

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT JC VALLEY KNOLLS, LLC., A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY APPROVED CORPORATE OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE. THE OWNER DECLARES THAT HE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HIS NAME.

I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

JC VALLEY KNOLLS, LLC
A NEVADA LIMITED LIABILITY COMPANY

Kenneth D. Hendrix
KENNETH D. HENDRIX, PRESIDENT

3-26-20
DATE

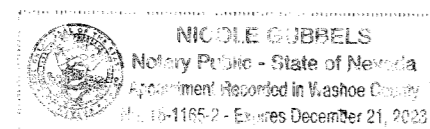
NOTARY CERTIFICATE:

STATE OF NEVADA } SS
COUNTY OF WASHOE

ON THIS 26 DAY OF MARCH, 2020, PERSONALLY APPEARED BEFORE ME, KENNETH D. HENDRIX AS PRESIDENT, OF JC VALLEY KNOLLS, LLC. KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

NOTARY PUBLIC *Nicole Gubbels*
PRINT NAME NICOLE GUBBELS
MY COMMISSION NO. 16-1165-2
EXPIRES ON 12/21/2023



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: 2018-916675 (MODIFIED BY 2019-934693, 2019-934694, 2019-934695, 2019-934697, AND 2019-934698.

BY: *Tamara L. Pruzzo*
FIRST CENTENNIAL TITLE COMPANY OF NEVADA

5-27-20
DATE

PRINTED NAME: TAMARA L. PRUZZO

SECURITY INTEREST HOLDER'S STATEMENT

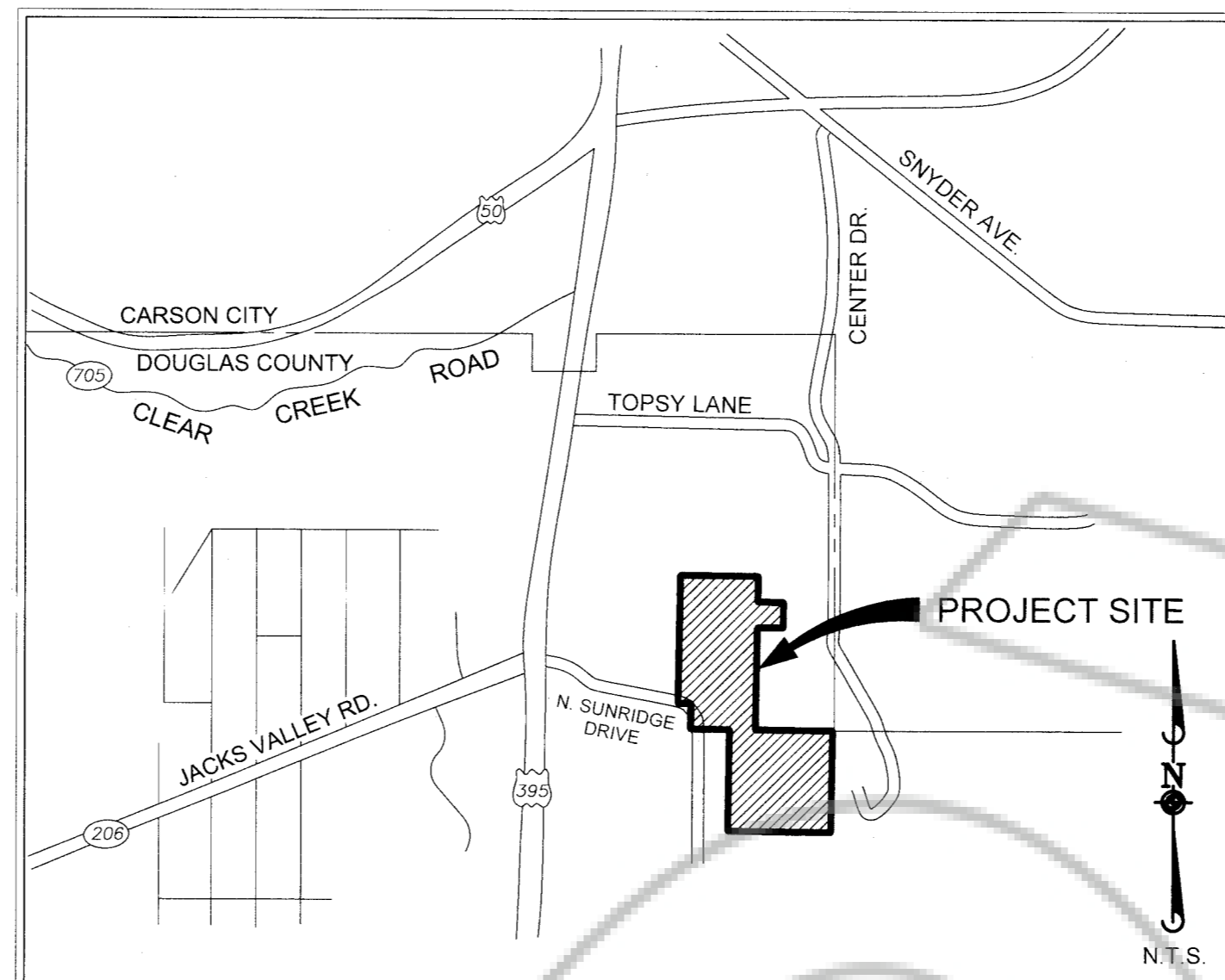
THIS IS TO CERTIFY, PROJECT LM, LLC, A NEVADA LIMITED LIABILITY COMPANY LISTED AS BENEFICIARY ON DEED OF TRUST DOCUMENT NO. 2018-916675 MODIFIED BY DOCUMENT NO. 2019-934694, AGREES TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT.

DOCUMENT NO. 2020-947429

SECURITY INTEREST HOLDER'S STATEMENT

THIS IS TO CERTIFY, WGASA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY LISTED AS BENEFICIARY ON DEED OF TRUST DOCUMENT NO. 2019-934694, 2019-934695, 2019-934697 AND 2019-934698 AGREES TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT.

DOCUMENT NO. 2020-947428



VICINITY MAP
NOT TO SCALE

UTILITY COMPANIES CERTIFICATES:

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

John G. Poole, Sr.
FRONTIER COMMUNICATIONS CORPORATION
JOHN G. POOLE, SR. OSP NETWORK ENGINEER
DATE 4/2/2020

Bart Given
FRONTIER COMMUNICATIONS CORPORATION
BART GIVEN, CONSTRUCTION SUPERVISOR
DATE 4/1/2020

Katherine Perkins
SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY
KATHERINE PERKINS, RWA
DATE 3/16/2020

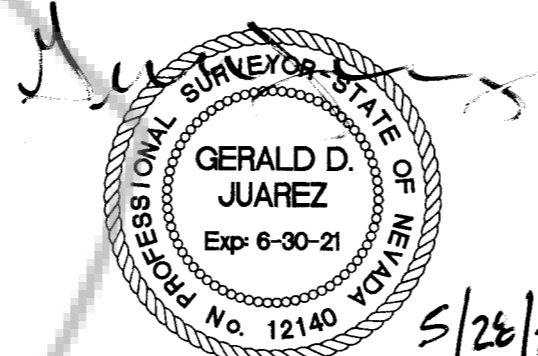
SOUTHWEST GAS CORPORATION
A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

Amanda Marcucci
SOUTHWEST GAS CORPORATION
AMANDA MARCUCCI, PE, SUPERVISOR
DATE 3/11/20

SURVEYOR'S CERTIFICATE:

I, GERALD D. JUAREZ, 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 JC VALLEY KNOLLS, LLC
- 2. THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST 1/4 OF SECTION 5 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, AND THE SURVEY WAS COMPLETED ON 10/10/2019.
- 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 ARE OF CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



GERALD D. JUAREZ, P.L.S.
NEVADA CERTIFICATE NO. 12140

5/26/2020

COMMUNITY DEVELOPMENT CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 8 DAY OF June, 2020; 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 AND ALL OFFERS OF DEDICATION FOR OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Thomas A. Dallaire, P.E.
THOMAS A. DALLAIRE, P.E., COMMUNITY DEVELOPMENT DIRECTOR
DATE 6.8.2020

COMMUNITY CLERK'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 26 DAY OF June, 2020, AND WAS DULY APPROVED. THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP AND ALL OFFERS OF DEDICATION FOR OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Kathy Lewis
KATHY LEWIS, COUNTY CLERK
DATE 6-9-20

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: 1420-05-401-005

Kathy Lewis
KATHY LEWIS, COUNTY TREASURER
DATE 6/9/2020

COUNTY ENGINEER'S CERTIFICATE:

I, JEREMY J. HUTCHINGS, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND IT IS TECHNICALLY CORRECT. FURTHERMORE, ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF DOUGLAS COUNTY.

Thomas A. Dallaire, P.E.
THOMAS A. DALLAIRE, P.E., COUNTY ENGINEER
DATE 06.02.2020

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 10 DAY OF June, 2020 AT 10:08AM

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AT THE REQUEST OF JC VALLEY KNOLLS, LLC.

RECORDING FEE: \$ 72.00

FILE NO: 2020-947430

Karen Ellison
KAREN ELLISON, DOUGLAS COUNTY RECORDER
DATE 6/10/20

PARCEL MAP FOR
JC VALLEY KNOLLS LLC
A DIVISION OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY DOC. #703021
WITHIN THE SW 1/4, SECTION 5 AND THE NW 1/4
OF SECTION 8, T.14N., R.20E., M.D.M.

DOUGLAS COUNTY NEVADA

Manhard CONSULTING LTD.

DRAWN BY: GDJ/SEW
DATE: 2-18-20
PROJ. CODE: KDHDCNV
PROJ. #: 01
SHEET 1 OF 5

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LEGEND:

- PUBLIC LAND CORNER AS NOTED
- CONTROL POINT AS NOTED
- FOUND BLM BRASS CAP
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH CAP PLS 6899
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "PLS 12140"
- DIMENSION POINT, NOTHING FOUND OR SET.
- FOUND CENTERLINE MONUMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (RAD) RADIAL BEARING
- COR. CORNER
- SEC. SECTION
- SHT SHEET
- W/ WITH
- APN ASSESSORS PARCEL NUMBER
- PROPERTY BOUNDARY LINE
- NEW LOT LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- EXISTING EASEMENT LINE
- PROPOSED P.A.E./P.U.E.
- SURVEY TIE
- SECTION LINE

RIVERWOOD PARTNERS LLC
APN 1420-08-701-009
DOC. NO. 718909

RIVERWOOD PARTNERS LLC
APN 1420-06-301-007
DOC. NO. 712004

BIG GEORGE VENTURES LLC
APN 1420-05-201-009
DOC. NO. 744835

BIG GEORGE VENTURES LLC
APN 1420-05-201-010
DOC. NO. 744835

REFERENCES:

1. AMENDED RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT DOCUMENT NO. 703021, JUNE 14, 2007, IN BOOK 607, PAGE 4155 OF MAPS, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
2. SALE DEED, DOCUMENT NO. 0687415, OCTOBER 26, 2006, IN BOOK 1006, PAGE 10182 OF MAPS, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
3. UNITED STATES PATENT NO. 27-2006-0090, DOCUMENT NO. 676354, JUNE 1, 2006, IN BOOK 606, PAGE 114 OF MAPS, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
4. OFFICIAL PLAT OF DEPENDENT RESURVEY AND SUBDIVISION OF SECTIONS 5, 6 AND 7, TOWNSHIP 14 NORTH, RANGE 20 EAST, IN THE OFFICIAL RECORDS OF THE BLM.
5. AMENDED RECORD OF SURVEY PER ORDER OF FIRST DISTRICT COURT OF CARSON CITY, NEVADA, DOCUMENT NO. 135681, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
6. RECORD OF SURVEY DOCUMENT NO. 730925, OCTOBER 1, 2008, IN BOOK 1008, PAGE 148 OF MAPS, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

BASIS OF BEARINGS:

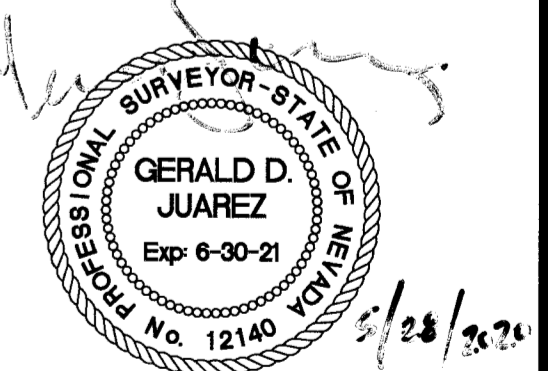
BASIS OF BEARINGS FOR THIS SURVEY BEING:
GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1927 (NAD 27) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENT 158220X, AND NGS CONTROL MONUMENT U316 RESET. THE BEARING BETWEEN POINTS 158220X AND U316 RESET IS TAKEN AS NORTH 123°22' EAST. COMBINED GRID TO GROUND FACTOR = 1.0002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

HILLSIDE AREAS:

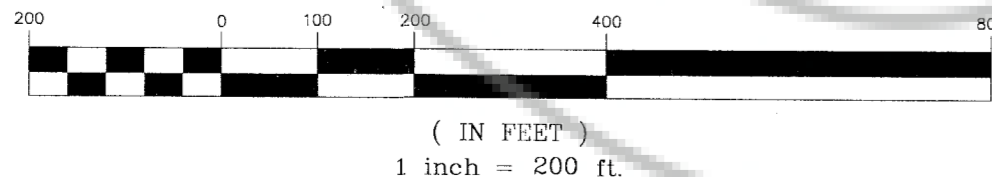
< 15% SLOPE = ±71.27 ACRES
15% TO 25% SLOPE = ±10.29 ACRES
>25% SLOPE = ±5.46 ACRES

GENERAL NOTES:

1. NO WELLS OR SEPTIC TANKS WERE OBSERVED ON THE SURVEYED PROPERTY.
2. THE PROPERTY IS LOCATED WITHIN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, DEPICTED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 32005C00606, LAST REVISED JANUARY 20, 2010.
3. ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
4. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY THE AUTHORIZING AGENCY.
5. MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF A HOMEOWNER'S ASSOCIATION OR OTHER SIMILAR ENTITY. DOUGLAS COUNTY SHALL REVIEW AND APPROVE THE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&RS) PRIOR TO RECORDING THE FINAL MAP. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS, IF AT A FUTURE DATE A STORM WATER UTILITY DISTRICT OR OTHER FUNDING MECHANISM IS ESTABLISHED DOUGLAS COUNTY MAY CONSIDER ACCEPTING THE STORMWATER BASINS FOR MAINTENANCE.
6. NO ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT OF WAY MAINTAINED BY DOUGLAS COUNTY.
7. DENSITY APPROVED THROUGH VALLEY KNOLLS PLANNED DEVELOPMENT PD 17-002 AND LDA 17-028.
8. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TV.
9. 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 OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
10. ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE "HILLSIDE" AREAS IDENTIFIED HEREIN SHALL COMPLY WITH THE HILLSIDE GRADING STANDARDS OF DOUGLAS COUNTY CODE.



GRAPHIC SCALE



PARCEL MAP DP 19-0451 FOR
JC VALLEY KNOLLS LLC
A DIVISION OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY DOC. #70321
WITHIN THE SW 1/4 OF SECTION 5 AND THE NE 1/4
OF THE NW 1/4 OF SECTION 8, T.14N., R.20E., M.D.M.

DOUGLAS COUNTY NEVADA

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DRAWN BY: JIRELAND
DATE: 2-18-20
PROJ. CODE: KDHCNV
PROJ. #: 01
SHEET **2** OF **5**

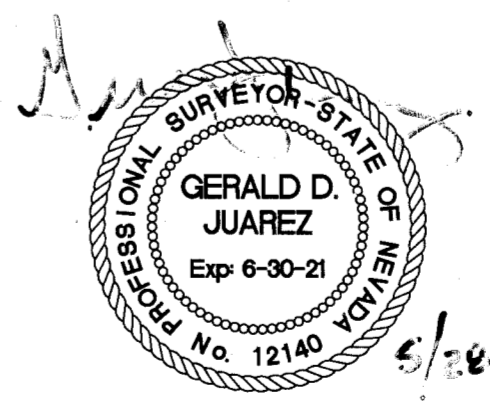
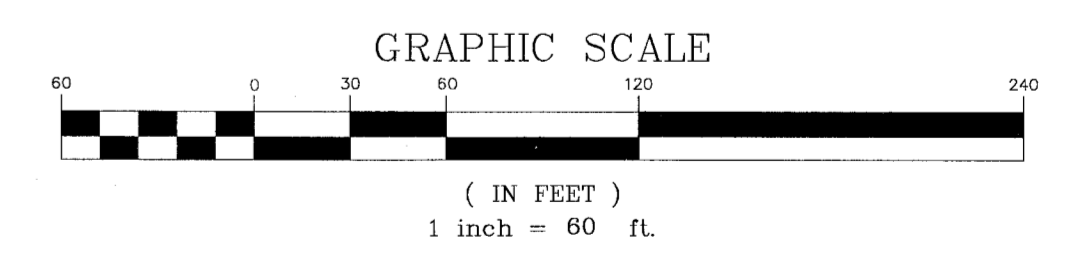
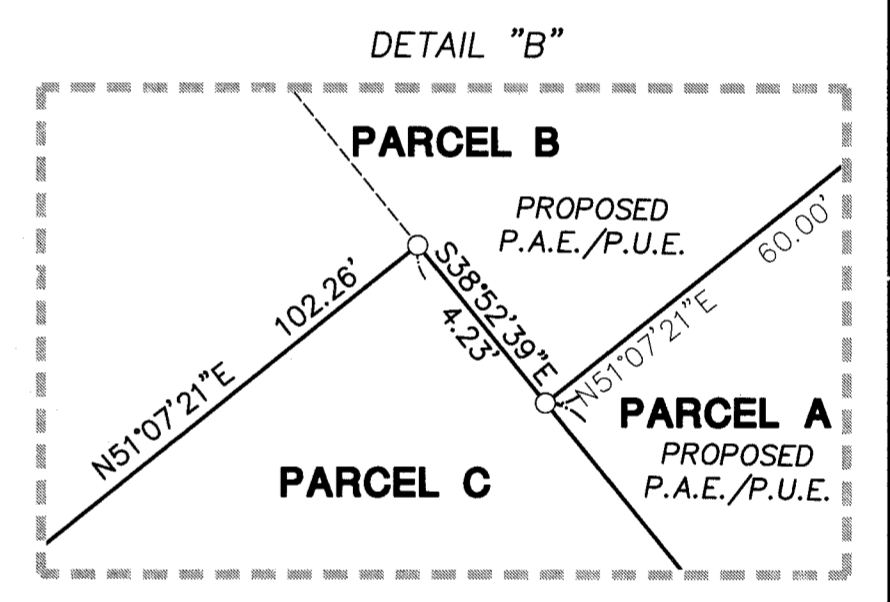
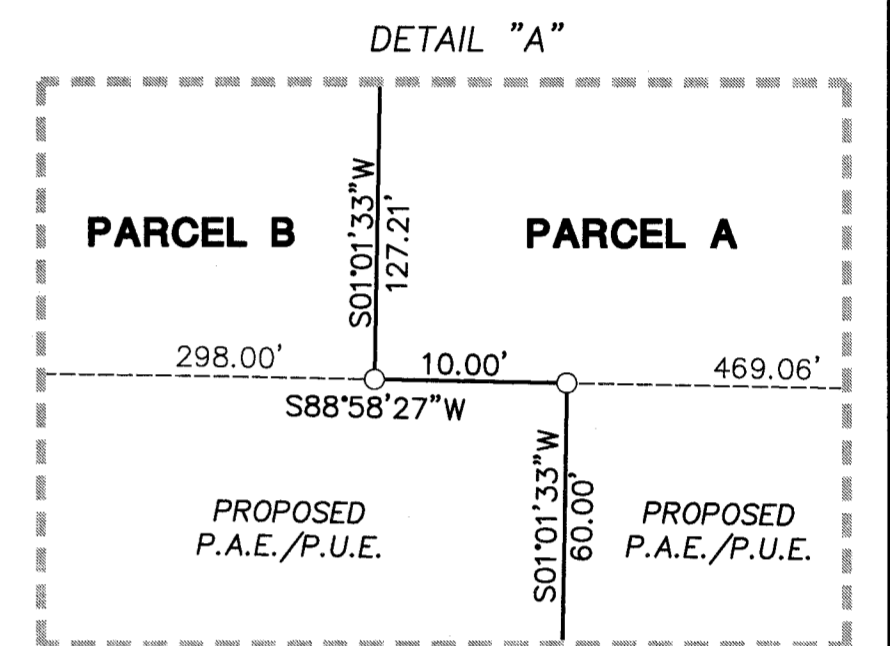
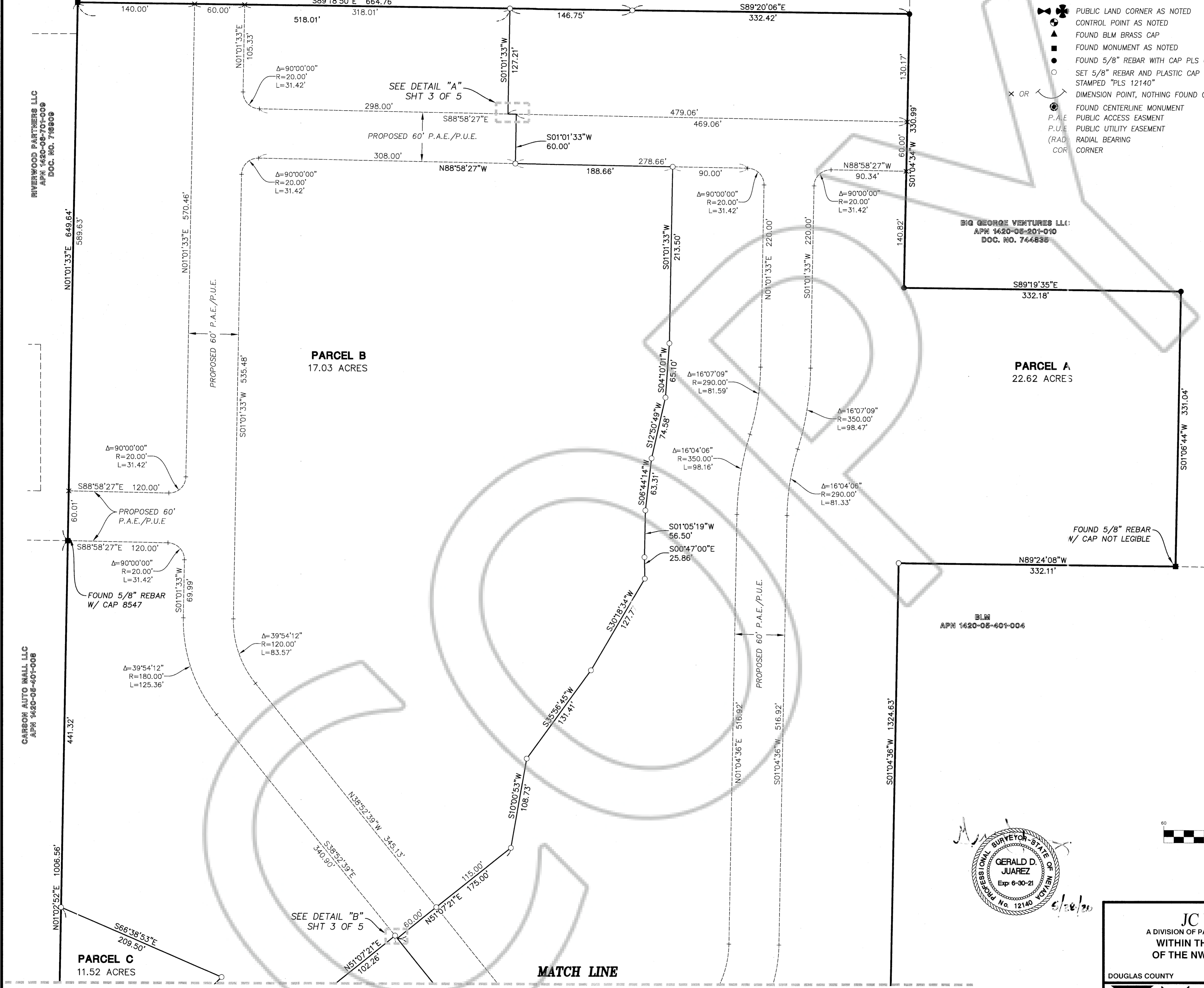
RIVERWOOD PARTNERS LLC
APN 1420-08-701-008
DOC. NO. 712004

BIG GEORGE VENTURES LLC
APN 1420-08-201-008
DOC. NO. 744836

LEGEND:

- PUBLIC LAND CORNER AS NOTED
- CONTROL POINT AS NOTED
- FOUND BLM BRASS CAP
- FOUND MONUMENT AS NOTED
-
-
- DIMENSION POINT, NOTHING FOUND OR SET.
- FOUND CENTERLINE MONUMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- (RAD) RADIAL BEARING CORNER

- SEC. SECTION
- SHT. SHEET
- W/ WITH
- APN ASSESSORS PARCEL NUMBER
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- SURVEY TIE



PARCEL MAP DP 19-0451 FOR
JC VALLEY KNOLLS LLC
A DIVISION OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY DOC. #703021
WITHIN THE SW 1/4 OF SECTION 5 AND THE NE 1/4
OF THE NW 1/4 OF SECTION 8, T.14N., R.20E., M.D.M.

DOUGLAS COUNTY NEVADA

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DRAWN BY: JIRELAND
DATE: 2-18-20
PROJ. CODE: KDHDENV
PROJ. #: 01

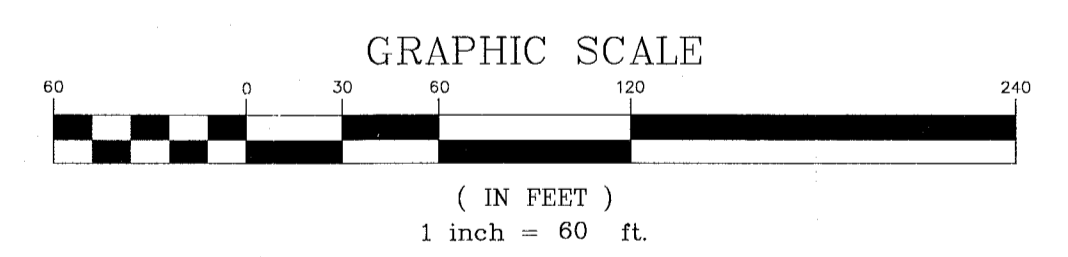
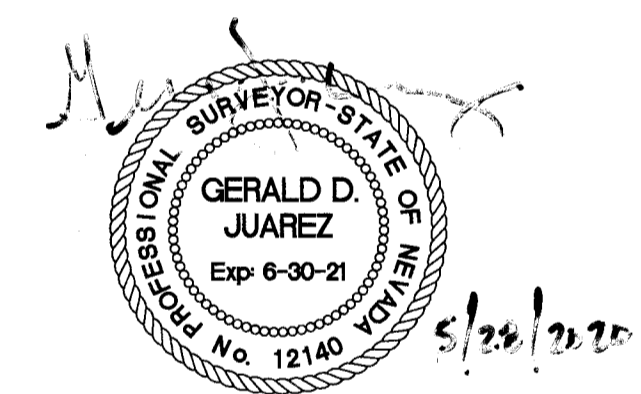
3 SHEET OF **5**

MATCH LINE
SEE SHEET 4

LEGEND:

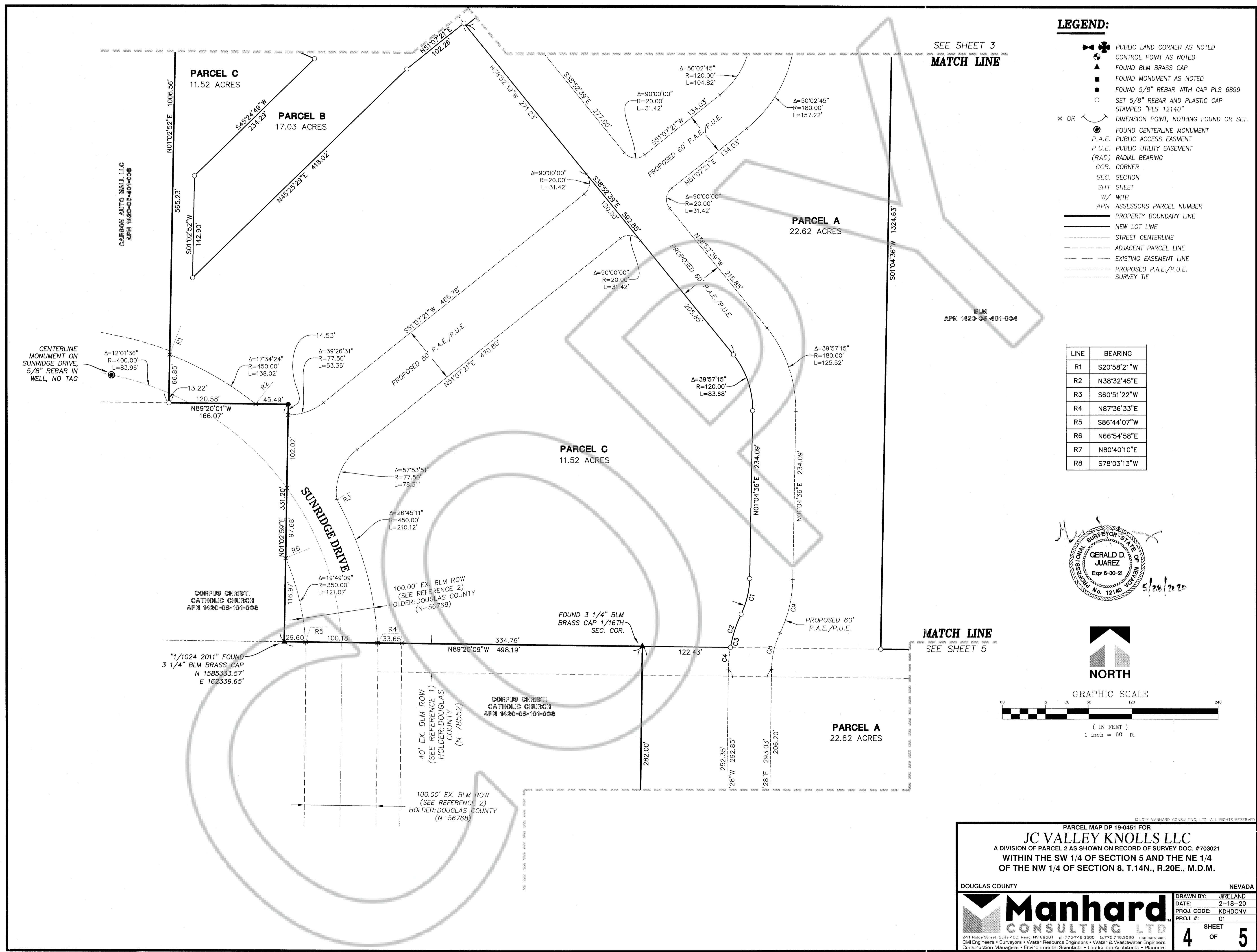
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- PROPOSED P.A.E./P.U.E.
- SURVEY TIE

LINE	BEARING
R1	S20°58'21\"W
R2	N38°32'45\"E
R3	S60°51'22\"W
R4	N87°36'33\"E
R5	S86°44'07\"W
R6	N66°54'58\"E
R7	N80°40'10\"E
R8	S78°03'13\"W



SEE SHEET 3
MATCH LINE

MATCH LINE
SEE SHEET 5



PARCEL MAP DP 19-0451 FOR
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 A DIVISION OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY DOC. #703021
 WITHIN THE SW 1/4 OF SECTION 5 AND THE NE 1/4
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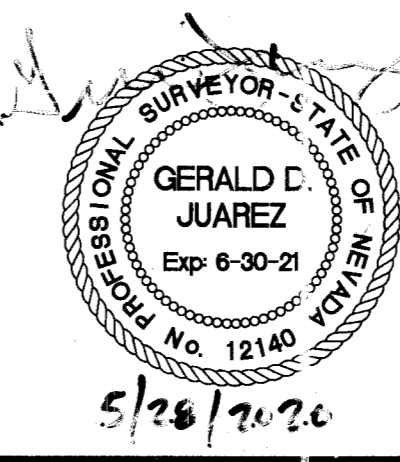
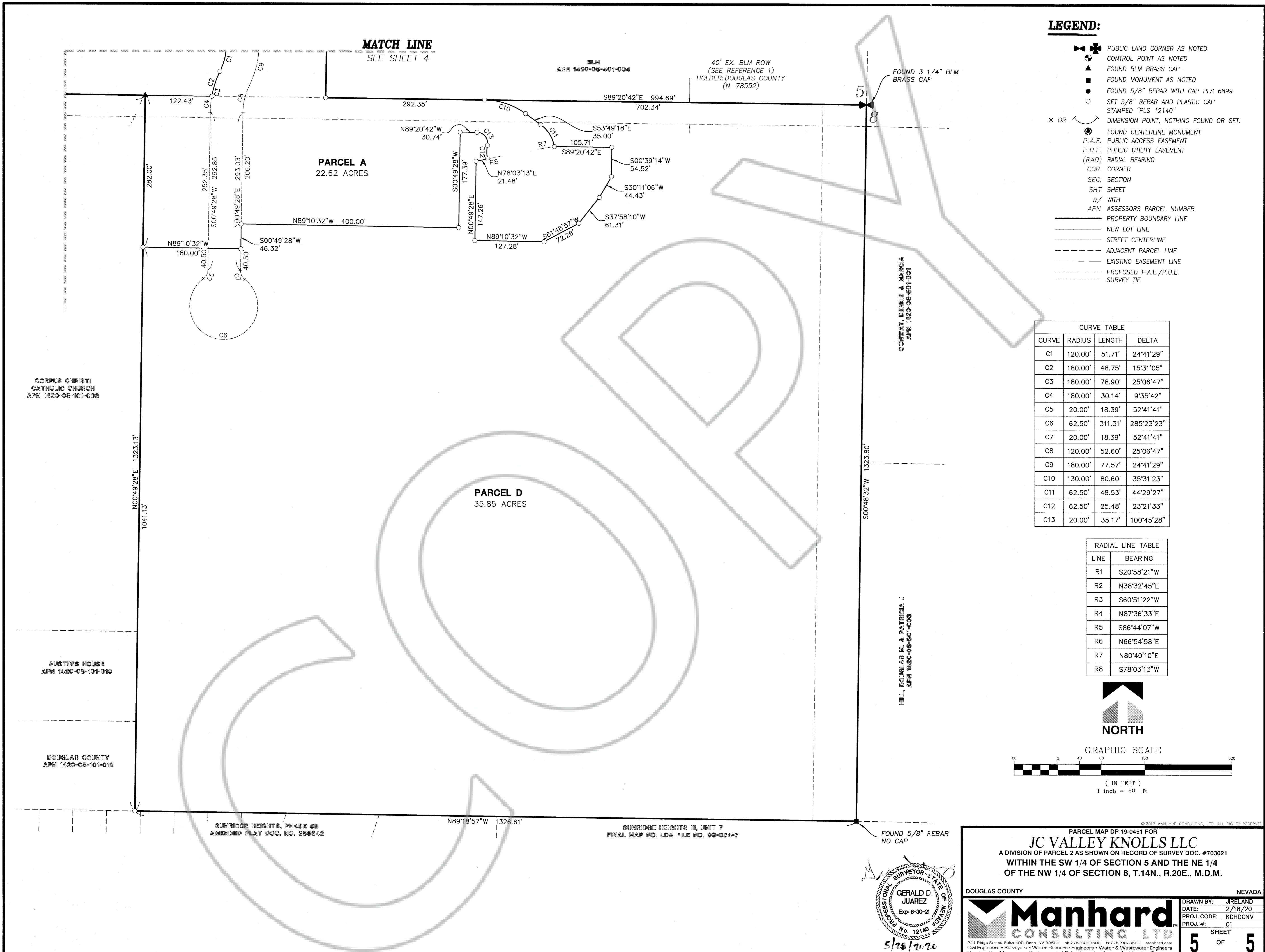
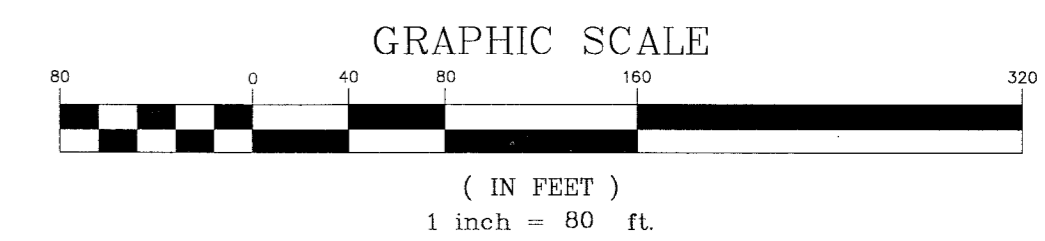
SHEET 4 OF 5

LEGEND:

- PUBLIC LAND CORNER AS NOTED
- CONTROL POINT AS NOTED
- FOUND BLM BRASS CAP
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH CAP PLS 6899
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "PLS 12140"
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- EXISTING EASEMENT LINE
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- SURVEY TIE

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	120.00'	51.71'	24°41'29"
C2	180.00'	48.75'	15°31'05"
C3	180.00'	78.90'	25°06'47"
C4	180.00'	30.14'	9°35'42"
C5	20.00'	18.39'	52°41'41"
C6	62.50'	311.31'	285°23'23"
C7	20.00'	18.39'	52°41'41"
C8	120.00'	52.60'	25°06'47"
C9	180.00'	77.57'	24°41'29"
C10	130.00'	80.60'	35°31'23"
C11	62.50'	48.53'	44°29'27"
C12	62.50'	25.48'	23°21'33"
C13	20.00'	35.17'	100°45'28"

RADIAL LINE TABLE	
LINE	BEARING
R1	S20°58'21"W
R2	N38°32'45"E
R3	S60°51'22"W
R4	N87°36'33"E
R5	S86°44'07"W
R6	N66°54'58"E
R7	N80°40'10"E
R8	S78°03'13"W



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PARCEL MAP DP 19-0451 FOR
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 A DIVISION OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY DOC. #703021
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DOUGLAS COUNTY	NEVADA
Manhard CONSULTING LTD	DRAWN BY: JIRELAND
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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners	PROJ. CODE: KDHCNV
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	SHEET 5 OF 5