

FINAL SUBDIVISION MAP  
 PLANNED UNIT DEVELOPMENT  
 PD 03-010

# STODICK ESTATES SOUTH PHASE 3

LOCATED WITHIN A PORTION OF THE NW1/4 OF SECTION 3,  
 TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN  
 DOUGLAS COUNTY, NEVADA

**OWNER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, RANDALL S. HARRIS, PRESIDENT OF H & S CONSTRUCTION, INC., OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS 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 LOTS A, B, C, & D, THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR PEDESTRIAN RIGHTS OF WAY, PEDESTRIAN ACCESS, LANDSCAPE, PUBLIC UTILITIES, MAILBOX, NATURAL GAS, WATER, SEWER, 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.

Randall S. Harris, President  
 RANDALL S. HARRIS, PRESIDENT  
 H & S CONSTRUCTION, INC.

COUNTY OF DOUGLAS  
 STATE OF NEVADA SS:

ON THIS 7<sup>th</sup> DAY OF Nov, IN THE YEAR 2005, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED RANDALL S. HARRIS, 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.

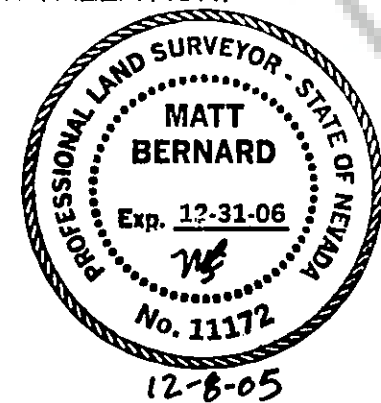
WITNESS MY HAND AND OFFICIAL SEAL  
 NOTARY'S SIGNATURE [Signature]  
 MY COMMISSION EXPIRES: Feb 9, 2008



**SURVEYOR'S CERTIFICATE**

I, MATT BERNARD, 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 H & S CONSTRUCTION, INC.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NW1/4 OF SECTION 3, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 12-6-05.
- 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 DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 12-8-06 AND AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.



Matt Bernard  
 MATT BERNARD, P.L.S. 11172

**BUREAU OF SAFE DRINKING WATER**

THIS FINAL MAP IS APPROVED BY THE DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL 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 COMMUNITY SEWAGE DISPOSAL SYSTEM.

Richard P. Drew 11/3/05  
 RICHARD P. DREW, DATE  
 BUREAU OF SAFE DRINKING WATER

**DIVISION OF WATER RESOURCES CERTIFICATE**

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. Zeisloft, P.E. 11/2/2005  
 ROBERT H. ZEISLOFT, P.E. DATE  
 DIVISION OF WATER RESOURCES

**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. 1220-03-111-051) AG

Barbara J. Reed 12-19-05  
 BARBARA J. REED DATE  
 DOUGLAS COUNTY CLERK-TREASURER  
by Mary Ann Wrenner

**COUNTY ENGINEER'S CERTIFICATE**

I, CARL RUSCHMEYER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF THREE (3) SHEETS, ENTITLED "STODICK ESTATES SOUTH, PHASE 3", 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 12-16-05  
 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: 11-2-05  
 PRINTED NAME: MICHAEL PRICE

VERIZON NEVADA  
 SIGNATURE: Lynnen Crossman DATE: 11-2-05  
 PRINTED NAME: LYNNEEN CROSSMAN

SOUTHWEST GAS COMPANY  
 SIGNATURE: LARRY GIBSON DATE: 11/6/05  
 PRINTED NAME: LARRY GIBSON

MINDEN-GARDNERVILLE SANITATION DISTRICT  
 SIGNATURE: Jerome Etcheberry DATE: 12-6-05  
 PRINTED NAME: JEROME ETCHEBERRY

**FIRE DEPARTMENT'S CERTIFICATE**

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

Steve Eisele 11/10/05  
 STEVE EISELE  
 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 10th DAY OF December, 2005, 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 12-19-05  
 BARBARA REED  
 COUNTY 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 December, 2005. 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. Moss 12-16-05  
 MIMI B. MOSS  
 ASST. COMMUNITY DEVELOPMENT DIRECTOR/PLANNING MGR.

**TITLE CERTIFICATE**

THIS IS TO CERTIFY THAT THE PARTY AS LISTED WITHIN THE OWNERS CERTIFICATE IS THE ONLY PARTY 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 MORTGAGE HOLDERS OF RECORD:

William J. Swisher 11-2-05  
 William J. Swisher, Title Officer DATE  
 FIRST AMERICAN TITLE COMPANY OF NEVADA

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 22 DAY OF December, 2005, AT 7 MINUTES PAST 10 O'CLOCK A.M., IN BOOK 1205 OF OFFICIAL RECORDS, AT PAGE 9925, DOCUMENT NO. 664013. RECORDED AT THE REQUEST OF H & S CONSTRUCTION, INC.

Colleen Schuel -Deputy  
 DOUGLAS COUNTY RECORDER

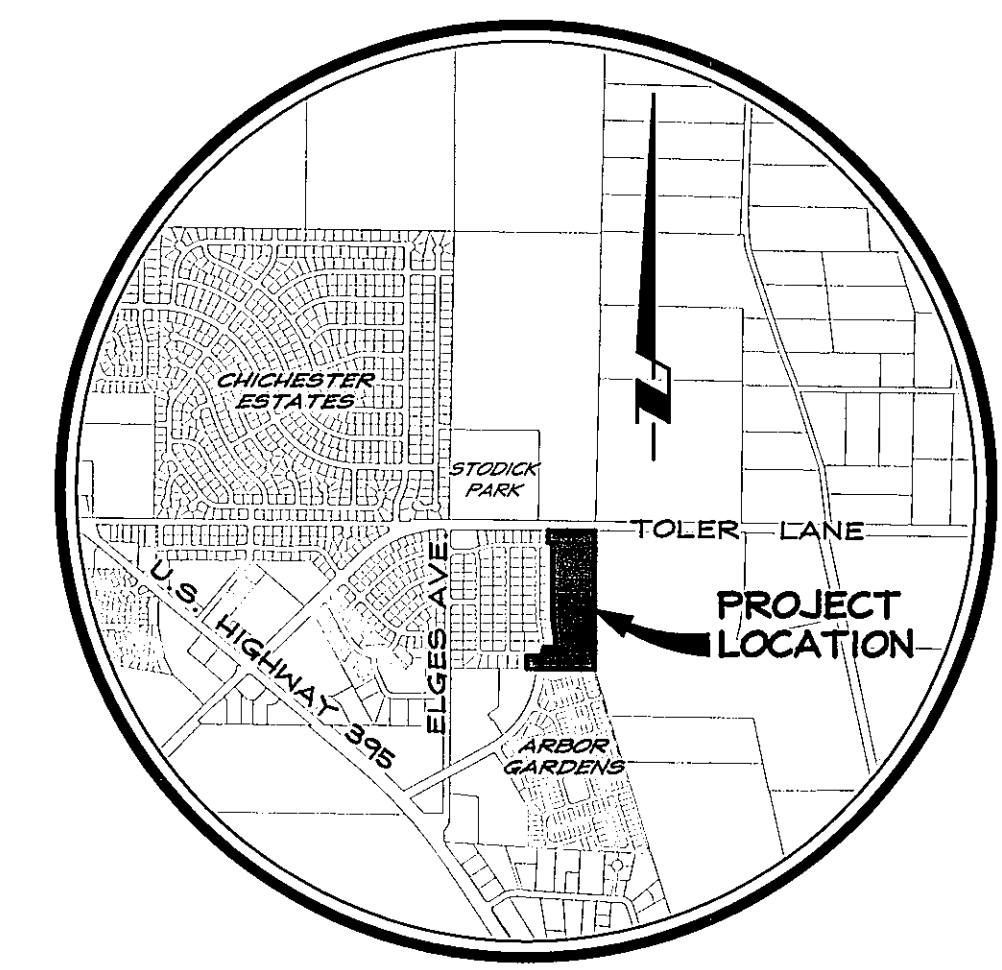


1609 ESHERALDA AVENUE / POST OFFICE BOX 2229  
 MINDEN, NEVADA 89423  
 PHONE: (775) 782-2322 / FAX: (775) 782-1084  
 WEB SITE: WWW.ANDERSON.COM

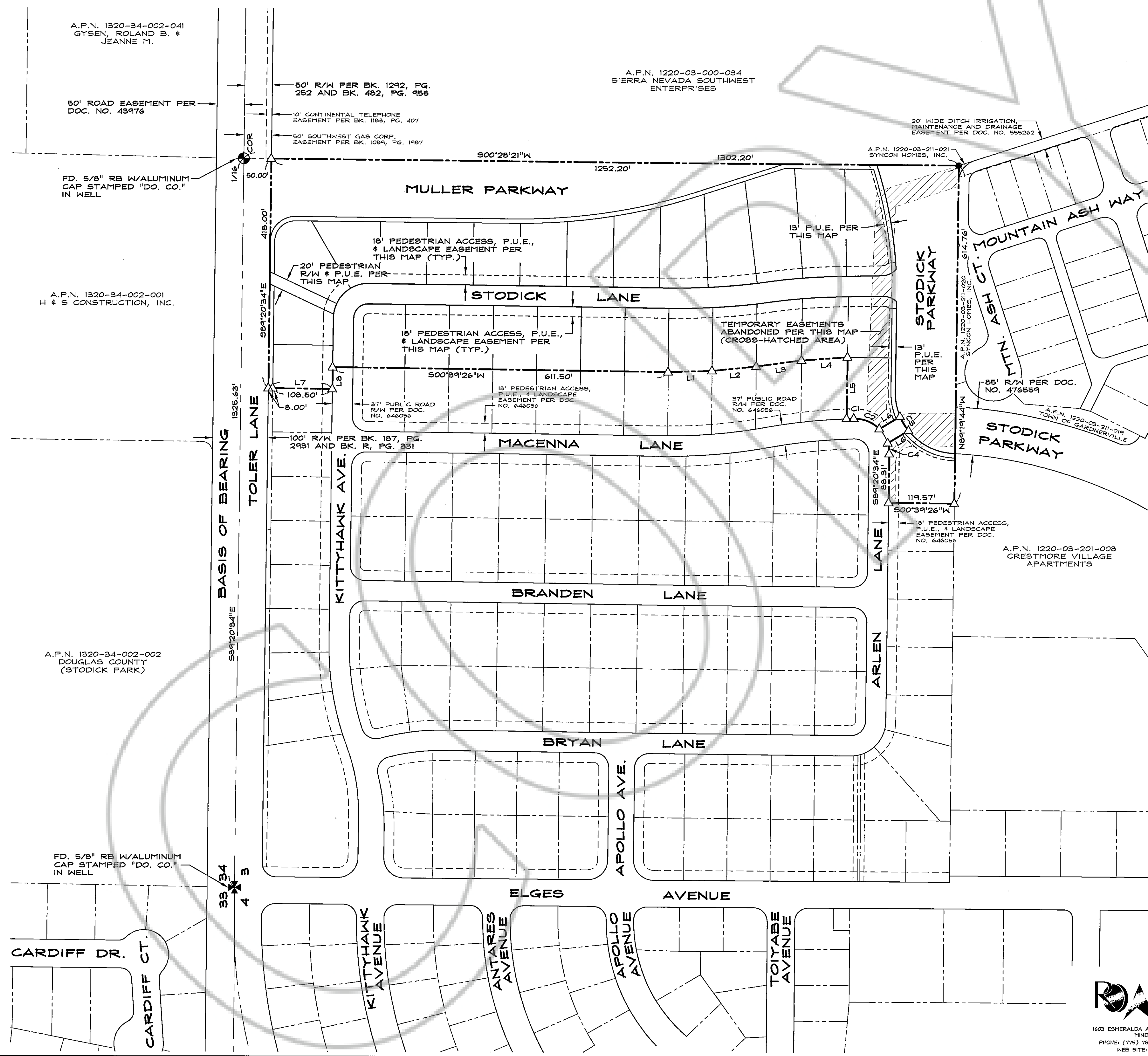
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG	CHORD
C1	00°44'20"	1018.50'	13.13'	6.57'	N01°36'00"W	13.13'
C2	46°41'24"	63.50'	51.75'	27.41'	S22°06'52"W	50.33'
C3	15°40'30"	110.00'	30.00'	15.14'	S59°07'22"W	30.00'
C4	17°52'16"	63.50'	19.81'	9.98'	S81°43'19"W	19.73'

LINE	BEARING	DISTANCE
L1	S01°31'56"E	80.06'
L2	S05°47'12"E	80.51'
L3	S07°41'14"E	83.38'
L4	S04°03'51"E	83.73'
L5	S89°14'41"E	112.55'
L6	N80°52'38"W	43.88'
L7	N00°31'26"E	116.50'
L8	N89°20'34"W	40.00'

SCALE: 1" = 100'



VICINITY MAP  
NO SCALE



**NOTES**

TOTAL AREA: 11.70 ACRES  
 LOTS: (29) 7.16 ACRES ROADWAYS: 4.19 ACRES  
 LOTS 'A', 'B', 'C', & 'D': 15,129 SF/0.35 ACRES  
 THIS MAP IS A DIVISION OF THE REMAINDER PARCEL AS SHOWN ON THE FINAL SUBDIVISION MAP FOR STODICK ESTATES SOUTH - PHASE 2 RECORDED JUNE 6, 2005 AS DOCUMENT NO. 646056.  
 THE PARCELS SHOWN HEREON THIS FINAL MAP LIE WITHIN THE SHADED "X" FLOOD ZONE AS SAID PARCELS PLOT BY SCALE ON F.E.M.A. MAP PANELS 32005C0255 F AND 32005C0265 F, DATED NOVEMBER 8, 1999.  
 AN 18' PEDESTRIAN ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, AND LANDSCAPE EASEMENT SHALL EXIST ALONG THE ROAD FRONTAGES OF STODICK LANE AND ARLEN LANE, A 13' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE ROAD FRONTAGES OF STODICK PARKWAY, AND A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES.  
 MAINTENANCE OF THE PERIMETER FENCING AND LANDSCAPING, MEDIAN PLANTERS, ALL PARKWAY LANDSCAPE STRIPS, LOTS 'A', 'B', 'C', & 'D', AND IRRIGATION/STORM DRAINAGE PIPES SHALL BE THE RESPONSIBILITY OF A PRIVATE ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION UNLESS OFFERED AND ACCEPTED FOR MAINTENANCE BY THE TOWN OF GARDNERVILLE. THIS ALSO INCLUDES ALL PERIMETER FENCING AND LANDSCAPING, MEDIAN PLANTERS, AND ALL PARKWAY LANDSCAPE STRIPS. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF PRIVATE DRAINAGE FACILITIES OR PRIVATE DRAINAGE EASEMENTS.  
 OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.  
 ACCESS FROM MULLER PARKWAY, STODICK PARKWAY AND TOLER LANE IS PROHIBITED.  
 ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).  
 THE REMAINING TEMPORARY PUBLIC ACCESS, STORM DRAIN, & IRRIGATION EASEMENTS PER DOC. NO. 631678 (STODICK ESTATES - PHASE 1) SHALL BE VACATED UPON THE DEDICATION OF ROADWAYS ON THIS MAP.

**LEGEND**

- ✱ FOUND SECTION CORNER AS NOTED
- ⊕ FOUND 1/16 SECTION CORNER AS NOTED
- FOUND 5/8" REBAR WITH TAG RLS 5665
- △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172
- P.U.E. PUBLIC UTILITY EASEMENT

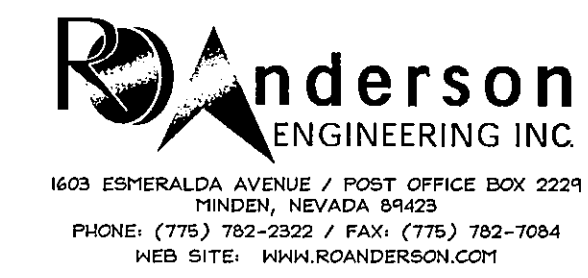
**BASIS OF BEARING**

S89°20'34"E - NORTH LINE OF THE NW1/4NW1/4 OF SECTION 3, T.12N., R.20E., M.D.M. AS SHOWN ON THE RECORD OF SURVEY FOR STODICK FAMILY TRUST RECORDED NOVEMBER 6, 2001 AS DOCUMENT NO. 627094.

SCALE: 1" = 100' SHEET 2 OF 3

**FINAL SUBDIVISION MAP**  
**A PLANNED UNIT DEVELOPMENT**  
 PD 03-010  
 FOR  
**STODICK ESTATES SOUTH**  
**(PHASE 3)**

LOCATED WITHIN A PORTION OF THE NW1/4 OF SECTION 3, T.12N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA  
 243-029-05  
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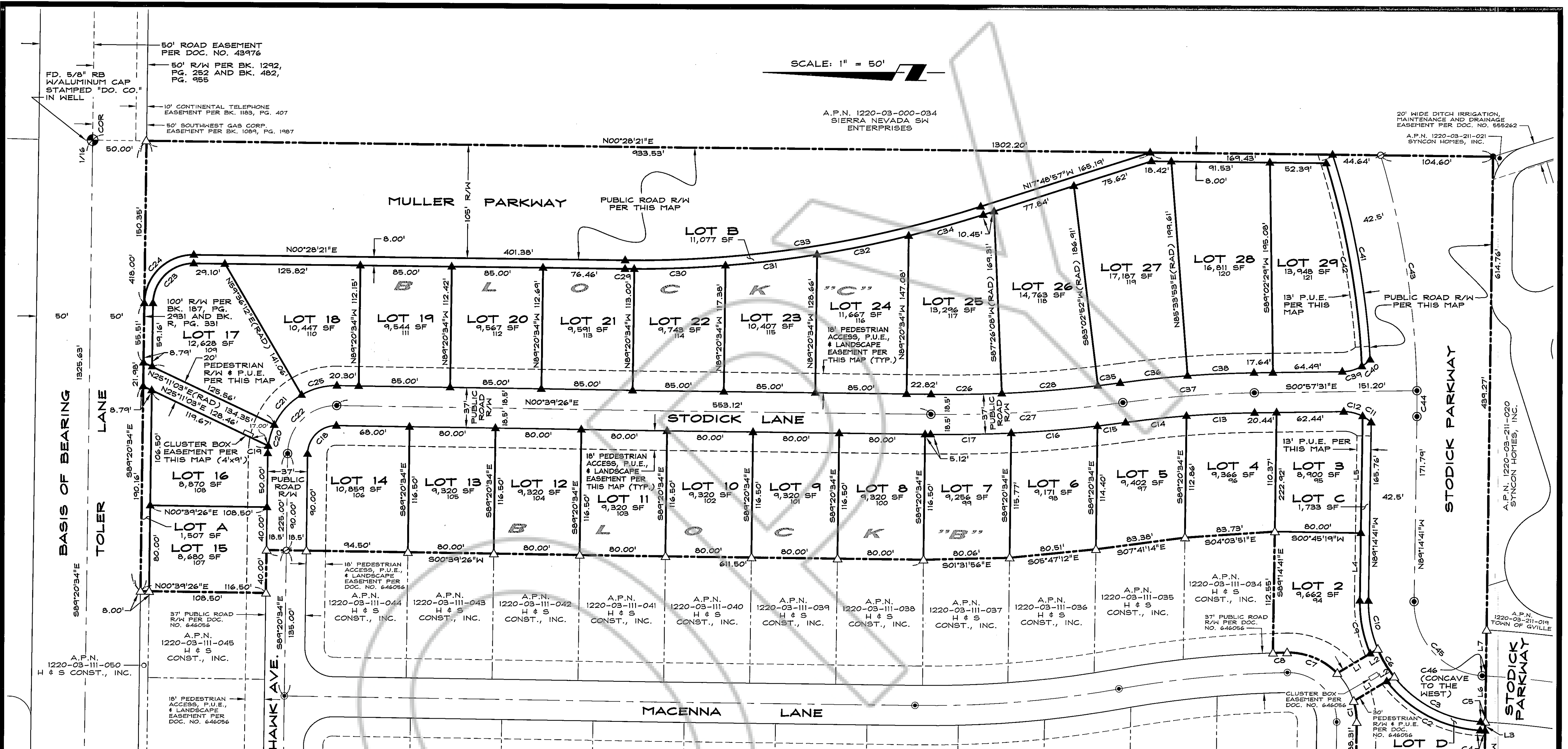


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SCALE: 1" = 50'

A.P.N. 1220-03-000-034  
SIERRA NEVADA SW  
ENTERPRISES

20' WIDE DITCH IRRIGATION,  
MAINTENANCE AND DRAINAGE  
EASEMENT PER DOC. NO. 955262  
A.P.N. 1220-03-211-021  
SYNCON HOMES, INC.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG	CHORD
C1	175°21'15"	63.50'	19.81'	9.35'	N81°43'11"W	19.73'
C2	49°05'03"	118.00'	101.09'	53.88'	S27°12'39"W	98.03'
C3	48°32'59"	110.00'	93.21'	49.61'	S27°00'38"W	90.45'
C4	00°19'23"	799.50'	4.51'	2.25'	N02°53'49"E	4.51'
C5	00°17'57"	807.50'	4.22'	2.11'	N02°53'07"E	4.22'
C6	15°40'30"	110.00'	30.04'	15.14'	S89°07'22"W	30.00'
C7	46°41'21"	63.50'	51.75'	27.41'	N22°06'52"E	50.33'
C8	02°44'20"	1218.30'	13.13'	6.57'	N01°24'00"W	13.13'
C9	24°19'45"	118.00'	50.11'	25.44'	S78°35'26"W	49.73'
C10	23°47'42"	110.00'	45.68'	23.18'	S78°51'28"W	45.36'
C11	15°17'12"	36.50'	9.74'	4.90'	N35°16'27"E	9.71'
C12	28°35'22"	36.50'	15.21'	9.30'	N13°20'10"E	15.02'
C13	03°41'45"	981.50'	63.33'	31.67'	N02°48'25"E	63.31'
C14	03°19'11"	981.50'	56.87'	28.44'	N06°18'58"W	56.86'
C15	01°15'03"	1205.50'	26.32'	13.16'	S07°20'59"E	26.32'
C16	03°49'15"	1205.50'	80.38'	40.21'	S04°48'50"E	80.37'
C17	03°33'40"	1205.50'	74.93'	37.47'	S01°07'24"E	74.91'
C18	90°00'00"	26.50'	41.63'	26.50'	N44°20'34"W	37.49'
C19	06°10'06"	63.50'	6.84'	3.42'	N86°15'31"W	6.83'
C20	18°21'31"	63.50'	20.35'	10.26'	N73°59'42"W	20.26'
C21	34°25'22"	63.50'	39.15'	19.67'	N47°36'23"W	37.58'
C22	90°00'00"	45.00'	70.69'	45.00'	N01°20'39"W	45.00'
C23	89°48'55"	37.50'	58.78'	37.38'	N44°26'07"W	52.95'
C24	89°48'55"	45.50'	71.32'	45.35'	N44°26'07"W	64.24'
C25	31°03'14"	63.50'	34.42'	17.64'	N14°52'11"W	34.00'
C26	03°13'13"	1168.50'	65.70'	32.86'	S00°57'13"E	65.70'
C27	08°37'56"	1187.00'	178.83'	89.59'	S03°39'32"E	178.67'
C28	04°23'16"	1168.50'	89.49'	44.76'	S04°48'50"E	89.46'
C29	00°12'41"	1060.50'	9.34'	4.67'	S02°14'30"W	9.34'
C30	04°35'54"	1060.50'	85.14'	42.59'	S02°17'19"W	85.11'
C31	04°38'02"	1060.50'	85.77'	42.91'	S06°54'20"E	85.75'
C32	04°42'01"	1060.50'	87.00'	43.52'	S11°34'21"E	86.97'
C33	18°17'18"	1052.50'	335.95'	169.42'	S08°40'18"E	334.52'
C34	03°53'35"	1060.50'	72.06'	36.04'	S15°52'09"E	72.05'
C35	01°01'22"	1060.50'	20.86'	10.43'	S07°27'49"E	20.86'
C36	03°32'23"	1018.00'	22.84'	11.42'	N01°20'18"W	22.82'
C37	07°00'54"	1000.00'	122.46'	61.31'	N04°28'01"W	122.38'
C38	03°28'38"	1018.50'	61.80'	30.91'	N02°41'49"W	61.79'
C39	29°54'48"	36.50'	19.06'	9.75'	S15°54'55"E	18.84'
C40	15°30'13"	36.50'	9.88'	4.97'	S38°37'25"E	9.85'
C41	14°40'15"	757.50'	193.96'	97.51'	N71°28'59"E	193.43'
C42	14°39'58"	749.50'	191.85'	96.45'	N74°55'19"E	191.33'
C43	15°13'17"	800.00'	221.84'	111.61'	N81°05'50"E	221.13'
C44	01°42'50"	800.00'	23.93'	11.97'	N89°53'15"E	23.93'
C45	88°01'11"	67.50'	103.70'	65.21'	S46°44'43"W	93.80'
C46	00°10'52"	850.00'	2.69'	1.34'	N02°49'34"E	2.69'

LINE TABLE

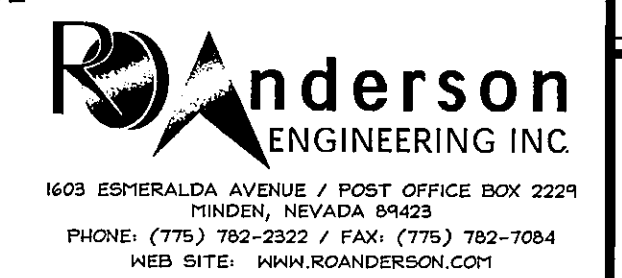
LINE	BEARING	DISTANCE
L1	N30°52'38"W	35.81'
L2	N30°52'38"W	8.07'
L3	N89°19'44"W	8.01'
L4	N89°14'41"W	62.94'
L5	N89°14'41"W	109.32'
L6	N89°14'41"W	42.53'
L7	N89°19'44"W	42.53'

BASIS OF BEARING

S89°20'34"E - NORTH LINE OF THE NW1/4NW1/4 OF SECTION 3, T.12N., R.20E., M.D.M. AS SHOWN ON THE RECORD OF SURVEY FOR STODICK FAMILY TRUST RECORDED NOVEMBER 6, 2001 AS DOCUMENT. NO. 527094.

LEGEND

- ✱ FOUND SECTION CORNER AS NOTED
  - ⊙ FOUND 1/16 SECTION CORNER AS NOTED
  - NOTHING FOUND OR SET
  - ⊙ FOUND 5/8" REBAR WITH TAG RLS 5665
  - △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
  - ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172
  - ⊙ SET CENTERLINE MONUMENT IN WELL PLS 11172
  - ⊙ FOUND CENTERLINE MONUMENT IN WELL PLS 11172
  - (RAD) RADIAL BEARING
  - P.U.E. PUBLIC UTILITY EASEMENT
- LOT 29 SUBDIVISION MAP LOT NUMBER  
13,948 SF LOT SIZE  
IMPROVEMENT PLAN LOT NUMBER



SCALE: 1" = 50' SHEET 3 of 3  
FINAL SUBDIVISION MAP  
A PLANNED UNIT DEVELOPMENT  
PD 03-010  
FOR  
STODICK ESTATES SOUTH  
(PHASE 3)

LOCATED WITHIN A PORTION OF THE NW1/4 OF SECTION 3, T.12N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA  
243-029-05  
24329FM.dwg  
11/08/05

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