

FINAL SUBDIVISION MAP RAIN SHADOW RANCH - PHASE I

PD 04-002

LOCATED WITHIN A PORTION OF SECTION 17, T. 12N., R. 20E., M.D.M.
DOUGLAS COUNTY, NEVADA

Owner's Certificate

KNOW BY ALL MEN THAT THE UNDERSIGNED, GREG LYNN AND SUZANNE TOWSE, TRUSTEES, LYNN/TOWSE 1995 TRUST AGREEMENT, 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.

Gregory Lynn 6-12-07 DATE
GREGORY LYNN, TRUSTEE
LYNN/TOWSE 1995 TRUST AGREEMENT

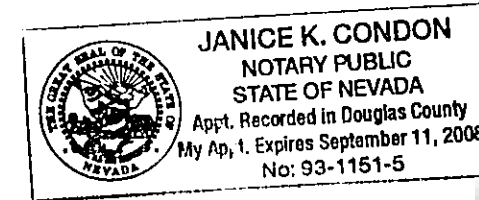
Suzanne Towse 6-12-2007 DATE
SUZANNE TOWSE, TRUSTEE
LYNN/TOWSE 1995 TRUST AGREEMENT

STATE OF Nevada
COUNTY OF Douglas S.S.

ON THIS 12th DAY OF June, IN THE YEAR 2007 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED GREG LYNN AND SUZANNE TOWSE, PERSONALLY KNOWN BY ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR 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.

Janice K. Condon
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-11-08

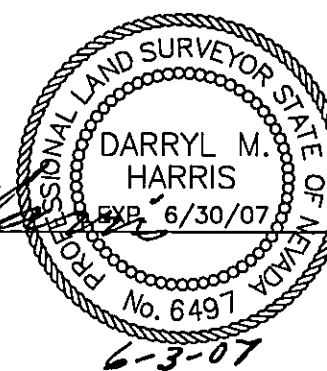


Surveyor's Certificate

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 GREGORY LYNN.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 17, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON FEBRUARY 28, 2007.
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 AND OCCUPY THE POSITIONS INDICATED.

DARRYL M. HARRIS, PROFESSIONAL LAND SURVEYOR NO. 6497



County Tax Collector's Certificate

I, BARBARA J. GRIFFIN, 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 1220-17-601-001)

Barbara J. Griffin 6/25/07 DATE
BARBARA J. GRIFFIN
DOUGLAS COUNTY CLERK-TREASURER

By: Timmy Sanderson, Chief Deputy Treasurer
Gardnerville Ranchos General Improvement District

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

Bob Spitzberg 6/26/07 DATE
BOB SPITZBERG, DISTRICT MANAGER
GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT

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 RAIN SHADOW RANCH-PHASE I; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Carl Ruschmeyer 6/20/07 DATE
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.

Michael Price 6-5-07 DATE
MICHAEL PRICE
SIERRA PACIFIC POWER COMPANY

Larry Gibson 6-5-07 DATE
LARRY GIBSON
SOUTHWEST GAS COMPANY

Cory Bolton 6-12-07 DATE
CORY BOLTON
VERIZON OF NEVADA

D.J. Menzell 6/5/07 DATE
D.J. MENZELL
CHARTER COMMUNICATIONS

Bureau of Safe Drinking Water Certificate

THIS FINAL MAP IS APPROVED BY THE NEVADA 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 SYSTEM FOR DISPOSAL OF SEWAGE.

Richard P. Drew 6/5/07 DATE
BY: RICHARD DREW
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 AND APPROVAL ON FILE IN THIS OFFICE.

Thomas K. Gallagher, P.E. 11 JUN 2007 DATE
TOM GALLAGHER
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 6/27/07 DATE
STEVE EISELE
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 21st DAY OF June, 2007, 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. Griffin 6-22-07 DATE
BARBARA J. GRIFFIN
COUNTY CLERK

Community Development Department Certificate

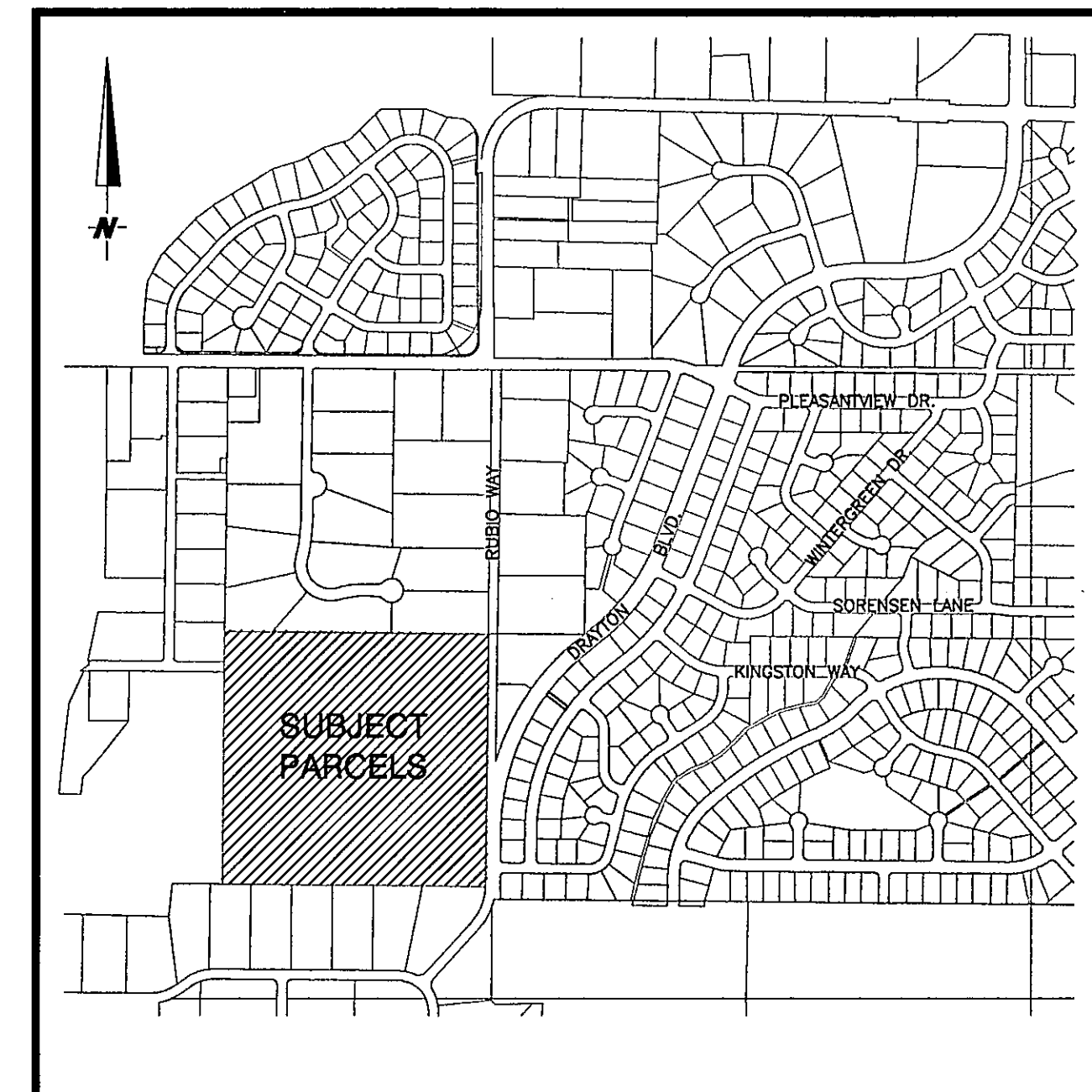
IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 21st DAY OF June, 2007. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, ALL OFFERS OF DEDICATION FOR PUBLIC ROADWAYS AND OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Mimi B. Moss 6-21-07 DATE
MIMI 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: DEBDE OF TRACT R. 10-20-06 # 686873, 10-12-04 # 626472, 2-18-06 # 691013, 10-26-05 # 659022

Janice K. Condon 4-6-07 DATE
CHARLEN HANOVER
JANICE K. CONDON
STEWART TITLE OF DOUGLAS COUNTY



VICINITY MAP
NOT TO SCALE

County Recorder's Certificate

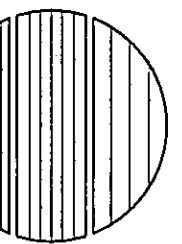
FILED THIS 28 DAY OF June, 2007, AT 7 MINUTES PAST 10 O'CLOCK
A. M., IN BOOK 0607, AT PAGE 3070, DOCUMENT NUMBER 703979, RECORDED AT THE
REQUEST OF GREGORY LYNN.

Colleen Schell
DOUGLAS COUNTY RECORDER

212 ELKS POINT ROAD, STE. 443
P.O. BOX 11796
ZEPHYR COVE, NEVADA 89448
PHONE: 775-688-7500

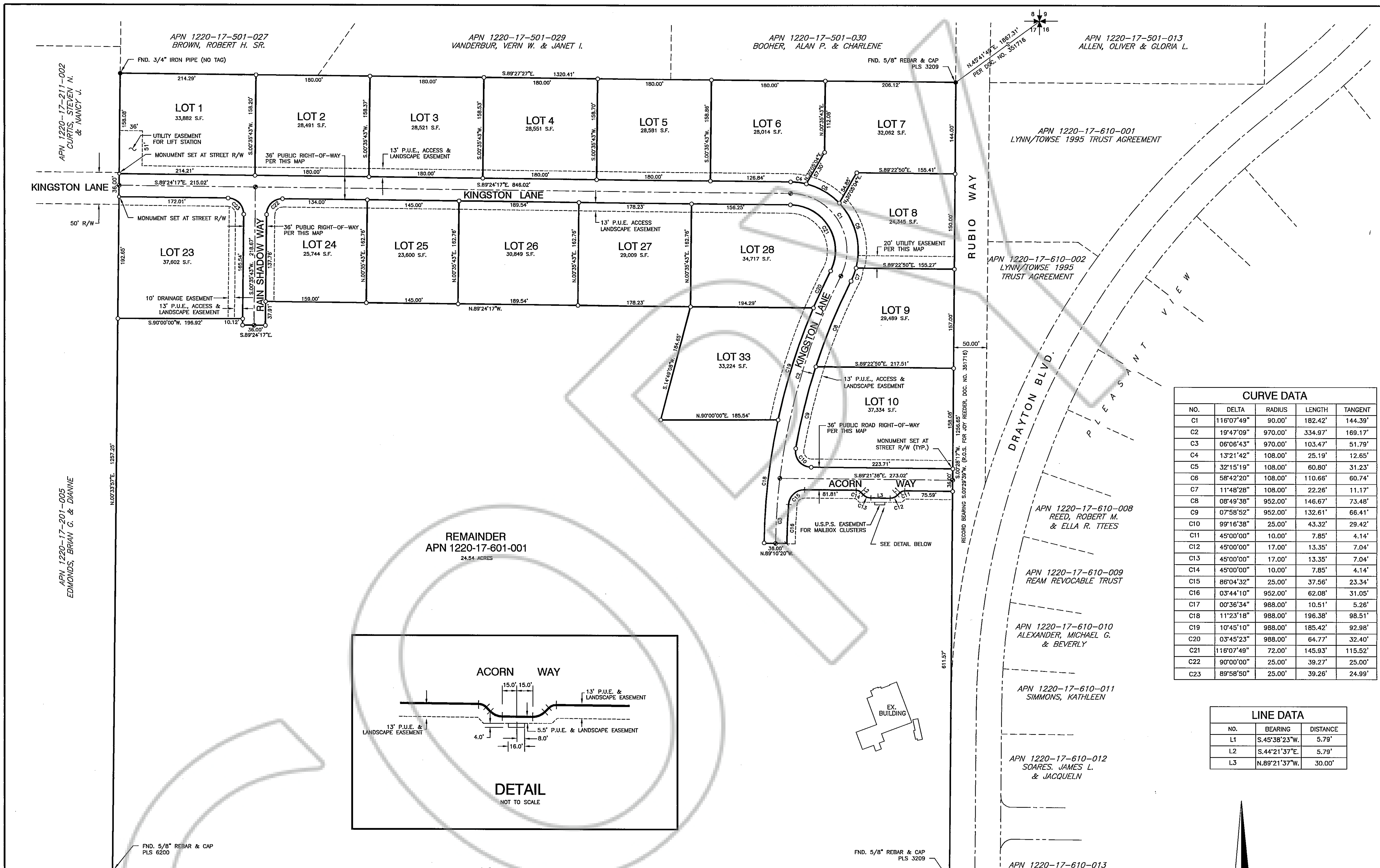
340 N. MINNESOTA STREET
CARSON CITY, NEVADA 89703
PHONE: 775-683-1600 FAX: 775-683-1656
WEB SITE: www.rcfmv.com

ENGINEERING · PLANNING · RESOURCE MANAGEMENT
RESOURCE CONCEPTS, INC.



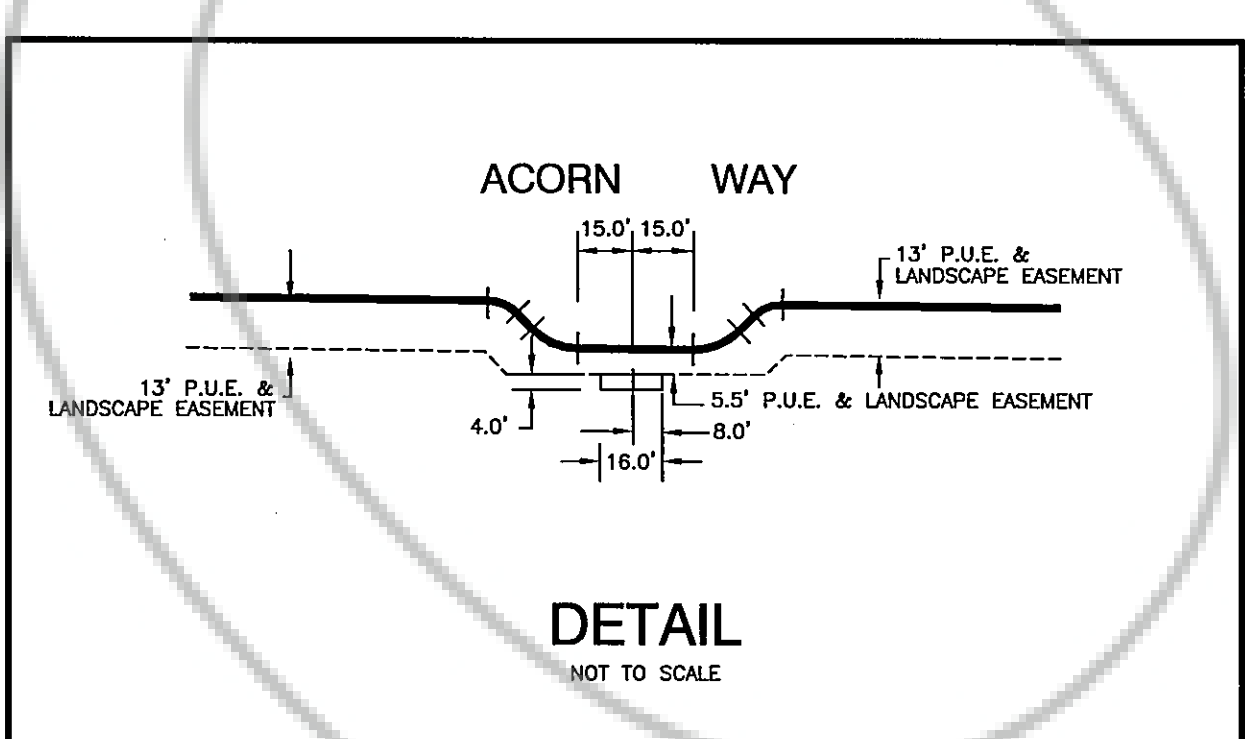
REVISION	DATE

JOB NO. 04-125-01
DATE: 5-29-07
DRAWN: MMLM
CHECKED: LT
SHEET 1 OF 2



CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	116°07'49"	90.00'	182.42'	144.39'
C2	19°47'09"	970.00'	334.97'	169.17'
C3	06°06'43"	970.00'	103.47'	51.79'
C4	13°21'42"	108.00'	25.19'	12.65'
C5	32°15'19"	108.00'	60.80'	31.23'
C6	58°42'20"	108.00'	110.66'	60.74'
C7	11°48'28"	108.00'	22.26'	11.17'
C8	08°49'38"	952.00'	146.67'	73.48'
C9	07°58'52"	952.00'	132.61'	66.41'
C10	99°16'38"	25.00'	43.32'	29.42'
C11	45°00'00"	10.00'	7.85'	4.14'
C12	45°00'00"	17.00'	13.35'	7.04'
C13	45°00'00"	17.00'	13.35'	7.04'
C14	45°00'00"	10.00'	7.85'	4.14'
C15	85°04'32"	25.00'	37.56'	23.34'
C16	03°44'10"	952.00'	62.08'	31.05'
C17	00°36'34"	988.00'	10.51'	5.26'
C18	11°23'18"	988.00'	196.38'	98.51'
C19	10°45'10"	988.00'	185.42'	92.98'
C20	03°45'23"	988.00'	64.77'	32.40'
C21	116°07'49"	72.00'	145.93'	115.52'
C22	90°00'00"	25.00'	39.27'	25.00'
C23	89°58'50"	25.00'	39.26'	24.99'

LINE DATA		
NO.	BEARING	DISTANCE
L1	S.45°38'23"W.	5.79'
L2	S.44°21'37"E.	5.79'
L3	N.89°21'37"W.	30.00'



NOTES

- ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
- ALL DRAINAGE FACILITIES ARE THE RESPONSIBILITY OF GRGD, WITH EXCEPTION OF THE INDIVIDUAL LOT INFILTRATION SYSTEMS, WHICH ARE THE RESPONSIBILITY OF EACH LOT OWNER.
- OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
- 11.80 ACRES (LOTS) + 24.54 ACRES (REMAINDER) + 1.79 (ROADS) = 38.13 (TOTAL SITE ACRES)
- AREAS DEDICATED AS PUBLIC UTILITY EASEMENTS SHALL BE FREE OF ANY AND ALL TREES, LARGE BRUSH, OR STRUCTURES. GRGD SHALL NOT BE RESPONSIBLE FOR DAMAGE TO ANY LANDSCAPING OR STRUCTURES AS A RESULT OF REPAIR OR SERVICE ON WATERLINES OR OTHER UTILITIES.
- THE ACCESS AND LANDSCAPE EASEMENT SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.
- A 13' P.U.E., ACCESS AND LANDSCAPE EASEMENT HAS BEEN DEDICATED THIS AREA AS A PUBLIC ACCESS EASEMENT, ON ALL ROAD FRONTAGES AND A 5' PUBLIC UTILITY EASEMENT ALONG SIDE AND REAR LOT LINES.
- LOT DRAINAGE IS ACCOMMODATED ON EACH LOT WITH INFILTRATION TRENCHES.
- DRAINAGE EASEMENTS AS NECESSARY FOR MITIGATING ONSITE, OFFSITE, AND CROSS-LOT DRAINAGE IMPACTS ALL DRAINAGE EASEMENTS SHALL BE SHOWN AS PRIVATE, UNLESS ACCEPTED BY THE GRGD FOR MAINTENANCE.
- DOUGLAS COUNTY HAS DECLARED IT A POLICY TO PROTECT AND ENCOURAGE AGRICULTURAL OPERATION. IF YOUR PROPERTY IS LOCATED NEAR AND AGRICULTURAL OPERATION, YOU MAY AT SOME TIME BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM AGRICULTURAL OPERATIONS. IF CONDUCTED IN A MANNER CONSISTENT WITH PROPER AND ACCEPTED STANDARDS, THESE INCONVENIENCES AND DISCOMFORTS DO NOT CONSTITUTE A NUISANCE FOR PURPOSES OF THE DOUGLAS COUNTY CODE.
- THE ACCESS AND LANDSCAPE EASEMENT SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.
- EACH LOT OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE AREA BETWEEN THE SIDEWALK AND EDGE OF CURB. IF OWNER FAILS OR REFUSES TO MAINTAIN THE AREA, THEN UPON REASONABLE NOTICE, THE COUNTY OR OTHER GOVERNMENTAL ENTITY IN WHOSE JURISDICTION THE PROPERTY LIES, HAS THE AUTHORITY TO ENTER UPON THE PROPERTY AND CONDUCT THE REQUIRED MAINTENANCE, IN WHICH CASE THE COSTS OF MAINTENANCE WILL BE A LEIN ON PROPERTY WHICH MAY BE PERFECTED AND EXECUTED IN THE MANNER PROVIDED BY LAW.
- 36' PUBLIC ROAD RIGHT-OF-WAY FOR KINGSTON LANE, ACORN WAY & RAIN SHADOW WAY ARE DEDICATED TO DOUGLAS COUNTY PER THIS MAP.

BASIS OF BEARING
BASIS OF BEARING BY GPS OBSERVATION.
(TRUE NORTH-NEVADA STATE PLANE WEST ZONE).

LEGEND

- FOUND POINT AS INDICATED
- CLASS "A" CENTERLINE MONUMENT
- SET 5/8" REBAR WITH CAP PLS 6497 IN STREET WELL
- SET 5/8" REBAR WITH CAP PLS 6497, ALL LOT CORNERS FRONTING STREETS OFFSET 13.5' ALONG LOT LINES AND RADIAL LINES AT CURB RETURNS UNLESS OTHERWISE NOTED
- CALCULATED POINTS, MONUMENTS TO BE SET AS PART OF RAIN SHADOW RANCH PHASE II

FINAL MAP
PD 04-002
FOR
Gregory Lynn & Suzanne Towse
Lynn / Towse 1995 Trust Agreement
RAIN SHADOW RANCH - PHASE I
PORTION OF SECTION 17, T. 12N., R. 20E., M.D.M.
DOUGLAS COUNTY, NEVADA

ENGINEERING · PLANNING · RESOURCE MANAGEMENT

RESOURCE CONCEPTS, INC.

340 N. MINNESOTA STREET
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PHONE: 775-883-1600 FAX: 775-883-1656
WEB SITE: www.rc-nv.com

212 ELKS POINT ROAD, STE. 443
P.O. BOX 11798
ZEPHYR COVE, NEVADA 89448
PHONE: 775-688-7500

DATE	REVISION

JOB NO. 04-125-01
DATE: 6-5-07
DRAWN: MLM
CHECKED: LT
SHEET 2 OF 2

RAIN SHADOWS RANCH PHASE-1 - DOC# 703979 - SEC 17 T12N R20E