

FINAL SUBDIVISION MAP
 PLANNED DEVELOPMENT
 PD 02-01

NORTH FORK TRAILS

LOCATED WITHIN A PORTION OF THE SOUTH 1/2 OF SECTION 29
 TOWNSHIP 14 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN
 DOUGLAS COUNTY, NEVADA

OWNER'S CERTIFICATE

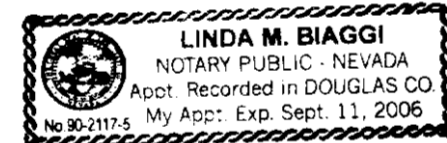
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED KIM POSNIEN CONSTRUCTION AND DEVELOPMENT COMPANY, A NEVADA CORPORATION, KIM POSNIEN, MEMBER, AND THE BERLE AND CAROL CRISP FAMILY TRUST DTD 2/21/1989, BERLE G. CRISP, TRUSTEE AND CAROL CRISP, TRUSTEE, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENT 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 NATURAL GAS, WATER, SEWER, ~~SEWER FACILITIES, AND DRAINAGE CANALS~~, 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.

KIM POSNIEN
 KIM POSNIEN, MEMBER
 KIM POSNIEN CONSTRUCTION AND DEVELOPMENT COMPANY, A Nevada Corporation
 COUNTY OF DOUGLAS
 STATE OF NEVADA SS:

ON THIS 11th DAY OF September, IN THE YEAR 2003, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED KIM POSNIEN, 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: 09-11-06



Berle G. Crisp, Trustee
 BERLE G. CRISP, TRUSTEE
 BERLE & CAROL CRISP FAMILY TRUST DTD 2/21/89

Carol Crisp, Trustee
 CAROL CRISP, TRUSTEE
 BERLE & CAROL CRISP FAMILY TRUST DTD 2/21/89

COUNTY OF Douglas
 STATE OF Nevada SS:

ON THIS 10th DAY OF September, IN THE YEAR 2003, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED BERLE G. CRISP AND CAROL CRISP, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR 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

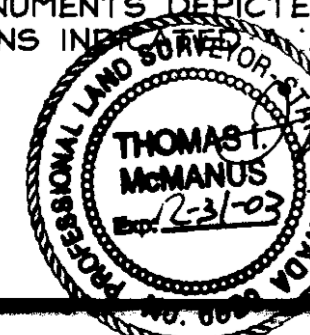
MY COMMISSION EXPIRES: 09-11-06



SURVEYOR'S CERTIFICATE

I, THOMAS I. McMANUS, A PROFESSIONAL LAND SURVEYOR LICENSED 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 KIM POSNIEN CONSTRUCTION AND DEVELOPMENT COMPANY.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTH 1/2 OF SECTION 29, T.14N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 6-26-03.
- 3) 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.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



Thomas I. McManus
 THOMAS I. McMANUS, P.L.S. 6899
09-08-03

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

HEALTH DIVISION
 SIGNATURE: Richard P. DREW DATE 6/9/03
 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 Kline DATE 10-15-03
 PRINTED NAME: Jason Kline

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. 1420-29-801-001)

Barbara J. Reed 10/17/03
 BARBARA J. REED DATE
 DOUGLAS COUNTY CLERK-TREASURER
 by: Serg Jundegger
 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 TWO (2) SHEETS, ENTITLED "NORTH FORK TRAILS"; AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLETED, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. FURTHERMORE, APPROPRIATE FINANCIAL SECURITY FOR THE COMPLETION OF THE REQUIRED WORK HAS BEEN POSTED WITH DOUGLAS COUNTY.

Carl Ruschmeyer 10/16/03
 CARL RUSCHMEYER, P.E. DATE
 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 Price DATE: 6-5-03
 PRINTED NAME: MICHAEL PRICE

VERIZON
 SIGNATURE: La Donna K. Fesler DATE: 6-5-03
 PRINTED NAME: LA DONNA K. FESLER

SOUTHWEST GAS COMPANY
 SIGNATURE: Larry Gibson DATE: 6/5/03
 PRINTED NAME: LARRY GIBSON

FIRE DEPARTMENT'S CERTIFICATE

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

Steve Eisele 6/9/03
 STEVE EISELE DATE
 EAST FORK FIRE PROTECTION SERVICE

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 16th DAY OF October, 2003, 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 10-16-03
 BARBARA REED DATE
 COUNTY CLERK
 by: Carol Jundegger
 DEPUTY CLERK

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 16th DAY OF OCTOBER, 2003. 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. Floss 10-16-03
 MIMI B. FLOSS DATE
 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:

Howard W. Fisker 6/4/03
 Howard W. Fisker, Title Officer DATE
 WESTERN TITLE COMPANY, INC.

RECORDER'S CERTIFICATE

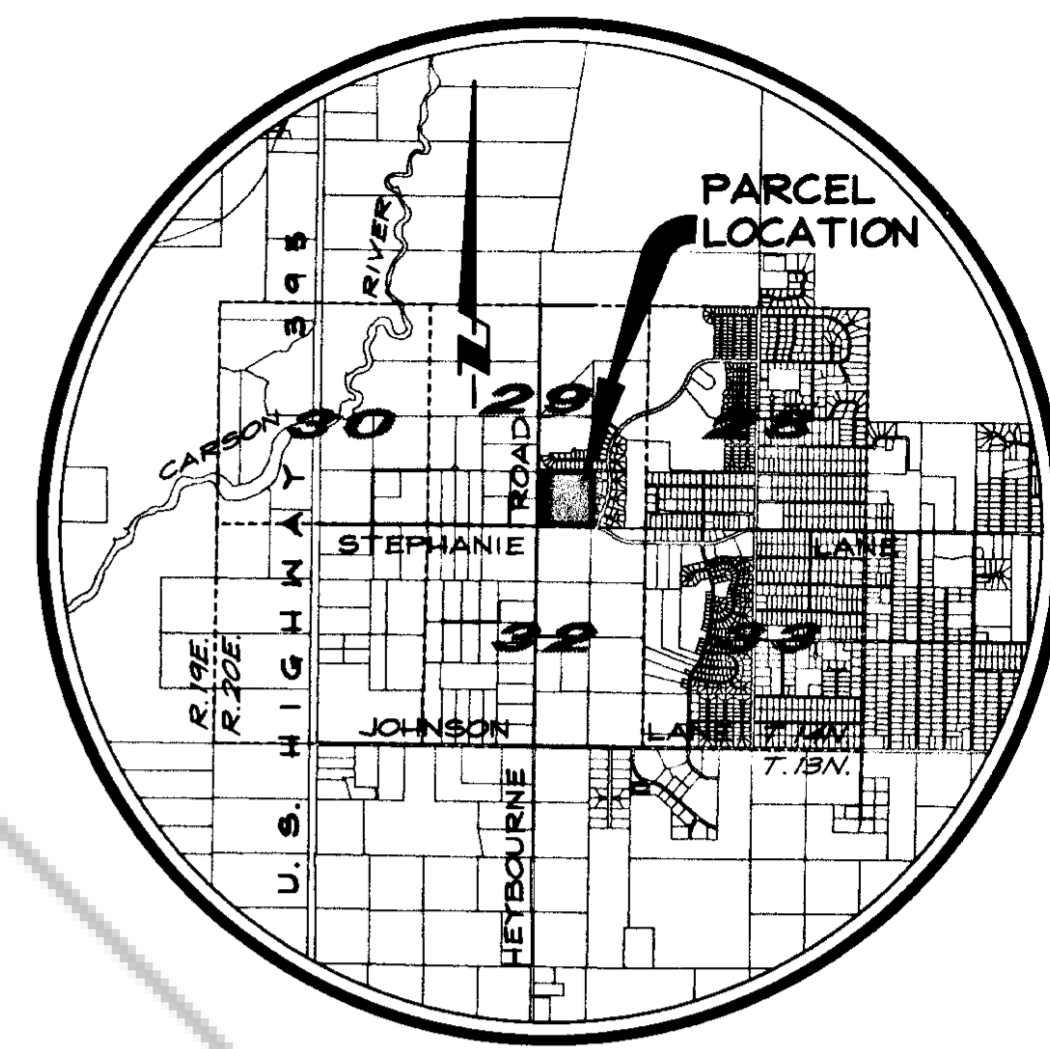
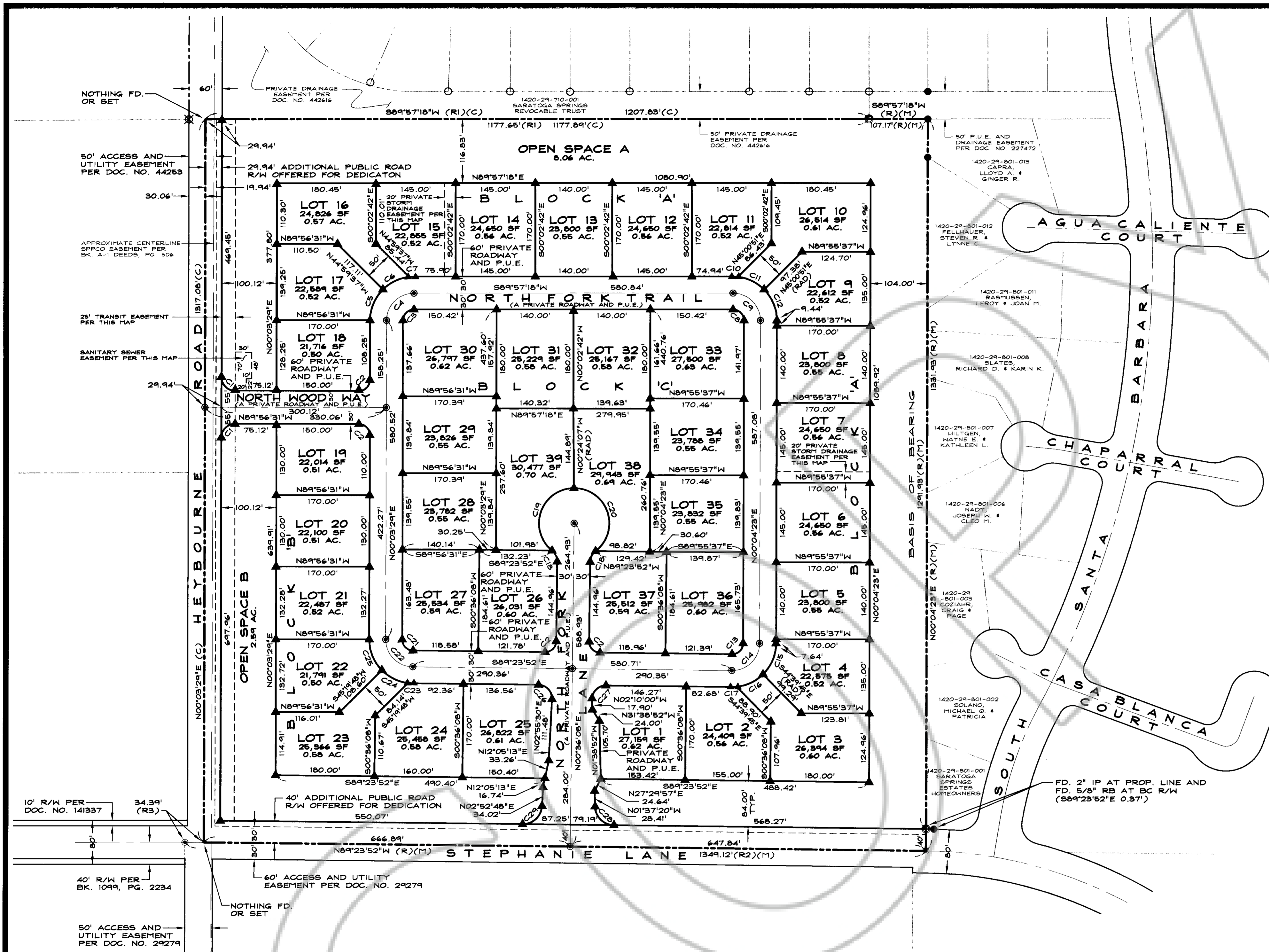
FILED FOR RECORD THIS 20th DAY OF October, 2003, AT 04 MINUTES PAST 12 O'CLOCK P.M., IN BOOK 1003 OF OFFICIAL RECORDS, AT PAGE 9460, DOCUMENT NO. 594029. RECORDED AT THE REQUEST OF KIM POSNIEN CONSTRUCTION AND DEVELOPMENT COMPANY.

Barbara Clark, Deputy
 DOUGLAS COUNTY RECORDER



1603 ESMERALDA AVENUE / POST OFFICE BOX 2229
 TINDEN, NEVADA 89429
 PHONE: (775) 782-2322 / FAX: (775) 782-7084
 WEB SITE: WWW.ANDERSON.COM

629-09-02
 62909FMJ.dwg PD 02-01
 SHEET 1 OF 2 NORTH FORK TRAILS



VICINITY MAP
NO SCALE

SCALE: 1" = 100'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	25.00'	39.27'	25.00'
C2	90°00'00"	20.00'	31.42'	20.00'
C3	89°53'49"	20.00'	31.38'	19.96'
C4	89°53'49"	50.00'	78.45'	49.91'
C5	44°56'54"	80.00'	62.76'	33.09'
C6	38°40'56"	80.00'	54.01'	28.08'
C7	06°15'59"	80.00'	8.75'	4.38'
C8	90°07'05"	20.00'	31.46'	20.04'
C9	90°07'05"	50.00'	78.64'	50.10'
C10	06°22'33"	80.00'	9.90'	4.46'
C11	38°40'56"	80.00'	54.01'	28.08'
C12	45°03'32"	80.00'	62.91'	33.19'
C13	90°31'45"	20.00'	31.60'	20.19'
C14	90°31'45"	50.00'	79.00'	50.46'
C15	45°15'52"	80.00'	63.20'	33.35'
C16	38°40'56"	80.00'	54.01'	28.08'
C17	06°34'57"	80.00'	9.19'	4.60'
C18	51°49'53"	25.00'	22.62'	12.15'
C19	140°49'38"	64.00'	157.31'	173.87'
C20	142°50'08"	64.00'	159.55'	190.37'
C21	89°27'21"	20.00'	31.23'	19.81'
C22	89°27'21"	50.00'	78.06'	49.53'
C23	06°02'45"	80.00'	8.44'	4.22'
C24	38°40'55"	80.00'	54.01'	28.08'
C25	44°43'41"	80.00'	62.45'	32.91'
C26	92°19'22"	25.00'	40.28'	26.23'
C27	92°44'08"	25.00'	40.45'	26.24'
C28	87°46'32"	35.00'	53.62'	33.67'
C29	87°43'20"	35.00'	53.59'	33.64'

NOTES

TOTAL AREA: 39.98 ACRES (39 LOTS 22.14 ACRES / OPEN SPACE 10.65 ACRES / ROADWAY 7.19 ACRES)

A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES. A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE SHOWN.

ALL OPEN SPACE AREAS SHOWN HEREON SHALL ALSO BE PUBLIC UTILITY EASEMENTS. A BLANKET DRAINAGE EASEMENT SHALL ALSO BE GRANTED ACROSS ALL OPEN SPACE AREAS TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION PER THIS MAP.

ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER N.R.S. 278.462(3).

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 DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.

OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED UNLESS PERMITTED BY AUTHORIZING AGENCY.

BASIS OF BEARING

N 00°04'23" E -- WEST LINE OF SARATOGA SPRINGS ESTATES UNIT 1 AS SHOWN ON THE FINAL MAP RECORDED JUNE 5, 1990 AS DOCUMENT NO. 227472.

LEGEND

- FOUND 2" IRON PIPE IN CONCRETE AND TAG PLS 3209
- FOUND 5/8" REBAR WITH CAP PLS 3209
- FOUND 5/8" REBAR WITH CAP PLS 8659
- ⊗ FOUND 5/8" REBAR WITH CAP PLS 6200
- FOUND BRASS CAP CENTERLINE MONUMENT IN WELL RLS 1556
- SET CENTERLINE MONUMENT 5/8" REBAR WITH ALUMINUM CAP RLS 6899 IN WELL
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 6899
- (R) RECORD MAP SARATOGA SPRINGS ESTATES UNIT 1 DOCUMENT NO. 227472
- (R1) RECORD MAP SARATOGA SPRINGS ESTATES UNIT 3 DOCUMENT NO. 442616
- (R2) RECORD OF SURVEY NO. 11 FOR DOUGLAS COUNTY, STEPHANIE LANE DOCUMENT NO. 113176
- (R3) RECORD OF SURVEY FOR NEVIS INDUSTRIES DOCUMENT NO. 44253
- (M) MEASURED POSITION
- (C) CALCULATED POSITION
- (RAD) RADIAL BEARING
- (P.U.E.) PUBLIC UTILITY EASEMENT

SCALE: 1" = 100'

SHEET 2 OF 2

**FINAL SUBDIVISION MAP
PLANNED DEVELOPMENT
PD 02-01
FOR
NORTH FORK TRAILS**

LOCATED WITHIN A PORTION OF THE S1/2
SECTION 29, T.14N., R.20E., M.D.M.
DOUGLAS COUNTY, NEVADA

629-09-02
62909FM.dwg

10/09/02

Anderson
ENGINEERING INC

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