

FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 THE RANCH AT GARDNERVILLE PHASE IIA-2

**LOCATED WITHIN A PORTION OF THE NW1/4 OF SECTION 33,
TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA**

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 20, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS PUBLIC WAYS AND RIGHTS-OF-WAY AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR PUBLIC UTILITIES, SHARED PRIVATE ACCESS, PRIVATE UTILITIES, MAILBOX, NATURAL GAS, WATER, STORM DRAINAGE, SEWER, FOR POLES, ANCHORS, GUYS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL, CABLE T.V. AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, ACROSS, AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN THEREON.

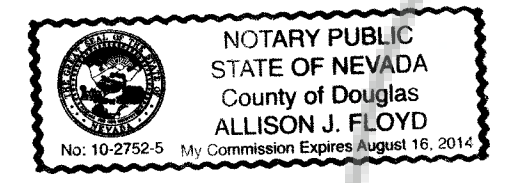
KDH BUILDERS THE RANCH LLC

Kenneth D. Hendrix
BY: KENNETH D. HENDRIX
ITS: MANAGING MEMBER

COUNTY OF DOUGLAS
STATE OF NEVADA

ON THIS 12 DAY OF Feb, IN THE YEAR 2014, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED KENNETH D. HENDRIX, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY'S SIGNATURE *Allison J. Floyd*
MY COMMISSION EXPIRES: August, 2014



SURVEYOR'S CERTIFICATE

I, LINDA M. BIAGGI, 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 KDH BUILDERS THE RANCH LLC.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NW1/4 OF SECTION 33, T.13N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 02-18-14.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 02-18-14 AND AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Linda M. Biaggi
LINDA M. BIAGGI, P.L.S. 19808



TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTY AS LISTED WITHIN THE OWNERS CERTIFICATE IS THE ONLY PARTY OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR MORTGAGE HOLDERS OF RECORD: DOCUMENT NO. 834544 AND 830122

Lanette Luman
LANETTE LUMAN
NORTHERN NEVADA TITLE COMPANY
DATE: 2/16/14

UTILITY COMPANIES' CERTIFICATE

WE, THE UNDERSIGNED PUBLIC UTILITIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

FRONTIER COMMUNICATIONS
SIGNATURE: *Corey Bolton* DATE: 2/12/14
PRINTED NAME: COREY BOLTON

MINDEN-GARDNERVILLE SANITATION DISTRICT
SIGNATURE: *Frank T. Johnson* DATE: 2/12/14
PRINTED NAME: FRANK T. JOHNSON

TOWN OF MINDEN
SIGNATURE: *Roxanne Stangle* DATE: 2/12/14
PRINTED NAME: ROXANNE STANGLE

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

SOUTHWEST GAS COMPANY
SIGNATURE: *Larry Simpson* DATE: 2/6/14
PRINTED NAME: LARRY SIMPSON

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO NV ENERGY WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.

NV ENERGY
SIGNATURE: *Matt Ginzert* DATE: 2-10-14
PRINTED NAME: MATT GINZERT

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, PE DATE: 2-13-14
ROBERT H. ZEISLOFT, P.E.
DIVISION OF WATER RESOURCES

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

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 SEWAGE DISPOSAL SYSTEM.

Charlie Lee, EI DATE: 2/13/14
CHARLIE LEE, EI
BUREAU OF WATER POLLUTION CONTROL

FIRE DEPARTMENT'S CERTIFICATE

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

Steve Eisele
STEVE EISELE
EAST FORK FIRE PROTECTION SERVICE

COUNTY ENGINEER'S CERTIFICATE

I, ERIK NILSSEN, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF TWO (2) SHEETS, ENTITLED "THE RANCH AT GARDNERVILLE, PHASE IIA-2" AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. FURTHERMORE, APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED TO INSURE THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS AND THE SETTING OF THE SURVEY MONUMENTS.

Erik Nilssen DATE: 10-1-14
ERIK NILSSEN, P.E.
DOUGLAS COUNTY ENGINEER

COUNTY TAX COLLECTOR'S CERTIFICATE

I, TED K. THRAN, 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.'S 1320-33-210-071)

Ted K. Thran
TED K. THRAN
DOUGLAS COUNTY CLERK-TREASURER

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 20th DAY OF October, 2014 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.

Carol McCreesh DATE: 10-3-14
TED THRAN CAROL MCCREESH
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 3rd DAY OF October, 2014. 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 Moss DATE: 10-2-14
MIMI MOSS
COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 3rd DAY OF October, 2014, AT 9 MINUTES PAST 2 O'CLOCK P.M., IN BOOK _____ OF OFFICIAL RECORDS, AT PAGE _____, DOCUMENT NO. 2014-050353 RECORDED AT THE REQUEST OF KDH BUILDERS THE RANCH LLC.

Sharon DeCorse
SHARON DECORSE
DOUGLAS COUNTY RECORDER

RO Anderson
RINA ROANDERSON.COM

NEVADA CALIFORNIA
1625 Emmerdale Ave. Suite A-2
1829-006-13
Henderson, NV 89123 South Lake Tahoe, CA 96150
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1829-006-13
1829-006FM-PH2A2.dwg THE RANCH AT GARDNERVILLE
SHEET 1 OF 2 PHASE IIA-2

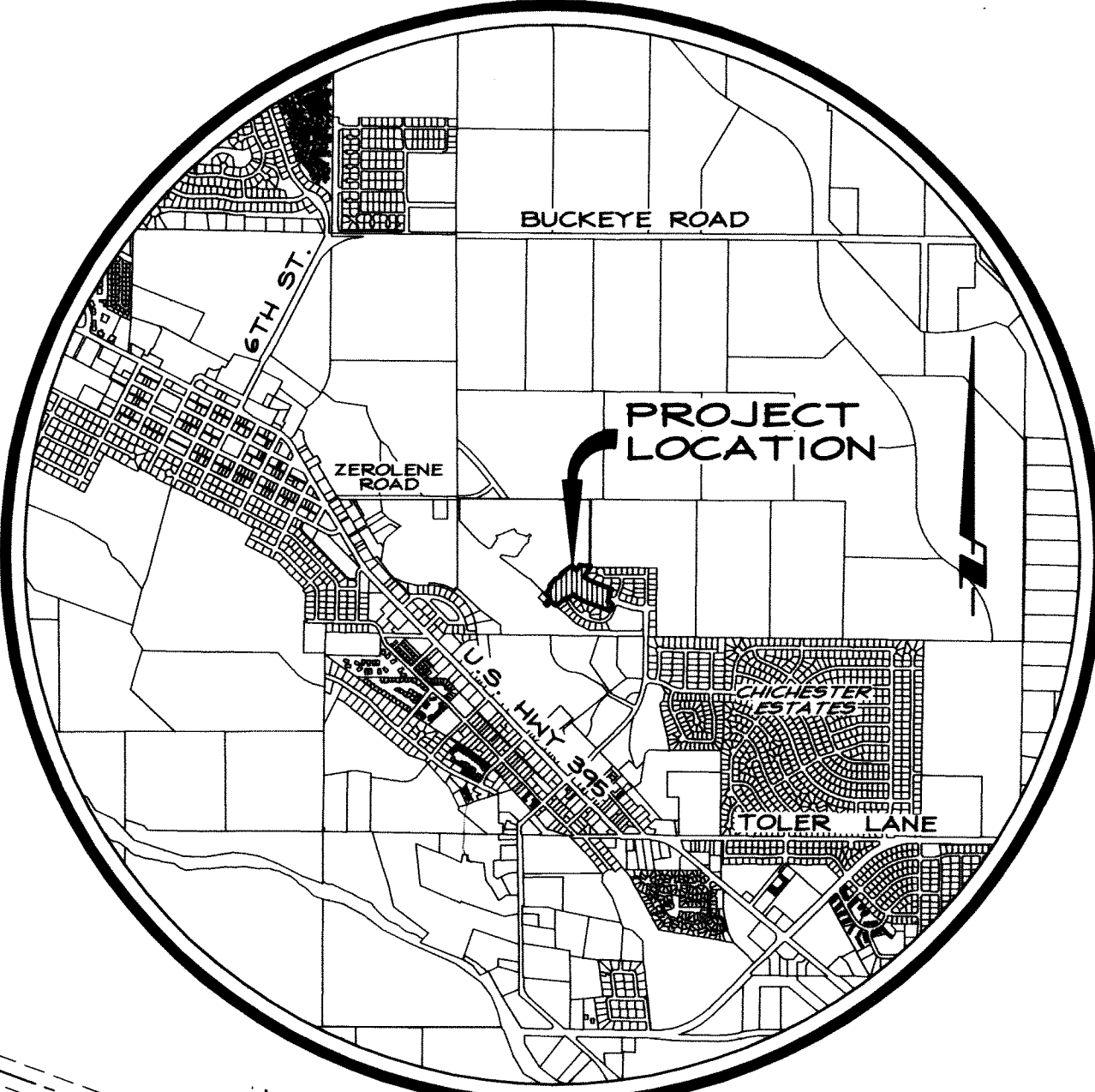
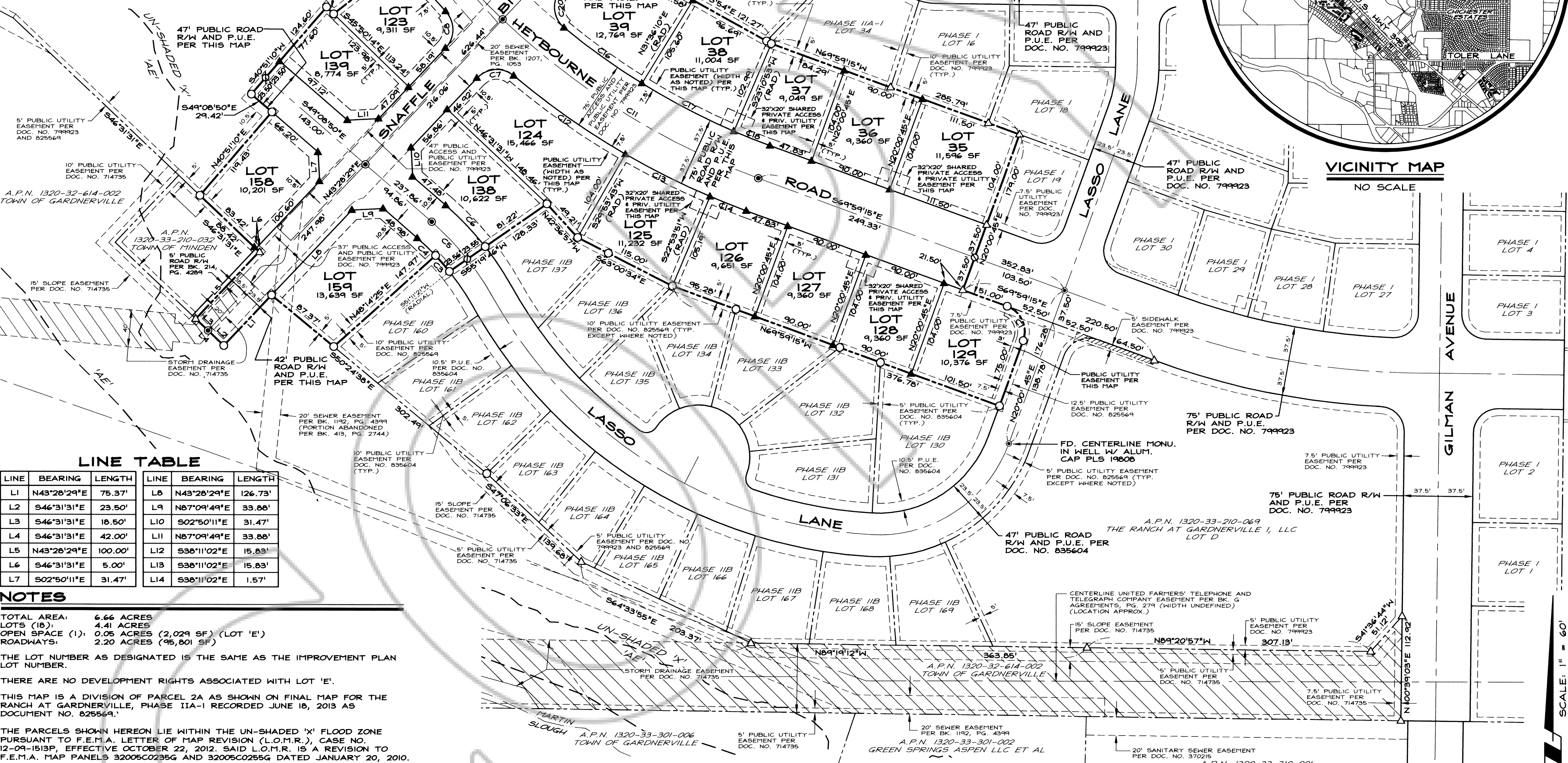
BASIS OF BEARING

S89°42'55"E - THE NORTH LINE OF THE REMAINDER PARCEL AS SHOWN ON THE AMENDED FINAL MAP FOR THE RANCH AT GARDNERVILLE, PHASE I, RECORDED MARCH 30, 2012 AS DOCUMENT NO. 799923.

LEGEND

- FOUND CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP PLS 11172 UNLESS OTHERWISE NOTED
- ⊙ SET CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP PLS 19808
- △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
- FOUND 5/8" REBAR WITH PLASTIC CAP PLS 19808
- ∅ NOTHING FOUND OR SET
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 19808

(RAD) RADIAL BEARING



VICINITY MAP
NO SCALE

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N43°28'29"E	75.37'	L8	N43°28'29"E	126.73'
L2	S46°31'31"E	23.50'	L9	N87°09'49"E	33.88'
L3	S46°31'31"E	18.50'	L10	S02°50'11"E	31.47'
L4	S46°31'31"E	42.00'	L11	N87°09'49"E	33.88'
L5	N43°28'29"E	100.00'	L12	S38°11'02"E	15.83'
L6	S46°31'31"E	5.00'	L13	S38°11'02"E	15.83'
L7	S02°50'11"E	31.47'	L14	S38°11'02"E	1.57'

NOTES

TOTAL AREA: 6.66 ACRES
 LOTS (18): 4.41 ACRES
 OPEN SPACE (1): 0.06 ACRES (2,024 SF) (LOT 'E')
 ROADWAYS: 2.20 ACRES (95,801 SF)

THE LOT NUMBER AS DESIGNATED IS THE SAME AS THE IMPROVEMENT PLAN LOT NUMBER.

THERE ARE NO DEVELOPMENT RIGHTS ASSOCIATED WITH LOT 'E'.

THIS MAP IS A DIVISION OF PARCEL 2A AS SHOWN ON FINAL MAP FOR THE RANCH AT GARDNERVILLE, PHASE IIA-1 RECORDED JUNE 18, 2013 AS DOCUMENT NO. 825564.

THE PARCELS SHOWN HEREON LIE WITHIN THE UN-SHADED 'X' FLOOD ZONE PURSUANT TO F.E.M.A. LETTER OF MAP REVISION (L.O.M.R.), CASE NO. 12-09-1513P, EFFECTIVE OCTOBER 22, 2012. SAID L.O.M.R. IS A REVISION TO F.E.M.A. MAP PANELS 32005C0235G AND 32005C0255G DATED JANUARY 20, 2010.

A 7.5' OR 10.5' PUBLIC UTILITY EASEMENT SHALL BE GRANTED ALONG ALL ROAD FRONTS AS NOTED AND A 5' PUBLIC UTILITY EASEMENT SHALL BE GRANTED ALONG ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN.

THESE PARCELS ARE SUBJECT TO A GRANT OF EASEMENT TO SIERRA PACIFIC POWER COMPANY FOR UNDERGROUND UTILITIES AT LOCATIONS MUTUALLY AGREED UPON BY OWNER OF RECORD AT TIME OF INSTALLATION AND UTILITY COMPANY BEING A STRIP OF LAND TEN FEET IN WIDTH BEING FIVE FEET ON EACH SIDE OF THE CENTERLINE OF SAID UNDERGROUND UTILITIES AS INSTALLED AS RECORDED IN BOOK 1208, AT PAGE 1074.

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

ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE FLOODPLAIN MUST COMPLY WITH DOUGLAS COUNTY CODE, CHAPTER 20.50, FLOODPLAIN MANAGEMENT.

MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNERS ASSOCIATION UNLESS ACCEPTED BY PUBLIC ENTITY. 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 AUTHORIZING AGENCY.

*ACCESS IS PROHIBITED TO HEYBOURNE ROAD FROM ALL CORNER LOTS PER CONDITION OF APPROVAL #31.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	Δ=90°00'00"	29.00'	45.55'	29.00'	N24°59'15"W	41.01'
C2	Δ=30°53'21"	126.50'	68.20'	34.95'	N28°01'49"E	67.38'
C3	Δ=04°42'44"	276.50'	22.74'	11.38'	N41°10'01"W	22.73'
C4	Δ=05°31'27"	276.50'	27.14'	13.58'	N46°20'07"W	27.13'
C5	Δ=10°39'41"	300.00'	55.82'	27.99'	N43°49'00"W	55.74'
C6	Δ=10°56'20"	323.50'	61.76'	30.98'	N43°40'40"W	61.67'
C7	Δ=86°31'95"	29.00'	43.79'	27.29'	S86°44'17"W	39.75'
C8	Δ=86°31'95"	29.00'	43.79'	27.29'	N00°12'42"E	39.75'
C9	Δ=04°52'04"	837.50'	71.15'	35.60'	S40°37'04"E	71.13'
C10	Δ=08°20'29"	800.00'	116.47'	58.34'	S42°21'16"E	116.36'
C11	Δ=23°27'44"	800.00'	327.59'	166.12'	S58°15'23"E	325.31'
C12	Δ=10°06'21"	837.50'	147.72'	74.05'	S55°03'06"E	147.53'
C13	Δ=06°59'52"	837.50'	102.29'	51.21'	S63°36'13"E	102.22'
C14	Δ=02°53'06"	837.50'	42.17'	21.09'	S68°32'42"E	42.17'
C15	Δ=04°14'13"	762.50'	56.39'	28.21'	S40°18'08"E	56.37'
C16	Δ=07°46'03"	762.50'	103.37'	51.77'	S54°30'48"E	103.29'
C17	Δ=08°26'17"	762.50'	112.07'	56.14'	S62°36'24"E	111.97'
C18	Δ=03°10'07"	762.50'	42.17'	21.09'	S68°24'11"E	42.16'
C19	Δ=94°06'16"	29.00'	47.63'	31.16'	S89°28'23"E	42.45'
C20	Δ=94°06'16"	29.00'	47.63'	31.16'	S03°34'39"E	42.45'
C21	Δ=24°02'08"	173.50'	72.78'	36.49'	N31°27'25"E	72.25'
C22	Δ=06°51'13"	173.50'	20.75'	10.39'	N16°00'45"E	20.74'
C23	Δ=30°53'21"	150.00'	80.87'	41.44'	N28°01'49"E	79.89'

SCALE: 1" = 60'

FINAL SUBDIVISION MAP
A PLANNED UNIT DEVELOPMENT
 PD 04-008
 FOR
THE RANCH AT GARDNERVILLE
 PHASE IIA-2

LOCATED WITHIN A PORTION OF NW1/4 OF SECTION 33, T.13N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA

1829-006-13
 1829-006FM-PH2A2.dwg

01/22/14

RO Anderson
 Surveyor
 1825 S. Enterprise Ave.
 South Lake Tahoe, CA 96150
 Phone: 775-782-7000
 Fax: 775-782-7004