

**SURVEYOR'S CERTIFICATE**

I, JEFFERY W. TURNER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:  
1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF PHAT PADS INC.  
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NW 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON NOVEMBER 27, 2013.  
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 ARE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED BY October 15, 2015 AND AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Jeffery W. Turner  
JEFFERY W. TURNER  
P.L.S. #21260  
3 APRIL 14  
DATE



**SHEET KEY**

- SHEET 1 - JURATS
- SHEET 2 - WEST HALF OF PROPERTY
- SHEET 3 - EAST HALF OF PROPERTY
- SHEET 4 - SNOW STORAGE & STORM DRAIN EASEMENTS AND HILLSIDE GRADING AREA
- SHEET 5 - LINE AND CURVE TABLES

**DEED RESTRICTION**

A COMMON AREA DEED RESTRICTION IS BEING RECORDED AS DOCUMENT NUMBER 2014-851410

**COUNTY ENGINEER'S CERTIFICATE**

I, ERIK NILSSEN, DOUGLAS COUNTY ENGINEER, DO HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF FIVE (5) SHEETS, ENTITLED "CAVE ROCK JUNCTION" 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  
ERIK NILSSEN, P.E.  
DOUGLAS COUNTY ENGINEER  
10-6-14  
DATE

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 13th DAY OF Oct, 2014 AND WAS DULY APPROVED. THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP AND ALL OFFERS OF DEDICATION FOR OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Bob Thran  
BOB THRAN  
COUNTY CLERK'S OFFICE  
10-13-14  
DATE

**TAHOE REGIONAL PLANNING AGENCY CERTIFICATE**

THIS MERGER AND RESUBDIVISION OF LAND IS CONSISTENT WITH TAHOE REGIONAL PLANNING AGENCY PERMITS SUBD2007-0137 AND LLAD2013-0147.

Theresa Avance  
SIGNATURE  
THERESA AVANCE  
PRINT NAME  
4/18/14  
DATE

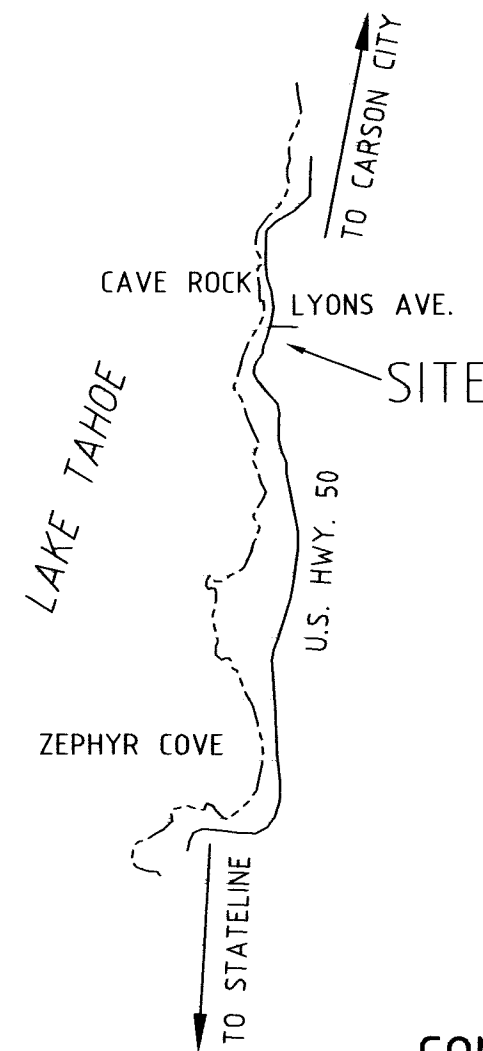
TAHOE REGIONAL PLANNING AGENCY CERTIFICATE

**TURNER & ASSOCIATES, INC.**  
LAND SURVEYING  
(775) 588-5658  
FAX (775) 588-9296  
308 DORLA COURT, SUITE 203 - ROUND HILL, NEVADA 89448  
P.O. BOX 5067 - STATELINE, NEVADA 89449  
JN - 13194

**MERGER AND RESUBDIVISION OF LAND PD09-003 FOR  
CAVE ROCK JUNCTION LLC**

PORTION OF THE NW 1/4 SECTION 34,  
T.14N., R.18E., M.D.M.

DOUGLAS COUNTY, NEVADA



**VICINITY MAP**

**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 13th DAY OF October, 2014. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP AND ALL OFFERS OF DEDICATION FOR OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Mimi Moss  
MIMI MOSS  
COMMUNITY DEVELOPMENT DIRECTOR  
10-13-14  
DATE

**COUNTY TAX COLLECTOR'S CERTIFICATE**

I, TED 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.  
ASSESSOR'S PARCEL NUMBERS:  
1418-34-101-001; 1418-34-101-004; 1418-34-101-007; 1418-34-101-008;  
1418-34-101-009; 1418-34-101-010

Mary Wenner  
TED THRAN  
DOUGLAS COUNTY CLERK / TREASURER  
Deputy Clerk-Treasurer  
10-14-14  
DATE

**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 THE OFFICE

Robert H. Zeisloft, PE  
ROBERT H. ZEISLOFT  
DIVISION OF WATER RESOURCES  
4/15/2014  
DATE

**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 (INDIVIDUAL WELLS) AND A COMMUNITY SYSTEM (INDIVIDUAL SEWAGE DISPOSAL SYSTEMS) FOR DISPOSAL OF SEWAGE.

Ned Best E.I.  
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION,  
BUREAU OF WATER POLLUTION CONTROL  
5/2/14  
DATE

**FIRE DEPARTMENT'S CERTIFICATE**

THE FIRE FIGHTING FACILITIES AND ACCESS SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE TAHOE-DOUGLAS FIRE PROTECTION DISTRICT.

Eric A. Gavin  
ERIC A. GAVIN FM  
TAHOE-DOUGLAS FPD  
4/21/14  
DATE

**PUBLIC UTILITY CERTIFICATE**

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT, WITH THE RIGHT TO EXIT THAT LOT WITH SAID UTILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS.

Larry Gissard  
BY: LARRY GISSARD  
SOUTHWEST GAS CORPORATION - 775-887-2720  
400 EAGLE STATION LN., P.O. BOX 1190, CARSON CITY, NV 89702  
4/17/14  
DATE

**PUBLIC UTILITY CERTIFICATE**

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

Laura Shelino  
BY: LAURA SHELINO  
SIERRA PACIFIC POWER D/B/A NV ENERGY - 775-836-2940  
875 E. LONG ST., CARSON CITY, NV  
4/17/14  
DATE

**UTILITY COMPANY CERTIFICATES**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES. ACCEPTANCE DOES NOT GUARANTEE ACCESSIBILITY.

Dave A. Aubrecht  
BY: DAVE A. AUBRECHT  
CHARTER COMMUNICATIONS - 775-221-4102  
1338 CENTERVILLE LN., GARDNERVILLE, NV 89410  
4/17/2014  
DATE

John G. Poole  
BY: JOHN G. POOLE  
FRONTIER COMMUNICATIONS - 775-782-0966  
1520 CHURCH ST., GARDNERVILLE, NV 89410  
4/16/14  
DATE

Janet Murphy  
BY: JANET MURPHY  
TAHOE DOUGLAS SEWER DISTRICT - 775-588-5641  
1300 U.S. HWY. 50, ZEPHYR COVE, NV 89448  
4/29/14  
DATE

**OWNER'S CERTIFICATE**

THE UNDERSIGNED OWNER(S) OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE:  
1. I HAVE EXAMINED THIS PLAT AND CONSENT TO THE PREPARATION AND RECORDATION 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.  
2. I DO HEREBY DEDICATE ALL EASEMENTS SHOWN HEREON.  
3. I AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF 278.010 TO 278.630 INCLUSIVE.  
4. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE FOR THE TRANSFER OF LAND.

Kenneth W. Isaac  
SIGNATURE  
KENNETH W. ISAAC PRESIDENT  
PRINT NAME, TITLE  
Kenneth W. Isaac  
SIGNATURE  
KENNETH W. ISAAC MANAGER  
PRINT NAME, TITLE

**NOTARY STATEMENT**

STATE OF NEVADA  
COUNTY OF DOUGLAS } SS  
THIS 16 DAY OF APRIL, 2014

BEFORE ME, JERRY P. BLAIR A NOTARY PUBLIC,

PERSONALLY APPEARED KENNETH W. ISAAC  
PERSONALLY KNOWN BY ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL.

Jerry P. Blair  
JERRY P. BLAIR  
Notary Public, State of Nevada  
Appointment No. 85-0185-5  
My Comm. Expires Jan 5, 2015  
MY COMMISSION EXPIRES

**TITLE CERTIFICATE**

THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE OWNER'S CERTIFICATE ARE THE ONLY PARTIES OF HAVING RECORD INTEREST IN THE PARCELS 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:

Bonnie Graybill  
Northern Nevada Title Company  
TITLE COMPANY:  
4-16-14  
DATE

**COUNTY RECORDER'S STATEMENT**

FILED FOR RECORD THIS 21st DAY OF October, 2014

AT 9 MINUTES PAST 11 O'CLOCK A.M., IN BOOK N/A OF

OFFICIAL RECORDS AT PAGE N/A, DOCUMENT NUMBER 2014-851411

RECORDED AT THE REQUEST OF PHAT PADS INC.

Aubrey Rowlett, Deputy Recorder  
DOUGLAS COUNTY RECORDER

**NOTES**

TOTAL AREA: 3.93 ACRES  
 LOT A (COMMERCIAL AREA): 20,242 SQ. FT.  
 LOT B COMMON AREA: 2.72 ACRES  
 LOTS 1 - 20: 32,673 SQ. FT.

- A. FOR LOT A (COMMERCIAL), A TEN FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE ROAD FRONTAGE AND A FIVE FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES.
- B. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
- C. ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE "HILLSIDE" AREAS IDENTIFIED ON THE FINAL MAP SHALL COMPLY WITH CHAPTER 20.690.030.K HILLSIDE GRADING IN TITLE 20.
- D. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE A PER COMMUNITY FIRM PANEL 0040G, EFFECTIVE DATE JANUARY 20, 2010. A LETTER OF MAP AMENDMENT REMOVING A PORTION OF THE PROPERTY IS DATED MAY 27, 2010 AS CASE NUMBER 10-09-2400A.
- E. ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE FLOOD PLAIN SHALL COMPLY WITH DOUGLAS COUNTY CODE, CHAPTER 20.50, FLOOD PLAIN MANAGEMENT.
- F. 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.
- G. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
- H. THE PROPOSED ACCESS DRIVEWAY IS A DESIGNATED FIRE LANE.
- I. A DRAINAGE EASEMENT IS DESIGNATED OVER ALL DRAINAGE FACILITIES (I.E INFILTRATION BASINS, SWALES, ROCK LINED CHANNELS, ETC.)
- J. LOT B COMMON AREA IS SYNONYMOUS WITH AN OPEN SPACE CONSERVATION EASEMENT, EXCEPTING THERE FROM TAHOE GLEN COURT AND TAHOE GLEN DRIVE.
- K. A OVERHEAD ELECTRIC EASEMENT 10 FEET IN WIDTH, CENTERED ON ALL EXISTING UTILITY FACILITIES IS HEREBY GRANTED.
- L. PER THE CONDITIONS OF APPROVAL FOR PLANNED DEVELOPMENT APPLICATION 09-003, LOTS 1-20 MUST COMPLY WITH THE SETBACK REQUIREMENTS ON SHEET 5.

**REFERENCES**

- (R1) GRANT, BARGAIN AND SALE DEED PER BK.0602 PG.04503
- (R2) GRANT, BARGAIN AND SALE DEED PER BK.0703 PG.03487
- (R3) GRANT, BARGAIN AND SALE DEED PER BK.0603 PG.03996
- (R4) CAVE ROCK VILLAGE SUBDIVISION PER DOCUMENT NUMBER 9223
- (R5) RECORD OF SURVEY TO SUPPORT A ROAD REALIGNMENT PER DOCUMENT NUMBER 240750

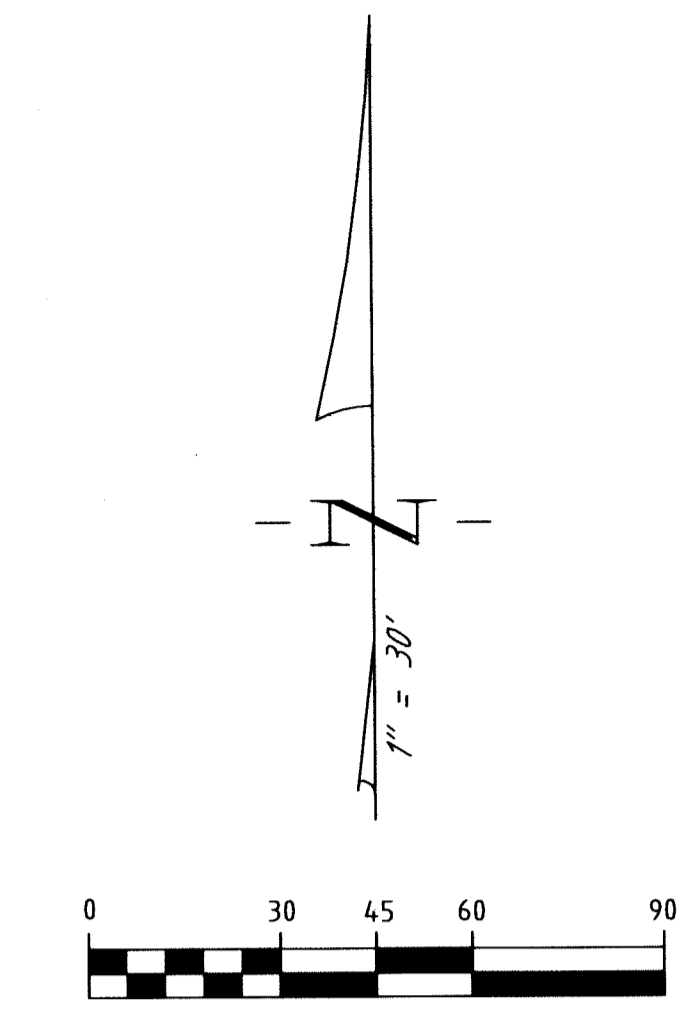
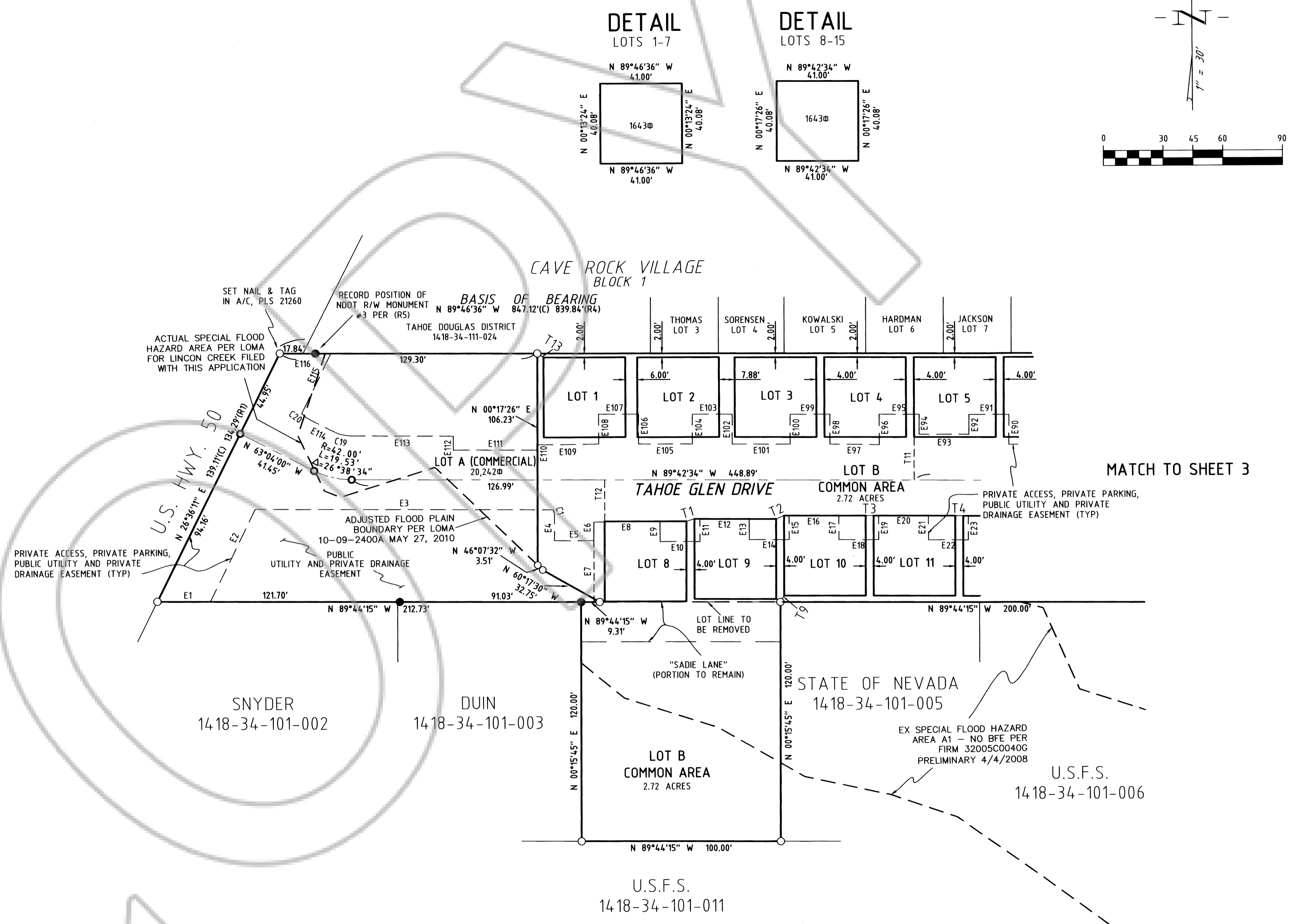
**BASIS OF BEARING**

THE MERIDIAN OF THIS SURVEY IS N 89°46'36" W - BEING THE SOUTH PROPERTY LINE OF CAVE ROCK VILLAGE, FILED FOR RECORD ON OCTOBER 5, 1953 AS DOCUMENT NUMBER 9223.

**LEGEND**

- FOUND 3/4" IRON PIPE, PLS 3519, OR AS NOTED
- SET 5/8" BAR W/CAP, PLS 21260 UNLESS OTHERWISE NOTED
- SET CENTERLINE MONUMENT IN WELL
- ┌ NOTHING FOUND OR SET
- ▣ SQUARE FEET
- (M) MEASURED
- (C) CALCULATED
- (R1) AS PER REFERENCES THIS MAP
- (R2) AS PER REFERENCES THIS MAP
- (E) EASEMENT (SEE SHEET 5)
- (T) TIE (SEE SHEET 5)
- (P) PROPERTY (SEE SHEET 5)
- (S) SNOW STORAGE EASEMENT (SEE SHEET 5)
- (H) HILLSIDE GRADING AREA (SEE SHEET 5)
- (SD) STORM DRAIN EASEMENT (SEE SHEET 5)

**WEST HALF OF PROPERTY**



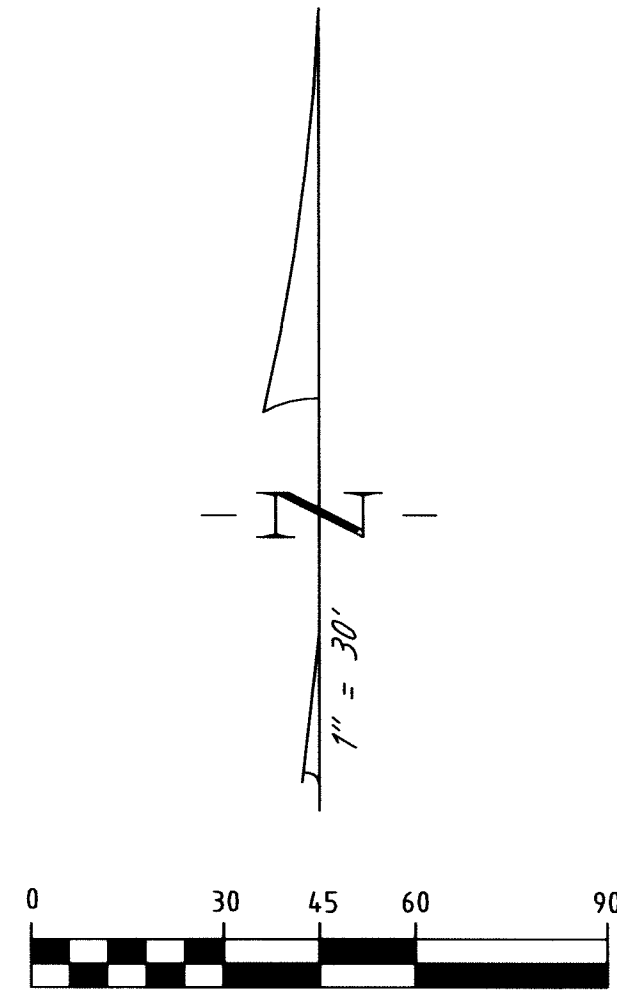
MATCH TO SHEET 3

**TURNER & ASSOCIATES, INC.**  
 LAND SURVEYING  
 (775) 588-5658  
 FAX (775) 588-9296  
 308 DORLA COURT, SUITE 203 - ROUND HILL, NEVADA 89448  
 P.O. BOX 5067 - STATELINE, NEVADA 89449  
 JN - 13194

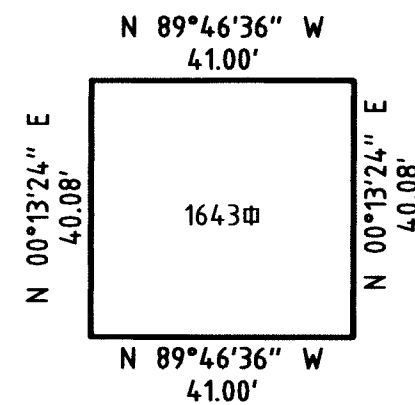
SCALE: 1"=30'  
 SHEET 2 OF 5  
**MERGER AND RESUBDIVISION OF LAND PD09-003 FOR CAVE ROCK JUNCTION LLC**  
 PORTION OF THE NW 1/4 SECTION 34, T.14N., R.18E., M.D.M.  
 DOUGLAS COUNTY, NEVADA  
 FILE NO. 13194.DWG  
 APRIL 2014

# EAST HALF OF PROPERTY

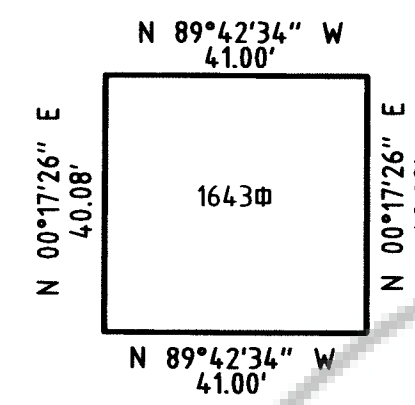
CAVE ROCK ESTATES UNIT 1  
ELEY  
LOT 6



**DETAIL**  
LOTS 1-7



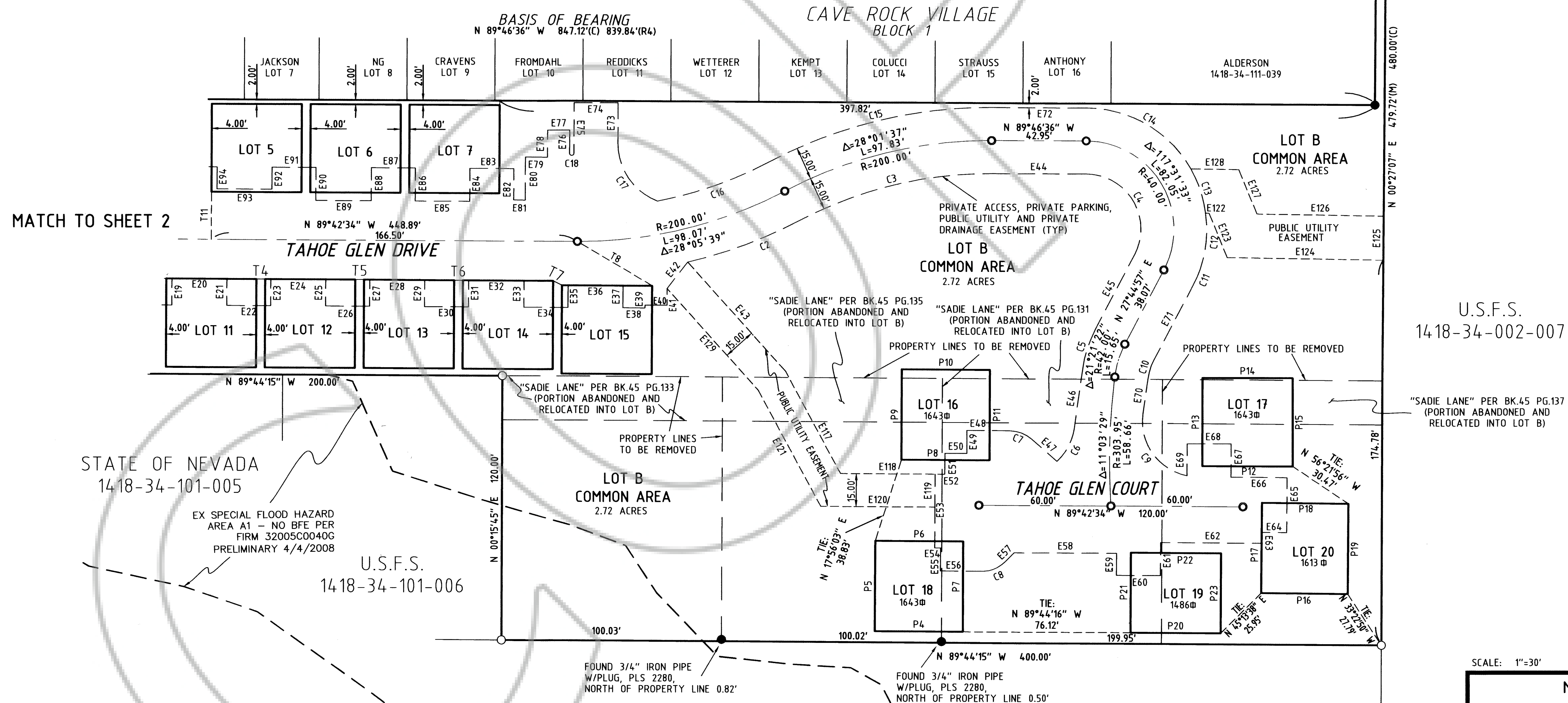
**DETAIL**  
LOTS 8-15



**LEGEND**

- FOUND 3/4" IRON PIPE, PLS 3519, OR AS NOTED
- SET 5/8" BAR W/CAP, PLS 21260 UNLESS OTHERWISE NOTED
- SET CENTERLINE MONUMENT IN WELL
- NOTHING FOUND OR SET
- SQUARE FEET
- (M) MEASURED
- (C) CALCULATED
- (R1) AS PER REFERENCES THIS MAP
- (R2) AS PER REFERENCES THIS MAP
- (E) EASEMENT (SEE SHEET 5)
- (T) TIE (SEE SHEET 5)
- (P) PROPERTY (SEE SHEET 5)
- (S) SNOW STORAGE EASEMENT (SEE SHEET 5)
- (H) HILLSIDE GRADING AREA (SEE SHEET 5)
- (SD) STORM DRAIN EASEMENT (SEE SHEET 5)

FOUND 2" CAPPED IRON PIPE STAMPED 1/4 COR. SEC. 27 SEC. 34



MATCH TO SHEET 2

STATE OF NEVADA  
1418-34-101-005

EX SPECIAL FLOOD HAZARD  
AREA A1 - NO BFE PER  
FIRM 32005C0040G  
PRELIMINARY 4/4/2008

U.S.F.S.  
1418-34-101-006

U.S.F.S.  
1418-34-002-007

U.S.F.S.  
1418-34-101-011

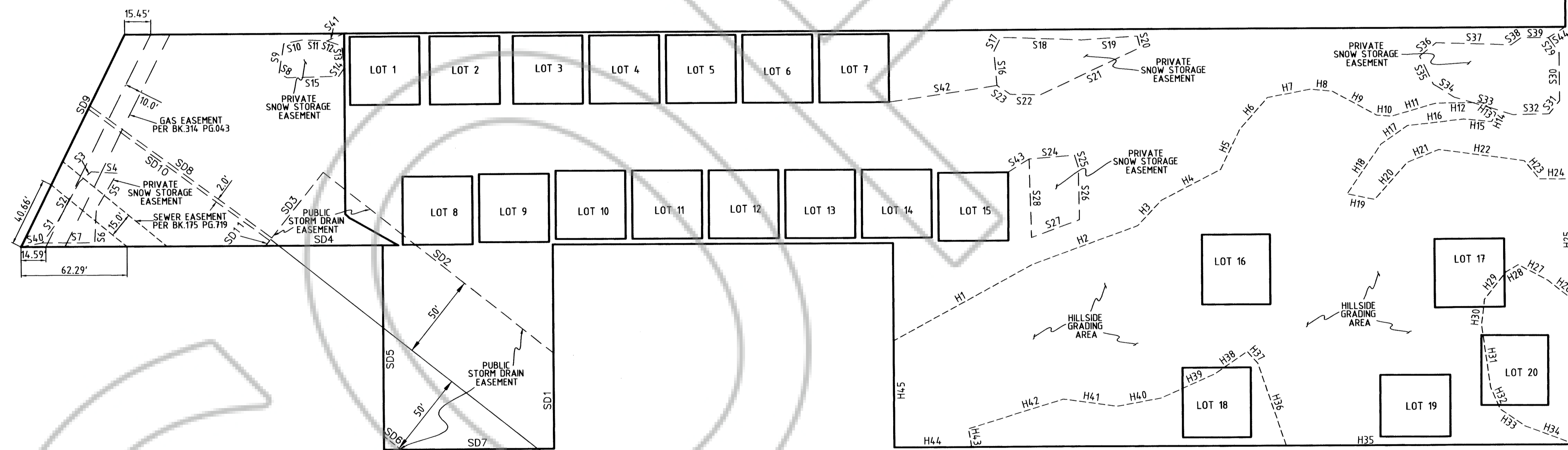
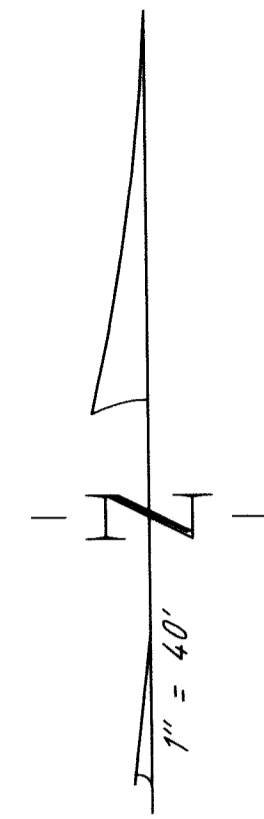
SCALE: 1"=30' SHEET 3 OF 5

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**MERGER AND RESUBDIVISION  
OF LAND PD09-003 FOR  
CAVE ROCK JUNCTION LLC**  
PORTION OF THE NW 1/4 SECTION 34,  
T.14N., R.18E., M.D.M.  
DOUGLAS COUNTY, NEVADA

FILE NO. 13194.DWG APRIL 2014

# SNOW STORAGE & STORM DRAIN EASEMENTS AND HILLSIDE GRADING AREA



- LEGEND**
- FOUND 3/4" IRON PIPE, PLS 3519, OR AS NOTED
  - SET 5/8" BAR W/CAP, PLS 21260 UNLESS OTHERWISE NOTED
  - SET CENTERLINE MONUMENT IN WELL
  - └─ NOTHING FOUND OR SET
  - ▣ SQUARE FEET
  - (M) MEASURED
  - (C) CALCULATED
  - (R1) AS PER REFERENCES THIS MAP
  - (R2) AS PER REFERENCES THIS MAP
  - (E) EASEMENT (SEE SHEET 5)
  - (T) TIE (SEE SHEET 5)
  - (P) PROPERTY (SEE SHEET 5)
  - (S) SNOW STORAGE EASEMENT (SEE SHEET 5)
  - (H) HILLSIDE GRADING AREA (SEE SHEET 5)
  - (SD) STORM DRAIN EASEMENT (SEE SHEET 5)

"BLUE LINE" PER USGS QUADRANGLE

SCALE: 1"=40' SHEET 4 OF 5

**TA TURNER & ASSOCIATES, INC.**  
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MERGER AND RESUBDIVISION  
 OF LAND PD09-003 FOR  
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 PORTION OF THE NW 1/4 SECTION 34,  
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 DOUGLAS COUNTY, NEVADA  
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