

**COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THIS 12<sup>th</sup> DAY OF November, 2020. THIS MAP IS IN SUBSTANTIAL COMPLIANCE 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 EASEMENTS.

Thomas A. Dallaire 11.12.2020  
 THOMAS A. DALLAIRE, P.E. DATE  
 COMMUNITY DEVELOPMENT DIRECTOR

**COUNTY ENGINEER'S CERTIFICATE**

I, JEREMY J. HUTCHINGS, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND IT IS TECHNICALLY CORRECT. FURTHERMORE, ALL IMPROVEMENTS AS REQUIRED BY THIS MAP ARE COMPLETE.

Jeremy J. Hutchings 11.10.2020  
 JEREMY J. HUTCHINGS, P.E. DATE  
 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. APN 1220-24-701-007

Kathy Lewis 11-12-2020  
 KATHY LEWIS, DOUGLAS COUNTY CLERK-TREASURER DATE

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS MAP WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 12<sup>th</sup> DAY OF November, 2020, 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 EASEMENTS.

Kathy Lewis 11-12-2020  
 KATHY LEWIS, DOUGLAS COUNTY CLERK-TREASURER DATE

**UTILITY COMPANIES' CERTIFICATE**

WE, THE UNDERSIGNED UTILITY COMPANIES, HEREBY ACCEPT AND APPROVE THE EASEMENTS SHOWN AND/OR NOTED HEREON. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE. ALL PUBLIC UTILITY EASEMENTS INCLUDE C.A.T.V.

Chris Willing 10-27-20  
 FRONTIER COMMUNICATIONS CORPORATION DATE

Chris Willing  
 NAME / TITLE (PRINT)

Leonel Gonzalez 10-27-20  
 CHARTER COMMUNICATIONS DATE

Leonel Gonzalez Construction Coordinator  
 NAME / TITLE (PRINT)

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION 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.

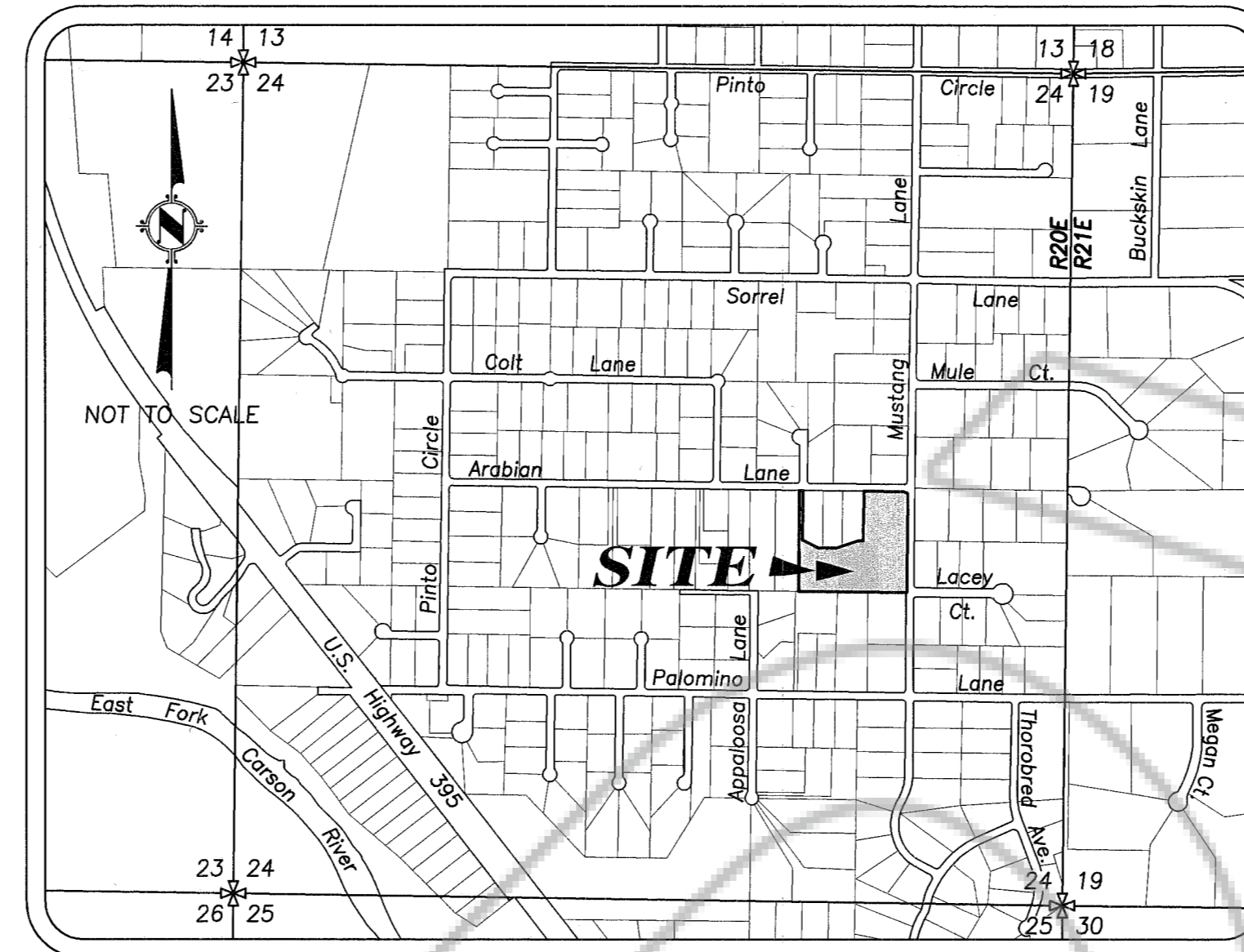
Olavene Ramsey 10/27/20  
 SOUTHWEST GAS CORPORATION DATE

Clarence Ramsey Engineering Tech  
 NAME / TITLE (PRINT)

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL AS SHOWN HEREON 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 THE TIME OF INSTALLATION OF THE UTILITY COMPANY.

Katharine Pieloms 10/28/2020  
 SIERRA PACIFIC POWER CO. D/B/A/ NV ENERGY DATE

Katharine Pieloms / Assoc. ROW Agent  
 NAME / TITLE (PRINT)

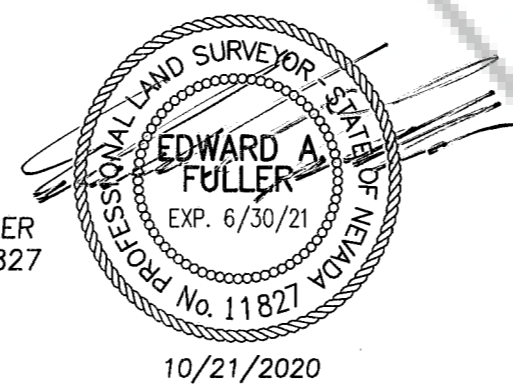


VICINITY MAP

**SURVEYOR'S CERTIFICATE**

I, EDWARD A. FULLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF WEST RIDGE HOMES, INC., A NEVADA CORPORATION.
2. THE LANDS REPRESENTED ON THIS PLAT LIE WITHIN A PORTION OF THE NORTH HALF, OF THE SOUTHEAST QUARTER, OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON OCTOBER 16, 2020.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.
5. THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 THROUGH NRS 278.630 INCLUSIVE.



EDWARD A. FULLER  
 NEVADA PLS 11827

10/21/2020

**NOTES:**

1. THIS MAP IS A DIVISION OF A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN.
2. THE PARCELS CREATED HEREON ARE SUBJECT TO A BLANKET EASEMENT GRANTED TO SIERRA PACIFIC POWER COMPANY, D/B/A/ NV ENERGY, PER DOCUMENT No. 2020-940451, RECORDED JANUARY 3, 2020.
3. A SEVEN AND ONE-HALF (7.5) FOOT WIDE, FOR RESIDENTIAL, PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES AND A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES IS HEREBY OFFERED FOR DEDICATION.
4. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
5. DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT(S) WHERE WELLS OR SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.
6. THE PARCELS CREATED HEREON ARE SUBJECT TO AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM DEED RESTRICTION PER DOCUMENT No. 2020-953552, RECORDED SEPTEMBER 29, 2020.
7. THE USE OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM IS FOR TEMPORARY USE ONLY. THE PARCELS MUST CONNECT TO A COMMUNITY SEWER SYSTEM WHEN SUCH SYSTEM IS WITHIN 330 FEET OF THE PARCELS.
8. THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS IS LIMITED TO DENITRIFICATION SYSTEMS TO BE APPROVED AND PERMITTED BY THE DOUGLAS COUNTY BUILDING DIVISION PRIOR TO OBTAINING A BUILDING PERMIT. THE INDIVIDUAL PARCEL OWNERS SHALL BE SOLELY RESPONSIBLE FOR THE CONTINUED YEARLY MAINTENANCE OF THE INDIVIDUAL SEPTIC DISPOSAL SYSTEMS PER THE MANUFACTURER'S SPECIFICATIONS. A COPY OF THIS REPORT SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DIRECTOR.
9. THE PARCELS CREATED HEREON ARE SUBJECT TO A ON-SITE DRAINAGE MAINTENANCE DEED RESTRICTION PER DOCUMENT No. 2020-953553, RECORDED SEPTEMBER 29, 2020.
10. MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS MUST BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.
11. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
12. NO ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT OF WAY MAINTAINED BY DOUGLAS COUNTY.

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT WEST RIDGE HOMES, INC., A NEVADA CORPORATION, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND HEREBY OFFERS FOR DEDICATION TO DOUGLAS COUNTY THE PERMANENT EASEMENTS INDICATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES WITH THE RIGHT OF ACCESS THERETO FOREVER.

WEST RIDGE HOMES, INC.  
 A NEVADA CORPORATION

BY: PETER M. BEEKHOF JR.  
 ITS PRESIDENT

Peter M. Beekhof Jr. 10-26-2020  
 PETER M. BEEKHOF JR., PRESIDENT DATE

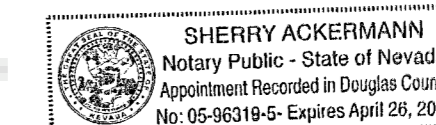
**NOTARY'S CERTIFICATE**

STATE OF NEVADA }  
 COUNTY OF DOUGLAS } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10-26-2020, BY PETER M. BEEKHOF JR., PRESIDENT OF WEST RIDGE HOMES, INC., A NEVADA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

Sherry Ackermann  
 NOTARY PUBLIC



MY COMMISSION EXPIRES 4-26-2021

**SECURITY INTEREST HOLDER'S CERTIFICATE**

THIS IS TO CERTIFY THAT JEFFREY S. WASS, CO-TRUSTEE OF THE WASS FAMILY 1997 TRUSTED DATED APRIL 2, 1997, LISTED AS BENEFICIARY ON DEED OF TRUST DOCUMENT No. 2019-929977, CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT PER DOCUMENT No. 2020-954953.

**SECURITY INTEREST HOLDER'S CERTIFICATE**

THIS IS TO CERTIFY THAT DENNIS JOHNSEN AND LYNN JOHNSEN, HUSBAND AND WIFE AS JOINT TENANTS, LISTED AS BENEFICIARIES ON DEED OF TRUST DOCUMENT No. 2019-929978, CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT PER DOCUMENT No. 2020-954952.

**SECURITY INTEREST HOLDER'S CERTIFICATE**

THIS IS TO CERTIFY THAT GARRETT S. SINGER, AN UNMARRIED MAN, LISTED AS BENEFICIARY ON DEED OF TRUST DOCUMENT No. 2019-930574, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT PER DOCUMENT No. 2020-954954.

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PARCEL MAP HAS BEEN EXAMINED AND THAT WEST RIDGE HOMES, INC., A NEVADA CORPORATION, IS THE LAST TITLE HOLDER OF RECORD IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL OWNERS OF RECORD OF SAID LAND HAVE SIGNED THIS PARCEL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; EXCEPT DOCUMENT No. 2019-929977, DOCUMENT No. 2019-929978 & DOCUMENT No. 2019-930574. As of 10-20-2020

WESTERN TITLE COMPANY.

Mary Dinsmore 10/22/2020  
 BY: MARY DINSMORE, V.P., REGIONAL MANAGER DATE

**BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94 (HARN), PER OBSERVED MONUMENTS SHOWN HEREON. THE COORDINATES AND SURVEY DIMENSIONS SHOWN HEREON ARE GROUND VALUES, TO OBTAIN GRID VALUES DIVIDE GROUND VALUES BY A COMBINED FACTOR OF 1.0002007463.

TOTAL AREA = 7.00 ACRES

PARCEL D1 = 43,580 SQUARE FEET  
 PARCEL D2 = 43,580 SQUARE FEET  
 PARCEL D3 = 43,580 SQUARE FEET  
 PARCEL D4 = 4.00 ACRES

**COUNTY RECORDER'S CERTIFICATE**

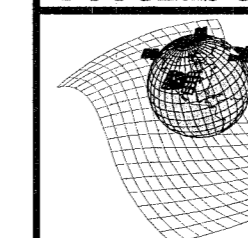
FILE NO. 2020-956479  
 FILED FOR RECORD AT THE REQUEST OF  
West Ridge Homes  
 ON THIS 16 DAY OF Nov., 2020, AT  
25 MINUTES PAST 12 O'CLOCK, P.M.  
 OFFICIAL RECORDS OF DOUGLAS COUNTY, NV  
 KAREN ELLISON  
 DOUGLAS COUNTY RECORDER  
 BY: Shawnae Lane  
 DEPUTY

**PARCEL MAP No. 2 (DP 19-0420)**

**WEST RIDGE HOMES, INC.**

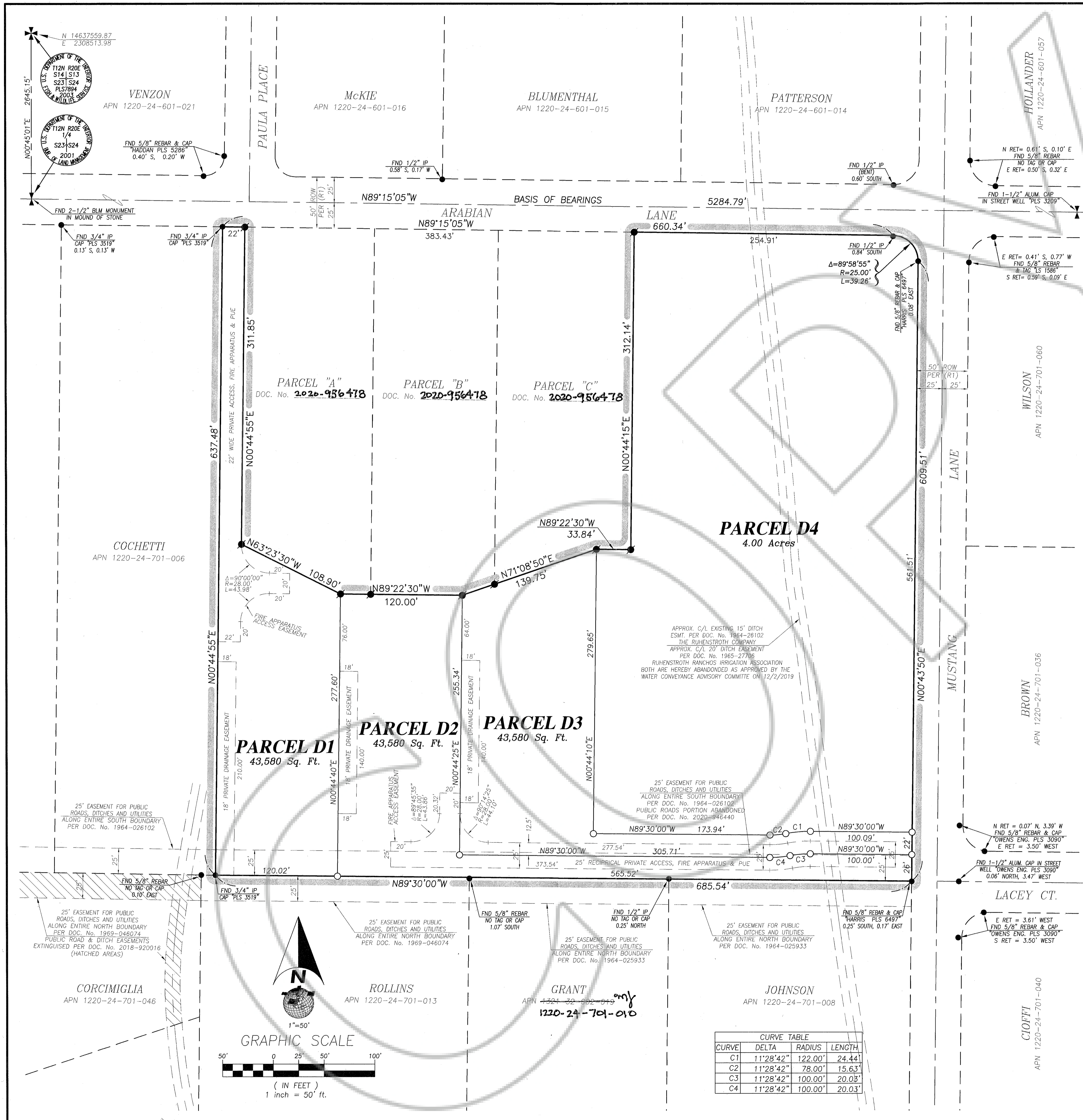
LOCATED WITHIN A PORTION OF THE N 1/2 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN

DOUGLAS COUNTY



**Meridian Surveying & Mapping, Inc.**  
 Land, Construction and Boundary Surveys  
 8725 Technology Way C2, Reno, NV 89521 - (775) 690-4194

NEVADA  
 DRAWN BY: EAF  
 DATE: OCT 2020  
 SHEET  
**1**  
 OF SHEETS  
**2**

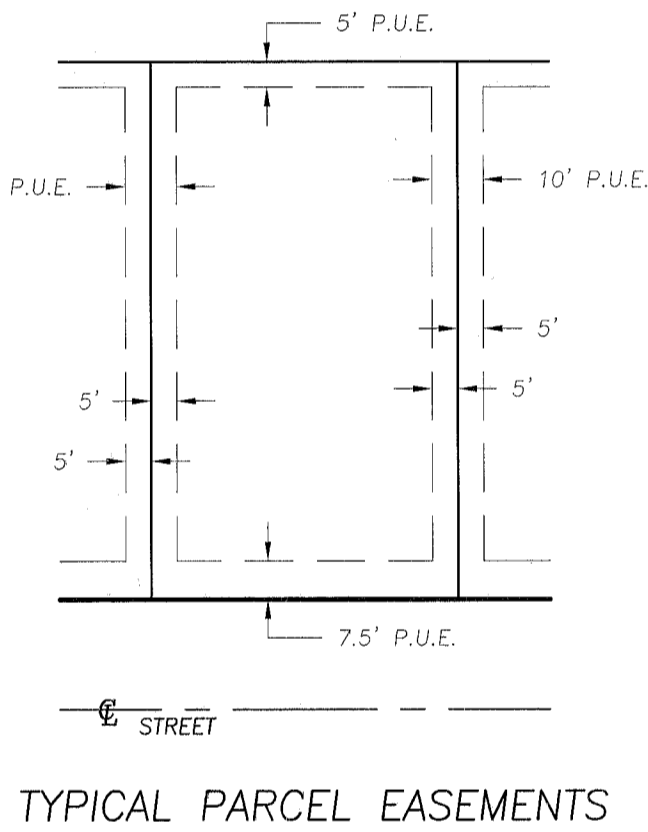


**REFERENCE DOCUMENTS**

- JOINT TENANCY DEED, RUHENSTROTH COMPANY TO JOHN F. AND DOROTHY L. KRUEGER, DOCUMENT No. 25933, RECORDED AUGUST 25, 1964.
- DEED, RUHENSTROTH COMPANY TO JOHN W. AND SALLY LEE KORSON, DOCUMENT No. 26102, RECORDED SEPTEMBER 15, 1964.
- RUHENSTROTH RANCHOS SUBDIVISION, DOCUMENT No. 27706, REC. APRIL 14, 1965.
- DEED OF CORRECTION JOINT TENANCY DEED, RUHENSTROTH COMPANY TO JOHN W. AND EDITH R. CHURCHILL, DOCUMENT No. 46074, RECORDED OCTOBER 21, 1969.
- RECORD OF SURVEY FOR WASHOE TRIBE OF NEVADA AND CALIFORNIA, DOCUMENT No. 066702, RECORDED JUNE 7, 1973.
- PARCEL MAP FOR WALTER LEATHAM, DOCUMENT No. 072817, RECORDED APRIL 23, 1974.
- PARCEL MAP FOR DENNIS BIBLE, DOCUMENT No. 073405, RECORDED MAY 22, 1974.
- PARCEL MAP FOR GREGORY & SUSAN DAVIES, DOC. No. 074599, RECORDED AUGUST 7, 1974.
- AMENDED PLAT RUHENSTROTH RANCHOS SUBDIVISION LOTS 1-3, 5-6, 9-15, DOCUMENT No. 088873, RECORDED MARCH 11, 1976.
- BLM FIELD NOTES & PLAT OF THE DEPENDENT RESURVEY OF T12N, R21E, MOUNT DIABLO MERIDIAN, DATED MAY 5, 1976.
- PARCEL MAP FOR GARY & JUDY WILLIAMS, DOCUMENT No. 021529, RECORDED JUNE 6, 1978.
- PARCEL MAP FOR ALLEN & JEAN BEAUCHAMP, DOCUMENT No. 022739, RECORDED JULY 7, 1978.
- PARCEL MAP FOR LEON & FRANCES SHULER & MILLARD REALTY AND CONSTRUCTION Co., DOCUMENT No. 109110, RECORDED OCTOBER 24, 1984.
- PARCEL MAP FOR H.B. & M. LOUISE ROGERS, DOCUMENT No. 115207, RECORDED MARCH 25, 1985.
- PARCEL MAP No. 2 FOR RAYMOND & SCOTT SMITH, DOCUMENT No. 266951, RECORDED DECEMBER 12, 1991.
- PARCEL MAP FOR EARL & PAULA MCKIE, DOCUMENT No. 266952, RECORDED DECEMBER 12, 1991.
- PARCEL MAP FOR JOSEPH & MAXINE MOORE AND GENE & PEGGY EPLER, DOCUMENT No. 280300, RECORDED JUNE 4, 1992.
- BLM FIELD NOTES & PLAT OF THE DEPENDENT RESURVEY OF A PORTION OF THE EAST BOUNDARY AND A PORTION OF THE SUBDIVISIONAL LINES OF T12N, R20E, MOUNT DIABLO MERIDIAN, DATED JUNE 11, 2002.
- RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR ROY & BARBARA HOLESAPPLE AND GARY LISBY, DOCUMENT No. 568002, RECORDED FEBRUARY 24, 2003.
- RECORD OF SURVEY FOR U.S. FISH AND WILDLIFE SERVICE, DOCUMENT No. 587306, RECORDED AUGUST 21, 2003.
- FINAL PARCEL MAP #LDA 02-062 FOR ARTHUR AND BARBARA ARP, DOCUMENT No. 599648, RECORDED DECEMBER 16, 2003.
- FINAL PARCEL MAP #02-061 FOR JOHNSON DEVELOPMENT, L.L.C., DOCUMENT No. 599649, RECORDED DECEMBER 16, 2003.
- FINAL PARCEL MAP LDA 04-067 FOR P.M.B. #4, LLC, DOCUMENT No. 652802, RECORDED AUGUST 19, 2005.
- FINAL PARCEL MAP LDA 04-066 FOR ERIC METCALF, DOCUMENT No. 652804, RECORDED AUGUST 19, 2005.
- PARCEL MAP LDA 15-017 FOR WEST RIDGE HOMES INC., DOCUMENT No. 2016-884554, RECORDED JULY 18, 2016.

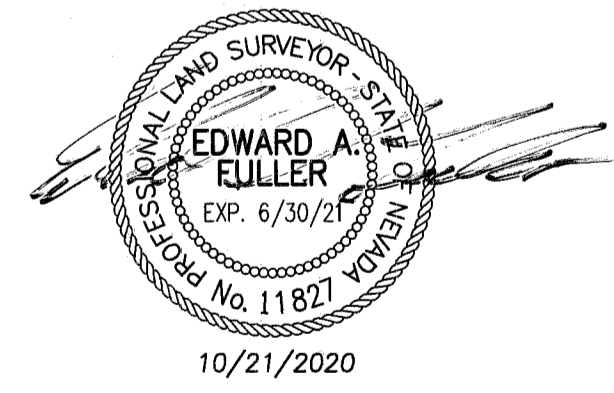
**LEGEND**

- ✱ or ◈ PLS CORNER FOUND AS NOTED
- FOUND POINT AS NOTED
- FOUND 5/8" REBAR WITH CAP "PLS 11827"
- SET 5/8" REBAR WITH CAP "PLS 11827"
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- GRAPHIC BORDER, DELINEATES SUBJECT PROPERTY LIMITS



**BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94 (HARN), PER OBSERVED MONUMENTS SHOWN HEREON. THE COORDINATES AND SURVEY DIMENSIONS SHOWN HEREON ARE GROUND VALUES, TO OBTAIN GRID VALUES DIVIDE GROUND VALUES BY A COMBINED FACTOR OF 1.0002007463.  
**TOTAL AREA = 7.00 ACRES**



**PARCEL MAP No. 2**  
**(DP 19-0420)**  
 FOR  
**WEST RIDGE HOMES, INC.**  
 LOCATED WITHIN A PORTION OF THE N 1/2 OF THE SE 1/4  
 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST,  
 MOUNT DIABLO MERIDIAN

DOUGLAS COUNTY NEVADA  
 Meridian Surveying & Mapping, Inc.  
 Land, Construction and Boundary Surveys  
 8725 Technology Way C2, Reno, NV 89521 - (775) 690-4194  
 DRAWN BY: EAF  
 DATE: OCT 2020  
 SHEET  
**2**  
 OF SHEETS

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	11°28'42"	122.00'	24.44'
C2	11°28'42"	78.00'	15.63'
C3	11°28'42"	100.00'	20.03'
C4	11°28'42"	100.00'	20.03'