

FINAL MAP
PD 04-004
FOR
GENOA HIGHLANDS
A PLANNED DEVELOPMENT

**LOCATED WITHIN PORTIONS OF
SECTIONS 9 & 16, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.M.
DOUGLAS COUNTY, NEVADA**

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, RANDAL C. SWEENEY AND MARLA L. SWEENEY, OWNERS OF RECORD TITLE INTEREST, HEREBY CONSENT 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 DO 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 FACILITIES AND DO HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE EASEMENTS SHOWN FOR PRIVATE ACCESS, CONSERVATION, PUBLIC UTILITIES, EMERGENCY ACCESS, PRIVATE DRAINAGE, NATURAL GAS, 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.

Randal C. Sweeney
RANDAL C. SWEENEY

Marla L. Sweeney
MARLA L. SWEENEY

COUNTY OF _____
STATE OF _____ SS:

ON THIS 27 DAY OF March, IN THE YEAR 2006, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED RANDAL C. SWEENEY AND MARLA L. SWEENEY, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

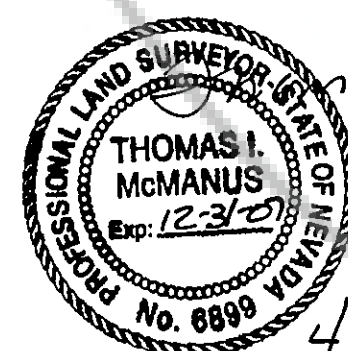
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY'S SIGNATURE [Signature]
MY COMMISSION EXPIRES: Feb. 9, 2008



SURVEYOR'S CERTIFICATE

I, THOMAS I. MCMANUS, 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 RANDAL C. SWEENEY.
- 2) THE LANDS SURVEYED LIE WITHIN PORTIONS OF SECTIONS 9 AND 16, T.13N., R.19E., M.D.M. AND THE SURVEY WAS COMPLETED ON 4-13-06.
- 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 ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



Thomas I. McManus
THOMAS I. MCMANUS, P.L.S. 6899

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 PRIVATE WELLS AND INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

DIVISION OF ENVIRONMENTAL PROTECTION
SIGNATURE: Richard P. Drew DATE 4/7/06
PRINTED NAME: RICHARD P. DREW

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.

DIVISION OF WATER RESOURCES
SIGNATURE: Robert H. Zeisloft, P.E. DATE 4/10/2006
PRINTED NAME: ROBERT H. ZEISLOFT, P.E.

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. 1319-16-001-006, 1319-16-001-008) NO AG

Barbara J. Reed DATE 4-22-06
BARBARA J. REED
DOUGLAS COUNTY CLERK-TREASURER
by Mary Ann Wenner

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 "GENOA HIGHLANDS"; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT AND APPROPRIATE FINANCIAL SECURITY FOR THE IMPROVEMENTS HAS BEEN POSTED WITH DOUGLAS COUNTY.

Carl Ruschmeyer DATE 4/25/06
CARL RUSCHMEYER, P.E.
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: 3-28-06
PRINTED NAME: MICHAEL PRICE

VERIZON NEVADA
SIGNATURE: L. Corkman DATE: 3-28-06
PRINTED NAME: LINDEN CORKMAN

SOUTHWEST GAS COMPANY
SIGNATURE: Larry Slason DATE: 3/28/06
PRINTED NAME: LARRY SLASON

FIRE DEPARTMENT'S CERTIFICATE

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

Steve Eisele DATE 4-11-06
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 27 DAY OF April, 2006, AND WAS DULY APPROVED. IN ADDITION, THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP AND ALL OFFERS OF DEDICATION FOR PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Barbara J. Reed DATE 4-26-06
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 27 DAY OF April, 2006. 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 OFFERED FOR DEDICATION AS PART OF THIS MAP AND ALL OFFERS OF DEDICATION FOR PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Tim Moss DATE 4-25-06
TIM B. MOSS
ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR/PLANNING 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:
DEEDS OF TRUST Book 604 PAGE 700 # 614871
Book 1104 PAGE 4579 # 628894

FILE 080500419 Janice K. Condon DATE 3-9-06
JANICE K. CONDON, TITLE OFFICER
STEWART TITLE OF DOUGLAS COUNTY DATE

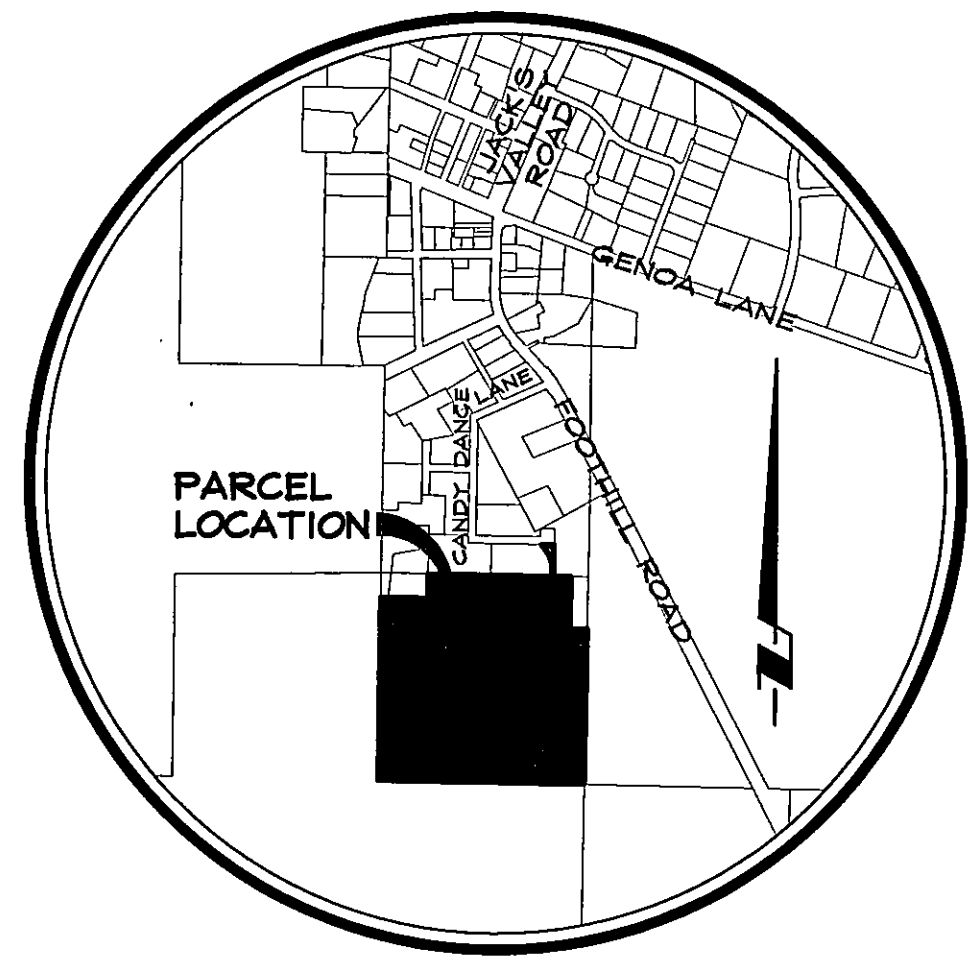
RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 28 DAY OF April, 2006, AT 20 MINUTES PAST 9 O'CLOCK A.M., IN BOOK 0406 OF OFFICIAL RECORDS, AT PAGE 9514, DOCUMENT NO. 673621 RECORDED AT THE REQUEST OF RANDAL C. SWEENEY.

Callan Fohel Deputy
DOUGLAS COUNTY RECORDER

RO Anderson

1603 ESPERALDA AVENUE / POST OFFICE BOX 2229
PINDEN, NEVADA 89423
PHONE: (775) 782-2922 / FAX: (775) 782-7084
WEB SITE: WWW.ROANDERSON.COM



VICINITY MAP
NO SCALE

SCALE: 1" = 100'

NOTES

TOTAL AREA: 37.74 ACRES

A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES. A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE SHOWN.

ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER N.R.S. 278.462(3).

DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT WHERE WELLS AND SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.

THE USE OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM IS FOR TEMPORARY USE ONLY. THE PARCELS SHALL CONNECT TO A COMMUNITY SEWER SYSTEM WHEN SUCH SYSTEM IS WITHIN 330 FEET OF THE PARCELS.

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.

OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZED AGENCY.

THE DEVELOPMENT OF ALL STRUCTURES SHALL BE PROHIBITED WITHIN THE "RESTRICTED USE AREA" IDENTIFIED ON THE FINAL MAP.

ALL CONSTRUCTION AND DEVELOPMENT WITHIN "HILLSIDE" AREAS SHALL COMPLY WITH THE HILLSIDE GRADING STANDARDS OF DOUGLAS COUNTY CODE. A DEED RESTRICTION STATING "ANY FUTURE DEVELOPMENT ON THESE PARCELS WITH SLOPES GREATER THAN 15% WILL BE REQUIRED TO COMPLY WITH THE HILLSIDE GRADING STANDARDS OF DOUGLAS COUNTY CODE (SECTION 20.690.030(K)) WAS RECORDED IN BOOK 0406L, PAGE 1329 DOCUMENT NO. 171413.

THE PRIVATE ACCESS ROAD STARTING AT THE NORTHEAST END OF CANDY DANCE LANE SHALL BE THE ONLY ACCESS FOR THE PARCELS. THIS PRIVATE ACCESS ROAD SHALL BE USED FOR THE TRANSPORTATION OF ALL CONSTRUCTION VEHICLES. THESE PARCELS DO NOT HAVE THE RIGHT TO USE THE 20 FOOT ACCESS EASEMENT SHOWN ON DOC. NO. 32482 PER JUDGEMENT IN BOOK 1005, AT PAGE 6672.

THE FRONT-YARD SETBACKS SHALL BE A MINIMUM OF 20 FEET AND THE SIDE AND REAR YARD SETBACKS SHALL BE A MINIMUM OF 30 FEET.

THE OWNER HEREBY ACCEPTS ALL LIABILITY AND ALSO INDEMNIFIES DOUGLAS COUNTY FOR ANY OCCURRENCES DIRECTLY OR INDIRECTLY RESULTING FROM THE INCREASED GRADE OF THE DRIVEWAY AS CONSTRUCTED ON THE SUBJECT PROPERTY.

LOT 1 (A.P.N. 1319-16-001-008) IS WITHIN THE GENOA WATER SERVICE AREA AND ALSO HAS AN EXISTING HOME ON THE PARCEL, THEREFORE, IT WILL BE REQUIRED TO COMPLY WITH TITLE 20.100.040 IF AT ANY TIME IN THE FUTURE THE PARCEL CONNECTS TO THE PUBLIC WATER SYSTEM.

GRANT OF CONSERVATION EASEMENT RECORDED CONCURRENTLY HERewith.

LEGEND

- ⊕ FOUND SECTION CORNER - BRASS CAP IN STONE MOUND
- ⊙ FOUND 1/16 SECTION CORNER - BLM BRASS CAP 1985
- FOUND 5/8" REBAR - NO TAG
- FOUND 5/8" REBAR AS NOTED
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 6899
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 6899
- ∅ NOTHING FOUND OR SET
- ▨ RESTRICTED USE AREA
- ▧ CONSERVATION EASEMENT
- (R1) RECORD OF SURVEY AND BOUNDARY LINE ADJUSTMENT FOR ROBERT G. WILLIAMS III AND MARTHA WILLIAMS RECORDED JUNE 13, 1991 AS DOC. NO. 252840
- (R2) RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR MARTHA AND ROBERT WILLIAMS 1993 TRUST AND STEWART AND DONNA BENDER RECORDED APRIL 23, 2004 AS DOC. NO. 611125
- (R3) PARCEL MAP FOR MARTHA AND ROBERT WILLIAMS 1993 TRUST RECORDED MAY 25, 2004 AS DOC. NO. 614093
- (C) CALCULATED POSITION
- (M) MEASURED POSITION

EASEMENT TABLE

LINE	BEARING	DISTANCE
E1	S00°05'37"W	25.51'
E2	S76°59'20"W	109.46'
E3	N89°54'57"E	66.19'
E4	S56°08'57"W	356.23'
E5	S77°12'39"W	129.70'
E6	N88°59'14"W	170.08'
E12	S12°51'14"W	168.85'
E13	S00°14'38"E	212.39'
E14	S89°45'26"W	85.00'
E15	S00°14'38"E	75.14'
E16	S12°51'14"W	160.84'
E17	N49°02'27"W	96.00'
E18	N34°37'07"E	86.59'
E22	N03°41'19"W	102.16'
E23	N65°14'51"E	47.69'
E24	S82°34'45"E	94.92'
E25	S87°00'53"E	17.95'
E26	N88°59'14"W	189.63'
E27	S77°12'39"W	105.14'
E28	S56°08'57"W	341.67'
E29	N89°54'57"E	242.11'
E30	N89°45'26"W	30.00'

LINE TABLE

LINE	BEARING	DISTANCE
L1(R2)	N49°42'12"W	34.02'
L2(R2)	N40°41'19"W	40.54'
L3(R2)	N81°57'13"W	20.10'
L4(R2)	N13°18'43"W	20.00'
L5(R2)	N00°51'47"W	42.49'
L6(R2)	N03°49'00"W	54.45'
L7(R2)	N15°59'34"W	16.14'
L8(R3)	N89°54'57"E	77.98'
L9(R2)	N00°23'58"E	201.26'
L10(R2)	N89°45'22"W	76.71'

BASIS OF BEARING

N 89°54'57" E -- THE NORTH LINE OF THE NENE SECTION 16, T.13N., R.19E., M.D.M., AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR THE MARTHA AND ROBERT WILLIAMS 1993 TRUST AND STEWART AND DONNA BENDER RECORDED APRIL 23, 2004 AS DOC. NO. 611125.

RO Anderson

1603 ESMEERALDA AVENUE / POST OFFICE BOX 2229
PRINDEN, NEVADA 89423
PHONE: (775) 782-2322 / FAX: (775) 782-7084
WEB SITE: WWW.ROANDERSON.COM

SCALE: 1" = 100' SHEET 2 OF 2

FINAL MAP
PD 04-004
FOR
GENOA HIGHLANDS
A PLANNED DEVELOPMENT

LOCATED WITHIN PORTIONS OF SECTIONS 9 AND 16, T.13N., R.19E., M.D.M.
104B-006-05 DOUGLAS COUNTY, NEVADA
104B-006FM2.dwg 03/20/06

