

FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 HEYBOURNE MEADOWS (fka THE RANCH AT GARDNERVILLE) PHASE IID

**LOCATED WITHIN A PORTION OF THE NE1/4 OF SECTION 32 AND 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, ROADWAYS, 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.

HEYBOURNE MEADOWS I, LLC (a Utah Limited Liability Company)

BY: CB ADMINISTRATIVE TRUST
ITS: MANAGER

[Signature]
BY: EZRA NILSON
ITS: TRUSTEE

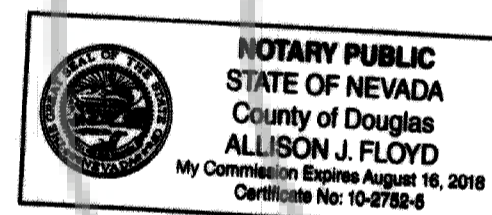
COUNTY OF Douglas ss.
STATE OF Nevada

ON THIS 15th DAY OF November, IN THE YEAR 2017, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED EZRA NILSON, 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 CAPACITY AND THAT BY HIS 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: 9/16/18



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.

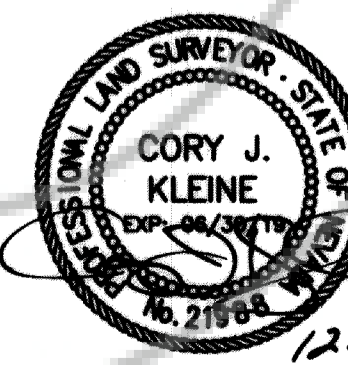
SIGNATURE: Tamara L. Pizzello DATE: 11-28-17
PRINTED NAME: TAMARA L. PIZELLO
TITLE COMPANY: FIRST CENTENNIAL TITLE COMPANY

SURVEYOR'S CERTIFICATE

I, CORY J. KLEINE, 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 HEYBOURNE MEADOWS I, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN PORTIONS OF THE NE1/4 OF SECTION 32 AND THE NW1/4 OF SECTION 33, T.13N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON NOVEMBER 8, 2017.
- 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 ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

[Signature]
CORY J. KLEINE, P.L.C. 21903



UTILITY COMPANIES' CERTIFICATE

WE, THE UNDERSIGNED UTILITY COMPANIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE. ALL P.U.E.'S INCLUDE CATV.

FRONTIER COMMUNICATIONS
SIGNATURE: [Signature] DATE: 12/4/17
PRINTED NAME: Corey Boston

MINDEN-GARDNERVILLE SANITATION DISTRICT
SIGNATURE: [Signature] DATE: 11/22/17
PRINTED NAME: FRANK T JOHNSON

TOWN OF MINDEN
SIGNATURE: [Signature] DATE: 11/21/17
PRINTED NAME: John Frisby

CHARTER COMMUNICATIONS
SIGNATURE: [Signature] DATE: 11/20/2017
PRINTED NAME: DIANE ABERGENT

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: [Signature] DATE: 11-17-17
PRINTED NAME: Gabriela Diaz

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.

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY
SIGNATURE: [Signature] DATE: 11/20/17
PRINTED NAME: Jack Johnson

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.

SIGNATURE: [Signature] DATE: 11/16/2017
PRINTED NAME: MARK SIVABLIAN, SECTION CHIEF

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.

SIGNATURE: [Signature] DATE: 11/16/17
PRINTED NAME: Ryan Foley, Staff Engineer

FIRE DEPARTMENT'S CERTIFICATE

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

[Signature] DATE: 11/16/17
STEVE EISELE
EAST FORK FIRE PROTECTION SERVICE

COUNTY ENGINEER'S CERTIFICATE

I, ERIK NILSEN, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT. FURTHERMORE, APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED TO INSURE THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS.

[Signature] DATE: 1-12-18
ERIK NILSEN, P.E.
COUNTY ENGINEER

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. 1320-33-215-018)

[Signature] DATE: 1-16-18
KATHY LEWIS
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 15th DAY OF November, 2017, 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.

[Signature] DATE: 1-16-18
KATHY LEWIS
COUNTY CLERK

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 15th DAY OF January, 2018. 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.

[Signature] DATE: 1-12-18
MINI MOSS
COMMUNITY DEVELOPMENT DIRECTOR

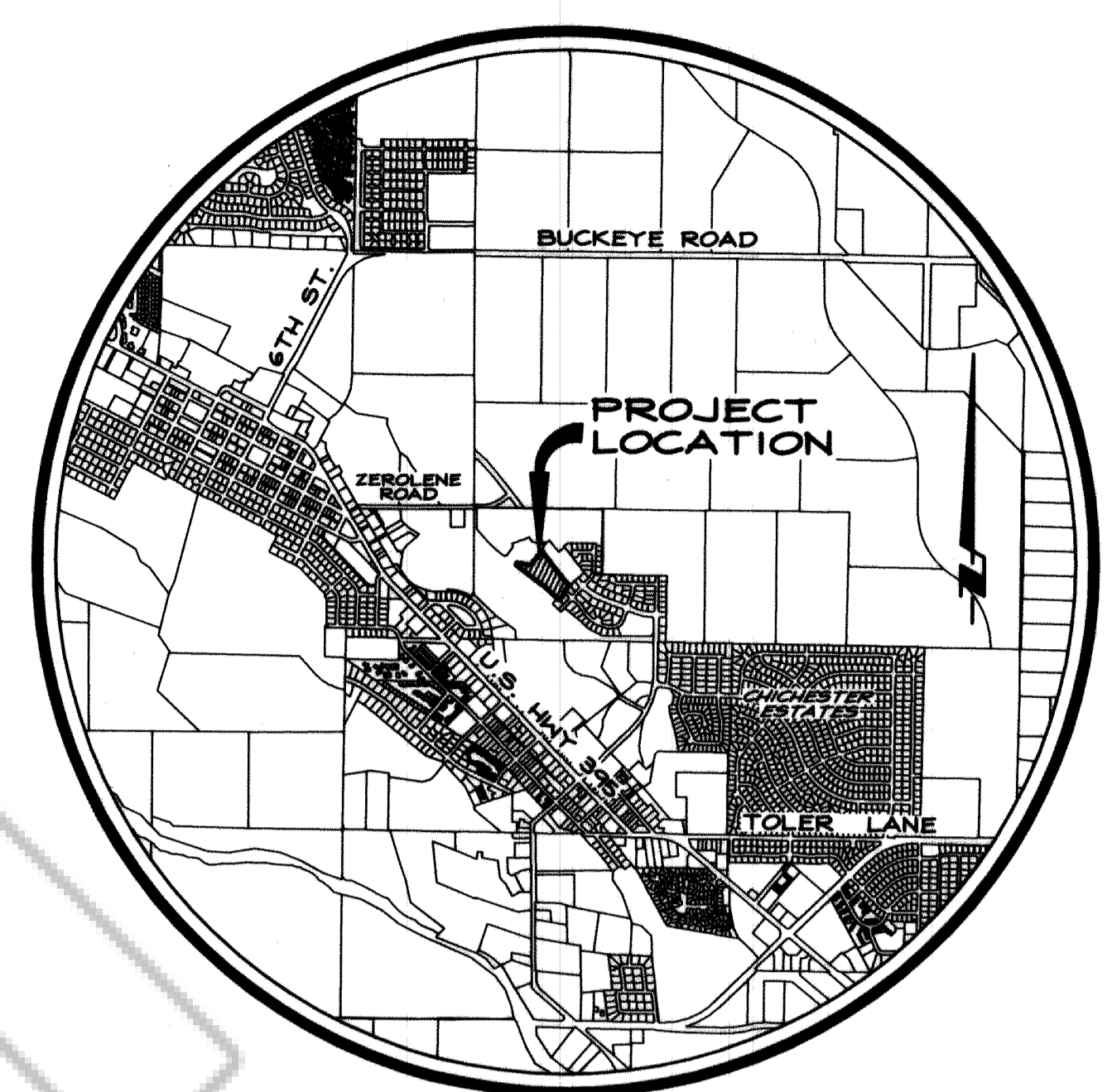
RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 17th DAY OF January, 2018, AT 42 MINUTES PAST 10 O'CLOCK A.M., AS DOCUMENT NO. 2018-909251. RECORDED AT THE REQUEST OF HEYBOURNE MEADOWS I, LLC.

[Signature]
DOUGLAS COUNTY RECORDER

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SCALE: 1" = 60'



VICINITY MAP
NO SCALE

BASIS OF BEARING

S88°11'02"E - THE EASTERLY LINE OF PARCEL 2D AS SHOWN ON FINAL MAP FOR HEYBOURNE MEADOWS, PHASE IIC RECORDED SEPTEMBER 19, 2017 AS DOCUMENT NO. 2017-904214.

LEGEND

- FOUND CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP PLS 19806
- ⊙ SET CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP PLS 21986
- △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
- FOUND 5/8" REBAR WITH PLASTIC CAP PLS 19806
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 21986
- NOTHING FOUND OR SET
- ⊠ SET 5/8" REBAR WITH PLASTIC CAP PLS 21986
- PUBLIC UTILITY EASEMENT PER THIS MAP
- - - EXISTING PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

NOTES

TOTAL AREA: 4.33 ACRES
 LOTS (18): 3.57 ACRES
 ROADWAYS: 0.76 ACRES

THIS MAP IS A DIVISION OF PARCEL 2D AS SHOWN ON THE FINAL MAP FOR HEYBOURNE MEADOWS, PHASE IIC RECORDED SEPTEMBER 19, 2017 AS DOCUMENT NO. 2017-904214.

THE PARCELS SHOWN HEREON LIE WITHIN THE UN-SHADED 'X' AND 'AE' FLOOD ZONES 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 32005C0295G AND 32005C0255G DATED JANUARY 20, 2010.

A 10.5' PUBLIC UTILITY EASEMENT SHALL BE GRANTED ALONG ALL ROAD FRONTAGES 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 1206, 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 HOMEOWNER'S ASSOCIATION UNLESS ACCEPTED BY A 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.

LINE TABLE

LINE	BEARING	LENGTH
L1	N86°43'27"E	38.44'
L2	N73°15'23"E	45.56'
L3	N73°15'23"E	4.30'
L4	N40°51'10"E	34.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	Δ=23°09'29"	57.50'	23.24'	S37°34'06"E	23.08'
C2	Δ=20°01'58"	57.50'	20.10'	S15°58'23"E	20.00'
C3	Δ=77°24'55"	51.50'	69.58'	S33°09'58"W	64.41'
C4	Δ=48°28'41"	15.00'	11.91'	N49°07'44"E	11.60'
C5	Δ=18°51'41"	15.00'	4.94'	N16°57'33"E	4.92'
C6	Δ=31°30'49"	57.00'	31.35'	N23°17'07"E	30.96'
C7	Δ=61°32'07"	24.00'	25.78'	N69°48'35"E	24.55'
C8	Δ=70°33'48"	57.50'	70.81'	N63°47'56"W	66.42'
C9	Δ=67°43'57"	57.50'	67.97'	N05°20'57"E	64.08'
C10	Δ=88°21'46"	12.50'	19.28'	N04°57'58"W	17.42'



R/O Anderson
 www.roanderson.com

MINDEN 1609 Emerald Ave P.O. Box 2298 Minden, NV 89423 T 775.782.2922 F 775.782.7084
 RENO 140 W. Huffer Lane Suite 507 Reno, NV 89511 T 775.782.2922 F 775.782.7084

SCALE: 1" = 60'

SHEET 2 OF 2

**FINAL SUBDIVISION MAP
 A PLANNED UNIT DEVELOPMENT
 PD 04-008
 FOR
 HEYBOURNE MEADOWS
 PHASE IID**

LOCATED WITHIN A PORTION OF NE1/4 OF SECTION 32 AND NW1/4 OF SECTION 33, T.13N., R.20E., M.D.M., DOUGLAS COUNTY, NEVADA