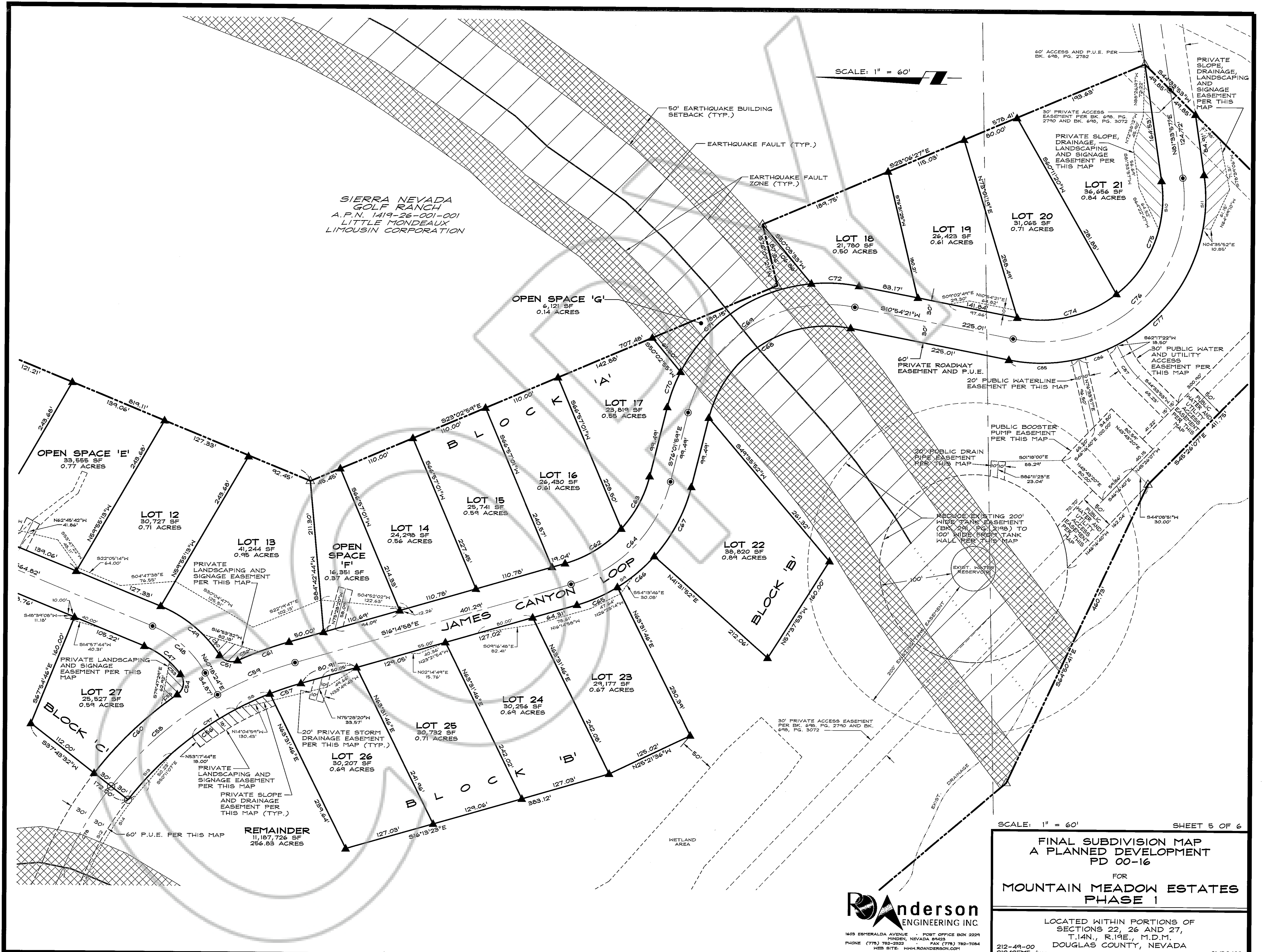
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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED NUMBER 0204

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED NUMBER 0204

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SCALE: 1" = 60' SHEET 5 OF 6

FINAL SUBDIVISION MAP
A PLANNED DEVELOPMENT
PD 00-16
 FOR
MOUNTAIN MEADOW ESTATES
PHASE I

LOCATED WITHIN PORTIONS OF
 SECTIONS 22, 26 AND 27,
 T.14N., R.19E., M.D.M.,
 DOUGLAS COUNTY, NEVADA



Anderson
 ENGINEERING INC.
 1603 ESHERALDA AVENUE • POST OFFICE BOX 2224
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212-49-00
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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REFER BY NUMBER OTHER

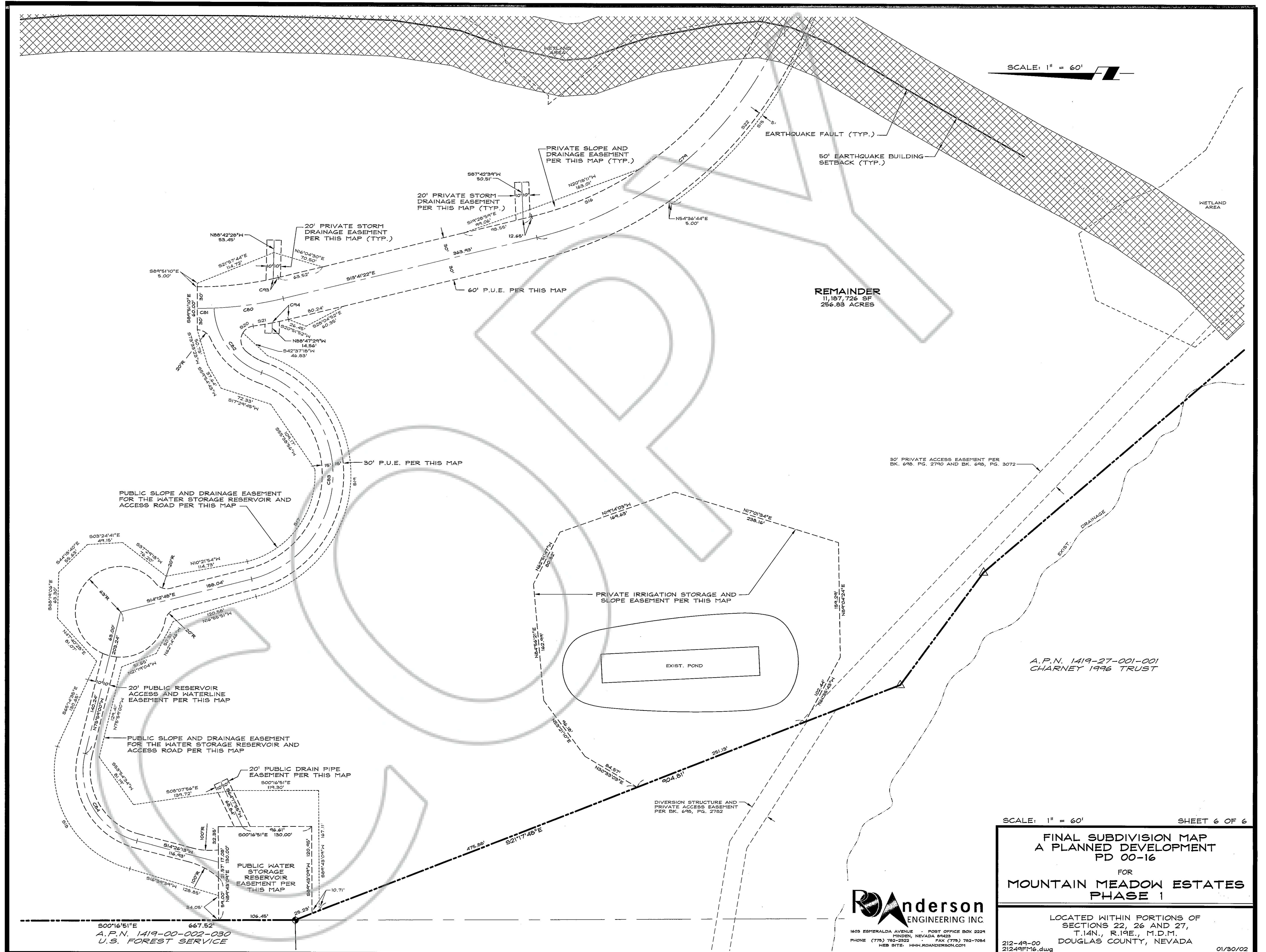
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DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REFER BY NUMBER OTHER

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SCALE: 1" = 60'

SCALE: 1" = 60' SHEET 6 OF 6

FINAL SUBDIVISION MAP
 A PLANNED DEVELOPMENT
 PD 00-16
 FOR
 MOUNTAIN MEADOW ESTATES
 PHASE I

LOCATED WITHIN PORTIONS OF
 SECTIONS 22, 26 AND 27,
 T.14N., R.19E., M.D.M.
 DOUGLAS COUNTY, NEVADA
 212-49-00
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RAnderson
 ENGINEERING INC.
 1609 ESHERALDA AVENUE • POST OFFICE BOX 2224
 HENDER, NEVADA 89423
 PHONE (775) 782-2822 FAX (775) 782-7084
 WEB SITE: WWW.RANDANDERSON.COM

300°16'51"E 667.52'
 A.P.N. 1419-00-002-030
 U.S. FOREST SERVICE

A.P.N. 1419-27-001-001
 CHARNEY 1996 TRUST