

FINAL MAP
A PLANNED UNIT DEVELOPMENT DP 18-0200
MODIFIED BY DP 19-0441
THE TOWNES AT MONTERRA
PHASE 3B-1


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)

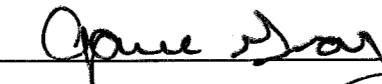
BY: CARTER HILL HOMES, LLC
 ITS: MANAGER

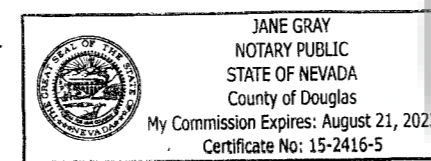

 BY: BRANDON S. HILL
 ITS: MANAGER

COUNTY OF Douglas SS:
 STATE OF Nevada

ON THIS 18th DAY OF March IN THE YEAR 2020, 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 
 MY COMMISSION EXPIRES: August 21, 2025



TITLE CERTIFICATE

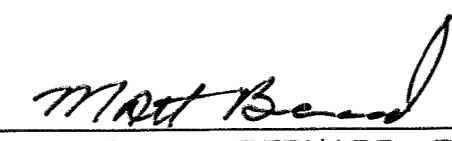
THIS IS TO CERTIFY THAT THE PARTY AS LISTED WITHIN THE OWNERS CERTIFICATE IS THE ONLY PARTY OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR MORTGAGE HOLDERS OF RECORD:
 2019-931671, ALL PRO FUNDING IV, LLC

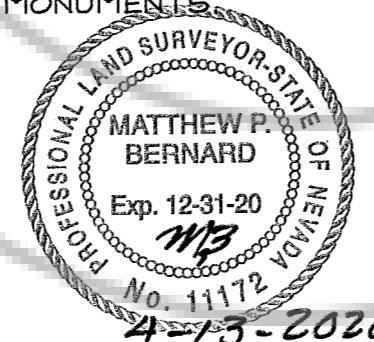
SIGNATURE  DATE: 3/18/2020
 PRINTED NAME: DEBBIE CIMIJOTTI, VP
 TITLE COMPANY: WESTERN TITLE COMPANY

SURVEYOR'S CERTIFICATE

I, MATTHEW P. BERNARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

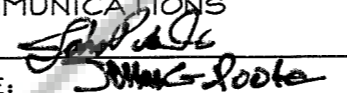
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF TOWN HOMES AT MONTERRA III, LLC.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 29, T.13N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 4-13-2020.
- THIS PLAT COMPLIES WITH THE APPLICABLE 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 WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 4-13-2020 AND AN APPROPRIATE FINANCIAL GUARANTEE HAS BEEN POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



 MATTHEW P. BERNARD, P.L.S. 11172

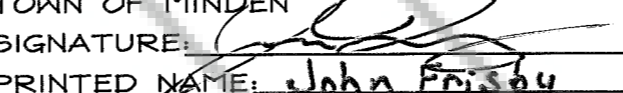


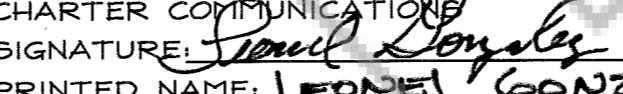
UTILITY COMPANIES' CERTIFICATE

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.

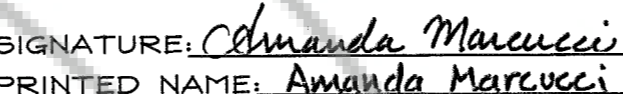
FRONTIER COMMUNICATIONS
 SIGNATURE:  DATE: 3/24/20
 PRINTED NAME: Jim's Koola

MINDEN-GARDNERVILLE SANITATION DISTRICT
 SIGNATURE:  DATE: 3-20-2020
 PRINTED NAME: Peter V. Baratti

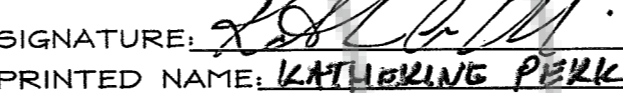
TOWN OF MINDEN
 SIGNATURE:  DATE: 3.24.20
 PRINTED NAME: John Frisby

CHARTER COMMUNICATIONS
 SIGNATURE:  DATE: 4.10.20
 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:  DATE: 3/20/20
 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:  DATE: 3/18/2020
 PRINTED NAME: KATHERINE PERLEUS / Assoc. ROW AGENT

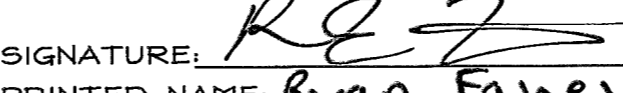
DIVISION OF WATER RESOURCES CERTIFICATE

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:  DATE: 4/7/20
 PRINTED NAME: Malcolm J. Wilson, P.E., Chief Water Rights

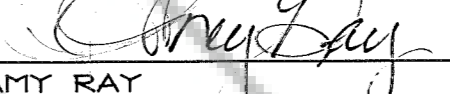
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

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:  DATE: 3/19/2020
 PRINTED NAME: Ryan Faney NOEP/SWPC

FIRE DEPARTMENT'S CERTIFICATE

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

 DATE: 03.24.2020
 AMY RAY
 EAST FORK FIRE PROTECTION SERVICE


COUNTY ENGINEER'S CERTIFICATE

I, JEREMY J. HUTCHINGS, 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.

 DATE: 04.29.2020
 JEREMY J. HUTCHINGS, P.E.
 DOUGLAS COUNTY ENGINEER

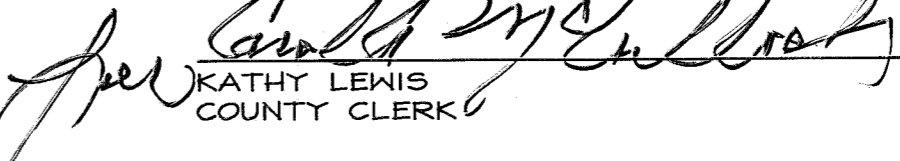
COUNTY TAX COLLECTOR'S CERTIFICATE

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. 1920-29-601-004)

 DATE: 4-29-2020
 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 17th DAY OF March, 2020, AND WAS DULY APPROVED. IN ADDITION, THERE ARE NO PUBLIC RIGHT-OF-WAY OFFERED FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

 DATE: 4-29-2020
 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 ____ DAY OF _____, 2020. 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 OFFERED FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

 DATE: 04.29.2020
 THOMAS A. DALLAIRE, P.E.
 COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 29th DAY OF APRIL, 2020, AT 53 MINUTES PAST

3 O'CLOCK P.M., AS DOCUMENT NO. 2020-945359 RECORDED AT THE

REQUEST OF TOWN HOMES AT MONTERRA III, LLC.


 KAREN ELLISON
 DOUGLAS COUNTY RECORDER

R/O Anderson
 WWW.ROANDERSON.COM

MINDEN 9060 Double
 P.O. Box 22291 Diamond Peak, Unit 15
 Minden, NV 89423 Reno, NV 89521
 P 775.782.2922 F 775.782.2922
 P 775.782.7054 F 775.782.7054

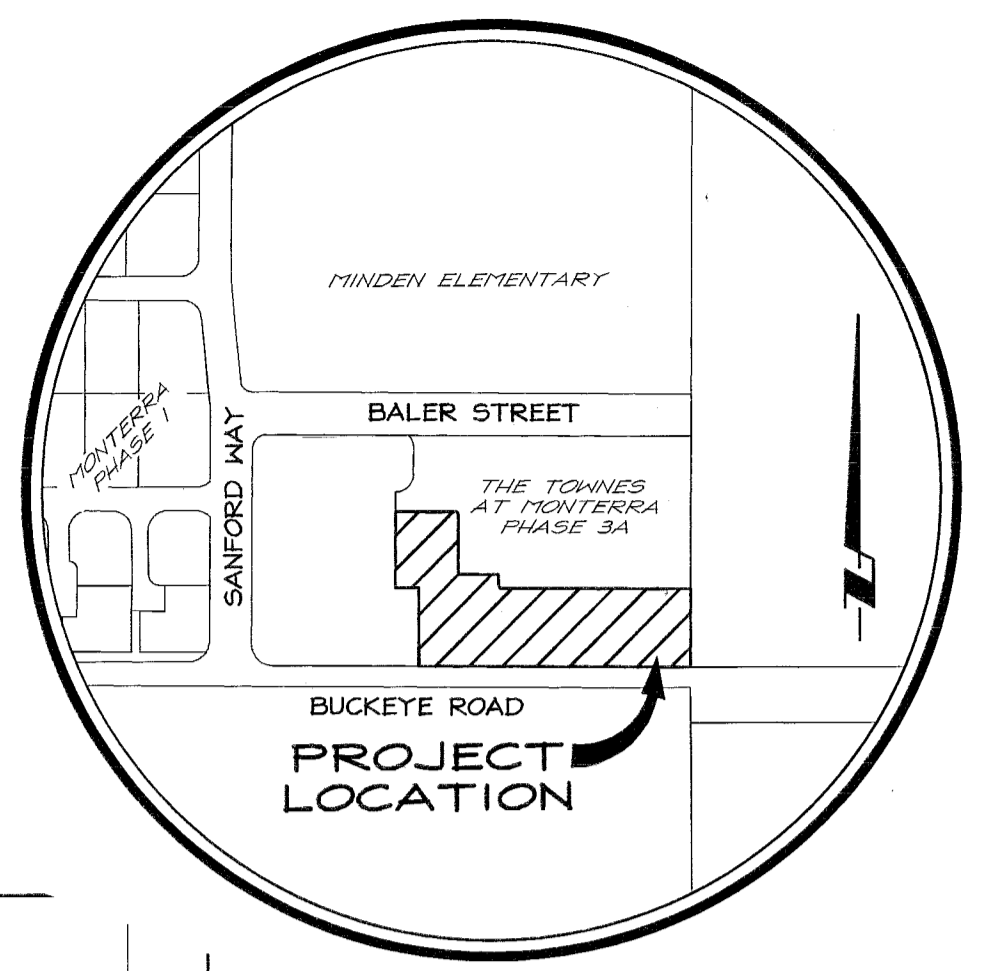
SHEET 1 OF 3

SCALE: 1" = 30'

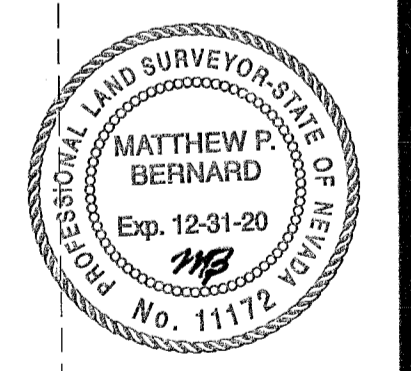
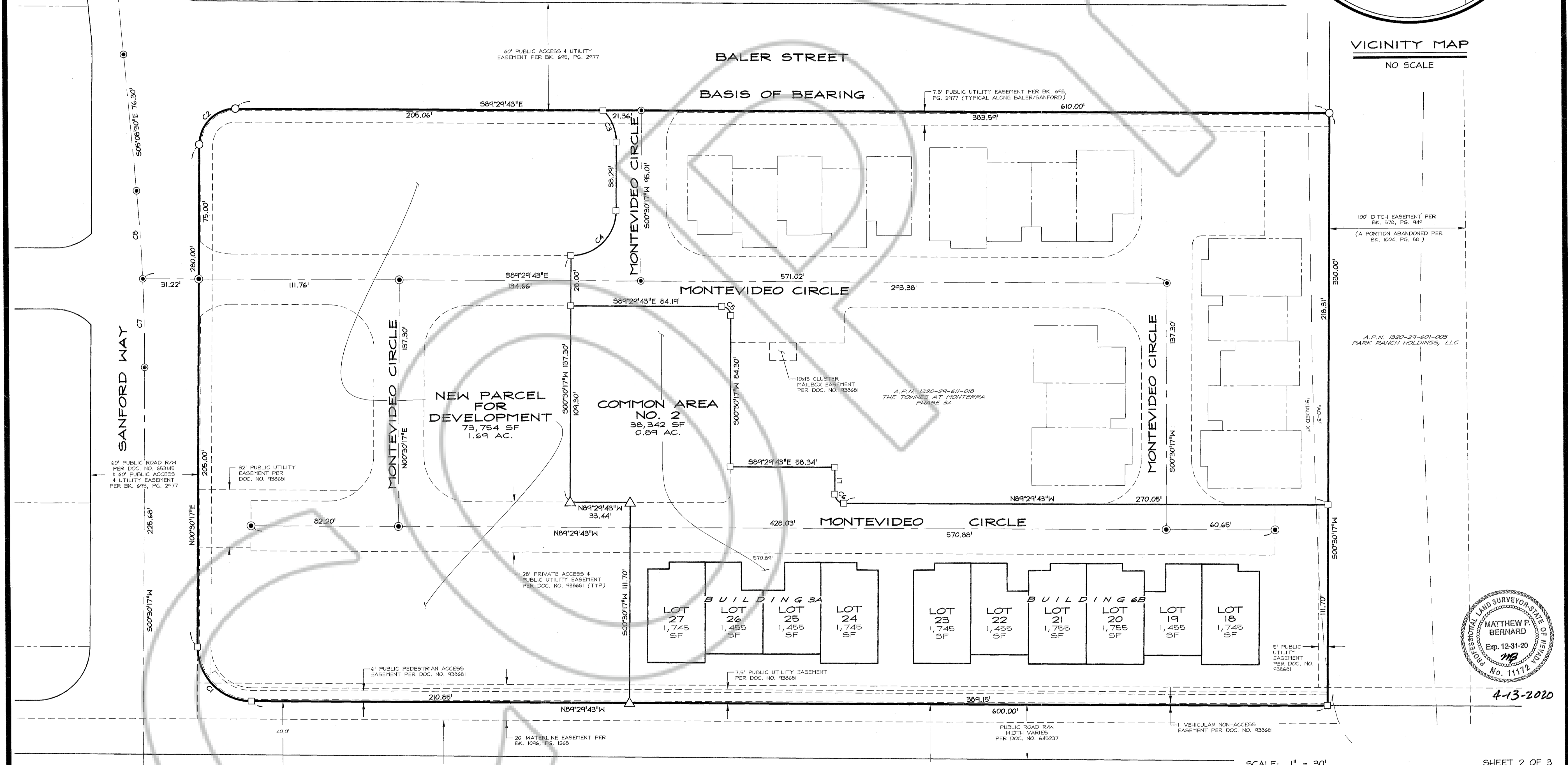
| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| LI | S00°30'17"W | 15.00' |

| CURVE TABLE | | | | | |
|-------------|-----------|----------|--------|---------------|--------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 90°00'00" | 30.00' | 47.12' | S44°29'43"E | 42.43' |
| C2 | 90°00'00" | 20.00' | 31.42' | S45°30'17"W | 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' |

- LEGEND**
- SET CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP, PLS 11172
 - FOUND CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP, PLS 21988
 - FOUND 5/8" REBAR W/PLASTIC CAP, PLS 11172
 - △ SET 5/8" REBAR W/PLASTIC CAP, PLS 11172
 - FOUND 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



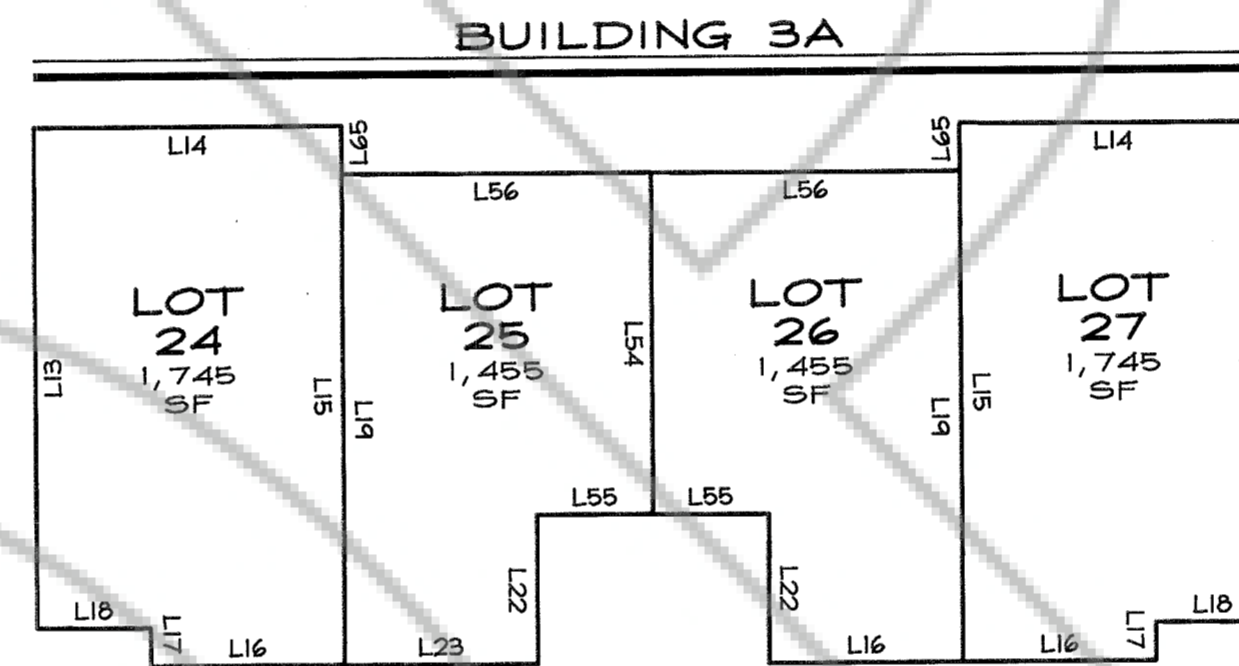
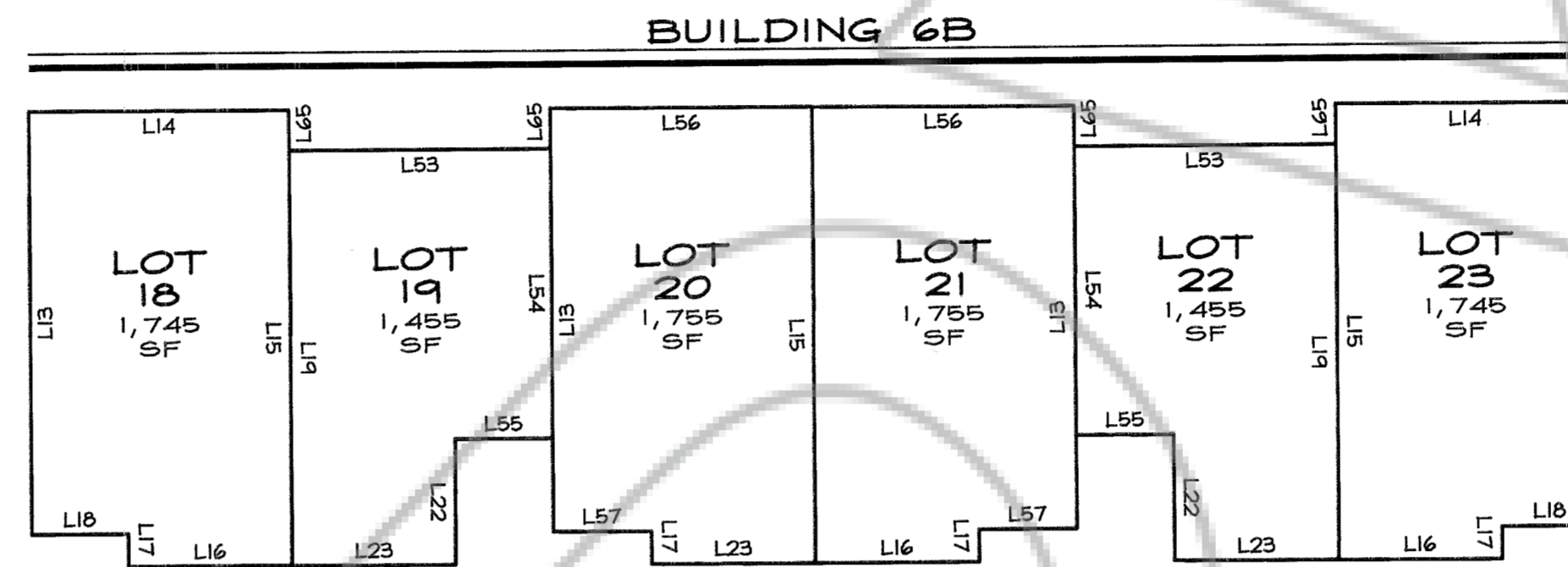
4-13-2020

SCALE: 1" = 30' SHEET 2 OF 3

FINAL MAP
A PLANNED UNIT DEVELOPMENT
DP 18-0200
MODIFIED BY DP 19-0441
FOR
THE TOWNES AT MONTERRA
PHASE 3B-1



MINDEN 1609 Sierra Nevada Ave Reno, NV 89503 P: 775.762.2322 F: 775.762.7064
RENO 4060 Double Diamond Pkwy, Unit 1B Reno, NV 89502 P: 775.762.2322 F: 775.762.7064



| LINE | BEARING | LENGTH |
|------|-------------|--------|
| 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' |
| L22 | S00°30'17"W | 15.50' |
| L23 | N89°29'43"W | 20.14' |
| L53 | N89°29'43"W | 32.19' |
| L54 | S00°30'17"W | 35.50' |
| L55 | S89°29'43"E | 12.05' |
| L56 | N89°29'43"W | 32.20' |
| L57 | S89°29'43"E | 12.05' |
| L65 | N00°30'17"E | 5.00' |

NOTES

TOTAL AREA: 4.77 ACRES
 PHASE 3A: 1.82 ACRES/79,488 SF
 LOTS (10): 0.37 ACRES/16,040 SF
 COMMON AREA NO. 2: 0.89 ACRES/39,342 SF
 NEW PARCEL FOR DEVELOPMENT: 1.69 ACRES/73,754 SF

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 PURSUANT TO FEMA LETTER OF MAP REVISION (LOMR), CASE NO. 20-09-0479A, EFFECTIVE MARCH 11, 2020. SAID LOMR IS A REVISION TO FEMA FIR1 MAP 32005C0234H, DATED JUNE 15, 2016.

THERE IS HEREBY GRANTED FOR AND ACROSS THE COMMON AREA NO. 2, 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. 2.

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.

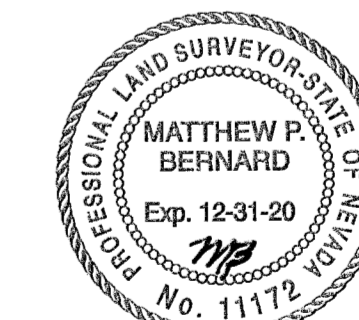
OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.

BASIS OF BEARING

S89°29'43"E - THE SOUTH RIGHT-OF-WAY LINE OF BALER STREET AS SHOWN ON THE FINAL SUBDIVISION MAP FOR MONTERRA PHASE I FILED FOR RECORD AUGUST 24, 2005 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 659145.

| BUILDING TIES | | |
|---------------|-------------|---------|
| BUILDING | BEARING | LENGTH |
| 6B | N13°23'01"E | 315.28' |
| 3A | N43°06'42"E | 417.68' |

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



4-13-2020

SCALE: 1" = 20'

SHEET 3 OF 3

FINAL MAP
 A PLANNED UNIT DEVELOPMENT
 DP 18-0200
 MODIFIED BY DP 19-0441
 FOR
 THE TOWNES AT MONTERRA
 PHASE 3B-1

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



R/O Anderson
 www.ROANDERSON.COM

MINDEN 1605 Emeraldale Ave P.O. Box 22291 Minden, NV 89423
 RENO 4060 Double Diamond Pkwy, Unit 15 Reno, NV 89521
 F 775.782.2322 F 775.782.7084 F 775.782.7084