

**T.R.P.A. REVIEW**

REVIEWED AND APPROVED BY THE TAHOE REGIONAL PLANNING AGENCY.

*Don Nix*  
T.R.P.A. EXECUTIVE DIRECTOR/DESIGNEE

**EXISTING PARCEL COVERAGE**

CATEGORY	SQUARE FEET
WALKWAY	19
WALL	2
TOTAL	21

CATEGORY	SQUARE FEET
DRIVEWAY	18,634
FOUNDATIONS/SLABS	3,459
TOTAL	22,093

NOTE: FIFTY NINE SQUARE FEET OF BACK DRIVEWAY TO BE RE-VEGETATED.

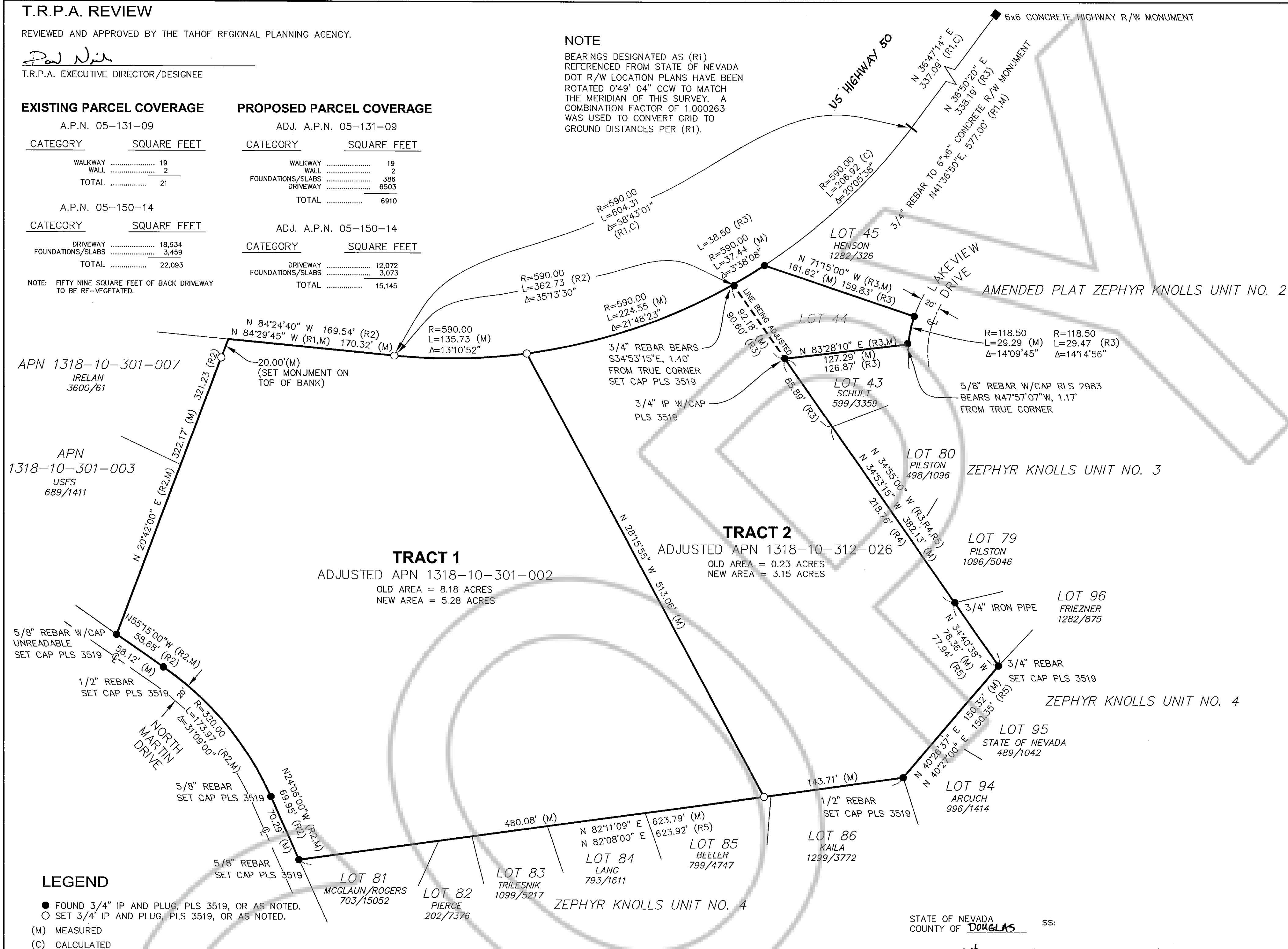
**PROPOSED PARCEL COVERAGE**

CATEGORY	SQUARE FEET
WALKWAY	19
WALL	2
FOUNDATIONS/SLABS	386
DRIVEWAY	6503
TOTAL	6910

CATEGORY	SQUARE FEET
DRIVEWAY	12,072
FOUNDATIONS/SLABS	3,073
TOTAL	15,145

**NOTE**

BEARINGS DESIGNATED AS (R1) REFERENCED FROM STATE OF NEVADA DOT R/W LOCATION PLANS HAVE BEEN ROTATED 0°49' 04" CCW TO MATCH THE MERIDIAN OF THIS SURVEY. A COMBINATION FACTOR OF 1.000263 WAS USED TO CONVERT GRID TO GROUND DISTANCES PER (R1).



**LEGEND**

- FOUND 3/4" IP AND PLUG, PLS 3519, OR AS NOTED.
- SET 3/4" IP AND PLUG, PLS 3519, OR AS NOTED.
- (M) MEASURED
- (C) CALCULATED

**BASIS OF BEARING**

THE MERIDIAN FOR THIS SURVEY IS IDENTICAL TO ZEPHYR KNOLLS UNIT NO. 4 FILED IN THE DOUGLAS COUNTY, NEVADA RECORDER'S OFFICE.

**NOTE**

THIS MAP IS BEING FILED TO DELINEATE ADJUSTED PROPERTY LINES AS DESCRIBED IN A DEED RECORDED IN BOOK 599, AT PAGE 5549, AND SHOWN ON AMENDED PLAT ZEPHYR KNOLLS UNIT NO. 2 IN THE DOUGLAS COUNTY, NEVADA RECORDER'S OFFICE.

**REFERENCES**

- (R1) STATE OF NEVADA DOT R/W HIGHWAY 50 R/W LOCATION PLANS, PAGES 8-9, MARCH 1999
- (R2) DEED, BK. 599, PG. 5549, DOC. NO. 468987
- (R3) AMENDED PLAT ZEPHYR KNOLLS UNIT NO. 2
- (R4) ZEPHYR KNOLLS UNIT NO. 3
- (R5) ZEPHYR KNOLLS UNIT NO. 4

**OWNER'S CERTIFICATE**

WE THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE:  
1) WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING; 2) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON; 3) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630. 4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID. 5) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE FOR THE TRANSFER OF LAND.

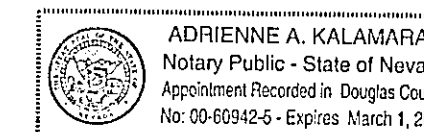
REVISED APN: 1318-10-301-002 & 1318-10-312-026

*Randy Lane*  
RANDY LANE  
*Wayne Snyder*  
WAYNE SNYDER

STATE OF NEVADA  
COUNTY OF DOUGLAS ss:

ON THIS 16<sup>th</sup> DAY OF January, IN THE YEAR 2004, BEFORE ME, Adrienne A. Kalamaras NOTARY PUBLIC, PERSONALLY APPEARED RANDY LANE, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT AND ACKNOWLEDGE THAT THEY EXECUTED THE INSTRUMENT.

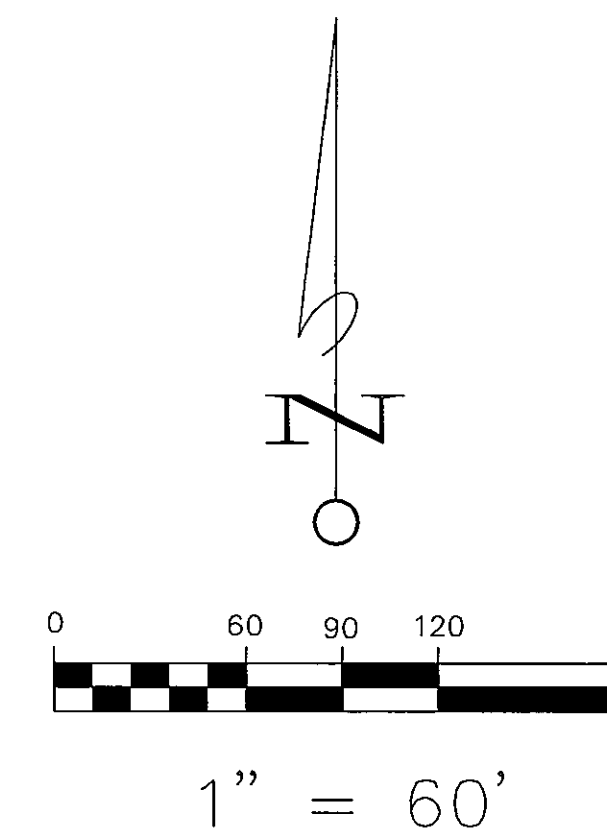
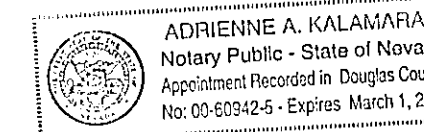
WITNESS MY HAND AND OFFICIAL SEAL  
*Adrienne A. Kalamaras*  
NOTARY'S SIGNATURE  
MY COMMISSION EXPIRES: 3/1/04



STATE OF NEVADA  
COUNTY OF DOUGLAS ss:

ON THIS 16<sup>th</sup> DAY OF January, IN THE YEAR 2004, BEFORE ME, Adrienne A. Kalamaras NOTARY PUBLIC, PERSONALLY APPEARED WAYNE SNYDER, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT AND ACKNOWLEDGE THAT THEY EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL  
*Adrienne A. Kalamaras*  
NOTARY'S SIGNATURE  
MY COMMISSION EXPIRES: 3/1/04



**SURVEYORS CERTIFICATE**

I, RONALD TURNER, 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 RANDY LANE.  
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON 10/03/03  
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCE AND IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE, AND SECTIONS 2 AND 3 OF CHAPTER 479 OF THE SIXTY-SIXTH LEGISLATIVE SESSION.  
4. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

*Ronald W. Turner* Feb 03  
RONALD W. TURNER, P.L.S. 3519

**COMMUNITY DEVELOPMENT DEPT. CERT.**

IT IS HEREBY CERTIFIED THAT THIS BOUNDARY LINE ADJUSTMENT WAS PRESENTED TO THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND WAS DULY APPROVED.

*Stephanie A. Hicks* 3/8/04  
BY: STEPHANIE A. HICKS DATE  
COMMUNITY DEVELOPMENT DEPARTMENT

**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.  
ASSESSOR'S PARCEL NUMBERS: 1318-10-301-002 & 1318-10-312-026

*Barbara J. Reed* 3/1/04  
BARBARA J. REED, DOUGLAS COUNTY CLERK-TREASURER  
By: *Jerry Henderson*  
Chief Deputy Treasurer

**COUNTY RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 26<sup>th</sup> DAY OF MARCH, 2004, AT 29 MINUTES PAST 4 O'CLOCK P.M., IN BOOK 0504 OF OFFICIAL RECORDS AT PAGE 13269 DOCUMENT NUMBER 608522 RECORDED AT THE REQUEST OF First American Title Co.

*Betty Haddon* Deputy  
DOUGLAS COUNTY RECORDER

ACAD FILE PROJECTS\02011\_R0S\02011\_R0S.DWG SHEET 1 OF 1

**RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR FALCON CAPITAL**  
PORTION OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M. & LOT 44 ZEPHYR KNOLLS NO. 2, AMENDED DOUGLAS COUNTY, NEVADA  
TURNER & ASSOCIATES, INC. SCALE: 1"=60'  
STATELINE, NEVADA NOVEMBER 2003