

FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT LDA 16-001 & PD 02-004-2

LA COSTA AT MONTE VISTA PHASE 3

**LOCATED WITHIN PORTIONS OF SECTIONS 29 AND 30,
TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN
DOUGLAS COUNTY, NEVADA**

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, KIMBALL A. POSNIEN, MANAGER OF CUSTOM CRAFT BUILDERS, LLC, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 20, AND 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 SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, ACROSS, AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN THEREON.

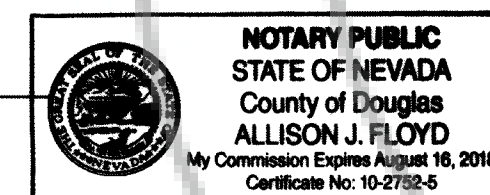
CUSTOM CRAFT BUILDERS, LLC

Kim Posnien
KIMBALL A. POSNIEN, MANAGER

COUNTY OF DOUGLAS
STATE OF NEVADA SS:

ON THIS 15 DAY OF June, IN THE YEAR 2017, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED KIMBALL A. POSNIEN, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

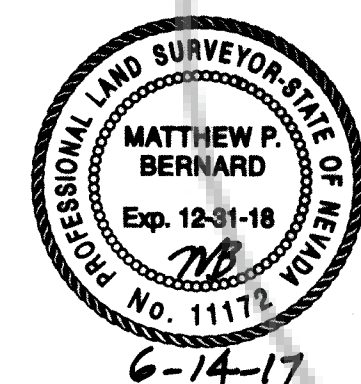
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY'S SIGNATURE *Allison J. Floyd*
MY COMMISSION EXPIRES: 8/14/18



SURVEYOR'S CERTIFICATE

I, MATTHEW P. BERNARD, 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 CUSTOM CRAFT BUILDERS, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN PORTIONS OF SECTIONS 29 AND 30, T.13N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 6-14-17
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCE IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



Matthew Bernard
MATTHEW P. BERNARD, P.L.S. 11177

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 "LA COSTA AT MONTE VISTA - PHASE 3"; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Erik Nilssen
for ERIK NILSSEN, P.E.
DOUGLAS COUNTY ENGINEER
DATE: 7/13/17

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.

HEALTH DIVISION
SIGNATURE: *REZ* DATE: 6/8/17
PRINTED NAME: Ryan Faney

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

DIVISION OF WATER RESOURCES
SIGNATURE: *M. J. R.* DATE: 6/8/2017
PRINTED NAME: MARK SWAZENKY, P.E., Section Chief, Water Chief

COUNTY TAX COLLECTOR'S CERTIFICATE

I, KATHY LEWIS, 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. 1320-30-511-043)

Kathy Lewis
KATHY LEWIS, DEPUTY TREASURER
DOUGLAS COUNTY CLERK-TREASURER
DATE: 7/14/17

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. ALL P.U.E.'S INCLUDE CATV.

CHARTER COMMUNICATIONS
SIGNATURE: *Diane Albrecht* DATE: 5/28/2017
PRINTED NAME: DIANE ALBRECHT

FRONTIER COMMUNICATIONS
SIGNATURE: *Corey Bolton* DATE: 5/30/2017
PRINTED NAME: COREY BOLTON

MINDEN-GARDNERVILLE SANITATION DISTRICT
SIGNATURE: *Frank Johnson* DATE: 5/18/17
PRINTED NAME: FRANK JOHNSON

TOWN OF MINDEN
SIGNATURE: *John Frisby* DATE: 5/18/17
PRINTED NAME: John Frisby

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

SOUTHWEST GAS COMPANY
SIGNATURE: *Steven Young* DATE: 6-1-17
PRINTED NAME: STEVEN YOUNG

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL 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.

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY
SIGNATURE: *William Kruger* DATE: 052817
PRINTED NAME: WILLIAM KRUGER

FIRE DEPARTMENT'S CERTIFICATE

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

Steve Eisele
STEVE EISELE
EAST FORK FIRE PROTECTION SERVICE
DEPUTY FIRE CHIEF
DATE: 6/30/17

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 13th DAY OF July, 2017, AND WAS DULY APPROVED. IN ADDITION, ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Kathy Lewis
KATHY LEWIS
COUNTY CLERK
DATE: 7-14-17
DEPUTY 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 13th DAY OF July, 2017. 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 ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Mimi B. Moss
MIMI B. MOSS
COMMUNITY DEVELOPMENT DIRECTOR
DATE: 7-13-17

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:

Deed of Trust in favor of Temisphere, LLC Rec 12/2/15 as Doc # 873479
Vickie Taylor - SR. Title Office R DATE: 6/27/2017
FIRST AMERICAN TITLE COMPANY
Insurance

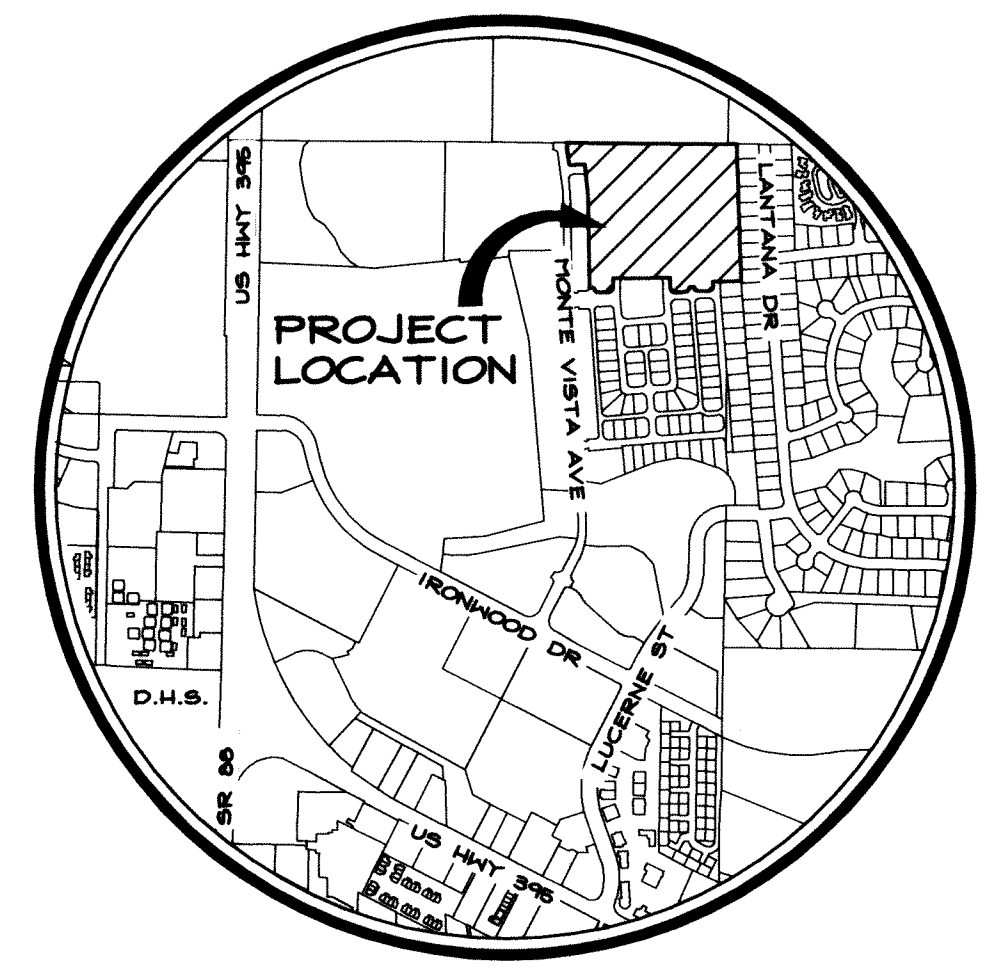
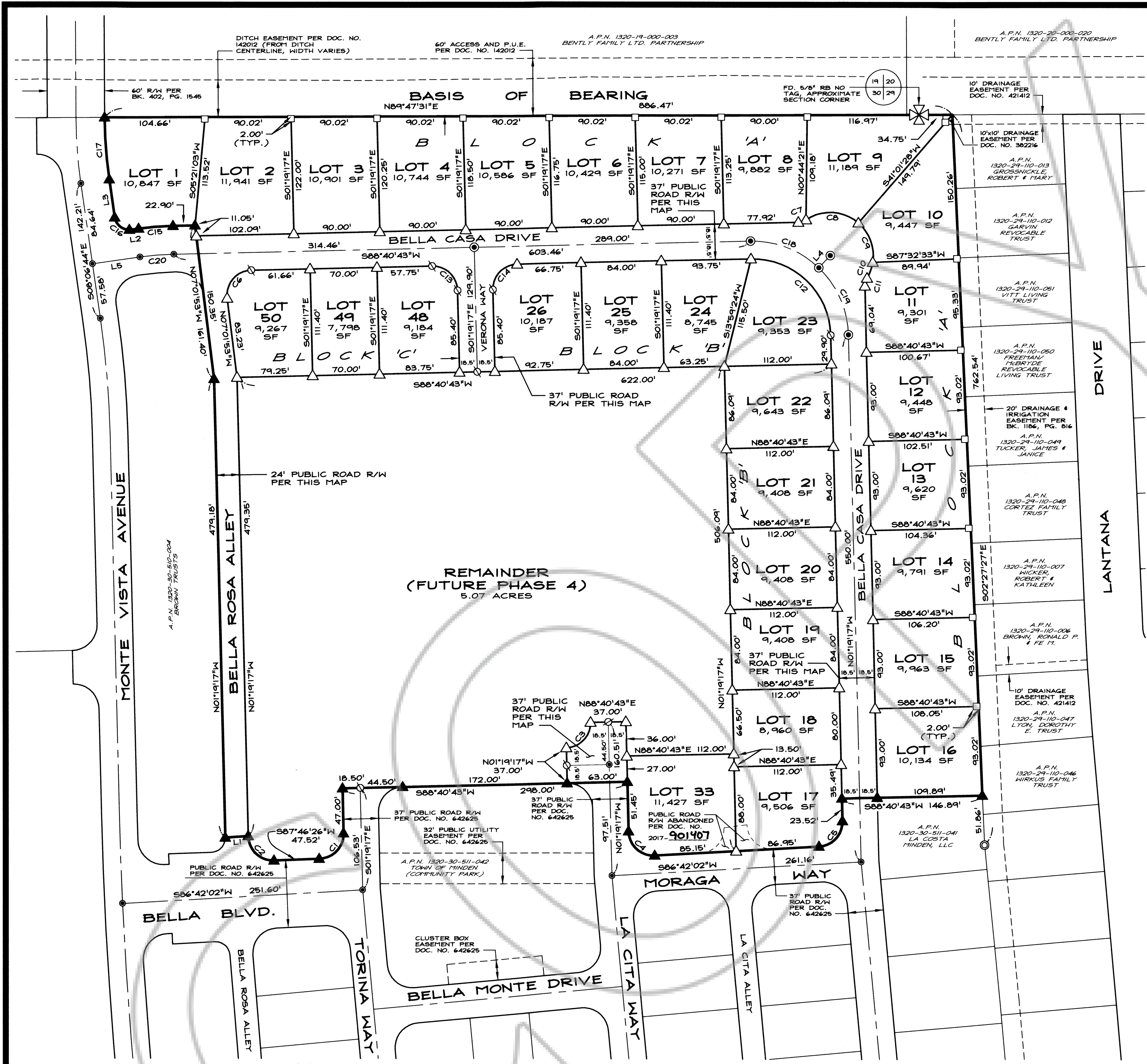
RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF July, 2017, AT 18 MINUTES PAST 3 O'CLOCK P.M., AS DOCUMENT NO. 2017-201410 OF OFFICIAL RECORDS.
RECORDED AT THE REQUEST OF CUSTOM CRAFT BUILDERS, LLC.

Shannon DeCora
SHANNON DE CORA
DOUGLAS COUNTY RECORDER

RO Anderson
www.ROANDERSON.COM

MINDEN 1603 Esmeralda Ave RENO
P.O. Box 2226 P.O. Box 2226 140 W. Huffaker Lane
Minden, NV 89423 Minden, NV 89423 Reno, NV 89501
P 775.782.2322 P 775.782.2322 P 775.782.2322
F 775.782.7084 F 775.782.7084 F 775.782.7084



VICINITY MAP
NO SCALE

NOTES

- TOTAL AREA: 13.50 ACRES
- ROADWAYS: 1.63 ACRES
- LOTS: (30) 6.8 ACRES
- REMAINDER: 5.07 ACRES
- THIS MAP IS A DIVISION OF THE REMAINDER PARCEL AS SHOWN ON THE FINAL SUBDIVISION MAP FOR LA COSTA AT MONTE VISTA - PHASE I FILED FOR RECORD APRIL 25, 2005 AS DOCUMENT NO. 642625.
- THESE PARCELS LIE OUTSIDE OF ANY SPECIAL FLOOD HAZARD ZONES AS DETERMINED BY FEMA AND LIE WITHIN THE SHADED AND UN-SHADED 'X' FLOOD ZONES AS SAID PARCELS PLOT BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, NEVADA, MAP NUMBER 32005C0234H DATED JUNE 15, 2016.
- AN 18' PEDESTRIAN ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, AND LANDSCAPE EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES AND A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG BELLA ROSA ALLEY AND ALONG THE SIDE AND REAR LOT LINES.
- THE LANDSCAPING AND SIDEWALK WITHIN THE 18' PEDESTRIAN ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, AND LANDSCAPE EASEMENT SHALL BE MAINTAINED BY EACH INDIVIDUAL PROPERTY OWNER.
- ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
- MAINTENANCE OF ALL DRAINAGE FACILITIES, EASEMENTS, IMPROVED AND UNIMPROVED OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION OR THE TOWN OF MINDEN. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES, DRAINAGE EASEMENTS, OR OPEN SPACE AREAS.
- OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.

BASIS OF BEARING

N89°47'31"E - THE NORTH LINE OF ADJUSTED PARCEL 2 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR NEVADA NORTHWEST, LLC, RECORDED DECEMBER 18, 2003 AS DOC. NO. 599848.

LEGEND

- △ SET 5/8" REBAR WITH PLASTIC CAP OR NAIL & TAG, PLS 11172
- SET 5/8" REBAR WITH PLASTIC CAP PLS 11172 AT 2-FOOT (2') OFFSET FROM REAR PROPERTY CORNER ALONG SIDE LOT LINE (LOTS 1-16 ONLY)
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
- ⊙ FOUND 1/2" IRON PIPE, RCE 446 PER DOC. NO. 27599
- FOUND POSITION AS INDICATED
- ⊙ SET CENTERLINE MONUMENT IN WELL PLS 11172
- FOUND CENTERLINE MONUMENT IN WELL PLS 11172
- ⊘ NOTHING FOUND OR SET

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	Δ=90°10'13"	26.00'	40.92'	S43°45'49"W	36.82'
C2	Δ=90°54'17"	26.00'	41.25'	N46°46'25"W	37.06'
C3	Δ=90°00'00"	26.00'	40.84'	N43°40'43"E	36.77'
C4	Δ=91°58'41"	26.00'	41.74'	N47°18'37"W	37.40'
C5	Δ=88°01'19"	26.00'	39.94'	S42°41'23"W	36.13'
C6	Δ=96°42'36"	26.00'	43.43'	S40°49'25"W	38.56'
C7	Δ=32°50'01"	15.00'	8.60'	N72°15'43"E	8.48'
C8	Δ=75°10'46"	45.00'	59.05'	N86°33'55"W	54.90'
C9	Δ=57°56'44"	45.00'	45.51'	N20°00'10"W	43.60'
C10	Δ=22°32'32"	45.00'	17.70'	N20°14'28"E	17.59'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C11	Δ=32°50'01"	15.00'	8.60'	S15°05'44"W	8.48'
C12	Δ=90°00'00"	81.50'	128.02'	N46°19'17"W	115.26'
C13	Δ=90°00'00"	26.00'	40.84'	N46°19'17"W	36.77'
C14	Δ=90°00'00"	26.00'	40.84'	S43°40'43"W	36.77'
C15	Δ=06°47'27"	329.50'	39.05'	S85°16'59"W	39.03'
C16	Δ=90°00'00"	15.00'	23.56'	N63°06'44"W	21.21'
C17	Δ=07°54'15"	470.00'	64.84'	S4°09'37"E	64.79'
C18	Δ=45°00'00"	100.00'	78.54'	N68°49'17"W	76.54'
C19	Δ=45°00'00"	100.00'	78.54'	N23°49'17"W	76.54'
C20	Δ=06°47'27"	300.00'	35.56'	S85°16'59"W	35.54'

LINE TABLE

LINE	BEARING	LENGTH
L1	S86°13'46"W	24.02'
L2	S81°53'16"W	5.00'
L3	N08°06'44"W	40.14'
L4	N43°40'43"E	17.50'
L5	S81°53'16"W	50.00'



RO Anderson
www.roanderson.com
MINDEN 1629 Emerald Ave P.O. Box 2223 Minden, NV 89423 P 775.782.2322 F 775.782.2324

SCALE: 1" = 60' SHEET 2 OF 2

FINAL MAP
LDA 16-001 & PD 02-004-2
FOR
LA COSTA AT MONTE VISTA
PHASE 3

LOCATED WITHIN PORTIONS OF SECTIONS 29 & 30,
T.13N., R.20E., M.D.M.
DOUGLAS COUNTY, NEVADA
2010-006
2010-006FM.dwg 07/29/16