

FINAL SUBDIVISION MAP SEQUOIA VILLAGE PLANNED DEVELOPMENT

PD 04-003

LOCATED WITHIN A PORTION OF SECTION 16, T. 12N., R. 20E., M.D.M.
DOUGLAS COUNTY, NEVADA

Owner's Certificate

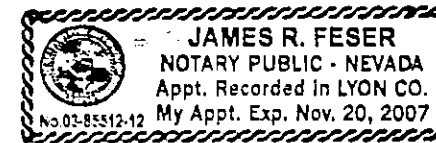
KNOW BY ALL MEN THAT THE UNDERSIGNED, CORNERSTONE CONSTRUCTION, LLC, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, 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 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 SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, ACROSS, AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN THERON.

Don Keith 3-2-06
DON KEITH, MANAGING MEMBER DATE
CORNERSTONE CONSTRUCTION, LLC

Jerrold Meyer 3/1/06
JERROLD MEYER, MANAGING MEMBER DATE
CORNERSTONE CONSTRUCTION, LLC

Mark C. Buckingham 3-2-06
MARK BUCKINGHAM, MANAGING MEMBER DATE
CORNERSTONE CONSTRUCTION, LLC

STATE OF NEVADA
COUNTY OF LYON S.S.

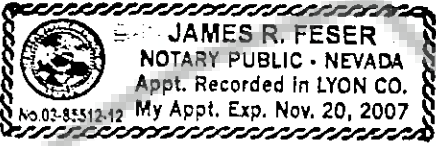


ON THIS 2nd DAY OF MARCH, IN THE YEAR 2006 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED DON KEITH, MANAGING MEMBER OF CORNERSTONE CONSTRUCTION, LLC, PERSONALLY KNOWN BY ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT WHO ACKNOWLEDGED 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.

James R. Feser
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/20/07

STATE OF NEVADA
COUNTY OF LYON S.S.

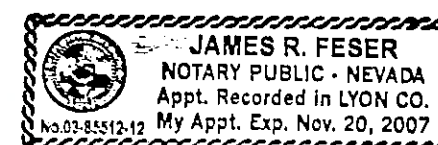


ON THIS 1st DAY OF MARCH, IN THE YEAR 2006 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JERROLD MEYER, MANAGING MEMBER OF CORNERSTONE CONSTRUCTION, LLC, PERSONALLY KNOWN BY ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT WHO ACKNOWLEDGED 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.

James R. Feser
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/20/07

STATE OF NEVADA
COUNTY OF LYON S.S.



ON THIS 2nd DAY OF MARCH, IN THE YEAR 2006 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MARK BUCKINGHAM, MANAGING MEMBER OF CORNERSTONE CONSTRUCTION, LLC, PERSONALLY KNOWN BY ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS 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.

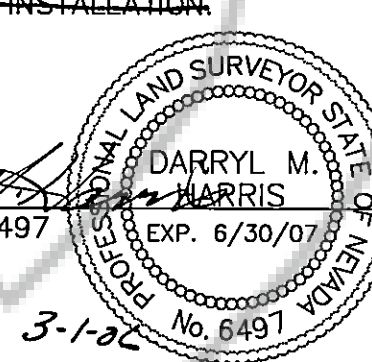
James R. Feser
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/20/07

Surveyor's Certificate

I, DARRYL M. HARRIS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA DO HEREBY STATE THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CORNERSTONE CONSTRUCTION, LLC.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 16, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON FEBRUARY 17, 2006.
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 ~~WERE~~ ^{ARE} OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, BY JUNE 31, 2006 AND AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Darryl M. Harris
DARRYL M. HARRIS, PROFESSIONAL LAND SURVEYOR NO. 6497
DATE: 3-1-06



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 1220-16-310-080) No H&B Tax

Barbara J. Reed 3-15-06
BARBARA J. REED DATE
DOUGLAS COUNTY CLERK-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 SEQUOIA VILLAGE PLANNED DEVELOPMENT; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Carl Ruschmeyer 3/9/06
CARL RUSCHMEYER, P.E. DATE
DOUGLAS COUNTY ENGINEER

Gardnerville Ranchos General Improvement District

THE GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT BY SIGNING THIS FINAL MAP ACKNOWLEDGES IT WILL SERVE WATER AND SEWER SERVICE TO THIS SUBDIVISION UPON ACCEPTANCE OF WATER AND SEWER IMPROVEMENTS BY THE DISTRICT'S BOARD OF TRUSTEES.

Bob Spellberg 3/2/06
BOB SPELLBERG, DISTRICT MANAGER DATE
GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT

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.

Michael Price 3-2-06
MICHAEL PRICE DATE
SIERRA PACIFIC POWER COMPANY

Kerry Gibson 3/1/06
KERRY GIBSON DATE
SOUTHWEST GAS COMPANY

Lynden Crossman 03-01-06
LYNDEN CROSSMAN DATE
VERIZON OF NEVADA

Brian Urso 3/1/06
BRIAN URSO DATE
CHARTER COMMUNICATIONS

Bureau of Safe Drinking Water

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING 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 3/02/06
BY: 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. 3/2/2006
ROBERT H. ZEISLOFT, P.E. DATE
DIVISION OF WATER RESOURCES

Fire Department's Certificate

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

Steve Eisele 3-1-06
STEVE EISELE DATE
EAST FORK FIRE PROTECTION DISTRICT

County Clerk's Certificate

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 15th DAY OF March, 2006, AND WAS DULY APPROVED. IN ADDITION, ALL OFFERS OF DEDICATION FOR PUBLIC ROADWAYS AND OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Barbara J. Reed 3-14-06
BARBARA REED DATE
COUNTY CLERK
Deputy

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 11th DAY OF March, 2006. 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 PUBLIC ROADWAYS AND OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Mimi B. Moss 3-14-06
MIMI B. MOSS 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:

Valerie J. Rumpel 3-1-06
PRINT NAME: Valerie J. Rumpel DATE
MARQUIS TITLE AND ESCROW

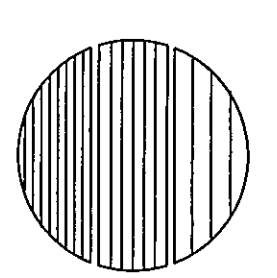
County Recorder's Certificate

FILED THIS 16 DAY OF March, 2006, AT 11 MINUTES PAST 9 O'CLOCK A. M., IN BOOK 0306, AT PAGE 3141, DOCUMENT NUMBER 669980, RECORDED AT THE REQUEST OF CORNERSTONE CONSTRUCTION, LLC

Colleen Fehal Depsky
DOUGLAS COUNTY RECORDER

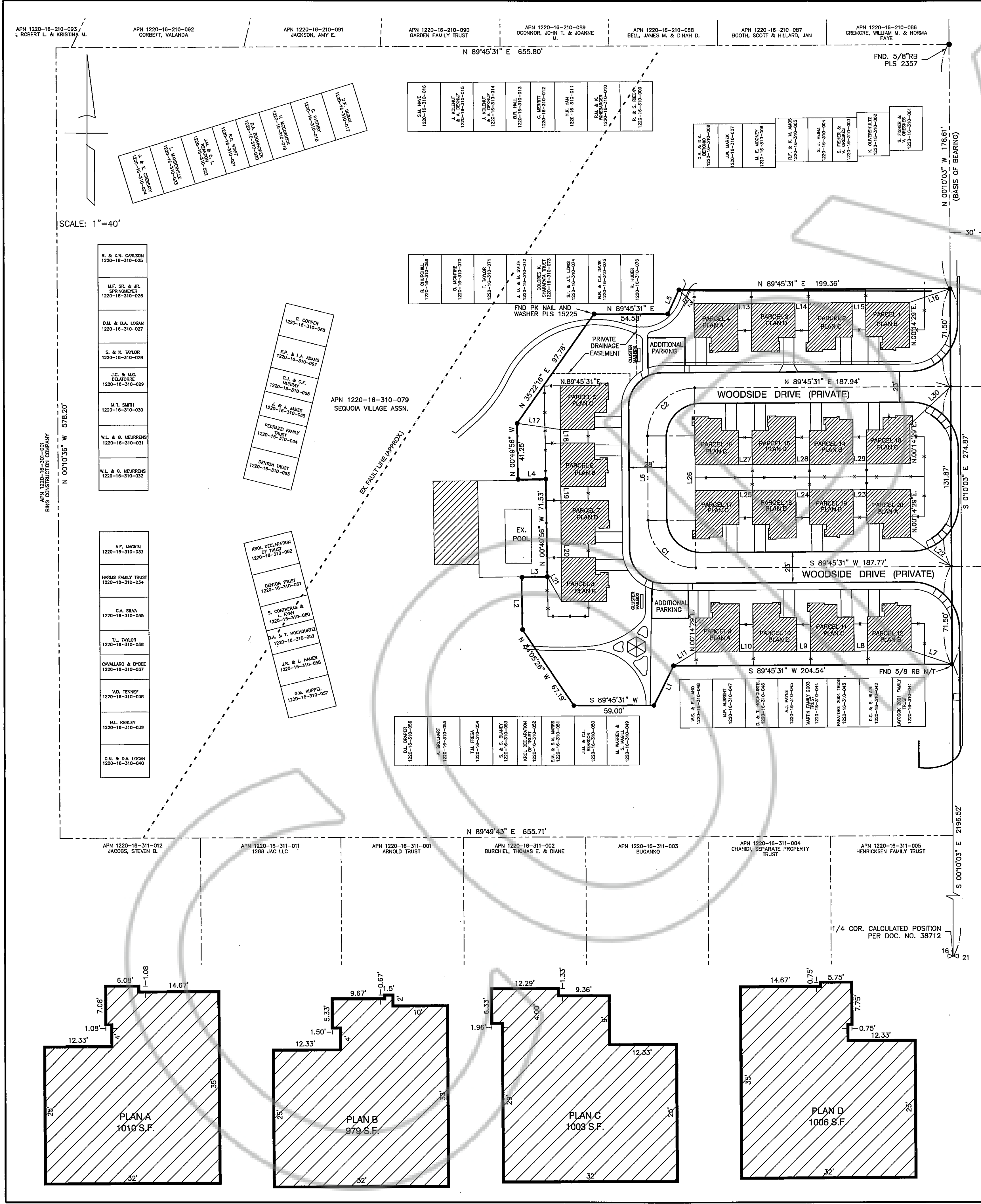
212 ELKS POINT ROAD, STE. 443
P.O. BOX 11796
ZEPHYR COVE, NEVADA 89448
PHONE: 775-883-1600 FAX: 775-883-1656
WEB SITE: www.rch-nv.com

ENGINEERING · PLANNING · RESOURCE MANAGEMENT
RESOURCE CONCEPTS, INC.



REVISION	DATE

JOB NO. 04-255-01
DATE: 2/21/06
DRAWN: MLM/CJ
CHECKED: ALB/DH
SHEET 1 OF 2

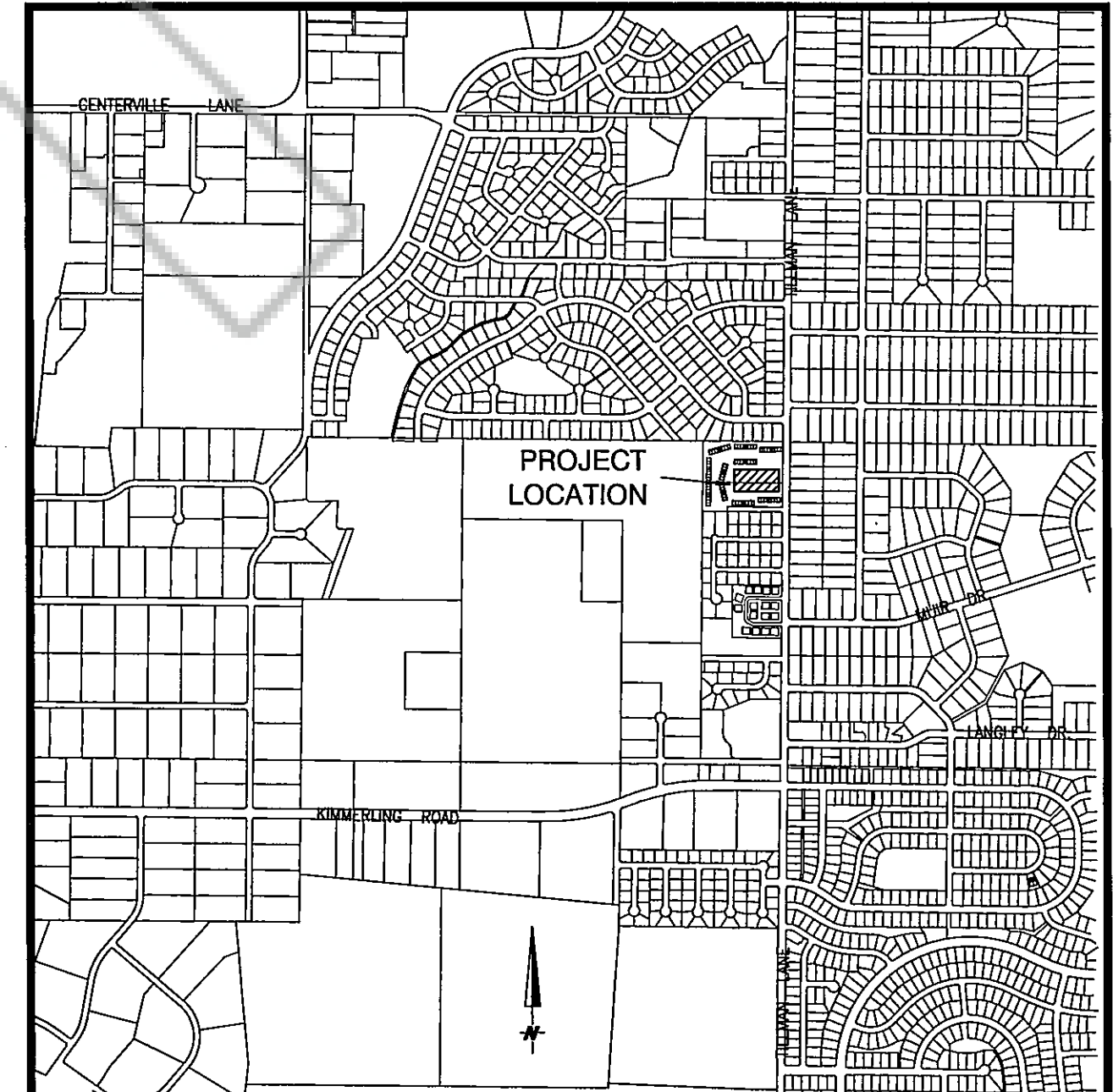


Line Table

LINE	BEARING	DISTANCE
L1	S 26°30'05\"	32.52'
L2	N 00°49'56\"	38.31'
L3	N 89°10'04\"	19.00'
L4	S 89°10'04\"	20.44'
L5	N 24°28'25\"	19.34'
L6	N 00°14'29\"	61.87'
L7	N 71°47'57\"	31.61'
L8	S 89°45'31\"	10.00'
L9	S 89°45'31\"	10.00'
L10	S 89°45'31\"	10.00'
L11	N 58°37'17\"	19.34'
L12	S 48°42'19\"	15.08'
L13	N 89°45'31\"	10.00'
L14	N 89°45'31\"	10.00'
L15	N 89°45'31\"	10.00'
L16	N 71°21'51\"	31.69'
L17	S 82°02'06\"	32.25'
L18	S 00°14'29\"	10.00'
L19	S 00°14'29\"	10.00'
L20	S 00°14'29\"	10.00'
L21	S 30°00'58\"	20.78'
L22	N 54°35'58\"	36.90'
L23	N 89°45'31\"	10.00'
L24	N 89°45'31\"	10.00'
L25	N 89°45'31\"	10.00'
L26	S 00°00'31\"	18.87'
L27	S 89°45'31\"	10.00'
L28	S 89°45'31\"	10.00'
L29	S 89°45'31\"	10.00'
L30	N 47°19'08\"	40.75'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT
C1	35.00'	54.98'	90°00'00\"	49.50'
C2	35.00'	54.98'	90°00'08\"	49.50'



Vicinity Map
NOT TO SCALE

Notes

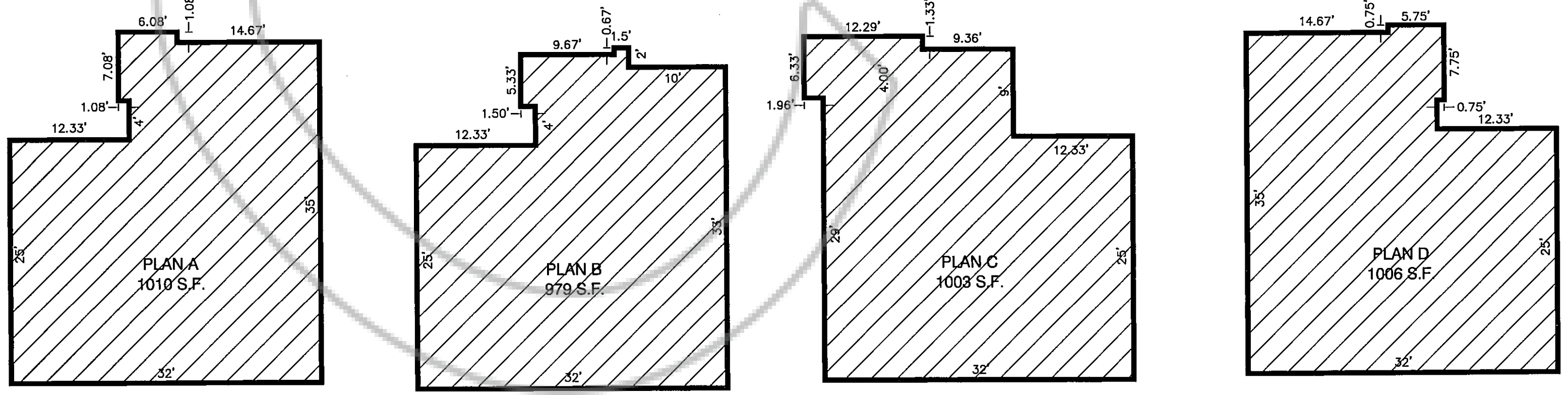
1. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
2. MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.
3. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
4. TOTAL AREA SURVEYED IS 1.919 ACRES (83,584 S.F.).
5. COMMON AREA IS 63,551 S.F.
6. ALL AREAS WITHIN THE SUBJECT PARCEL AND OUTSIDE OF THE BUILDING FOOTPRINTS ARE DESIGNATED AS OPEN SPACE, PUBLIC UTILITY, DRAINAGE, OR ACCESS EASEMENT.

Basis of Bearing

WEST LINE OF TILLMAN AVENUE AS SHOWN ON SEQUOIA VILLAGE TOWNHOUSES-I, DOCUMENT NO. 038712 OF THE DOUGLAS COUNTY RECORDER'S OFFICE. (N.0°10'03\"/>

Legend

- FOUND 5/8\"/>
- CLASS "A" CENTERLINE MONUMENT



FINAL MAP
PD 04-003
FOR

Cornerstone Construction, LLC
SEQUOIA VILLAGE PLANNED DEVELOPMENT

PORTION OF SECTION 16, T. 12N., R. 20E., M.D.M.
DOUGLAS COUNTY, NEVADA

ENGINEERING · PLANNING · RESOURCE MANAGEMENT

RESOURCE CONCEPTS, INC.

212 ELKS POINT ROAD, STE. 443
P.O. BOX 11796
CARSON CITY, NEVADA 89703
PHONE: 775-883-1600 FAX: 775-883-1656
WEB SITE: www.rcn.com

340 N. MINNESOTA STREET
CARSON CITY, NEVADA 89703
PHONE: 775-883-1600 FAX: 775-883-1656
WEB SITE: www.rcn.com

DATE	REVISION

JOB NO. 04-255-01
DATE: 2/21/06
DRAWN: MLM/CJ
CHECKED: ALB/DH
SHEET 2 OF 2