

FINAL MAP

A PLANNED UNIT DEVELOPMENT PD 04-008

HEYBOURNE MEADOWS

(fka THE RANCH AT GARDNERVILLE)

PHASE IVA & PHASE VA

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

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 20, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS PUBLIC WAYS AND RIGHTS-OF-WAY AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR PUBLIC UTILITIES, ROADWAYS, MAILBOX, NATURAL GAS, WATER, STORM DRAINAGE, SEWER, 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.

HEYBOURNE MEADOWS II, LLC (a Utah Limited Liability Company)

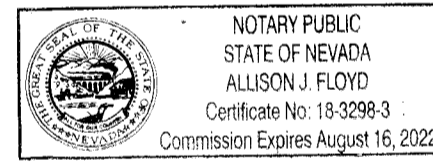
Ezra Nilson by *Robert O. Anderson* Attorney-in-Fact
 BY: EZRA NILSON
 IT: MANAGER
 *Robert O. Anderson as Attorney In-Fact for Ezra Nilson

COUNTY OF Douglas ss.
 STATE OF Nevada

ON THIS 23 DAY OF April, IN THE YEAR 2020, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED EZRA NILSON, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT HE EXERCISED 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: NONE.

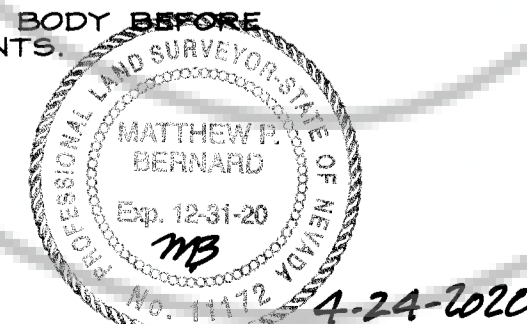
SIGNATURE: *Cory Miller* DATE: 3/11/2020
 PRINTED NAME: Cory Miller
 TITLE COMPANY: VP, Northern Nevada - First American Title

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 HEYBOURNE MEADOWS II, LLC.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 29, T.13N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 4-24-2020.
- 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 4-24-2021 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

Matthew P. Bernard
 MATTHEW P. BERNARD, PLS 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: *Samuel* DATE: 3/24/20
 PRINTED NAME: Samuel

MINDEN-GARDNERVILLE SANITATION DISTRICT
 SIGNATURE: *Peter V. Baratti* DATE: 3-26-2020
 PRINTED NAME: Peter V. BARATTI

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

CHARTER COMMUNICATIONS
 SIGNATURE: *Leonel* 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: *Amanda Marucci* DATE: 8/20/20
 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: *Kath Holme* DATE: 3/26/20
 PRINTED NAME: KATH HOLME 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: 3/27/20
 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: *Ryan Faney* DATE: 3/19/2020
 PRINTED NAME: Ryan Faney NDER-BWPC

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 DATE: 03-24-2020
 AMY RAY
 EAST FORK FIRE PROTECTION SERVICE

COUNTY ENGINEER'S CERTIFICATE

JEREMY J. HUTCHINGS, DOUGLAS 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 DATE: 06-22-2020
 THOMAS A. DALLAIRE, P.E.
 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. 1320-29-000-008)

Kathy Lewis DATE: 6/22/2020
 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 23 DAY OF April, 2020, AND WAS DULY APPROVED. IN ADDITION, ALL OFFERS OF DEDICATION FOR PUBLIC ROADWAYS AND OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION OF THE PUBLIC UTILITY EASEMENTS.

Kathy Lewis DATE: 6-23-20
 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 23 DAY OF April, 2020. 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 ROADWAYS AND OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION OF THE PUBLIC UTILITY EASEMENTS.

Thomas A. Dallaire DATE: 6-22-2020
 THOMAS A. DALLAIRE, P.E.
 COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

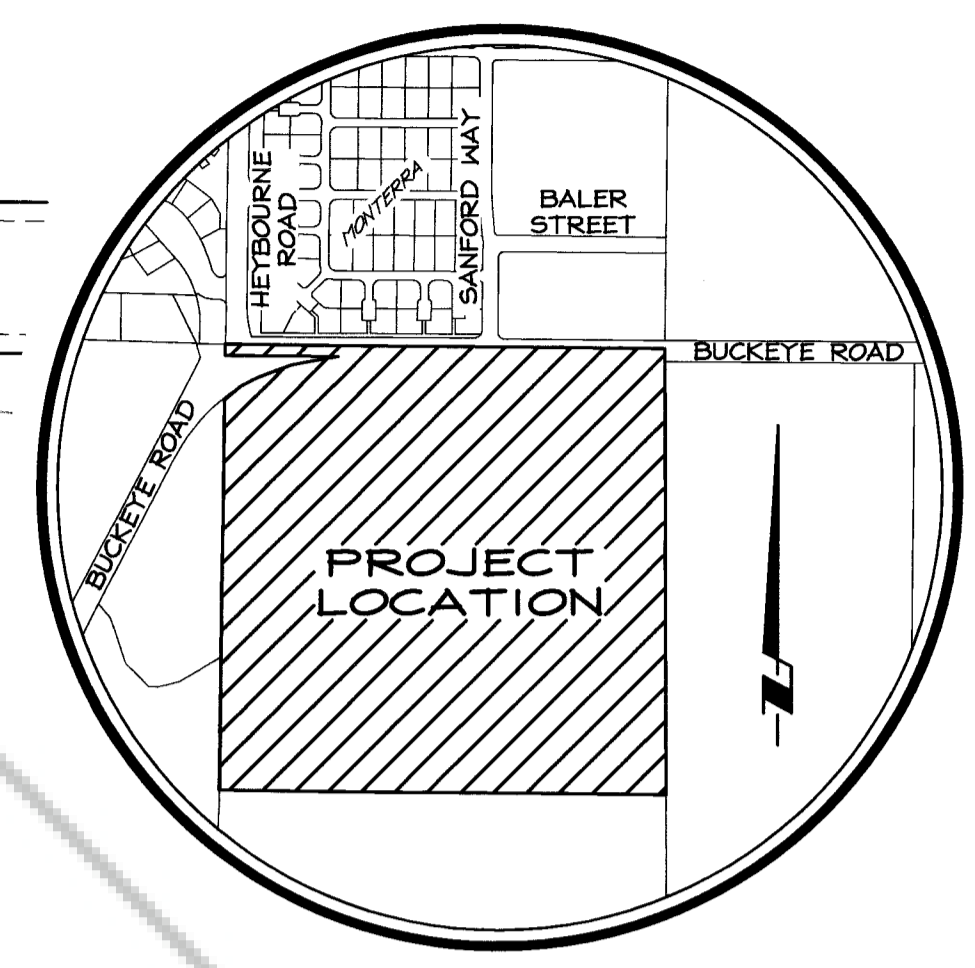
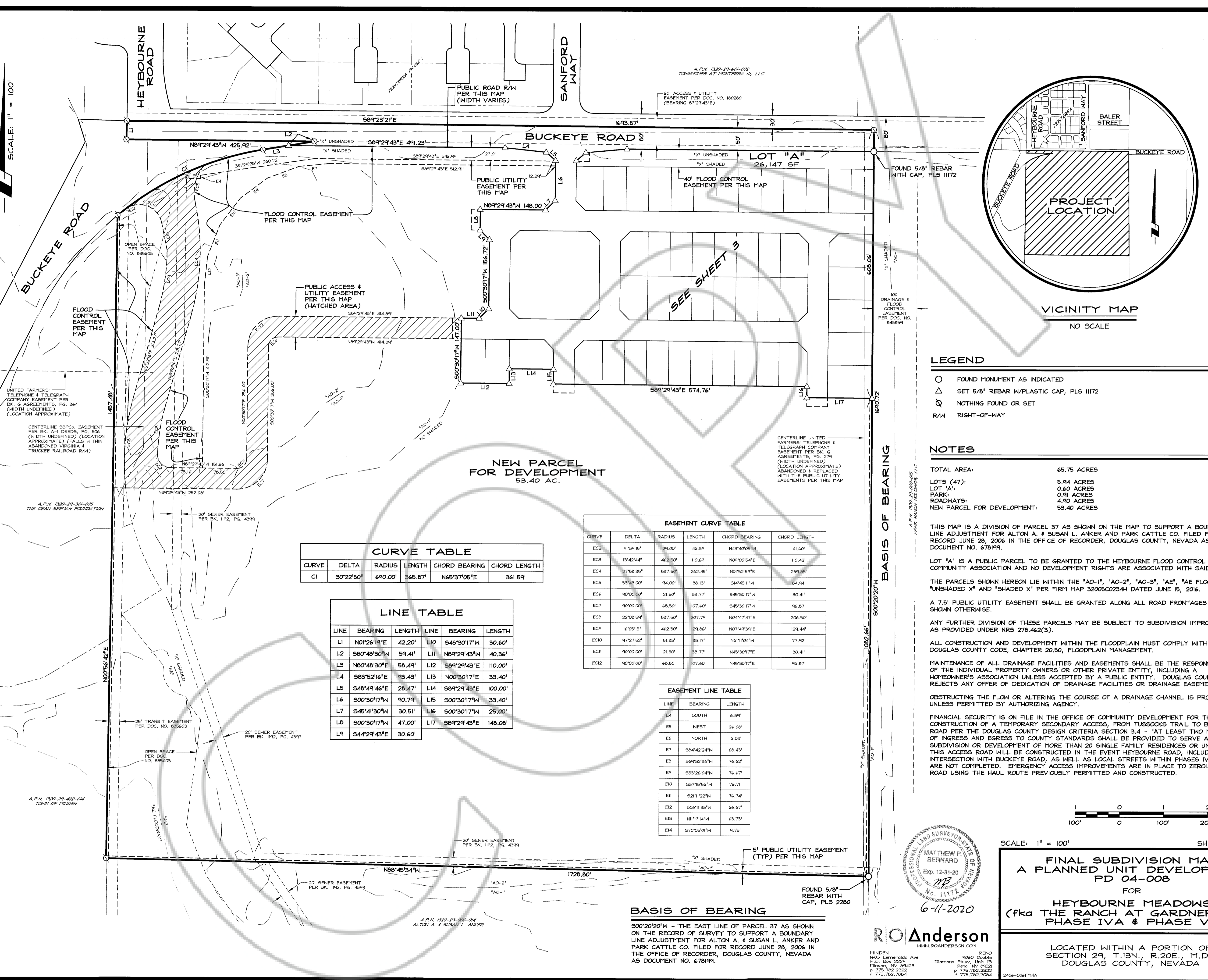
FILED FOR RECORD THIS 24th DAY OF June, 2020, AT 40 MINUTES PAST 1 O'CLOCK P.M., AS DOCUMENT NO. 2020-948154. RECORDED AT THE REQUEST OF HEYBOURNE MEADOWS II, LLC.

Karen Ellison
 KAREN ELLISON
 DOUGLAS COUNTY RECORDER

RO Anderson
 WWW.ROANDERSON.COM

MINDEN 1603 Esmeralda Ave RENO
 P.O. Box 22294 P.O. Box 22294
 Minden, NV 89429 Diamond Ptway, Unit 1B
 P 775.782.2322 Reno, NV 89521
 F 775.782.7064 F 775.782.2322
 F 775.782.7064

SCALE: 1" = 100'



LEGEND

- FOUND MONUMENT AS INDICATED
- △ SET 5/8" REBAR W/PLASTIC CAP, PLS III72
- ∅ NOTHING FOUND OR SET
- R/W RIGHT-OF-WAY

NOTES

TOTAL AREA:	65.75 ACRES
LOTS (47):	5.94 ACRES
LOT 'A':	0.60 ACRES
PARK:	0.91 ACRES
ROADWAYS:	4.90 ACRES
NEW PARCEL FOR DEVELOPMENT:	53.40 ACRES

THIS MAP IS A DIVISION OF PARCEL 37 AS SHOWN ON THE MAP TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR ALTON A. & SUSAN L. ANKER AND PARK CATTLE CO. FILED FOR RECORD JUNE 28, 2006 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 678199.

LOT 'A' IS A PUBLIC PARCEL TO BE GRANTED TO THE HEYBOURNE FLOOD CONTROL COMMUNITY ASSOCIATION AND NO DEVELOPMENT RIGHTS ARE ASSOCIATED WITH SAID LOT.

THE PARCELS SHOWN HEREON LIE WITHIN THE 'AO-1', 'AO-2', 'AO-3', 'AE', 'AE FLOODWAY', 'UNSHADED X' AND 'SHADED X' PER FIRM MAP 320050234H DATED JUNE 15, 2016.

A 7.5' PUBLIC UTILITY EASEMENT SHALL BE GRANTED ALONG ALL ROAD FRONTAGES UNLESS SHOWN OTHERWISE.

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 THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION UNLESS ACCEPTED BY A PUBLIC 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.

FINANCIAL SECURITY IS ON FILE IN THE OFFICE OF COMMUNITY DEVELOPMENT FOR THE CONSTRUCTION OF A TEMPORARY SECONDARY ACCESS, FROM TUSSOCKS TRAIL TO BUCKEYE ROAD PER THE DOUGLAS COUNTY DESIGN CRITERIA SECTION 3.4 - "AT LEAST TWO MEANS OF INGRESS AND EGRESS TO COUNTY STANDARDS SHALL BE PROVIDED TO SERVE A SUBDIVISION OR DEVELOPMENT OF MORE THAN 20 SINGLE FAMILY RESIDENCES OR UNITS." THIS ACCESS ROAD WILL BE CONSTRUCTED IN THE EVENT HEYBOURNE ROAD, INCLUDING ITS INTERSECTION WITH BUCKEYE ROAD, AS WELL AS LOCAL STREETS WITHIN PHASES IVB & VB ARE NOT COMPLETED. EMERGENCY ACCESS IMPROVEMENTS ARE IN PLACE TO ZEROLENE ROAD USING THE HAUL ROUTE PREVIOUSLY PERMITTED AND CONSTRUCTED.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	30°22'50"	690.00'	365.87'	N65°37'05"E	361.59'

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N01°26'19"E	42.20'	L10	S45°30'17"W	30.60'
L2	S80°48'30"W	59.41'	L11	N89°29'43"W	40.36'
L3	N80°48'30"E	58.49'	L12	S89°29'43"E	110.00'
L4	S83°52'16"E	93.43'	L13	N00°30'17"E	33.40'
L5	S48°49'46"E	28.47'	L14	S89°29'43"E	100.00'
L6	S00°30'17"W	90.79'	L15	S00°30'17"W	33.40'
L7	S45°41'30"W	30.51'	L16	S00°30'17"W	25.00'
L8	S00°30'17"W	47.00'	L17	S89°29'43"E	148.08'
L9	S44°29'43"E	30.60'			

EASEMENT CURVE TABLE

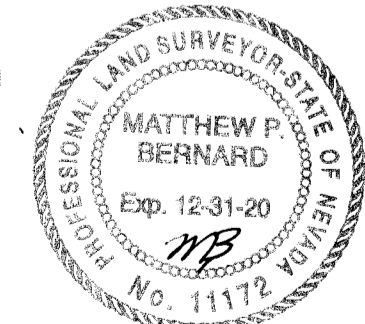
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
EC2	91°39'15"	29.00'	46.39'	N43°40'05"W	41.60'
EC3	13°42'44"	462.50'	110.69'	N09°00'54"E	110.42'
EC4	27°58'35"	537.50'	262.45'	N01°52'59"E	259.85'
EC5	53°19'00"	94.00'	88.13'	S14°45'11"W	84.94'
EC6	90°00'00"	21.50'	33.77'	S45°30'17"W	30.41'
EC7	90°00'00"	68.50'	107.60'	S45°30'17"W	96.87'
EC8	22°08'59"	537.50'	207.79'	N04°47'47"E	206.50'
EC9	16°05'15"	462.50'	129.86'	N07°49'39"E	129.44'
EC10	47°27'52"	51.83'	88.17'	N61°10'4"W	77.92'
EC11	90°00'00"	21.50'	33.77'	N45°30'17"E	30.41'
EC12	90°00'00"	68.50'	107.60'	N45°30'17"E	96.87'

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
E4	SOUTH	6.89'
E5	WEST	26.08'
E6	NORTH	16.08'
E7	S84°42'24"W	68.43'
E8	S69°32'36"W	76.62'
E9	S53°26'04"W	76.67'
E10	S37°18'56"W	76.71'
E11	S21°11'22"W	76.74'
E12	S06°11'33"W	66.67'
E13	N11°19'14"W	63.73'
E14	S70°05'01"W	9.75'

BASIS OF BEARING

S00°20'20"W - THE EAST LINE OF PARCEL 37 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR ALTON A. & SUSAN L. ANKER AND PARK CATTLE CO. FILED FOR RECORD JUNE 28, 2006 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 678199.



6-11-2020

RO Anderson
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RENO 4060 Double Diamond Pkwy, Unit 13 Reno, NV 89521 775.782.2322 775.782.7084

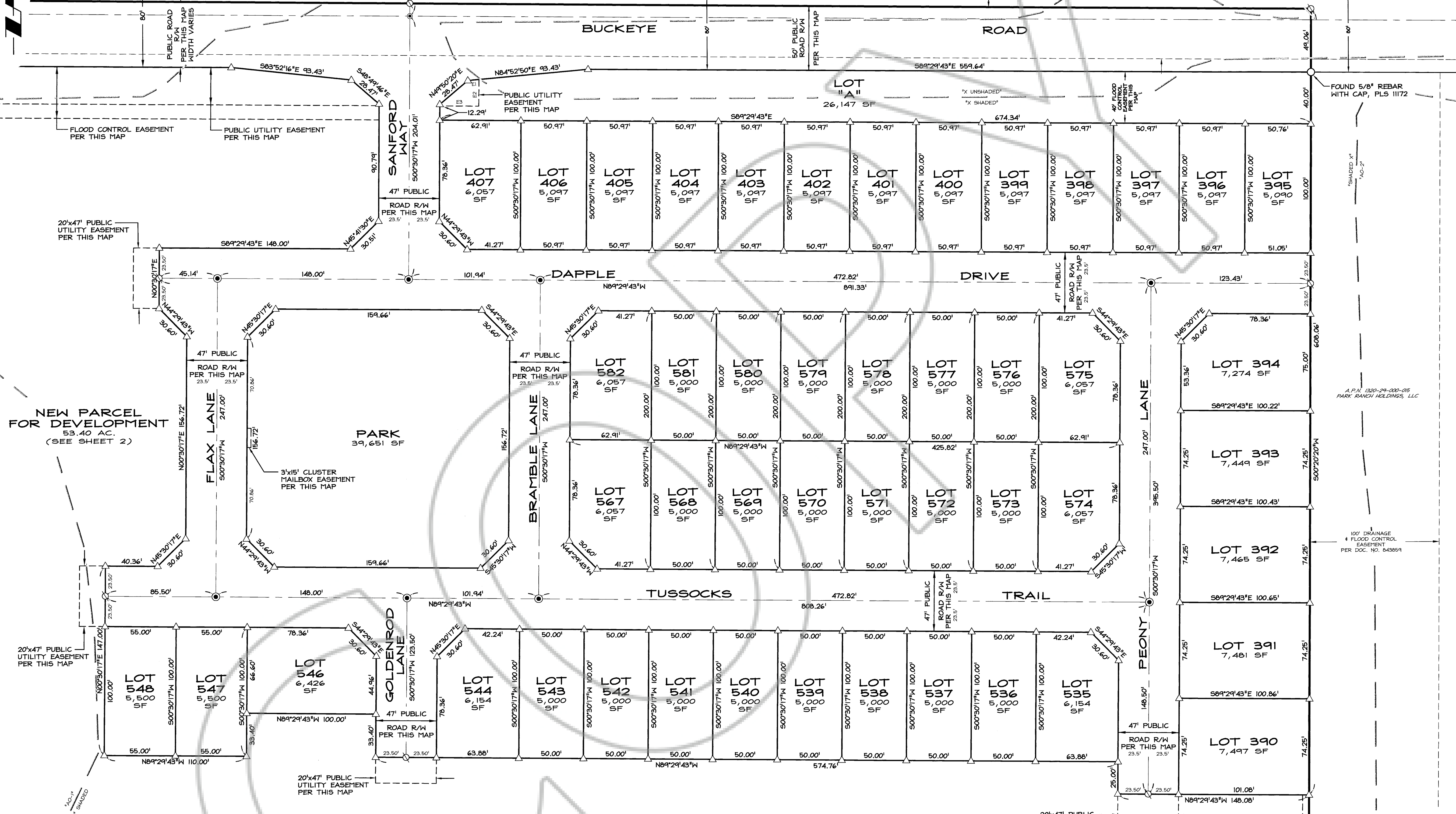


SCALE: 1" = 100' SHEET 2 OF 3

**FINAL SUBDIVISION MAP
A PLANNED UNIT DEVELOPMENT
PD 04-008**
FOR
**HEYBOURNE MEADOWS
(fka THE RANCH AT GARDNERVILLE)
PHASE IVA & PHASE VA**

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

SCALE: 1" = 40'



NEW PARCEL FOR DEVELOPMENT
53.40 AC.
(SEE SHEET 2)

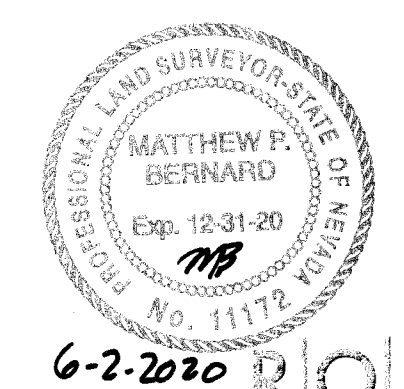
NEW PARCEL FOR DEVELOPMENT
53.40 AC.
(SEE SHEET 2)

LEGEND

- FOUND CENTERLINE MONUMENT IN WELL W/ALUMINUM CAP, PLS 11172
- ⊙ SET CENTERLINE MONUMENT IN WELL W/ALUMINUM CAP, PLS 11172
- FOUND MONUMENT AS INDICATED
- △ SET 5/8" REBAR W/PLASTIC CAP, PLS 11172
- ⊕ NOTHING FOUND OR SET
- R/W RIGHT-OF-WAY

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
E1	N84°52'50"E	8.59'
E2	S02°30'42"W	20.69'
E3	N89°29'18"W	30.13'



6-2-2020 **RO Anderson**
www.roanderson.com



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RENO 3600 Double Diamond Pkwy, Unit 15 Reno, NV 89521 P 775.782.2322 F 775.782.7084

SCALE: 1" = 40' SHEET 3 OF 3

FINAL SUBDIVISION MAP
A PLANNED UNIT DEVELOPMENT
PD 04-008

FOR
HEYBOURNE MEADOWS
(fka THE RANCH AT GARDNERVILLE)
PHASE IVA & PHASE VA

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