

Doc Number: **0831034**

09/20/2013 02:57 PM

OFFICIAL RECORDS

Requested By
DC/DISTRICT ATTORNEY

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 76 Fee: \$ 0.00

Bk: 0913 Pg: 4951



Deputy - sg

Assessor's Parcel Number: N/A

Date: SEPTEMBER 20, 2013

Recording Requested By:

Name: DOUG RITCHIE, DA'S OFFICE
& EILEEN CHURCH, PUBLIC WORKS

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

AGREEMENT #2013.223

(Title of Document)

This page added to provide additional information required by NRS 111 312 Sections 1-2 (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

BOCC

FILED

NO 2013-223
2013 SEP 20 AM 11:21

**AGREEMENT FOR THE PURCHASE OF THE SIERRA COUNTRY ESTATES
PUBLIC WATER SYSTEM**

TED THRAN
CLERK

DEPUTY

THIS AGREEMENT FOR THE PURCHASE OF THE SIERRA COUNTRY ESTATES PUBLIC WATER SYSTEM ("Agreement") is entered into between Douglas County, Nevada, a political subdivision of the State of Nevada ("County"); Sierra Country, Inc. ("SCI"), a Nevada corporation; and Sierra Country Water Company, Inc. ("SCWC"), a Nevada non-profit corporation. County, SCI, and SCWC are at times collectively referred to herein as the "Parties" or individually as the "Party."

PREAMBLE

WHEREAS, on February 22, 1993, William R. Tomerlin ("Owner") obtained a conditional approval for a Tentative Subdivision Map and Special Use Permit for the Sierra Country Estates Planned Unit Development ("SCE");

WHEREAS, the SCE Development Agreement was approved on August 5, 1993, and recorded as Document 315835, Book 0893;

WHEREAS, on August 5, 1993, the Douglas County Board of Commissioners approved Ordinance 600 adopting the Development Agreement for SCE;

WHEREAS, the approval of the SCE Tentative Subdivision Map and Special Use Permit was conditioned upon the Owner constructing a public water system in compliance with the Douglas County Code and Public Water System ("PWS") law and to dedicate the completed water system and sufficient water rights to serve SCE to Douglas County. Additionally, the Owner was required to over-size the water system to serve the Sierra Ranchos Estates Subdivision (29 residential units) adjacent to SCE;

WHEREAS, the Sierra Country Estates Public Water System ("SCE Water System") is a Community Public Water System subject to regulation under the Nevada Public Water Systems Law, NRS 445A.800 to NRS 445A.955; the Safe Drinking Water Act, 42 U.S.C. § 300f, *et seq.*; and the National Primary Drinking Water Regulations, 40 CFR §§ 141 and 40 CFR §§ 142.61 to 142.65, inclusive;

WHEREAS, the SCE Water System is permitted by NDEP under Permit No. DO-0931-12C;

WHEREAS, Marsha L. Tomerlin and William Tomerlin, through the William R. Tomerlin trust, is the sole shareholder of SCI and SCWC;

WHEREAS, Marsha Tomerlin is the sole officer and director of SCI and SCWC;

WHEREAS, the assets of SCI and SCWC were abandoned by Angelique L.M. Clark, Chapter 7 Trustee in Bankruptcy Case No. BK-N12-52078, and returned to Marsha L. Tomerlin's control;

WHEREAS, Marsha L. Tomerlin promised and agreed to abandon the water system owned by SCI and SCWC to Douglas County pursuant to the terms of a Settlement Agreement and Mutual Release of All Claims executed by Marsha L. Tomerlin on November 9, 2012;

WHEREAS, during the past several years, the SCE Water System has accrued numerous violations for its failure to comply with the laws related to public water systems. As result of these continued violations, on February 22, 2013, the Nevada Department of Environmental Protection ("NDEP"), Bureau of Safe Drinking Water ("BSDW"), issued a Finding of Alleged Violation ("FOAV") to the SCE Water System and entered an Administrative Order for its failure to comply with the State Public Water Systems laws;

WHEREAS, the SCE Water System responded to the FOAV and stated that it lacked the ability to comply with the safe drinking water laws;

WHEREAS, on August 9, 2013, the State of Nevada, Department of Conservation and Natural Resources, Division of Environmental Protection ("NDEP"), filed a Motion for a Preliminary Injunction and Petition for Appointment of Receiver in the Ninth Judicial District Court;

WHEREAS, NRS 445A.910(1) grants the power to assume control of the SCE Water System to Douglas County when it is a failed water system; and

WHEREAS, the Board of County Commissioners has determined that it is in the best interest of Douglas County to assume immediate control and ownership of the SCE Water System to protect the health, safety and welfare of the water users.

NOW, THEREFORE, based on good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, and the mutual promises and conditions contained herein, the Parties agree as follows:

1. SCI and SCWC jointly and severally agree to transfer, assign, and convey to Douglas County all assets held by these companies, including all accounts receivable and the following described accounts payable, to Douglas County.
2. SCI and SCWC jointly and severally agree to dedicate, assign, transfer and convey to Douglas County any and all of their respective right, title and interest in and to the SCE Water System, including any and all utility easements appurtenant to the public water system, as shown in the Sierra Country Estates, Phase 1 Final Map, No. 1012-1, Document No. 384282, recorded on March 28, 1996, in Book 396, Page 4735; and Sierra Country Estates, Phase 2 Final Map, No. 1012-2, Document No. 485130, recorded on January 27, 2000, in Book 0100, Page 4088, Exhibits "A" and "B," respectively.

3. The SCE Water System generally consists of all physical assets, easements, real property, and appurtenant facilities necessary to operate a public water system including, but not limited to:

- a) One 300,000 gallon welded steel water tank.
- b) Two water wells equipped with a pump and motor, electrical controls and appurtenances.
- c) Approximately 10,175 linear feet of 6 inch, 8 inch and 10 inch water lines, service laterals, and appurtenances.

The public water system improvements serving SCE are shown in the Sierra Country Estates Improvement Plans, dated June 1994, attached hereto as **Exhibit "C."** A partial list of physical assets is also described in **Exhibit "D"** attached hereto. Certain SCE Water System assets are not listed such as electrical and Supervisory Control and Data Acquisition ("SCADA") systems.

The SCE Water System is permitted by NDEP under Permit No. DO-0931-12C.

4. SCI and SCWC jointly and severally agree to transfer and convey to Douglas County any and all of their respective right, title and interest in any water rights including those more particularly described as:

All of Water Right Permit No. 58765, having a duty of 11.88 acre feet annually;
All of Water Right Permit No. 58766, having a duty of 11.88 acre-feet annually; and
All of Water Right Permit No. 64972, having a duty of 14.56 acre-feet annually

all as on file and of record in the Office of the State Engineer, together with all tenements and appurtenances thereunto belonging or appertaining.

5. SCI and SCWC jointly and severally agree to transfer and convey to Douglas County all of the accounts receivable set forth in **Exhibit "E"** attached hereto.

6. County agrees to assume the responsibility for paying only those accounts payable set forth in **Exhibit "F"** attached hereto.

7. County will file all necessary documents with the State Engineer's Office and deposit any appropriate fees to complete the conveyance and transfer of title of the water right permits.

8. The Parties will cooperate to transfer of all utility billing accounts required to operate the SCE Water System to the County from SCI and SCWC.

9. The Agreement will be construed and interpreted according to the laws of the State of Nevada. There will be no presumption for or against the drafter in interpreting or enforcing the Agreement. In the event a dispute arises between the Parties, the Parties promise and agree to first meet and confer to resolve any dispute. If such meeting does not resolve the dispute, then the Parties agree to mediate any dispute arising from or relating to the Agreement before an independent mediator mutually agreed to by the Parties. The fee, rate or charge of the mediator

will be shared equally by the Parties, who will otherwise be responsible for their own attorney's fees and costs. If mediation is unsuccessful, litigation may only proceed in Ninth Judicial Court of the State of Nevada in and for the County of Douglas and attorney's fees and costs will be awarded to the prevailing party at the discretion of the court.

10. All written notices or documents under this Agreement must be delivered personally or mailed by registered or certified mail, return receipt requested, addressed to:

Douglas County Manager
P.O. Box 218
Minden, NV 89423

Marsha L. Tomerlin
1657 Hwy 395 North
Minden, NV 89423

11. The Parties represent and warrant that they have the authority to enter into this Contract.

12. Nothing contained in this Agreement is intended to convey any rights or to create a contractual relationship with any third party or to otherwise allow a third party to assert a cause of action against any of the Parties.

13. The Parties agree to execute such further documents and to do any and all such further things as may be necessary to implement and carry out the intent of this Agreement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the 19th day of September, 2013.

Douglas County Board of Commissioners

By: [Signature]
Greg Lynn, Chairman
Douglas County Commission

Attest: [Signature]
By: [Signature]
Theodore Thran, County Clerk

[Signature]
CLERK TO THE BOARD

Sierra Country, Inc.

Sierra Country Water Company, Inc.

By: *Marsha L. Tomerlin*
Marsha L. Tomerlin, President

By: *Marsha L. Tomerlin*
Marsha L. Tomerlin, President

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

The foregoing Agreement for the Purchase of the Sierra Country Estates Water System was acknowledged before me on this 13th day of September, 2013, by Marsha L. Tomerlin who acknowledged to me that she is the President of Sierra Country, Inc. and Sierra Country Water Company, Inc. and has been duly authorized to execute the above instrument.

WITNESS my hand and official seal.

By: *Gayle Sarratea*
Notary Public

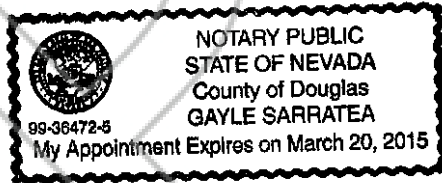


EXHIBIT "A"

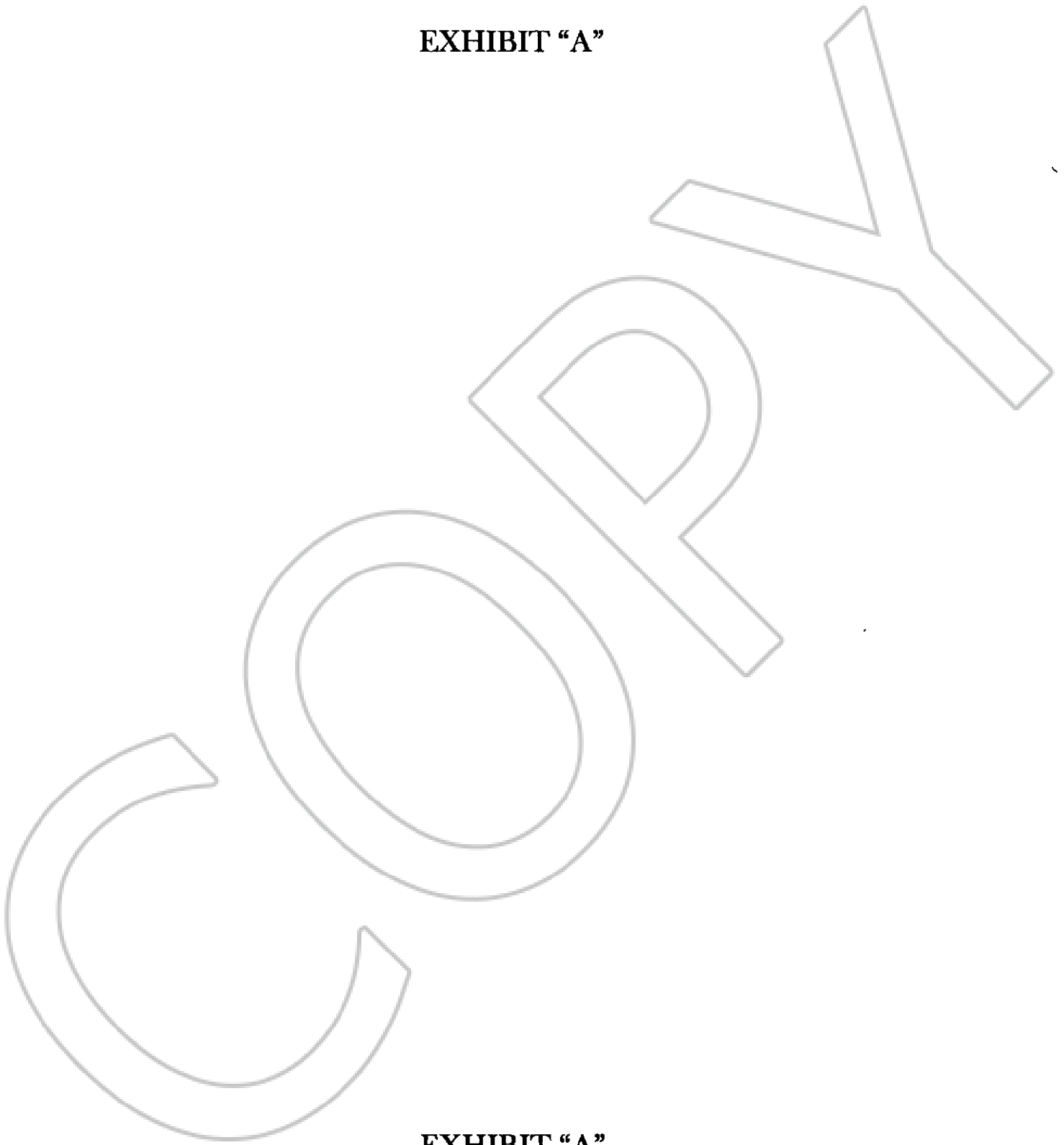
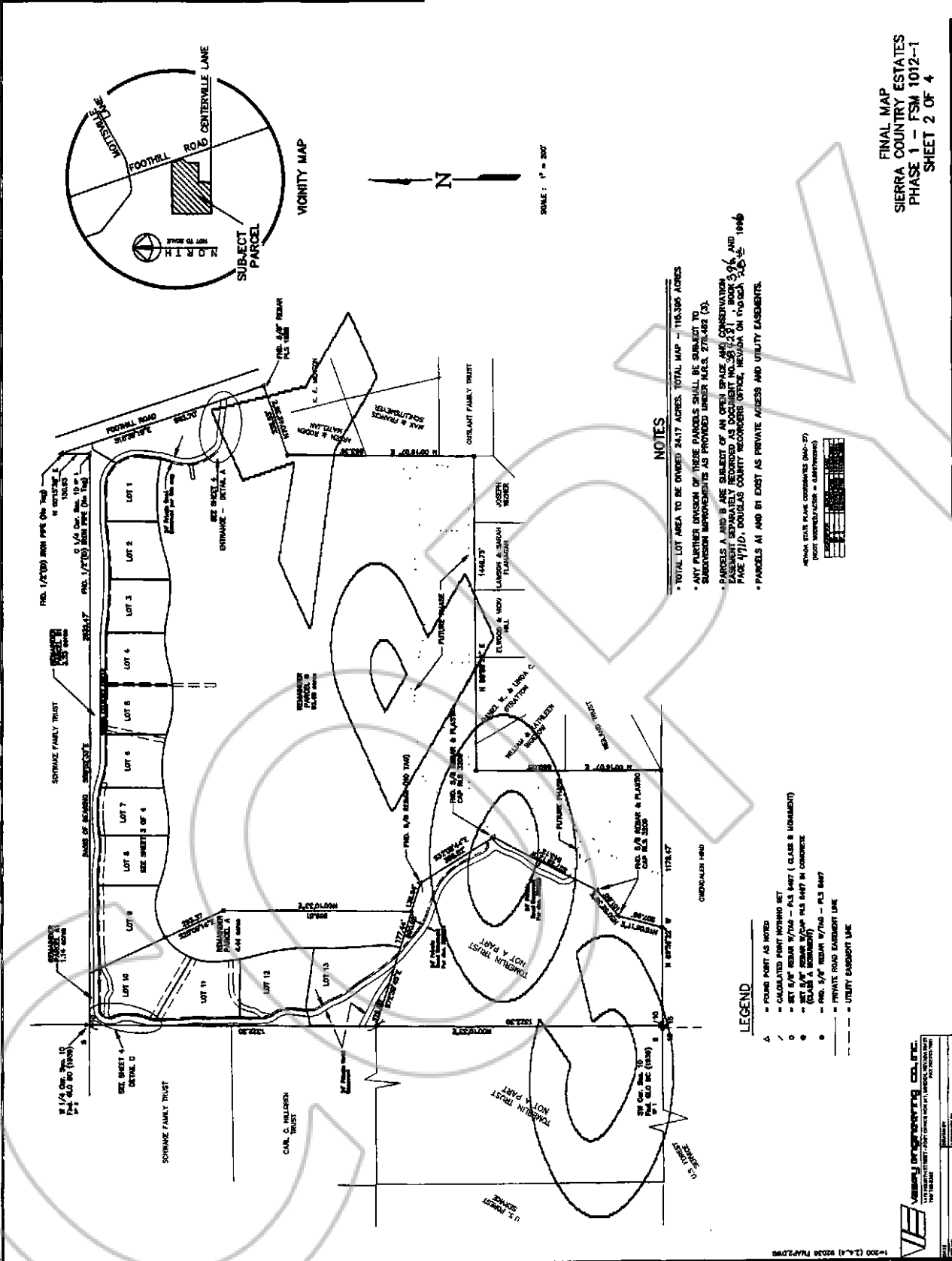


EXHIBIT "A"



NOTES

- * TOTAL LOT AREA TO BE DIVIDED 2417 ACRES. TOTAL MAP - 116.306 ACRES
- * ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBSEQUENT IMPROVEMENTS AS PROVIDED UNDER N.A.S.C. 271-462 (3).
- * PARCELS A AND B ARE SUBJECT OF AN OPEN SPACE AND CONSERVATION EASEMENT SEPARATELY RECORDED AS DOCUMENT NO. 281231, BOOK 396, AND PAGE 471(D), DOUGLAS COUNTY RECORDER'S OFFICE, NEVADA ON FEBRUARY 25, 1996
- * PARCELS A1 AND B1 EXIST AS PRIVATE ACCESS AND UTILITY EASEMENTS.

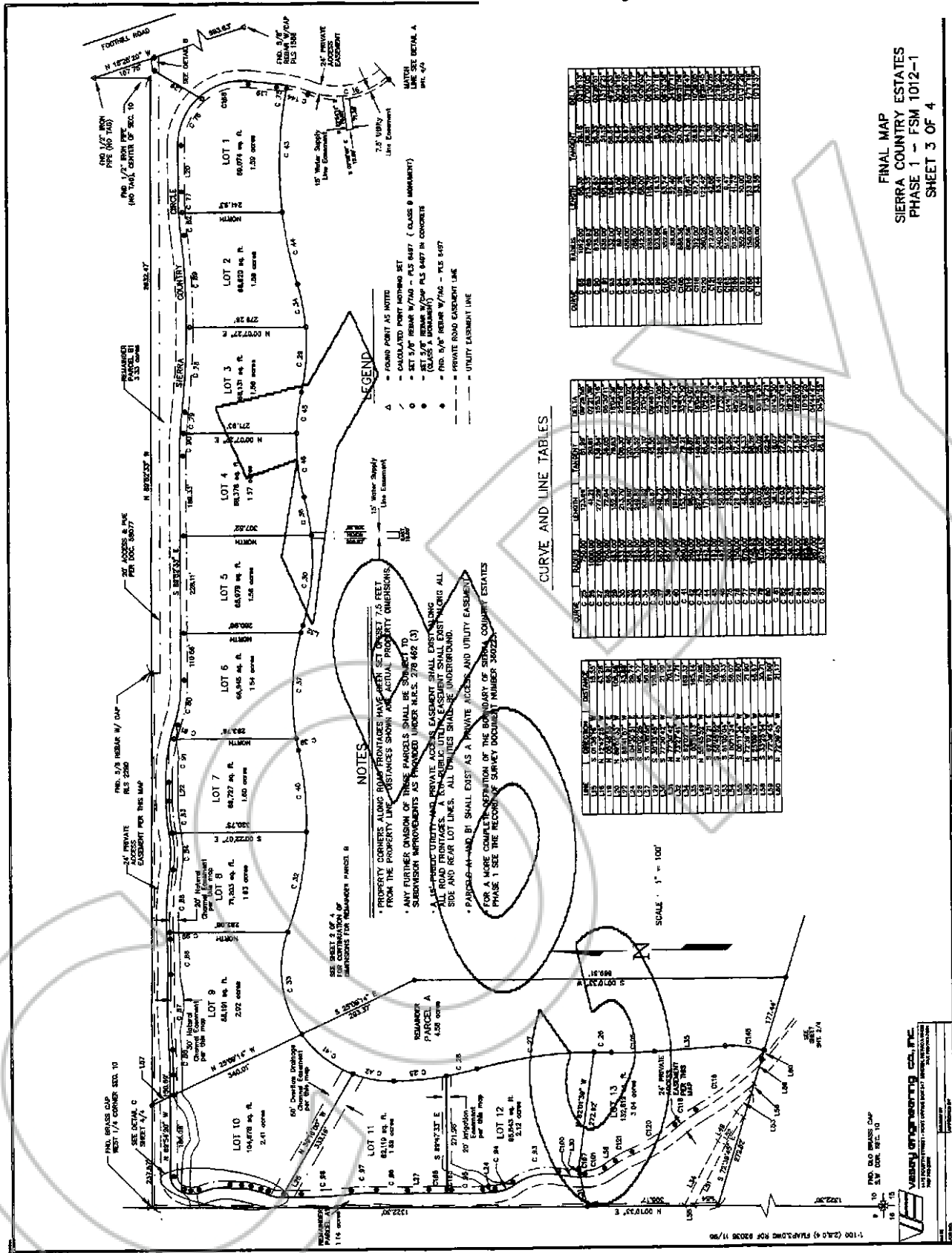
LEGEND

- A - FOUND POINT AS NOTED
- CALCULATED POINT NUMBER SET
- 0 - SET 5/8" REBAR 1/2" DIA - 6x6 5/8" (CLASS B UPHOLD)
- - SET 1/2" REBAR 3/4" DIA - 6x6 5/8" IN CONCRETE
- - SET 1/2" REBAR 3/4" DIA - 6x6 5/8" IN CONCRETE
- - SET 1/2" REBAR 3/4" DIA - 6x6 5/8" IN CONCRETE
- - - PRIVATE ROAD EASEMENT LINE
- - - UTILITY EASEMENT LINE

FINAL MAP
SIERRA COUNTRY ESTATES
PHASE 1 - FSM 1012-1
SHEET 2 OF 4

DRAWING NUMBER Phase 1 Sierra Country Estates 9/20/13	DRAWING NUMBER	DRAWING NUMBER	DRAWING NUMBER	DRAWING NUMBER
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FINAL MAP
SIERRA COUNTRY ESTATES
PHASE 1 - FSM 1012-1
SHEET 3 OF 4

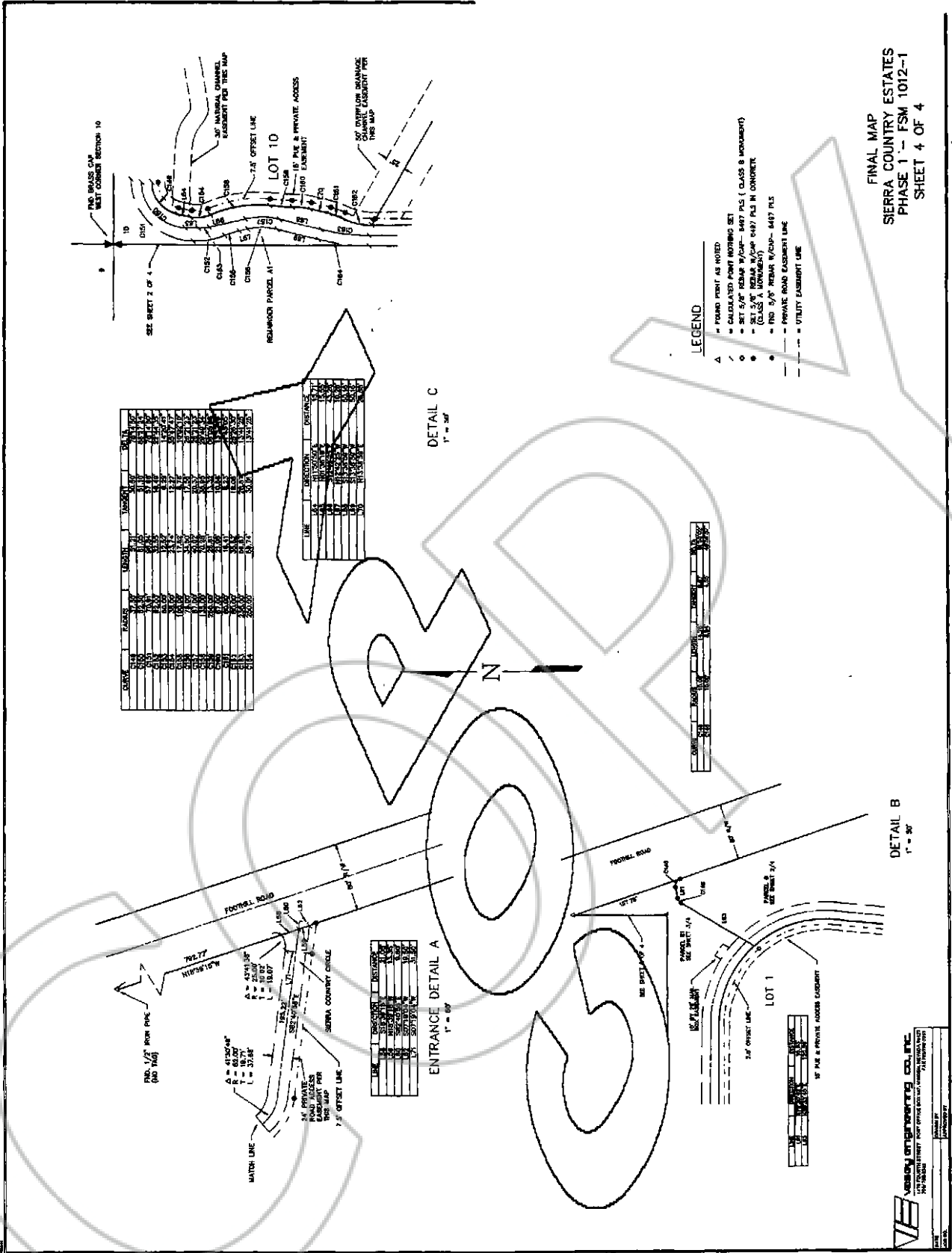


DRAWING NUMBER
Phase 1 Pg 3 of 4
Sierra Country Estates

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



FINAL MAP
 SIERRA COUNTRY ESTATES
 PHASE 1 - FSM 1012-1
 SHEET 4 OF 4

LEGEND

- ▲ POINT AS NOTED
- CALCULATED POINT (NOTHING SET)
- SET 5/8" REBAR W/CAP - 8497 PLS (CLASS B MONUMENT)
- SET 3/4" REBAR W/CAP - 8497 PLS IN CONCRETE (CLASS A MONUMENT)
- TND 5/8" REBAR W/CAP - 8497 PLS
- PRIVATE ROAD EASEMENT LINE
- UTILITY EASEMENT LINE

DETAIL C
 1" = 30'

ENTRANCE DETAIL A
 1" = 30'

DETAIL B
 1" = 30'

V&E VELOCITY ENGINEERING, INC.
 1000 UNIVERSITY STREET, SUITE 200, FOLSOM, CA 95630
 TEL: 916.439.8800 FAX: 916.439.8801
 WWW.VANDENGINEERING.COM
 DATE: 09/18/13
 PROJECT: SIERRA COUNTRY ESTATES PHASE 1 - FSM 1012-1
 SHEET: 4 OF 4

DRAWING NUMBER
 Phase 1, Sheet 4 of 4
 Sierra Country Estates

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

EXHIBIT "B"

COPY

EXHIBIT "B"

Sierra Country Estates Phase II
 DRAWING NUMBER 8-10

FINAL MAP

SIERRA COUNTRY ESTATES, PHASE 2

FINAL SUBDIVISION MAP NO. 1012-2 A PLANNED UNIT DEVELOPMENT A PORTION OF SECTION 10, T.12 N., R.19 E. M.D.B. & M. DOUGLAS COUNTY, NEVADA

OWNER'S CERTIFICATE

I, RONALD W. TURNER, TRUSTEE, DO HEREBY CERTIFY THAT THE UNDERSIGNED HAS BEEN ADVISED BY THE DIVISION OF WATER RESOURCES, DIVISION OF HEALTH, DIVISION OF FIRE PROTECTION, DIVISION OF COMMUNITY DEVELOPMENT, DIVISION OF UTILITY COMPANIES, DIVISION OF COUNTY ENGINEERS, DIVISION OF COUNTY TAX COLLECTORS, DIVISION OF COUNTY CLERKS, AND THE DIVISION OF RECORDS AND MAPPING, THAT THE MAP HAS BEEN APPROVED BY EACH OF THE ABOVE DIVISIONS AND THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA SUBDIVISION MAP ACT AND THE NEVADA PLANNED UNIT DEVELOPMENT ACT.

Ronald W. Turner
 RONALD W. TURNER
 TRUSTEE

SURVEYOR'S CERTIFICATE

I, ERIC M. TULLMAN, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE MAP AND THE SURVEY DATA AND THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA SUBDIVISION MAP ACT AND THE NEVADA PLANNED UNIT DEVELOPMENT ACT.

Eric M. Tullman
 ERIC M. TULLMAN
 DOUGLAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT DEPARTMENT

THIS FINAL MAP IS APPROVED BY THE DIVISION OF HEALTH, DIVISION OF FIRE PROTECTION, DIVISION OF COMMUNITY DEVELOPMENT, DIVISION OF UTILITY COMPANIES, DIVISION OF COUNTY ENGINEERS, DIVISION OF COUNTY TAX COLLECTORS, DIVISION OF COUNTY CLERKS, AND THE DIVISION OF RECORDS AND MAPPING, THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA SUBDIVISION MAP ACT AND THE NEVADA PLANNED UNIT DEVELOPMENT ACT.

Richard B. Ryan
 RICHARD B. RYAN
 DIVISION OF HEALTH

HEALTH DEPARTMENT APPROVAL

THIS FINAL MAP IS APPROVED BY THE DIVISION OF HEALTH, DIVISION OF FIRE PROTECTION, DIVISION OF COMMUNITY DEVELOPMENT, DIVISION OF UTILITY COMPANIES, DIVISION OF COUNTY ENGINEERS, DIVISION OF COUNTY TAX COLLECTORS, DIVISION OF COUNTY CLERKS, AND THE DIVISION OF RECORDS AND MAPPING, THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA SUBDIVISION MAP ACT AND THE NEVADA PLANNED UNIT DEVELOPMENT ACT.

Richard B. Ryan
 RICHARD B. RYAN
 DIVISION OF HEALTH

COUNTY ENGINEER'S CERTIFICATE

I, ERIC M. TULLMAN, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE MAP AND THE SURVEY DATA AND THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA SUBDIVISION MAP ACT AND THE NEVADA PLANNED UNIT DEVELOPMENT ACT.

Eric M. Tullman
 ERIC M. TULLMAN
 DOUGLAS COUNTY ENGINEER

FIRE DEPARTMENT APPROVAL

THE PROVISIONS ENCLOSED AND ACCESSIBLE SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE DIVISION OF FIRE PROTECTION DISTRICT.

R. M. [Signature]
 R. M. [Signature]
 DIVISION OF FIRE PROTECTION DISTRICT

DIVISION OF WATER RESOURCES APPROVAL

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES, DIVISION OF HEALTH, DIVISION OF FIRE PROTECTION, DIVISION OF COMMUNITY DEVELOPMENT, DIVISION OF UTILITY COMPANIES, DIVISION OF COUNTY ENGINEERS, DIVISION OF COUNTY TAX COLLECTORS, DIVISION OF COUNTY CLERKS, AND THE DIVISION OF RECORDS AND MAPPING, THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA SUBDIVISION MAP ACT AND THE NEVADA PLANNED UNIT DEVELOPMENT ACT.

Richard B. Ryan
 RICHARD B. RYAN
 DIVISION OF WATER RESOURCES

COUNTY CLERKS' CERTIFICATE

I, BARBARA J. REED, DOUGLAS COUNTY CLERK-TREASURER, DO HEREBY CERTIFY THAT THE MAP HAS BEEN FILED WITH THE DIVISION OF RECORDS AND MAPPING AND THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA SUBDIVISION MAP ACT AND THE NEVADA PLANNED UNIT DEVELOPMENT ACT.

Barbara J. Reed
 BARBARA J. REED
 DOUGLAS COUNTY CLERK-TREASURER

COUNTY TAX COLLECTOR'S CERTIFICATE

I, BARBARA J. REED, DOUGLAS COUNTY CLERK-TREASURER, DO HEREBY CERTIFY THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA SUBDIVISION MAP ACT AND THE NEVADA PLANNED UNIT DEVELOPMENT ACT.

Barbara J. Reed
 BARBARA J. REED
 DOUGLAS COUNTY CLERK-TREASURER

UTILITY COMPANIES' CERTIFICATE

THE EXEMPTS AS SHOWN ON THE MAP, UNDER OTHERWISE APPLICABLE, ARE HEREBY APPROVED BY THE DIVISION OF UTILITY COMPANIES AND APPROVED BY THE DIVISION OF UTILITY COMPANIES.

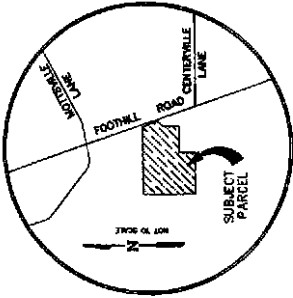
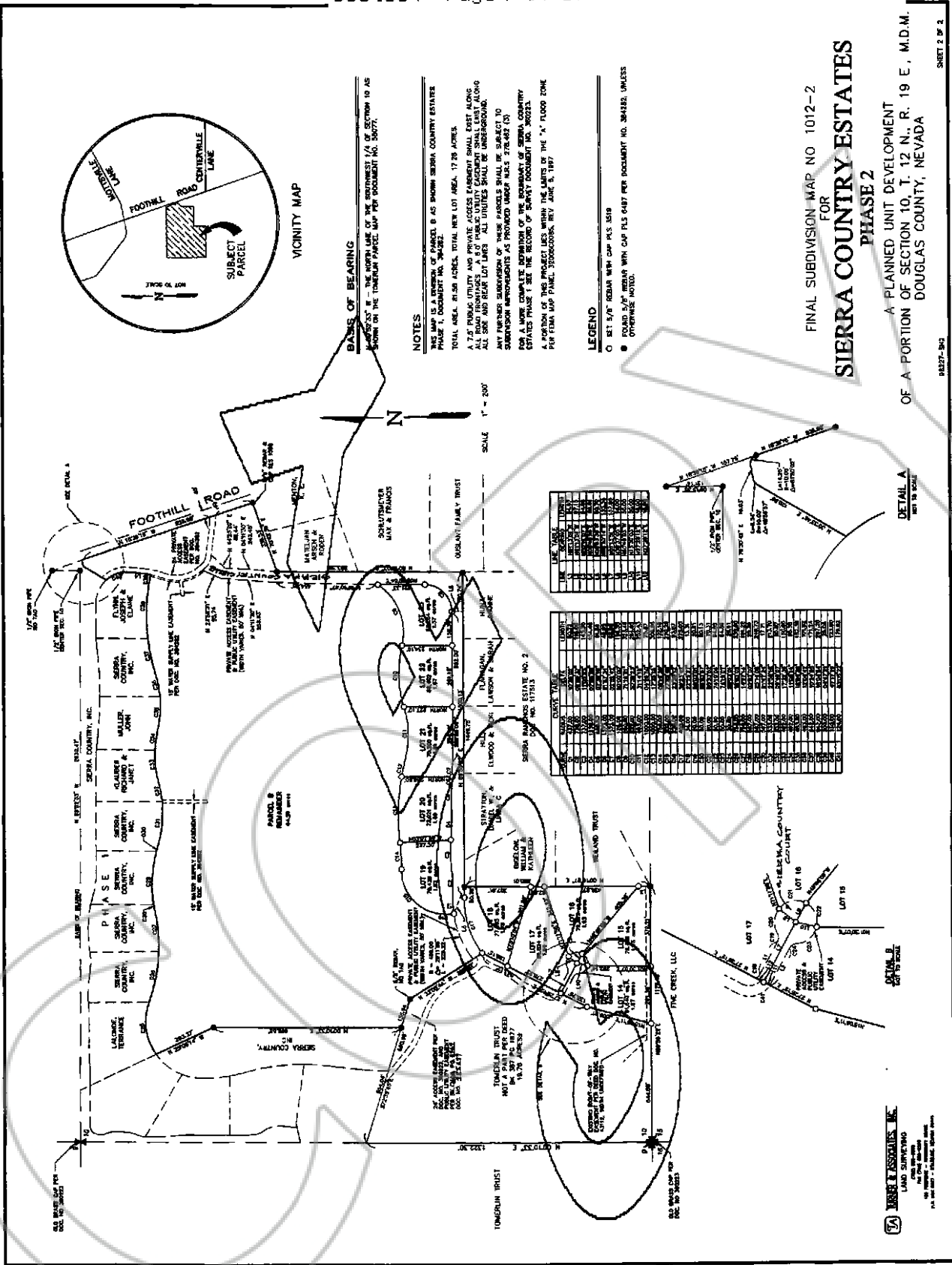
James S. [Signature]
 JAMES S. [Signature]
 DIVISION OF UTILITY COMPANIES

COUNTY RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 27th DAY OF DECEMBER 1999 AT 10:00 AM IN BOOK 4080, DOCUMENT NO. 485170. RECORDED AT THE REQUEST OF WILLIAM R. TURNER.

Patricia Henderson
 PATRICIA HENDERSON
 DOUGLAS COUNTY RECORDER

88279H



VICINITY MAP

BASES OF BEARING

THE NORTH LINE OF THE SUBDIVISION IS A CONTINUATION OF THE NORTH LINE OF THE TRACTOR PARCEL MAP PER DOCUMENT NO. 2007.

NOTES

THIS MAP IS A DIVISION OF PARCEL B AS SHOWN SIERRA COUNTRY ESTATE PHASE 1, DOCUMENT NO. 2002.
 TOTAL AREA: 81.58 ACRES, TOTAL NEW LOT AREA: 17.79 ACRES
 A 7.0' PUBLIC UTILITY AND PRIVATE ACCESS EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES. A 6.0' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES. ALL UTILITIES SHALL BE UNDERGROUND.
 ANY FURTHER SUBDIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBSEQUENT MEMORANDUMS AS PROVIDED UNDER PARAS 2 AND 3 OF THE SUPPLEMENTAL DECLARATION TO THE DECLARATION OF SUBDIVISION, DOCUMENT NO. 2002.
 THE 10' WIDE STRIP OF LAND WITHIN THE 10' FLOOD ZONE OF THE FEMA MAP PANEL 2202000000, REV. APRIL 8, 1987.

LEGEND

- SET 5/8" BEARER WITH CAP P.L.S. 3519
- FOUND 5/8" BEARER WITH CAP P.L.S. 6487 PER DOCUMENT NO. 284182, UNLESS OTHERWISE NOTED.

FINAL SUBDIVISION MAP NO 1012-2
 FOR
SIERRA COUNTRY ESTATES
 PHASE 2

A PLANNED UNIT DEVELOPMENT
 OF A PORTION OF SECTION 10, T. 12 N., R. 19 E., M.D.M.
 DOUGLAS COUNTY, NEVADA

SHEET 2 OF 2

DETAIL A
 WEST EASE

LOT	AREA	OWNER
1	0.10	SIERRA COUNTRY INC.
2	0.10	SIERRA COUNTRY INC.
3	0.10	SIERRA COUNTRY INC.
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97	0.10	SIERRA COUNTRY INC.
98	0.10	SIERRA COUNTRY INC.
99	0.10	SIERRA COUNTRY INC.
100	0.10	SIERRA COUNTRY INC.

LOT	AREA	OWNER
1	0.10	SIERRA COUNTRY INC.
2	0.10	SIERRA COUNTRY INC.
3	0.10	SIERRA COUNTRY INC.
4	0.10	SIERRA COUNTRY INC.
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99	0.10	SIERRA COUNTRY INC.
100	0.10	SIERRA COUNTRY INC.



JAMES T. ASSOCIATES, INC.
 LAND SURVEYING
 1001 W. WILSON AVENUE
 SUITE 100
 LAS VEGAS, NV 89106

SIERRA COUNTRY
 PHASE 2
 DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

EXHIBIT "C"

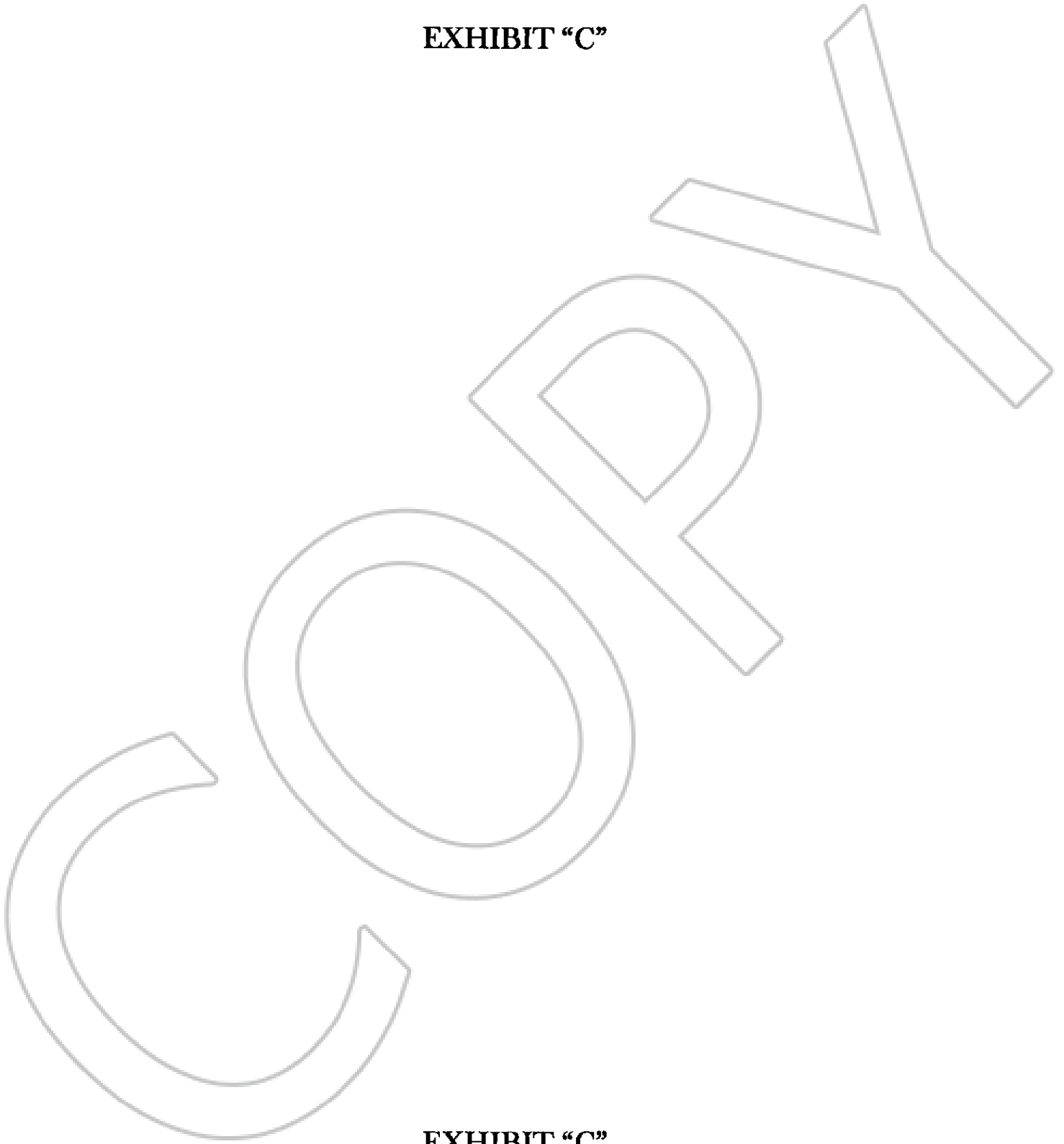


EXHIBIT "C"

SIERRA COUNTRY ESTATES IMPROVEMENT PLANS

A PORTION OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 19 EAST
MOUNT DIABLO BASELINE & MERIDIAN
DOUGLAS COUNTY, NEVADA

*For Sheets
C11 - C20
Sierra Country
Estates Ph 2 & 3*

DEVELOPER:

WILLIAM R. TOMERLIN
P.O. BOX 1048
GARDNERVILLE, NEVADA 89410



WILLIAM R. TOMERLIN
OWNER / DEVELOPER

DATE

CONTRACTOR:

GROCKETT ENTERPRISES, INC.
P.O. BOX 1108
MINDEN, NEVADA

MARK V. GONZALES
VASEY ENGINEERING CO., INC.

DATE

ENGINEER:



VASEY ENGINEERING CO., INC.
Post Office Box 517 Minden, Nevada 89422
(702) 784-1384 Fax 784-7058

CHRIS M. TSCHIRHART, PE
ACTING DOUGLAS COUNTY ENGINEER

DATE

SIERRA FIRE PROTECTION DISTRICT

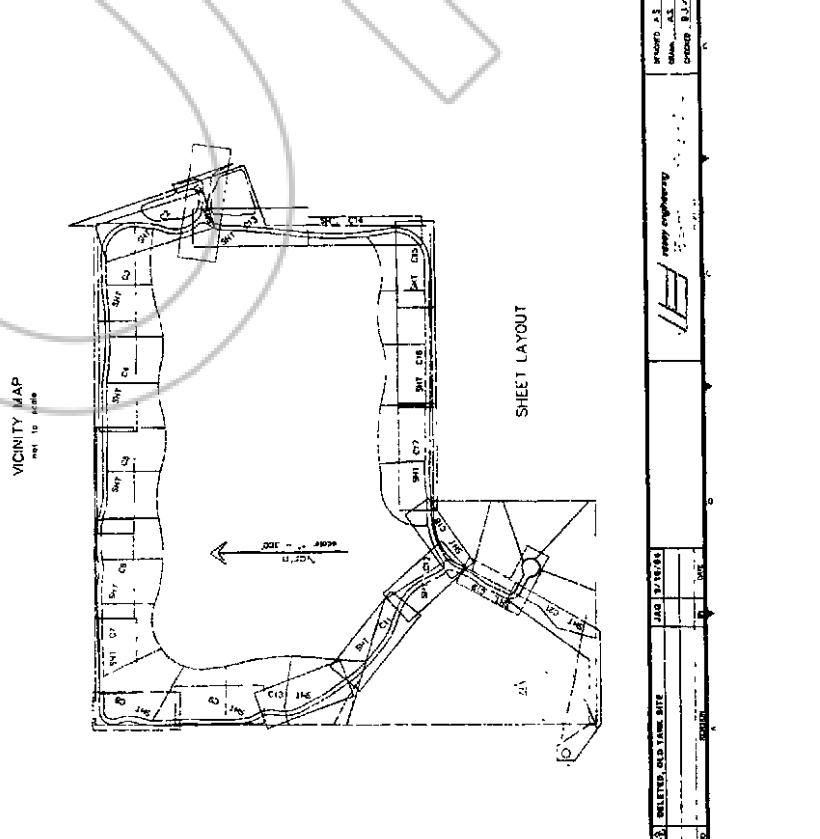
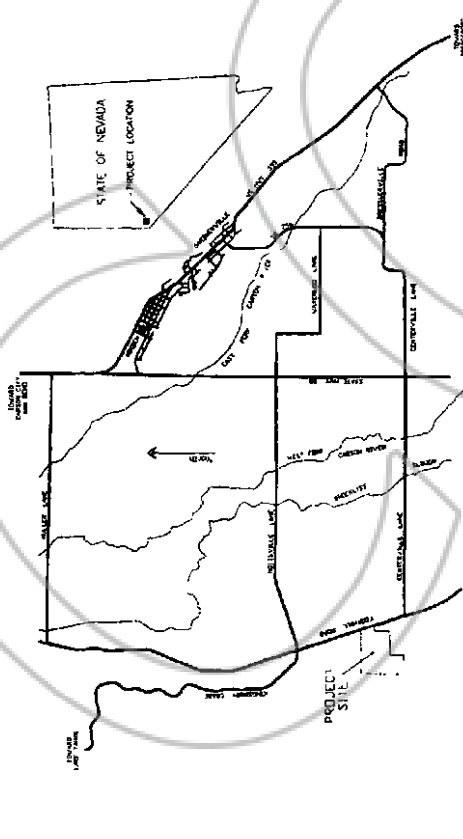
DATE

GENERAL NOTES

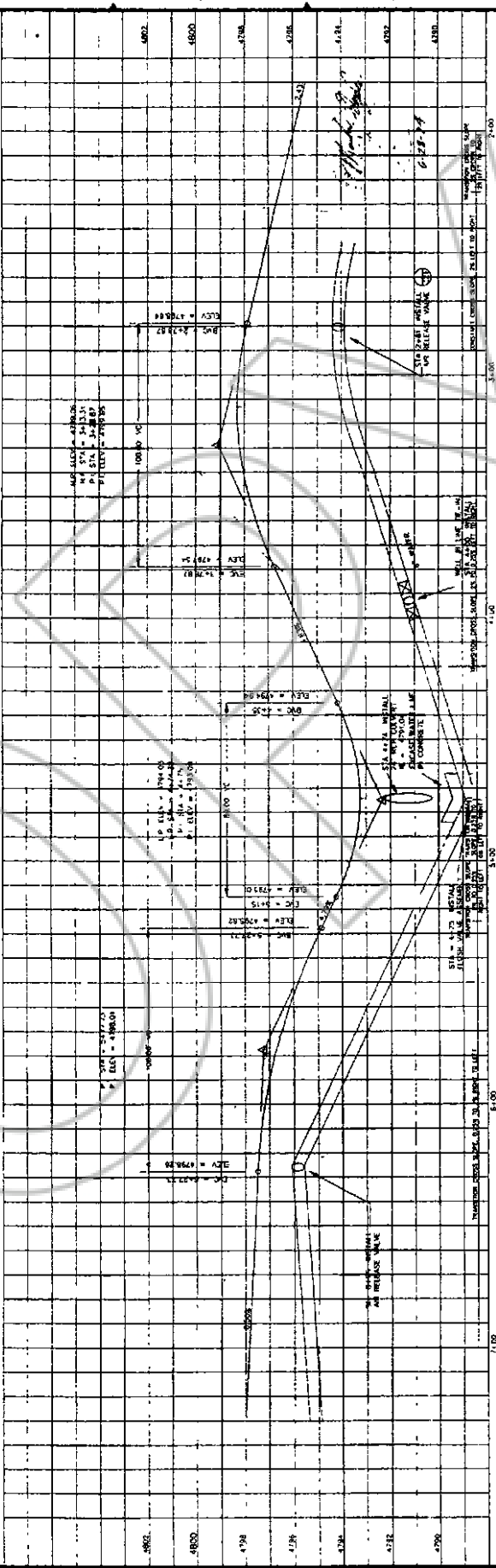
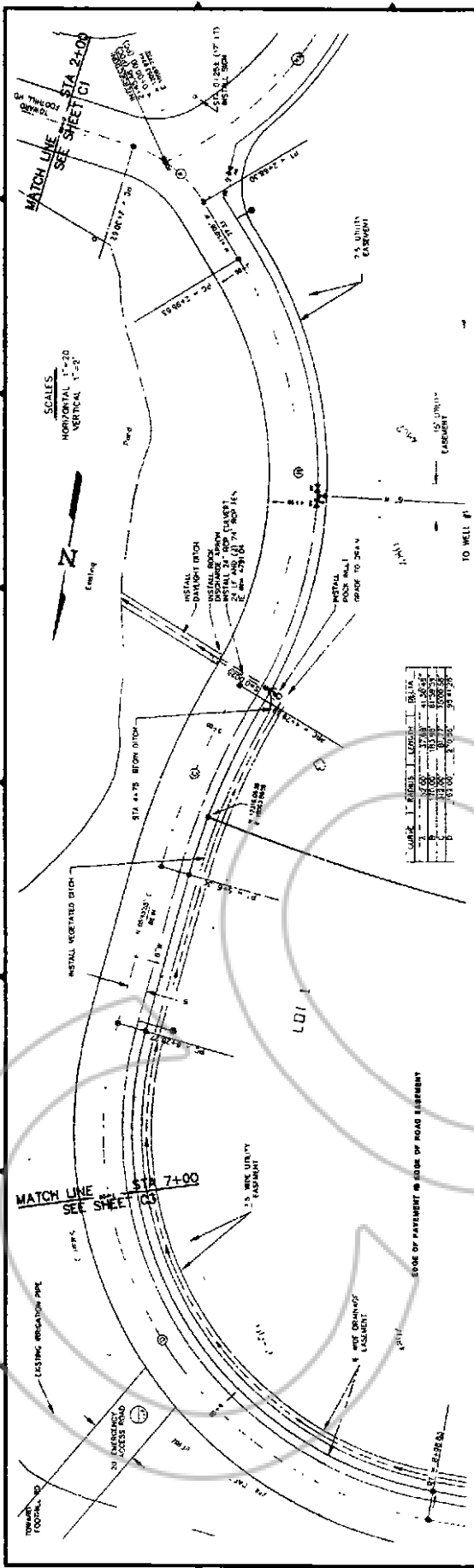
- 1 THESE DRAWINGS AND SPECIFICATIONS SHALL BE KEPT AS ONE WHOLE BY THE CONTRACTOR AND SHALL BE KEPT ON THE PROJECT THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
- 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
- 3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
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- 24 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

INDEX OF DRAWINGS

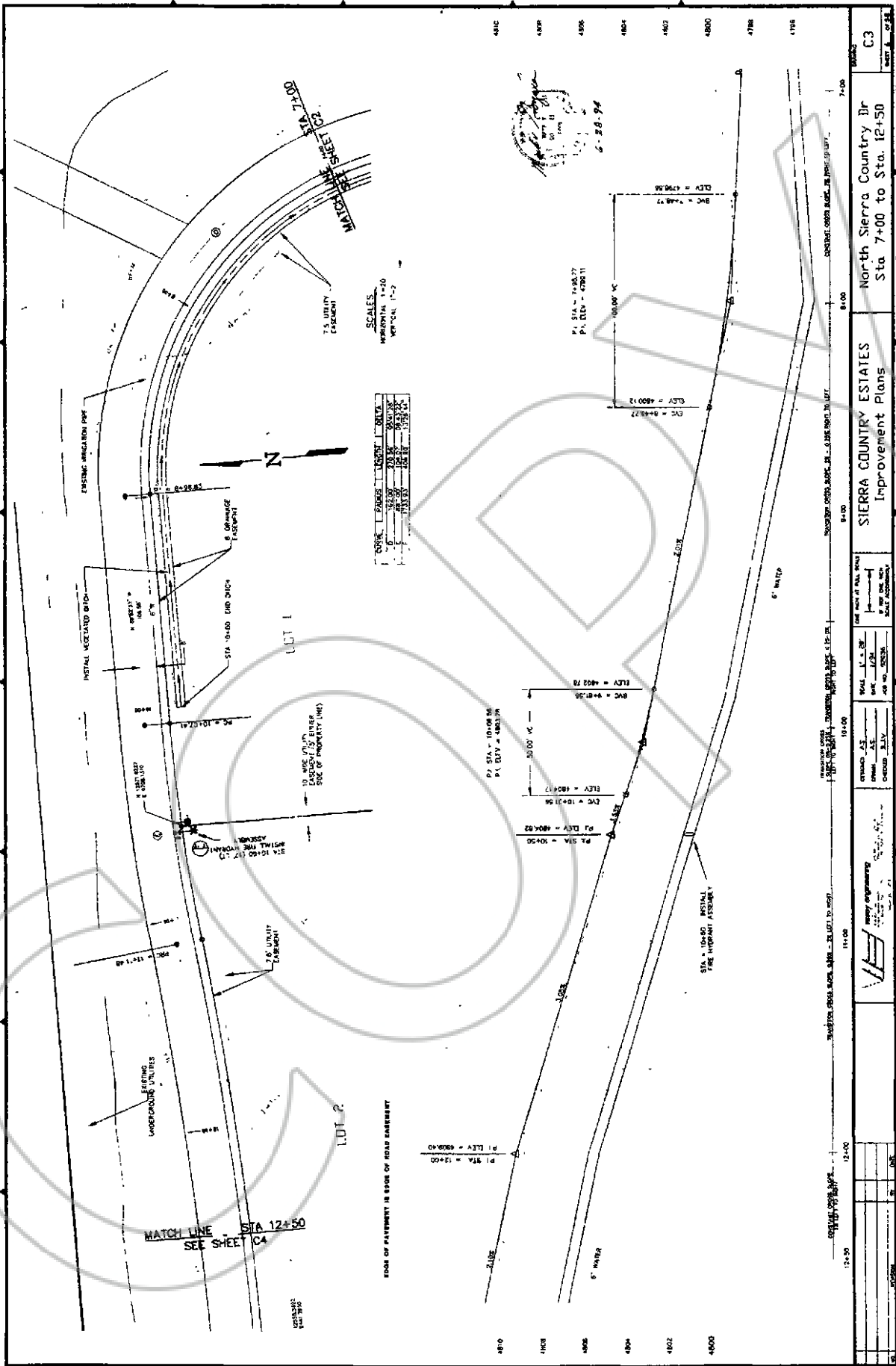
SHEET NUMBER	DRAWING NUMBER	TITLE
1	01	GENERAL NOTES, VICINITY MAP AND INDEX OF DRAWINGS
2	02	ABBREVIATIONS, SYMBOLS AND CONVENTIONS
3	03	NORTH SIERRA COUNTY DRIVE STA 14+00 TO STA 14+50
4	04	NORTH SIERRA COUNTY DRIVE STA 14+50 TO STA 15+00
5	05	NORTH SIERRA COUNTY DRIVE STA 15+00 TO STA 15+50
6	06	NORTH SIERRA COUNTY DRIVE STA 15+50 TO STA 16+00
7	07	NORTH SIERRA COUNTY DRIVE STA 16+00 TO STA 16+50
8	08	NORTH SIERRA COUNTY DRIVE STA 16+50 TO STA 17+00
9	09	NORTH SIERRA COUNTY DRIVE STA 17+00 TO STA 17+50
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SHEET NO. 17 OF 68	SIERRA COUNTRY ESTATES IMPROVEMENT PLANS	GENERAL NOTES, VICINITY MAP and INDEX OF DRAWINGS
PROJECT NO. 13-0000 SHEET NO. 17 OF 68	DRAWN BY: JAG CHECKED BY: JAG	DATE: 9/20/2013
PROJECT NO. 13-0000 SHEET NO. 17 OF 68	DRAWN BY: JAG CHECKED BY: JAG	DATE: 9/20/2013



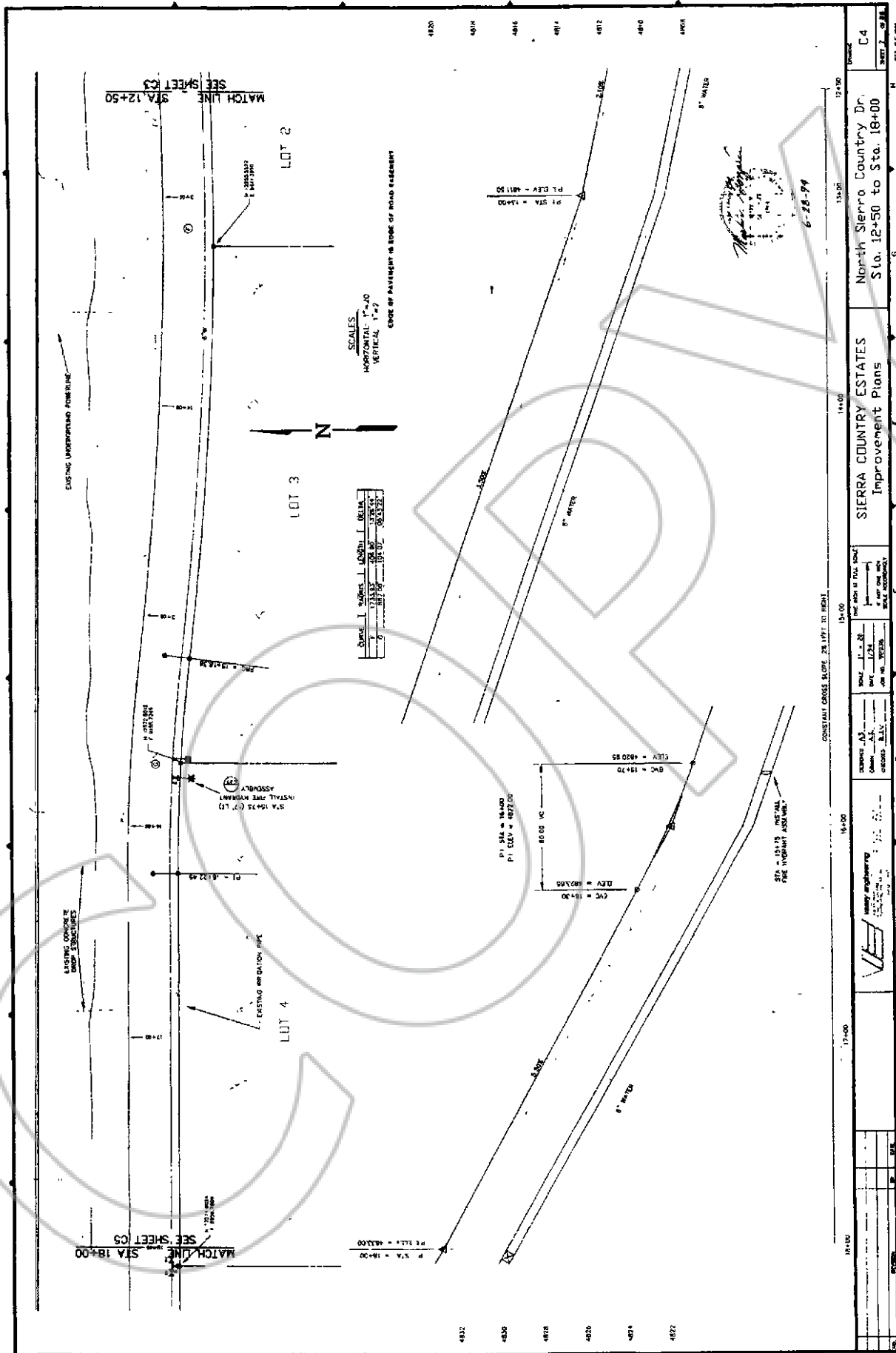
Project: **SIERRA COUNTRY ESTATES**
Improvement Plans
North Sierra Country Dr.
Sta. 2+00 to Sta. 7-00
Sheet: **C2**
Scale: AS BUILT
Date: 07/28/13
Design: JLV
Checked: JLV
Drawn: JLV
Revised: 07/28/13
Author: JLV
Title: C2
Drawing No. 0831034



SCALES

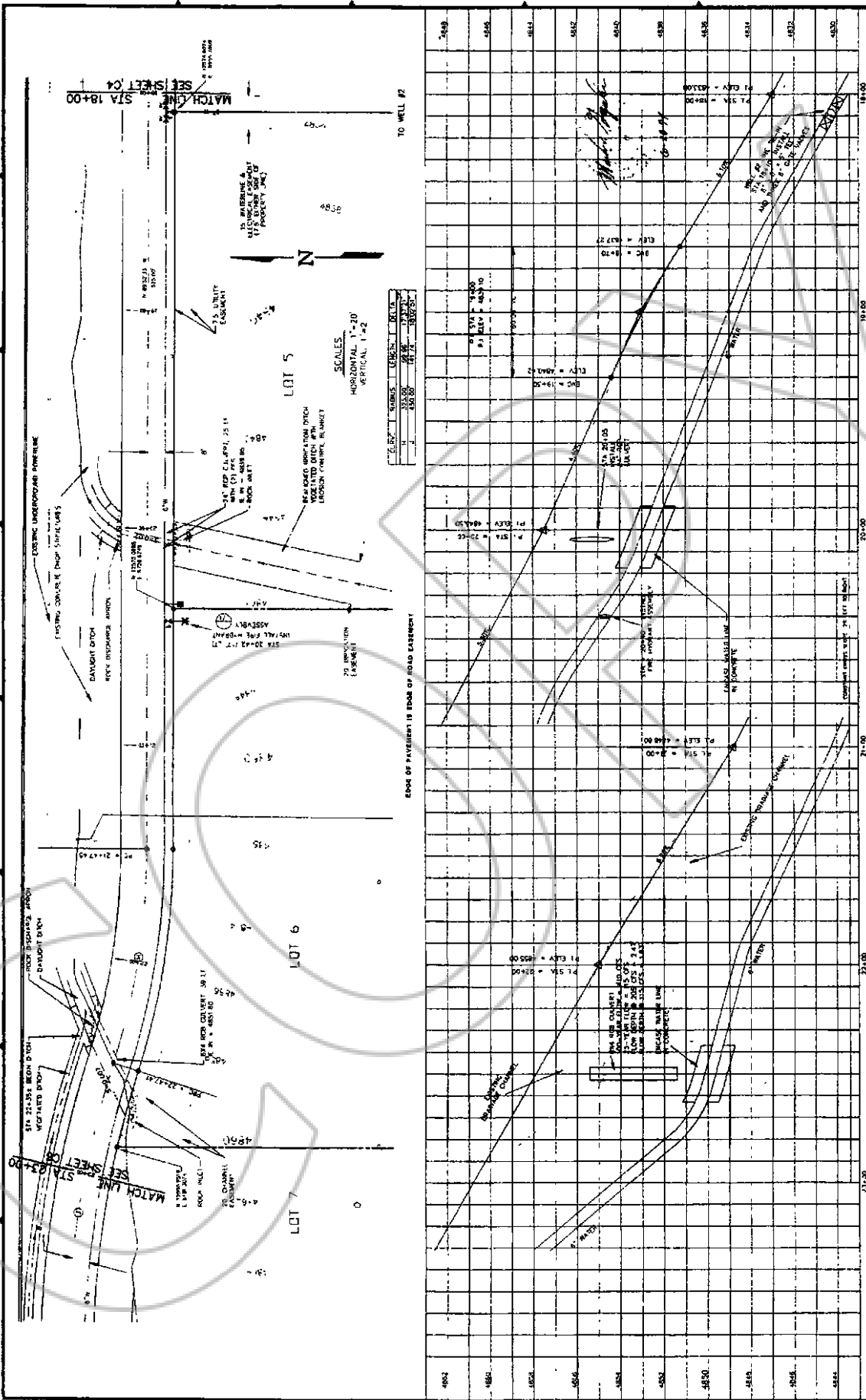
CONTR.	SCALE	LENGTH	DELTA
1	1" = 20'	2.50	50.00
2	1" = 40'	1.25	50.00
3	1" = 80'	0.625	50.00
4	1" = 160'	0.3125	50.00

NORTH SIERRA COUNTRY DRIVE - 12+00 TO 12+50 12+00 12+10 12+20 12+30 12+40 12+50		12+00 12+10 12+20 12+30 12+40 12+50	12+00 12+10 12+20 12+30 12+40 12+50	12+00 12+10 12+20 12+30 12+40 12+50
SIERRA COUNTRY ESTATES Improvement Plans		North Sierra Country Dr Sta. 7+00 to Sta. 12+50		
DATE: 09/13/13 DRAWN BY: JLS CHECKED BY: JLS		SCALE: AS SHOWN SHEET NO.: 21 OF 76		
PROJECT NO.: 13-000000		CLIENT: SIERRA COUNTRY ESTATES		



	<p>Sierra Country Estates Improvement Plans</p>	<p>North Sierra Country Dr. Sta. 12+50 to Sta. 18+00</p>	<p>C4 SHEET 7 OF 8</p>
	<p>DATE: 12/12/13 DRAWN BY: JAV CHECKED BY: JAV</p>		<p>DATE: 12/12/13 DRAWN BY: JAV CHECKED BY: JAV</p>

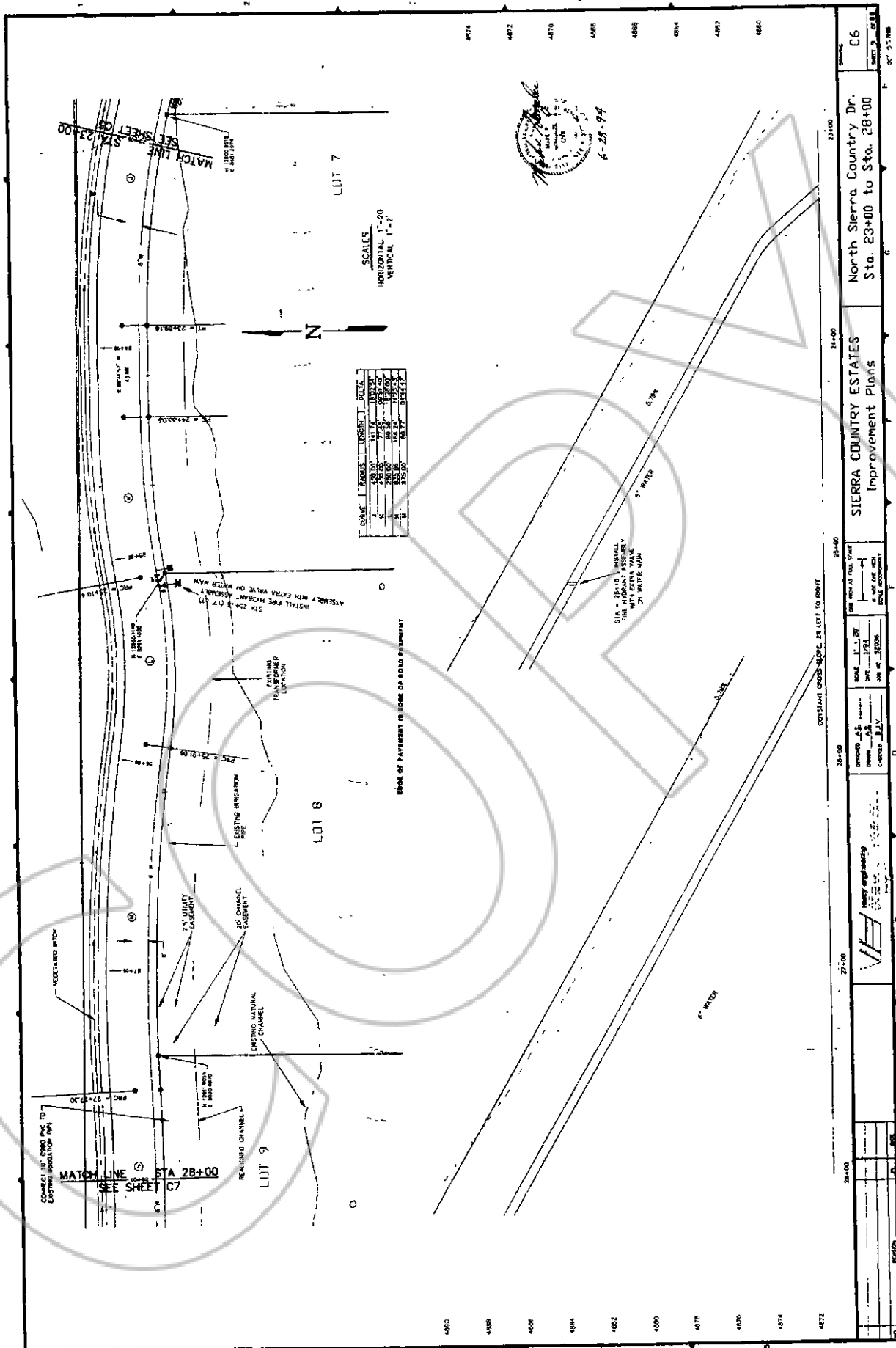
6-28-74



SCALES
HORIZONTAL 1"=20'
VERTICAL 1"=2'

EDGE OF PAVEMENT IS EDGE OF ROAD STATEMENT

		SIERRA COUNTRY ESTATES Improvement Plans		North Sierra Country Dr. Sta. 18+00 to Sta. 23+00		C5	
DATE: 11-1-2013 DRAWN BY: J. L. [Name] CHECKED BY: [Name]		SCALE: 1"=20' SHEET NO. 23 OF 23		PROJECT NO. [Number]		TOTAL SHEETS: [Number]	



27+00 28+00 29+00 30+00

SIERRA COUNTRY ESTATES
Improvement Plans

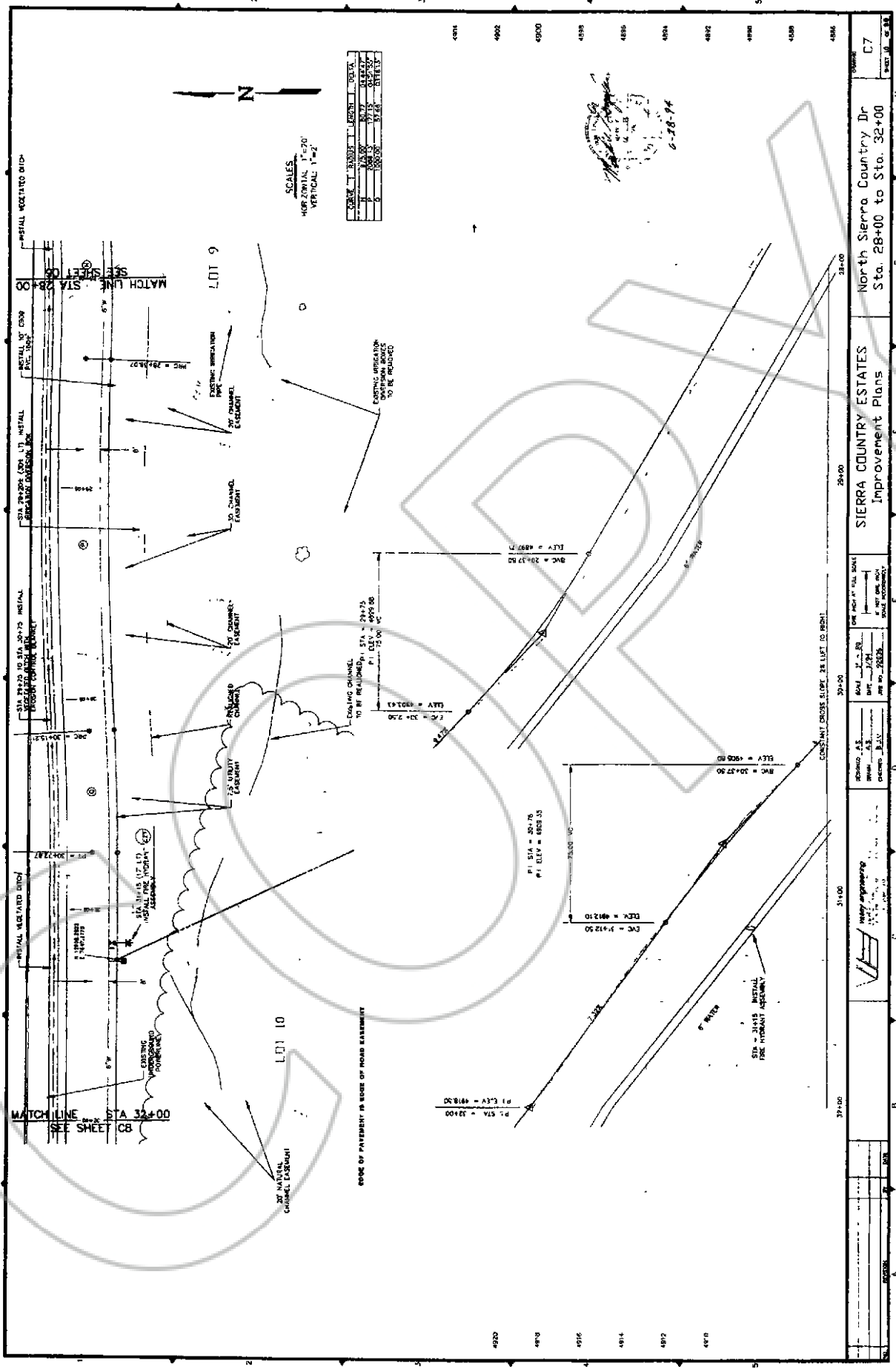
North Sierra Country Dr.
Sta. 23+00 to Sta. 28+00

C6

DATE: 11.1.99
BY: J. J. [unclear]
JOB NO. 25528

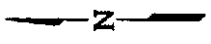
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DATE: 11.1.99
BY: J. J. [unclear]
JOB NO. 25528



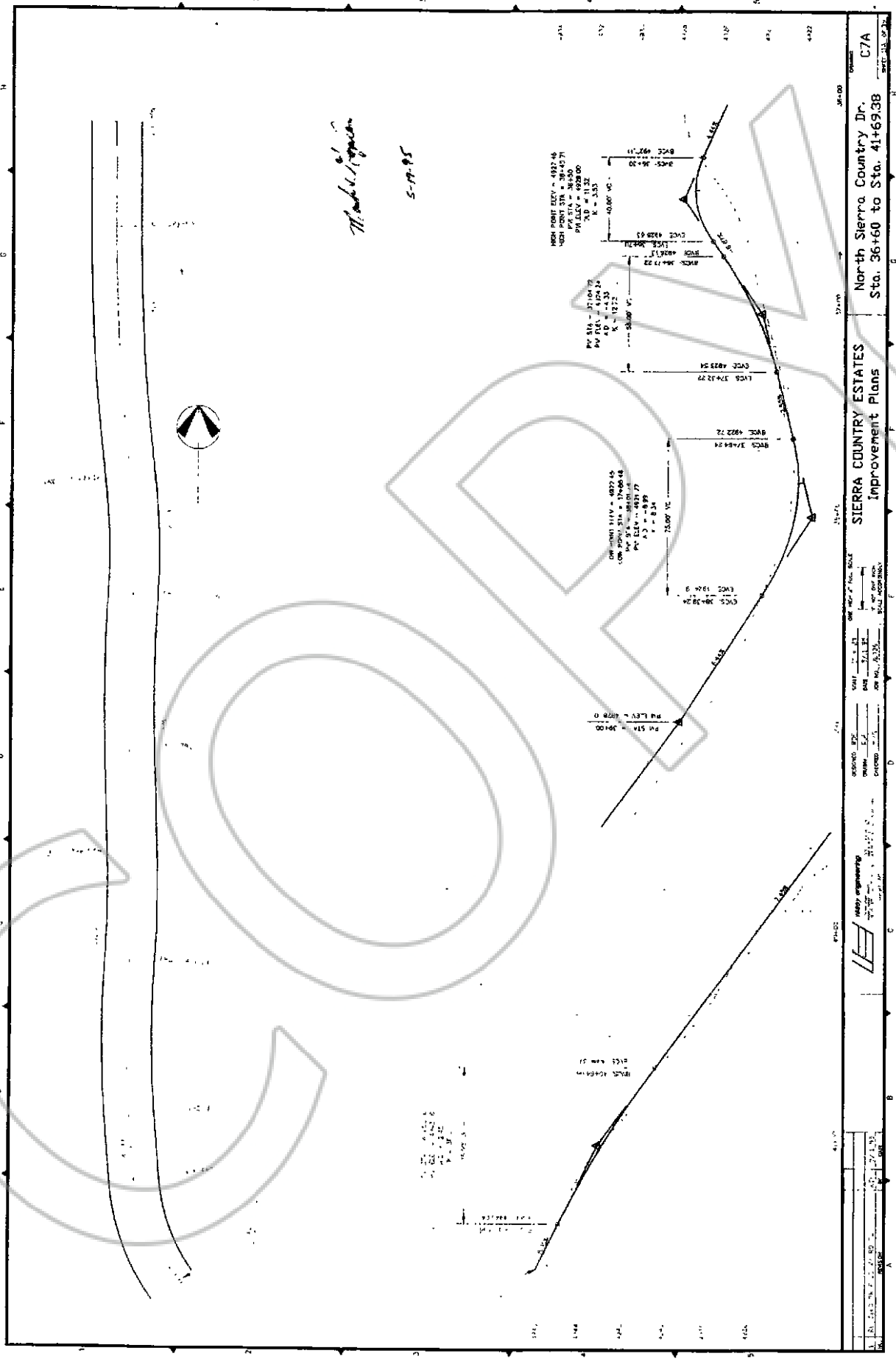
STATION	ELEVATION	REMARKS
28+00	4897.71	BVC
29+27.50	4897.71	BVC
29+75	4912.10	PVI
30+75	4927.50	P2
31+00	4908.00	ELEV

SCALES
HORIZONTAL 1"=20'
VERTICAL 1"=2'



PROJECT NO.	DATE	SCALE	BY	CHECKED
SIERRA COUNTRY ESTATES Improvement Plans		North Sierra Country Dr Sta. 28+00 to Sta. 32+00		

4920
4918
4916
4914
4912
4910
4908

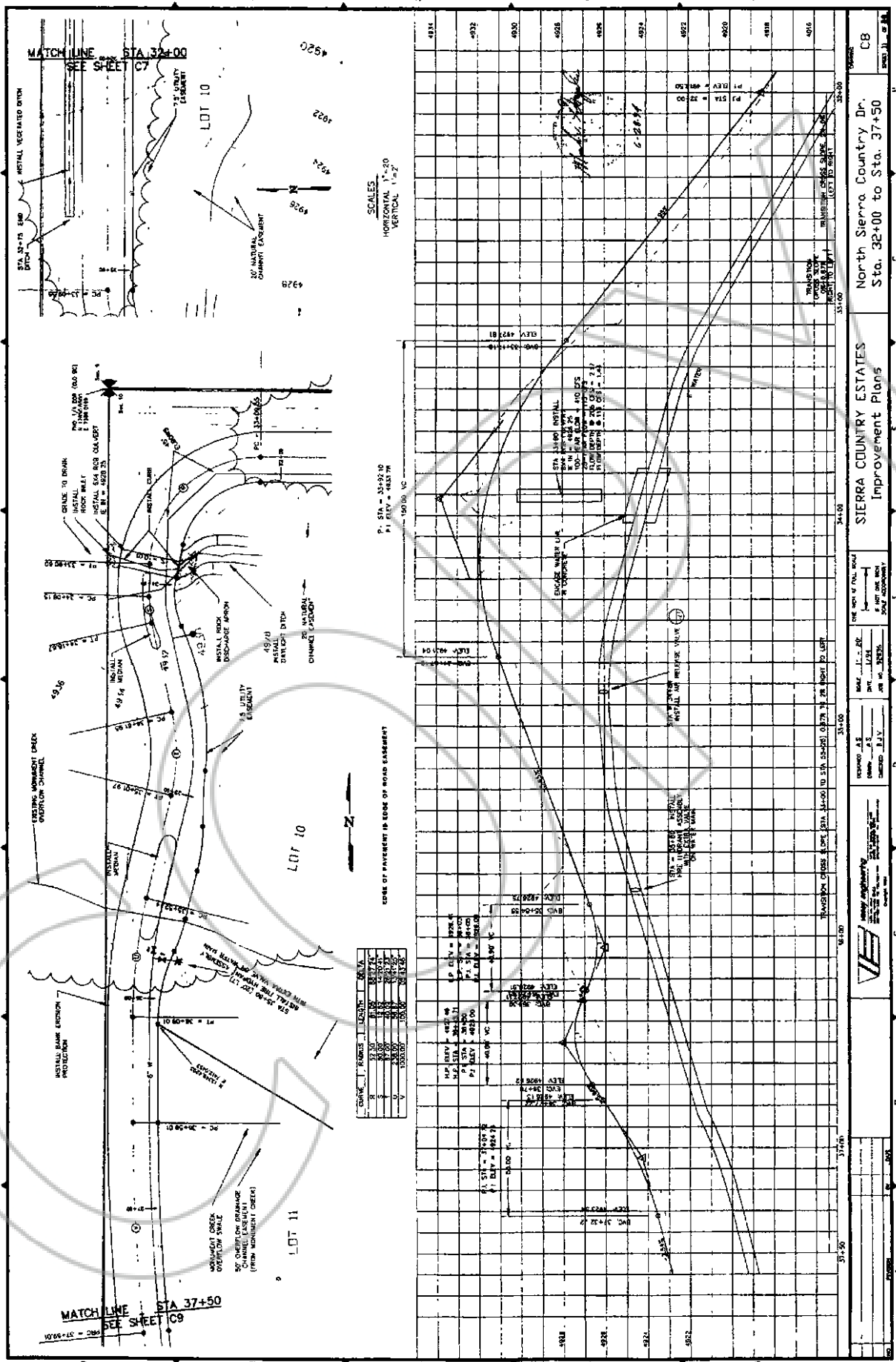


SIERRA COUNTRY ESTATES
 Improvement Plans
 North Sierra Country Dr.
 Sta. 36+60 to Sta. 41+69.38

Scale: 1" = 40' (Horizontal)
 1" = 4' (Vertical)

DATE: 9/10/13
 DRAWN BY: J. J. ...
 CHECKED BY: J. J. ...

PROJECT NO.: 13-001
 SHEET NO.: 26 OF 76



SCALES
HORIZONTAL 1"=20'
VERTICAL 1"=2'

P1 STA = 3432.10
P1 ELEV = 4837.70

COSE OF PAVEMENT IN EDGE OF ROAD EASEMENT

CHUNK	START	END	AREA
1	0+00	0+50	100.00
2	0+50	1+00	100.00
3	1+00	1+50	100.00
4	1+50	2+00	100.00
5	2+00	2+50	100.00
6	2+50	3+00	100.00
7	3+00	3+50	100.00
8	3+50	4+00	100.00
9	4+00	4+50	100.00
10	4+50	5+00	100.00

STATION	ELEVATION
37+00	4837.70
37+10	4837.70
37+20	4837.70
37+30	4837.70
37+40	4837.70
37+50	4837.70

SIERRA COUNTRY ESTATES
Improvement Plans

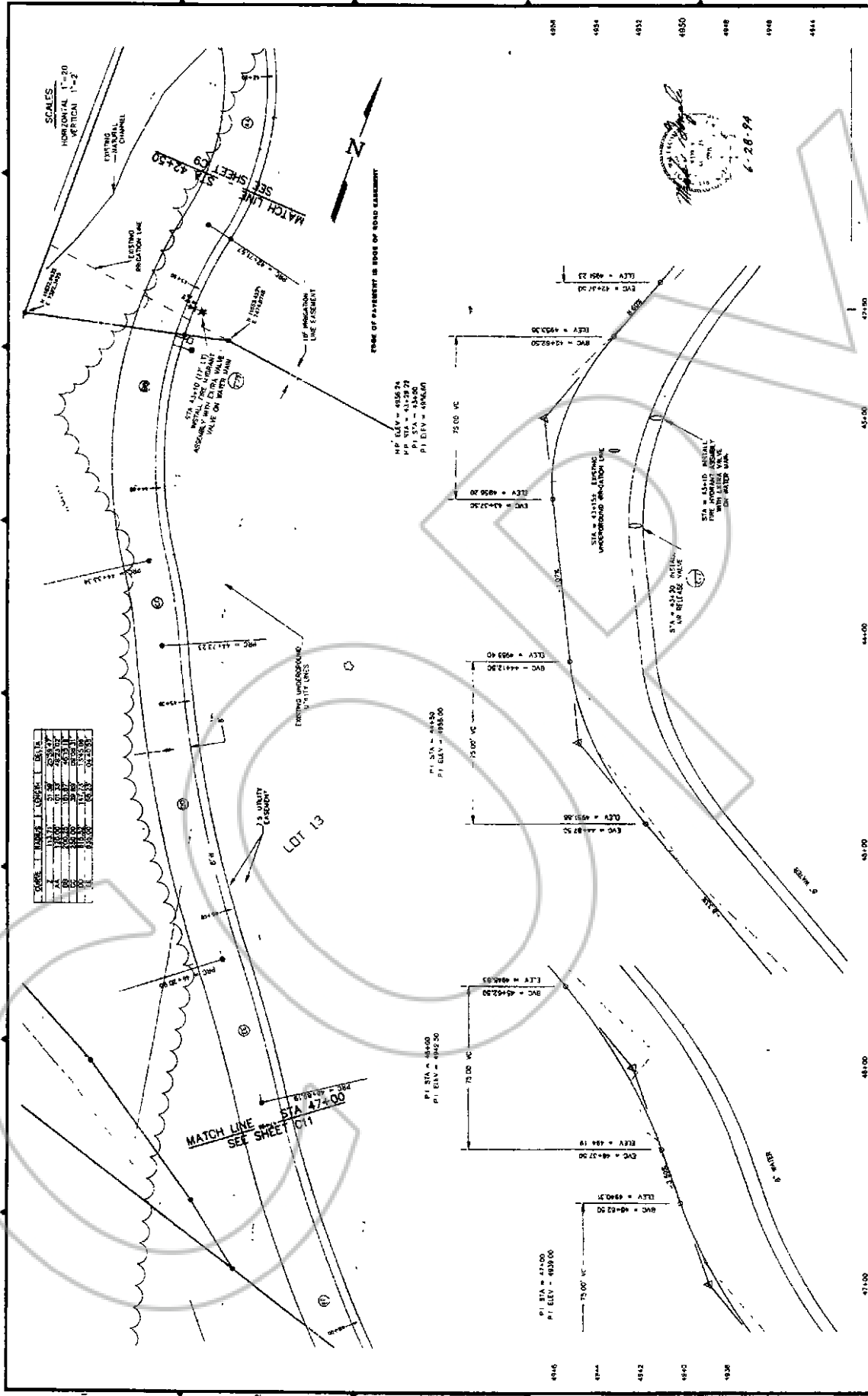
North Sierra Country Dr.
Sta. 32+00 to Sta. 37+50

CB

DATE: 9/20/2013
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES

PROJECT NO. 13-0000000000

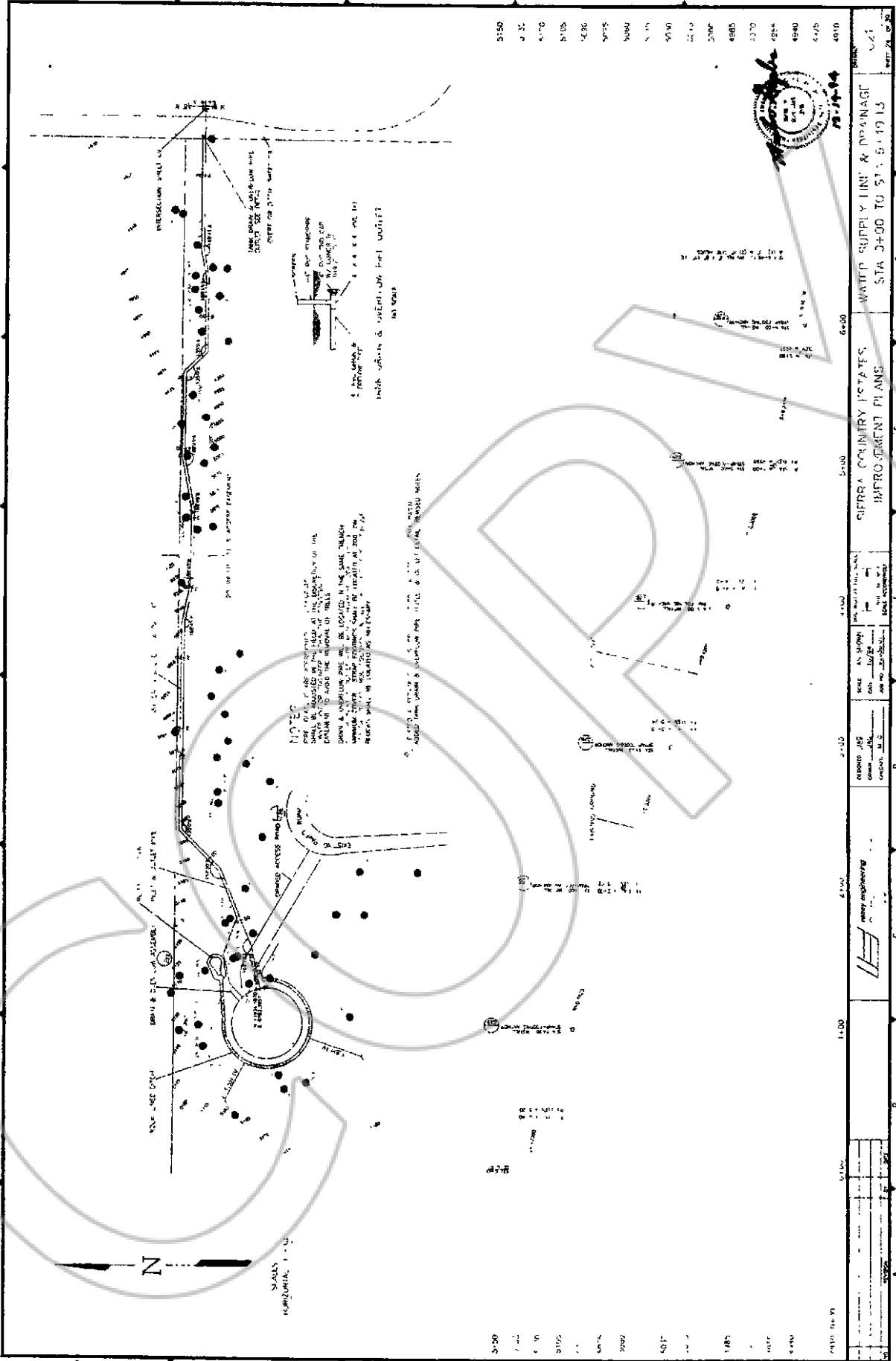
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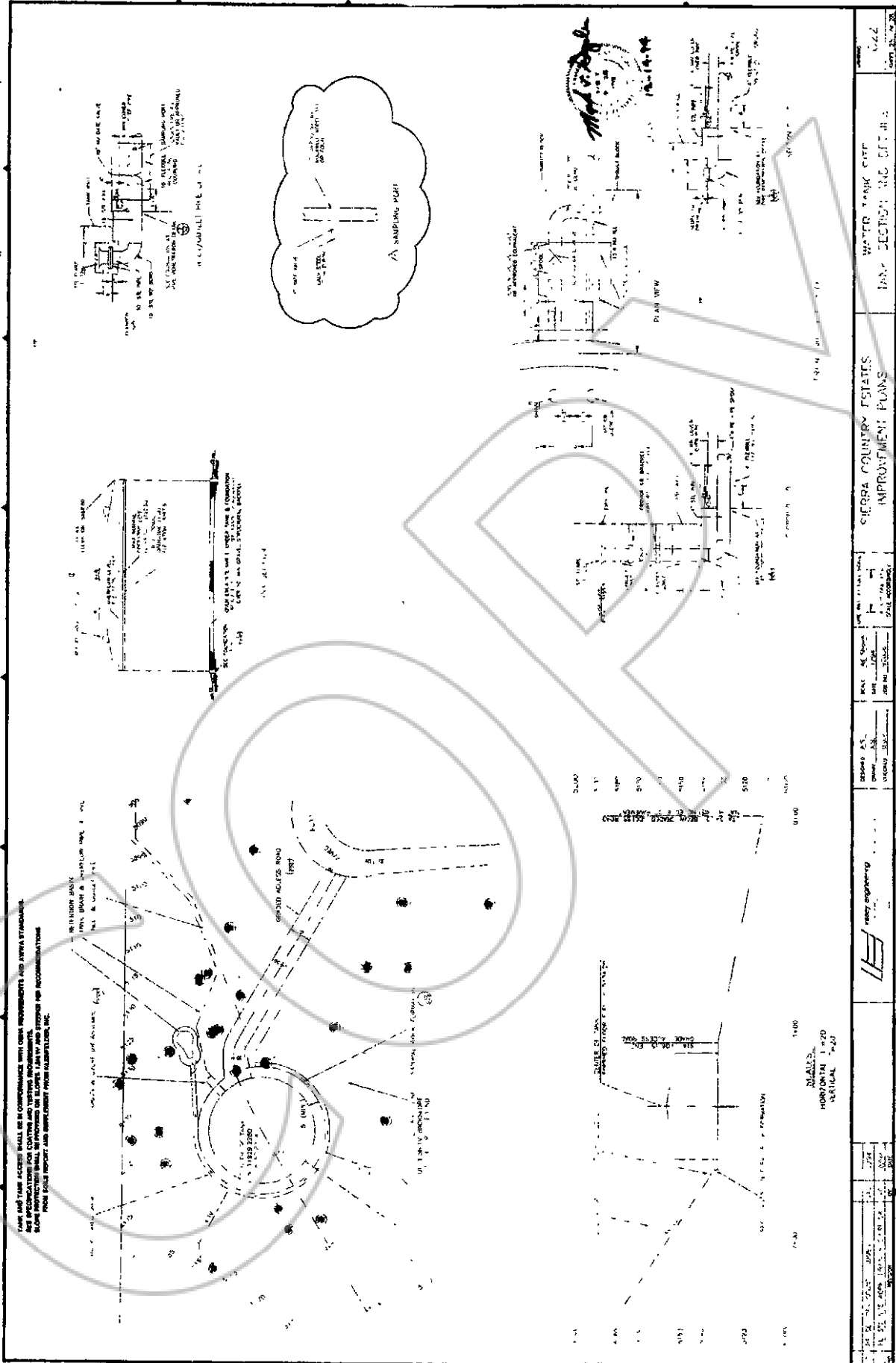


GRADE	THICKNESS	CONTRACT	ELEV.
A	10.00	0.00	471.00
B	10.00	0.00	472.00
C	10.00	0.00	473.00
D	10.00	0.00	474.00
E	10.00	0.00	475.00
F	10.00	0.00	476.00
G	10.00	0.00	477.00
H	10.00	0.00	478.00
I	10.00	0.00	479.00

SHEET NO. **C10**
 PROJECT: **SIERRA COUNTRY ESTATES**
 LOCATION: **North Sierra Country Dr. Sta. 42+50 to Sta. 47+00**
 DRAWING TITLE: **Improvement Plans**
 SCALE: **1" = 20'**
 DATE: **09/13/13**
 DRAWN BY: **[Signature]**
 CHECKED BY: **[Signature]**
 APPROVED BY: **[Signature]**
 PROJECT NO.: **13-00000**
 SHEET NO.: **29** OF **31**

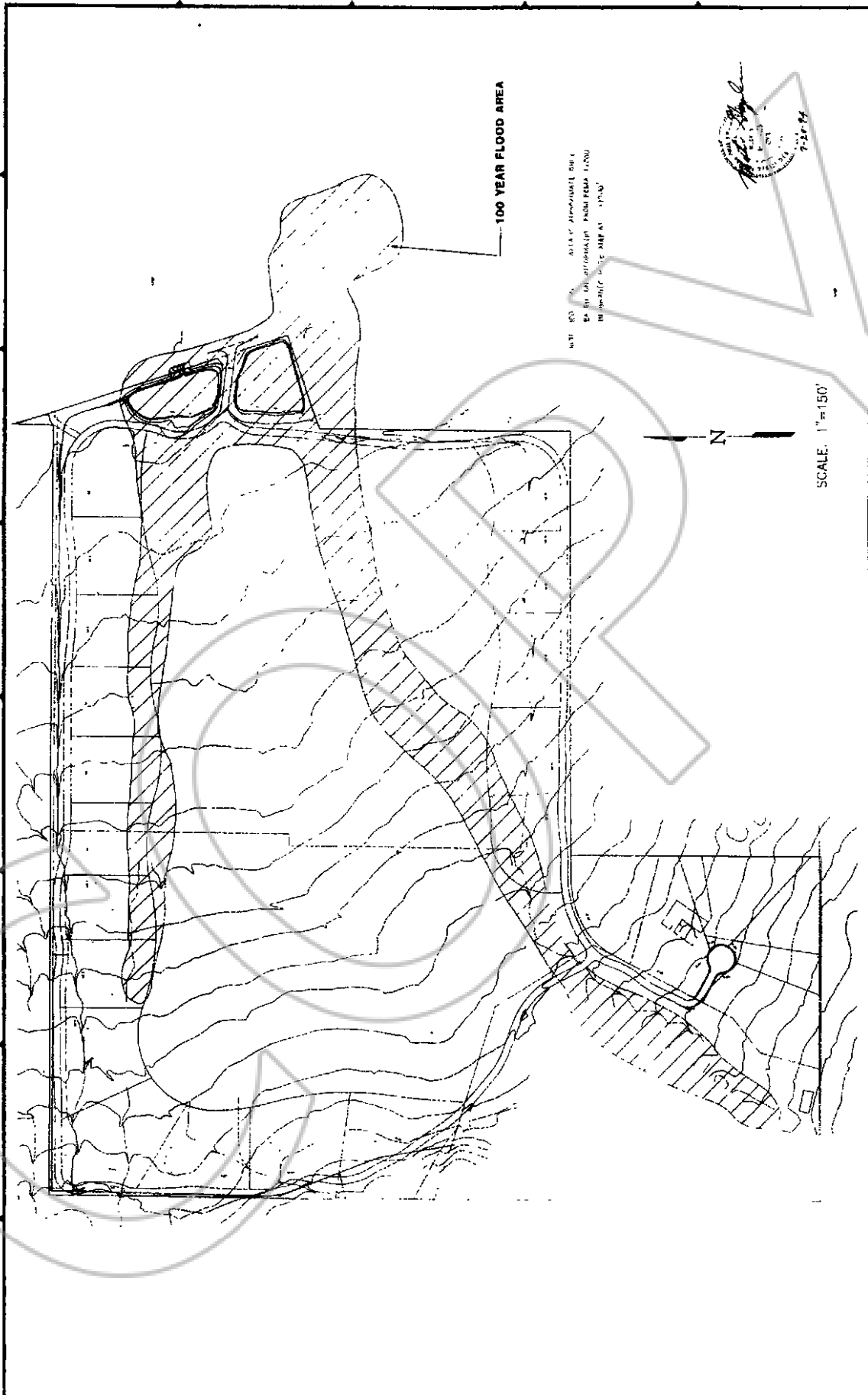






PLAN AND TANK ACCESS SHALL BE CONFORMANCE WITH OHIO REQUIREMENTS AND AUSTRIA STANDARDS. ALL DIMENSIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.

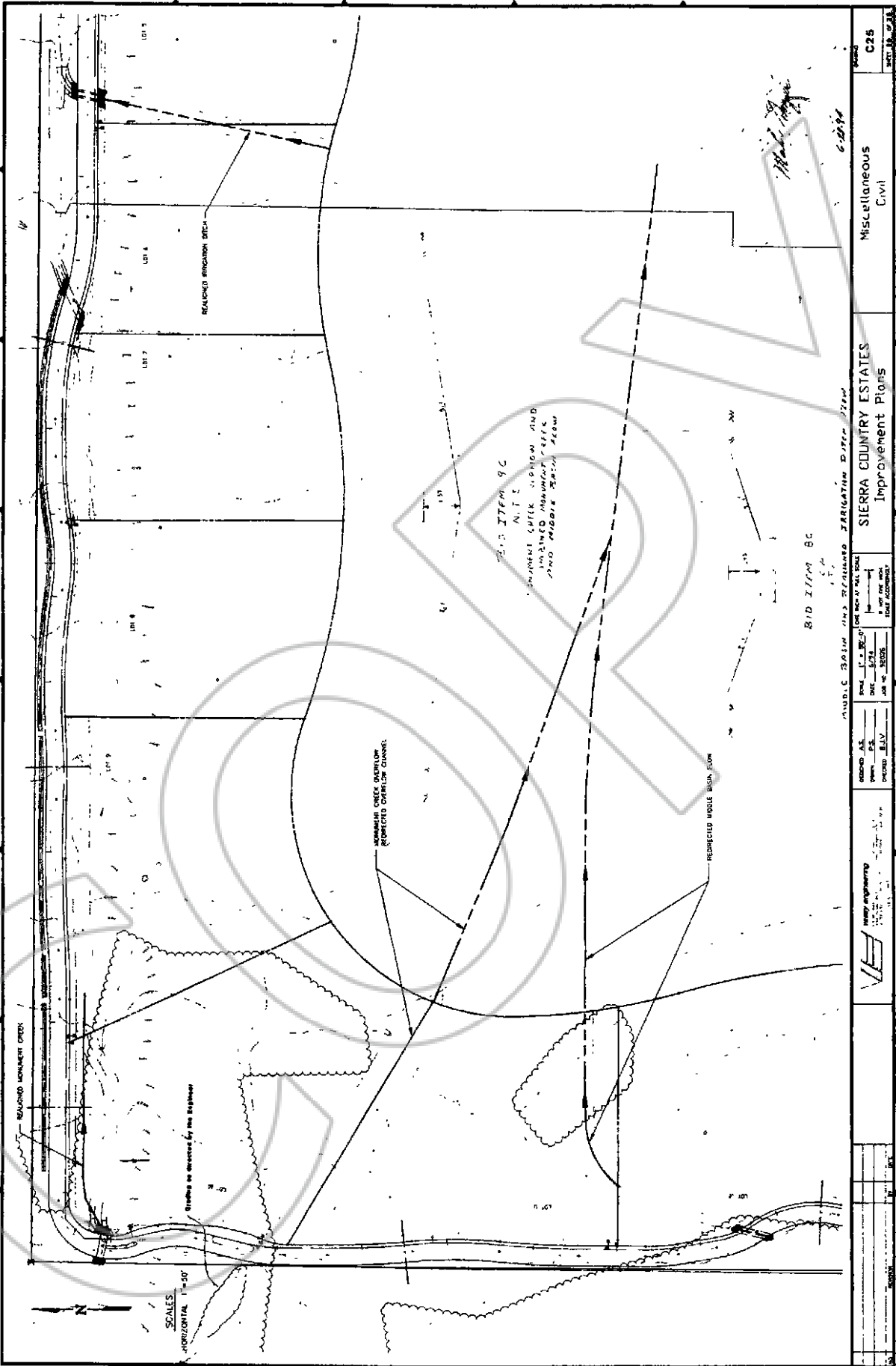
SIERRA COUNTRY ESTATES IMPROVEMENT PLANS		WATER TANK ELEV. 422		PLAN SECTION: NO. 01111	
DATE: 9/20/2013		DRAWN BY: JAMES M. ...		CHECKED BY: JAMES M. ...	
SCALE: AS SHOWN		PROJECT NO. 123456		SHEET NO. 31 OF 76	
ENGINEER: JAMES M. ...		FIRM: ...		ADDRESS: ...	



NOT TO SCALE
AREA OF IMPROVEMENTS
IS SHOWN BY DASHED LINE
ON THE ORIGINAL SITE MAP AT 1/4"=100'

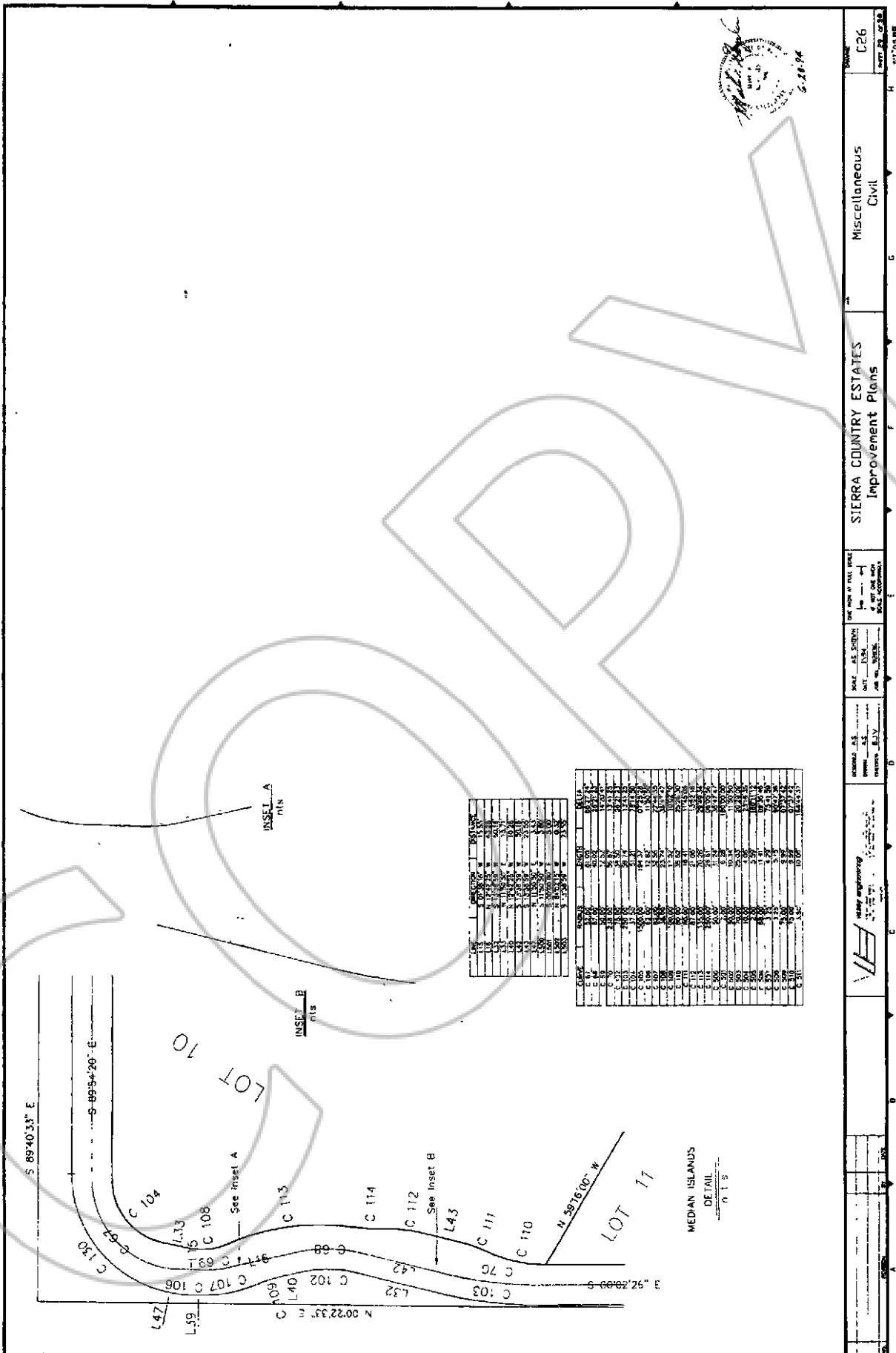


	<p>SIERRA COUNTRY ESTATES IMPROVEMENT PLANS</p>	<p>MISCELLANEOUS CIVIL</p>	<p>C24</p>
<p>DATE: 9/20/2013</p>	<p>PROJECT: SIERRA COUNTRY ESTATES IMPROVEMENT PLANS</p>	<p>DATE: 9/20/2013</p>	<p>PROJECT: SIERRA COUNTRY ESTATES IMPROVEMENT PLANS</p>

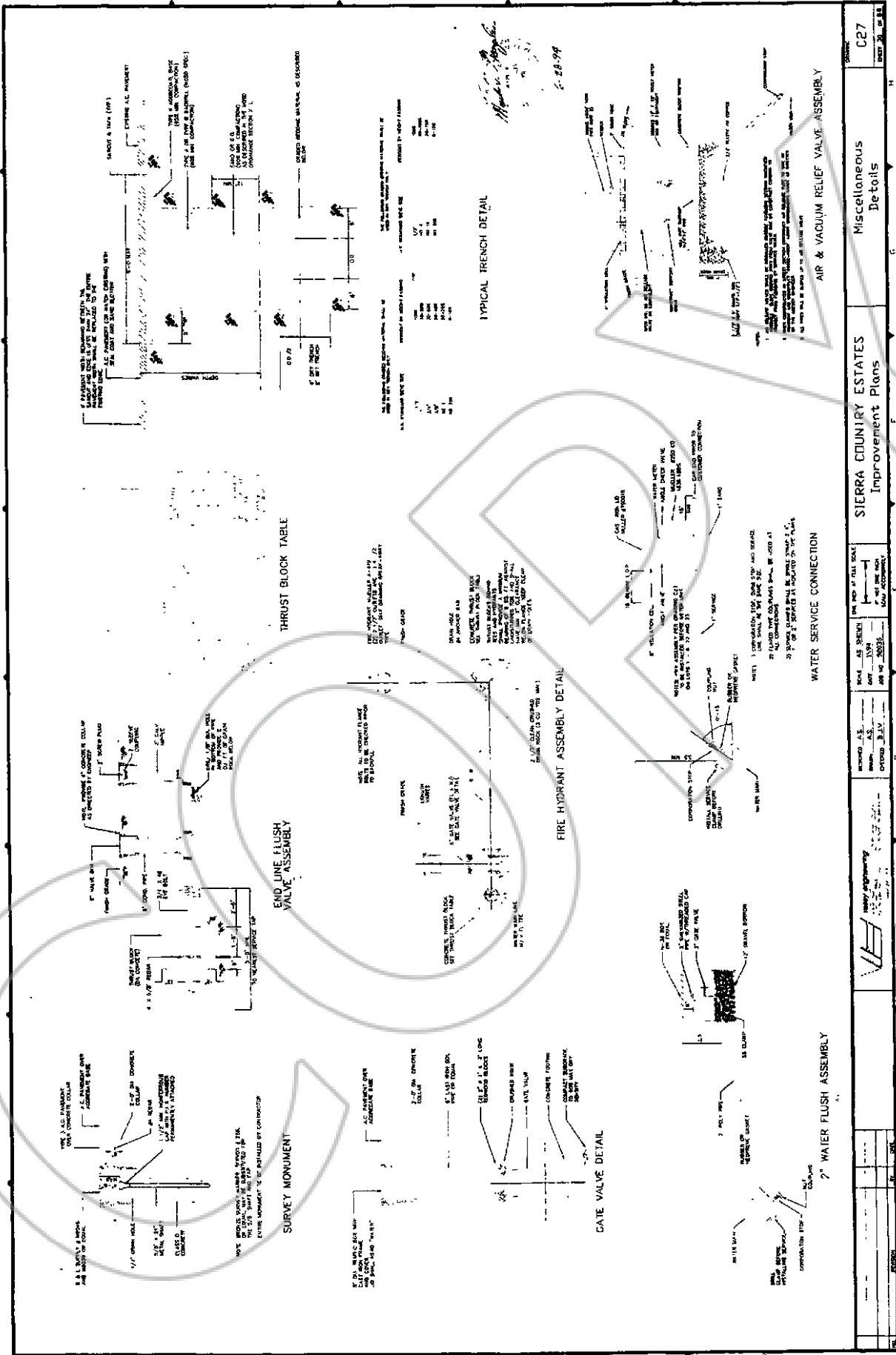


PROJECT NO.	C25	DATE	9/20/2013
CLIENT	Miscellaneous (Civil)	DRAWN BY	
SIERRA COUNTRY ESTATES Improvement Plans			
PUBLIC BASIN AND REQUIRED IRRIGATION PIPE ITEM			
CHECKED BY	DATE	APPROVED BY	DATE
<p>SCALE: HORIZONTAL 1"=50'</p> <p>VERTICAL 1"=10'</p> <p>STREETS SHOWN BY THIS PLAN</p>			
<p>DATE: 9/20/2013</p> <p>TIME: 2:30 PM</p> <p>LOCATION: 1034 10TH AVENUE, S, TULSA, OK 74106</p> <p>PROJECT: SIERRA COUNTRY ESTATES</p> <p>CLIENT: SIERRA COUNTRY ESTATES</p> <p>DATE: 9/20/2013</p> <p>TIME: 2:30 PM</p> <p>LOCATION: 1034 10TH AVENUE, S, TULSA, OK 74106</p> <p>PROJECT: SIERRA COUNTRY ESTATES</p> <p>CLIENT: SIERRA COUNTRY ESTATES</p>			

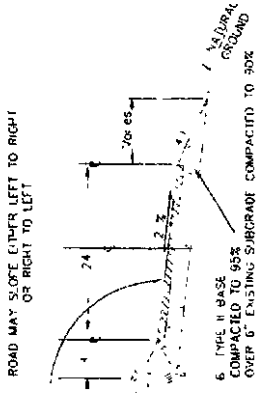
09 13
 4984
 9/20/2013



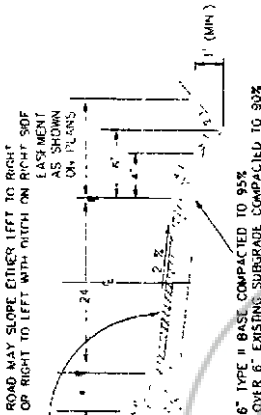
<p>Scale: AS SHOWN DATE: D.M.A. JOB NO. 0831034</p>	<p>Drawn: A.S. Check: A.S. Date: 9/17/13</p>	<p>Project: SIERRA COUNTRY ESTATES Improvement Plans</p>	<p>Sheet: C26</p>
---	--	--	-------------------



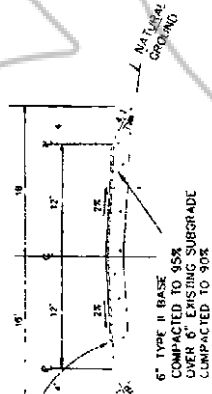
SIERRA COUNTRY ESTATES Improvement Plans		Miscellaneous Details	C27
SCALE: AS SHOWN DATE: 1/14/11 JOB NO: 20033		SHEET NO. OF 18 SHEET 36 OF 18	OCT 01, 1988



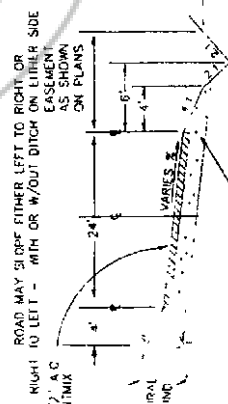
TYPICAL STREET SECTION (w/out ditch)
 PRIVATE ROADWAY
 10' 0\"/>



TYPICAL STREET SECTION (w/ditch)
 PRIVATE ROADWAY
 10' 0\"/>

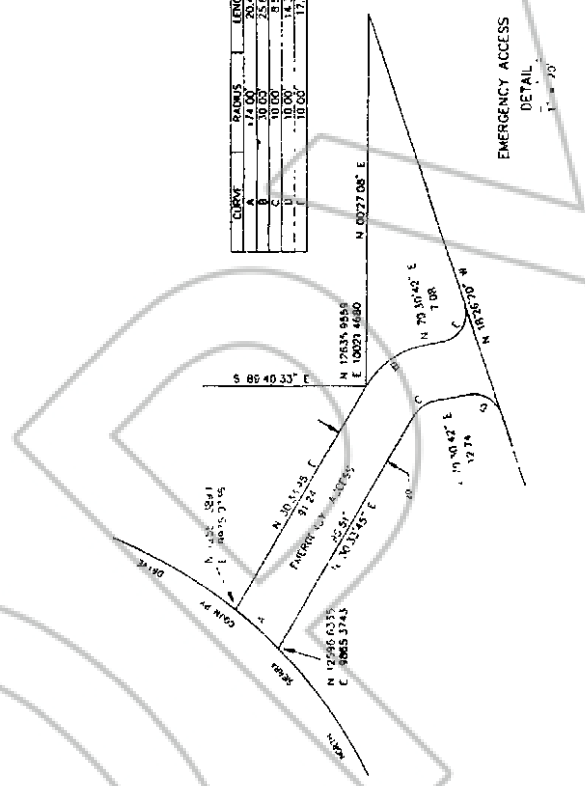


CROWNED STREET SECTION
 PRIVATE ROADWAY
 10' 0\"/>

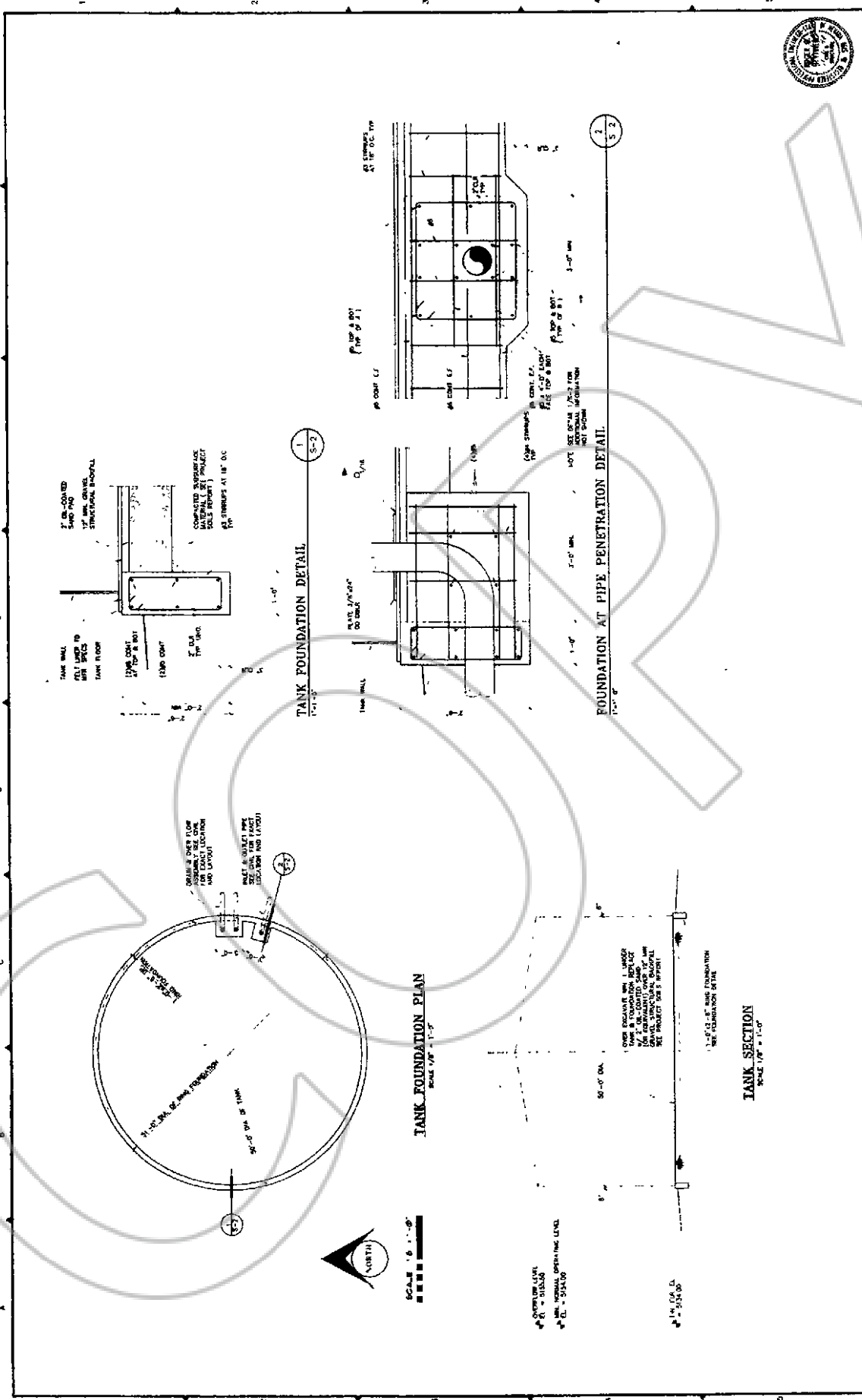


TYPICAL TRANSITION STREET SECTION
 PRIVATE ROADWAY
 10' 0\"/>

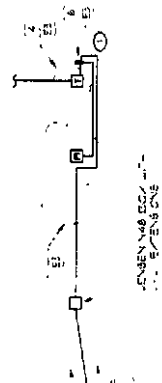
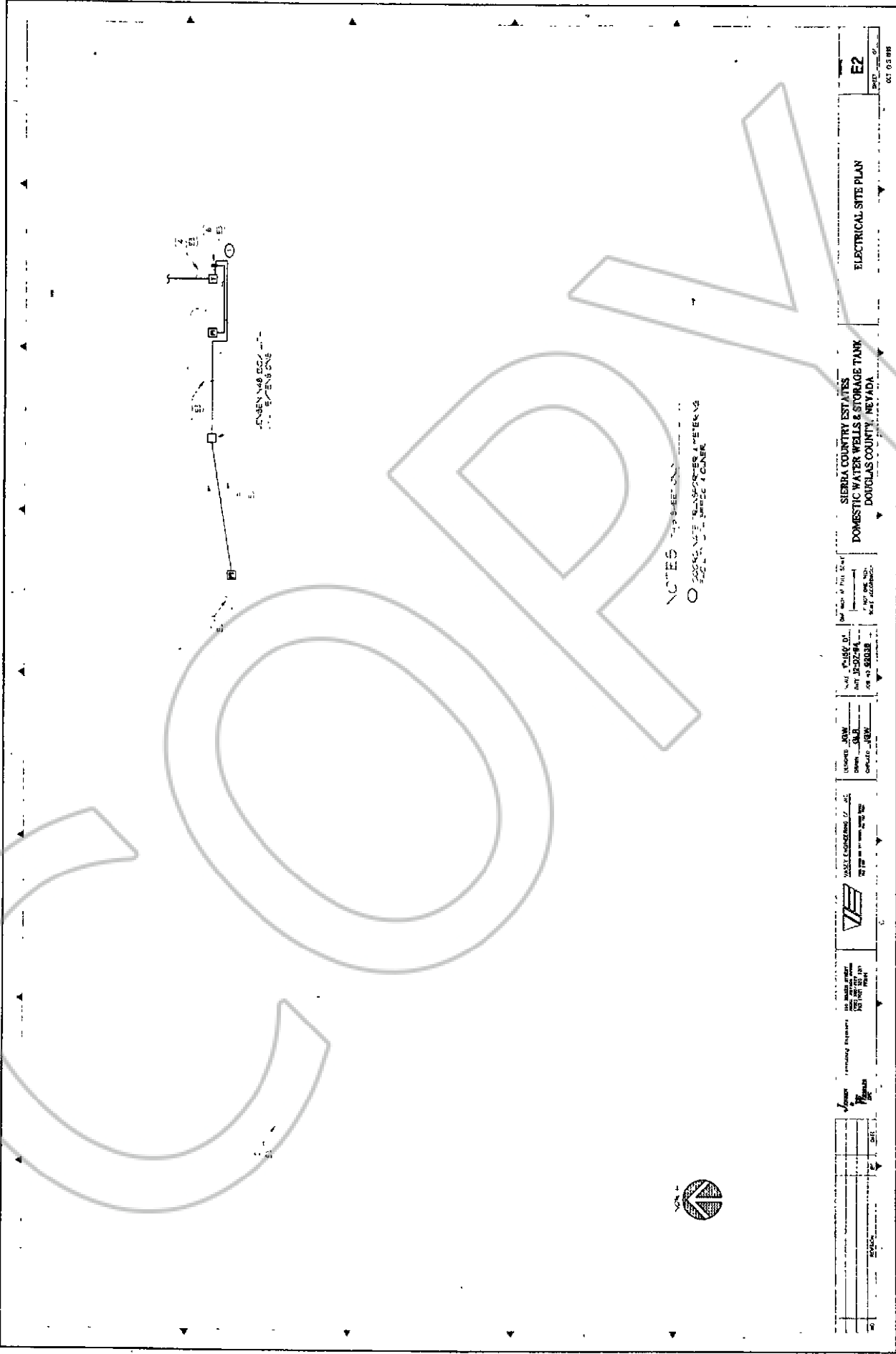
CURVE	RADIUS	LENGTH	DELTA
A	174.00'	20.46'	08.44.17"
B	30.00'	25.53'	09.55.14"
C	10.00'	4.30'	30.57.30"
D	10.00'	4.30'	30.57.30"
E	10.00'	17.11'	08.02.40"



		SIERRA COUNTRY ESTATES Improvement Plans		Miscellaneous Details	
PROJECT NO. 13-001 SHEET NO. 37 OF 76	DATE: 9/20/13 DRAWN BY: [Name] CHECKED BY: [Name]	SCALE: AS SHOWN UNIT: FEET	PROJECT: SIERRA COUNTRY ESTATES SHEET: 37 OF 76	PROJECT: SIERRA COUNTRY ESTATES SHEET: 37 OF 76	PROJECT: SIERRA COUNTRY ESTATES SHEET: 37 OF 76



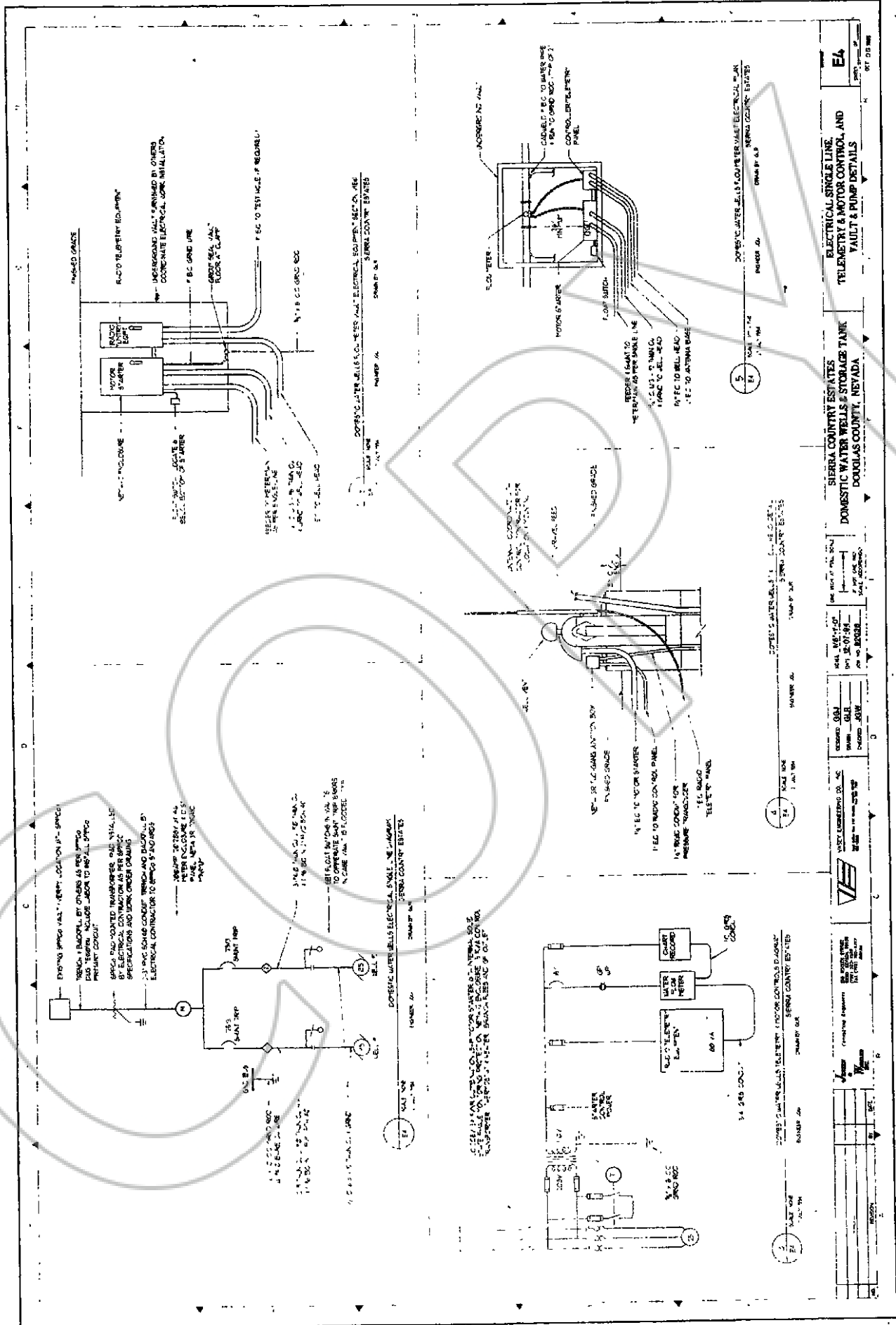
<p>SIERRA HYDRETECH 1440 Howe Court, Ste. 200 Livermore, CA 94551 (925) 253-3800</p>		<p>DATE: 09/20/13 BY: [Signature] CHECKED: [Signature] SCALE: AS SHOWN</p>
<p>DESIGNED: [Signature] DRAWN: [Signature]</p>	<p>DATE: 09/20/13 BY: [Signature] CHECKED: [Signature]</p>	<p>DATE: 09/20/13 BY: [Signature] CHECKED: [Signature]</p>
<p>PROJECT INFORMATION PROJECT NO. 13-001 SHEET NO. 40 OF 40</p>		<p>CLIENT INFORMATION SIERRA COUNTRY ESTATES IMPROVEMENT PLANS WATER TANK</p>
<p>TITLE TANK PLAN TANK SECTION TANK DETAILS</p>		<p>DATE: 09/20/13 BY: [Signature] CHECKED: [Signature]</p>



SIEMENS 100 AMP 240V
CONTROL PANEL

NOTES
 1. SEE SHEET 001 FOR WELL AND STORAGE TANK
 2. SEE SHEET 002 FOR ELECTRICAL CONTROL PANEL

		SIERRA COUNTRY ESTATES DOMESTIC WATER WELLS & STORAGE TANK DOUGLAS COUNTY, NEVADA		E2 <small>DATE: 09/20/13</small>
<small>PROJECT NO.</small> <small>DATE</small>	<small>PROJECT NAME</small> <small>OWNER</small>	<small>PROJECT ADDRESS</small> <small>CITY</small>	<small>STATE</small> <small>ZIP</small>	<small>SCALE</small> <small>DATE</small>
<small>DESIGNED BY</small> <small>CHECKED BY</small>	<small>PROJECT MANAGER</small> <small>DATE</small>	<small>CLIENT NAME</small> <small>CLIENT ADDRESS</small>	<small>CLIENT PHONE</small> <small>CLIENT FAX</small>	<small>CLIENT EMAIL</small> <small>CLIENT WEBSITE</small>



SIERRA COUNTRY ESTATES
 DOMESTIC WATER WELLS & STORAGE TANK VAULT & PUMP DETAILS

SIERRA COUNTRY ESTATES
 DOMESTIC WATER WELLS & STORAGE TANK VAULT & PUMP DETAILS

SIERRA COUNTRY ESTATES
 DOMESTIC WATER WELLS & STORAGE TANK VAULT & PUMP DETAILS

SIERRA COUNTRY ESTATES
 DOMESTIC WATER WELLS & STORAGE TANK VAULT & PUMP DETAILS

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 DOMESTIC WATER WELLS & STORAGE TANK VAULT & PUMP DETAILS

SIERRA COUNTRY ESTATES
 DOMESTIC WATER WELLS & STORAGE TANK VAULT & PUMP DETAILS

SIERRA COUNTRY ESTATES
 DOMESTIC WATER WELLS & STORAGE TANK VAULT & PUMP DETAILS

SIERRA COUNTRY ESTATES IMPROVEMENT PLANS

A PORTION OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 19 EAST
MOUNT DIABLO BASELINE & MERIDIAN
DOUGLAS COUNTY, NEVADA

DEVELOPER:

WILLIAM R. TOMERLIN
P.O. BOX 1048
GARDNERVILLE, NEVADA 89410

CONTRACTOR:

CROCKETT ENTERPRISES, INC.
P.O. BOX 1108
MINDEN, NEVADA
IMPROVEMENTS COMPLETED 5/7/99

ENGINEER:


VASEY ENGINEERING CO., INC.
2007 West Street, Suite 117
Minden, NV 89423

WILLIAM R. TOMERLIN
OWNER DEVELOPPER

6/28/94
DATE

MARK V. GONZALES
VASEY ENGINEERING CO., INC.

6-28-94
DATE

CHRIS W. TSCHIRHART, PE
ACTING DOUGLAS COUNTY ENGINEER

7/19/94
DATE

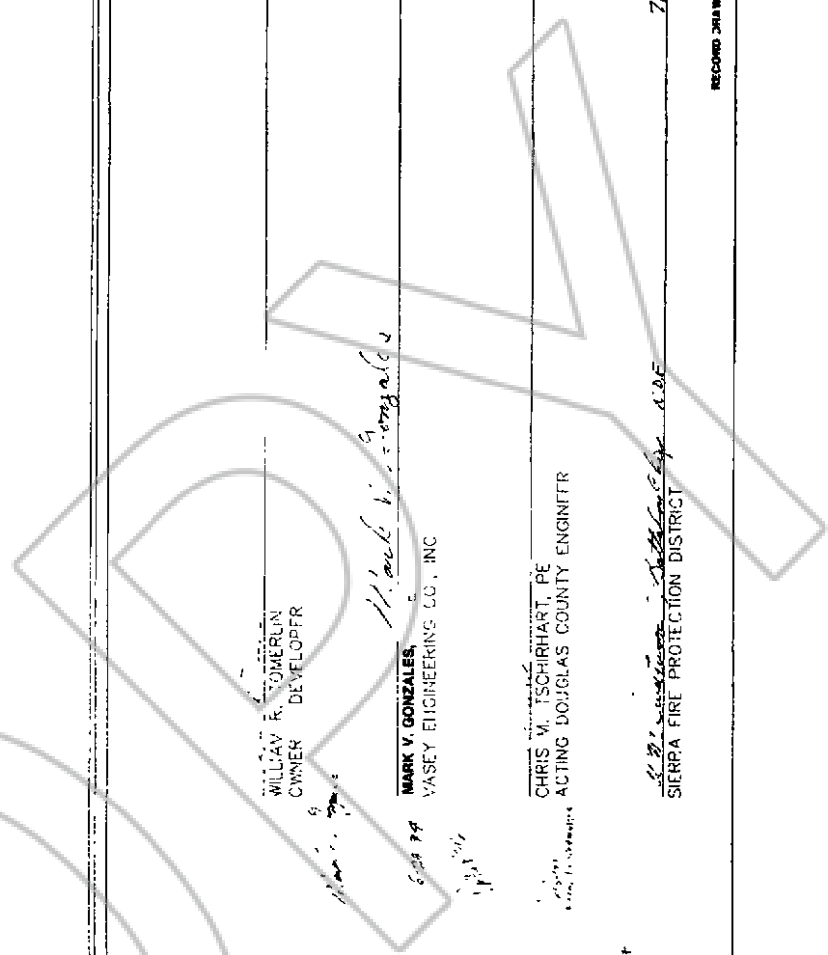
SIERRA FIRE PROTECTION DISTRICT

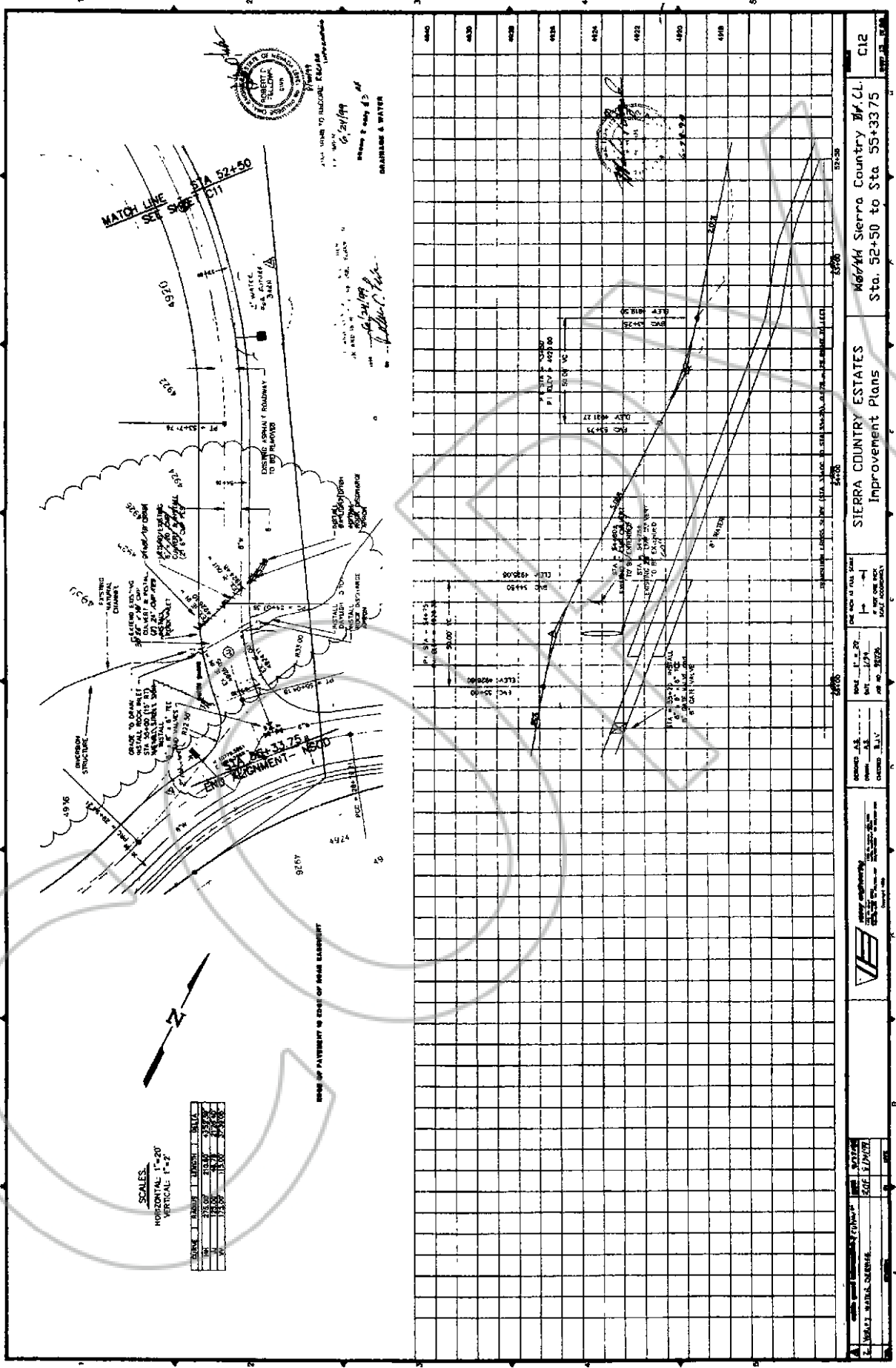
7/19/94
DATE

RECORD DRAWINGS (PHASE 2) 13

add record information (rev) (5/16/99)

phase 2 only 43 of
DRAINAGE & WATER





SCALES

SCALE	DATE	BY	CHKD	DATE
1"=20'	10/10/13	JLW	JLW	10/10/13
1"=2'	10/10/13	JLW	JLW	10/10/13

HORIZONTAL 1"=20'
 VERTICAL 1"=2'

EDGE OF PAVEMENT TO EDGE OF ROAD ELEMENT

DATE: 10/10/13
 SCALE: 1"=20'

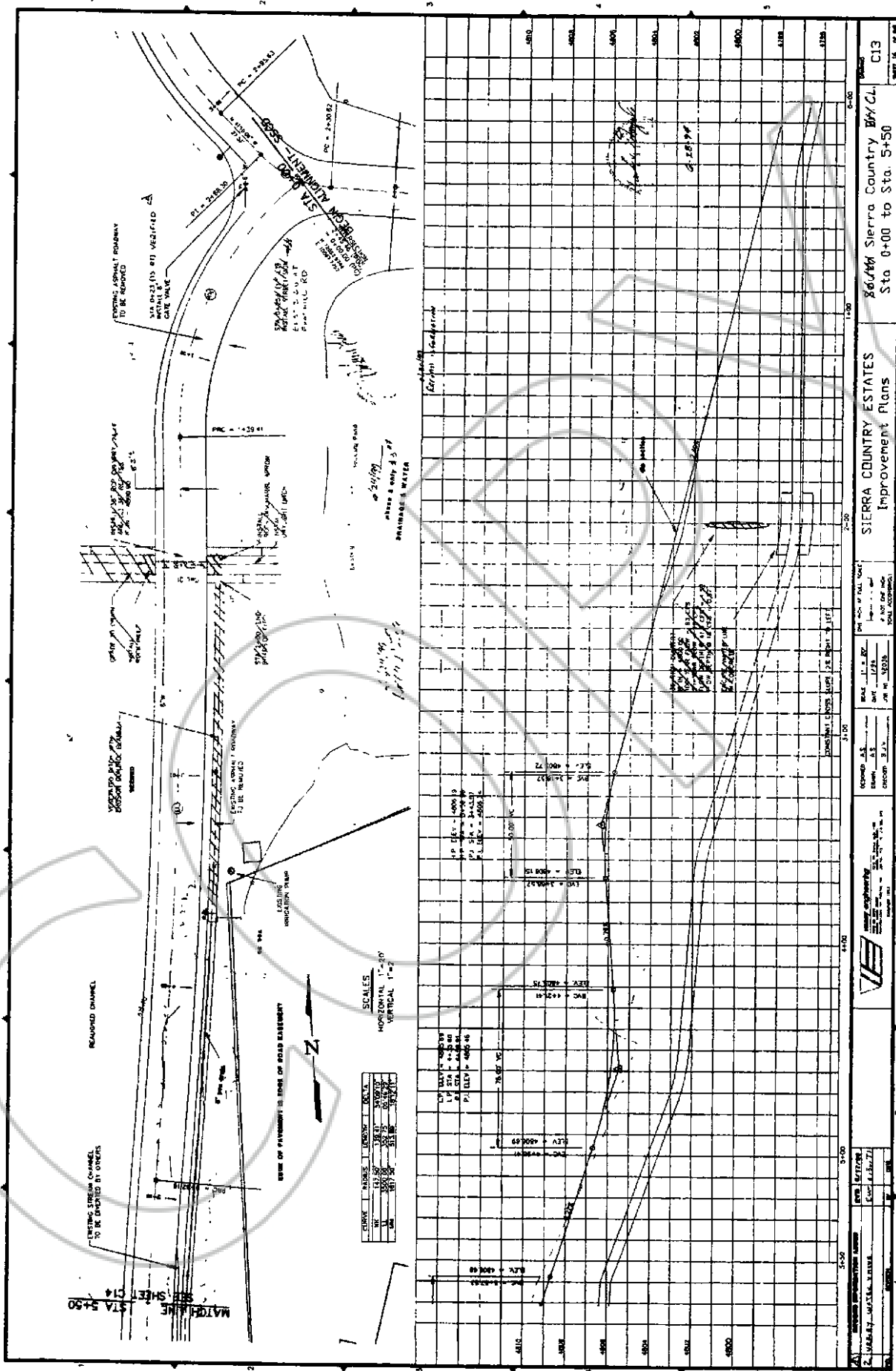


REVISION AS
 CHECKED: JLV
 DATE: 10/10/13

SIERRA COUNTRY ESTATES
 Improvement Plans

Mo/MH Sierra Country Dr. CL
 Sta. 52+50 to Sta 55+33.75

C12
 10/10/13



CURVE	MARKS	LENGTH	DATA
1	14+50	18.31	240.00
2	14+68.31	33.50	420.00
3	15+01.81	23.19	292.50

SCALES
HORIZONTAL 1"=20'
VERTICAL 1"=2'

NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

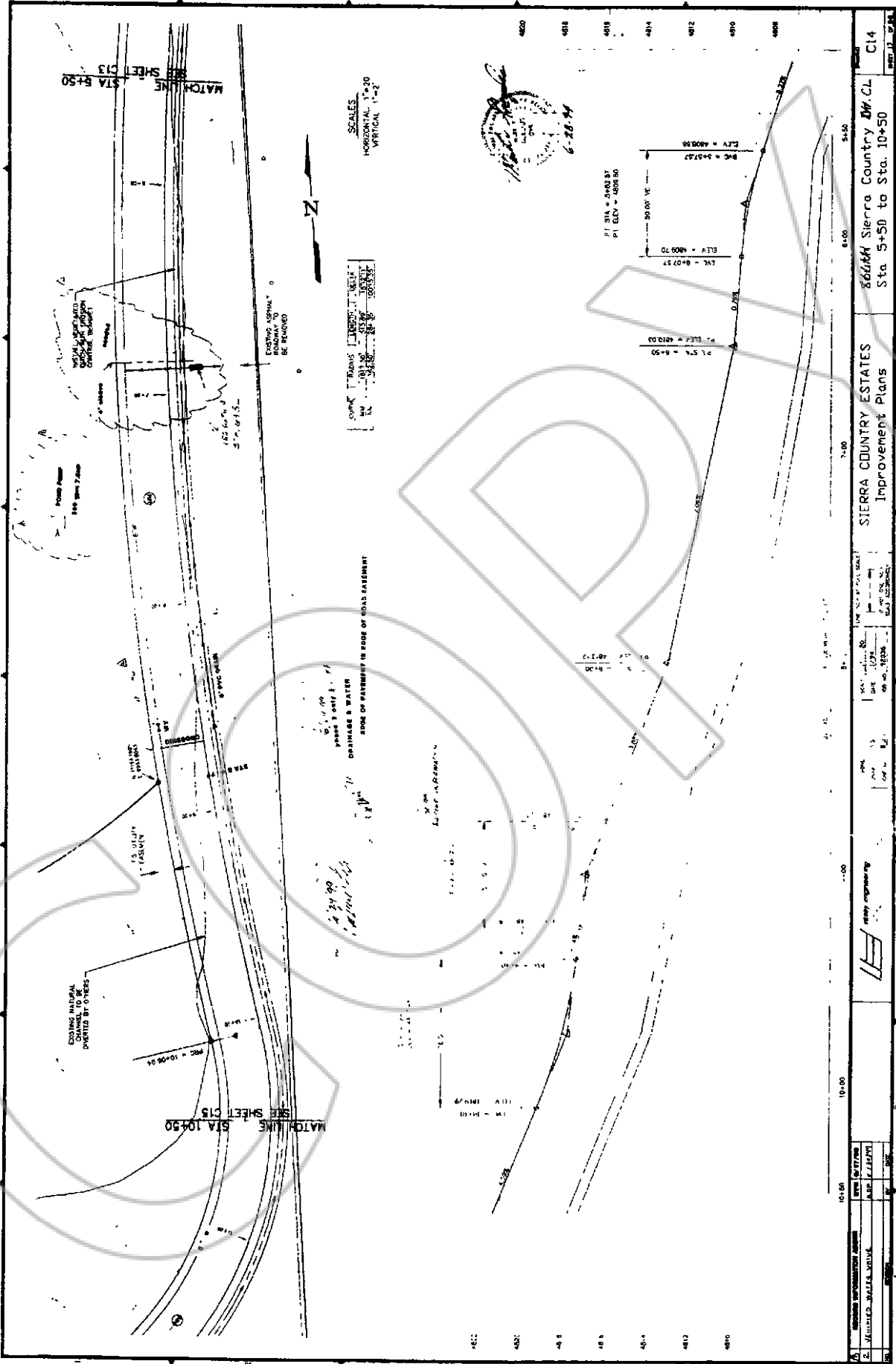
NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

<p>DATE: 09/10/13 DRAWN BY: J. W. S. JR. CHECKED BY: J. W. S. JR.</p>	<p>PROJECT: SIERRA COUNTRY ESTATES SHEET: 50 OF 76</p>	<p>SCALE: 1"=20' VERTICAL: 1"=2'</p>	<p>PROJECT: SIERRA COUNTRY ESTATES SHEET: 50 OF 76</p>	<p>PROJECT: SIERRA COUNTRY ESTATES SHEET: 50 OF 76</p>
---	--	--	--	--

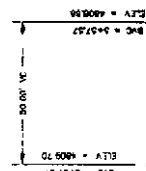


SCALES
 HORIZONTAL 1"=20'
 VERTICAL 1"=2'

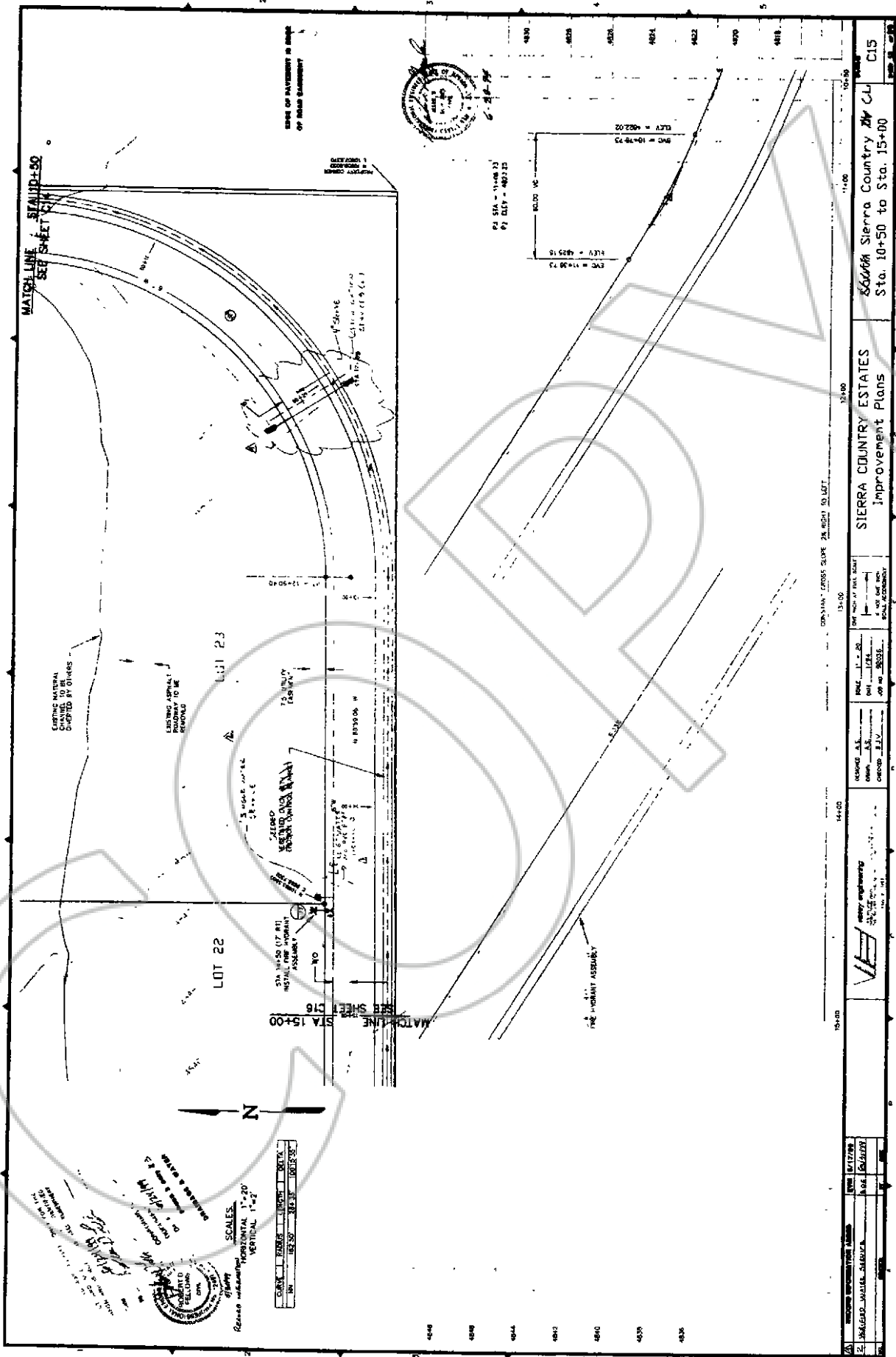
DATE: 11/20/13
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



PI STA = 4882.87
 P1 BCT = 4891.86



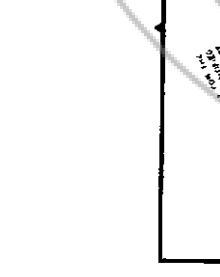
1	PROJECT INFORMATION SHEET	DATE: 11/20/13	SCALE: AS SHOWN	PROJECT: SIERRA COUNTRY ESTATES	NO. 10499	DATE: 11/20/13	PROJECT: SIERRA COUNTRY ESTATES	NO. 10499	DATE: 11/20/13
2	DRAWING INFORMATION	DATE: 11/20/13	SCALE: AS SHOWN	PROJECT: SIERRA COUNTRY ESTATES	NO. 10499	DATE: 11/20/13	PROJECT: SIERRA COUNTRY ESTATES	NO. 10499	DATE: 11/20/13
3	REVISIONS	DATE: 11/20/13	SCALE: AS SHOWN	PROJECT: SIERRA COUNTRY ESTATES	NO. 10499	DATE: 11/20/13	PROJECT: SIERRA COUNTRY ESTATES	NO. 10499	DATE: 11/20/13
4	PROJECT: SIERRA COUNTRY ESTATES	NO. 10499	DATE: 11/20/13	PROJECT: SIERRA COUNTRY ESTATES	NO. 10499	DATE: 11/20/13	PROJECT: SIERRA COUNTRY ESTATES	NO. 10499	DATE: 11/20/13
5	PROJECT: SIERRA COUNTRY ESTATES	NO. 10499	DATE: 11/20/13	PROJECT: SIERRA COUNTRY ESTATES	NO. 10499	DATE: 11/20/13	PROJECT: SIERRA COUNTRY ESTATES	NO. 10499	DATE: 11/20/13

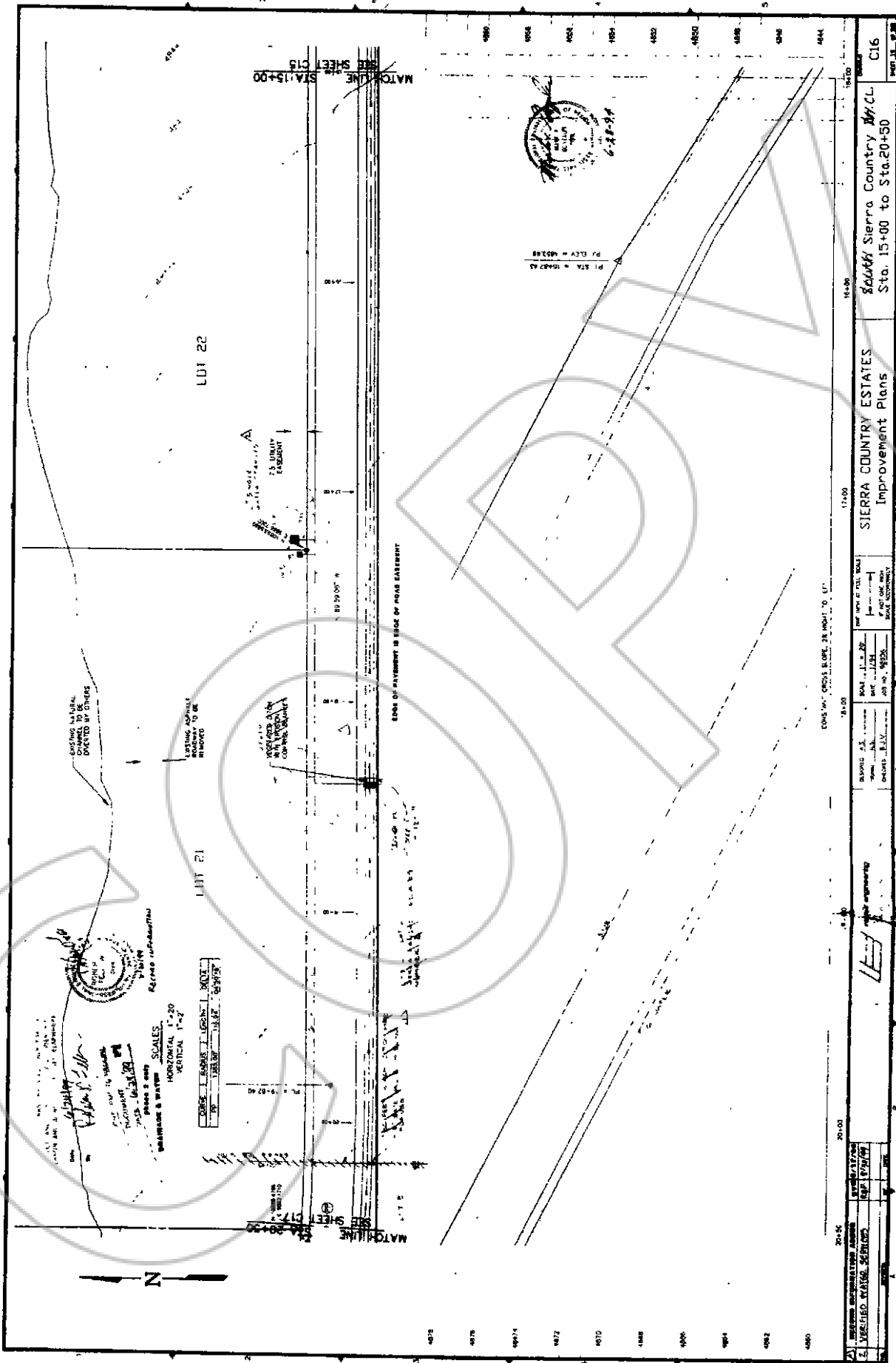


SIERRA COUNTRY ESTATES Improvement Plans		Sierra Country Estates		Sta. 10+50 to Sta. 15+00	
DATE: 11-28-13		DRAWN BY: JLV		CHECKED BY: JLV	
PROJECT: SIERRA COUNTRY ESTATES		SCALE: AS SHOWN		DATE OF THIS DRAWING: 11-28-13	
DRAWING NO.:		DATE OF THIS DRAWING:		SCALE:	
PROJECT NO.:		DATE OF THIS DRAWING:		SCALE:	
DRAWING TITLE:		DATE OF THIS DRAWING:		SCALE:	
PROJECT LOCATION:		DATE OF THIS DRAWING:		SCALE:	
DRAWING NO.:		DATE OF THIS DRAWING:		SCALE:	
PROJECT NO.:		DATE OF THIS DRAWING:		SCALE:	
DRAWING TITLE:		DATE OF THIS DRAWING:		SCALE:	
PROJECT LOCATION:		DATE OF THIS DRAWING:		SCALE:	

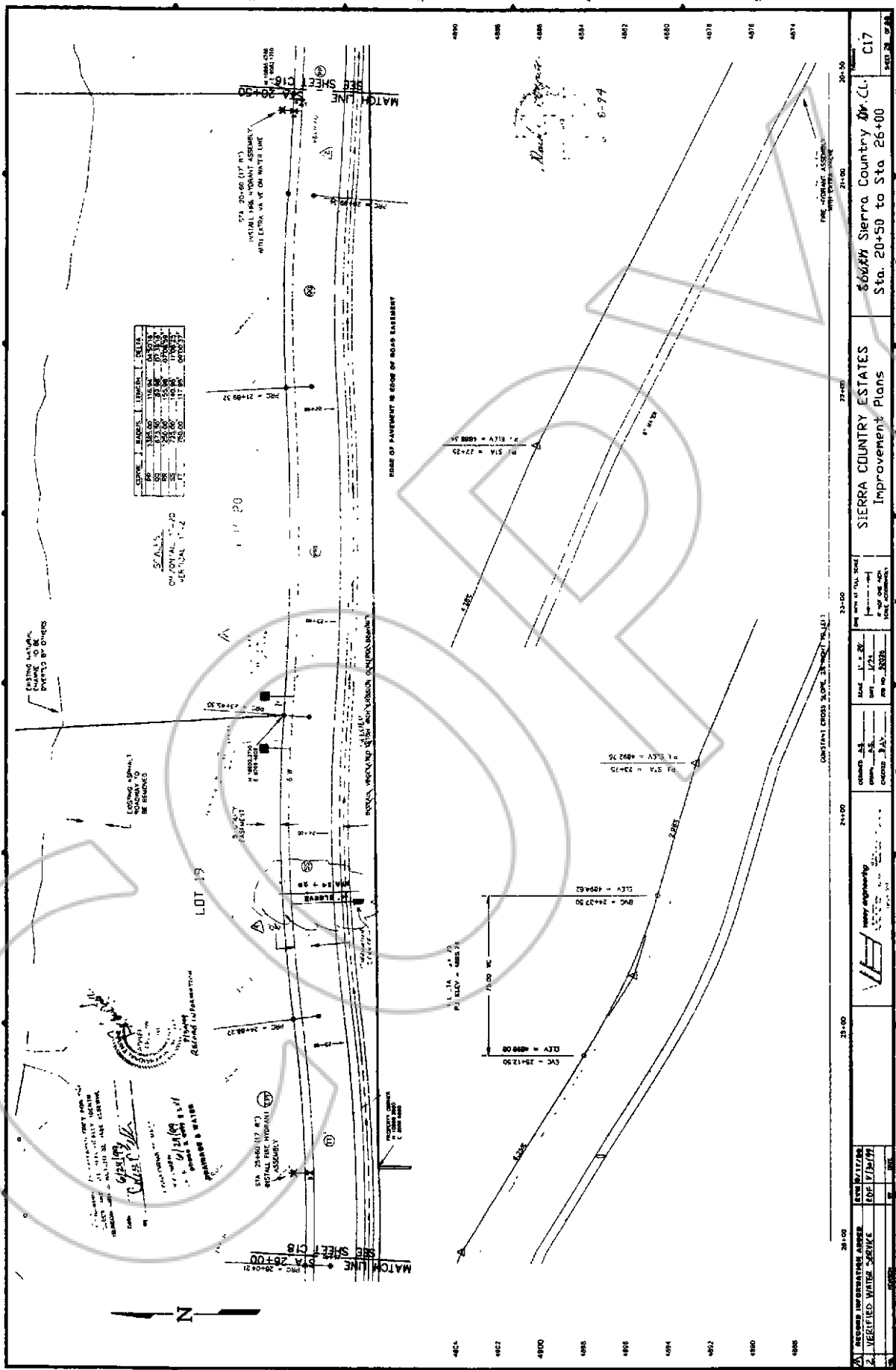
DATE OF THIS DRAWING: 11-28-13
 SCALE: AS SHOWN
 PROJECT NO.:
 DRAWING NO.:

SCALE:
 HORIZONTAL 1"=20'
 VERTICAL 1"=2'
 ENGINEER: [Signature]
 CHECKED: [Signature]
 PROJECT NO.:
 DRAWING NO.:





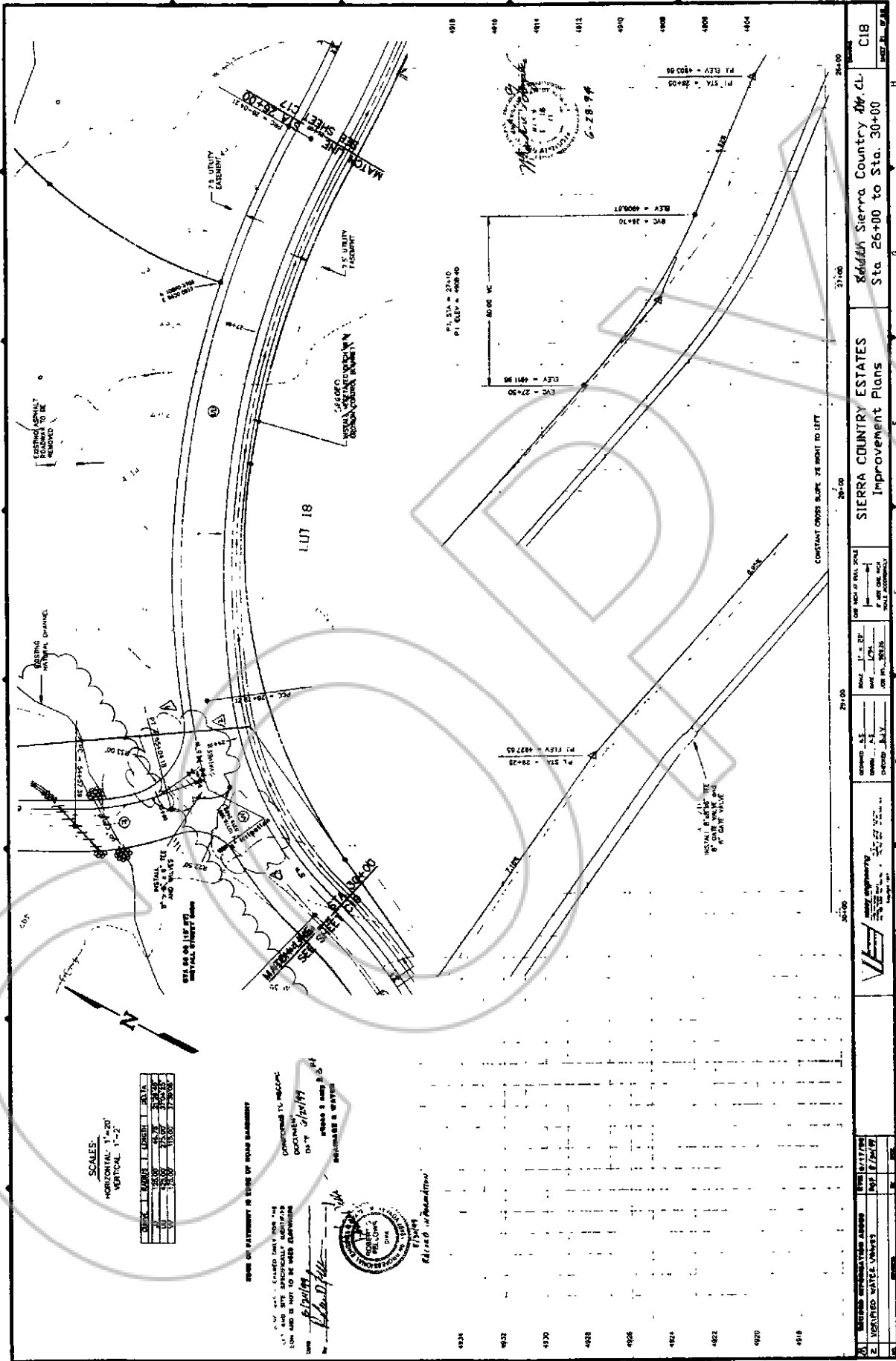
20146	20100	15100	14100	13100	12100	11100	10100	9100	8100	7100	6100	5100	4100	3100	2100	1100	0100
SIERRA COUNTRY ESTATES Improvement Plans Sta. 15+00 to Sta. 20+50 C16																	
SIERRA COUNTRY ESTATES Improvement Plans Sta. 15+00 to Sta. 20+50 C16																	



CURVE	START	END	LENGTH	PI	PC	PT	PERCENT
1	4874.00	4874.00	0.00	4874.00	4874.00	4874.00	0.00
2	4874.00	4874.00	0.00	4874.00	4874.00	4874.00	0.00
3	4874.00	4874.00	0.00	4874.00	4874.00	4874.00	0.00
4	4874.00	4874.00	0.00	4874.00	4874.00	4874.00	0.00
5	4874.00	4874.00	0.00	4874.00	4874.00	4874.00	0.00
6	4874.00	4874.00	0.00	4874.00	4874.00	4874.00	0.00
7	4874.00	4874.00	0.00	4874.00	4874.00	4874.00	0.00
8	4874.00	4874.00	0.00	4874.00	4874.00	4874.00	0.00
9	4874.00	4874.00	0.00	4874.00	4874.00	4874.00	0.00
10	4874.00	4874.00	0.00	4874.00	4874.00	4874.00	0.00

SCALE
HORIZONTAL 1"=20'
VERTICAL 1"=2'

REVISIONS	DATE	BY	CHKD
1. REVISIONS	09/18/13
2. VERIFIED WHITE MARKS
SIERRA COUNTRY ESTATES Improvement Plans 5666W Sierra Country Dr. CL Sta. 20+50 to Sta 26+00 C17			



SCALES:
HORIZONTAL 1"=20'
VERTICAL 1"=2'

DATE	REVISION	BY	CHK
09/18/13			
09/18/13			
09/18/13			
09/18/13			

ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

DATE: 9/18/13

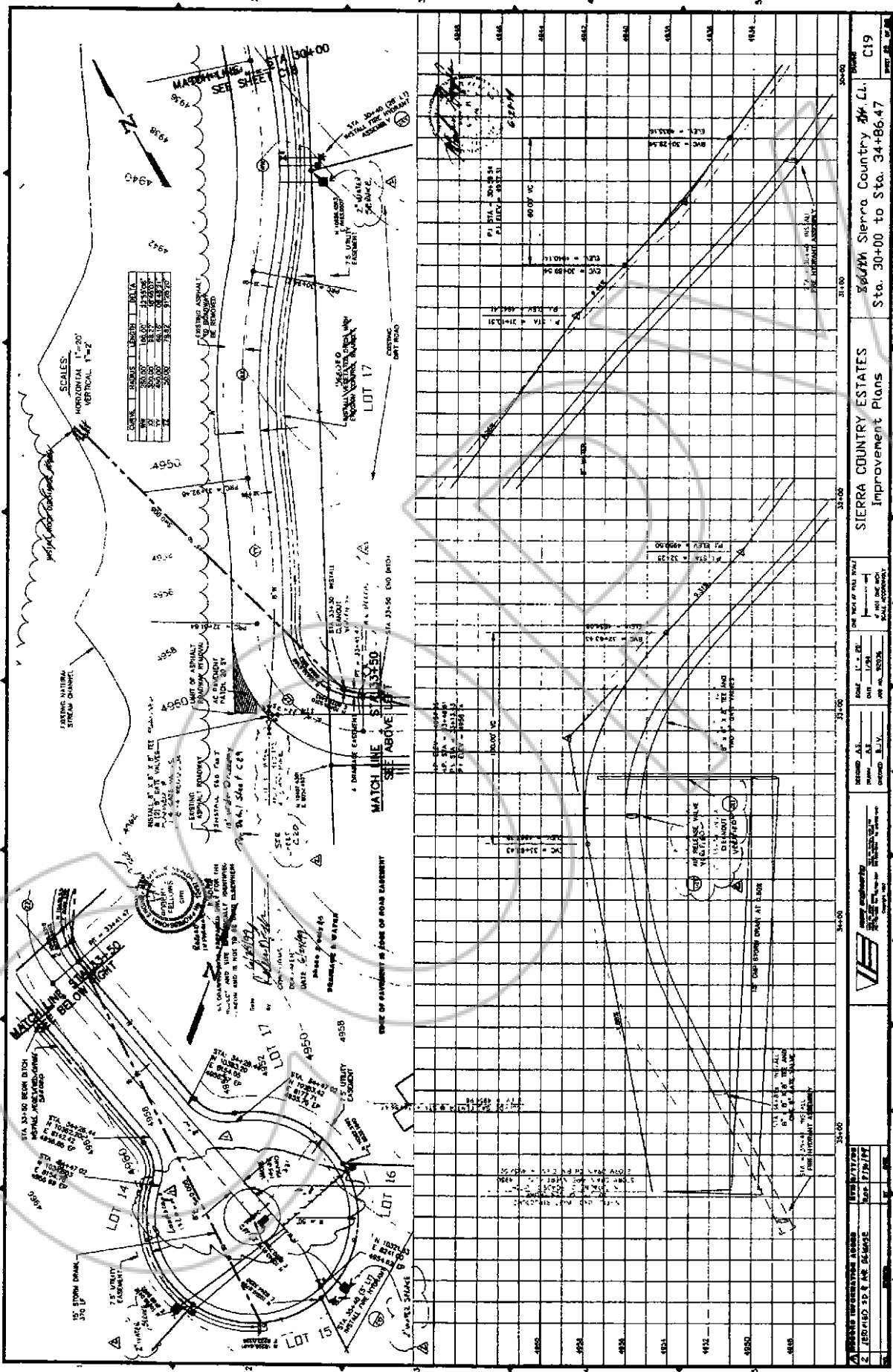
BY: [Signature]

CHK: [Signature]

PROJECT: SIERRA COUNTRY ESTATES



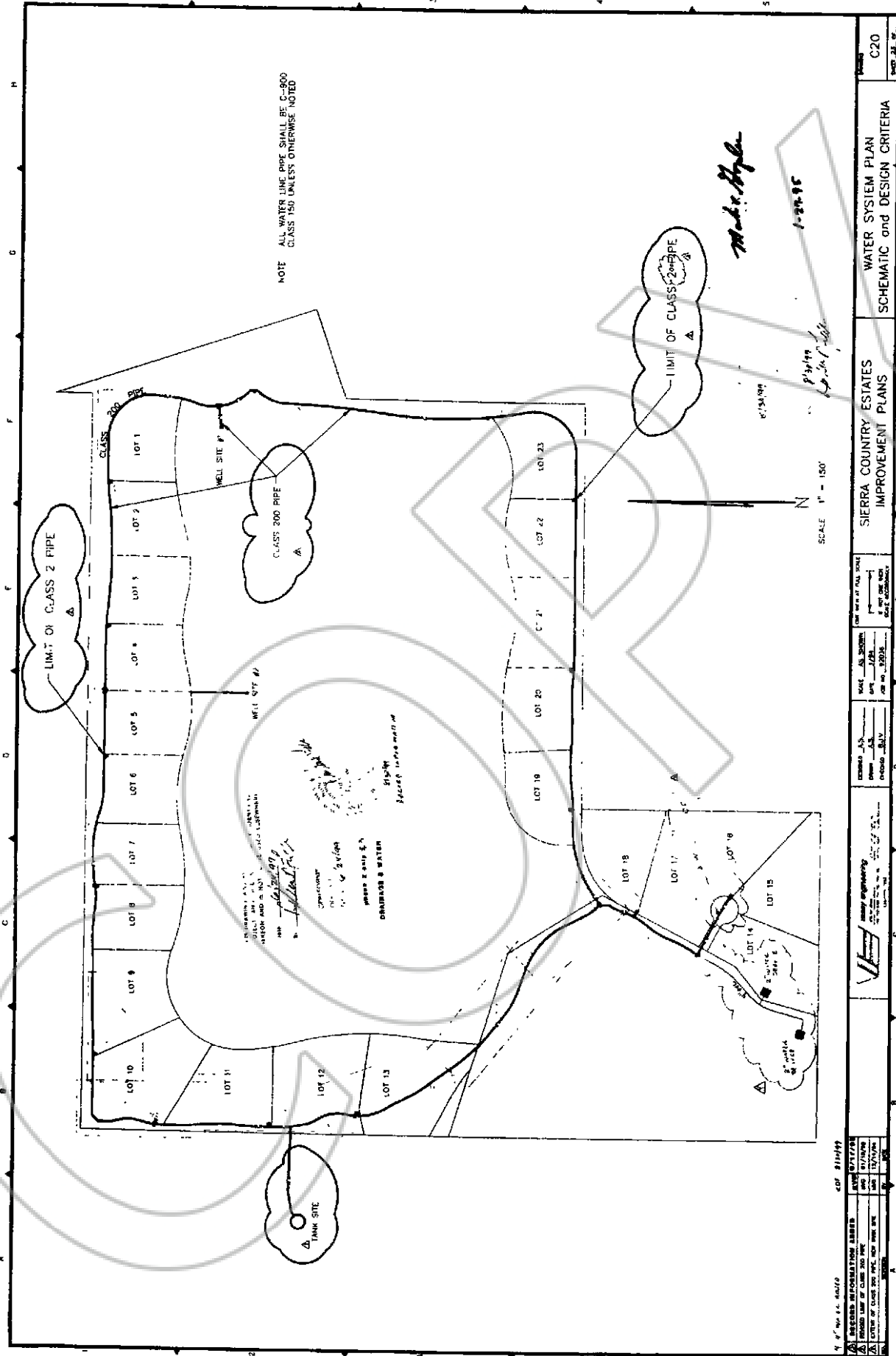
SIERRA COUNTRY ESTATES Improvement Plans		Golden Sierra Country, LLC Sta 26+00 to Sta. 30+00	
DATE: 09/18/13		DRAWN BY: [Name]	
CHECKED BY: [Name]		DATE: 09/18/13	
PROJECT NO: 13-00000		SHEET NO: 55 OF 76	



SIERRA COUNTRY ESTATES
Improvement Plans
Sta. 30+00 to Sta. 34+86.47
C19

DATE: 11-11-11
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN

SIERRA COUNTRY ESTATES
Sierra Country Estates, LLC
Sta. 30+00 to Sta. 34+86.47
C19



NOTE ALL WATER LINE PIPE SHALL BE C-900 CLASS 150 UNLESS OTHERWISE NOTED

LIMIT OF CLASS 2 PIPE

CLASS 200 PIPE

LIMIT OF CLASS 2 PIPE

1-20-95

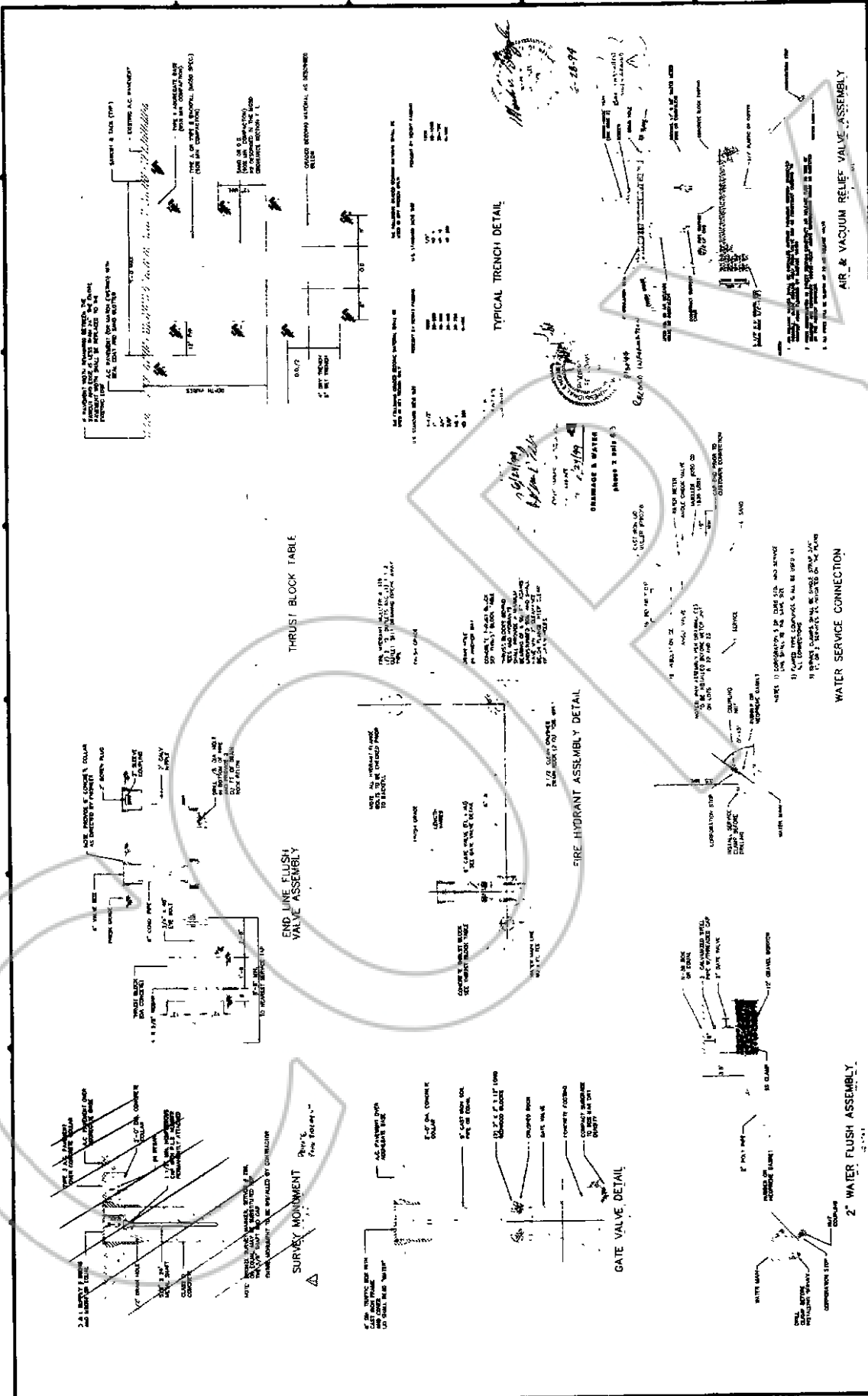
SCALE 1" = 150'

RECORD INFORMATION SHEET
 DATE OF RECORDING
 DATE OF PLAN
 DATE OF REVISION
 DATE OF REVISION

PROJECT NO. 1-20-95
 DATE 9/20/13
 SCALE 1" = 150'

DESIGNER
 ENGINEER
 CHECKED
 APPROVED

SIERRA COUNTRY ESTATES IMPROVEMENT PLANS
 WATER SYSTEM PLAN SCHEMATIC and DESIGN CRITERIA
 PROJECT NO. 1-20-95
 DATE 9/20/13
 SCALE 1" = 150'



THRUST BLOCK TABLE

END LINE FLUSH VALVE ASSEMBLY

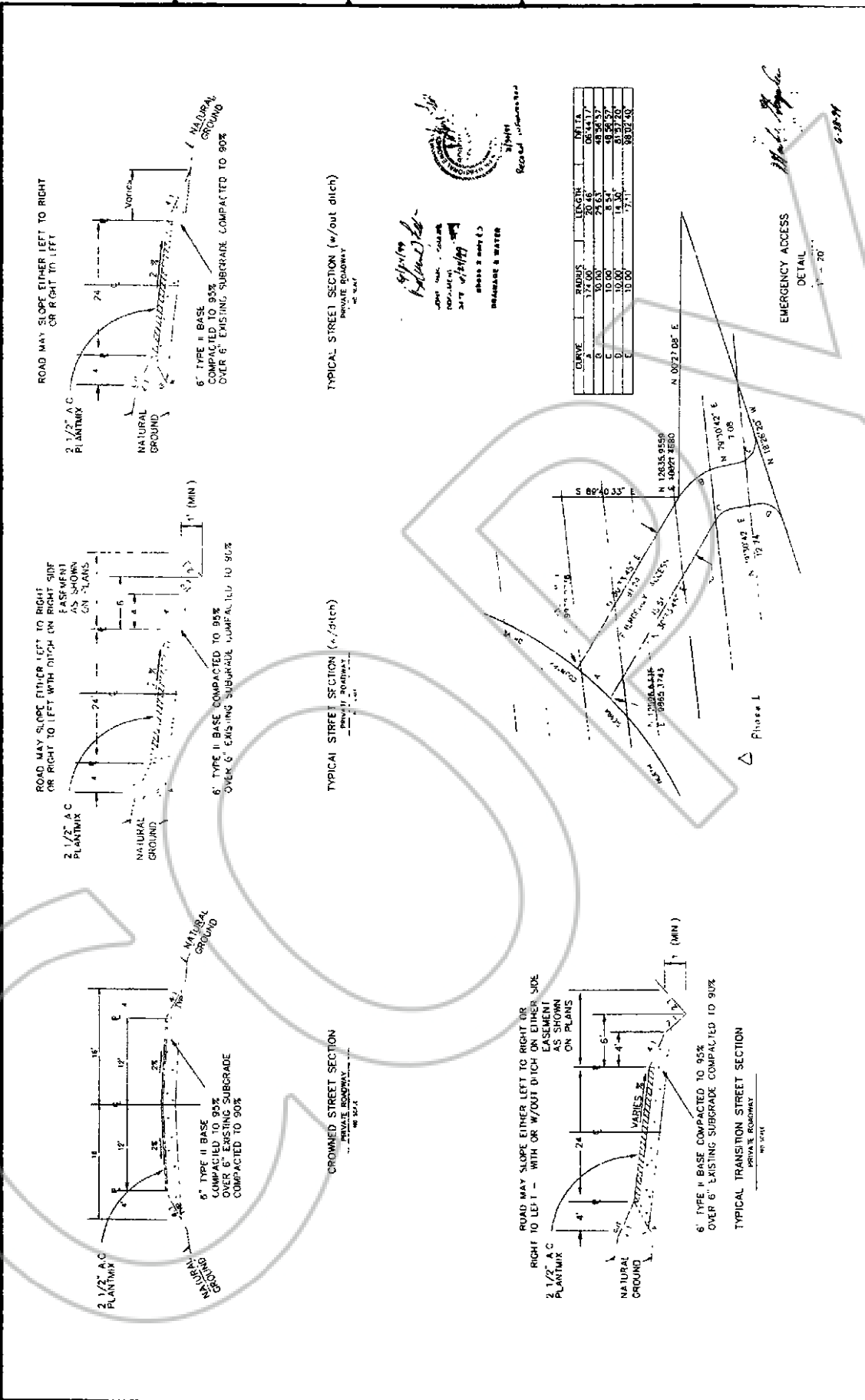
FIRE HYDRANT ASSEMBLY DETAIL

TYPICAL TRENCH DETAIL

2" WATER FLUSH ASSEMBLY

AIR & VACUUM RELIEF VALVE ASSEMBLY

		SIERRA COUNTRY ESTATES Improvement Plans		Miscellaneous Details		C27 SHEET 28 OF 28	
REVISION NO. DATE BY	ASPECT DATE BY	APPROVED BY DATE BY	CHECKED BY DATE BY	DRAWN BY DATE BY	SCALE DATE BY	PROJECT NO. DATE BY	SHEET NO. DATE BY



SIERRA COUNTRY ESTATES Improvement Plans

C28

Miscellaneous Details

DATE: 9/20/13

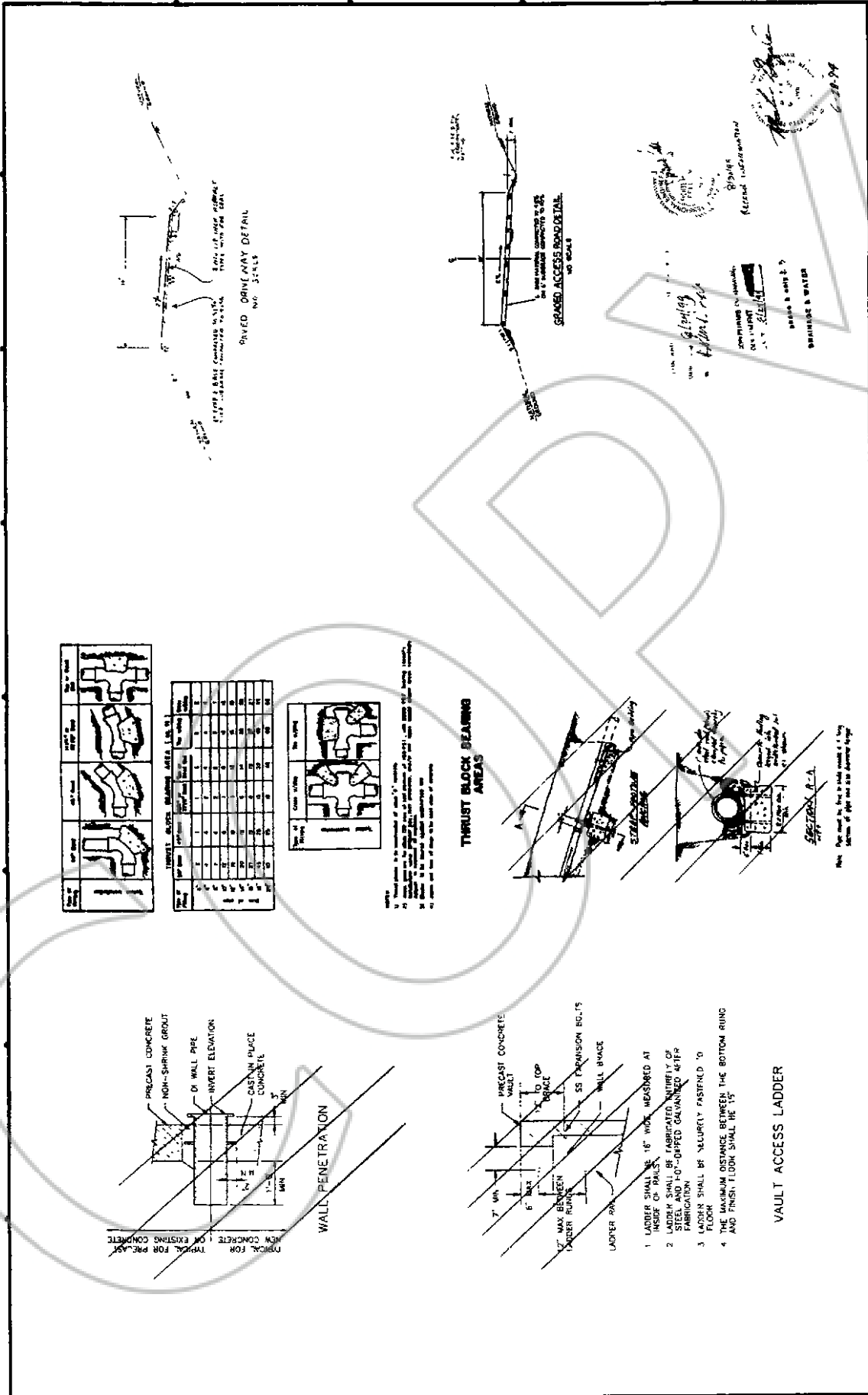
BY: [Signature]

PROJECT: SIERRA COUNTRY ESTATES

SCALE: AS SHOWN

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/20/13	ISSUED FOR PERMITS



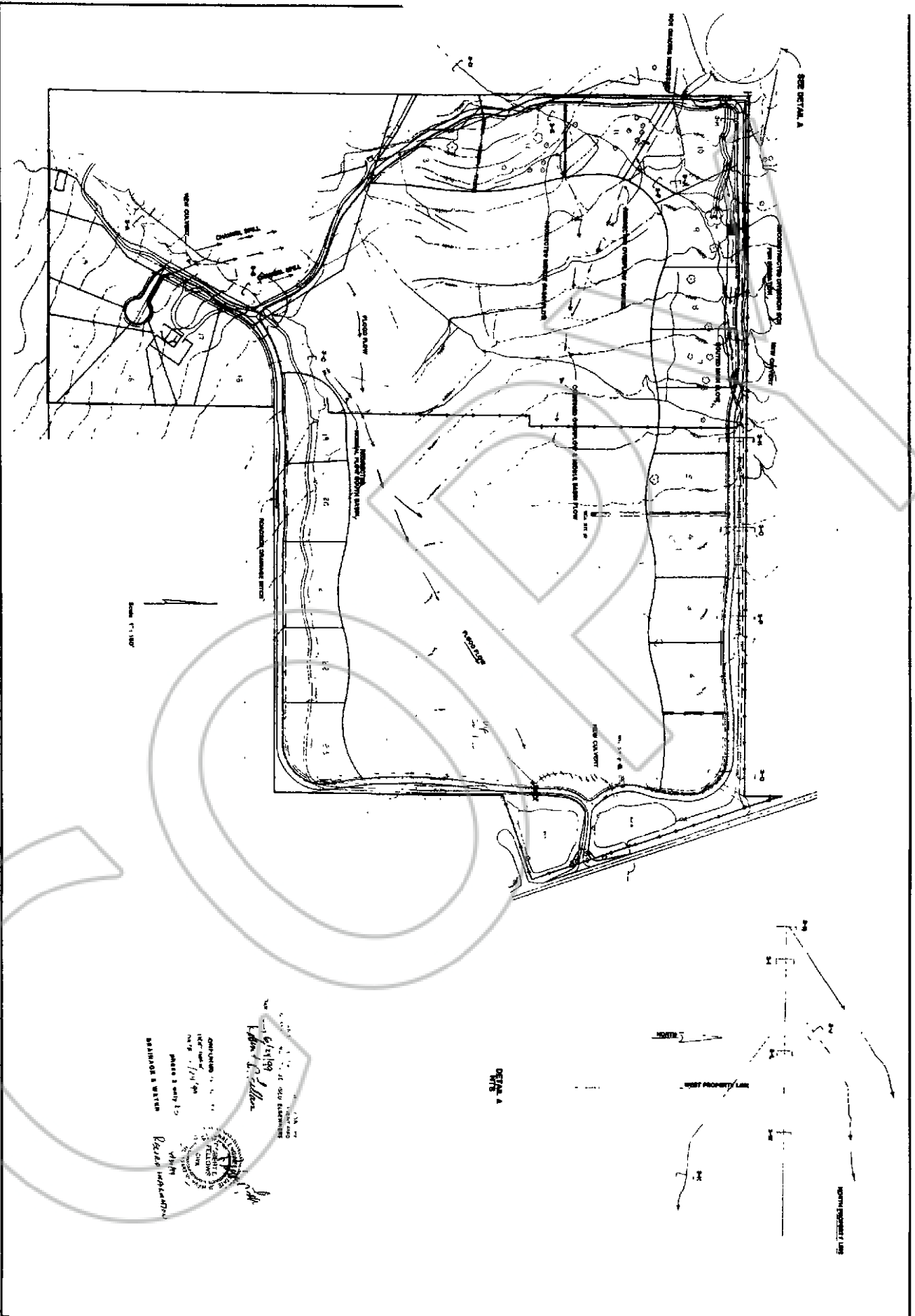
466 3/11/13

SIERRA COUNTRY ESTATES Improvement Plans

Miscellaneous Details

C29

DATE: 9/20/2013



PREPARED BY: *John A. Collins*
 DATE: 11/14/09
 PROJECT: SIERRA COUNTRY ESTATES
 SHEET: 3 OF 10
 DRAWN BY: *John A. Collins*
 CHECKED BY: *John A. Collins*
 APPROVED BY: *John A. Collins*
 VASEY ENGINEERING CO., INC.
 1000 S. 10th St., Suite 100
 Reno, NV 89502
 (775) 784-1111
 FAX: (775) 784-1112
 www.vasey.com



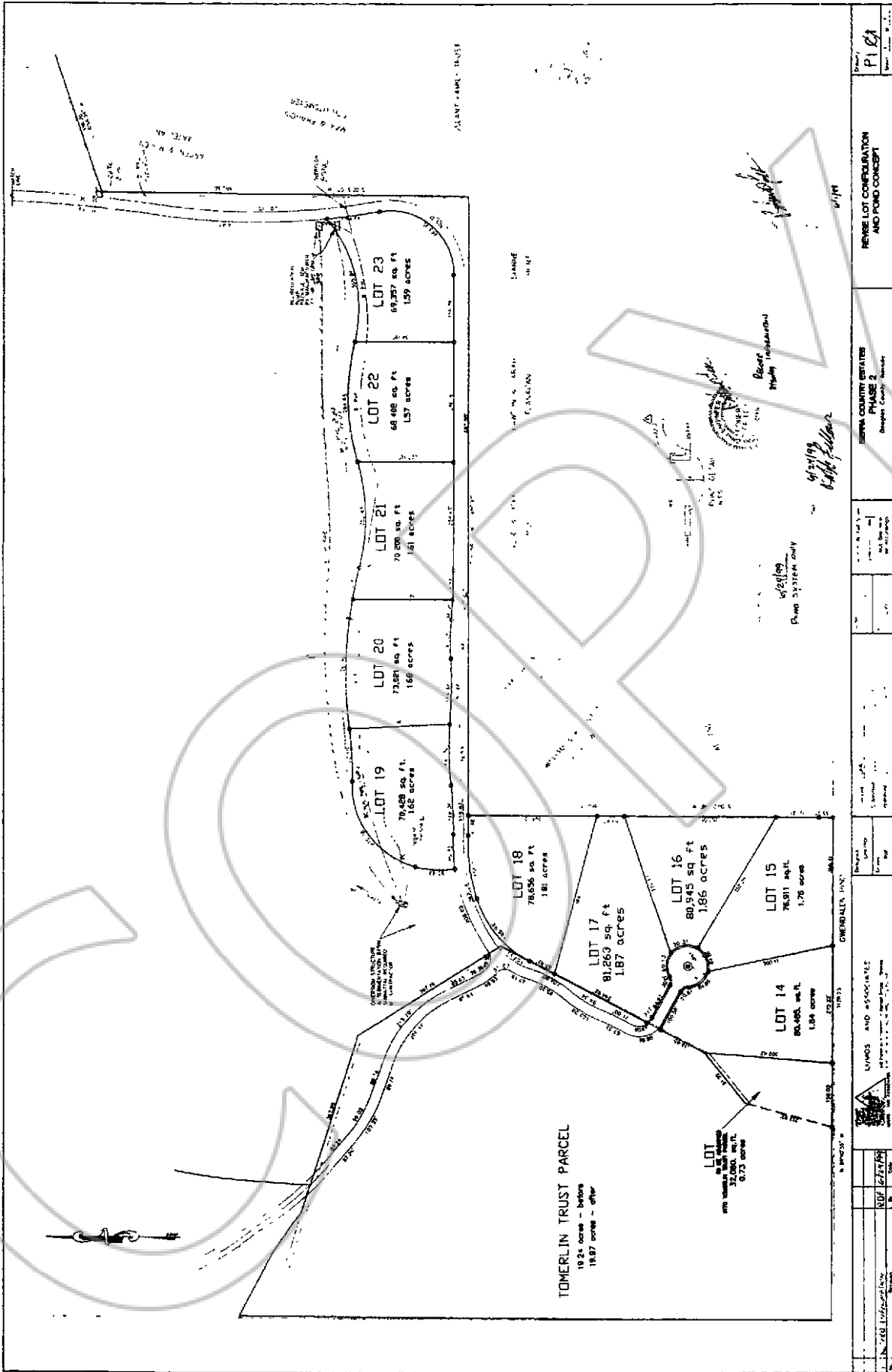


EXHIBIT "D"

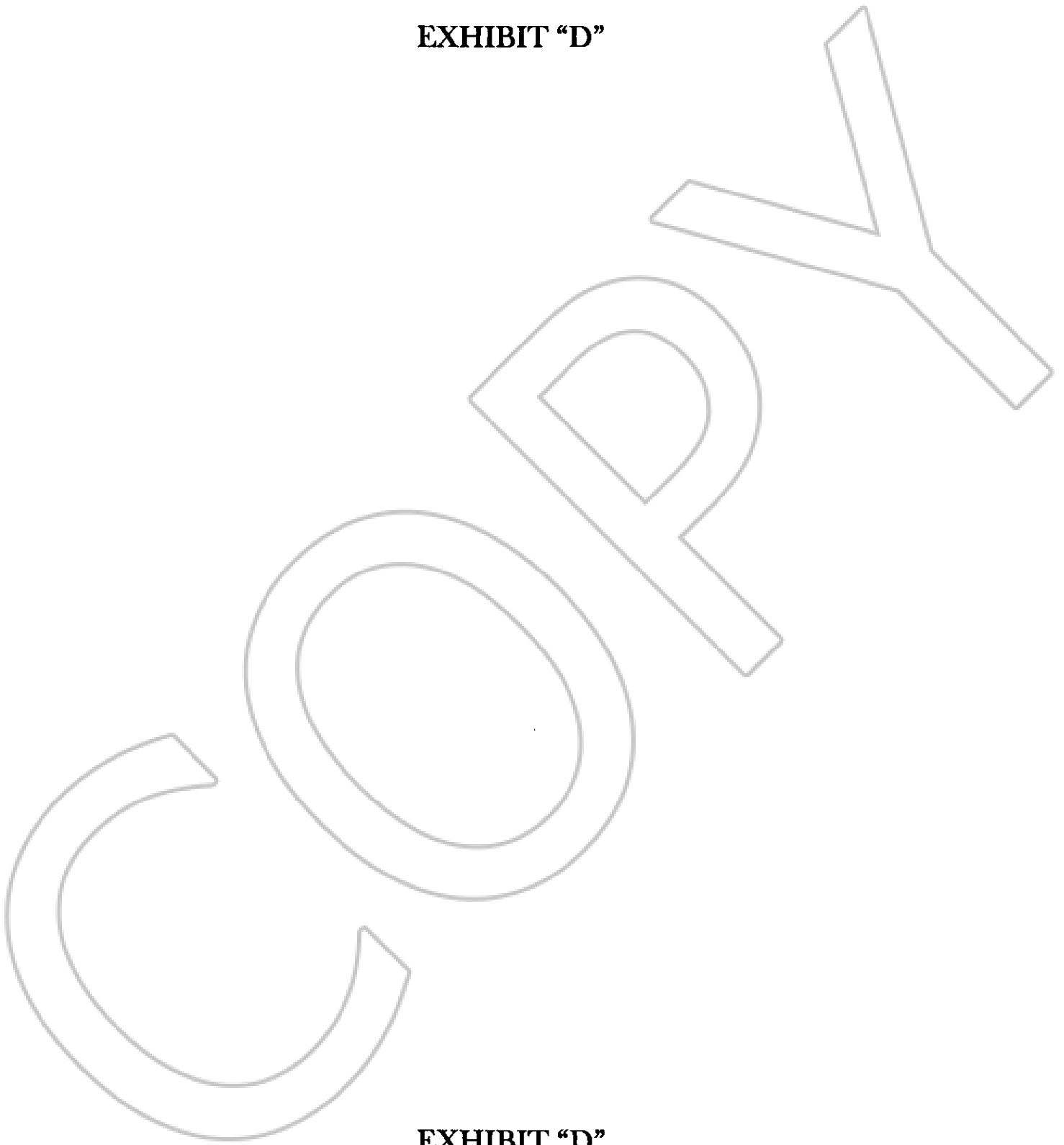


EXHIBIT "D"

Description	Date Placed Service	Estimated Replacement Cost	Years	Prior Deprec.	Deprec. 12/31/11	Remaining Years	Remaining Deprec.
1. 6" Class 200 Water Main	1999	\$133,700.00	50	\$32,088.00	\$2,674.00	37	\$98,938.00
2. 6" Class 150 Water Main	1999	\$113,190.00	50	\$27,166.00	\$2,264.00	37	\$83,760.00
3. 8" Class 150 Water Main	1999	\$102,400.00	50	\$24,576.00	\$2,048.00	37	\$75,776.00
4. 10" Class 150 Water Main	1999	\$37,400.00	50	\$8,976.00	\$748.00	37	\$27,676.00
5. 4" C-900 Water Main	1999	\$40,375.00	50	\$9,690.00	\$808.00	37	\$29,877.00
6. 6" Class 200 Water Main Concrete Encased	1999	\$2,250.00	50	\$540.00	\$45.00	37	\$1,665.00
7. 6" Class 150 Water Main Concrete Encased	1999	\$2,150.00	50	\$516.00	\$43.00	37	\$1,591.00
8. 8" Class 150 Water Main Concrete Encased	1999	\$4,250.00	50	\$1,020.00	\$85.00	37	\$3,145.00
9. Water Service	1999	\$60,000.00	50	\$14,400.00	\$1,200.00	37	\$44,400.00
10. Irrigation Service	1999	\$21,000.00	50	\$5,040.00	\$420.00	37	\$15,540.00
11. 4" Gate Value	1999	\$1,200.00	30	\$480.00	\$40.00	17	\$680.00
12. 6" Gate Value	1999	\$18,000.00	30	\$7,200.00	\$600.00	17	\$10,200.00
13. 8" Gate Value	1999	\$16,000.00	30	\$6,400.00	\$533.00	17	\$9,067.00
14. 10" Gate Value	1999	\$2,500.00	30	\$1,000.00	\$83.00	17	\$1,417.00
15. Air Release Value Assembly	1999	\$10,000.00	30	\$4,000.00	\$333.00	17	\$5,667.00
16. Flush Value Assembly	1999	\$8,000.00	30	\$3,200.00	\$267.00	17	\$4,533.00
17. Pressure Reducing Value	1999	\$20,000.00	30	\$8,000.00	\$667.00	17	\$11,333.00
18. Fire Hydrant Assembly	1999	\$58,500.00	25	\$28,080.00	\$2,340.00	12	\$28,080.00
19. Well #1	1994	\$85,000.00	75	\$19,267.00	\$1,133.00	57	\$64,600.00
20. Well #2	1994	\$85,000.00	75	\$19,267.00	\$1,133.00	57	\$64,600.00
21. Pump & Motor #1	2008	\$10,937.00	15	\$2,187.00	\$729.00	11	\$8,021.00
22. Pump & Motor #2	2008	\$9,950.00	15	\$1,990.00	\$663.00	11	\$7,297.00
23. Flow Meter W/Vault	1999	\$5,000.00	25	\$2,400.00	\$200.00	12	\$2,400.00
24. 330,000 Gallon Storage Tank w/Appurtenances	1999	\$350,000.00	50	\$84,000.00	\$7,000.00	37	\$259,000.00
Totals		\$1,196,802.00		\$311,483.00	\$26,056.00		\$859,263.00

EXHIBIT "E"

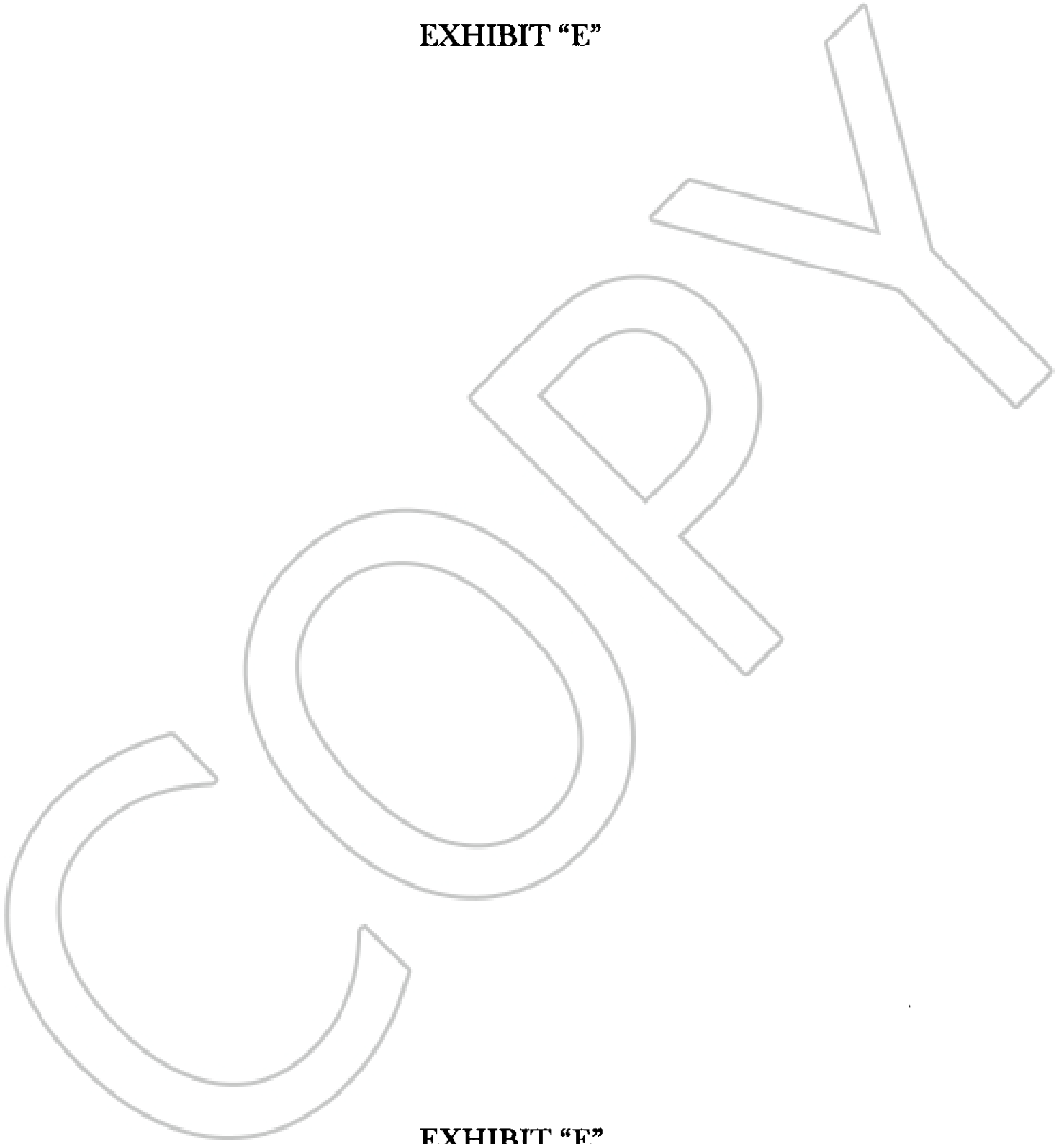


EXHIBIT "E"

6:44 PM
08/25/13

Sierra Country Water Company, Inc Customer Balance Summary As of December 31, 2012

	<u>Dec 31, 12</u>
Bushnell House #22	828.26 ✓
Flynn House #1	1,201.95 ✓
French House #23	1,201.95 ✓
Glogauer House # 14	3,108.19 ✓
Herd Lot #16	428.12 ✓
Herd/Ware House #15	9,432.83 ✓
Kimmerling House #12	1,201.95 ✓
Lalonde House #9	2,045.36 ✓
Leandro House #20	553.48 ✓
Leeg #6	3,511.98 ✓
Maxwell House #3	4,268.66 ✓
McDermid House #11	143.82 ✓
Northcote House #20	3,370.05 ✓
Pasture	5,328.72
Pinther House #5	0.30
Servatius House #10	2,501.33
Tomerlin Houses Main and Foreman	287.64
Trackman House #4	1,201.95
TOTAL	<u><u>40,616.54</u></u>

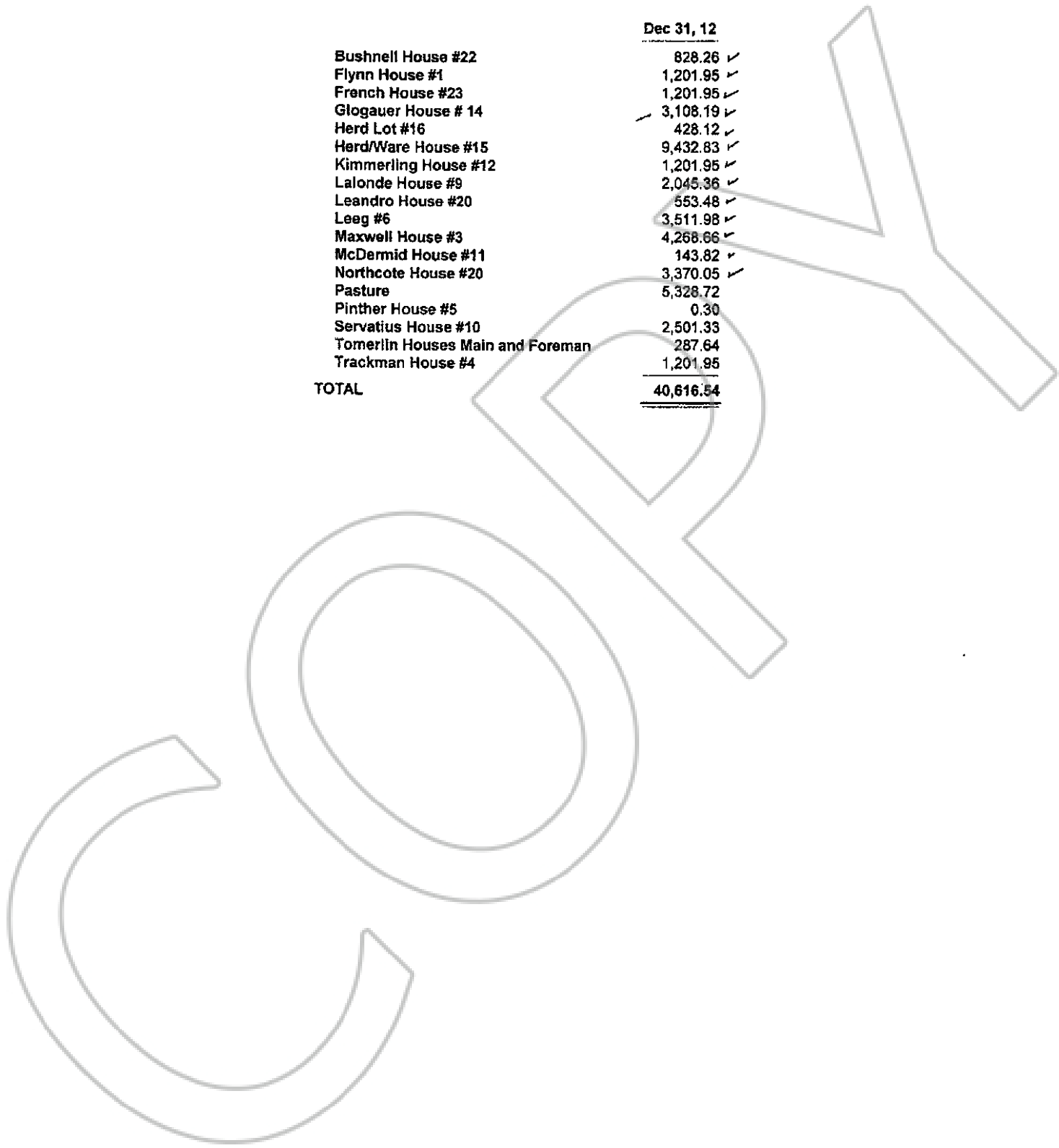


EXHIBIT "F"

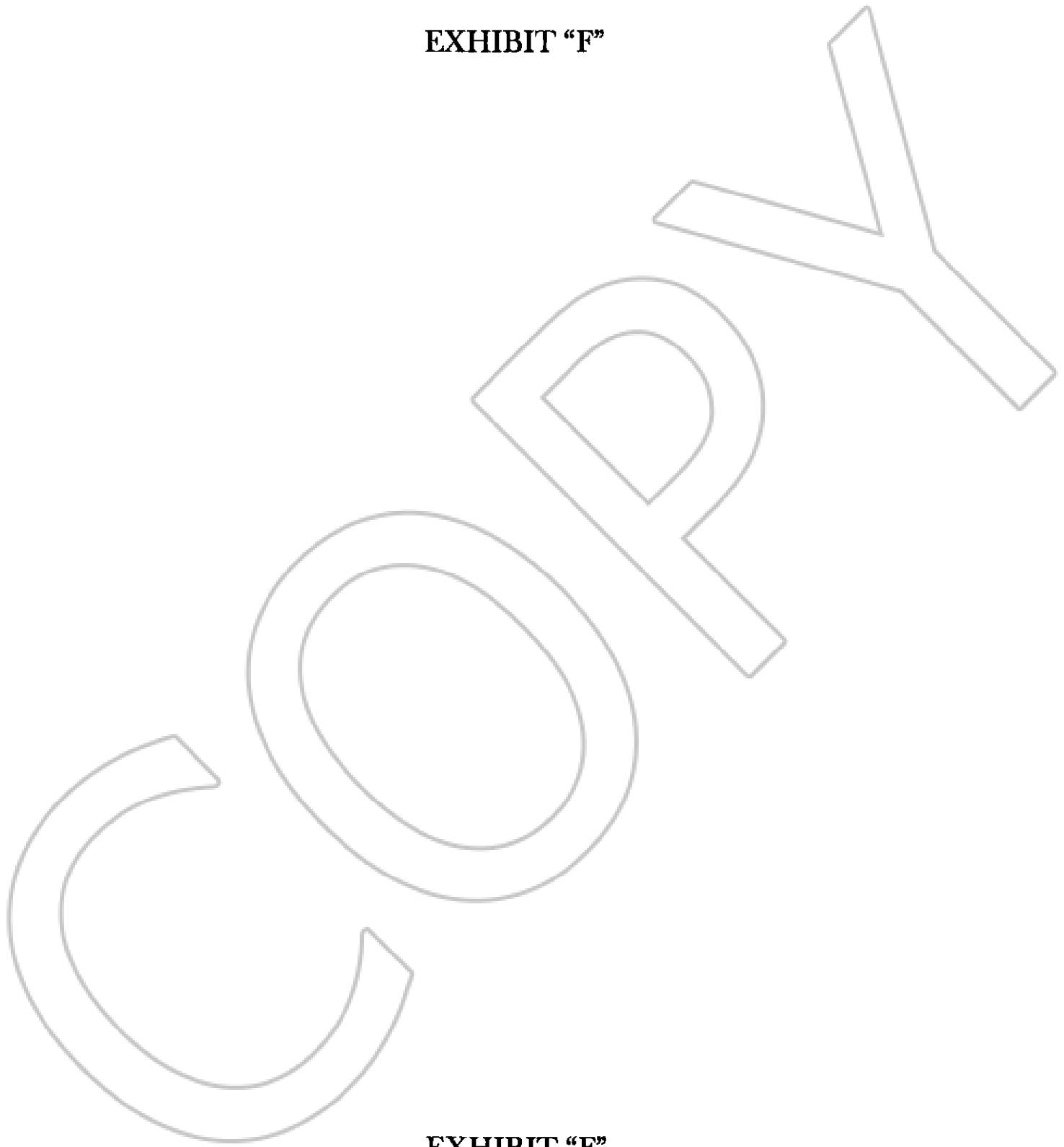


EXHIBIT "F"



Invoice

Marsha Tomerlin
SIERRA COUNTRY ESTATES, INC.
1657 US Highway 395 N
Minden, NV 89423-4316

Invoice number 32714
Date 07/22/2013
Project 0264-018-09 SIERRA COUNTRY
ESTATES WATER SYSTEM: QUASI-
MUNICIPAL PERMITS

Services this period include coordination with Division of Water Resources and owner relative to pumpage report and filing same with Division of Water Resources.

Professional Services and Account Activity through 7/21/2013.

01 Maintenance of Water Rights

Professional Fees

	Hours	Rate	Billed Amount
Administrative: Administrative Assistant	0.25	65.00	16.25
Engineering: Principal Engineer	1.50	180.00	270.00
Maintenance of Water Rights subtotal			286.25

Invoice total 286.25

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
30346	05/28/2012	527.50					527.50
30656	07/23/2012	97.50					97.50
31128	10/15/2012	466.25					466.25
32095	04/01/2013	65.00					65.00
32442	05/27/2013	896.25			896.25		
32574	06/24/2013	180.00		180.00			
32714	07/22/2013	286.25	286.25				
Total Due Now		2,518.75	286.25	180.00	896.25	0.00	1,156.25

Please put project number on check. For credit card options, please see form on reverse side of this invoice.

Page 1 of 2

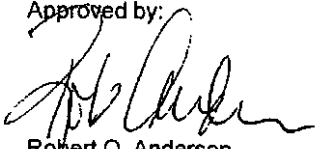
RO Anderson

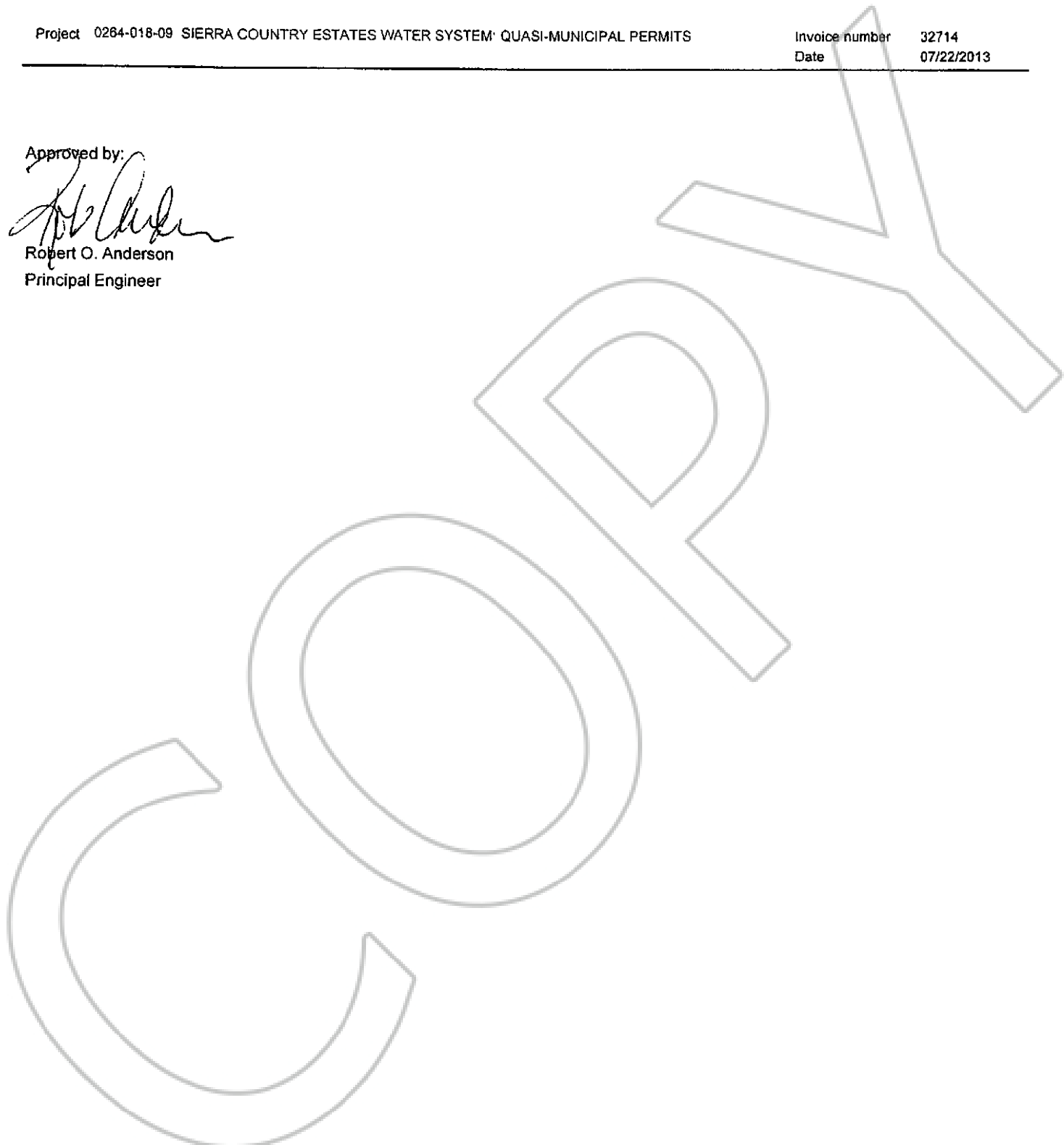
Invoice

Project 0264-018-09 SIERRA COUNTRY ESTATES WATER SYSTEM QUASI-MUNICIPAL PERMITS

Invoice number 32714
Date 07/22/2013

Approved by:


Robert O. Anderson
Principal Engineer



Please put project number on check. For credit card options, please see form on reverse side of this invoice.

Page 2 of 2

Post Office Box 2229
Minden, Nevada 89423
775.782.2322 775.782.7084
www.ROAnderson.com

Payable on presentation;
Finance charge of 1-1/2% per month
on balance unpaid after 30 days

RO Anderson

Invoice

Marsha Tomerlin
SIERRA COUNTRY ESTATES, INC.
1657 US Highway 395 N
Minden, NV 89423-4316

Invoice number 32715
Date 07/22/2013
Project 0264-021-11 MARSHA TOMERLIN:
SIERRA COUNTRY WATER SYSTEM

Services this period include efforts to prepare for and attend meeting with State Engineer relative to water rights and metering of system connections.

Professional Services and Account Activity through 7/21/2013.

02 Services Outside of Scope
Professional Fees

Engineering: Principal Engineer
Reimbursables

Hours	Rate	Billed Amount
2.00	180.00	360.00

Units	Rate	Billed Amount
-------	------	---------------

Reimbursable Expense
06/10/2013
- WESTERN ENVIRONMENTAL
TESTING LABORATORY

73.00

Services Outside of Scope subtotal 433.00

Invoice total 433.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
26887	01/09/2012	2,777.50					2,777.50
26962	02/06/2012	1,352.50					1,352.50
27049	03/05/2012	7,962.50					7,962.50
30145	04/30/2012	945.00					945.00
30347	05/28/2012	4,635.00					4,635.00
30464	06/25/2012	2,540.00					2,540.00
30657	07/23/2012	2,641.96					2,641.96
30789	08/20/2012	1,530.00					1,530.00

Please put project number on check. For credit card options, please see form on reverse side of this invoice.

RO Anderson

Invoice

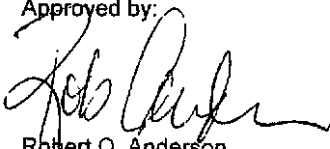
Project 0264-021-11 MARSHA TOMERLIN: SIERRA COUNTRY WATER SYSTEM

Invoice number 32715
Date 07/22/2013

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
30955	09/17/2012	720.00					720.00
31129	10/15/2012	450.00					450.00
31309	11/12/2012	768.75					768.75
32160	04/01/2013	405.00					405.00
32443	05/27/2013	681.55			681.55		
32715	07/22/2013	433.00	433.00				
Total Due Now		27,842.76	433.00	0.00	681.55	0.00	26,728.21

Approved by:



Robert O. Anderson
Principal Engineer

Please put project number on check. For credit card options, please see form on reverse side of this invoice.

Page 2 of 2

ROWE HALES YTURBIDE

A LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AT LAW

P.O. Box 2080
1638 Esmeralda Avenue
Minden, NV 89423

Telephone (775) 782-8141
Facsimile (775) 782-3685

Sierra Country, Inc.
1657 Hwy 395 North
Minden, NV 89423

Michael Smiley Rowe
James R. Hales
Jennifer A. Yturbide

Debra M. Amens

September 11, 2013

In Reference To: Sierra Country adv. Trackman, charges prior to Sept. 1, 2012

Date	Description	Amount	Balance
	Beginning Balance		(1,426.74)
3/8/2011	Invoice #19768	6,792.50	5,365.76
3/29/2011	Invoice #19815	716.89	6,082.65
5/4/2011	Invoice #19908	10,148.78	16,231.43
5/27/2011	Invoice #20004	10,819.63	27,051.06
6/29/2011	Invoice #20115	1,641.72	28,692.78
8/29/2011	Invoice #20325	162.50	28,855.28
9/30/2011	Invoice #20423	227.50	29,082.78
1/31/2012	Invoice #20800	130.00	29,212.78
2/29/2012	Invoice #20922	1,722.50	30,935.28
4/2/2012	Invoice #21009	10,547.50	41,482.78
4/27/2012	Invoice #21110	1,007.50	42,490.28
5/31/2012	Invoice #21236	130.00	42,620.28
7/27/2012	Invoice #21392	3,835.00	46,455.28
9/7/2012	Invoice #21541	65.00	46,520.28
11/30/2012	Invoice #21834	67.12	46,587.40
	Ending Balance		46,587.40
	Amount Due		46,587.40

Current	30 Days	60 Days	90 Days	120+ Days
0.00	0.00	0.00	0.00	46,587.40

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Michael Smiley Rowe
James R. Hales
Jennifer A. Yturbide

Debra M. Amens

September 11, 2013

In Reference To: Sierra Country adv. Trackman, charges after September 1, 2012

<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
	Beginning Balance		(134.24)
9/27/2012	Invoice #21632	5,505.00	5,370.76
10/31/2012	Invoice #21728	31,055.24	36,426.00
11/30/2012	Invoice #21835	1,547.39	37,973.39
	Ending Balance		37,973.39
	Amount Due		37,973.39

<u>Current</u>	<u>30 Days</u>	<u>60 Days</u>	<u>90 Days</u>	<u>120+ Days</u>
0.00	0.00	0.00	0.00	37,973.39

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Sierra Country Water Company
 Marsha Tomerlin
 1657 Hwy 395 North
 Minden, NV 89423

September 11, 2013

In Reference To: Sierra Country Water Company RE: PUC, charges prior to
 September 1, 2012

<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
	Beginning Balance		(1,755.66)
11/3/2011	Invoice #20576	2,575.00	819.34
1/4/2012	Invoice #20698	2,350.00	3,169.34
2/8/2013	Invoice #20801	52,635.35	55,804.69
	Ending Balance		<u>55,804.69</u>
	Amount Due		<u><u>55,804.69</u></u>

<u>Current</u>	<u>30 Days</u>	<u>60 Days</u>	<u>90 Days</u>	<u>120+ Days</u>
0.00	0.00	0.00	0.00	55,804.69

ROWE HALES YTURBIDE

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Sierra Country Water Company
 c/o Marsha Tomerlin
 1657 Hwy 395 North
 Minden, NV 89423

September 11, 2013

In Reference To: Sierra Country Water Company, charges after June 1, 2013

<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
7/16/2013	Invoice #22668	440.00	440.00
9/11/2013	Invoice #22819	4,140.00	4,580.00
	Ending Balance		4,580.00
	Amount Due		4,580.00

<u>Current</u>	<u>30 Days</u>	<u>60 Days</u>	<u>90 Days</u>	<u>120+ Days</u>
4,140.00	440.00	0.00	0.00	0.00

ROWE HALES YTURBIDE

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Minden, NV 89423

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Debra M. Amens

September 11, 2013

In Reference To: Kimmerling v. Tomerlin, et al.

Date	Description	Amount	Balance
	Beginning Balance		(4,389.45)
3/8/2011	Invoice #19542	14,252.80	9,863.35
3/29/2011	Invoice #19814	1,077.50	10,940.85
5/4/2011	Invoice #19907	2,860.00	13,800.85
5/27/2011	Invoice #20003	10,790.00	24,590.85
6/29/2011	Invoice #20114	4,821.57	29,412.42
7/27/2011	Invoice #20218	6,764.50	36,176.92
8/29/2011	Invoice #20324	4,796.40	40,973.32
9/30/2011	Invoice #20422	1,602.50	42,575.82
11/3/2011	Invoice #20575	12,162.56	54,738.38
11/30/2011	Invoice #20623	5,501.22	60,239.60
1/4/2012	Invoice #20699	1,517.54	61,757.14
1/31/2012	Invoice #20799	1,044.23	62,801.37
2/27/2012	Invoice #20907	1,105.00	63,906.37
	Ending Balance		63,906.37
	Amount Due		63,906.37

Current	30 Days	60 Days	90 Days	120+ Days
0.00	0.00	0.00	0.00	63,906.37

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

20th day of Sept, 2013
By [Signature] Deputy