

# PARCEL MAP DP 19-0348

FOR

## EH FERNLEY II, LLC

### Douglas County, Nevada

#### OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT EH FERNLEY II, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE. THE OWNERS DECLARE THAT THEY EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED THEIR NAMES. WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

EH FERNLEY II, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: [Signature] DATE 11.21.19  
D. RICK CHENEY, MANAGING MEMBER

#### NOTARY CERTIFICATE

STATE OF Nevada } S.S.  
COUNTY OF Carson City

ON THIS 21 DAY OF November, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED D. Rick Cheney PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

[Signature]  
LINDA MCKENZIE  
NOTARY PUBLIC  
STATE OF NEVADA  
No. 02-75538-3 My Appl. Exp. 11/2022

#### 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: NONE.

[Signature] Commercial T.O. 11/1/19  
FIRST AMERICAN TITLE INSURANCE COMPANY - WICKIETAYLOR DATE  
2524006A

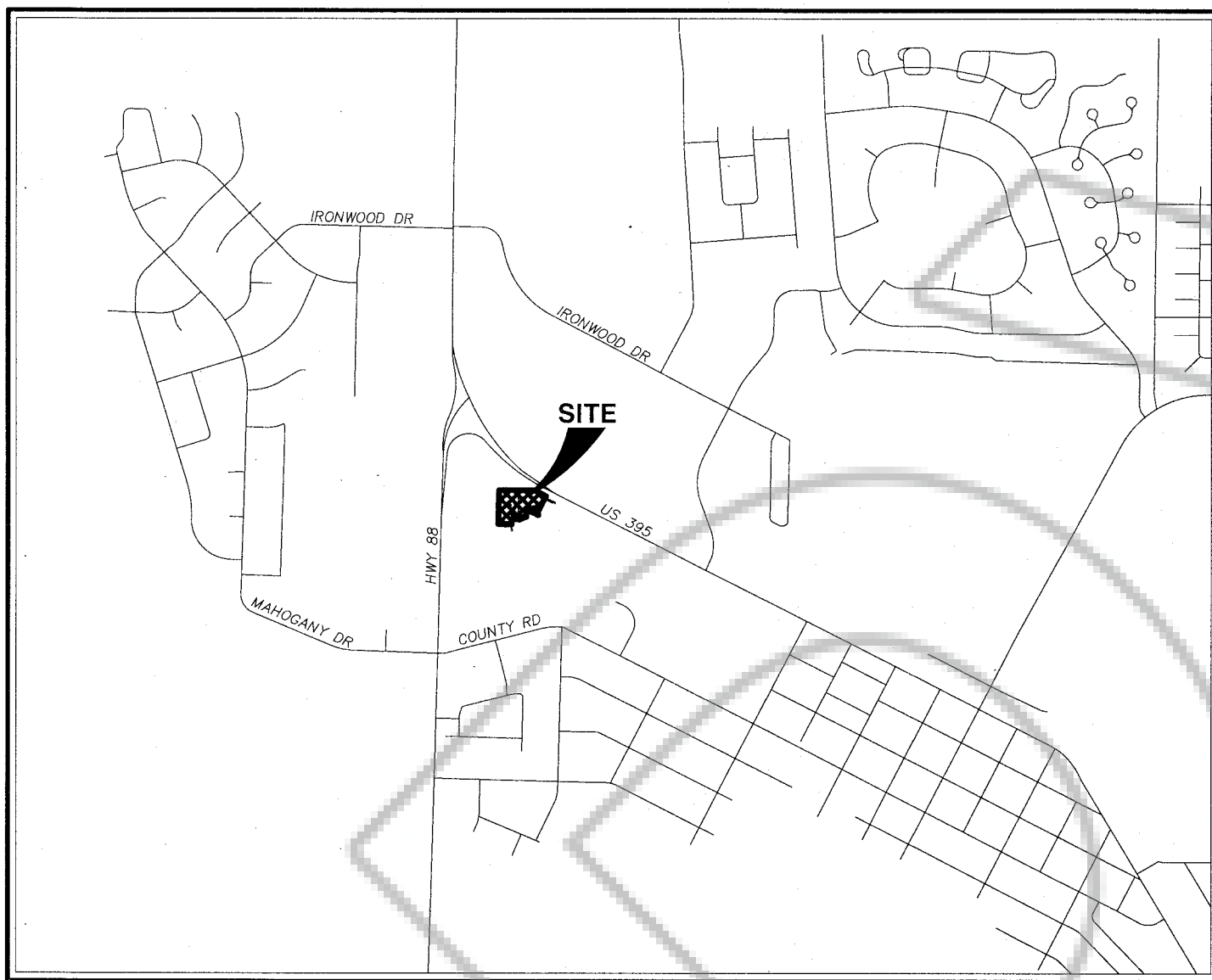
#### COUNTY ENGINEER'S CERTIFICATE

I, THOMAS A. DALLAIRE, P.E., ACTING COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT. FURTHERMORE, ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF DOUGLAS COUNTY.

[Signature] 12-17-19  
THOMAS A. DALLAIRE, P.E., ACTING COUNTY ENGINEER DATE

#### NOTES:

- A FIVE FOOT WIDE, PUBLIC UTILITY EASEMENTS ALONG ALL EXTERIOR BOUNDARIES AND TEN (10) IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES.
- ALL PUBLIC UTILITY EASEMENTS GRANTED INCLUDE USE OF INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES (CATV).
- NO WELLS OR SEPTIC TANKS WERE OBSERVED ON THE SURVEYED PROPERTY.
- THE PROPERTY IS LOCATED WITHIN ZONE A, DEPICTED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 320050234H, LAST REVISED JUNE 15, 2016. HOWEVER, A PORTION OF PARCEL F-2 IS LOCATED WITHIN A ZONE X (SHADED), CURRENTLY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IS REVIEWING THE CARSON RIVER RE-STUDY THAT HDR HAS DEVELOPED FOR THE CARSON WATER SUBCONSERVANCY DISTRICT. AT THIS TIME, FEMA IS REGARDING THE RE-STUDY AS BEST TECHNICAL INFORMATION. WITH THIS RE-STUDY, THE FLOOD ZONE HAS CHANGED SO THAT THE SUBJECT PROPERTY WOULD BE WITHIN THE X-UNSHADED, AND THUS OUTSIDE THE SPECIAL FLOOD HAZARD AREA. BASED ON THE DIRECTION FROM FEMA TO DOUGLAS COUNTY REGARDING THE RE-STUDY AS THE BEST TECHNICAL INFORMATION AVAILABLE, IT IS UNLIKELY THAT THE FLOODPLAIN ORDINANCE CONTAINED IN THE DOUGLAS COUNTY CODE CHAPTER 20.50 WILL APPLY TO THIS DEVELOPMENT WHEN IT PROCEEDS TO BE DEVELOPED.
- ANY PORTION(S) OF THE SUBJECT PROPERTY WHICH REMAIN WITHIN THE SPECIAL FLOOD HAZARD AREA FOLLOWING ADOPTION OF THE CARSON RIVER RE-STUDY MUST COMPLY WITH THE DOUGLAS COUNTY CODE CHAPTER 20.50, FLOODPLAIN MANAGEMENT.
- ANY FURTHER DIVISION OF THESE PARCELS SHALL 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 THE AUTHORIZING AGENCY.
- THE SUBJECT PROPERTY ADDRESS IS 1665 HWY 88, DOUGLAS COUNTY, NEVADA 89423
- MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS MUST BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY. NO DRAINAGE EASEMENTS ARE OFFERED FOR PUBLIC DEDICATION WITH THIS MAP.
- THE PARCELS SHOWN HEREON ARE SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND GRANT OF EASEMENTS PER BOOK 0813, PAGE 7137, RECORDED ON AUGUST 27, 2013, AS INSTRUMENT NO. 829608.



VICINITY MAP  
N.T.S.

#### UTILITY COMPANIES CERTIFICATES

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

BY: [Signature] 11-21-19  
TOWN OF MINDEN - WATER COMPANY DATE  
BY: ROXANNE STANGLE - CHAIRWOMAN J.D. Frisby - chairman

[Signature] 11-25-19  
MINDEN-GARDNERVILLE SANITATION DISTRICT (MGSD) DATE  
BY: FRANK JOHNSON - DISTRICT MANAGER Pete Baratti

[Signature] 11-26-19  
FRONTIER COMMUNICATIONS CORPORATION DATE  
BY: JOHN O'FOOLE, Sr. CSP ENGINEER

[Signature] 11-20-19  
CHARTER COMMUNICATIONS DATE  
BART GIVENS CONSTRUCTION SUPERVISOR

NV ENERGY  
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 THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

[Signature] 11/26/19  
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE  
KATHERINE PERKINS, ASSOCIATE RIGHT OF WAY AGENT

SOUTHWEST GAS  
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.

[Signature] 11/26/19  
SOUTHWEST GAS DATE  
AMANDA MARCUCCI, PE, SUPERVISOR

#### PROPERTY OWNERS/DEVELOPER

EH FERNLEY II, LLC, A NEVADA LIMITED LIABILITY COMPANY  
963 TOPSY LANE, SUITES 306 THROUGH 372  
CARSON CITY, NEVADA 89705  
TEL: 775-885-7060

#### UTILITY CONTACTS:

ELECTRIC  
NV ENERGY  
875 E. LONG STREET  
CARSON CITY, NEVADA 89706  
(775) 834-5430  
CONTACT: KATHERINE PERKINS

GAS  
SOUTHWEST GAS CORPORATION  
400 EAGLE STATION LANE  
CARSON CITY, NEVADA 89701  
(775) 887-2720  
CONTACT: AMANDA MARCUCCI

CABLE T.V./TELEPHONE:  
CHARTER COMMUNICATIONS  
1338 CENTERVILLE LANE  
GARDNERVILLE, NEVADA 89410  
(775) 301-0075  
CONTACT: BRANDON THOMPSON

TELEPHONE:  
FRONTIER COMMUNICATIONS  
1520 CHURCH STREET  
GARDNERVILLE, NEVADA 89410  
(775) 782-0969  
CONTACT: COREY BOLTON

WATER UTILITY:  
TOWN OF MINDEN WATER  
1604 ESERALDA AVENUE  
MINDEN, NEVADA 89410  
(775) 782-5976  
CONTACT: J.D. FRISBY

SANITARY SEWER:  
MINDEN-GARDNERVILLE SANITATION  
1790 HIGHWAY 395  
MINDEN, NEVADA 89410  
(775) 782-3546  
CONTACT: FRANK JOHNSON, DISTRICT MANAGER

#### COMMUNITY DEVELOPMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 17th DAY OF December, 2019; THAT THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED; THE MAP IS IN CONFORMANCE WITH ALL APPLICABLE PROVISIONS OF STATE AND LOCAL LAW. THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

[Signature] 12-17-19  
THOMAS A. DALLAIRE P.E., COMMUNITY DEVELOPMENT DIRECTOR DATE

#### COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 17th DAY OF December, 2019, AND WAS DULY APPROVED. THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

[Signature] 12-17-19  
KATHY LEWIS, CPA, COUNTY CLERK DATE

#### COUNTY TREASURER'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.

APN: 1320-30-701-021

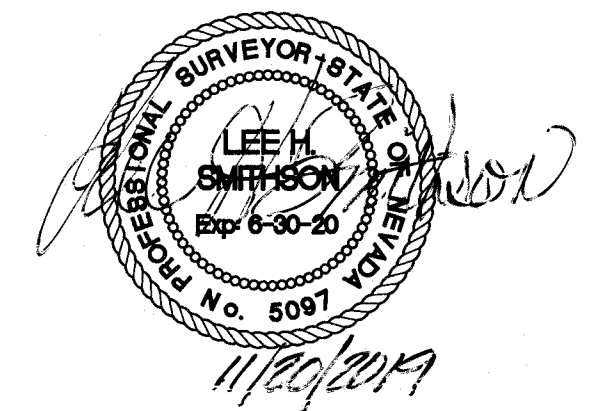
[Signature] 12-17-19  
KATHY LEWIS, CPA, COUNTY TREASURER DATE

#### SURVEYOR'S CERTIFICATE

I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF EH FERNLEY II, LLC.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 30 T.13N., R.20., MDM, AND THE SURVEY WAS COMPLETED ON NOVEMBER 20, 2019.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

LEE H. SMITHSON, P.L.S.  
NEVADA CERTIFICATE NO. 5097



#### RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF December, 2019 AT 9:01 AM.

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AT THE REQUEST OF MANHARD CONSULTING LTD.

RECORDING FEE: \$ 37.00

FILE NO: 2019-939800

[Signature] 12/18/19  
KAREN ELLISON, DOUGLAS COUNTY RECORDER DATE

PARCEL MAP DP-19-0348  
FOR  
**EH FERNLEY II, LLC**  
A DIVISION OF PARCEL "F" AS DESCRIBED IN DOC. NO. 812495  
AND SHOWN ON RECORD OF SURVEY MAP - DOC. NO. 812496  
WITHIN A PORTION OF SECTION 30 T.13N., R.20., MDM  
DOUGLAS COUNTY NEVADA

**Manhard CONSULTING LTD.**

841 Ridge Street, Suite 400, Reno, NV 89501 (975) 462-8800 (775) 746-3850 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: HF-JLM	DATE: JAN 2019
PROJ. CODE: EVO.DCNV03	PROJ. #: 03
1 SHEET	OF 2

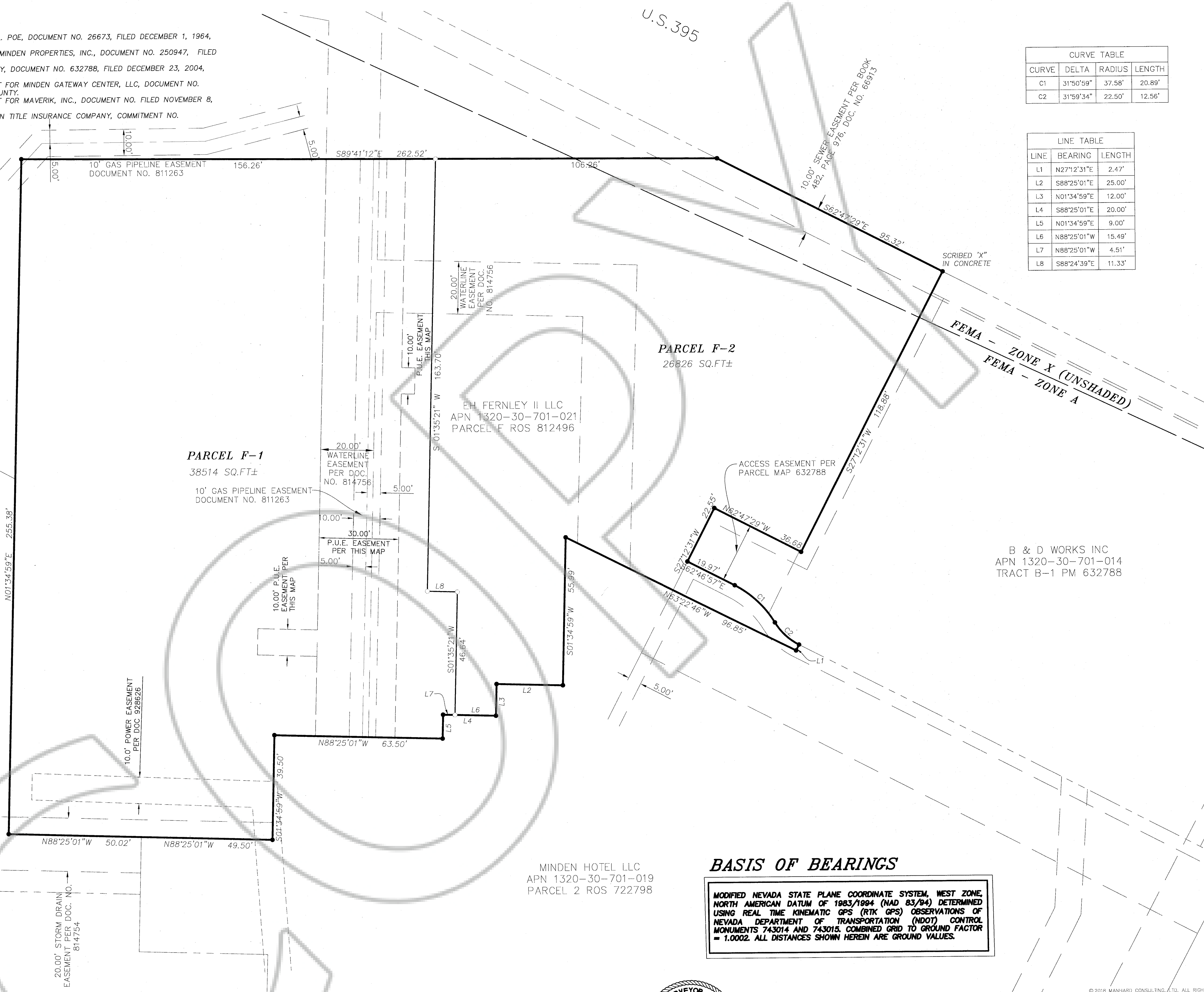


**REFERENCES**

1. RECORD OF SURVEY MAP OF PROPERTY OF RODGER T. & EDNA L. POE, DOCUMENT NO. 26673, FILED DECEMBER 1, 1964, OFFICIAL RECORDS OF DOUGLAS COUNTY.
2. RECORD OF SURVEY TO ACCOMPANY LOT LINE ADJUSTMENT FOR MINDEN PROPERTIES, INC., DOCUMENT NO. 250947, FILED MAY, 17, 1991, OFFICIAL RECORDS OF DOUGLAS COUNTY.
3. FINAL MAP - LDA 04-072 - PARCEL MAP FOR RAYMOND D. MAY, DOCUMENT NO. 632788, FILED DECEMBER 23, 2004, OFFICIAL RECORDS OF DOUGLAS COUNTY.
4. RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR MINDEN GATEWAY CENTER, LLC, DOCUMENT NO. 722798, FILED MAY 8, 2008, OFFICIAL RECORDS OF DOUGLAS COUNTY.
5. RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR MAVERIK, INC., DOCUMENT NO. FILED NOVEMBER 8, 2012, OFFICIAL RECORDS OF DOUGLAS COUNTY.
6. COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 121-2524006, DATED JUNE 23, 2017.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	31°50'59"	37.58'	20.89'
C2	31°59'34"	22.50'	12.56'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°12'31"E	2.47'
L2	S88°25'01"E	25.00'
L3	N01°34'59"E	12.00'
L4	S88°25'01"E	20.00'
L5	N01°34'59"E	9.00'
L6	N88°25'01"W	15.49'
L7	N88°25'01"W	4.51'
L8	S88°24'39"E	11.33'



MAVERIK INC  
APN 1320-30-701-026  
PARCEL A ROS 812496

MAVERIK INC  
APN 1320-30-701-026  
PARCEL A ROS 812496

MAVERIK INC  
APN 1320-30-701-028  
PARCEL C ROS 812496

**PARCEL F-1**  
38514 SQ.FT±  
10' GAS PIPELINE EASEMENT  
DOCUMENT NO. 811263

**PARCEL F-2**  
26826 SQ.FT±

EH FERNLEY II LLC  
APN 1320-30-701-021  
PARCEL F ROS 812496

MINDEN HOTEL LLC  
APN 1320-30-701-019  
PARCEL 2 ROS 722798

B & D WORKS INC  
APN 1320-30-701-014  
TRACT B-1 PM 632788

**BASIS OF BEARINGS**

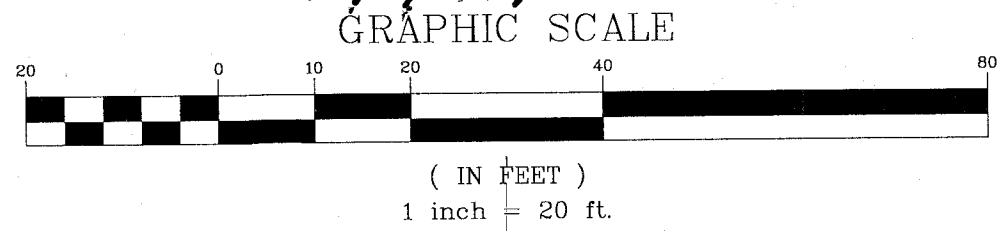
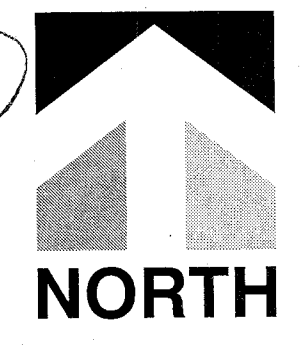
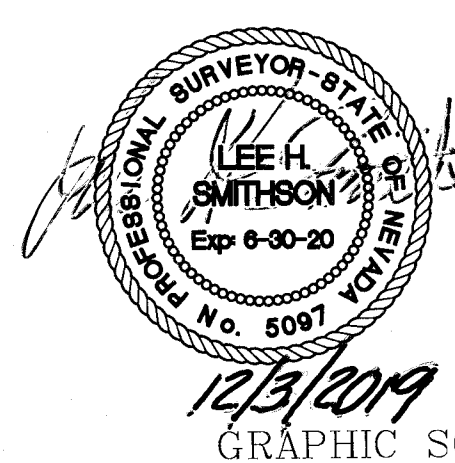
MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1984 (NAD 83/84) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENTS 743014 AND 743015, COMBINED GRID TO GROUND FACTOR = 1.0002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

**LEGEND**

- SET 5/8" REBAR CAPPED "PLS 5097"
- ⊕ FOUND 1/4 SECTION CORNER
- FOUND MONUMENT AS NOTED
- × DIMENSION POINT, NOTHING FOUND OR SET
- ( ) RECORD BEARING AND DISTANCE
- PUE PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT
- DE PRIVATE DRAINAGE EASEMENT
- EASEMENT LINE

**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:  
LOT F, AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT BOUNDARY LINE ADJUSTMENT FOR MAVERIK, INC. DOCUMENT NO. 812496, FILED NOVEMBER 8, 2012 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, IN BOOK 1112, PAGE 2251.



PARCEL MAP DP-19-0348 FOR  
**EH FERNLEY II, LLC**  
A DIVISION OF PARCEL "F" AS DESCRIBED IN DOC. NO. 812495 AND SHOWN ON RECORD OF SURVEY MAP - DOC. NO. 812496 WITHIN A PORTION OF SECTION 30 T.13N., R.20., MDM DOUGLAS COUNTY NEVADA

**Manhard CONSULTING LTD**  
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3500 fx: 775-748-3500 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: LHS-JLM  
DATE: JUN 2019  
PROJ. CODE: EVO.DCNV03  
PROJ. #: 03  
SHEET 2 OF 2