

AMENDED FINAL MAP NUMBER LDA #99-54-1A
SUNRIDGE HEIGHTS III, PHASE 1A
 A PLANNED UNIT DEVELOPMENT

OWNERS' CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, SYNCON HOMES, 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.

Leo A. Hanly
 BY: LEO A. HANLY, OWNER
 SYNCON HOMES

NOTARY CERTIFICATE:

STATE OF Nevada
 COUNTY OF Douglas }SS
 ON THIS 18 DAY OF June, 2003, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, LEO A. HANLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE REPRESENTS SUNRIDGE CORPORATION, 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.

Judith A. Lyons
 NOTARY PUBLIC



OWNERS' CERTIFICATE:

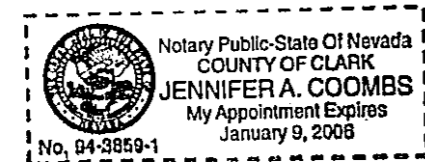
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, SUNRIDGE CORPORATION, OWNER OF RECORD TITLE INTEREST, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH, AND FOR THE PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 & 278 AND SUBSEQUENT AMENDMENTS THERETO 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.

William D. Wellman
 BY: WILLIAM D. WELLMAN, PRESIDENT
 SUNRIDGE CORPORATION

NOTARY CERTIFICATE:

STATE OF Nevada
 COUNTY OF Clark }SS
 ON THIS fourth (4th) DAY OF June, 2003, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WILLIAM D. WELLMAN KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT HE REPRESENTS SUNRIDGE CORPORATION, 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.

Jennifer A. Coombs
 NOTARY PUBLIC



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 IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Richard P. Drew 7/24/03
 NAME: RICHARD P. DREW DATE

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.

Jason K. King 6-24-03
 NAME: JASON KING DATE

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 6/25/03
 STEVE EISELE, EAST FORK FIRE PROTECTION DISTRICT DATE

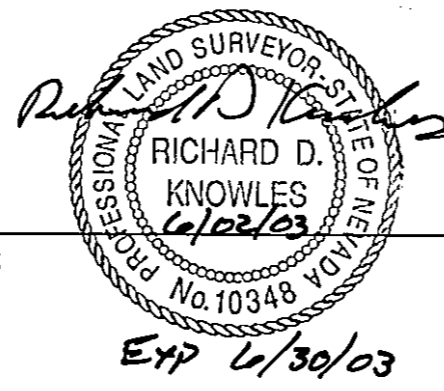
BEING A SUBDIVISION OF PORTIONS OF PARCELS 1 & 2 OF PARCEL MAP NO. 2004, FILED AS DOC. # 363387, LOCATED IN SECTION 18, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M. DOUGLAS COUNTY NEVADA

SURVEYOR'S CERTIFICATE

I, RICHARD D. KNOWLES, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF SUNRIDGE CORPORATION
- THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M. THE SURVEY HAS BEEN COMPLETED.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- THE MONUMENTS ~~WILL BE~~ OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY OCTOBER 1, 2003 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION: **AND WERE SET ON SEPTEMBER 9, 2003.**

Richard D. Knowles
 RICHARD D. KNOWLES
 P.L.S. 10348 DATE
 EXP 6/30/03



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.
DEEDS OF TRUST RECORDED
 BOOK 0702, PAGE 3941 & 532049
 BOOK 0503, PAGE 11401 & 577623
Janice K. Cordes 6-20-03
 STEWART TITLE OF DOUGLAS COUNTY
 PRINT NAME **JANICE K. CORDS**

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.

<i>Michael Price</i> 6-20-03 SIERRA PACIFIC POWER COMPANY DATE	<i>Radonna K. Feiler</i> 7-21-03 VERIZON COMMUNICATIONS DATE
<i>Michael Price</i> PRINT NAME	LADONNA K. FESLER PRINT NAME
<i>James Alan</i> 6/20/03 SOUTHWEST GAS COMPANY DATE	<i>Jim Galvan</i> 7-21-03 CHARTER CABLEVISION DATE
<i>Larry Gibson</i> PRINT NAME	Jim Galvan PRINT NAME

COUNTY ENGINEER'S CERTIFICATE:

I, CARL RUSCHMEYER, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF FOUR SHEETS ENTITLED "SUNRIDGE HEIGHTS III - PHASE 1A" 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 12/16/03
 CARL RUSCHMEYER, P.E.
 DOUGLAS COUNTY ENGINEER

COUNTY CLERK'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 19th DAY OF November, 2003 AND WAS DULY APPROVED. FURTHERMORE THE OFFER OF DEDICATION FOR ALL PUBLIC WAYS WAS REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER DATE.

Barbara J. Reed 12-22-03
 BARBARA REED, COUNTY CLERK DATE

COMMUNITY DEVELOPMENT CERTIFICATE

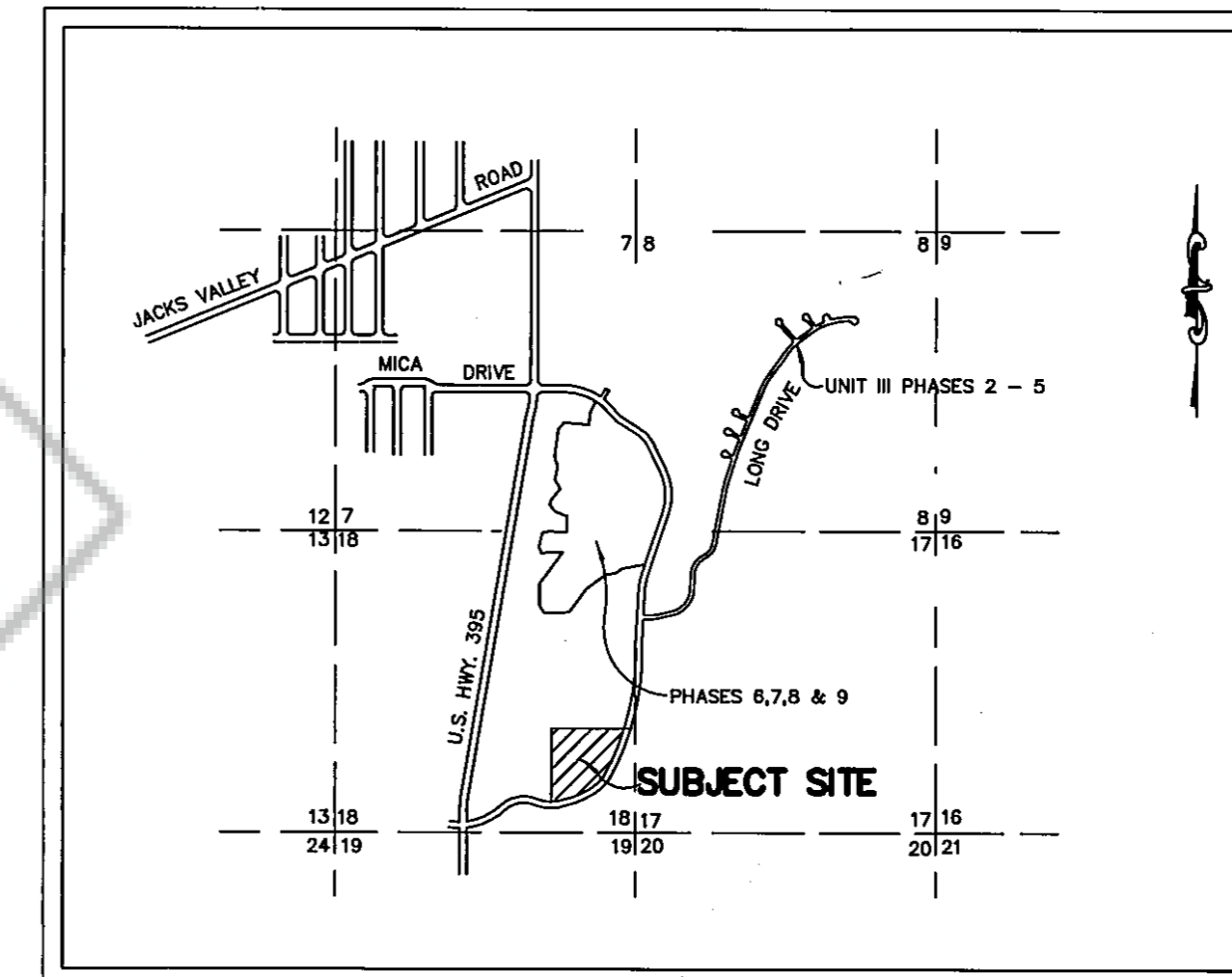
IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 19th DAY OF December, 2003. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. FURTHERMORE THE OFFER OF DEDICATION FOR ALL PUBLIC WAYS WAS REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER DATE.

Mimi Moss 12-19-03
 MIMI MOSS
 PLANNING AND ECONOMIC DEVELOPMENT MANAGER

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 1420-18-710-001 thru 1420-18-710-064) (FORMERLY APN #1420-18-701-001).

Barbara J. Reed 12/22/03
 BARBARA J. REED
 DOUGLAS COUNTY CLERK-TREASURER AND
 EX-OFFICIO TAX COLLECTOR
 By: *Serry Jundzigen*
 Chief Deputy Treasurer

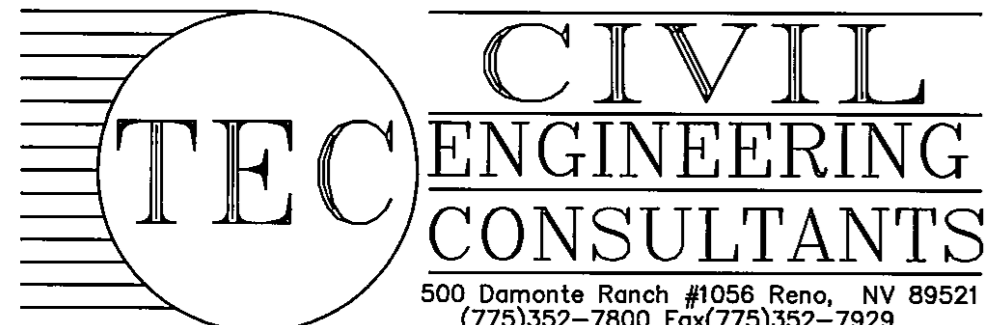


VICINITY MAP

RECORDER'S CERTIFICATE

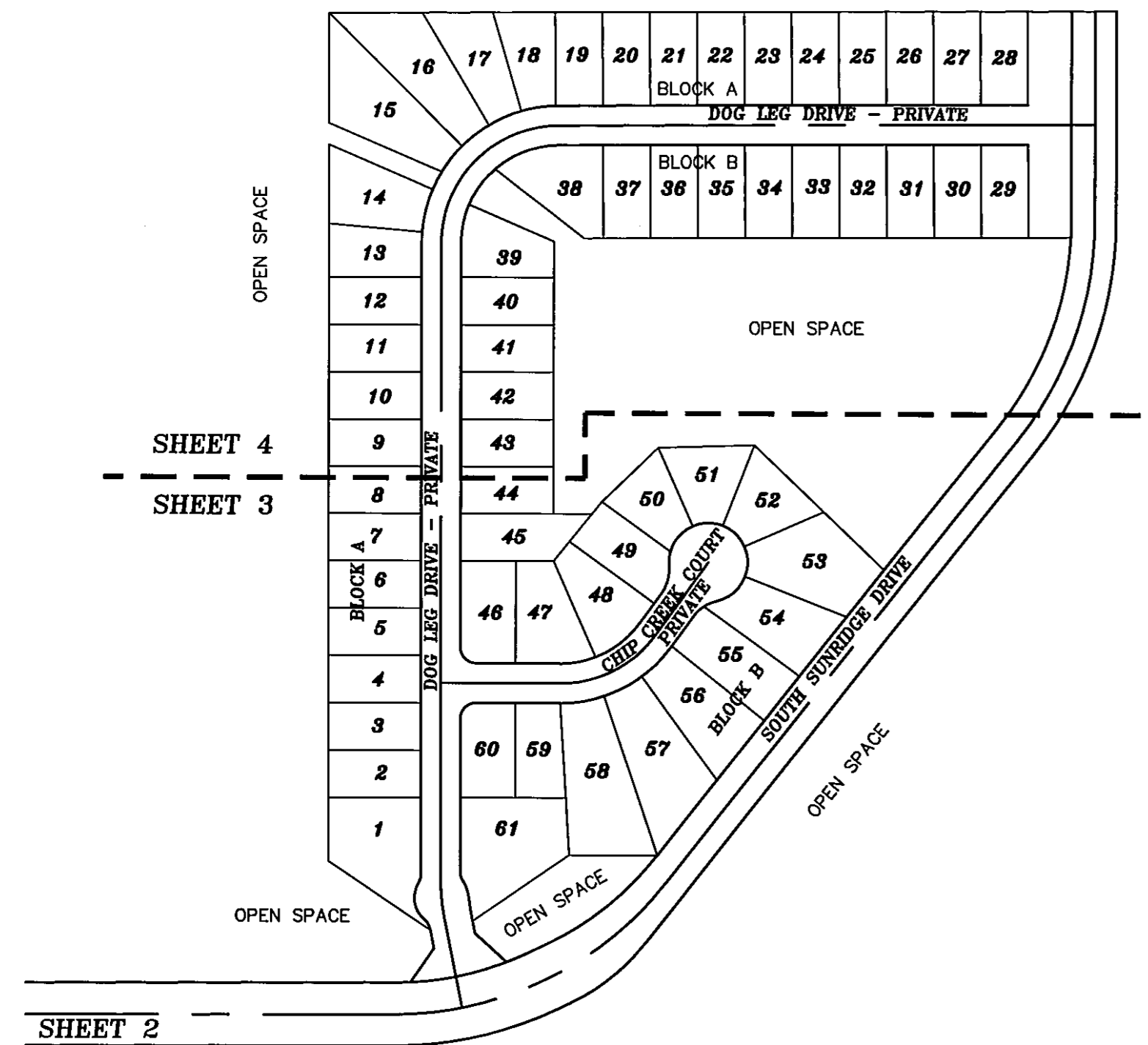
FILED FOR RECORD THIS 29th DAY OF December, 2003, AT 14 MINUTES PAST 9 O'CLOCK A.M., IN BOOK 1203 OF OFFICIAL RECORDS, AT PAGE 12019 DOCUMENT NUMBER 600647 RECORDED AT THE REQUEST OF TEC 1, Inc.
Kathy Lee Jordan Deputy
 DOUGLAS COUNTY RECORDER

SHEET ONE OF FOUR
 AMENDED
 FINAL MAP NUMBER LDA #99-54-1A
SUNRIDGE HEIGHTS III
 PHASE 1a
 A PLANNED UNIT DEVELOPMENT
 LOCATED IN SECTION 18,
 T.14N., R.20E., M.D.M.



AMENDED FINAL MAP NUMBER LDA #99-54-1A
SUNRIDGE HEIGHTS III, PHASE 1a
 A PLANNED UNIT DEVELOPMENT

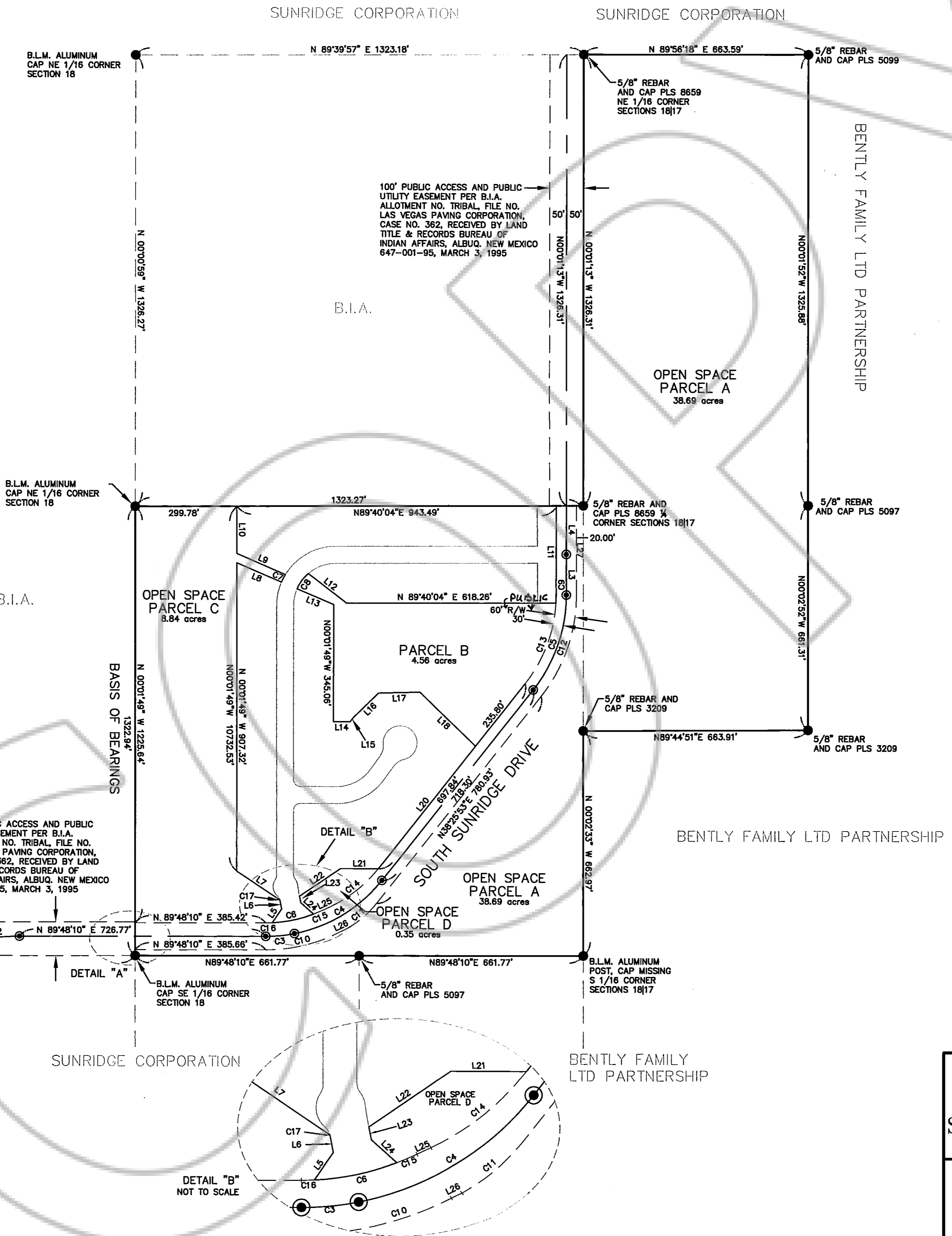
BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON THAT CERTAIN
 PARCEL MAP NO. 2004, FILED AS DOC. # 363387, AND BEING
 LOCATED WITHIN SECTION 18, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.



- NOTE:**
 DETAIL - NOT TO SCALE
- (R) - RADIAL BEARING
 - P.U.E. - PUBLIC UTILITY AND DRAINAGE EASEMENT
 - ⊙ - EXISTING STREET MONUMENTS
 - ⊙ - SET WELL MONUMENT WITH TRAFFIC COVER STAMPED "SURVEY" UPON COMPLETION OF STREET IMPROVEMENTS.
 - - FOUND MONUMENT
1. A 5/8" REBAR & CAP, PLS 10348, IS TO BE SET AT ALL PROPERTY CORNERS. CURB SCRIBE MAY BE USED IN LIEU OF REBAR/CAP WHERE APPLICABLE.
 2. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE SHOWN.
 3. CLUSTER MAILBOXES SHALL BE LOCATED WITHIN THE 7.5' PUBLIC UTILITY EASEMENTS ADJACENT TO STREETS.
 4. SOUTH SUNRIDGE DRIVE FROM TRACT BOUNDARY TO U.S. HWY. 395 RIGHT-OF-WAY TO BE QUIT CLAIMED IN FAVOR OF NEW EASEMENT REFLECTING AS-BUILT OF PRESENT ALIGNMENT PENDING B.I.A. APPROVAL.
 5. THE ENTIRE PROJECT IS LOCATED WITHIN A DESIGNATED FEMA FLOOD ZONE X.
 6. STREETS LOCATED WITHIN THIS DEVELOPMENT ARE TO REMAIN PRIVATE AND WILL NOT BE DEDICATED.

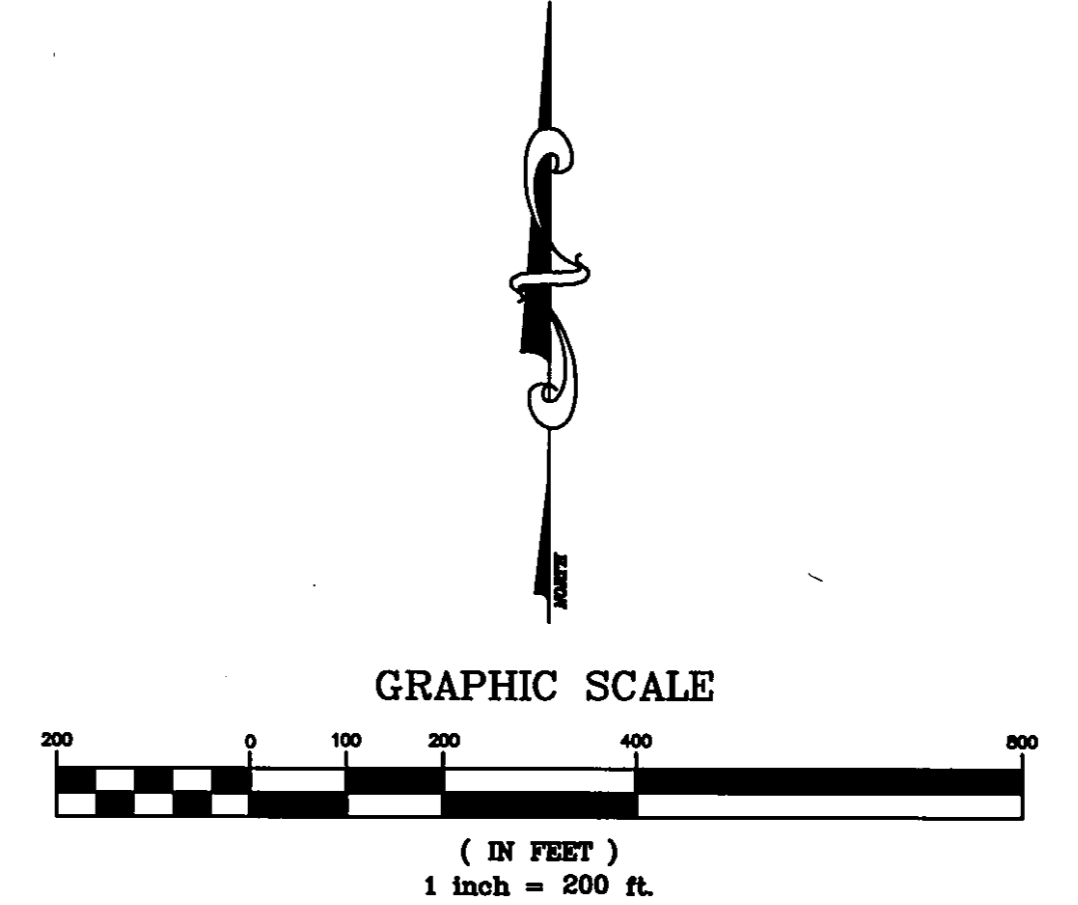
BASIS OF BEARINGS:
 THE BEARING N 0°01'49" W OF THE WESTERLY LINE OF PARCEL 1 AS SHOWN ON THE PARCEL MAP FILED ON JUNE 2, 1995, DOC. NO. 363387, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

TOTAL SITE ACREAGE:
 LOTS + ROADS = TOTAL ACREAGE
 2.71 acres + 11.39 acres = 14.1 acres



LINE	LENGTH	BEARING
L1	113.75	N77°34'22"W
L2	257.34	N80°45'49"E
L3	119.64	N00°01'13"W
L4	143.00	N00°01'13"W
L5	49.12	N34°41'17"E
L6	25.85	N117°46"W
L7	153.63	N58°18'54"W
L8	143.65	N65°30'5"W
L9	156.13	N65°30'5"W
L10	139.02	N00°01'49"W
L11	262.78	N00°01'13"W
L12	143.07	N52°41'12"W
L13	117.39	N66°53'05"W
L14	48.77	N89°58'11"E
L15	20.01	N32°42'21"E
L16	99.62	N45°52'40"E
L17	122.13	N88°21'15"E
L18	228.22	N46°11'42"W
L20	462.04	N38°25'53"E
L21	111.86	N90°00'00"W
L22	146.00	N55°45'59"E
L23	19.55	N117°46"W
L24	50.25	N47°58'56"W
L25	22.78	N64°28'29"E
L26	17.45	N64°44'41"E
L27	262.80	N00°01'13"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	285.52	800.00	144.30	20°28'56"
C2	126.21	800.00	63.24	9°02'21"
C3	85.23	440.00	42.75	11°05'56"
C4	309.27	440.00	161.33	40°16'21"
C5	302.00	450.00	156.93	38°27'05"
C6	124.86	400.00	62.94	17°53'05"
C7	25.09	175.00	12.56	6°12'48"
C8	56.67	125.00	28.83	25°58'37"
C9	23.24	420.00	11.63	3°10'15"
C10	230.37	480.00	117.45	27°29'53"
C11	119.10	350.00	60.34	22°44'45"
C12	322.13	480.00	167.40	38°27'06"
C13	258.32	420.00	133.39	35°14'24"
C14	181.82	400.00	92.51	26°02'36"
C15	32.50	400.00	16.26	4°38'21"
C16	19.46	400.00	9.73	2°47'15"
C17	1.07	23.00	0.54	2°39'56"



SHEET TWO OF FOUR

AMENDED
 FINAL MAP NUMBER LDA #99-54-1A
SUNRIDGE HEIGHTS III, PHASE 1a
 A PLANNED UNIT DEVELOPMENT
 LOCATED IN SECTION 18,
 T.14N., R.20E., M.D.M.
 DOUGLAS COUNTY NEVADA

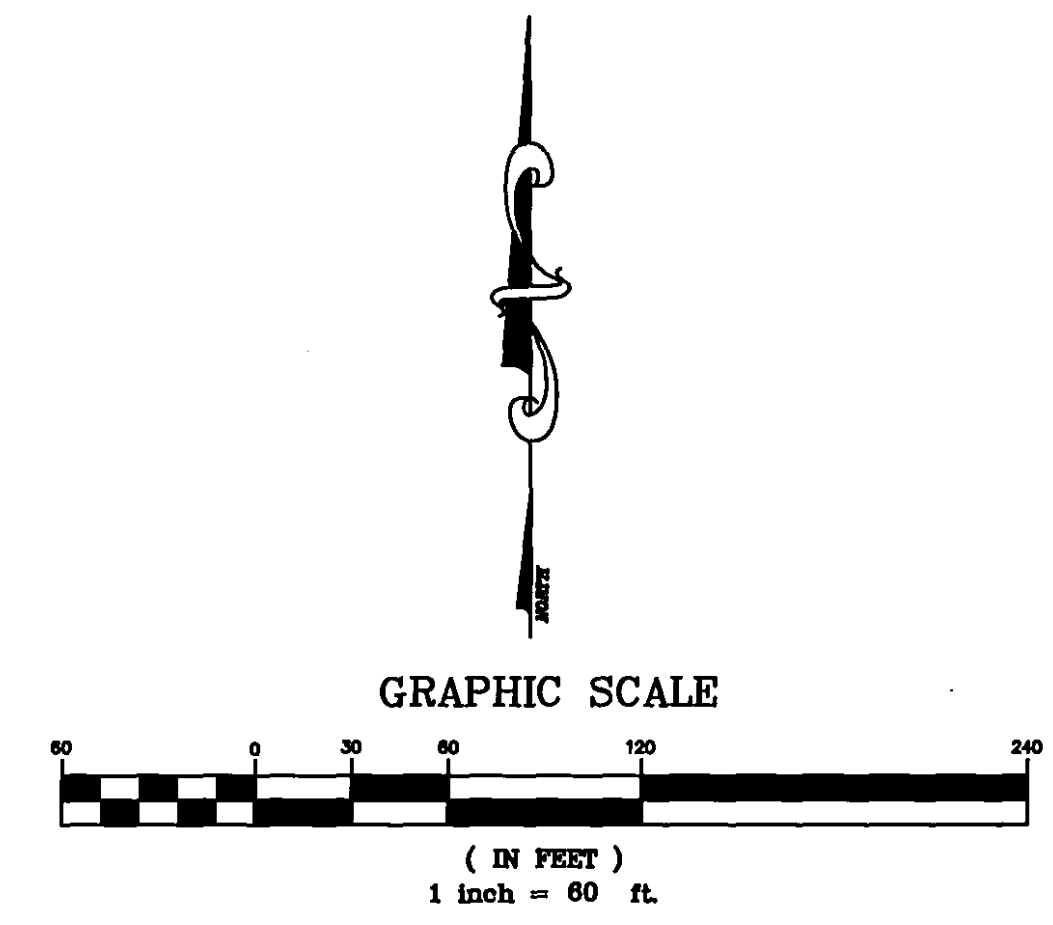
TEC CIVIL ENGINEERING CONSULTANTS
 500 Damonite Ranch Reno, NV 89521
 (775)352-7800 Fax (775)352-7929

(R)	RADIAL BEARING
R1	N58°40'17"W
R2	N40°54'28"W
R3	N21°02'33"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	124.86	400.00	62.94	17°53'05"
C2	14.26	23.00	7.37	35°31'02"
C3	53.75	36.50	33.08	84°22'12"
C4	12.80	21.00	6.61	34°55'18"
C5	31.42	20.00	20.00	90°00'00"
C6	45.84	125.00	23.18	21°00'44"
C7	72.13	125.00	37.10	33°03'49"
C8	36.14	50.00	18.90	41°24'34"
C9	18.06	50.00	9.13	20°41'44"
C10	44.59	50.00	23.90	51°05'53"
C11	39.29	50.00	20.72	45°01'05"
C12	39.29	50.00	20.72	45°01'05"
C13	39.29	50.00	20.72	45°01'05"
C14	48.84	50.00	26.57	55°58'17"
C15	18.31	50.00	9.26	20°58'48"
C16	17.83	50.00	9.01	20°25'47"
C17	54.46	175.00	27.45	17°48'54"
C18	53.81	175.00	27.12	17°37'09"
C19	56.89	175.00	28.70	18°37'30"
C20	31.42	20.00	20.00	90°00'00"
C21	14.20	21.00	7.38	38°44'01"
C22	21.18	36.50	10.90	33°44'41"
C23	21.53	213.50	10.77	2°48'37"
C24	48.16	250.00	24.66	11°15'56"
C25	141.57	150.00	76.55	54°04'33"
C26	19.46	400.00	9.73	2°47'15"
C27	32.51	400.00	16.26	4°39'23"
C28	1.07	23.00	0.54	2°39'55"

NOTE:

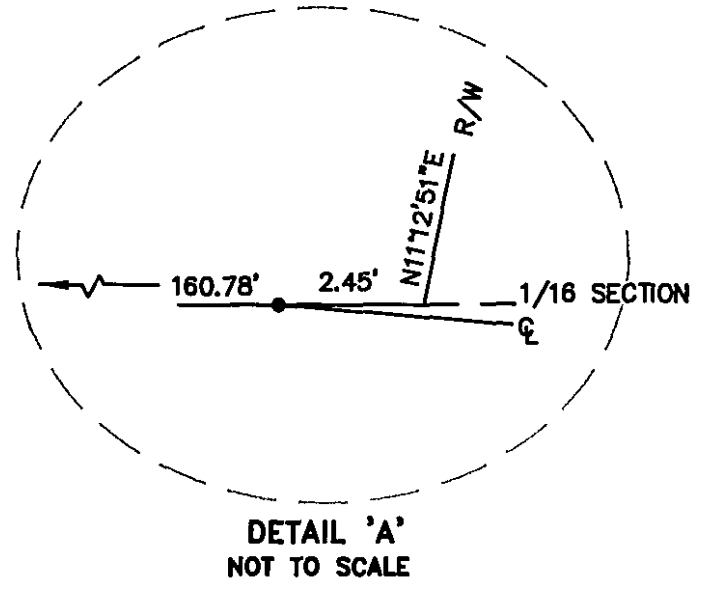
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SHEET THREE OF FOUR

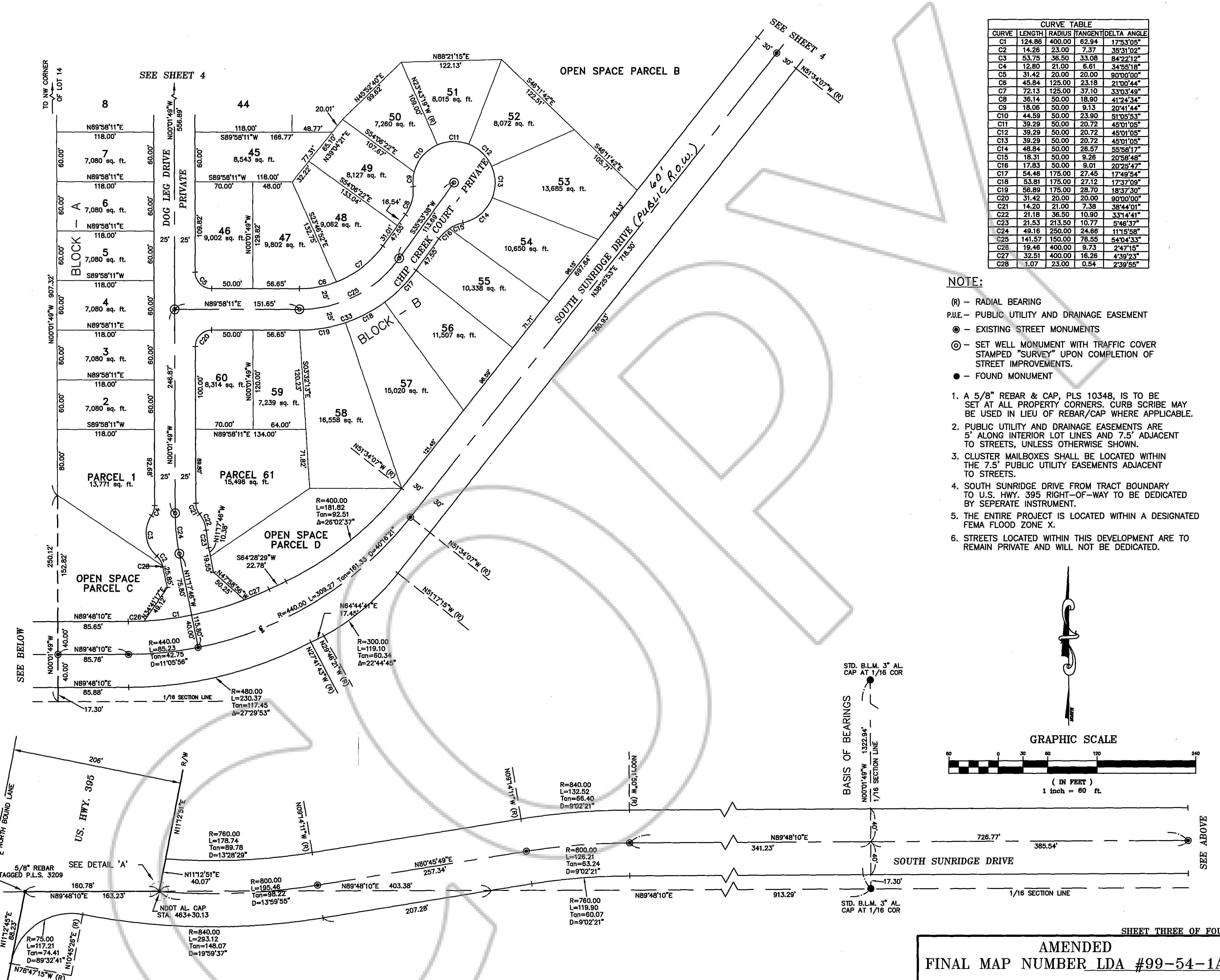
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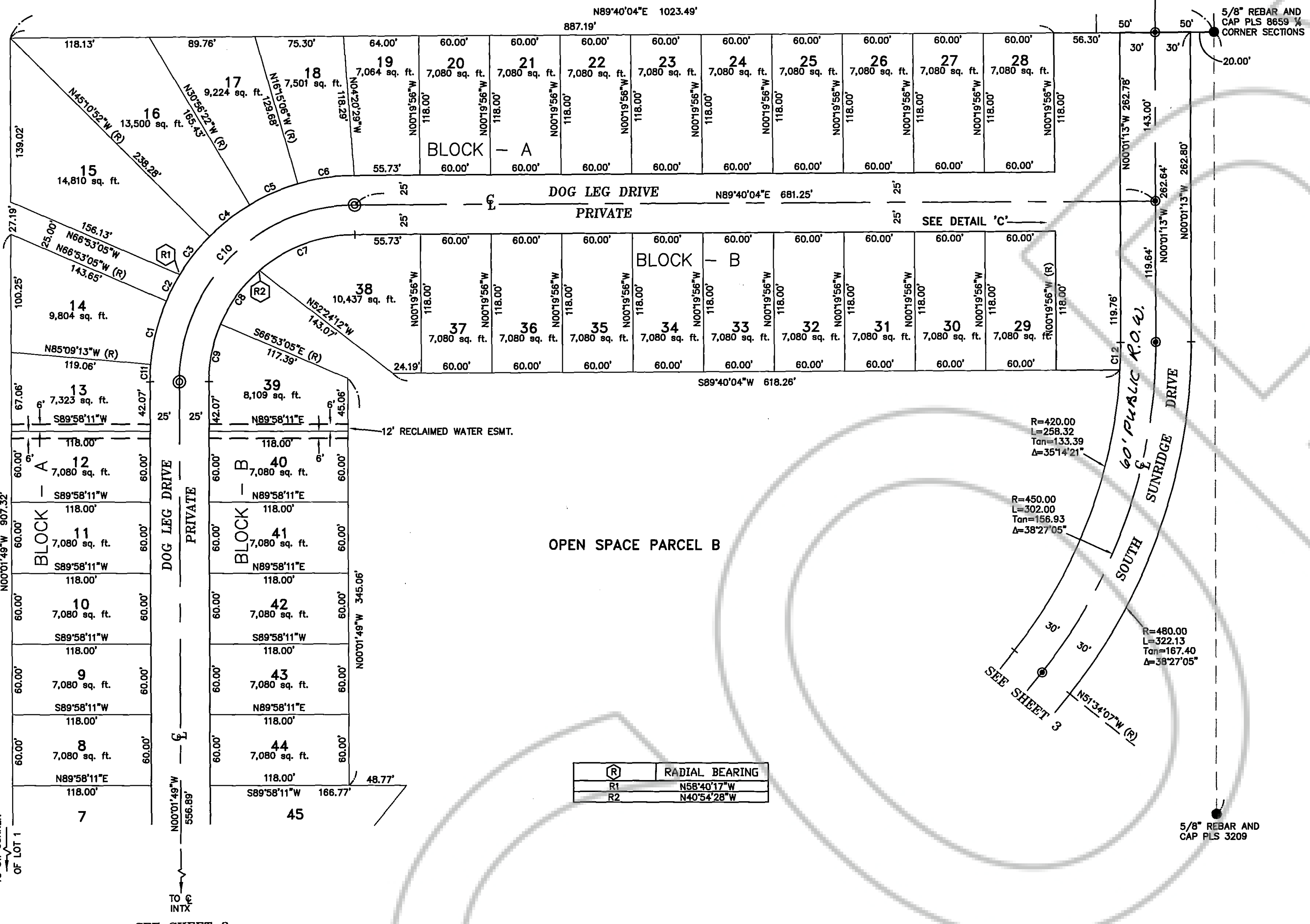
LOCATED IN SECTION 18,
 T.14N., R.20E., M.D.M.



STD. B.L.M. 3" AL. CAP AT 1/16 COR.

TEC CIVIL ENGINEERING CONSULTANTS
 500 Damonte Ranch Reno, NV 89521
 (775)352-7800 Fax (775)352-7929



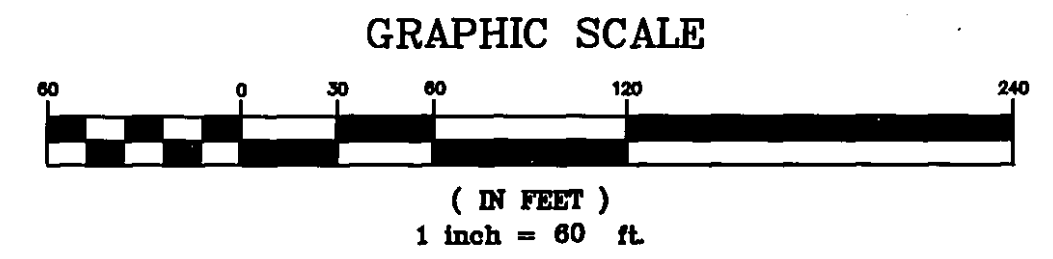
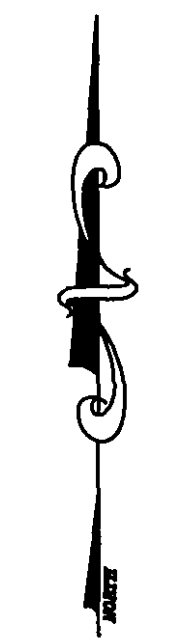


CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	55.80	175.00	28.14	18°16'08"
C2	25.09	175.00	12.56	8°12'48"
C3	41.20	175.00	20.70	13°28'26"
C4	43.50	175.00	21.86	14°14'30"
C5	44.88	175.00	22.59	14°41'18"
C6	46.62	175.00	24.47	15°55'07"
C7	68.52	125.00	46.21	40°34'32"
C8	56.67	125.00	28.63	25°58'37"
C9	50.50	125.00	25.60	23°08'44"
C10	234.83	150.00	149.21	89°41'53"
C11	14.89	175.00	7.45	4°52'36"
C12	23.24	420.00	11.63	3°10'15"

NOTE:

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(R)	RADIAL BEARING
R1	N58°40'17"W
R2	N40°54'28"W



SHEET FOUR OF FOUR

AMENDED
FINAL MAP NUMBER LDA #99-54-1A
SUNRIDGE HEIGHTS III, PHASE 1a
 A PLANNED UNIT DEVELOPMENT

LOCATED IN SECTION 18,
 T.14N., R.20E., M.D.M.

DOUGLAS COUNTY NEVADA

TEC CIVIL ENGINEERING CONSULTANTS

500 Damonte Ranch Reno, NV 89521
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