

FINAL SUBDIVISION MAP A PLANNED UNIT DEVELOPMENT (PD 05-003-3) & (LDA 16-019)

THE COTTAGES AT CARSON VALLEY PHASE 2

**LOCATED WITHIN A PORTION OF SECTION 21,
TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA**

OWNER'S CERTIFICATE

KNOWN BY ALL MEN THESE PRESENTS, THAT THE UNDERSIGNED, COTTAGES NVCHH, LLC, 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, PRIVATE DRAINAGE, 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.

COTTAGES NVCHH, LLC (a Nevada Limited Liability Company)

BY: CARTER HILL HOMES, LLC
ITS: MANAGER

Brandon S. Hill
BY: BRANDON S. HILL
ITS: MANAGER

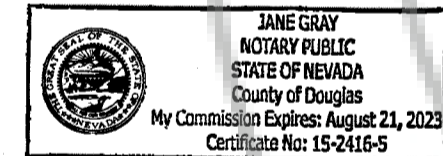
COUNTY OF Douglas ss:
STATE OF Nevada

ON THIS 16 DAY OF January, IN THE YEAR 2021, 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 *Gene Drury*

MY COMMISSION EXPIRES: August 12, 2023



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:

951169 Hill Profunding

SIGNATURE: *Debbie H. Cimijotti* DATE: 1-11-2021
PRINTED NAME: Debbie H. Cimijotti, VP
TITLE COMPANY: WESTERN TITLE COMPANY, LLC

SURVEYOR'S CERTIFICATE

I, CORY J. KLEINE, 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 COTTAGES NVCHH, LLC
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 21, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 01-08-2021
- 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 June 30, 2021 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



Cory J. Kleine
CORY J. KLEINE, P.L.S.-21988

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: 1/11/21

PRINTED NAME: Chris Willing

GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT
SIGNATURE: *Greg Reed* DATE: 1-12-2021

PRINTED NAME: Greg Reed Water + Sewer only

CHARTER COMMUNICATIONS
SIGNATURE: *Lednel Gonzalez* DATE: 1/12/21

PRINTED NAME: Lednel 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: 1/11/21

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: *Michelle Hill* DATE: 1/13/2021

PRINTED NAME: KATHERINE POLKINS

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: *Karl Eitenmiller* DATE: 1-14-21

PRINTED NAME: Karl Eitenmiller

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: *April Holt*, P.E. DATE: 1-12-2021

PRINTED NAME: April Holt

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: 01/08/2021
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.

Jeremy J. Hutchings DATE: 01-14-2021
JEREMY J. HUTCHINGS, P.E.
COUNTY ENGINEER

COUNTY TAX COLLECTOR'S CERTIFICATE

I, AMY BURGANS, 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. 1220-21-111-126 & 1220-21-111-127)

Amy Burgans DATE: 1-20-21
AMY BURGANS
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 16th DAY OF January, 2021, AND WAS DULY APPROVED. IN ADDITION, THERE ARE NO PUBLIC RIGHT-OF-WAYS OFFERED FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

Janice Balda DATE: 01/15/21
for AMY BURGANS
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 15th DAY OF January, 2021. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, THERE ARE NO PUBLIC RIGHT-OF-WAYS OFFERED FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

Thomas A. Dallaire DATE: 01-15-21
THOMAS A. DALLAIRE, P.E.
COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 20th DAY OF January, 2021, AT DL MINUTES PAST

3 O'CLOCK P.M., AS DOCUMENT NO. 2021-96309 RECORDED AT THE

REQUEST OF LANDSMITH APPRECIATION FUND, LLC.

Karen Ellison
for KAREN ELLISON
DOUGLAS COUNTY RECORDER

SHEET 1 OF 2
R/O Anderson
WWW.ROANDERSON.COM

MINDEN 1603 Emerald Ave Reno, NV 89521 P 775.782.2922 F 775.782.7064
PLUMBLISS 9060 Plumbliss Unit 18 Reno, NV 89521 P 775.782.2922 F 775.782.7064

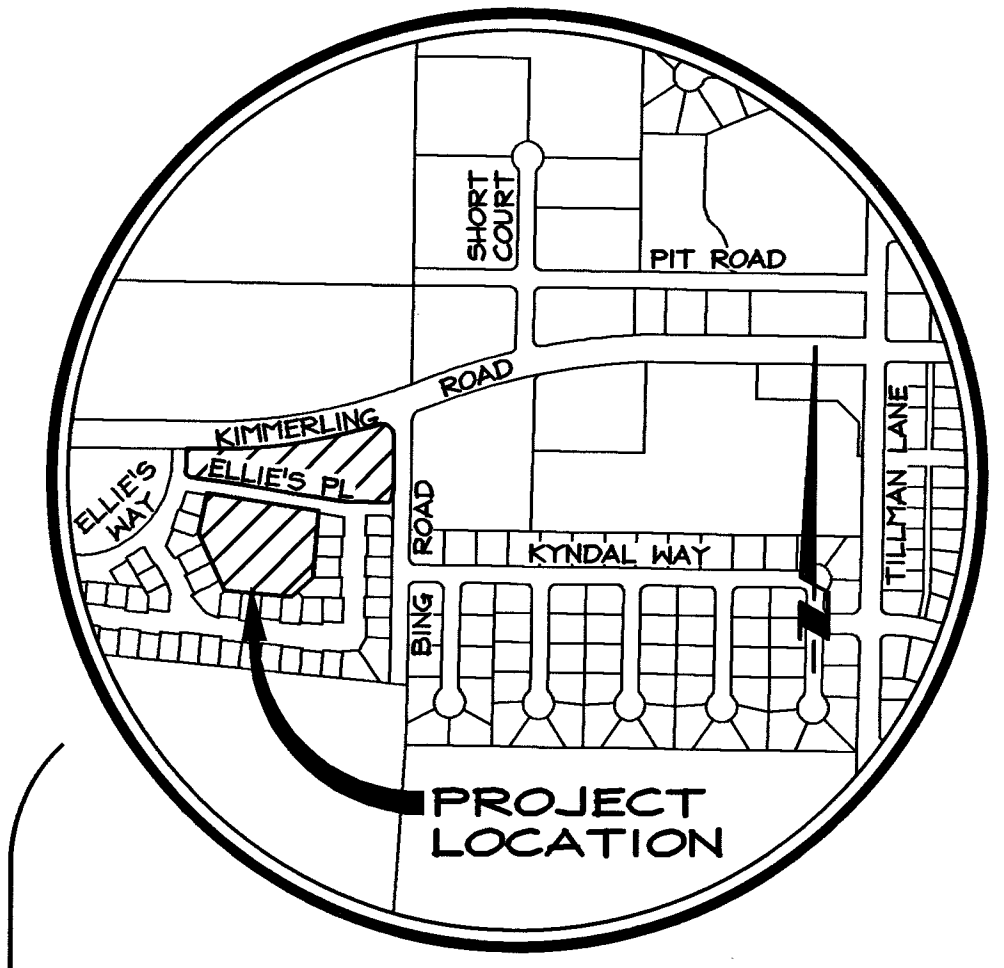
SCALE: 1" = 40'

LINE	BEARING	LENGTH
L1	N00°03'57"W	30.04'
L2	S00°03'57"E	30.00'
L3	S08°17'22"W	55.01'
L4	S47°31'13"E	21.40'
L5	S08°17'22"W	19.00'
L6	S78°38'15"W	19.62'

LINE	BEARING	LENGTH
L7	N89°49'53"E	15.10'
L8	S74°11'49"W	21.40'
L9	N00°47'26"E	26.07'
L10	S08°17'22"W	19.00'
L11	S38°10'48"W	44.08'
L12	S38°10'48"W	44.08'
L13	N08°17'22"E	55.87'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
EC1	90°00'00"	15.00'	23.56'	S53°17'22"W	21.21'
EC2	21°54'45"	114.00'	45.64'	S91°17'51"W	45.40'
EC3	62°18'12"	14.00'	15.22'	S00°51'59"E	14.48'
EC4	304°36'25"	57.00'	305.03'	N89°42'52"W	52.99'
EC5	62°18'12"	14.00'	15.22'	N61°36'14"E	14.48'
EC6	21°54'45"	114.00'	31.10'	N91°17'51"E	30.91'
EC7	90°00'00"	15.00'	23.56'	N86°42'38"W	21.21'
EC8	90°00'00"	15.00'	23.56'	N65°09'01"W	21.21'
EC9	95°51'23"	15.00'	25.10'	S47°46'40"W	22.27'

LINE	BEARING	LENGTH
E1	S08°17'22"W	21.01'
E2	S30°17'08"W	9.07'
E3	N30°17'08"E	9.07'
E4	N08°17'22"E	21.01'
E5	N17°24'50"W	15.61'
E6	N08°07'04"E	66.08'



NOTES

TOTAL AREA: 3.90 ACRES
 COMMON AREA A & B: 2.74 ACRES / 50,675 SF

THIS MAP IS A DIVISION OF LOTS 60 & 61 PER THE ATTENDED FINAL MAP FOR COTTAGES AT CARSON VALLEY, PHASE I, FILED FOR RECORD JUNE 20, 2017 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 900311.

THE PARCELS SHOWN HEREON LIE WITHIN THE "UNSHADED X" ZONE PER FEMA FIRM 32005C0265G DATED JANUARY 20, 2010.

ALL AREAS INDICATED HEREON AS "COMMON AREA" SHALL BE DESIGNATED AS PUBLIC UTILITY EASEMENTS, EASEMENTS FOR CLUSTER MAILBOXES AND PRIVATE DRAINAGE EASEMENTS.

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

MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS WILL 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.

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

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	17°13'22"	1760.00'	529.05'	N81°13'12"E	527.06'
C2	107°14'28"	35.00'	65.51'	S53°46'13"E	56.36'
C3	90°00'00"	15.00'	23.56'	S44°50'59"W	21.21'
C4	08°26'23"	216.15'	31.89'	N85°55'49"W	31.86'
C5	87°35'21"	15.00'	22.93'	N37°54'57"W	20.76'
C6	05°56'40"	327.50'	33.98'	N02°54'23"E	33.96'
C7	12°07'13"	306.00'	64.73'	S05°54'39"W	64.61'
C8	08°26'23"	236.00'	34.76'	S85°55'49"E	34.73'
C9	21°54'45"	100.00'	38.39'	S91°17'15"W	38.15'
C10	01°41'44"	1774.50'	52.56'	N88°58'58"E	52.56'
C11	01°58'10"	1774.50'	61.00'	N87°08'58"E	61.00'
C12	02°05'21"	1774.50'	64.71'	N85°07'13"E	64.70'
C13	02°06'31"	1774.50'	65.31'	N83°01'16"E	65.31'
C14	02°07'54"	1774.50'	66.02'	N80°54'04"E	66.02'
C15	01°35'09"	1774.50'	49.12'	N79°02'32"E	49.12'
C16	02°32'26"	1774.50'	78.68'	N76°58'44"E	78.68'
C17	02°45'51"	1774.50'	85.60'	N74°19'36"E	85.60'



LEGEND

- SET CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP, PLS 21988
- FOUND CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP, PLS 15428
- FOUND 5/8" REBAR & CAP OR NAIL & TAG, PLS 15428, UNLESS OTHERWISE INDICATED
- △ SET 5/8" REBAR W/PLASTIC CAP, PLS 21988 AT ALL PROPERTY CORNERS
- NOTHING FOUND OR SET
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

BASIS OF BEARING

N00°00'00"W - THE WEST RIGHT-OF-WAY LINE OF BING ROAD AS SHOWN ON THE ATTENDED FINAL MAP FOR COTTAGES AT CARSON VALLEY, PHASE I FILED FOR RECORD JUNE 20, 2017 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 900311.

R/O Anderson
 www.roanderson.com

RINDEN 1603 Emeraldale Ave P.O. Box 2228 Minden, NV 89423
 775.782.2322 F 775.782.7064

RENO 4060 Double Diamond Plany, Unit 118 Reno, NV 89521
 775.782.2322 F 775.782.7064

SCALE: 1" = 40' SHEET 2 OF 2

FINAL SUBDIVISION MAP
 A PLANNED UNIT DEVELOPMENT
 (PD 05-003-3) & (LDA 16-019)
 FOR
THE COTTAGES AT CARSON VALLEY
 PHASE 2

LOCATED WITHIN A PORTION OF SECTION 21, T.12N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA

