

**OWNER'S CERTIFICATE**

KNOW BY ALL PERSONS BY THESE PRESENTS THAT MARYANNE ROAD, LLC, A NEVADA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY HERON DESCRIBED, HEREBY CONSENTS TO THE RECORDING AND PREPARATION OF THIS MAP, AND HEREBY OFFERS FOR DEDICATION THOSE PORTIONS INDICATED AS PUBLIC UTILITY EASEMENT, AND PUBLIC RIGHTS OF WAY, AS SHOWN HERON.

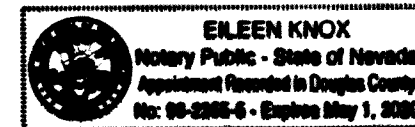
Randy Lane 5-14-18  
 RANDY LANE, MANAGER DATE  
 MARYANNE ROAD, LLC

STATE OF Nevada  
 COUNTY OF Douglas S.S.

ON THIS 14 DAY OF May, IN THE YEAR 2018 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED Randy Lane, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HEREON, AND WHO ACKNOWLEDGES THAT THEY HAVE EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE, THE CORPORATION HAS EXECUTED THIS INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Eileen Knox  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 5/1/2020



**BENEFICIARY'S STATEMENT:**

AMT INVESTMENTS, L.P., A WASHINGTON LIMITED PARTNERSHIP, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED ON AUGUST 16, 2016 AS INSTRUMENT NO. 886150 OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

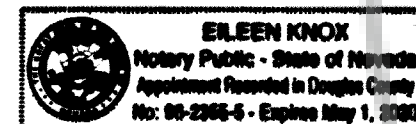
Michael E. Pegram 5-14-18  
 AMT INVESTMENTS, L.P., WASHINGTON LIMITED PARTNERSHIP DATE  
 MICHAEL E. PEGRAM PARTNER

STATE OF Nevada  
 COUNTY OF Douglas S.S.

ON THIS 14 DAY OF May, IN THE YEAR 2018 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED Michael E. Pegram, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HEREON, AND WHO ACKNOWLEDGES THAT THEY HAVE EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE, THE CORPORATION HAS EXECUTED THIS INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Eileen Knox  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 5/1/2020



**SURVEYOR'S CERTIFICATE**

I, STEVEN N. BELL, 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 MARYANNE ROAD, LLC.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS ARE OF THE CHARTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

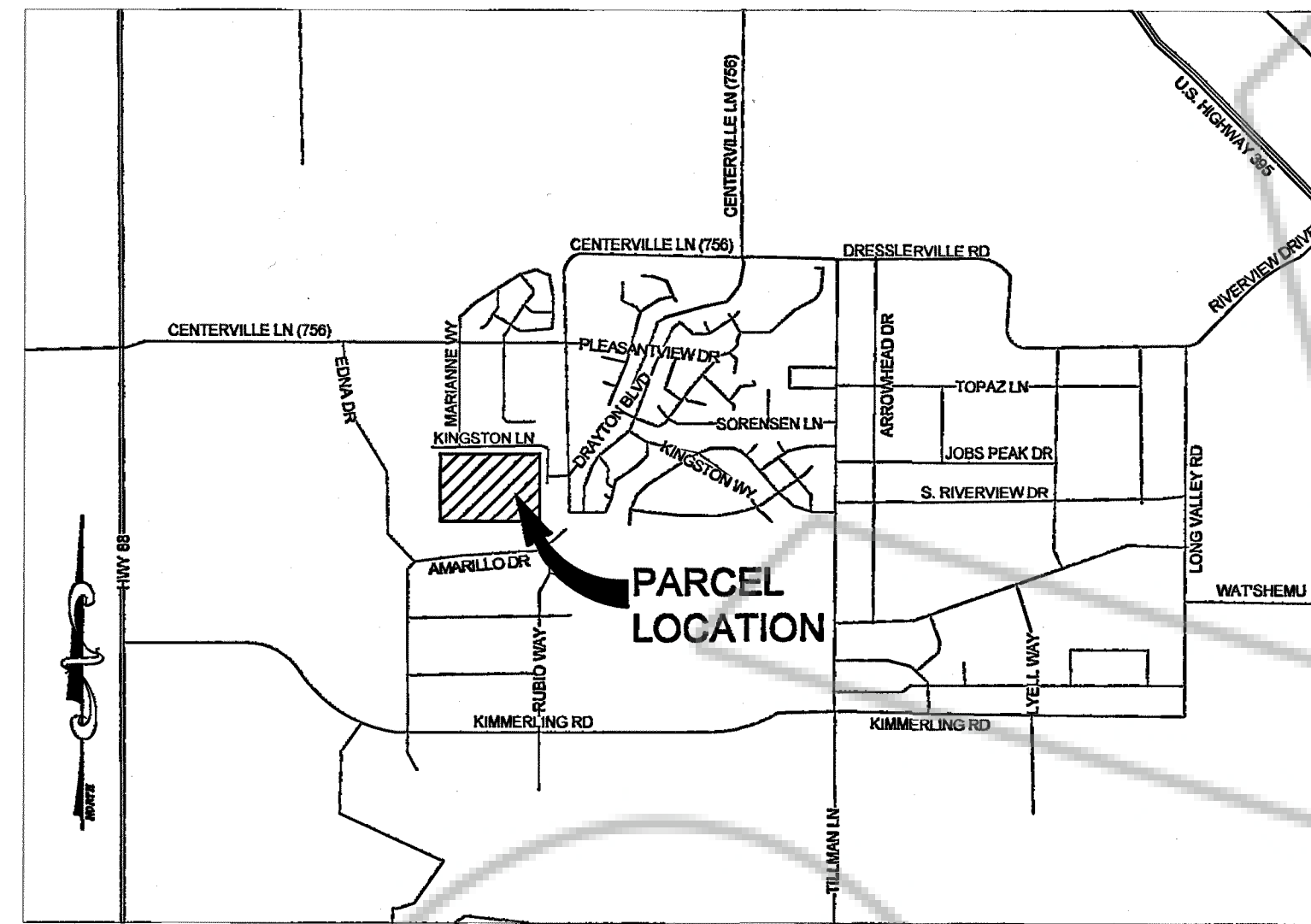
Steven N. Bell  
 STEVEN N. BELL, PROFESSIONAL LAND SURVEYOR NO. 11420



**GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT**

THE GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT BY SIGNING THIS FINAL MAP ACKNOWLEDGES IT WILL SERVICE WATER AND SEWER SERVICE TO THIS SUBDIVISION UPON ACCEPTANCE OF WATER AND SEWER IMPROVEMENTS BY THE DISTRICT'S BOARD OF TRUSTEES.

Greg Reed 6-12-2018  
 BOB ELLER, DISTRICT MANAGER DATE  
 GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT  
 Greg Reed



VICINITY MAP  
 N.T.S.

**PUBLIC UTILITY COMPANY CERTIFICATES**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN APPROVED AND ACCEPTED (ACCEPTANCE DOES NOT GUARANTEE ACCESSIBILITY).

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES, TO INCLUDE GAS, ELECTRIC, TELEPHONE, CATV AND CABLE TV SERVICE 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.

FRONTIER COMMUNICATIONS  
Corey Bolton 8/9/17  
 COREY BOLTON DATE

CHARTER COMMUNICATIONS  
Diane Albrecht 8/10/2017  
 DIANE ALBRECHT DATE

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY  
Nathan Hastings 8-9-17  
 NATHAN HASTINGS DATE

SOUTHWEST GAS  
Steven Young 9-29-17  
 STEVEN YOUNG GABRIELA DIAZ DATE

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 14 DAY OF May, 2018 AND WAS DULY APPROVED. IN ADDITION ALL OFFERS OF DEDICATION FOR PUBLIC RIGHTS-OF-WAY WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

Kathy Lewis 7-16-18  
 KATHY LEWIS DATE  
 DOUGLAS COUNTY CLERK/TREASURER

**FIRE DEPARTMENT CERTIFICATE**

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

Steve Eisele 5-16-18  
 STEVE EISELE, DEPUTY FIRE CHIEF/FIRE MARSHAL (WALLY MEGEE) DATE  
 EAST FORK FIRE PROTECTION DISTRICT

**TITLE CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PARTIES LISTED WITHIN THE OWNERS CERTIFICATE ARE THE ONLY PARTIES OF RECORD HAVING AN INTEREST IN THE PARCEL OF LAND DEPICTED ON THIS MAP; THAT ALL OWNERS HAVE SIGNED THE OWNERS CERTIFICATE; THAT THIS LAND IS FREE AND CLEAR OF ANY LIENS OR MORTGAGE HOLDERS, EXCEPT DEED OF TRUST RECORDED AUGUST 16, 2016 AS DOCUMENT NUMBER 886150, AND AMENDED DEED OF TRUST RECORDED MAY 24, 2017 AS DOCUMENT NUMBER 899014, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

Vickie Taylor 5/21/2018  
 VICKIE TAYLOR, TITLE OFFICER DATE  
 FIRST AMERICAN TITLE INSURANCE COMPANY 2498476

**COUNTY ENGINEER'S CERTIFICATE**

I, ERIK NILSSEN, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT. FURTHERMORE ALL IMPROVEMENTS AS REQUIRED BY THIS MAP ARE COMPLETE.

Barbra Resnik 7/13/18  
 FOR ERIK NILSSEN, P.E. BARBRA RESNIK, PE DATE  
 DOUGLAS COUNTY ENGINEER

**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 14 DAY OF May, 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 RIGHTS-OF-WAY WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

Mimi B. Moss 7-11-18  
 MIMI B. MOSS DATE  
 COMMUNITY DEVELOPMENT DIRECTOR

**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 SYSTEM FOR DISPOSAL OF SEWAGE.

Joseph Maez 9/12/17  
 JOSEPH MAEZ, P.E., BRANCH SUPERVISOR DATE  
 BUREAU OF WATER POLLUTION CONTROL  
 Ryan Farney, Staff Engineer

**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 AND APPROVAL ON FILE IN THIS OFFICE.

Mark Sivazlian 6/25/2018  
 MARK SIVAZLIAN, P.E., SECTION CHIEF, WATER RIGHTS DATE  
 DIVISION OF WATER RESOURCES

**COUNTY TAX COLLECTOR'S CERTIFICATE**

I, KATHY LEWIS, 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. (APN: 1220-17-616-021)

Kathy Lewis 7/17/18  
 KATHY LEWIS DATE  
 DOUGLAS COUNTY CLERK - TREASURER

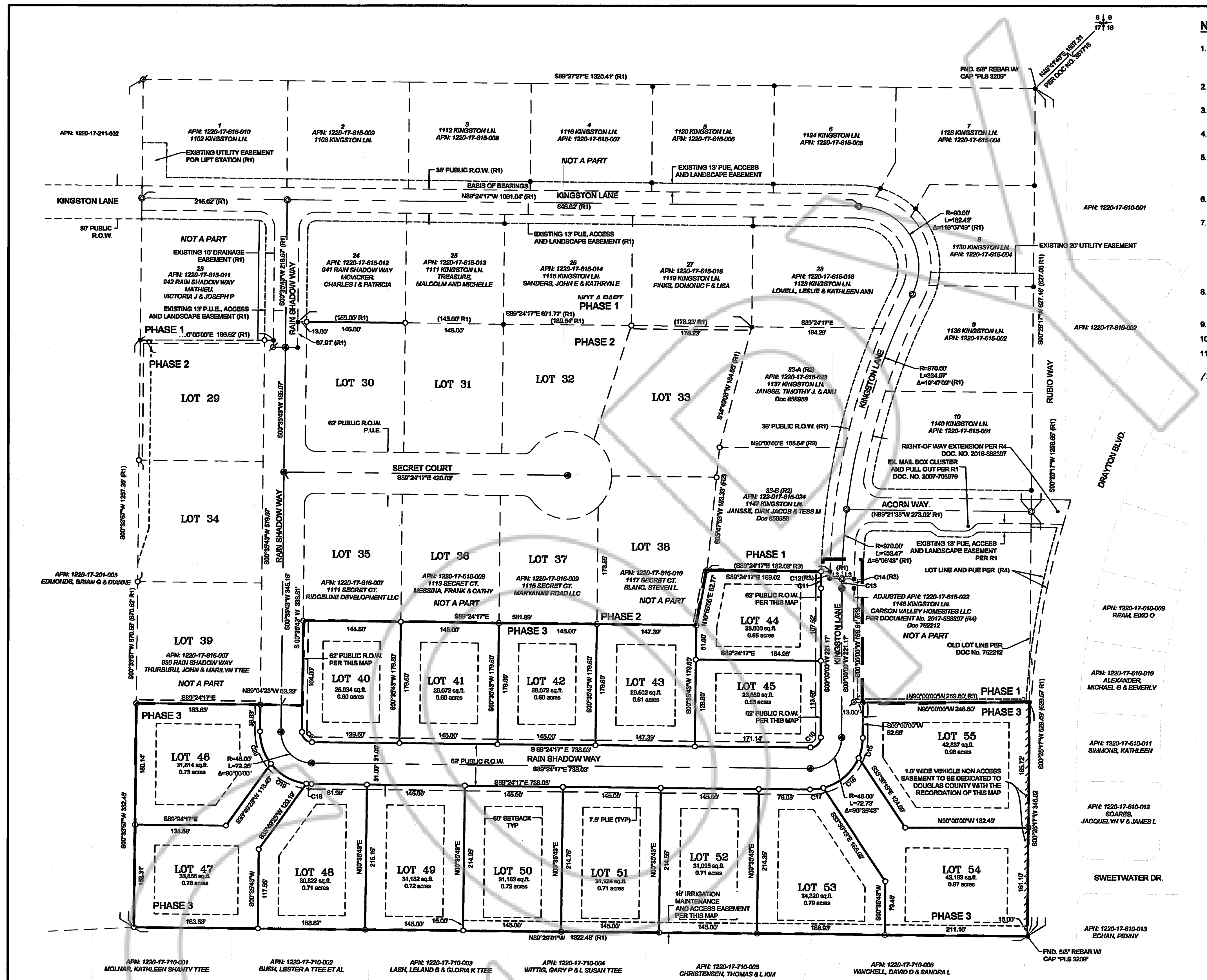
**COUNTY RECORDER'S CERTIFICATE**

FILED THIS 17<sup>th</sup> DAY OF July, 2018, AT 19 MINUTES PAST 10 O'CLOCK A.M.  
 AS DOCUMENT NUMBER 2018-916804, RECORDED AT THE REQUEST OF MARYANNE ROAD, LLC.

Julie O. Stovall DEPUTY  
 DOUGLAS COUNTY RECORDER

FINAL MAP LDA 16-004 AND PD 04-002-2  
 RAIN SHADOW RANCH PHASE 3  
 A PORTION OF THE SOUTHWEST ONE-QUARTER  
 OF THE NORTHEAST ONE-QUARTER OF  
 SECTION 17, T12N, R20E, M.D.B.&M.  
 DOUGLAS COUNTY, NEVADA AUGUST 2017  
 WELSH HAGEN ASSOCIATES 250 S. Rock Blvd., Suite 118  
 Reno, Nevada 89502  
 ENGINEERING · PLANNING · SURVEYING (775) 853-7776 SHEET 1 OF 2





- NOTES:**
- PHASE 3 TOTAL AREA: 7.81 ACRES (340,337 SQ. FT.) - LOTS: (16) 6.37 ACRES (277,477 SQ. FT.) - ROADS: 1.44 ACRES (62,864 SQ. FT.)
  - THE SUBJECT PARCELS SHOWN HEREON LIE ENTIRELY WITHIN THE UN-SHADED "X" FLOOD ZONES PER F.E.M.A. FLOOD MAP NO. 320050245G REVISED JANUARY 20, 2010.
  - ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
  - OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AN AUTHORIZING AUTHORITY.
  - AREAS DEDICATED AS PUBLIC UTILITY EASEMENTS SHALL BE FREE OF ANY AND ALL TREES, LARGE BRUSH, OR STRUCTURES. GRGID SHALL NOT BE RESPONSIBLE FOR DAMAGE TO ANY LANDSCAPING OR STRUCTURES AS A RESULT OF REPAIR OR SERVICE ON WATERLINES OR OTHER UTILITIES.
  - MAINTENANCE OF THE 7.5-FOOT LANDSCAPE STRIP WITHIN DOUGLAS COUNTY R.O.W. SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL ADJACENT PROPERTY OWNERS.
  - EACH LOT OWNER SHALL BE RESPONSIBLE FOR RETAINING A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEVADA TO DESIGN A STORM WATER INFILTRATION TRENCHES ON THEIR PROPERTY. THE INFILTRATION TRENCHES SHALL BE DESIGNED TO RETAIN THE ENTIRE 25-YEAR DESIGN STORM WITH THE DEVELOPMENT OF THEIR PROPERTY. THE CALCULATIONS AND DESIGN SHALL BE SUBMITTED TO THE DOUGLAS COUNTY ENGINEERING DIVISION FOR REVIEW AND APPROVAL. THE INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE INFILTRATION DITCHES.
  - ALL DRAINAGE FACILITIES ARE THE RESPONSIBILITY OF GRGID, WITH EXCEPTION OF THE INDIVIDUAL LOT INFILTRATION SYSTEMS, WHICH ARE THE RESPONSIBILITY OF EACH LOT OWNER.
  - LOT DRAINAGE IS ACCOMMODATED ON EACH LOT WITH INFILTRATION TRENCHES.
  - NV ENERGY EASEMENT DOC. NO. 2005-680016 ABANDONED.
  - LOTS LESS THAN ONE ACRE IN SIZE ARE NOT REQUIRED TO DEDICATE PUBLIC UTILITY EASEMENTS ALONG THE SIDE AND REAR LOT LINES.
  - A 7.5' R.U.E. IS DEDICATED ALONG ALL ROAD FRONTAGES

| LINE TABLE |             |        |  |
|------------|-------------|--------|--|
| LINE       | BEARING     | LENGTH |  |
| L3         | N89°10'20"W | 18.00' |  |

| CURVE TABLE |          |        |           |
|-------------|----------|--------|-----------|
| CURVE       | RADIUS   | LENGTH | DELTA     |
| C9          | 15.00'   | 23.58' | 90°00'00" |
| C10         | 15.00'   | 23.72' | 90°35'43" |
| C11         | 1001.00' | 24.91' | 1°25'34"  |
| C12         | 858.00'  | 10.51' | 0°35'34"  |
| C13         | 870.00'  | 14.01' | 0°49'40"  |
| C14         | 862.00'  | 13.78' | 0°49'40"  |
| C15         | 77.00'   | 30.58' | 22°44'31" |
| C16         | 77.00'   | 71.48' | 53°10'35" |
| C17         | 77.00'   | 18.72' | 14°40'35" |
| C18         | 77.00'   | 7.57'  | 5°37'58"  |
| C19         | 77.00'   | 62.05' | 48°10'30" |
| C20         | 77.00'   | 51.33' | 38°11'32" |

**LEGEND:**

- FOUND 5/8" REBAR W/ CAP STAMPED PLS 6497, OR AS NOTED
- ⊙ FOUND CENTERLINE MONUMENT
- ⊙ CLASS "A" CENTERLINE MONUMENT SET 5/8" REBAR W/ CAP STAMPED "PLS 11420"
- SET 5/8" REBAR W/ CAP STAMPED "PLS 11420" OR SCRIBE ON FRONT FACE OF CURB
- ⊘ DIMENSION POINT, NOTHING FOUND, NOTHING SET
- ( ) RECORD BEARINGS AND DISTANCES SHOWN PER REFERENCE DOCUMENT

P.U.E. PUBLIC UTILITY EASEMENT

**BASIS OF BEARING**  
 THE BASIS OF BEARINGS IS N89°24'17"W TAKEN FROM FOUND MONUMENTS ON THE NORTHERLY CENTERLINE OF KINGSTON LANE AS SHOWN ON FINAL MAP BOOK 607 PAGE 9070 DOC. NO. 703979.

**RECORD REFERENCES:**

- (R1) FINAL MAP PD 04-002 FOR GREGORY LYNN & SUZANNE TOWSE, LYNN/TOWSE 1995 TRUST AGREEMENT, RAIN SHADOW RANCH - PHASE 1, DOCUMENT NO. 703979, OFFICIAL RECORDS OF DOUGLAS COUNTY.
- (R2) FINAL MAP OF PD 04-002-1 FOR JANSSE SUBDIVISION AT RAIN SHADOW RANCH, DOCUMENT NO. 2016-858658, OFFICIAL RECORDS OF DOUGLAS COUNTY.
- (R3) RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR GREGORY LYNN & SUZANNE TOWSE, LYNN & TOWSE 1995 TRUST AGREEMENT, DOCUMENT NO. 782212, OFFICIAL RECORDS OF DOUGLAS COUNTY.
- (R4) A RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT, ACORN WAY RIGHT-OF-WAY EXTENSION FOR CARSON VALLEY HOMESITES, LLC RECORDED AS DOCUMENT NO. 2016-888397 IN THE DOUGLAS COUNTY RECORDERS OFFICE, DOUGLAS COUNTY NEVADA.

**LOT SETBACKS**

LOTS 40 TO 43, 46 AND 55  
 30.00' FRONT BACK AND SIDES

LOTS 47 TO 54  
 30.00' SIDES AND FRONT 20.00' REAR

LOTS 44 AND 45  
 30.00' FRONT AND REAR 20.00' SIDES

GRAPHIC SCALE  
 1 inch = 60 ft

**FINAL MAP LDA 16-004 AND PD 04-002-2**  
**RAIN SHADOW RANCH PHASE 3**  
 A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 17, T12N, R20E, M.D.B.&M.

DOUGLAS COUNTY, NEVADA      AUGUST 2017

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SHEET 2 OF 2

