OWNER'S CERTIFICATE:			/ 1	SURVEYOR'S CERTIFICATE:	
KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, GARRY V. LEISS, GREGG LEISS AND MICHAEL BRODIE, MANAGING MEMBERS OF AURORA LAND, L.L.C., OWNERS OF RECORD			$< \setminus$, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEY CERTIFY THAT:	OR LICENSED IN THE STATE OF NEVAL
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			\ \	. THIS IS A TRUE AND ACCURATE REPRESENTATION O SUPERVISION AT THE INSTANCE OF GARRY V. LEISS,	
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			\ \ .	L.L.C. THE LANDS SURVEYED LIE WITHIN A PORTION OF SE	COTION 26 OF TOWNSHIP 13 NORTH
SAID LANDS DESIGNATED ON THIS MAP AS PARCEA", PUBLIC WAYS AND RIGHTS-OF-WAYS; AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY			\ \ \ ^2	RANGE 20 EAST, M.D.B.&M. AND THE SURVEY WAS	COMPLETED ON DECEMBER 2, 2002.
AND EASEMENTS SHOWN FOR NATURAL GAS, WATER, SEWER, PRIVATE STORM DRAINAGE, DRAINAGE FACILITIES, AND DRAINAGE PIPES, CONDUIT FOR ELECTRICAL, CABLE T.V., AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, ACROSS,			\ \ \ 3	3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE S	STATUTES AND ANY LOCAL ORDINANCE
AND UNDER ALL LAND LYING WITHIN INDIVIDUAL SITES SHOWN HEREON.	A PLANNED I	DEVELOPMENT	1 1	4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OCCUPY THE POSITIONS INDICATED BY DECEMBER 1	OF THE CHARACTER SHOWN AND . 2003, AND THAT AN APPROPRIATE
AURORA LAND, L.L.C. 1320-26-001-015, -016 1320-26-002-006, -031	DOUGLAS COUNTY	NEVADA	\ \	PERFORMANCE BOND OR GUARANTEE HAS BEEN PO ASSURE THEIR INSTALLATION.	
Mul 1/200 8/15/03			THE STATE OF THE S		
BY: GARRY V. LEISS MANAGING MEMBER OATE			AND SURV	EYOR	•
			DAVII WINCI	HELL AREA TO A 1 -	
BY: CRECO LESS) DATE			6/30	104 Minul HV isull	8/05/03
BY: GREGG LEISS) MANAGING MEMBER			V No. 3	WINCHELL P.L.S. 3209	DATE
Michael Brutus 8/15/03				COUNTY CLERK'S CERTIFICATE:	
BY: MICHAEL BRODIE MANAGING MEMBER DATE			TY LANE O	T IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENT COMMUNITY DEVELOPMENT ON <u>ららかて 3</u> , 2 N ADDITION ALL OFFERS OF DEDICATION FOR ALL PUB	TED TO THE DEPARTMENT OF 0 0 23, AND WAS DULY APPROVED.
			Ü	N ADDITION ALL OFFERS OF DEDICATION FOR ALL PUB ISES WERE REJECTED WITH THE RESERVATION TO ACC	BLIC ROADWAYS AND OTHER PUBLIC CEPT SAID OFFERS AT A LATER DATE.
		LOT 5			
NOTARY CERTIFICATE: STATE OF NEVADA		LOT 6	<u>-</u>	Borbera J Keed	9-3-03
Douglas COUNTY S.S.			B	BARBARA J. REED, COUNTY CLERK/TREASURER	and my 11-h
ON THIS 15 DAY OF QUALUT , 2003, PERSONALLY APPEARED		LOT 4	c	COUNTY ENGINEER'S CERTIFICATES	DEPUTY CLEAK
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, GARRY V. LEISS, MANAGING MEMBER, AURORA LAND, L.L.C., WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.		LOT 7		CARL RUSCHMEYER, P.E., COUNTY ENGINEER, DO HE HIS MAP ENTITLED "FINAL SUBDIVISION MAP PD#02-0	REBY CERTIFY THAT I HAVE EXAMINED
MY COMMISSION EXPIRES ON NOV. 4, 2006		LOT 8	P P	ROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN HAT THIS MAP IS TECHNICALLY CORRECT. APPROPRIA	COMPLIED WITH, AND I AM SATISFIEL ATE FINANCIAL SECURITY HAS BEEN
A 9.10 · ·		LOT 3	P	OSTED FOR THE IMPROVEMENTS AND SETTING OF THE	E SURVEY MONUMENTS.
NOTARY PUBLIC SANDRA L. WINCHEL NOTARY PUBLIC STATE OF NEVADA Appl. Recorded in Douglas County My Appl. Expire November 4, 2006	i i	LOT 9 \ LOT 12			
STATE OF NEVADA	BUCKEYE ROAD	LOT 9 LOT 12		Cal Turkeyer	<u>9/3/0</u> 3 DATE
Douglas county s.s.	PARCEL			CARL RUSCHMEYER, P.E. O COUGLAS COUNTY ENGINEER	DATE
ON THIS 15 DAY OF QUQUET , 2003, PERSONALLY APPEARED	EOT 1 A	LOT 2 資 LOT 20 紀 LOT 10	≝		
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, GREGG LEISS, MANAGING MEMBER, AURORA LAND, L.L.C., WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.	(DOUGLAS COUNTY)	LOT 13	₹ I	AX COLLECTOR'S CERTIFICATE:	
MY COMMISSION EXPIRES ON No. 3.4 2006	MBAR	≦ LOT 11	l, D	BARBARA J. REED, DOUGLAS COUNTY CLERK/TREASU O HEREBY CERTIFY THAT ALL PROPERTY TAXES ON TI EEN PAID.	HIS LAND FOR THE FISCAL YEAR HAVE
A SANDRAL WINCHELL	19	LOT 19		PN 1320-26-001-015, -016	
NOTARY PUBLIC			 	PN 1320-26-002-006, -031	
STATE OF NEVADA		LOT 14		Barbara J. Reed	alulas
Douglas county S.S.		LOT 18	В	MARBARA J. REED, COUNTY CLERK/TREASURER	9/4/03 DATE
ON THIS 15 DAY OF QUALIST . 20 03, PERSONALLY APPEARED	/ /	LOT 17 LOT 16 LOT 15		By: Therry Gundergreen, Chief &	eputy Masurer
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, MICHAEL BRODIE, MANAGING MEMBER, AURORA LAND, L.L.C., WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.	DIVISION OF WATER RESOURCES CERTIFICATE:			COMMUNITY DEVELOPMENT CERTIFICATION OF THE PLAY WAS REPORTED.	
MY COMMISSION EXPIRES ON NOW . 4, 2006	THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE			T IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT OF 20.03. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE	N THE <u>312</u> DAY OF <u>Section boy</u> WITH THE TENTATIVE MAP AND ALL
SANDRA L. WINCHELL	STATE OF NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.	AMBER WAY	i	CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES	ADDITION ALL OFFERS OF DEDICATION WERE REJECTED WITH THE
NOTARY PUBLIC NOTARY PUBLIC NOTARY PUBLIC NOTARY PUBLIC NOTARY PUBLIC STATE OF NEVAGA Appt. Recorded in Davishie Cleanity My Appt. State		\ 1 \	,	RESERVATION TO ACCEPT SAID OFFERS AT A LATER DO	NE, WITH THE EXCEPTION
My ADD Not S4-0284-6	1 P.E. 8-22-03	1 1		1 1	2.3
TITLE COMPANY CERTIFICATE:	MY: JASON KING DATE		-		<u>3-03</u>
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OF MORTGAGE HOLDERS ARE LISTED AND THAT OWNERS OFFERING SAID MAP ARE THE RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.			F	PLANNING/ECONOMIC DEVELOPMENT MANAGER	
PROMISSORY NOTE DATED MAY 12, 2003, Bk. 503, Pg. 5756, DOC. No. 576503		/ /	C	COUNTY RECORDER'S CERTIFICATE:	
	HEALTH DIVISION CERTIFICATE:	CEDTIEICATE OF AMEN	F	THEN FOR RECORD THIS 8 th DAY OF SECTEMB	<u>)er</u> , 200 <u>3</u> , at
	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	DOC# 620500 DV 0904 DO		20 0'CLOCK A.M., IN BOOK 0903 PAGE 3029	
	UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.	DOC# 620500 BK 0804 PC		RECORDS OF DOUGLAS COUNTY AT THE REQUEST OF A MANAGING MEMBER OF AURORA LAND, L.L.C.	GARRY V. LEISS,
BY: JOHNICE K. CONDON STEWART TITLE COMPANY DATE	1 . 1 . 1	1. TOTAL AREA TO BE SUBDIVIDED IS 99.362 ACRES.		ıl .	CO 0 4 8 1
STEWART TITLE COMPANY	BY: RICHARD P. DREW HEALTH DIVISION 2/7/03 DATE 2	65.907 Ac. (Lots) + 6.691 Ac. (Roads) + 26.764 Ac. (Open Space & Lot / 2. TOTAL NUMBER OF LOTS IN THIS SUBDIVISION IS 20, AND PARCEL "A" WHICH	,	RECORDING FEE: 777. FILE No. ,	<u>58908/</u>
		DEDICATED TO DOUGLAS COUNTY FOR PUBLIC FACILITIES.		2.4. 7/4 / 0 -4	2.0.5
FIRE DEPARTMENT'S APPROVAL:		 THERE SHALL BE A SEVEN AND ONE-HALF (7.5) FOOT PUBLIC UTILITY EASEN ROAD FRONTAGES AND FIVE (5) FOOT PUBLIC UTILITY EASEMENT ALONG THE 		BY:	7-8-03
THE FIREFIGHTING FACILITIES AND ACCESSES SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION DISTRICT.		LOT LINES. (NOT SHOWN FOR CLARITY)	D	DOUGLAS COUNTY RECORDER '	DATE
	UTILITY COMPANY APPROVALS:	1 (3	EINIAI	CHIDDIVICION MA	D BN #00 00°
8-20-08 DATE	THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.	S. BENTLY PKWY.	FINAL	SUBDIVISION MA	AP PD."02-00.
BY: TERRY TAY LOR DATE EAST FORK FIRE PROTECTION DISTRICT		THIS MAP		FOR	
	BY: Kelly Toulouse DATE	BUCKEYE ROAD	•		\
	SIERRA PACIFIC POWER COMPANY	S. RENTLY PROMY		AUNUN	\mathcal{L}
	Erica Hartman 8-11-03	S. BENTLY PKWY.		A PLANNED DEVELOPMEN	- — — NT
	BY: Eric A Hartman DATE SOUTHWEST GAS CORPORATION	js			
WESTERN	D D	E\	1	LOCATED WITHIN A PORTION OF SI TOWNSHIP 13 NORTH, RANGE 20 EAST	
ENGINEERING & SURVEYING SERVICES	J. Cusman 8-6-03	3	DOUGLAS (·	NEVAD
3032 SILVER SAGE DRIVE CARSON CITY NEVADA 89701 (775) 884—3200 FAX (775) 884—3211	BY: LYNDEN CROSSMAN DATE VERIZON	VICINITY MAP NOT TO SCALE			EET 1 OF 3 SHEET

NEVADA SHEET 1 OF 3 SHEETS

NOTES:

- 1. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
- 2. DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT WHERE WELLS AND SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.
- 3. 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 THE PARCELS.
- 4. MAINTENANCE OF ALL DRAINAGE FACILITIES AND DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS. MAINTENANCE INCLUDES ALL ACTIVITIES NECESSARY TO PASS DRAINAGE WATER ACROSS THE PRIVATE PARCELS, REGARDLESS OF THE ORIGIN OF THE WATER. DOUGLAS COUNTY IS NOT RESPONSIBLE FOR ANY DRAINAGE FACILITIES, EASEMENTS OR THE WATER FLOWING THEREIN. ON ANY PRIVATE PROPERTY.
- 5. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED UNLESS AUTHORIZED BY THE APPROVING AGENCIES.
- 6. ALL DEVELOPMENT, INCLUDING BUILDING, SOLID FENCES AND GRADING, SHALL BE PROHIBITED WITHIN THE FLOODPLAIN AREA IDENTIFIED ON THE FINAL MAP.
- 7. ALL DEVELOPMENT, INCLUDING BUILDINGS, SOLID FENCES AND GRADING, SHALL BE PROHIBITED WITHIN THE "RESTRICTED USE AREA" IDENTIFIED ON THE FINAL MAP.

- 8. THE APPLICANT HAS SUBMITTED A DEED RESTRICTION, IN THE PROPER FORM RECORDED WITH THIS FINAL MAP, STATING THE FOLLOWING: "DOUGLAS COUNTY HAS DECLARED IT A POLICY TO PROTECT AND ENCOURAGE AGRICULTURAL OPERATIONS. IF YOUR PROPERTY IS LOCATED NEAR AN AGRICULTURAL OPERATION, YOU MAY AT SOME TIME BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM AGRICULTURAL OPERATIONS. IF CONDUCTED IN A MANNER CONSISTENT WITH PROPER AND ACCEPTED STANDARDS, THESE INCONVENIENCES AND DISCOMFORTS DO NOT CONSTITUTE A NUISANCE FOR PURPOSES OF THE DOUGLAS COUNTY CODE."
- 9. THE APPLICANT HAS SUBMITTED A DEED RESTRICTION, IN THE PROPER FORM RECORDED WITH THIS FINAL MAP, IDENTIFYING THE PORTION OF LOT 1 AND 2 OUTSIDE THE BUILDING ENVELOPE, IDENTIFIED ON THE MAP AS "OPEN SPACE", HAVING NO DEVELOPMENT RIGHTS WILL BE ENCUMBERED BY AN OPEN SPACE, OR CONSERVATION EASEMENT SUBJECT TO APPROPRIATE EASEMENTS FOR ACCESS AND MAINTENANCE OF WATER CONVEYANCE FACILITIES AS APPROVED BY THE WATER CONVEYANCE ADVISORY COMMITTEE AND THAT THE AREA SHALL BE MAINTAINED BY THE PROPERTY OWNERS. LOT 1 AND 2 WILL REMAIN IN SINGLE, PRIVATE OWNERSHIP, AND OWNERS OF LOT 1 OR 2 WILL HAVE THE RIGHT TO SECURE THE PARCELS WITH FENCING.
- 10. ACCESS IS PROHIBITED FROM BUCKEYE ROAD, EAST VALLEY ROAD, AND SAWMILL ROAD. EXCEPTION: LOT 2 MAY HAVE ACCESS FROM BUCKEYE ROAD ONLY.

11. THE APPLICANT HAS SUBMITTED A DEED RESTRICTION, IN THE PROPER FORM RECORDED WITH THIS FINAL MAP, IDENTIFYING THE PORTION OF LOT 5 OUTSIDE THE BUILDING ENVELOPE, IDENTIFIED ON THE MAP AS "OPEN SPACE", HAVING NO DEVELOPMENT RIGHTS WILL BE ENCUMBERED BY AN OPEN SPACE, OR CONSERVATION EASEMENT AND THAT THE ARE SHALL BE MAINTAINED BY THE PROPERTY OWNER. ALL OF LOT 5 WILL REMAIN IN SINGLE, PRIVATE OWNERSHIP.

BASIS OF BEARINGS

THE BEARING N 00°09'52" E, FOR THE CENTERLINE OF SAWMILL ROAD AS SHOWN ON THE PARCEL MAP (LDA 99-065), DOCUMENT No. 501099, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

EXISTING RIGHT-OF-WAY DEDICATIONS

LOMBARDY ROAD

A 30' WIDE ROAD RIGHT-OF-WAY PER BOOK 990, PAGE 2499, DOCUMENT No. 234827.

AMBER WAY

A 30' WIDE ROAD RIGHT-OF-WAY PER BOOK 689, PAGE 4746, DOCUMENT No. 205898

SAWMILL ROAD

EAST VALLEY ROAD

A 50' WIDE ROAD RIGHT-OF-WAY PER BOOK 689, PAGE 4746, DOCUMENT No. 205898

A 40' WIDE ROAD RIGHT-OF-WAY PER BOOK 689, PAGE 2499, DOCUMENT No. 234827.

A 40' WIDE ROAD RIGHT-OF-WAY PER BOOK 689, PAGE 4746, DOCUMENT No. 205898

BUCKEYE ROAD

ROAD EASEMENT PER BK. 587, Pg. 744, AS DOCUMENT No. 154483

ROAD EASEMENT PER Bk. 587, Pg. 744, AS DOCUMENT No. 154483 ROAD EASEMENT PER Bk. 587, Pg. 747, AS DOCUMENT No. 154484 ROAD EASEMENT PER Bk. 587, Pg. 754, AS DOCUMENT No. 154486 ROAD EASEMENT PER Bk. 587, Pg. 757, AS DOCUMENT No. 154487

EXISTING EASEMENTS

- A 50' WIDE ACCESS AND UTILITY EASEMENT PER DOCUMENT No. 238005
- A 100' WIDE EASEMENT FOR POLE LINES, AND INCIDENTAL PURPOSES
- PER DOCUMENT No. 62622

 A 10' WIDE EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN TELEPHONE LINES
- PER DOCUMENT No. 111342
- A 10' WIDE EASEMENT FOR POLE LINES PER DOCUMENT No. 62622
- 100' WIDE RIGHT OF ENTRY PER AN AGREEMENT AND CONVEYANCES OF EASEMENTS AND WATER RIGHTS PER DOCUMENT No. 20648

1/4 SECTION CORNER

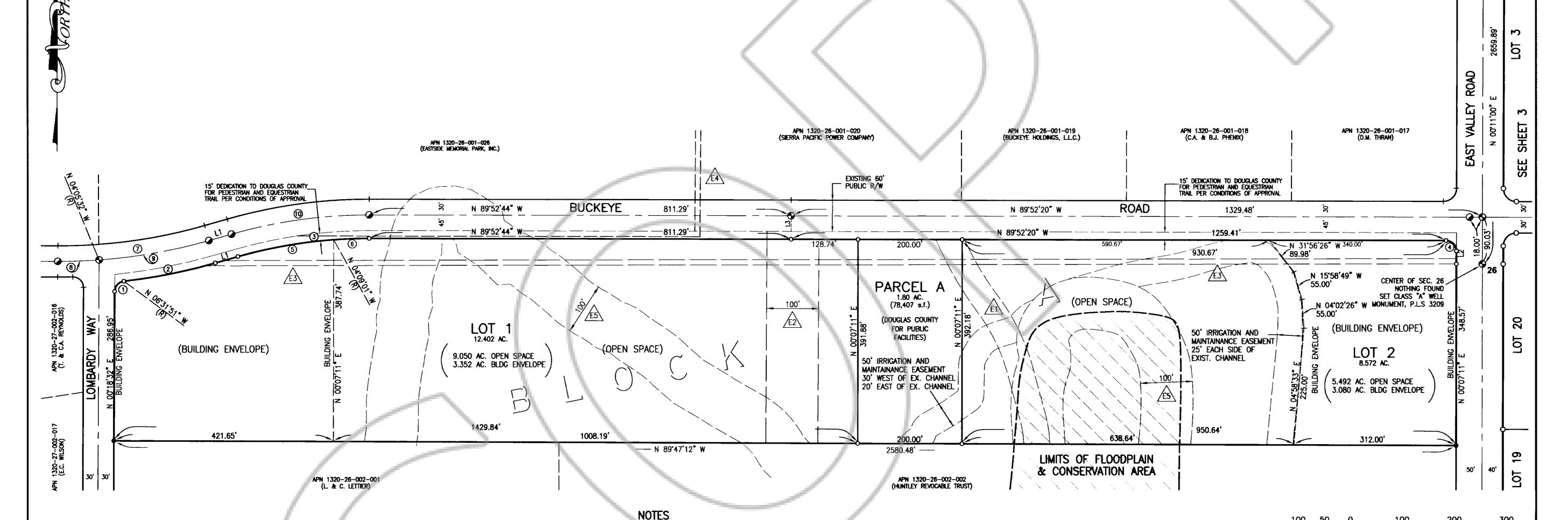
Fd. 5/8" REBAR &

CAP RLS 2280 PER

DOCUMENT No. 205898

26

50'



1. TOTAL AREA TO BE SUBDIVIDED IS 99.362 ACRES.

LOT LINES. (NOT SHOWN FOR CLARITY)

DEDICATED TO DOUGLAS COUNTY FOR PUBLIC UTILITIES.

65.907 Ac. (Lots) + 8.839 Ac. (Roads) + 24.616 Ac. (Open Space & Lot A) = 99.362 Ac.

2. TOTAL NUMBER OF LOTS IN THIS SUBDIVISION IS 20, AND PARCEL "A" WHICH IS TO BE

3. THERE SHALL BE A TWELVE (12.0) FOOT PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES AND FIVE (5) FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR

LEGEND:

- O INDICATES SET 5/8" REBAR & CAP PLS 3209
- Fd. 5/8" REBAR & CAP PLS 3209, OR AS NOTED.
- Fd. CLASS "A" WELL MONUMENTS WITH NAIL CROSS TIES
- SET CLASS "A" WELL MONUMENT, P.L.S. 3209
 Fd. 1/4 CORNER
- LINE
 DATA

 LINE
 BEARING
 DISTANCE

 L1
 N 74*13'22" E
 45.09'

 L2
 N 00*55'24" E
 25.01'

 L3
 N 00*07'28" E
 30.00'

IJ						
	0	DELTA	RADIUS	LENGTH	TANGENT	CHORD
	1	83°15'13"	20.00'	29.06'	17.77	26.57
	2	09*27'29"	1085.00	179.10'	89.76'	178.90'
	3	16'00'29"	915.00'	255.64'	128.66'	254.81
_	4	90°03'20"	20.00'	31.44'	20.02'	28.30'
	5	11 '44 '12"	915.00'	187.43'	94.04	187.10'
	6	04°16'17"	915.00'	68.21	3 4 .12'	68.20'
	7	15'58'35"	1040.00	289.99'	145.94	289.06'
	8	04°10'23"	1040.00'	75.75'	37.89'	75.73
	9	11°48'11"	1040.00'	214.24'	107.50'	213.87'
	10	16'00'29"	960.00'	268.22'	134.99'	267.35'

CURVE DATA

FINAL SUBDIVISION MAP PD#02-003

GRAPHIC SCALE: 1" = 100'

AURORA

A PLANNED DEVELOPMENT

LOCATED WITHIN A PORTION OF SECTION 26 TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.

DOUGLAS COUNTY

NEVADA SHEETS 2 OF 3 SHEETS



