

OWNER'S CERTIFICATE:

I, WILLIAM W. NICHOLS, MANAGING MEMBER OF MID TOWN VENTURES, LLC, CERTIFY THAT WE ARE THE LEGAL OWNERS OF THIS PARCEL AND HEREBY GRANT PERMANENT EASEMENTS FOR UTILITY INSTALLATION, AND PUBLIC ROAD RIGHTS-OF-WAY AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

MID TOWN VENTURES, LLC

BY: William W. Nichols 6/11/2019
WILLIAM W. NICHOLS, MANAGING MEMBER DATE

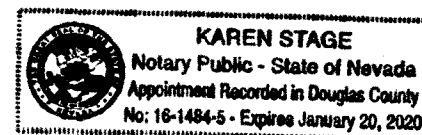
NOTARY CERTIFICATE:

STATE OF NEVADA } S.S.
COUNTY OF DOUGLAS

ON THIS 11th DAY OF June, 2019, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM W. NICHOLS, MANAGING MEMBER OF MID TOWN VENTURES, LLC, PERSONALLY KNOWN TO ME, OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL

Karen Stage
NOTARY PUBLIC



MY COMMISSION EXPIRES ON 01/20/2020

NOTES:

PROJECT AREA: - 4.26 ACRES

PROPOSED NUMBER OF PARCELS: 4 (FOUR)
PARCEL 1 - 43,649 s.f. (1.00 Ac.) PARCEL 2 - 43,649 s.f. (1.00 Ac.)
PARCEL 3 - 44,817 s.f. (1.03 Ac.) PARCEL 4 - 53,518 s.f. (1.23 Ac.)

ALL PARCEL ACREAGE SHOWN ARE NET.

THIS MAP IS A DIVISION OF THAT CERTAIN PARCEL DESCRIBED IN GRANT, BARGAIN AND SALE DEED, DOCUMENT No. 2018-915250 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY.

THE FOLLOWING NOTES ARE ADDED AT THE REQUEST OF DOUGLAS COUNTY,

- A. A TEN FOOT (10.0') WIDE PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES AND A FIVE (5) 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. PARCELS WILL BE REQUIRED TO COMPLY WITH DOUGLAS COUNTY CODE, SECTION 20.100.040, IF THE PARCEL CONNECTS TO A PUBLIC WATER SYSTEM.
- D. THE SUBJECT PROPERTY LIES WITHIN THE "X-SHADED" FLOOD ZONE, PER COMMUNITY FIRM PANEL NUMBER 32005C0090H, EFFECTIVE DATE 2016.
- E. ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE FLOODPLAIN MUST COMPLY WITH DOUGLAS COUNTY CODE, CHAPTER 20.50 FLOODPLAIN MANAGEMENT.
- F. MAINTENANCE OF ALL PRIVATE DRAINAGE FACILITIES AND EASEMENTS MUST BE THE RESPONSIBILITY OF A HOMEOWNER'S ASSOCIATION OR INDIVIDUAL PROPERTY OWNER. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS, IF THE PRIVATE DRAINAGE FACILITIES ARE NOT MAINTAINED IN AN ACCEPTABLE MANNER, THE COUNTY MAY ENTER THE PROPERTY TO PERFORM THE REQUIRED MAINTENANCE AND SEEK REIMBURSEMENT FROM THE PROPERTY OWNER.
- G. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.

H. NO DRAIN ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT OF WAY MAINTAINED BY DOUGLAS COUNTY.

I. EACH PARCEL IS LIMITED TO ONE DRIVEWAY CONNECTION ONTO DOWNS DRIVE.

UTILITY COMPANY APPROVALS:

WE, THE UNDERSIGNED UTILITY COMPANIES, ACCEPT AND APPROVE THE EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE. ALL PUBLIC UTILITY EASEMENTS INCLUDE C.A.T.V.

CHARTER COMMUNICATIONS

SIGNATURE: Jim Lindsay DATE: 6/11/19
PRINTED NAME: Jim Lindsay

FRONTIER COMMUNICATIONS

SIGNATURE: John G. Poole DATE: 6-10-2019
PRINTED NAME: John G. Poole

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 LOCATION MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

SIERRA PACIFIC POWER COMPANY d/b/g NV ENERGY

SIGNATURE: Matt Gaudreault DATE: 6-10-2019
PRINTED NAME: MATT GAUDREAU

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: Daniel Pace DATE: 6/11/19
PRINTED NAME: Daniel Pace

COUNTY ENGINEER'S CERTIFICATE:

I, THOMAS A. DALLAIRE, P.E., ACTING DOUGLAS 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.

Thomas A. Dallaire 6.26.19
THOMAS A. DALLAIRE, P.E. DATE
ACTING DOUGLAS COUNTY ENGINEER

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PARTIES LISTED WITHIN THE OWNER'S CERTIFICATE ARE THE ONLY PARTIES OF RECORD HAVING AN INTEREST IN THE TRACTS OF LAND DEPICTED ON THIS MAP; THAT ALL OWNERS HAVE SIGNED THE OWNER'S CERTIFICATE; THAT THIS LAND IS FREE AND CLEAR OF ANY LIENS OR MORTGAGE HOLDERS EXCEPT AS LISTED IN THE FOLLOWING DOCUMENTS:

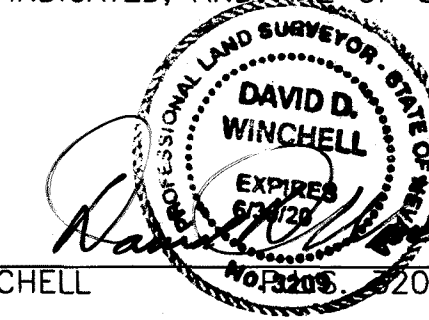
THERE ARE NO LIENS OR MORTGAGES

Mary Dinsmore, V.P. 6-11-2019
BY: MARY DINSMORE, VICE PRESIDENT DATE
TITLE COMPANY: Western Title Co.

SURVEYOR'S CERTIFICATE:

I, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF WILLIAM W. NICHOLS, MANAGING MEMBER OF MID TOWN VENTURES, LLC.
- 2. THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M., AND THE SURVEY WAS COMPLETED ON MARCH 30, 2019.
- 3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE 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, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



David D. Winchell 6/05/19
DAVID D. WINCHELL DATE

COMMUNITY DEVELOPMENT CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 28th DAY OF June, 2019; THAT 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 EASEMENTS.

Thomas A. Dallaire 6.26.19
THOMAS A. DALLAIRE, P.E., DATE
COMMUNITY DEVELOPMENT DIRECTOR

COUNTY CLERK'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 28th DAY OF June, 2019, 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 EASEMENTS.

Kathy Lewis 7-2-19
KATHY LEWIS DATE
COUNTY CLERK

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.

(1420-33-602-002)

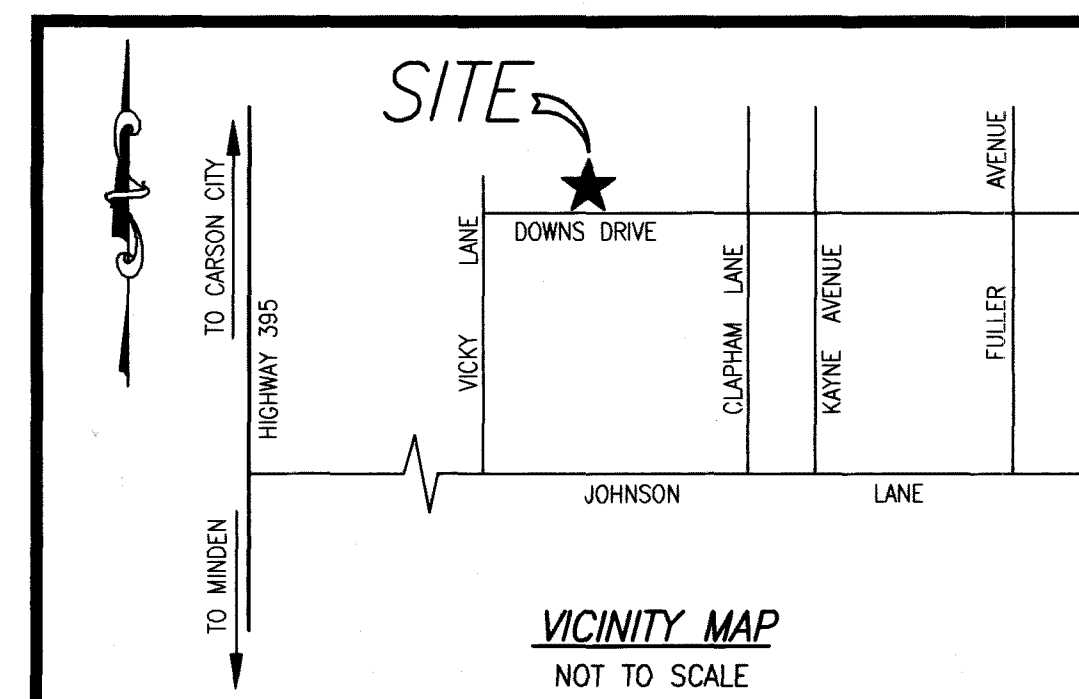
Kathy Lewis 7/15/19
KATHY LEWIS DATE
COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE:

FILED THIS 16th DAY OF July, 2019, AT 58 MINUTES
PAST 10 O'CLOCK A.M., AS DOCUMENT NUMBER 2019-931962
RECORDED AT THE REQUEST OF Mid Town Ventures LLC
RECORDING FEE: 37.00

Karen Ellison - DEPUTY
KAREN ELLISON, DOUGLAS COUNTY RECORDER

CERTIFICATE OF AMENDMENT 1006877

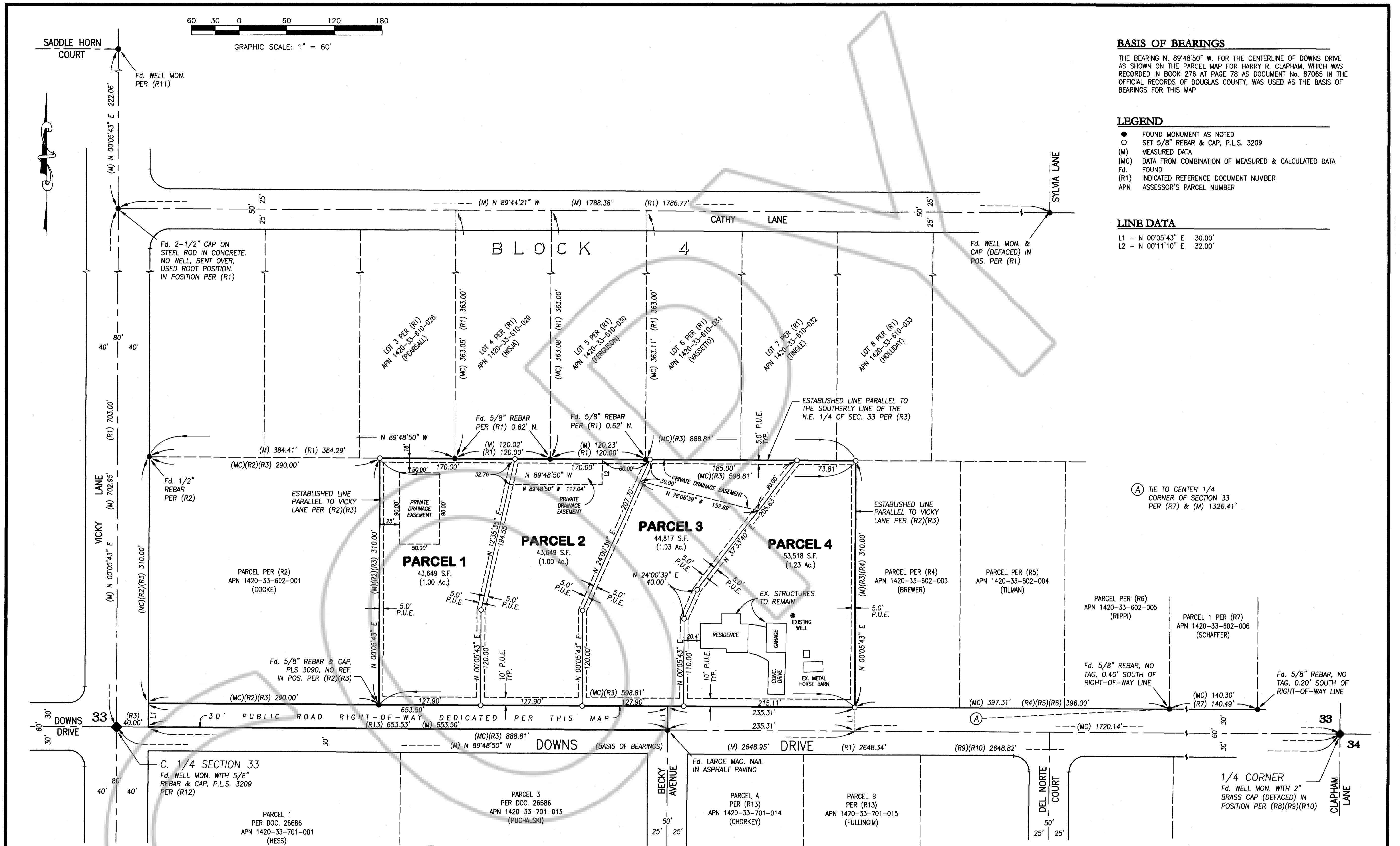


PARCEL MAP LDA DP 18-0214
FOR
MID TOWN VENTURES, LLC

BEING A DIVISION OF A PORTION OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 33, T. 14 N., R. 20 E., M.D.B.&M. ALSO BEING A DIVISION OF THAT CERTAIN PARCEL DESCRIBED IN GRANT, BARGAIN AND SALE DEED, DOC. No. 2018-915250

DOUGLAS COUNTY

NEVADA
SHEET 1 OF 2 SHEETS



BASIS OF BEARINGS
 THE BEARING N. 89°48'50" W. FOR THE CENTERLINE OF DOWNS DRIVE AS SHOWN ON THE PARCEL MAP FOR HARRY R. CLAPHAM, WHICH WAS RECORDED IN BOOK 276 AT PAGE 78 AS DOCUMENT No. 87065 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

LEGEND
 ● FOUND MONUMENT AS NOTED
 ○ SET 5/8" REBAR & CAP, P.L.S. 3209
 (M) MEASURED DATA
 (MC) DATA FROM COMBINATION OF MEASURED & CALCULATED DATA
 Fd. FOUND
 (R1) INDICATED REFERENCE DOCUMENT NUMBER
 APN ASSESSOR'S PARCEL NUMBER

LINE DATA
 L1 - N 00°05'43" E 30.00'
 L2 - N 00°11'10" E 32.00'

CERTIFICATE OF AMENDMENT 1006877

WESTERN SURVEYING SERVICES
 P.O. BOX 6202
 GARDNERVILLE, NEVADA 89460
 (775) 265-1961

DAVID D. WINCHELL
 P.L.S. 3209
 DATE 6/25/19

REFERENCE DOCUMENTS

ALL DOCUMENTS ARE OFFICIAL RECORDS OF DOUGLAS COUNTY

(R1) SUBDIVISION PLAT MOUNTAIN VIEW ESTATES No. 2, Bk. 1079, Pg. 1962, DOCUMENT No. 38123	(R8) PARCEL MAP FOR HARRY R. CLAPHAM, Bk. 276, Pg. 78, DOCUMENT No. 87065
(R2) GRANT, BARGAIN, AND SALE DEED, DOCUMENT No. 2018-861003 (COOKE)	(R9) PARCEL MAP LAD #01-055 FOR SIERRA VIEW DEVELOPMENT, LLC, Bk. 0901, Pg. 6250, DOCUMENT No. 523544
(R3) GRANT, BARGAIN, AND SALE DEED, DOCUMENT No. 2018-915250 (MID TOWN VENTURES, LLC)	(R10) PARCEL MAP LAD #01-057 FOR SIERRA VIEW DEVELOPMENT, LLC, Bk. 0901, Pg. 6252, DOCUMENT No. 523546
(R4) QUITCLAIM DEED, DOCUMENT No. 2017-899507 (BREWER)	(R11) WILDHORSE UNIT 4, Bk. 1290, Pg. 394, DOCUMENT No. 241974
(R5) DEED UPON DEATH, Bk. 0407, Pg. 9672, DOCUMENT No. 0700137 (TILMAN)	(R12) WILDHORSE UNIT 1, Bk. 0889, Pg. 45, DOCUMENT No. 207982
(R6) GRANT, BARGAIN, AND SALE DEED, Bk. 0507, Pg. 8860, DOCUMENT No. 0701871 (RIIPPI)	(R13) PARCEL MAP FOR ROLAND LEMUS, Bk. 479, Pg. 1377, DOCUMENT No. 31831
(R7) PARCEL MAP FOR CLARENCE R. & LILLIE M. ALLEN, Bk. 0493, Pg. 105, DOCUMENT No. 303567	

PARCEL MAP LDA DP 18-0214
 FOR
MID TOWN VENTURES, LLC

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DOUGLAS COUNTY **NEVADA**
 SHEET 2 OF 2 SHEETS