

FINAL SUBDIVISION MAP A PLANNED UNIT DEVELOPMENT PD 18-002 THE VILLAGE AT MONTE VISTA PHASE I

**LOCATED WITHIN A PORTION OF SECTION 30,
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.

MONTE VISTA MINDEN, LLC (a Nevada Limited Liability Company)
BY: SANTA YNEZ VALLEY CONSTRUCTION COMPANY
ITS: MANAGER

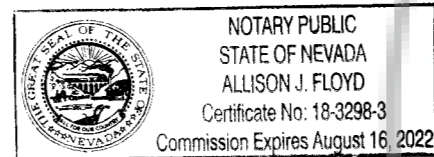
Leo A. Hanley
BY: LEO A. HANLEY
ITS: MANAGER

COUNTY OF Douglas ss.
STATE OF Nevada

ON THIS 3 DAY OF June, IN THE YEAR 2020, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED LEO A. HANLEY, 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 G. 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:

DOCUMENT NO. 2020-9429254
TM

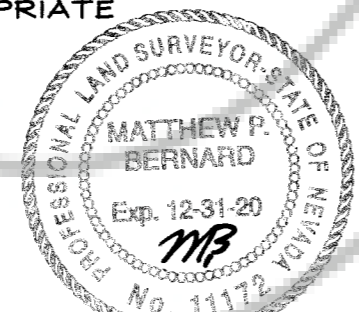
SIGNATURE: *Timothy L. Wiley* DATE: 5-7-20
PRINTED NAME: TIMOTHY L. WILEY
TITLE COMPANY: TICOR TITLE COMPANY

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 MONTE VISTA MINDEN, LLC.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 30, T.13N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 7-8-2020.
- 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 7-8-2021 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, P.L.S. 11172



7-8-2020

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: *Chris Willing* DATE: 5/6/2020

PRINTED NAME: Chris Willing

MINDEN-GARDNERVILLE SANITATION DISTRICT
SIGNATURE: *Peter V. Baratti* DATE: 6.4.2020

PRINTED NAME: Peter V. Baratti

TOWN OF MINDEN
SIGNATURE: *Leonel Gonzalez* DATE: 7.10.2020

PRINTED NAME: LEONEL GONZALEZ

CHARTER COMMUNICATIONS
SIGNATURE: *John Frisby* DATE: 5.13.2020

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: 5/1/2020

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: 5/14/2020

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: 5/12/20

PRINTED NAME: Malcolm J. Wilson, P.E., Water Rights Section Chief

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 Fahey* DATE: 5/7/2020

PRINTED NAME: Ryan Fahey, NDEP-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: 05-13-2020
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. FURTHERMORE, APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED TO ENSURE THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS AND THE SETTING OF SURVEY MONUMENTS.

Barbra Resnik DATE: 8/5/2020
BARBRA RESNIK, P.E.
JEREMY J. HUTCHINGS, 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. 1320-30-702-032)

Kathy Lewis DATE: 8/13/2020
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 8/13/20 DAY OF AUGUST, 2020, AND WAS DULY APPROVED. IN ADDITION, ALL OFFERS OF DEDICATION FOR PUBLIC RIGHTS-OF-WAY WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER OF DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

Kathy Lewis DATE: 8-13-20
KATHY LEWIS
COUNTY CLERK

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

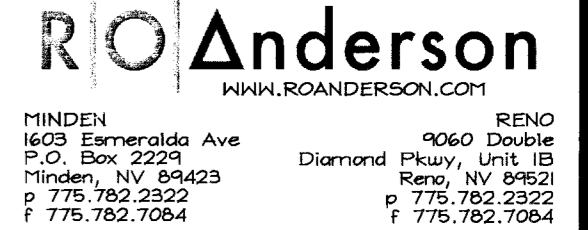
IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 12th DAY OF AUGUST, 2020. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, ALL OFFERS OF DEDICATION FOR PUBLIC RIGHTS-OF-WAY WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER OF DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

Thomas A. Dallaire DATE: 08/13/2020
THOMAS A. DALLAIRE, P.E.
COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF August, 2020, AT 53 MINUTES PAST 2O'CLOCK P.M., AS DOCUMENT NO. 2020-950830 RECORDED AT THE REQUEST OF MONTE VISTA MINDEN, LLC.

Karen Ellison
KAREN ELLISON
DOUGLAS COUNTY RECORDER



SCALE: 1" = 60'

MONTE VISTA AVENUE

IRONWOOD DRIVE

LOS ALAMITOS STREET

MONTE VISTA AVENUE

(PHASE 1)
SEE SHEET 3

A.P.N. 1320-30-702-033
MONTE VISTA MINDEN, LLC
ADJUSTED PARCEL 5
(NOT A PART)

AVENUE

ANITA

A.P.N. 1320-30-601-010
AND ANAY THEY GO, LLC
ADJUSTED PARCEL 1
(NOT A PART)

SANTA

THIS PORTION OF SANTA ANITA AVENUE PUBLIC ROAD RIGHT-OF-WAY TO BE DEDICATED BY A SEPARATE DOCUMENT RECORDING CONCURRENTLY WITH THIS MAP

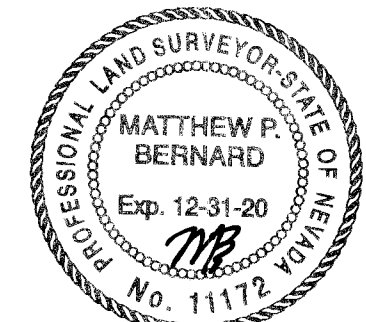
A.P.N. 1320-30-702-031
MONTE VISTA MINDEN, LLC
ADJUSTED PARCEL 3
(NOT A PART)

A.P.N. 1320-30-702-034
MONTE VISTA MINDEN, LLC
ADJUSTED PARCEL 6
(NOT A PART)

LIMITS OF AE FLOOD PER LOMR CASE NO. 20-01-1235A DATED AUGUST 4, 2020

A.P.N. 1320-30-702-030
AND ANAY THEY GO, LLC
ADJUSTED PARCEL 2
(NOT A PART)

U.S. HIGHWAY 395



8-4-2020

SCALE: 1" = 60'

SHEET 2 OF 3

FINAL SUBDIVISION MAP
A PLANNED UNIT DEVELOPMENT
PD 18-002
FOR
**THE VILLAGE AT MONTE VISTA
PHASE I**

LOCATED WITHIN A PORTION OF
SECTION 30, T.13N., R.20E., M.D.M.
DOUGLAS COUNTY, NEVADA

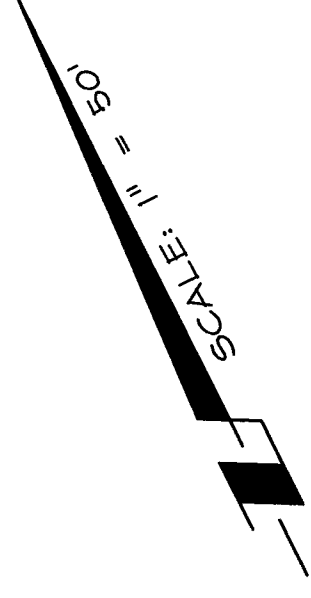
RO Anderson
www.roanderson.com

MINDEN RENO
1605 Emerald Ave 9000 Double
P.O. Box 2224 Diamond Pkwy, Unit 10
Minden, NV 89423 Reno, NV 89621
P 775.782.2322 P 775.782.2322
F 775.782.7084 F 775.782.7084

2255-003F1-PH5E1



X:\Clients - Files\2255-003F1-PH5E1-Final Map\PHASE 1\2255-003F1-PH5E1.dwg 20/08/2020 12:01:45 PM Dina Scherbach

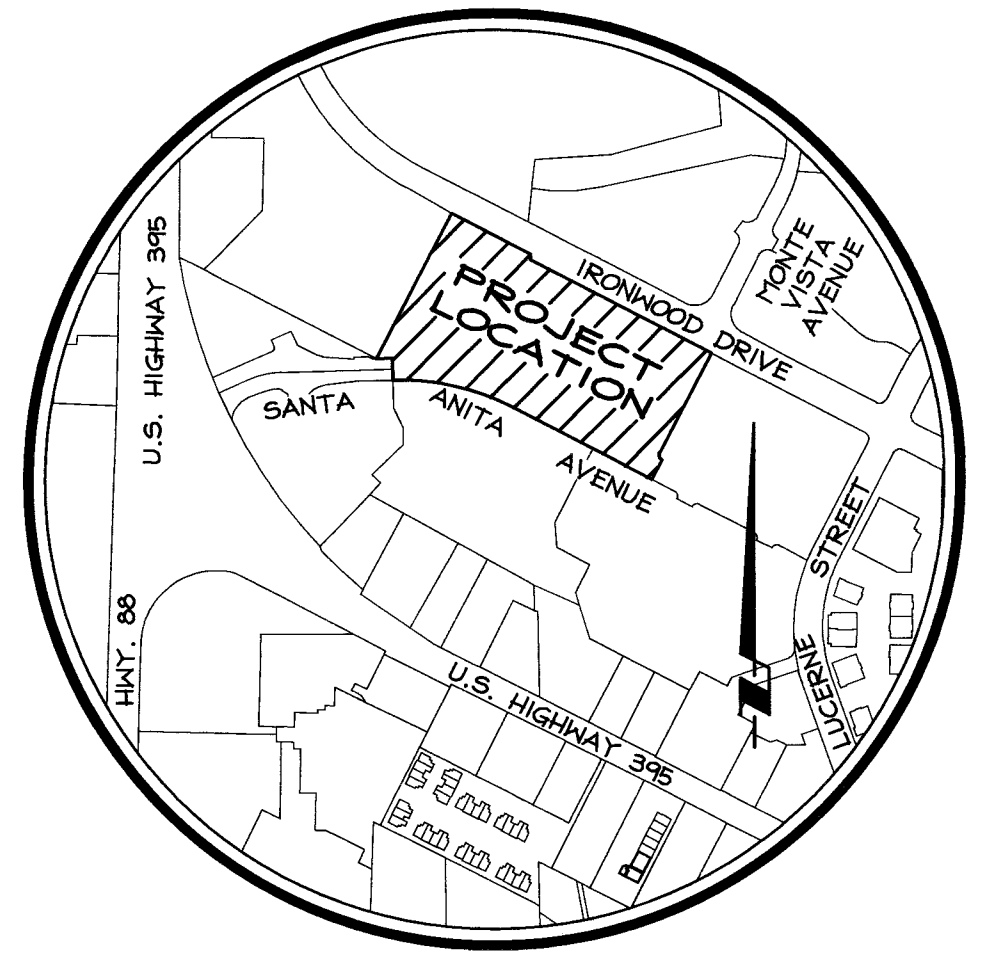


CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	49°27'51"	25.00'	21.58'	S51°18'56"W	20.92'
C2	90°00'00"	15.00'	23.56'	S18°25'00"E	21.21'
C3	29°17'45"	670.00'	342.58'	N78°03'53"W	338.86'
C4	18°04'38"	700.00'	220.86'	N72°27'19"W	219.94'
C5	10°55'56"	700.00'	133.56'	N86°57'37"W	133.36'
C6	18°04'38"	150.00'	47.33'	N17°32'41"E	47.13'
C7	90°00'00"	50.00'	78.54'	S71°35'00"W	70.71'
C8	90°00'00"	50.00'	78.54'	N18°25'00"W	70.71'
C9	14°14'06"	25.00'	6.21'	S15°45'48"E	6.20'
C10	35°13'45"	25.00'	15.37'	S08°58'07"W	15.13'
C12	56°24'13"	15.00'	14.77'	N54°47'07"E	14.18'
C13	44°02'59"	50.00'	38.44'	N60°57'44"E	37.50'
C14	57°21'14"	50.00'	50.05'	N10°15'37"E	47.99'
C15	59°32'58"	50.00'	51.97'	N48°11'24"W	49.66'
C16	41°5'15"	50.00'	36.52'	S81°06'24"W	35.72'
C17	56°24'13"	15.00'	14.77'	S88°22'53"W	14.18'
C18	56°24'13"	15.00'	14.77'	N35°12'53"W	14.18'
C19	62°50'41"	50.00'	54.84'	N38°26'08"W	52.13'
C20	37°11'01"	50.00'	32.45'	N88°26'59"W	31.88'
C21	29°04'15"	50.00'	25.37'	S58°25'23"W	25.10'
C22	60°35'30"	50.00'	52.88'	S13°35'31"W	50.45'
C23	13°06'59"	50.00'	11.45'	S23°15'44"E	11.42'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C24	56°24'13"	15.00'	14.77'	S01°37'07"E	14.18'
C25	04°14'30"	174.00'	12.83'	S24°28'15"W	12.83'
C26	09°02'02"	174.00'	27.43'	S17°50'29"W	27.41'
C27	07°58'56"	730.00'	101.70'	N88°26'04"W	101.62'
C28	09°54'32"	126.00'	21.79'	N21°37'44"E	21.76'
C29	90°00'00"	25.00'	39.27'	N71°35'00"E	35.36'
C30	96°49'00"	15.00'	25.35'	S15°00'30"E	22.44'
C31	46°24'34"	58.00'	46.98'	S10°11'43"W	45.71'
C32	34°25'06"	58.00'	34.84'	S30°13'07"E	34.32'
C33	36°05'15"	58.00'	36.53'	S65°28'18"E	35.93'
C34	32°55'39"	58.00'	33.33'	N80°01'15"E	32.88'
C35	43°47'26"	58.00'	44.33'	N41°39'43"E	43.26'
C36	96°49'00"	15.00'	25.35'	N68°10'30"E	22.44'
C37	90°00'00"	25.00'	39.27'	S18°25'00"E	35.36'
C38	03°09'16"	730.00'	40.19'	N64°59'38"W	40.19'
C39	05°22'51"	730.00'	68.56'	N69°15'42"W	68.53'
C40	06°27'13"	730.00'	82.23'	N75°10'44"W	82.18'
C41	40°32'09"	25.00'	17.69'	S43°08'56"E	17.32'
C42	45°00'00"	50.00'	39.27'	N04°05'00"E	38.27'
C43	45°00'00"	50.00'	39.27'	N40°55'00"W	38.27'
C44	45°00'00"	50.00'	39.27'	N85°55'00"W	38.27'
C45	45°00'00"	50.00'	39.27'	S49°05'00"W	38.27'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°56'00"E	9.11'
L2	S26°35'00"W	60.00'
L3	N02°25'35"W	61.87'
L4	S87°34'25"W	44.98'
L5	N08°30'22"E	28.14'
L6	N18°25'00"W	25.00'
L7	S26°35'00"W	47.66'
L8	N71°35'00"E	25.00'
L9	N18°25'00"W	21.21'
L10	S54°25'39"W	19.73'

LINE TABLE		
LINE	BEARING	LENGTH
L11	S63°25'00"E	15.00'
L12	S63°25'00"E	20.00'
L13	N26°35'00"E	12.00'
L14	S26°35'00"W	107.00'
L15	S26°35'00"W	107.00'
L16	S71°35'00"W	21.21'
L17	N30°53'16"W	22.14'
L18	S71°35'00"W	21.21'
L19	S63°25'00"E	116.36'
L20	S63°25'00"E	70.72'



VICINITY MAP
NO SCALE

NOTES

TOTAL AREA: 7.76 ACRES
 LOTS (28): 4.65 ACRES
 ROADWAYS: 3.11 ACRES

THIS MAP IS A DIVISION OF ADJUSTED PARCEL 4 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR AND AWAY THEY GO, LLC & EDWARD J. BISCHOFBERGER TRUST FILED FOR RECORD JANUARY 23, 2019 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 924927, AND A 6' WIDE PORTION OF IRONWOOD DRIVE IS ABANDONED PER THIS MAP.

PORTIONS OF THIS PROPERTY WERE LOCATED IN THE "AE" FLOOD ZONE AND WERE REMOVED BY LOMR CASE NO. 20-09-1233A DATED AUGUST 4, 2020.

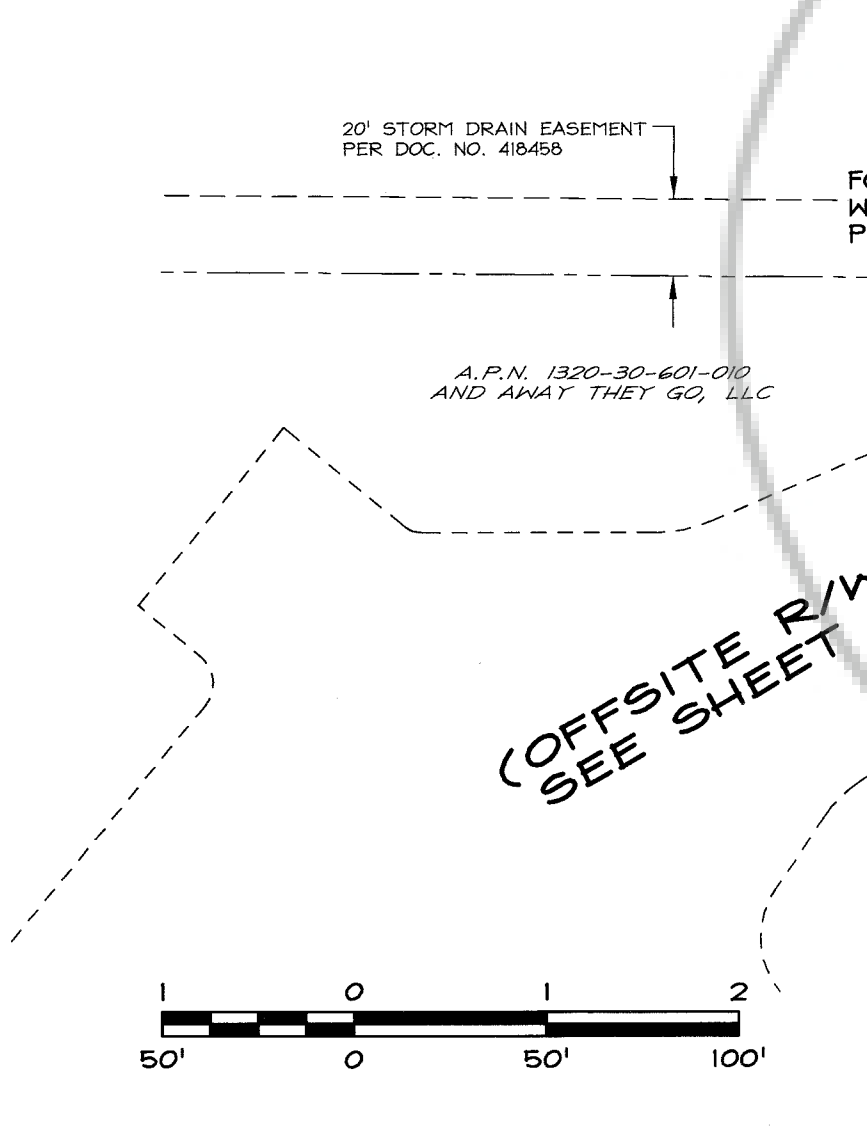
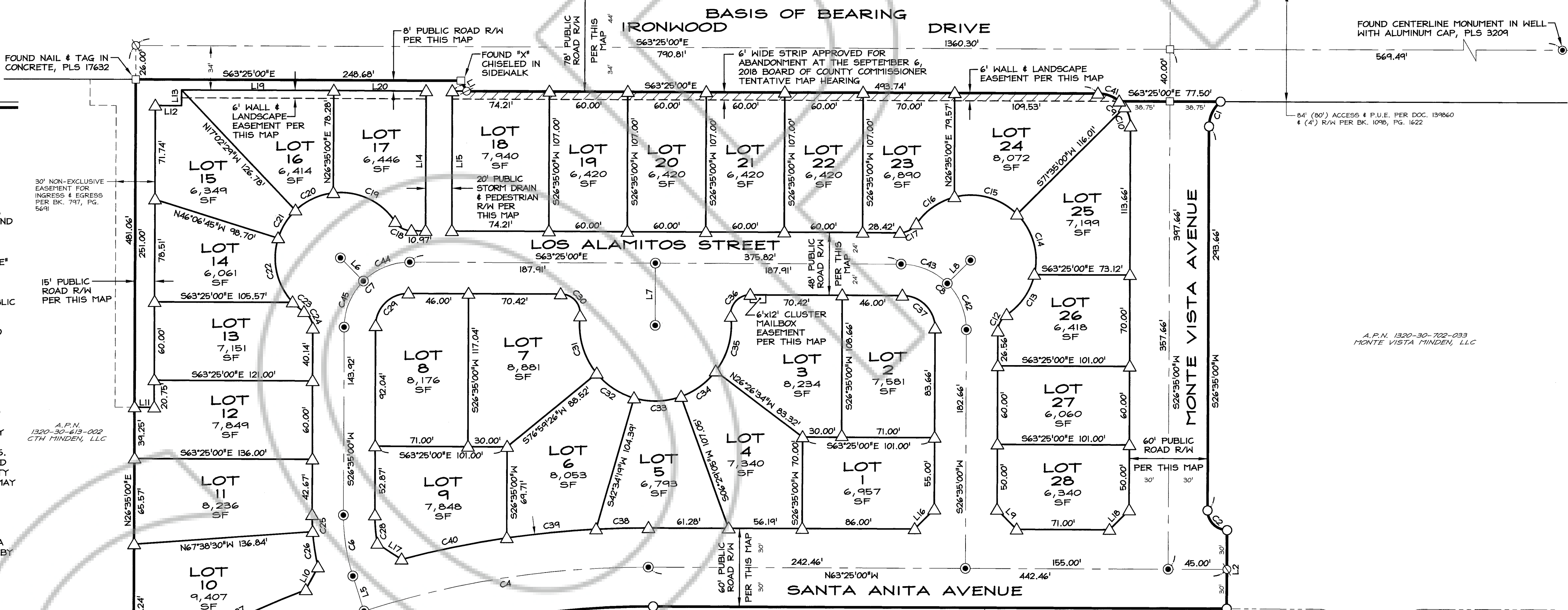
THERE IS A SEVEN AND ONE-HALF (7.5) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES.

THE 7.5' PUBLIC UTILITY EASEMENT PER DOC. NO. 139860 ALONG IRONWOOD DRIVE IS HEREBY ABANDONED.

ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).

ALL RUNOFF FROM A PUBLIC RIGHT-OF-WAY SHALL BE CONVEYED TO A FACILITY PROPOSED TO BE MAINTAINED BY DOUGLAS COUNTY OR OTHER APPLICABLE AGENCY. ACCESS SHALL BE PROVIDED TO THE DRAINAGE FACILITY IN ACCORDANCE WITH THE DOUGLAS COUNTY DESIGN CRITERIA AND IMPROVEMENT STANDARDS DIVISION 2.12.15. THE DRAINAGE FACILITY AND ACCESS SHALL BE LOCATED WITHIN A PARCEL TO BE DEDICATED TO DOUGLAS COUNTY OR A PUBLIC DRAINAGE EASEMENT WHICH THE COUNTY MAY ACCEPT FOR MAINTENANCE IN CONJUNCTION WITH ACCEPTANCE OF THE RIGHT-OF-WAY. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS AT THIS TIME.

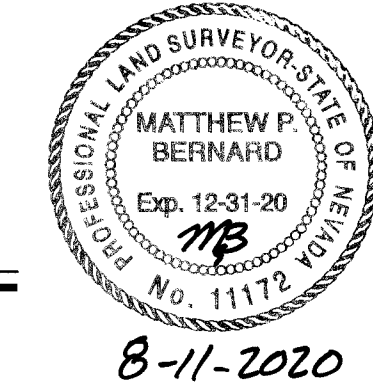
OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY THE AUTHORIZING AGENCY.



- LEGEND**
- SET CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP, PLS 11172
 - FOUND CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP, AS INDICATED
 - FOUND 5/8" REBAR & CAP OR NAIL & TAG, PLS 6899, UNLESS OTHERWISE INDICATED
 - FOUND 5/8" REBAR W/PLASTIC CAP, PLS 21988
 - △ SET 5/8" REBAR W/PLASTIC CAP, PLS 11172
 - NOTHING FOUND OR SET
 - R/W RIGHT-OF-WAY

BASIS OF BEARING

S63°25'00"E - THE CENTERLINE OF IRONWOOD DRIVE AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR AND AWAY THEY GO, LLC & EDWARD J. BISCHOFBERGER TRUST FILED FOR RECORD JANUARY 23, 2019 AS DOCUMENT NO. 924927.



RO Anderson
 RENO, NEVADA
 1603 Esmeralda Ave
 P.O. Box 2224
 Henderson, NV 89123
 P 775.782.2322
 F 775.782.7064

SCALE: 1" = 50'
 SHEET 3 OF 3

FINAL SUBDIVISION MAP
 A PLANNED UNIT DEVELOPMENT
 PD 18-002
 FOR
**THE VILLAGE AT MONTE VISTA
 PHASE I**

LOCATED WITHIN A PORTION OF
 SECTION 30, T.13N., R.20E., M.D.M.
 DOUGLAS COUNTY, NEVADA