

**OWNERS' CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, ROLLING J RANCH/NEVADA, LLC, OWNER 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.

*James G. Sanford*  
 BY: JAMES G. SANFORD MANAGER  
 ROLLING J RANCH/NEVADA, LLC

**NOTARY CERTIFICATE:**

COUNTY OF DOUGLAS, STATE OF NEVADA

ON THIS 6<sup>th</sup> DAY OF JANUARY, 2003, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, JAMES SANFORD KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE REPRESENTS ROLLING J RANCH, LLC., 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 HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL.

*Barbara G. Hunt*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 3/30/04  
 3RD JUDICIAL CIRCUIT, STATE OF HAWAII

*Melanie Kay Forrester*  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 County of Douglas  
 MELANIE KAY FORRESTER  
 My Appointment Expires September 30, 2006

**NEVADA STATE HEALTH DIVISION:**

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 A INDIVIDUAL SYSTEM FOR DISPOSAL OF SEWAGE.

*Joseph Pollock* 5/30/01  
 DIVISION OF HEALTH DATE  
 JOSEPH POLLOCK  
 PRINT NAME

**DIVISION OF WATER RESOURCES:**

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* P.E. 5-24-01  
 DIVISION OF WATER RESOURCES DATE  
 LASON KING  
 PRINT NAME

**FIRE DEPARTMENT'S CERTIFICATE**

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

*Steve Eisele* 6/4/01  
 STEVE EISELE, EASE FORK FIRE PROTECTION DISTRICT DATE

**COUNTY CLERK'S CERTIFICATE:**

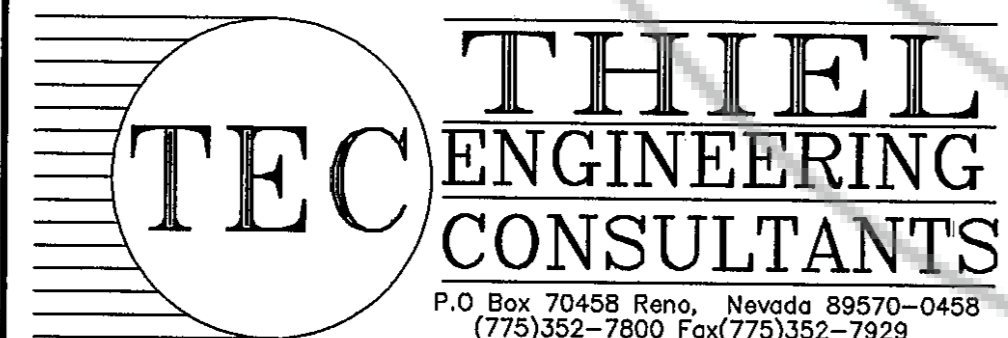
IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 6<sup>th</sup> DAY OF JANUARY, 2003, AND WAS DULY APPROVED. IN ADDITION EAST VALLEY ROAD IS OFFERED FOR DEDICATION AND ACCEPTED FOR PUBLIC ROADWAY AND OTHER PUBLIC USES. ALL OTHER OFFERS OF DEDICATION OF PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

*Barbara J. Reed* 1-6-03  
 BARBARA REED, COUNTY CLERK DATE  
 By: *Carroll M. Culbertson*  
 COUNTY CLERK

**COUNTY ENGINEER'S CERTIFICATE:**

I, CARL RUSCHMEYER, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF FIVE SHEETS ENTITLED "ESTATES AT GRANDVIEW, PHASE I" AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, AND THAT THE APPROPRIATE SURVEY SECURITY HAS BEEN POSTED WITH DOUGLAS COUNTY.

*Carl Ruschmeyer* 11/6/03  
 CARL RUSCHMEYER, PE.  
 DOUGLAS COUNTY ENGINEER



FINAL MAP # PD 99-12-01  
**GRANDVIEW ESTATES**  
 PHASE 1

**A PLANNED UNIT DEVELOPMENT**

BEING A SUBDIVISION OF THE SOUTH HALF OF SECTION 23  
 AND THE SOUTHWEST QUARTER OF SECTION 24,  
 TOWNSHIP 13 NORTH, RANGE 20 EAST, MT. DIABLO BASE MERIDIAN  
 DOUGLAS COUNTY, NEVADA

**COMMUNITY DEVELOPMENT CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 6<sup>th</sup> DAY OF JANUARY, 2003. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, EAST VALLEY ROAD IS OFFERED FOR DEDICATION AND ACCEPTED FOR PUBLIC ROADWAY AND OTHER PUBLIC USES. ALL OTHER OFFERS OF DEDICATION OF PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

*Mimi Moss* 1-6-03  
 MIMI MOSS  
 PLANNING AND 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* 5-24-01  
 SIERRA PACIFIC POWER COMPANY DATE  
 PRINT NAME  
*Verizon Communications* 5-23-01  
 VERIZON COMMUNICATIONS DATE  
 PRINT NAME  
*Southwest Gas Company* 5/13/01  
 SOUTHWEST GAS COMPANY DATE  
 PRINT NAME  
*Larry Gibson*

**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 #'s 1320-13-000-008, 1320-14-002-001, 1320-14-002-15 THROUGH 16, 1320-23-001-001 THROUGH 004, 1320-23-001-009 THROUGH 012, 1320-23-002-003 THROUGH 015, 1320-24-001-001 THROUGH 003, 1320-24-001-004 THROUGH 006, 1320-24-002-007) & 1320-26-001-002 through 004

*Barbara J. Reed* 11/6/03  
 DOUGLAS COUNTY CLERK-TREASURER AND  
 EX-OFFICIO TAX COLLECTOR  
 By: *Jerry Andrus*  
 Chief Deputy Treasurer

**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.

*James D. Rose*  
 JAMES D. ROSE V/P 5/23/01  
 STEWART TITLE OF DOUGLAS COUNTY  
 1) MECHANICS LIEN DOC # 514961  
 2) MECHANICS LIEN DOC # 515964  
 3) MECHANICS LIEN DOC # 515965  
 4) MECHANICS LIEN DOC # 519357

**NOTES**

1. THE MAINTENANCE OF ALL DRAINAGE FACILITIES, WATER STORAGE FACILITIES AND APPURTENANT FIRE SUPPRESSION EQUIPMENT, EASEMENTS, AND CONSERVATION EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, A HOMEOWNERS ASSOCIATION OR OTHER PRIVATE ENTITY.
2. ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
3. ALL DEVELOPMENT, INCLUDING BUILDING AND GRADING, IS PROHIBITED WITHIN THE CONSERVATION EASEMENTS NOTED ON THE MAP.
4. DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT WHERE A COMMUNITY WATER AND/OR SEWER SYSTEM IS NOT AVAILABLE AND WELLS AND/OR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (SDS) ARE REQUIRED.
5. THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS IS FOR TEMPORARY USE ONLY. THE PARCELS SHALL CONNECT TO A COMMUNITY SEWER SYSTEM WHEN SUCH A SYSTEM IS WITHIN 330 FEET OF THE PARCELS.
6. ALL STRUCTURES SHALL BE CONSTRUCTED WITH NON-COMBUSTIBLE ROOF MATERIAL APPROVED BY THE FIRE MARSHALL.
7. ALL RESIDENCES SHALL BE PROVIDED WITH A 30-FOOT CLEARANCE TO COMBUSTIBLE VEGETATION.
8. ACCESS TO LOTS 1 THROUGH 15, 44, 45, 46, 47, AND 53 ( ALL LOTS ABUTTING EAST VALLEY ROAD AND ANOTHER INTERNAL STREET OR ACCESS EASEMENT, AS SHOWN ON THE FINAL MAP) IS PROHIBITED DIRECTLY FROM EAST VALLEY ROAD AND SHALL BE LIMITED TO THE INTERNAL STREET ACCESS (OR ACCESS EASEMENT).
9. ALL ACCESS, IRRIGATION AND PUBLIC UTILITY EASEMENTS SHOWN ON BUCKEYE INITIAL FINAL MAP RECORDED WITH THE DOUGLAS COUNTY RECORDER IN BOOK 689 PAGE 4746 AS DOC #205898 ARE HEREBY SUPERSEDED WITH EASEMENTS AND/OR RIGHT OF WAYS SHOWN WITHIN THIS FINAL MAP.

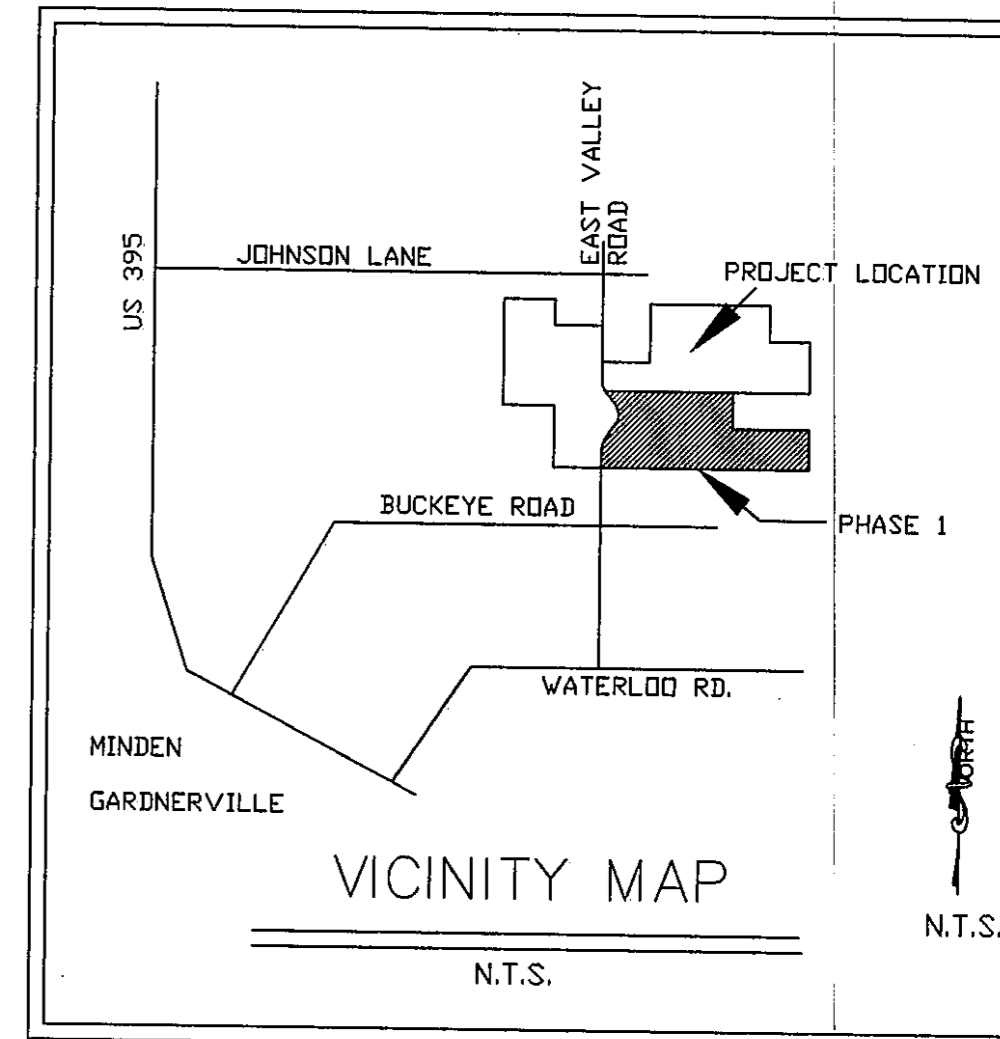
**SURVEYOR'S CERTIFICATE**

I, DARYL K. MOISTNER, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF STEPHEN C. MOTHERSELL.
2. THE LANDS SURVEYED LIE WITHIN SECTION 23, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M. THE SURVEY WILL BE COMPLETED BY MAY 30, 2001.
3. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE THE POSITIONS INDICATED BY MAY 30, 2001 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



*Daryl K. Moistner* 5/2/01  
 DARYL K. MOISTNER DATE  
 P.L.S. 14115



**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 6<sup>th</sup> DAY OF JANUARY, 2003, AT two  
 MINUTES PAST Four O'CLOCK P. M., IN BOOK 0103  
 OF OFFICIAL RECORDS, AT PAGE 139B DOCUMENT NUMBER 562908  
 RECORDED AT THE REQUEST OF THIEL ENGINEERING Rolling J. Ranch LLC  
*Jerry Andrus*  
 DOUGLAS COUNTY RECORDER Chief Deputy

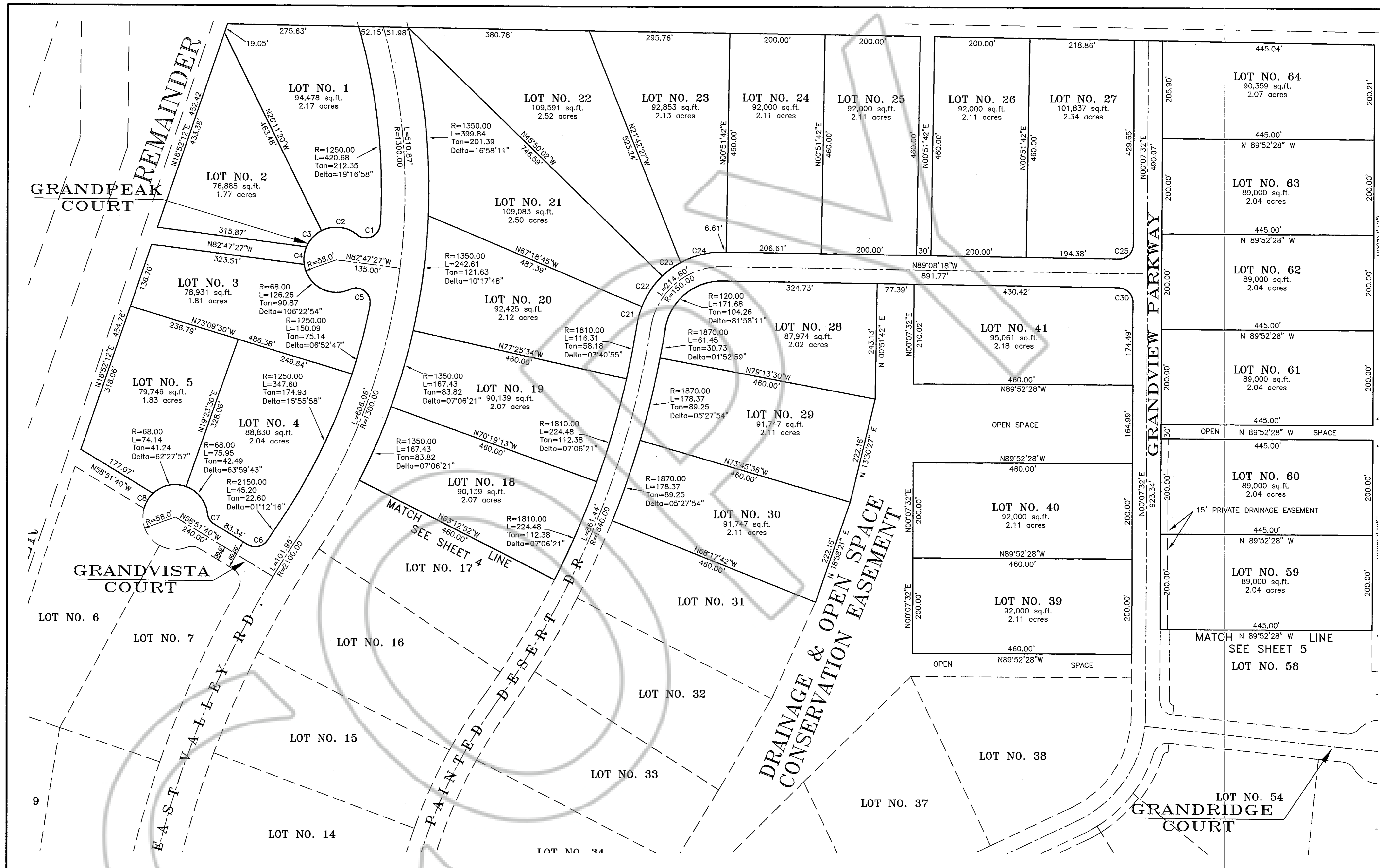
**AREA SUMMARY**

LOTS	136.18 Ac
ROADWAYS	21.02 Ac
OPEN SPACE	94.62 Ac
TOTAL	251.82 Ac

FINAL MAP # PD 99-12-01  
**GRANDVIEW ESTATES**  
 PHASE I  
 A PLANNED UNIT DEVELOPMENT

LOCATED IN THE S 1/4 OF SECTION 23 AND THE  
 SW 1/4 OF SECTION 24, T.13N., R.20E., M.D.B. & M.  
 SHEET ONE OF FIVE



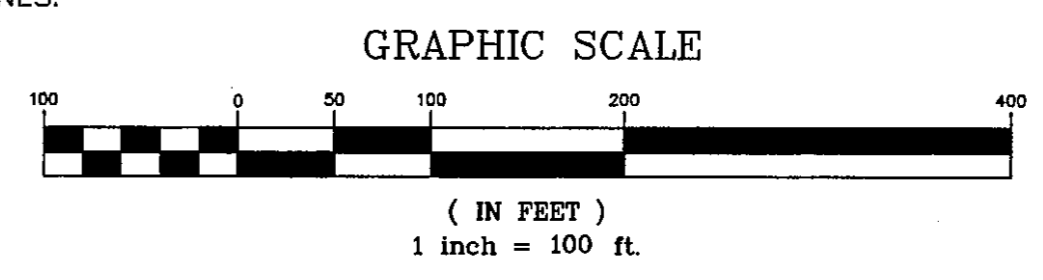
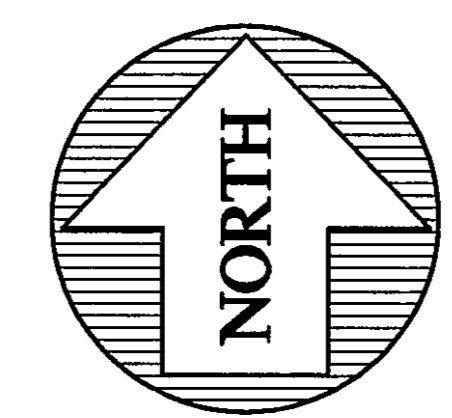


**TEC ENGINEERING CONSULTANTS**  
 P.O. Box 70458 Reno, Nevada 89570-0458  
 (775)352-7800 Fax (775)352-7929

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	66.01	30.00	126°04'03"
C2	79.21	68.00	66°4'43"
C3	47.04	68.00	39°38'12"
C4	37.47	68.00	31°34'25"
C5	66.01	30.00	126°04'03"
C6	46.30	30.00	88°25'22"
C7	27.36	30.00	52°14'53"
C8	37.47	68.00	31°34'25"
C21	42.33	180.00	12°36'28"
C22	69.70	180.00	24°39'28"
C23	69.10	180.00	15°18'52"
C24	76.38	180.00	29°23'23"
C25	47.51	30.00	90°44'10"
C30	46.74	30.00	89°15'50"

**LEGEND**  
 □ SET CENTERLINE MONUMENT IN WELL

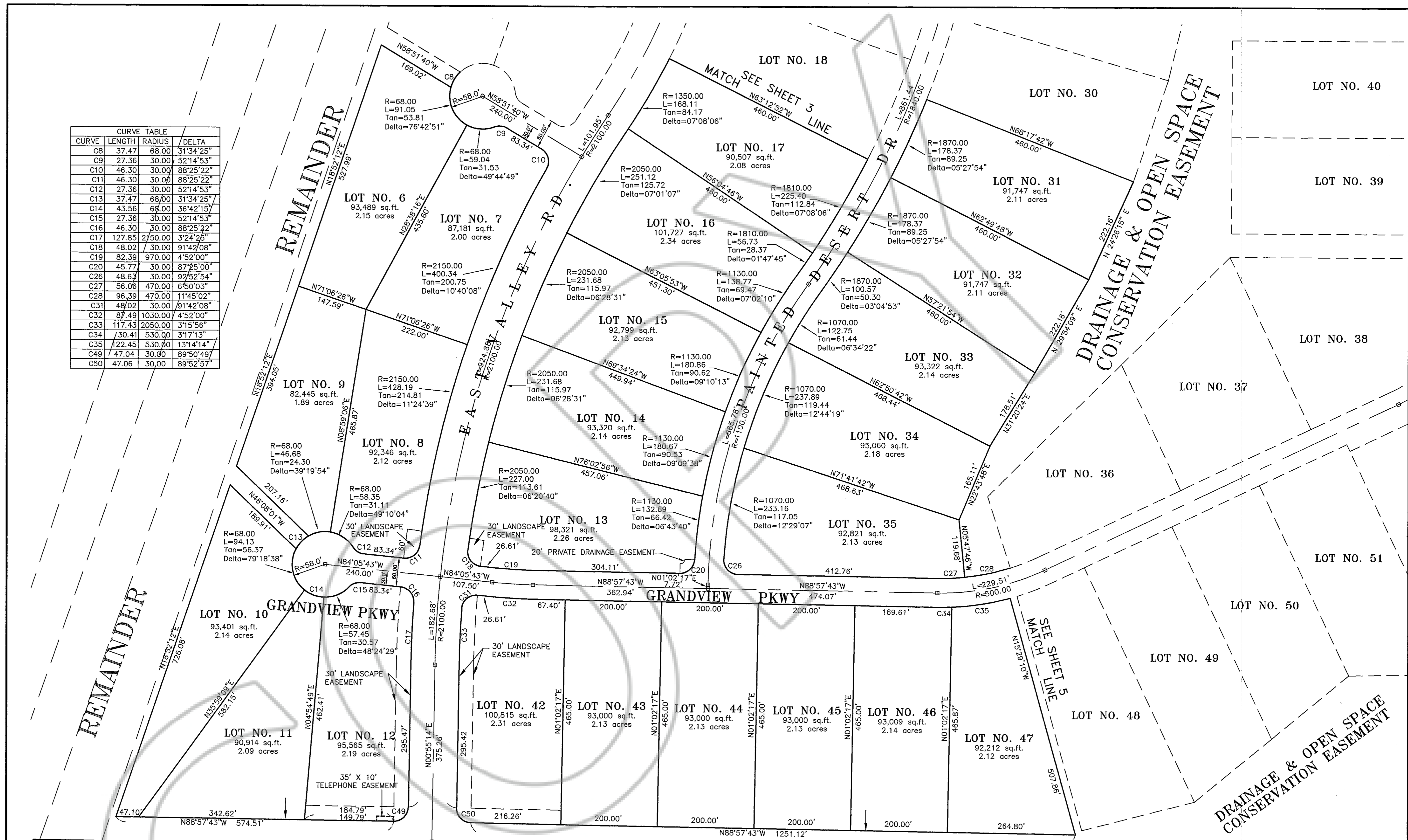
**NOTE:**  
 5' PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES.  
 7.5' PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS ON ALL ROAD FRONTAGES (UNLESS OTHERWISE SPECIFIED)



**FINAL MAP #PD 99-12-01**  
**GRANDVIEW ESTATES**  
 PHASE I  
 A PLANNED UNIT DEVELOPMENT  
 LOCATED IN THE S 1/2 OF SECTION 24, T.13N., R.20E., M.D.B. &M.  
 SHEET THREE OF FIVE  
 DOUGLAS COUNTY NEVADA

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CURVE	LENGTH	RADIUS	DELTA
C8	37.47	68.00	51°34'25"
C9	27.36	30.00	52°14'53"
C10	46.30	30.00	88°25'22"
C11	46.30	30.00	88°25'22"
C12	27.36	30.00	52°14'53"
C13	37.47	68.00	51°34'25"
C14	43.56	68.00	36°42'15"
C15	27.36	30.00	52°14'53"
C16	46.30	30.00	88°25'22"
C17	127.85	2750.00	3°24'25"
C18	48.02	30.00	91°42'08"
C19	82.39	970.00	4°52'00"
C20	45.77	30.00	87°25'00"
C26	48.63	30.00	92°52'54"
C27	56.06	470.00	6°50'03"
C28	96.39	470.00	11°45'02"
C31	48.02	30.00	91°42'08"
C32	87.49	1030.00	4°52'00"
C33	117.43	2050.00	3°15'56"
C34	30.41	530.00	31°7'13"
C35	122.45	530.00	13°14'14"
C49	47.04	30.00	89°50'49"
C50	47.06	30.00	89°52'57"



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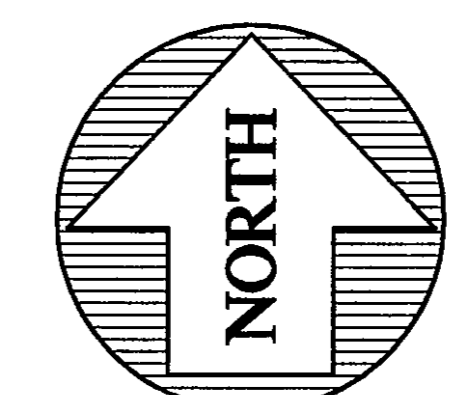
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**LEGEND**

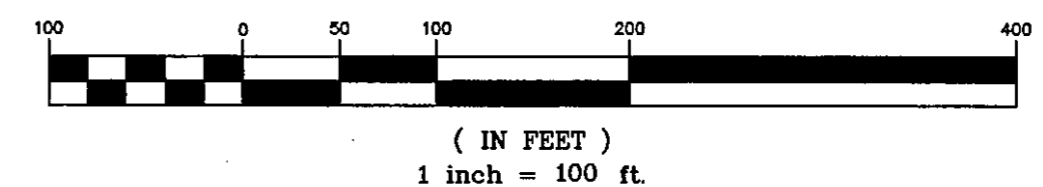
- SET CENTERLINE MONUMENT IN WELL

**NOTE:**

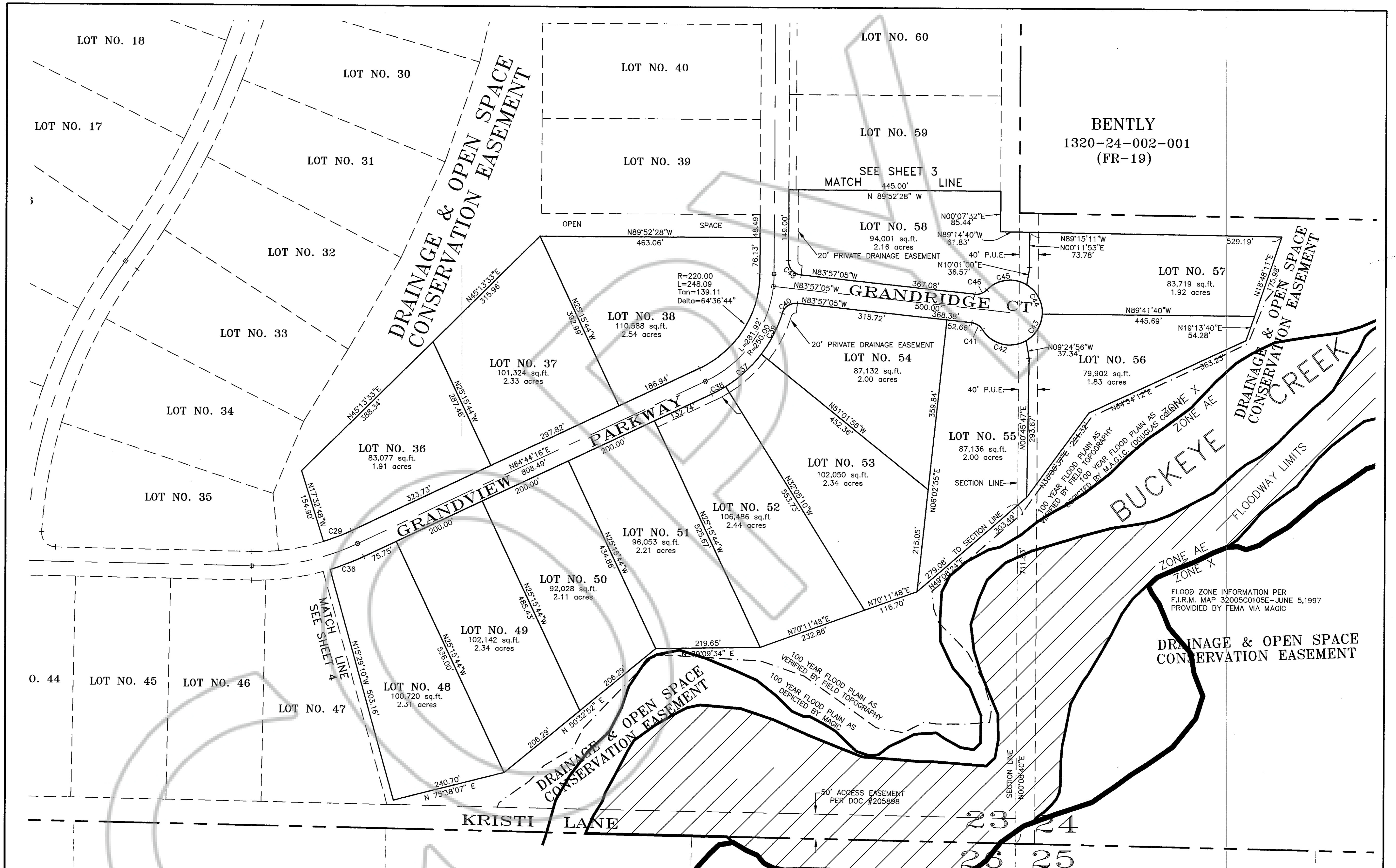
5' PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES.  
 7.5' PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS ON ALL ROAD FRONTAGES  
 (UNLESS OTHERWISE SPECIFIED)



GRAPHIC SCALE



**FINAL MAP #PD 99-12-01**  
**GRANDVIEW ESTATES**  
 PHASE I  
 A PLANNED UNIT DEVELOPMENT  
 LOCATED IN THE S 1/4 OF SECTION 23 AND THE SW 1/4 OF SECTION 24, T.13N., R.20E., M.D.B. &M.  
 SHEET FOUR OF FIVE  
 DOUGLAS COUNTY NEVADA

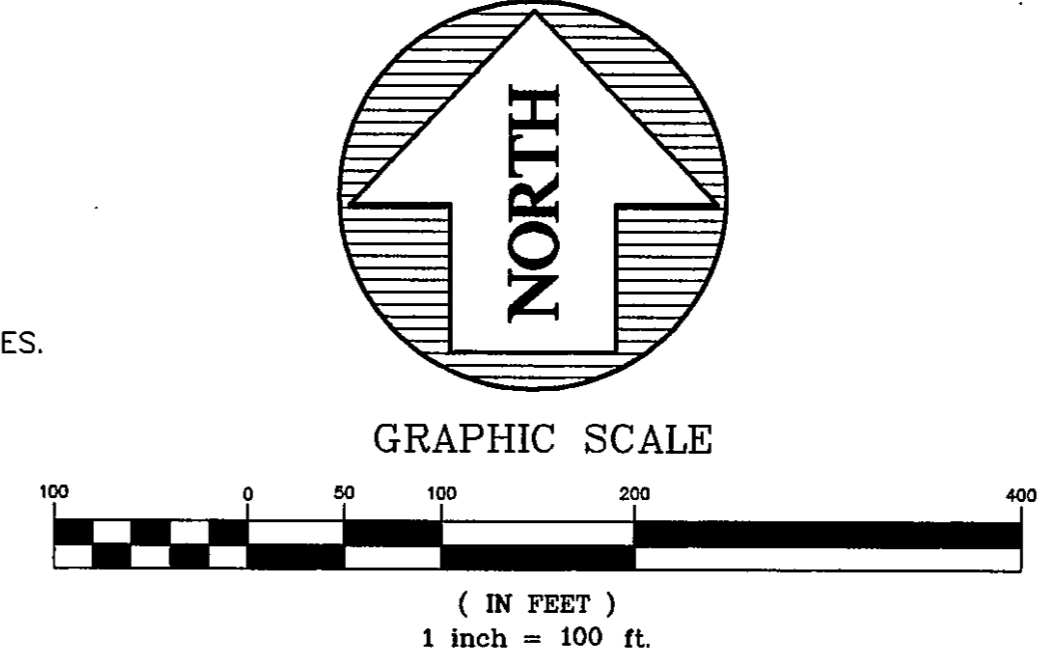


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CURVE	LENGTH	RADIUS	DELTA
C29	63.29	470.00	7°42'57"
C36	75.43	530.00	8°09'16"
C37	102.21	280.00	20°54'51"
C38	33.35	280.00	6°49'25"
C39	96.72	280.00	19°47'29"
C40	41.28	30.00	78°50'24"
C41	27.36	30.00	52°14'53"
C42	105.00	68.00	88°28'13"
C43	68.23	68.00	57°29'17"
C44	73.31	68.00	61°46'05"
C45	91.11	68.00	76°46'10"
C46	27.36	30.00	52°14'53"
C48	44.02	30.00	84°04'37"

**LEGEND**  
 SET CENTERLINE MONUMENT IN WELL  
**NOTE:**  
 5' PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES.  
 7.5' PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS ON ALL ROAD FRONTAGES  
 (UNLESS OTHERWISE SPECIFIED)



**FINAL MAP #PD 99-12-01**  
**GRANDVIEW ESTATES**  
 PHASE I  
 A PLANNED UNIT DEVELOPMENT  
 LOCATED IN THE S ¼ OF SECTION 23 AND THE SW ¼ OF SECTION 24, T.13N., R.20E., M.D.B. &M.  
 SHEET FIVE OF FIVE  
 DOUGLAS COUNTY NEVADA