

**OWNERS CERTIFICATE:**

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, ANDREW W. MITCHELL, PRESIDENT OF SYNCON HOMES, BEING THE OWNER OF THOSE PARCELS AS SHOWN ON THIS MAP, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP IN ACCORDANCE WITH AND FOR THE PURPOSE 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 RIGHT-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.

SYNCON HOMES

Andrew W. Mitchell Pres. 3/18/05  
ANDREW W. MITCHELL, PRESIDENT DATE

**NOTARY CERTIFICATE**

STATE OF NEVADA }  
COUNTY OF DOUGLAS } S.S.



ON THIS 18<sup>th</sup> DAY OF March, 2005, ANDREW W. MITCHELL, PRESIDENT DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

Donna Sue Hawkins MY COMMISSION EXPIRES: 6/9/05  
NOTARY'S SIGNATURE

**COUNTY ENGINEER'S CERTIFICATE:**

I CARL RUSCHMEYER, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT, AND APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED TO INSURE THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS AND THE SETTING OF THE SURVEY MONUMENTS PRIOR TO MARCH 1, 2006.

Carl Ruschmeyer 5/25/05  
CARL RUSCHMEYER, P.E., COUNTY ENGINEER

**COUNTY CLERK'S CERTIFICATE:**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 18<sup>th</sup> DAY OF March, 2004, AND WAS DULY APPROVED. IN ADDITION THERE ARE NO PUBLIC ROADS OR OTHER PUBLIC USE ELEMENTS OFFERED FOR DEDICATION AS A PART OF THIS MAP.

Barbara J. Reed 5/31/05  
BARBARA REED, COUNTY CLERK  
by Carol M. Culbert  
Deputy

**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 5/10/05  
NAME/TITLE 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.

Robert H. Zeisloff, P.E. 4/7/2005  
NAME/TITLE ROBERT H. ZEISLOFF, P.E. DATE

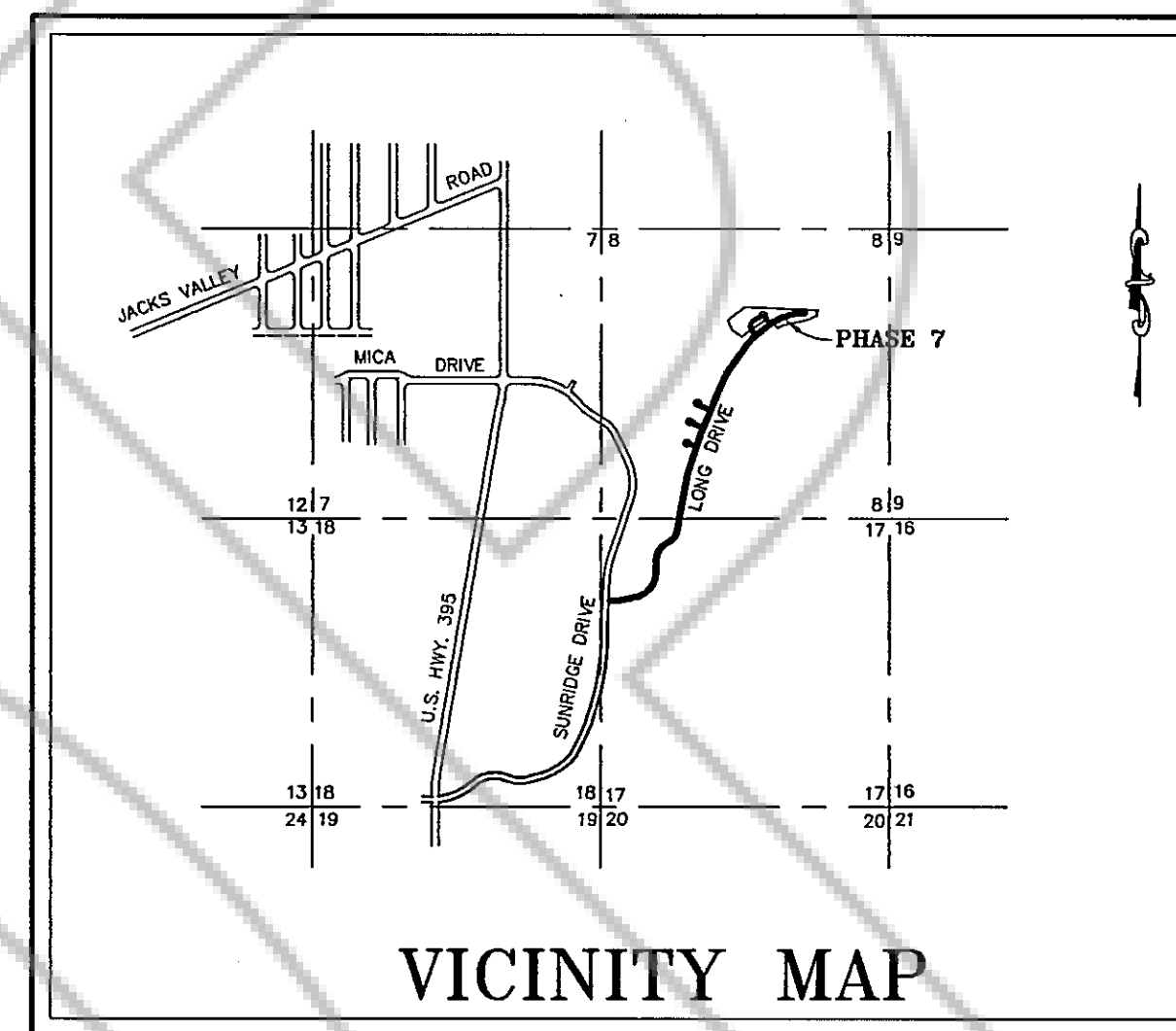
**EAST FORK FIRE DISTRICT CERTIFICATE:**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE EAST FORK FIRE DISTRICT.

Steve Eisele 3/16/05  
STEVE EISELE, FIRE MARSHAL DATE

FINAL MAP NUMBER LDA #99-054-7  
**SUNRIDGE HEIGHTS III, UNIT 7**  
A PLANNED UNIT DEVELOPMENT

BEING A PORTION OF SECTION 8, TOWNSHIP 14 NORTH,  
RANGE 20 EAST, M.D.M.  
DOUGLAS COUNTY NEVADA



**SURVEYOR'S CERTIFICATE:**

- 1. RANDAL L. BRIGGS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, HEREBY STATE THAT:
- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF ANDREW W. MITCHELL, PRESIDENT SYNCON HOMES.
- 2. THE LANDS SURVEYED LIE WITHIN SECTION 8, TOWNSHIP 14 NORTH, RANGE 20 EAST M.D.M., DOUGLAS COUNTY, NEVADA AND THE SURVEY WAS COMPLETED APRIL 1, 2004.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITION INDICATED BY MARCH 1, 2006 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO INSURE THEIR INSTALLATION.

Randal L. Briggs  
RANDAL L. BRIGGS  
PLS 7998  
Professional Land Surveyor State of Nevada  
123106  
3/15/05

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SYNCON HOMES OWNS OR RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LANDS, AND THAT THE OWNER OF RECORD OF THE LAND HAS SIGNED THE PARCEL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED JUNE 3, 2003, ORDER # 030502095, FOR THE BENEFIT OF THE COUNTY OF DOUGLAS, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

STEWART TITLE COMPANY OF NEVADA  
DT 1299/5243 #483521  
Re-recorded 100/2772 #484655

Karen L. Ellison 3/4/05  
NAME/TITLE Karen L. Ellison DATE

**UTILITY COMPANIES' CERTIFICATE:**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

VERIZON COMMUNICATIONS  
Debbie Payne 3-18-05  
NAME/TITLE DEBBIE PAYNE DATE

CHARTER CABLE COMMUNICATIONS  
Jim Galvan 3-18-05  
NAME/TITLE Jim Galvan DATE

SIERRA PACIFIC POWER COMPANY  
Michael Price 3-21-05  
NAME/TITLE MICHAEL PRICE DATE

SOUTHWEST GAS COMPANY  
Ron Castle 3-21-05  
NAME/TITLE Ron Castle 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 18<sup>th</sup> DAY OF MAY 2005. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION THERE ARE NO PUBLIC ROADS OR OTHER PUBLIC USE ELEMENTS OFFERED FOR DEDICATION AS A PART OF THIS MAP.

Mimi Moss 5-26-05  
MIMI MOSS, PLANNING / 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: 1420-08-610-007 NO AG ✓

Barbara J. Reed 5-31-05  
BARBARA REED, COUNTY CLERK  
by MaryAnn Wrenner

**TEC CIVIL ENGINEERING CONSULTANTS**  
500 Damonte Ranch Parkway, #1056  
Reno, NV 89511  
(775)352-7800 Fax (775)352-7929  
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FINAL MAP NUMBER LDA #99-054-7  
FOR  
**SUNRIDGE HEIGHTS III**  
UNIT 7  
A PLANNED UNIT DEVELOPMENT  
LOCATED IN SECTION 8,  
T.14N., R.20E., M.D.M.  
DOUGLAS COUNTY NEVADA

**NOTE:**

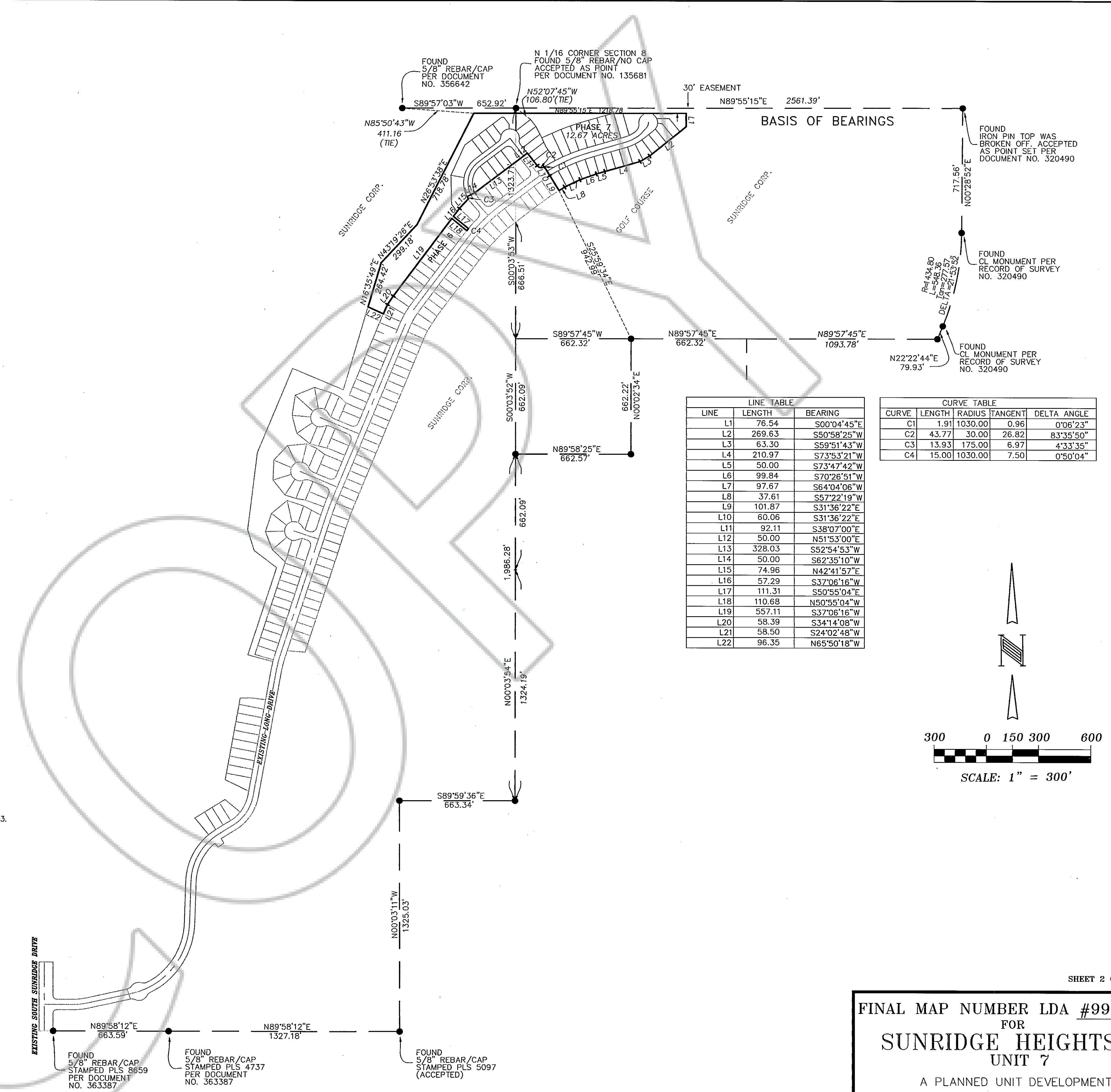
- - FOUND 5/8" REBAR & CAP, P.L.S. 8659 PER DOCUMENT NO. 471564 OR AS INDICATED.
  - ⊥ - A 5/8" REBAR & CAP, P.L.S. 7498 WILL BE SET AT BACK PROP. CORNERS OR A SCRIBE IN TOP OF CURB AT THE EXTENSION OF SIDE LOT LINES UPON COMPLETION OF CONSTRUCTION.
1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE SHOWN.
  2. CLUSTER MAILBOXES SHALL BE LOCATED WITHIN THE 7.5' PUBLIC UTILITY EASEMENTS ADJACENT TO STREETS.
  3. TOTAL SITE ACREAGE = LOTS + ROADS  
 AREA OF LOTS = 6.40 ACRES  
 AREA OF TEE DRIVE = 0.75 ACRES  
 AREA OF LONG DRIVE = 1.06 ACRES  
 NON LOT AREA = 4.46 ACRES  
 TOTAL SITE ACREAGE = 12.67 ACRES

**BASIS OF BEARINGS:**

THE NORTHEAST 1/4 SECTION LINE OF SECTION 8 BEING N89°55'15"E.

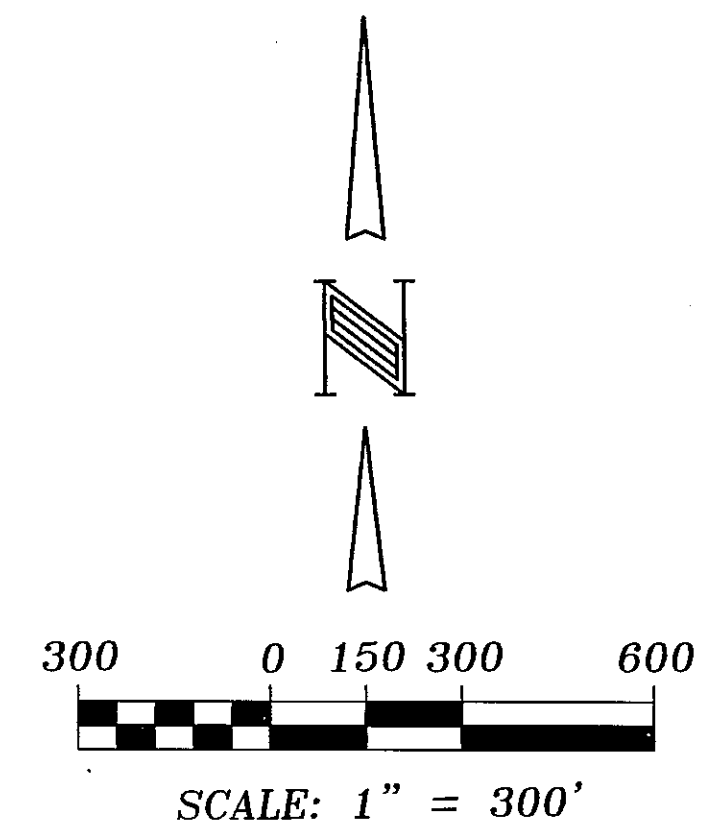
**REFERENCES:**

1. AMENDED FINAL MAP LDA #99-54-1A RECORDED DECEMBER 29, 2003.



LINE	LENGTH	BEARING
L1	76.54	S00°04'45"E
L2	269.63	S50°58'25"W
L3	63.30	S59°51'43"W
L4	210.97	S73°53'21"W
L5	50.00	S73°47'42"W
L6	99.84	S70°26'51"W
L7	97.67	S64°04'06"W
L8	37.61	S57°22'19"W
L9	101.87	S31°36'22"E
L10	60.06	S31°36'22"E
L11	92.11	S38°07'00"E
L12	50.00	N51°53'00"E
L13	328.03	S52°54'53"W
L14	50.00	S62°35'10"W
L15	74.96	N42°41'57"E
L16	57.29	S37°06'16"W
L17	111.31	S50°55'04"E
L18	110.68	N50°55'04"W
L19	557.11	S37°06'16"W
L20	58.39	S34°14'08"W
L21	58.50	S24°02'48"W
L22	96.35	N65°50'18"W

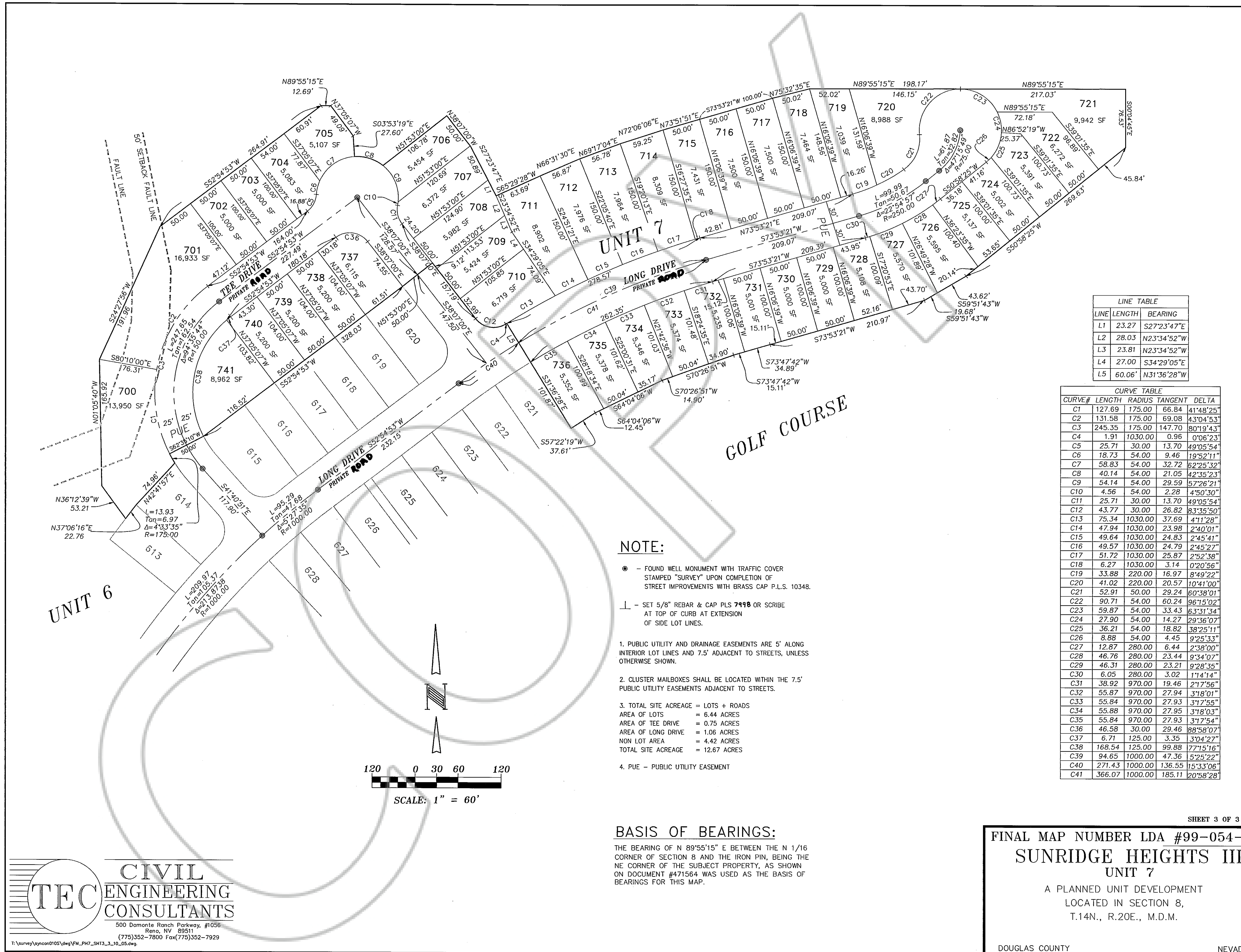
CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	1.91	1030.00	0.96	0°06'23"
C2	43.77	30.00	26.82	83°35'50"
C3	13.93	175.00	6.97	4°33'35"
C4	15.00	1030.00	7.50	0°50'04"



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

SHEET 2 OF 3

**FINAL MAP NUMBER LDA #99-054-7**  
 FOR  
**SUNRIDGE HEIGHTS III**  
 UNIT 7  
 A PLANNED UNIT DEVELOPMENT  
 LOCATED IN SECTION 8,  
 T.14N., R.20E., M.D.M.  
 DOUGLAS COUNTY NEVADA



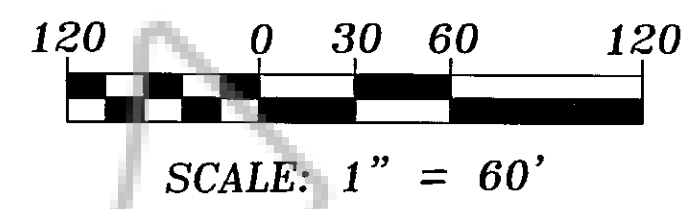
LINE TABLE		
LINE	LENGTH	BEARING
L1	23.27	S27°23'47"E
L2	28.03	N23°34'52"W
L3	23.81	N23°34'52"W
L4	27.00	S34°29'05"E
L5	60.06'	N31°36'28"W

CURVE TABLE				
CURVE#	LENGTH	RADIUS	TANGENT	DELTA
C1	127.69	175.00	66.84	41°48'25"
C2	131.58	175.00	69.08	43°04'53"
C3	245.35	175.00	147.70	80°19'43"
C4	1.91	1030.00	0.96	0°06'23"
C5	25.71	30.00	13.70	49°05'54"
C6	18.73	54.00	9.46	19°52'11"
C7	58.83	54.00	32.72	62°25'32"
C8	40.14	54.00	21.05	42°35'23"
C9	54.14	54.00	29.59	57°26'21"
C10	4.56	54.00	2.28	4°50'30"
C11	25.71	30.00	13.70	49°05'54"
C12	43.77	30.00	26.82	83°35'50"
C13	75.34	1030.00	37.69	41°12'28"
C14	47.94	1030.00	23.98	24°01'01"
C15	49.64	1030.00	24.83	24°45'41"
C16	49.57	1030.00	24.79	24°45'27"
C17	51.72	1030.00	25.87	25°23'38"
C18	6.27	1030.00	3.14	0°20'56"
C19	33.88	220.00	16.97	8°49'22"
C20	41.02	220.00	20.57	10°41'00"
C21	52.91	50.00	29.24	60°38'01"
C22	90.71	54.00	60.24	96°15'02"
C23	59.87	54.00	33.43	63°31'34"
C24	27.90	54.00	14.27	29°36'07"
C25	36.21	54.00	18.82	38°25'11"
C26	8.88	54.00	4.45	9°25'33"
C27	12.87	280.00	6.44	2°38'00"
C28	46.76	280.00	23.44	9°34'07"
C29	46.31	280.00	23.21	9°28'35"
C30	6.05	280.00	3.02	1°14'14"
C31	38.92	970.00	19.46	2°17'56"
C32	55.87	970.00	27.94	3°18'01"
C33	55.84	970.00	27.93	3°17'55"
C34	55.88	970.00	27.95	3°18'03"
C35	55.84	970.00	27.93	3°17'54"
C36	46.58	30.00	29.46	88°58'07"
C37	6.71	125.00	3.35	3°04'27"
C38	168.54	125.00	99.88	77°15'16"
C39	94.65	1000.00	47.36	5°25'22"
C40	271.43	1000.00	136.55	15°33'06"
C41	366.07	1000.00	185.11	20°58'28"

**NOTE:**

- - FOUND WELL MONUMENT WITH TRAFFIC COVER STAMPED "SURVEY" UPON COMPLETION OF STREET IMPROVEMENTS WITH BRASS CAP P.L.S. 10348.
- └ - SET 5/8" REBAR & CAP PLS 7998 OR SCRIBE AT TOP OF CURB AT EXTENSION OF SIDE LOT LINES.

- PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE SHOWN.
- CLUSTER MAILBOXES SHALL BE LOCATED WITHIN THE 7.5' PUBLIC UTILITY EASEMENTS ADJACENT TO STREETS.
- TOTAL SITE ACREAGE = LOTS + ROADS  
 AREA OF LOTS = 6.44 ACRES  
 AREA OF TEE DRIVE = 0.75 ACRES  
 AREA OF LONG DRIVE = 1.06 ACRES  
 NON LOT AREA = 4.42 ACRES  
 TOTAL SITE ACREAGE = 12.67 ACRES
- PUE - PUBLIC UTILITY EASEMENT



**BASIS OF BEARINGS:**  
 THE BEARING OF N 89°55'15" E BETWEEN THE N 1/16 CORNER OF SECTION 8 AND THE IRON PIN, BEING THE NE CORNER OF THE SUBJECT PROPERTY, AS SHOWN ON DOCUMENT #471564 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

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 Reno, NV 89511  
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SHEET 3 OF 3  
**FINAL MAP NUMBER LDA #99-054-7**  
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