

# FINAL MAP #97-1007-7 VALLEY VISTA ESTATES, PHASE 6

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

### 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.

### COMMUNITY DEVELOPMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 19th DAY OF April, 2002. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAPS 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 4-19-02  
 Mimi Moss DATE  
 ECONOMIC DEVELOPMENT MANAGER

### COUNTY ENGINEER'S CERTIFICATE

JOSEPH R. NUSS, acting  
 ENGINEER DOUGLAS COUNTY ENGINEER DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF TWO (2) SHEETS ENTITLED VALLEY VISTA ESTATES, PHASE 6, 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.

Joseph R. Nuss, P.E. 4-19-02  
 ERIC M. FIEBELMAN, P.E. DATE  
 DOUGLAS COUNTY ENGINEER  
 Joseph R. Nuss, P.E.

### SURVEYOR'S CERTIFICATE

- I, HARLAN K. KING A PROFESSIONAL LAND SURVEYOR REGISTERED 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 4/15/02.
  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 2/11/02, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

Harlan K. King 4-15-02  
 HARLAN K. KING DATE  
 P.L.S. 5665  
 (Professional Surveyor Seal)

### 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.

Eric Troška 2/20/02  
 ERIC TROSKA DATE  
 SIERRA PACIFIC POWER CO.  
Debbie Payne 2-22-02  
 DEBBIE PAYNE DATE  
 VERIZON  
Larry Gibson 2/20/02  
 LARRY GIBSON DATE  
 SOUTHWEST GAS CORP.

### NEVADA STATE HEALTH DIVISION CERTIFICATE

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 PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Richard P. Drew 4/8/02  
 RICHARD DREW DATE  
 DIVISION OF HEALTH

### 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.

Jason King 4-9-02  
 JASON KING DATE  
 DIVISION OF WATER RESOURCES

### FIRE DEPARTMENT APPROVAL

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

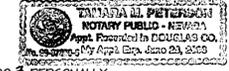
R.M. Riob 4/20/02  
 RICH RIOLA DATE  
 SIERRA FIRE DISTRICT  
 NEVADA DIVISION OF FORESTRY

### 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.

John C. Serpa 4/7/02  
 JOHN C. SERPA DATE

STATE OF NEVADA )  
 CARSON CITY ) SS



ON THIS 7th DAY OF March, 2002 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 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:

Barbara J. Reed 4-23-02  
 BARBARA J. REED DATE  
 DOUGLAS COUNTY CLERK-TREASURER  
 By: Serry Hunderiger  
 City Deputy Treasurer

### TITLE COMPANY CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE OWNER'S 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, DOCUMENT NO. 416241  
Angela Smith 4/20/02  
 ANGELA SMITH, VICE PRESIDENT DATE  
 STEWART TITLE COMPANY

### COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 14 DAY OF April, 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.

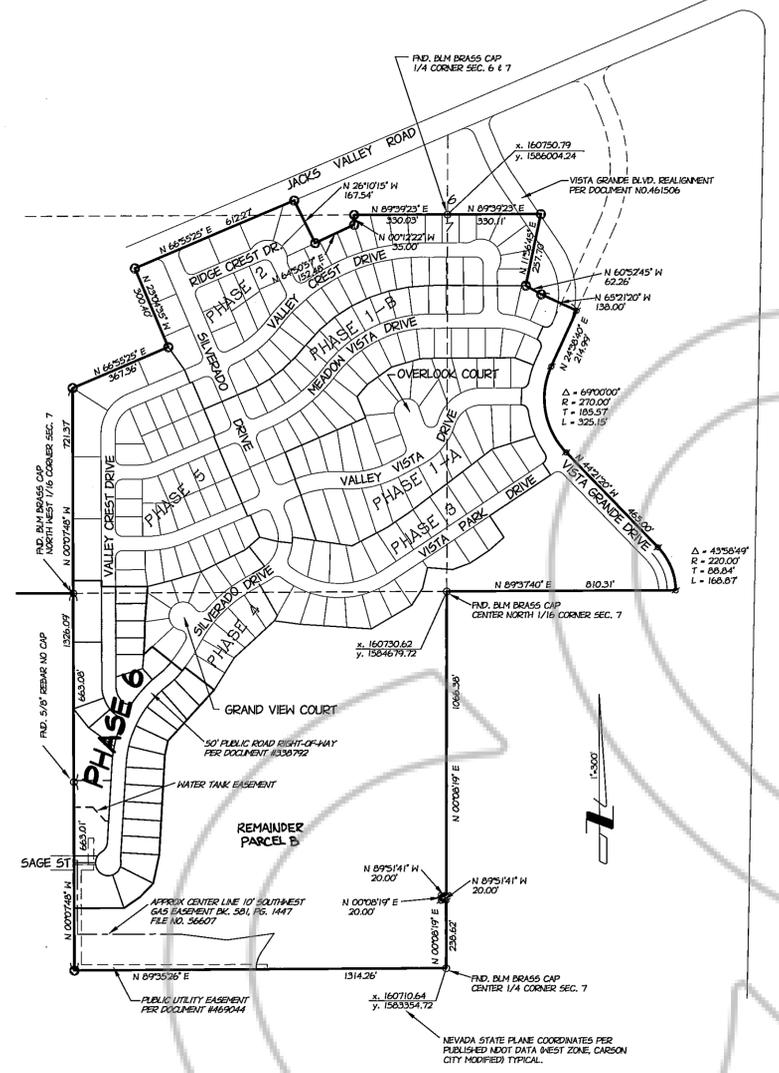
Barbara J. Reed 4-19-02  
 BARBARA REED COUNTY CLERK DATE

### COUNTY RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 29th DAY OF April, 2002 AT 1:11 P.M. IN BOOK 0902, PAGE 7191, OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AT THE REQUEST OF JOHN C. SERPA.

RECORDING FEE: 69.00

DOC. No.: 540408  
Jason King  
 DOUGLAS COUNTY RECORDER  
 Chief Deputy



- ### 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

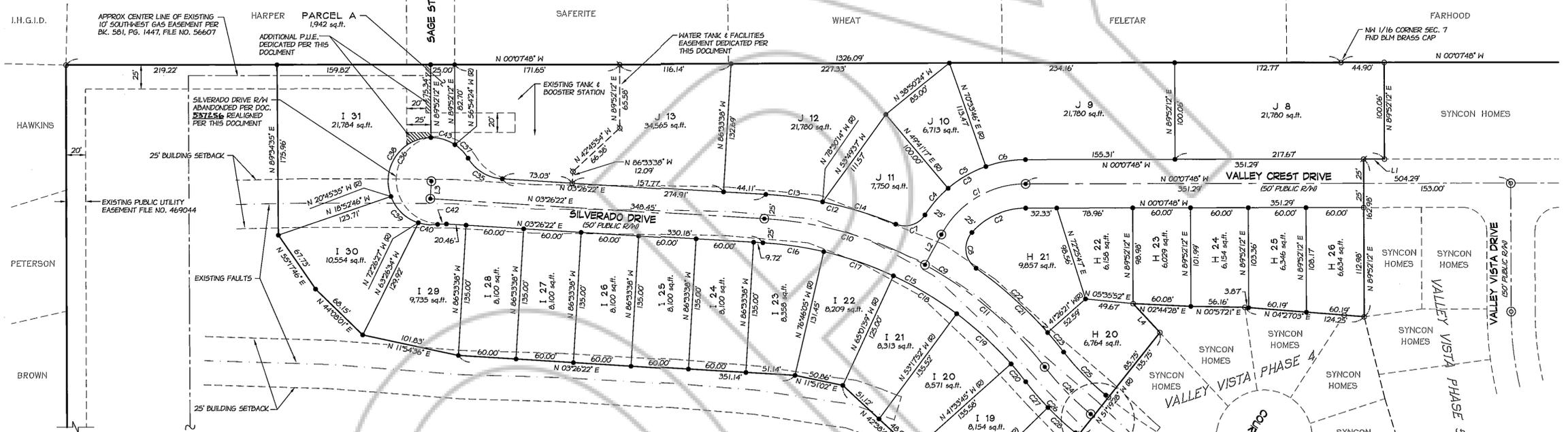
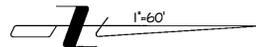
- ### NOTES:
- 1.) PUBLIC UTILITY EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE NOTED.
  - 2.) STATE PLANE COORDINATES - CARSON CITY MODIFIED
  - 3.) TOTAL AREA OF PHASE 6 = 8.340 ACRES
  - 4.) TOTAL SITE = 90.070 ACRES

FINAL MAP #97-1007-7  
 OF  
 VALLEY VISTA ESTATES  
 PHASE 6  
 FOR  
 JOHN C. SERPA  
 DOUGLAS COUNTY, NEVADA

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

# FINAL MAP #97-1007-7 VALLEY VISTA ESTATES, PHASE 6

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



**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 OR AS NOTED
- - SET 5/8" REBAR W/ CAP P.L.S. 5665
- ⊙ - CALCULATED POINT NOTHING FOUND OR SET
- ⊙ - RADIAL BEARING

**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. NO FENCES, LANDSCAPING, OR STRUCTURES SHALL BE CONSTRUCTED WITHIN THE UTILITY EASEMENT ON LOT 131

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	100.00	107.02	59.26	61°19'02"
C2	75.00	63.16	33.59	48°15'09"
C3	125.00	124.18	67.76	56°55'15"
C4	125.00	36.52	18.39	16°44'20"
C5	125.00	45.54	23.03	20°52'28"
C6	125.00	42.12	21.26	19°18'26"
C7	25.00	34.59	20.71	79°16'51"
C8	25.00	42.11	26.02	96°31'09"
C9	400.00	339.65	180.82	48°39'05"
C10	400.00	175.32	89.09	25°06'48"
C11	400.00	164.33	83.54	23°32'16"
C12	425.00	139.38	70.32	18°41'28"
C13	425.00	59.76	29.93	08°03'24"
C14	425.00	79.62	39.93	10°44'02"
C15	375.00	318.42	169.52	48°39'05"
C16	375.00	64.09	32.12	09°47'33"
C17	375.00	76.81	38.54	11°44'07"
C18	375.00	76.81	38.54	11°44'07"
C19	375.00	76.81	38.54	11°44'07"
C20	375.00	23.91	11.96	03°39'11"
C21	425.00	126.05	63.49	16°59'33"
C22	425.00	99.86	50.16	13°27'46"
C23	425.00	26.18	13.10	03°31'48"
C24	300.00	68.32	34.31	13°02'53"
C25	275.00	62.63	31.45	13°02'53"
C26	325.00	74.01	37.17	13°07'23"
C27	325.00	35.23	17.63	06°12'24"
C28	325.00	36.78	19.41	06°50'13"
C29	550.00	109.06	54.71	11°21'40"
C30	550.00	3.52	1.76	00°22'01"
C31	550.00	105.54	52.93	10°59'40"
C32	525.00	3.36	1.68	00°22'01"
C33	575.00	74.69	37.34	13°10'21"
C34	575.00	14.78	7.39	01°28'23"
C35	45.00	43.04	23.33	54°48'14"
C36	45.00	193.61	68.62	246°30'58"
C37	45.00	19.75	10.04	25°09'00"
C38	45.00	86.54	64.50	110°11'29"
C39	45.00	40.59	21.79	51°40'52"
C40	45.00	20.29	10.32	25°49'53"
C41	575.00	18.46	9.23	01°50'23"
C42	45.00	9.20	4.62	11°42'44"
C43	45.00	26.44	13.61	33°39'42"

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 00°07'48" W	21.69
L2	N 61°26'50" W	35.76
L3	N 86°33'39" W	18.13
L4	N 47°04'50" E	40.83

**SECURITY INTEREST  
 HOLDERS CERTIFICATE**

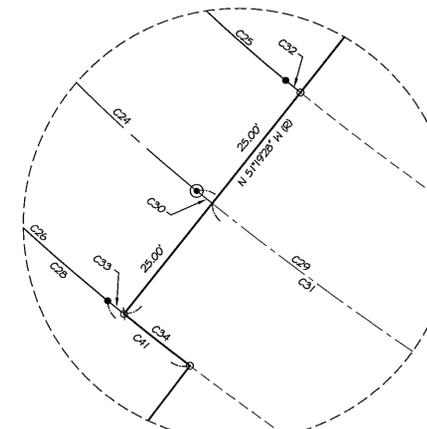
THIS IS TO CERTIFY THAT THE UNDERSIGNED, WELLS FARGO BANK, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

*Pat Greathouse* 2/21/02  
 PAT GREATHOUSE, RELATIONSHIP MANAGER DATE

**STATE OF CALIFORNIA  
 COUNTY OF CONTRA COSTA } 55**

ON THIS 21st DAY OF February, 2002, BEFORE ME, the undersigned, a Notary Public in and for the State of California, personally appeared PAT GREATHOUSE, personally known to me (or whose quality as a basis of my belief is stated below) 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, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL  
 SIGNATURE *[Signature]*  
 MY COMMISSION EXPIRES 12/03/02



TOTAL AREA PHASE 6 = 8.340 ACRES  
 STREET AREA = 1.522 ACRES  
 LOT AREA = 6.818 ACRES  
 TOTAL LOTS = 27

FINAL MAP #97-1007-7  
 OF  
 VALLEY VISTA ESTATES  
 PHASE 6  
 FOR  
 JOHN C. SERPA  
 DOUGLAS COUNTY, NEVADA

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 LAND SURVEYING  
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