

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND DO HEREBY GRANT PERMANENT EASEMENTS FOR ACCESS, UTILITY INSTALLATION, AND DRAINAGE AS DESIGNATED ON THIS MAP.

021 CURRANT COURT LLC.

James A. Hendrickson 1/11/21
 BY: JAMES A. HENDRICKSON DATE
 ITS: MANAGING MEMBER

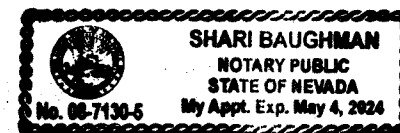
NOTARY PUBLIC

STATE OF NEVADA
 COUNTY OF CARSON CITY S.S.

ON THIS 11th DAY OF JAN. IN THE YEAR 2021 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED James Hendrickson PERSONALLY KNOWN BY ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Shari Baughman
 NOTARY PUBLIC
 MY COMMISSION EXPIRES May 4, 2024



UTILITY COMPANIES CERTIFICATE

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

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO NV ENERGY 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, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

Sierra Pacific Power Company 1/20/2021
 SIERRA PACIFIC POWER COMPANY DATE
 d/b/a NV ENERGY

Katherine Perkins
 PRINTED NAME

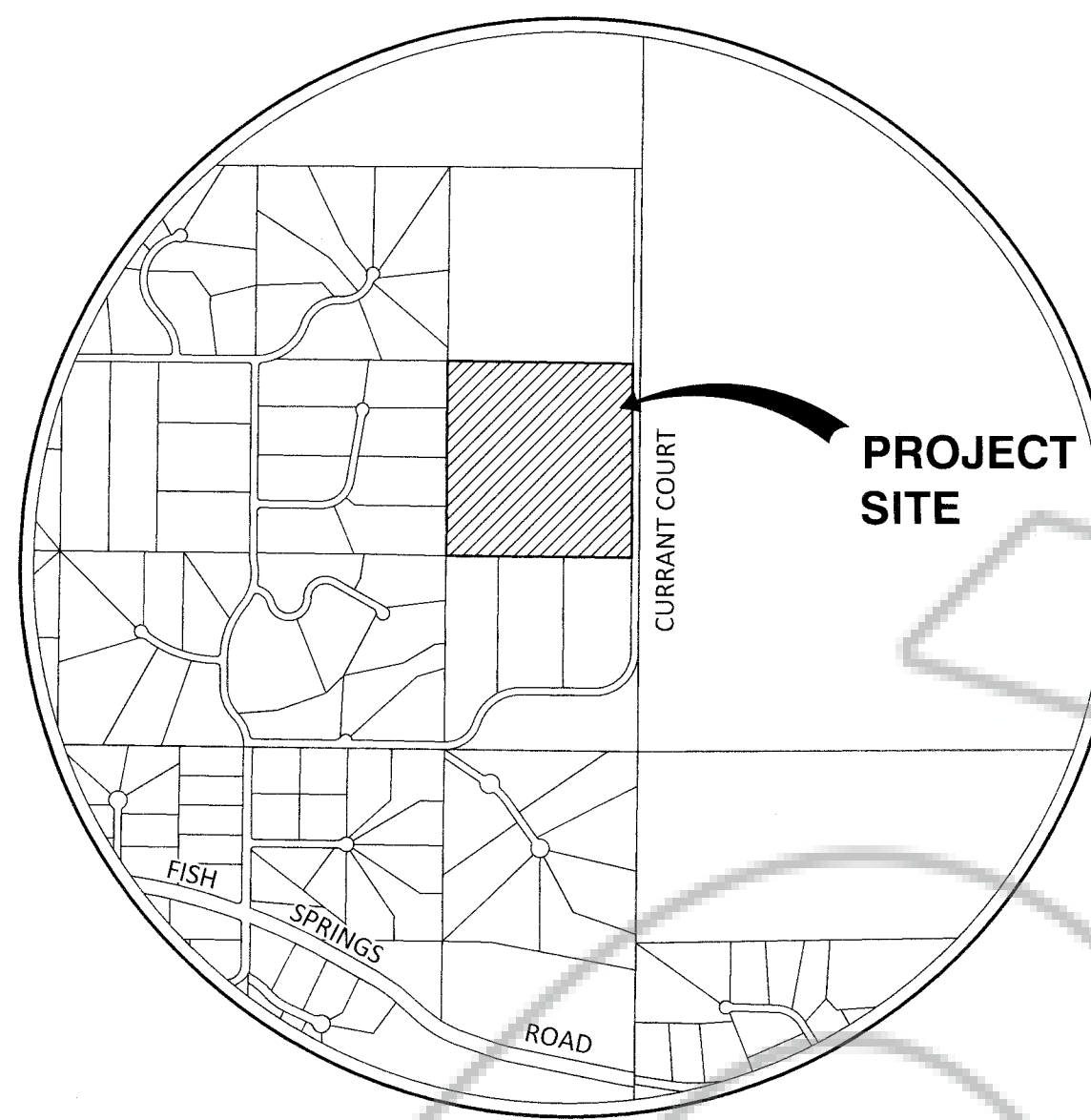
Chris Willing 1/19/2021
 FRONTIER COMMUNICATIONS DATE
 PRINTED NAME

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.

Southwest Gas Corporation 1/19/21
 SOUTHWEST GAS CORPORATION DATE
 Clarence Ramsay
 PRINTED NAME

REFERENCE DOCUMENTS

- (R1) RECORD OF SURVEY FOR THE KIMBALL FAMILY TRUST AND BAYAN & DENISE J. LEWIS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, ON FEBRUARY 19, 2004 IN BOOK 204 PAGE 7744 AS FILE NO. 605057 OF THE OFFICIAL RECORDS.
- (R2) PARCEL MAP FOR LARRY AND ALMA MIRON FAMILY TRUST FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, ON JANUARY 22, 1992 IN BOOK 192 PAGE 2597 AS FILE NO. 269346 OF THE OFFICIAL RECORDS.
- (R3) FINAL MAP FOR WILDFLOWER RIDGE UNIT 3-B FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, ON JUNE 5, 1991 IN BOOK 691 PAGE 456 AS FILE NO. 252108 OF THE OFFICIAL RECORDS.
- (R4) FINAL MAP FOR WILDFLOWER RIDGE UNIT 1 FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, ON JUNE 4, 1991 IN BOOK 691 PAGE 338 AS FILE NO. 252076 OF THE OFFICIAL RECORDS.
- (R5) FINAL MAP FOR WILDFLOWER RIDGE UNIT 2 FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, ON DECEMBER 19, 1990 IN BOOK 1290 PAGE 2541 AS FILE NO. 241308 OF THE OFFICIAL RECORDS.
- (R6) RECORD OF SURVEY FOR G.S.F. CORPORATION FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, ON JUNE 21, 1988 IN BOOK 688 PAGE 3183 AS FILE NO. 180582 OF THE OFFICIAL RECORDS.
- (R7) MAP OF DIVISION INTO LARGE PARCELS NO. 1 FOR RAYMOND P. & PETE BORDA FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, ON JANUARY 29, 1986 IN BOOK 186 PAGE 2452 AS FILE NO. 130123 OF THE OFFICIAL RECORDS.
- (R8) LAND DIVISION MAP FOR G.S.F. DEVELOPMENT COMPANY, BEING PORTIONS OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 20 EAST AND SECTIONS 1 AND 2 TOWNSHIP 12 NORTH, RANGE 20 EAST M.D.B. & M. FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, ON JULY 5, 1979 IN BOOK 79 PAGE 199 AS FILE NO. 34176 OF THE OFFICIAL RECORDS.



VICINITY MAP
 NO SCALE

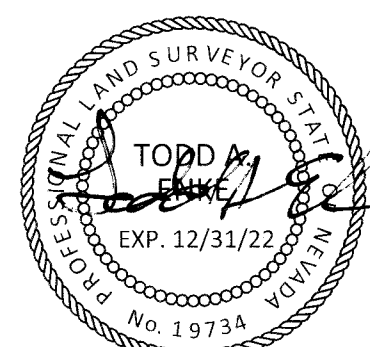
NOTES

1. 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.
2. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
3. DUE TO THE PERCOLATION TEST RESULTS CONDUCTED BY RCI, AS DISCUSSED IN THEIR LIMITED GEOTECHNICAL REPORT DATED APRIL 15, 2019, THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (ISDS) IS LIMITED TO ALTERNATIVE TREATMENT SYSTEMS TO BE APPROVED AND PERMITTED BY THE DOUGLAS COUNTY BUILDING DIVISION PRIOR TO OBTAINING A BUILDING PERMIT.
4. THE OWNER IS SOLELY RESPONSIBLE FOR CONTINUED YEARLY MAINTENANCE OF THE ISDS PER THE MANUFACTURER'S SPECIFICATIONS.
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 USE OF 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 IN ACCORDANCE WITH CHAPTER 20.100.050.B.
7. ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE "HILLSIDE" AREAS IDENTIFIED ON THE FINAL MAP MUST COMPLY WITH DOUGLAS COUNTY CODE, SECTION 20.690.030 (K) HILLSIDE GRADING.
8. MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS MUST BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNERS ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.
9. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
10. NO SECONDARY POWER IS PROVIDED AND IT IS THE RESPONSIBILITY OF THE PARCEL OWNER TO PROVIDE THE FACILITIES AND CONNECTIONS REQUIRED BY THE POWER PROVIDER FOR SECONDARY POWER, INCLUDING CONNECTION FEES, TRANSFORMERS, POLES AND LINE EXTENSIONS.
11. THIS MAP COMPLIES WITH NRS 278.325 AND NRS 625.340, SUB-SECTION 2.
12. THERE ARE NO EXISTING STRUCTURES..
13. THE TOTAL AREA DIVIDED IS 39.98 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD A. ENKE, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA DO HEREBY STATE THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF 021 CURRANT COURT LLC.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4 OF SECTION 36, T. 13 N., R. 20 E., M.D.M. AND THE SURVEY WAS COMPLETED ON APRIL 16, 2020.
3. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.
4. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
5. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



TODD A. ENKE, PLS 19734

1/11/21
 DATE:

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE OWNERS CERTIFICATE ARE THE ONLY PARTIES OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THERE ARE NO LIEN AND/OR MORTGAGE HOLDERS OF RECORD.

APN: 1320-36-002-021

Steven Cook 1-21-2021
 TITLE OFFICER DATE

STEVEN COOK
 PRINTED NAME

COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 17th DAY OF February, 2021. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. 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 EASEMENT(S).

Thomas A. Dallaire 02.17.2021
 THOMAS A. DALLAIRE, P.E. COMMUNITY DEVELOPMENT DIRECTOR DATE

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 17th DAY OF February, 2021, 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. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

Amy (Poole) Burgans 2-23-21
 AMY (POOLE) BURGANS, COUNTY CLERK/TREASURER DATE

TAX COLLECTOR'S CERTIFICATE

I, Kathy Lewis, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR DO HEREBY CERTIFY THAT 021 CURRANT COURT LLC. HAS PAID TAXES FOR THE FISCAL YEAR.

APN: 1320-36-002-021

Amy (Poole) Burgans 2-23-21
 AMY (POOLE) BURGANS, DOUGLAS COUNTY CLERK-TREASURER & EX-OFFICIO TAX COLLECTOR DATE

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, ALL IMPROVEMENTS AS REQUIRED BY THIS MAP ARE COMPLETE.

Jeremy J. Hutchings 02.11.2021
 JEREMY J. HUTCHINGS, P.E., DOUGLAS COUNTY ENGINEER DATE

COUNTY RECORDER'S CERTIFICATE

FILED THIS 23rd DAY OF February, 2021 AT 51 MINUTES PAST 3 O'CLOCK P.M., AS DOCUMENT NUMBER 2021-962409. RECORDED AT THE REQUEST OF 021 CURRANT COURT LLC.

Karen Ellison
 KAREN ELLISON, DOUGLAS COUNTY RECORDER DATE

SHEET 1 OF 2

PARCEL MAP (DP-19-0310)
 FOR
021 CURRANT COURT LLC.

A.P.N. 1320-36-002-021

LOCATED WITHIN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 36, T.13N., R.20E., M.D.M.



Carson City
 340 N. Minnesota St.
 Carson City, NV 89703-4152
 775-883-1600
 Lake Tahoe
 276 Kingsbury Grade, Ste. 206
 Stateline, NV 89449
 775-588-7500

JANUARY 04, 2021

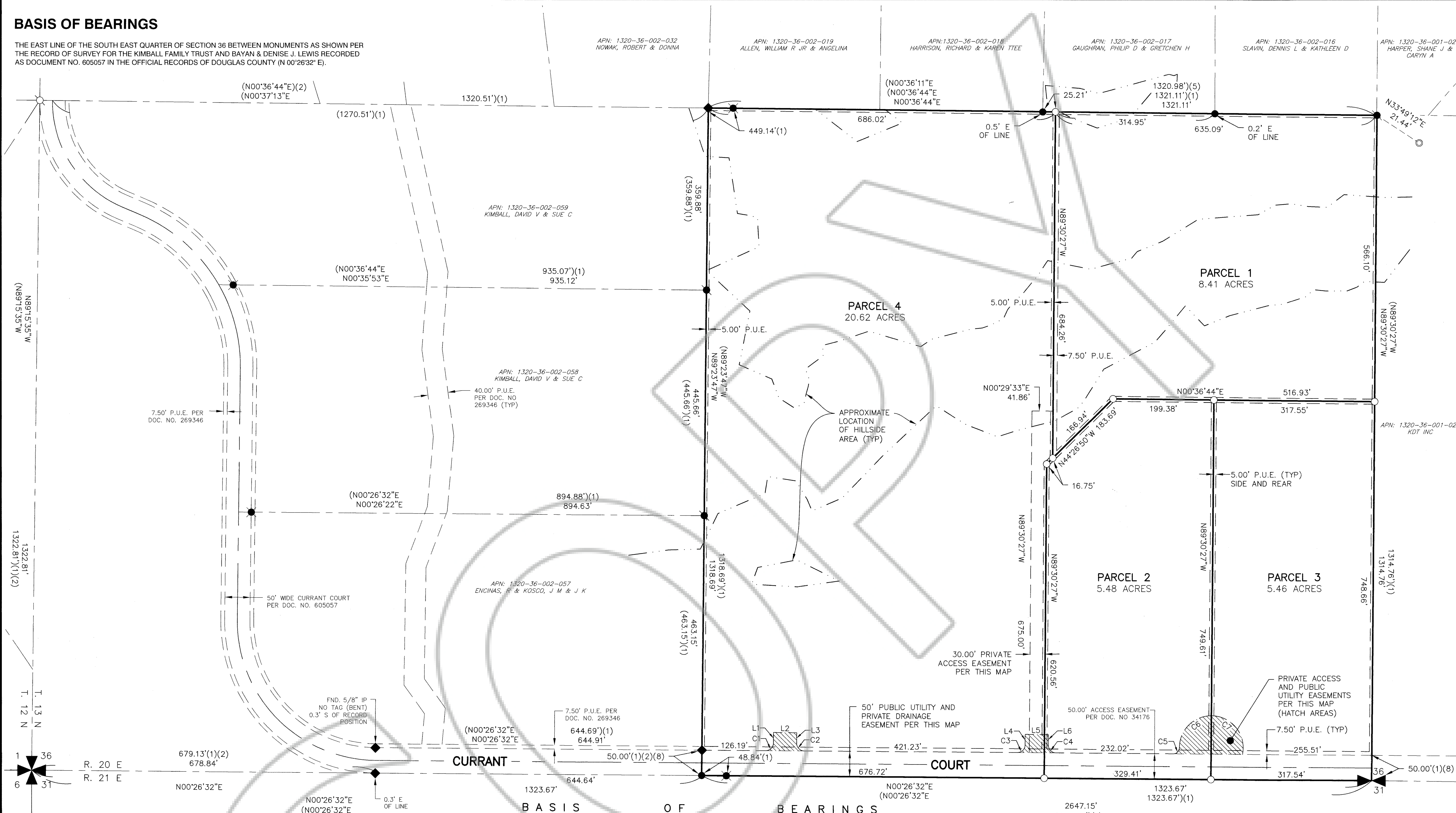
JOB NO. 18-217

DOUGLAS COUNTY

NEVADA

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTH EAST QUARTER OF SECTION 36 BETWEEN MONUMENTS AS SHOWN PER THE RECORD OF SURVEY FOR THE KIMBALL FAMILY TRUST AND BAYAN & DENISE J. LEWIS RECORDED AS DOCUMENT NO. 605057 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY (N 00°26'32" E).



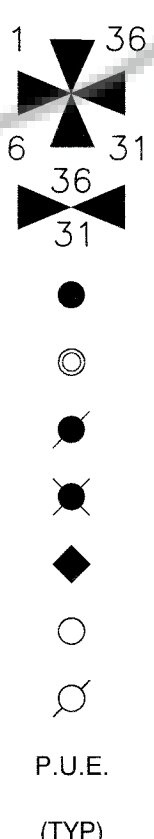
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LINE AND CURVE TABLE

| LINE/CURVE | LENGTH | BEARING/DELTA | RADIUS |
|------------|--------|---------------|--------|
| C1 | 23.56 | 90°00'00" | 15.00 |
| C2 | 23.56 | 90°00'00" | 15.00 |
| C3 | 23.56 | 90°00'00" | 15.00 |
| C4 | 23.56 | 90°00'00" | 15.00 |
| C5 | 18.83 | 89°55'08" | 12.00 |
| C6 | 99.06 | 90°05'17" | 63.00 |
| C7 | 112.38 | 102°12'07" | 63.00 |
| L1 | 21.00 | N89°33'28"W | |
| L2 | 46.00 | N00°26'32"E | |
| L3 | 21.00 | N89°33'28"W | |
| L4 | 21.00 | N89°33'28"W | |
| L5 | 46.00 | N00°26'32"E | |
| L6 | 21.00 | N89°33'28"W | |

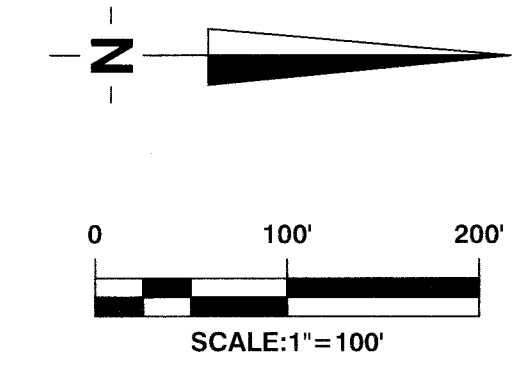
LEGEND



- FOUND 2-1/2" BRASS CAP, U.S.G.L.O. SECTION CORNER
- FOUND 2-1/2" BRASS CAP, U.S.G.L.O. ONE-QUARTER CORNER
- FOUND 5/8" REBAR & CAP, PLS 3209
- FOUND 1" IRON PIPE, RLS 4840
- FOUND 5/8" REBAR & CAP, RLS 7284
- FOUND 5/8" REBAR & CAP, RLS 3922
- FOUND 5/8" REBAR, NO ID OR AS NOTED
- SET 5/8" REBAR & CAP, PLS 3579
- DIMENSION POINT, NOTHING FOUND OR SET
- PUBLIC UTILITY EASEMENT
- TYPICAL

RCI
Resource Concepts Inc.
Carson City
340 N. Minnesota St.
Carson City, NV 89703-4152
775-883-1600
Lake Tahoe
276 Kingsbury Grade, Ste. 206
Stateline, NV 89449
775-588-7500
JANUARY 04, 2021 JOB NO. 18-217

- ADJOINING LOT LINE
- APPROXIMATE HILLSIDE AREA
- BOUNDARY LINE
- CENTERLINE
- EXISTING EASEMENT
- NEW/PROPOSED EASEMENT



PARCEL MAP (DP-19-0310)
FOR
021 CURRANT COURT LLC.
A.P.N. 1320-36-002-021
LOCATED WITHIN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 36, T.13N., R.20E., M.D.M.
DOUGLAS COUNTY NEVADA