

FINAL MAP A PLANNED UNIT DEVELOPMENT DP 18-0200 THE TOWNES AT MONTErrA PHASE 3A

**LOCATED WITHIN A PORTION OF SECTION 29,
TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA**

OWNER'S CERTIFICATE

KNOWN BY ALL MEN THESE PRESENTS, THAT THE UNDERSIGNED TOWN HOMES AT MONTErrA III, LLC A NEVADA LIMITED LIABILITY COMPANY, 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, CHAPTER 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 20, AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS-OF-WAY AND EASEMENTS SHOWN FOR PRIVATE ACCESS, PEDESTRIAN ACCESS, NATURAL GAS, WATER, SEWER, DRAINAGE, DRAINAGE FACILITIES, AND DRAINAGE PIPES, 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.

TOWN HOMES AT MONTErrA III, LLC (a Nevada Limited Liability Company)
BY: CARTER HILL HOMES, LLC
ITS: MANAGER

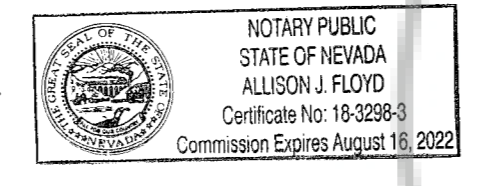
Brandon S. Hill
BY: BRANDON S. HILL
ITS: MANAGER

COUNTY OF Douglas
STATE OF Nevada ss:

ON THIS 17th DAY OF October, IN THE YEAR 2019, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED BRANDON S. HILL, 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: 8/16/22



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: Documents 11 009-931611 258/10-15-19

SIGNATURE: *Western Title Company* DATE: 10/17/19
PRINTED NAME: Western Title Company
TITLE COMPANY: Western 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 TOWN HOMES AT MONTErrA III, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 29, T.13N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 10-24-19.
- 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 WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 11-1-2022 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

Cory J. Kleine
CORY J. KLEINE, P.L.S. 21988



UTILITY COMPANIES' CERTIFICATE

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

FRONTIER COMMUNICATIONS
SIGNATURE: *Tobey Boltov* DATE: 10/24/19
PRINTED NAME: Tobey Boltov

MINDEN-GARDNERVILLE SANITATION DISTRICT
SIGNATURE: *Peter V Baratti* DATE: 10-17-19
PRINTED NAME: Peter V Baratti

TOWN OF MINDEN
SIGNATURE: *John Frisby* DATE: 10-17-19
PRINTED NAME: John Frisby

CHARTER COMMUNICATIONS
SIGNATURE: *Leonel Gonzalez* DATE: 10/25/19
PRINTED NAME: Leonel Gonzalez

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 CORPORATION
SIGNATURE: *Amanda Marucci* DATE: 10/11/19
PRINTED NAME: Amanda Marucci

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: *Katherine Perkins* DATE: 10/17/19
PRINTED NAME: KATHERINE PERKINS

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: *Malcolm J. Wilson, P.E.* DATE: 10/27/19
PRINTED NAME: Malcolm J. Wilson, P.E.

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: *April M Holt, P.E.* DATE: 10/24/2019
PRINTED NAME: APRIL M HOLT

FIRE DEPARTMENT'S CERTIFICATE

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

Amy Ray 10/24/19
AMY RAY DATE
EAST FORK FIRE PROTECTION SERVICE

COUNTY ENGINEER'S CERTIFICATE

I, THOMAS A. DALLAIRE, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT. APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED TO INSURE THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS AND THE SETTING OF SURVEY MONUMENTS.

Thomas A. Dallaire, P.E. 11.21.19
THOMAS A. DALLAIRE, P.E. DATE
ACTING 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. 1520-24-001-002)

Kathy Lewis 11-22-19
KATHY LEWIS DATE
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 22nd DAY OF November, 2019, AND WAS DULY APPROVED. IN ADDITION, THERE ARE NO PUBLIC RIGHT-OF-WAY OFFERS FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

Kathy Lewis 11-22-19
KATHY LEWIS DATE
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 21st DAY OF November, 2019. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERS FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

Thomas A. Dallaire, P.E. 11.21.19
THOMAS A. DALLAIRE, P.E. DATE
COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 22 DAY OF November, 2019, AT 21 MINUTES PAST

3 O'CLOCK P.M., AS DOCUMENT NO. 2019-938681. RECORDED AT THE REQUEST OF TOWN HOMES AT MONTErrA III, LLC.

Karen Ellison
KAREN ELLISON
DOUGLAS COUNTY RECORDER



MINDEN 1605 Emerald Ave P.O. Box 2224 Minden, NV 89423 P 775.782.2022 F 775.782.7064
RENO 9260 Double Diamond Reno, NV 89521 P 775.782.2022 F 775.782.7064

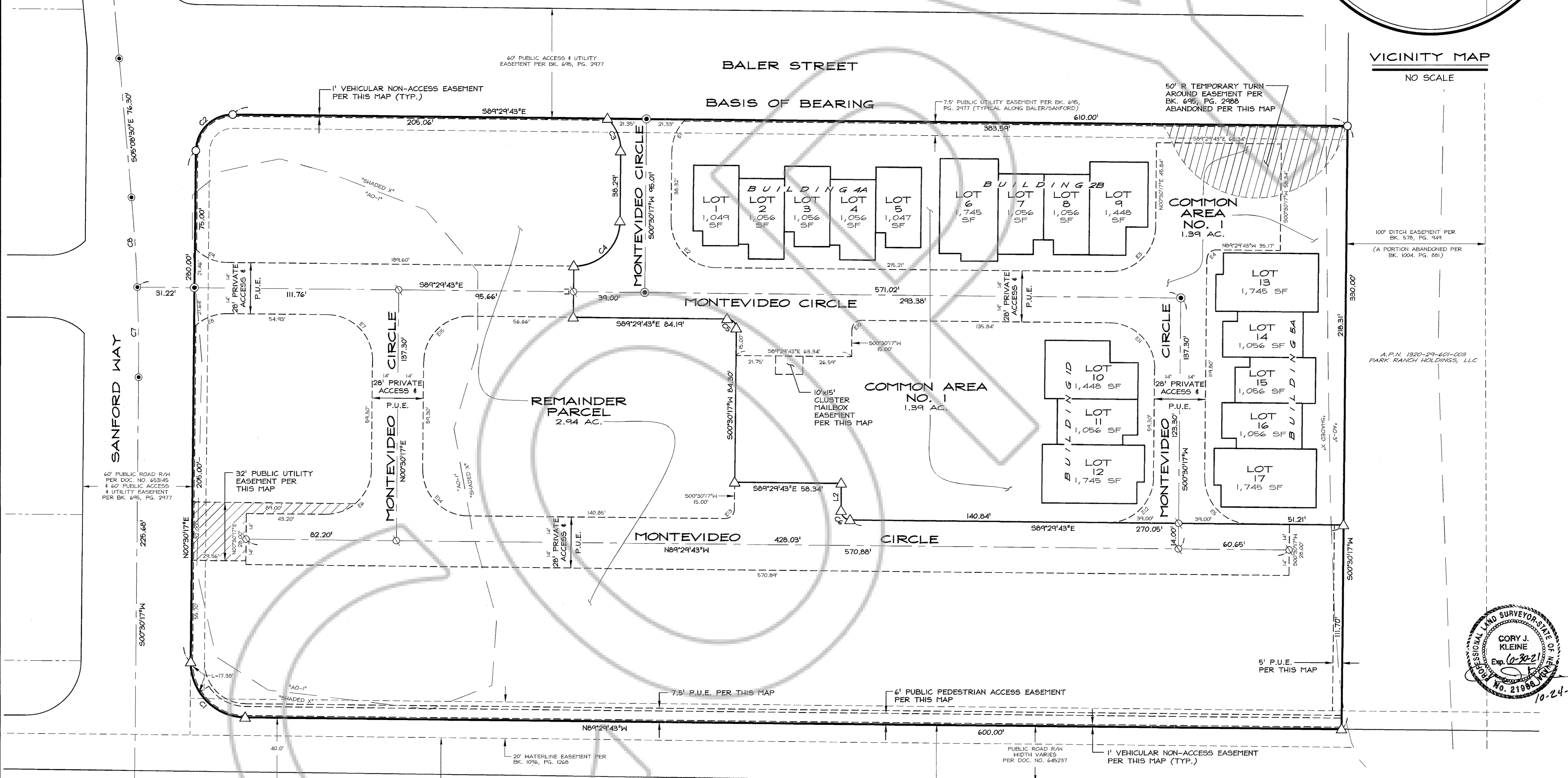
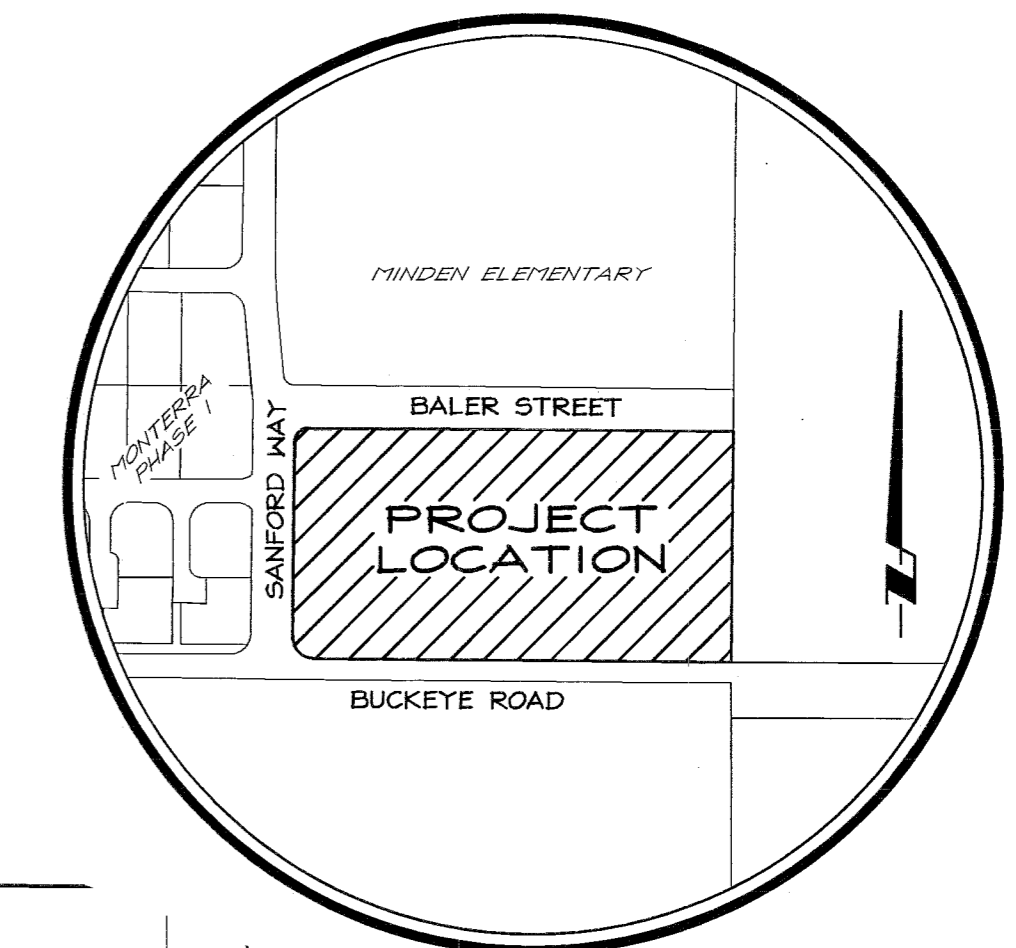
SCALE: 1" = 30'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	30.00'	47.12'	N44°29'43"W	42.43'
C2	90°00'00"	20.00'	31.42'	N45°30'17"E	28.28'
C3	45°06'31"	25.00'	19.68'	N22°02'59"W	19.18'
C4	90°00'00"	25.00'	39.27'	N45°30'17"E	35.36'
C5	90°00'00"	5.00'	7.85'	N44°29'43"W	7.07'
C6	90°00'00"	5.00'	7.85'	S44°29'43"E	7.07'
C7	02°49'36"	1000.00'	49.33'	N00°54'31"W	49.33'
C8	02°49'11"	1000.00'	49.21'	N03°43'55"W	49.21'

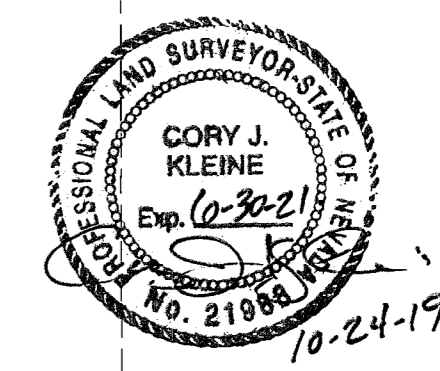
LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°30'17"W	28.00'
L2	S00°30'17"W	15.00'

EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
E1	45°00'52"	25.00'	19.64'	S23°00'43"W	19.14'
E2	90°00'00"	25.00'	39.27'	S44°29'43"E	35.36'
E3	90°00'00"	25.00'	39.27'	N45°30'17"E	35.36'
E4	90°00'00"	5.00'	7.85'	S45°30'17"W	7.07'
E5	90°00'00"	25.00'	39.27'	S44°29'43"E	35.36'
E6	90°00'00"	25.00'	39.27'	N45°30'17"E	35.36'
E7	90°00'00"	25.00'	39.27'	N44°29'43"W	35.36'
E8	45°39'07"	25.00'	19.92'	S67°17'53"W	19.40'
E9	45°25'46"	25.00'	19.82'	S66°46'50"E	19.31'
E10	90°00'00"	5.00'	7.85'	S45°30'17"W	7.07'
E11	90°00'00"	25.00'	39.27'	N44°29'43"W	35.36'
E12	90°00'00"	25.00'	39.27'	N45°30'17"E	35.36'
E13	90°00'00"	5.00'	7.85'	N45°30'17"E	7.07'
E14	90°00'00"	25.00'	39.27'	S44°29'43"E	35.36'
E15	90°00'00"	25.00'	39.27'	S45°30'17"W	35.36'

- LEGEND**
- SET CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP, PLS 21988
 - FOUND CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP, PLS 11172
 - FOUND 5/8" REBAR W/PLASTIC CAP, PLS 11172
 - △ SET 5/8" REBAR W/PLASTIC CAP, PLS 21988
 - ⊙ NOTHING FOUND OR SET
 - R/W RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT



VICINITY MAP
NO SCALE



SCALE: 1" = 30' SHEET 2 OF 3

FINAL MAP
A PLANNED UNIT DEVELOPMENT
DP 18-0200
FOR
THE TOWNES AT MONTERRA
PHASE 3A

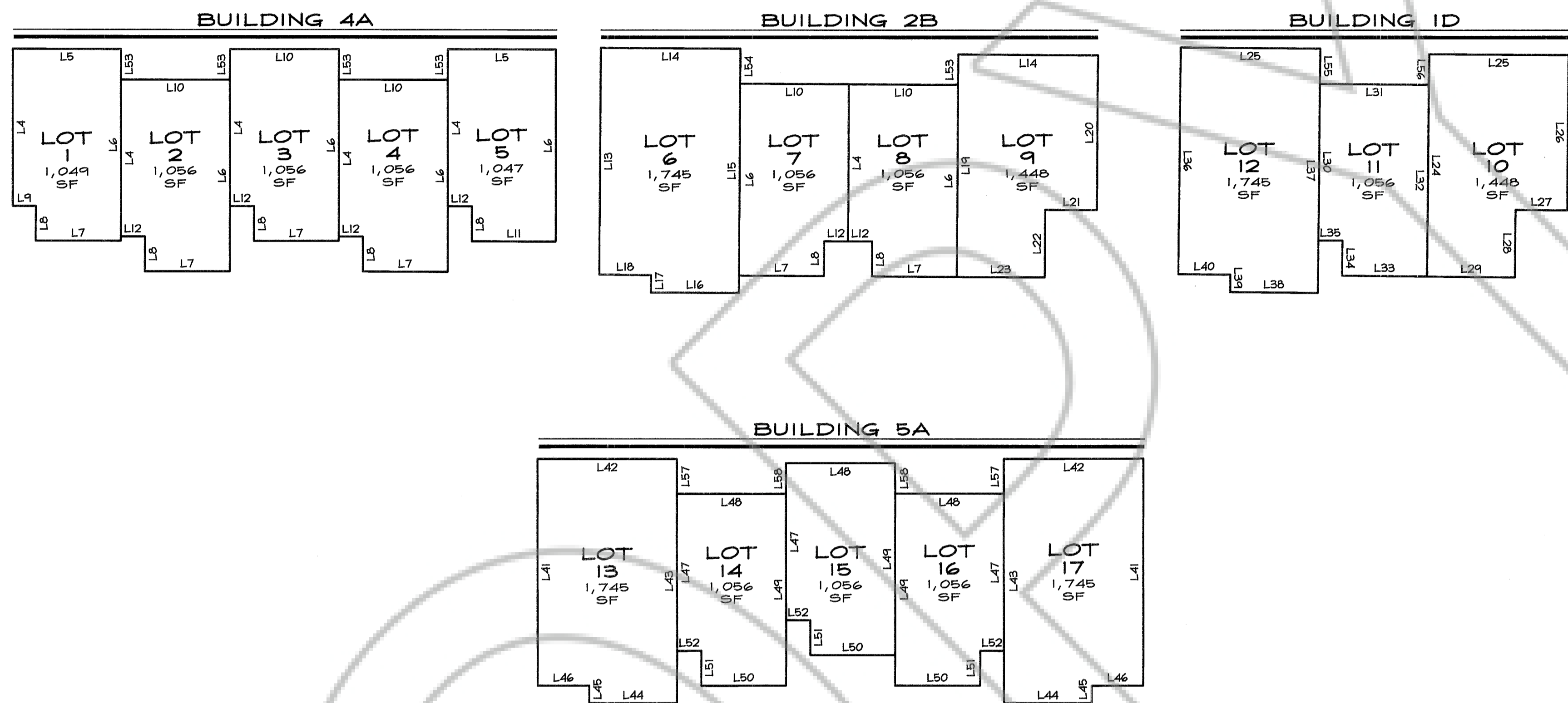
LOCATED WITHIN A PORTION OF
SECTION 29, T.13N., R.20E., M.D.M.
DOUGLAS COUNTY, NEVADA

R/O Anderson
www.roanderson.com

RENO
1809 Emerald Ave
P.O. Box 2229
Reno, NV 89521
P 775.782.2322
F 775.782.7064

RENO
9050 Double
Diamond Plz, Unit 15
Reno, NV 89521
P 775.782.2322
F 775.782.7064





LINE	BEARING	LENGTH
L4	N00°30'17"E	36.00'
L5	S89°29'43"E	24.80'
L6	S00°30'17"W	44.00'
L7	N89°29'43"W	19.48'
L8	N00°30'17"E	8.00'
L9	N89°29'43"W	5.32'
L10	S89°29'43"E	25.00'
L11	N89°29'43"W	19.28'
L12	N89°29'43"W	5.52'
L13	N00°30'17"E	52.00'
L14	S89°29'43"E	32.00'
L15	S00°30'17"W	56.00'
L16	N89°29'43"W	20.15'
L17	N00°30'17"E	4.00'
L18	N89°29'43"W	11.85'
L19	S00°30'17"W	51.00'
L20	S00°30'17"W	35.50'
L21	N89°29'43"W	11.85'
L22	S00°30'17"W	15.50'
L23	N89°29'43"W	20.14'
L24	N89°29'43"W	51.00'

LINE	BEARING	LENGTH
L25	N00°30'17"E	32.00'
L26	S89°29'43"E	35.50'
L27	S00°30'17"W	11.85'
L28	S89°29'43"E	15.50'
L29	S00°30'17"W	20.15'
L30	N89°29'43"W	36.00'
L31	N00°30'17"E	25.00'
L32	S89°29'43"E	44.00'
L33	S00°30'17"W	19.48'
L34	N89°29'43"W	8.00'
L35	S00°30'17"W	5.52'
L36	N89°29'43"W	52.00'
L37	S89°29'43"E	56.00'
L38	S00°30'17"W	20.15'
L39	N89°29'43"W	4.00'
L40	S00°30'17"W	11.85'
L41	S89°29'43"E	52.00'
L42	S00°30'05"E	32.00'
L43	N89°29'55"W	56.00'
L44	N00°30'05"E	20.15'
L45	S89°29'55"E	4.00'

LINE	BEARING	LENGTH
L46	N00°30'05"E	11.85'
L47	N89°29'55"W	36.00'
L48	S00°30'05"W	25.00'
L49	N89°29'55"W	44.00'
L50	N00°30'05"E	19.48'
L51	S89°29'55"E	8.00'
L52	N00°30'05"E	5.52'
L53	S00°30'17"W	7.00'
L54	S00°30'17"W	8.00'
L55	S89°29'43"E	8.00'
L56	S89°29'43"E	7.00'
L57	N89°29'55"W	8.00'
L58	N89°29'55"W	7.00'

BUILDING	BEARING	LENGTH
4A	N86°12'24"E	333.66'
2B	N84°31'49"E	191.80'
1D	N54°37'13"E	202.73'
5A	N08°57'36"E	103.15'

**** ALL LOT TIES ARE FROM THE NORTHEAST CORNER OF THE SUBJECT PARCEL TO THE NORTHEAST CORNER OF EACH BUILDING.****

NOTES

TOTAL AREA: 4.77 ACRES
 LOTS (17): 0.44 ACRES
 COMMON AREA NO. 1: 1.39 ACRES
 REMAINDER PARCEL: 2.94 ACRES

THIS MAP IS A DIVISION OF ADJUSTED PARCEL 33 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR PARK CATTLE CO. FILED FOR RECORD SEPTEMBER 28, 2004 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 625243.

THE PARCELS SHOWN HEREON LIE WITHIN THE "AO-1", "AO-3", & "UNSHADED X" ZONES PER FIRM MAP 32005C0234H, DATED JUNE 15, 2016.

THERE IS HEREBY GRANTED FOR AND ACROSS THE COMMON AREA NO. 1, A PUBLIC UTILITY EASEMENT FOR THE PLACEMENT OF WATER, SEWER, NATURAL GAS, POWER, TELEPHONE, CABLE T.V. IN ADDITION, A PRIVATE STORM DRAINAGE EASEMENT IS HEREBY GRANTED OVER SAID COMMON AREA NO. 1.

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 A HOMEOWNER'S ASSOCIATION OR OTHER PRIVATE 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.

BASIS OF BEARING

S89°29'43"E - THE SOUTH RIGHT-OF-WAY LINE OF BALER STREET AS SHOWN ON THE FINAL SUBDIVISION MAP FOR MONTEERRA PHASE I FILED FOR RECORD AUGUST 24, 2005 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 653146.



SCALE: 1" = 20' SHEET 3 OF 3

FINAL MAP
 A PLANNED UNIT DEVELOPMENT
 DP 18-0200
 FOR
 THE TOWNES AT MONTEERRA
 PHASE 3A

LOCATED WITHIN A PORTION OF
 SECTION 29, T.13N., R.20E., M.D.M.
 DOUGLAS COUNTY, NEVADA

R/O Anderson
 www.roanderson.com
 MINDEN 1629 Esmeralda Ave P.O. Box 2223 Minden, NV 89423
 RENO 9060 Double Diamond Pkwy, Unit 18 Reno, NV 89521
 775.782.7084 775.782.7084 775.782.7084