

FINAL SUBDIVISION MAP  
(LDA 18-007)

HOLSTEIN COURT

LOCATED WITHIN A PORTION OF SECTION 9,  
TOWNSHIP 12 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, IRRIGATION, ROADWAYS, MAILBOX, NATURAL GAS, WATER, STORM DRAINAGE, SEWER, FOR POLES, ANCHORS, GUTS 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.

203, LLC (a Nevada Limited Liability Company)

BY: Randall S. Harris  
ITS: MANAGER

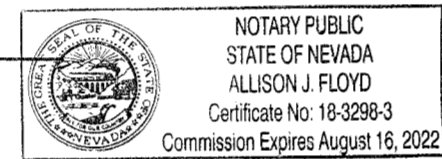
BY: Martin L. Stahl  
ITS: MANAGER

COUNTY OF DOUGLAS SS:  
STATE OF NEVADA

ON THIS 10 DAY OF March, IN THE YEAR 2021, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED RANDALL S. HARRIS, 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 J. Floyd



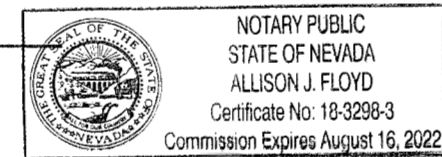
MY COMMISSION EXPIRES, 8-18-22

COUNTY OF DOUGLAS SS:  
STATE OF NEVADA

ON THIS 10 DAY OF March, IN THE YEAR 2021, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MARTIN L. STAHL, 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 J. Floyd



MY COMMISSION EXPIRES, 8-18-22

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: William D. Bernardo DATE: 2/23/2021  
PRINTED NAME: William D. Bernardo  
TITLE COMPANY: Stewart Title Company

SURVEYOR'S CERTIFICATE

I, CORY J. KLEINE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF 203, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 9, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON NOVEMBER 23, 2020.
- 3) 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.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

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: 2-23-21

PRINTED NAME: Chris Willing

CHARTER COMMUNICATIONS  
SIGNATURE: Leonel Gonzalez DATE: 3.01.2021

PRINTED NAME: LEONEL GONZALEZ

THE GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT BY SIGNING THIS FINAL MAP ACKNOWLEDGES IT WILL SERVE WATER AND SEWER SERVICE TO THIS SUBDIVISION UPON ACCEPTANCE OF ALL WATER AND SEWER IMPROVEMENTS BY THE DISTRICTS BOARD OF TRUSTEES.

GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT  
SIGNATURE: Gregory Reed DATE: 3-10-2021

PRINTED NAME: Gregory Reed

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: 3/2/21

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/s NV ENERGY  
SIGNATURE: Malcolm J. Wilson DATE: 2-23-2021

PRINTED NAME: Malcolm J. Wilson

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: 3/4/21

PRINTED NAME: Malcolm J. Wilson, P.E.

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 Fahy DATE: 2/25/2021

PRINTED NAME: Ryan Fahy, NOEP-BWPC, SEIT

FIRE DEPARTMENT'S CERTIFICATE

THE FIRE FIGHTING FACILITIES AND ACCESS SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION DISTRICT.

Chris Day DATE: 02/22/2021  
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, ALL IMPROVEMENTS AS REQUIRED BY THIS MAP ARE COMPLETE.

Thomas Dallaire DATE: 03/16/2021  
THOMAS DALLAIRE ON BEHALF OF 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. 1220-09-401-000)

Amy Burgans DATE: 3/19/21  
AMY BURGANS SENIOR DEPUTY CLERK-TREASURER 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 10<sup>th</sup> DAY OF March, 2021, 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).

Shana Wallace DATE: 03/16/2021  
SHANA WALLACE 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 16<sup>th</sup> DAY OF March, 2021. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE 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).

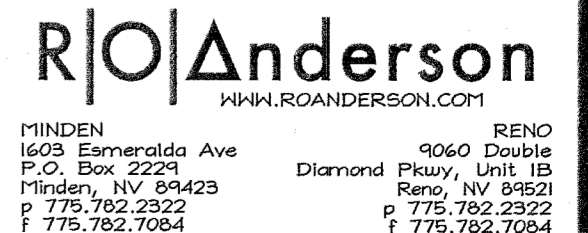
Thomas A. Dallaire DATE: 3/16/2021  
THOMAS A. DALLAIRE, P.E. COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

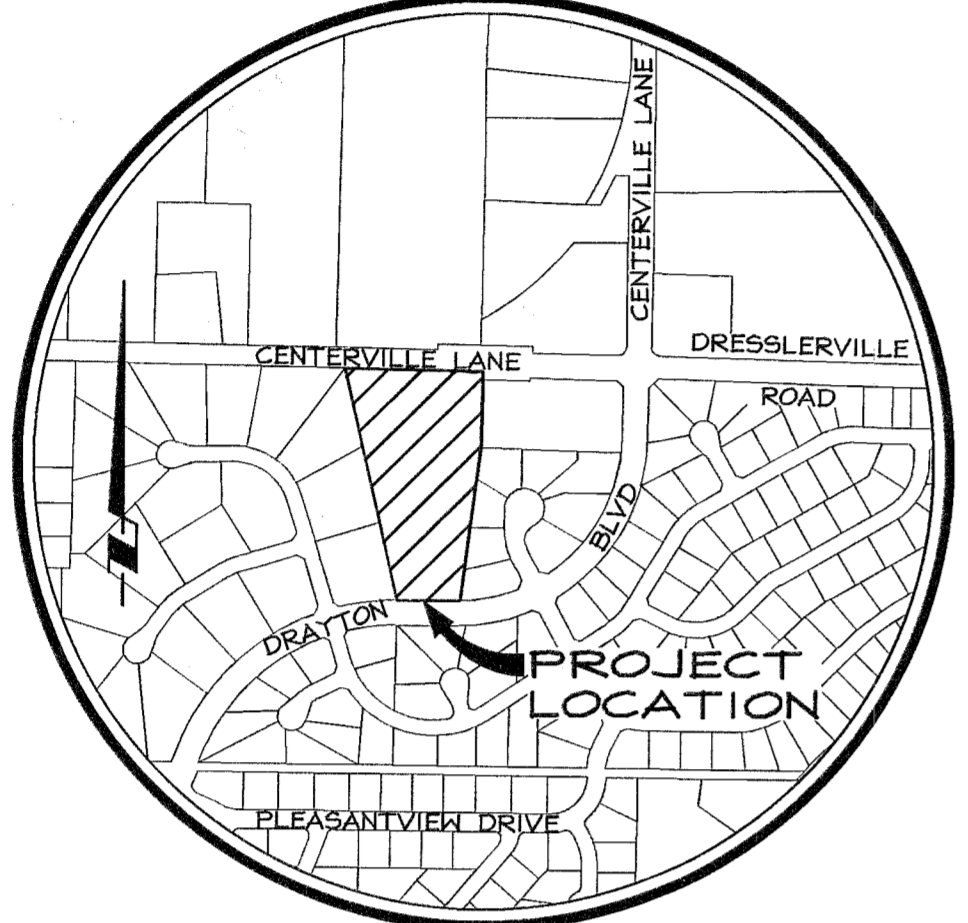
FILED FOR RECORD THIS 22<sup>nd</sup> DAY OF March, 2021, AT 46 MINUTES PAST

12 O'CLOCK P.M., AS DOCUMENT NO. 2021-963934 RECORDED AT THE REQUEST OF 203, LLC.

Karen Ellison  
KAREN ELLISON DEPUTY RECORDER DOUGLAS COUNTY RECORDER



SCALE: 1" = 50'

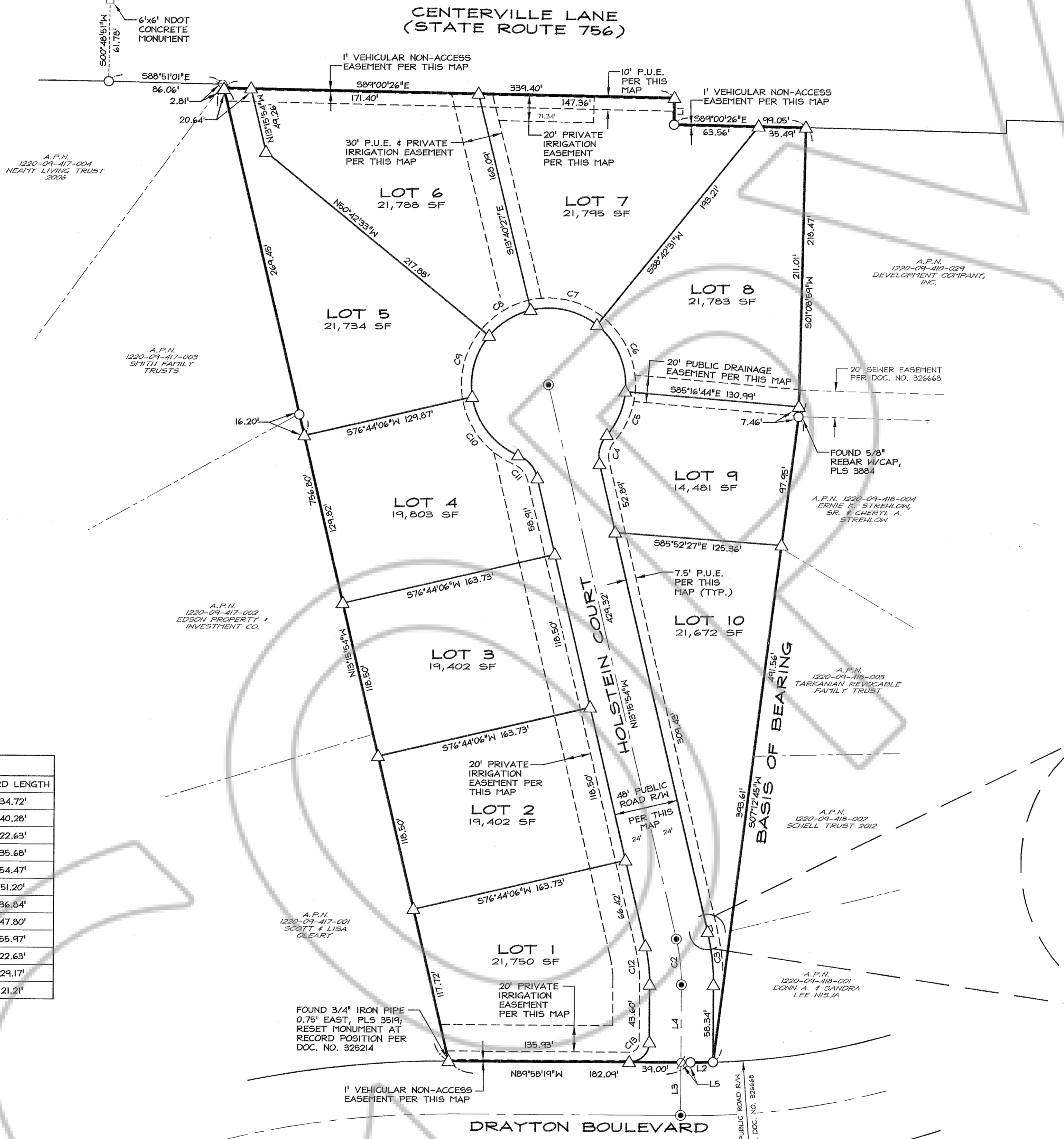
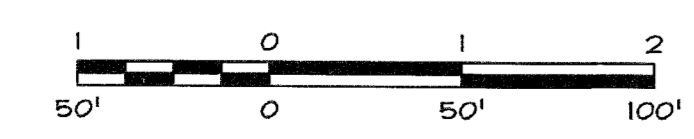


VICINITY MAP  
NO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°59'34"W	20.00'
L2	S89°06'25"W	16.84'
L3	N00°01'41"E	40.00'
L4	N00°01'41"E	58.60'
L5	N89°58'19"W	7.16'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C2	131°17'35"	150.00'	34.80'	N06°37'06"W	34.72'
C3	131°17'35"	174.00'	40.37'	N06°37'06"W	40.28'
C4	53°49'02"	25.00'	23.48'	N13°38'37"E	22.63'
C5	35°49'53"	58.00'	36.27'	N22°38'12"E	35.68'
C6	56°00'45"	58.00'	56.70'	N23°17'07"W	54.47'
C7	52°22'58"	58.00'	53.03'	N77°28'58"W	51.20'
C8	37°02'06"	58.00'	37.49'	S57°48'30"W	36.84'
C9	48°40'26"	58.00'	49.27'	S14°57'14"W	47.80'
C10	57°41'57"	58.00'	58.41'	S38°13'58"E	55.97'
C11	53°49'02"	25.00'	23.48'	S40°10'25"E	22.63'
C12	131°17'35"	126.00'	29.23'	S06°37'06"E	29.17'
C13	90°00'00"	15.00'	23.56'	S45°01'41"W	21.21'

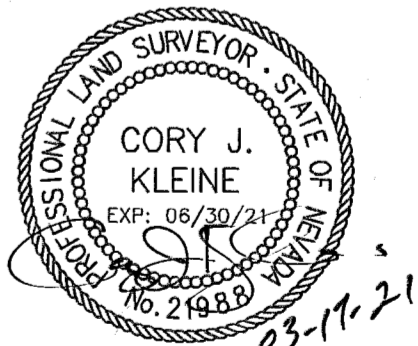
- LEGEND**
- SET CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP, PLS 21988
  - FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 3209, UNLESS NOTED OTHERWISE
  - △ SET 5/8" REBAR WITH PLASTIC CAP, PLS 21988
  - ∅ NOTHING FOUND OR SET
  - R/W RIGHT-OF-WAY
  - P.U.E. PUBLIC UTILITY EASEMENT



**NOTES**

- TOTAL AREA: 5.43 ACRES
  - LOTS (10): 4.67 ACRES
  - ROADWAYS: 0.76 ACRES
- THIS MAP IS A DIVISION OF PARCEL A AS SHOWN ON THE RECORD OF SURVEY SUPPORTING A LOT LINE ADJUSTMENT FOR HIGH SIERRA LAND CO. FILED FOR RECORD DECEMBER 16, 1993 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 325214.
- THE PARCELS SHOWN HEREON LIE WITHIN THE "UNSHADED X" ZONE PER FEMA FIRM 32005C0265G DATED JANUARY 20, 2010.
- THERE IS A SEVEN AND ONE-HALF (7.5') FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES, INCLUDING DRAYTON BOULEVARD, UNLESS OTHERWISE NOTED.
- THESE PARCELS ARE SUBJECT TO A GRANT OF EASEMENT FILED FOR RECORD NOVEMBER 12, 2019 AS DOCUMENT NO. 938039 TO NV ENERGY FOR UNDERGROUND UTILITIES BEING TEN (10') FEET IN WIDTH, FIVE (5') ON EACH SIDE OF THE CENTERLINE OF THE UNDERGROUND UTILITY FACILITIES. THE EASEMENT AREA AROUND ANY ADDITIONAL UTILITY FACILITIES SHALL BE REDUCED TO THREE (3') FEET IN ALL DIRECTIONS AROUND THE PERIMETER OF THE ADDITIONAL UTILITY FACILITIES.
- THESE PARCELS ARE SUBJECT TO A GRANT OF EASEMENT FILED FOR RECORD JANUARY 6, 2020 AS DOCUMENT NO. 940517 TO SOUTHWEST GAS CORPORATION FOR UNDERGROUND UTILITIES BEING TEN (10') FEET IN WIDTH, FIVE (5') FEET ON EACH SIDE OF THE CENTERLINE OF THE NATURAL GAS PIPELINE.
- ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
- ALL PARCELS WILL BE REQUIRED TO COMPLY WITH DOUGLAS COUNTY CODE, SECTION 20.100.040, IF THE PARCEL CONNECTS TO A PUBLIC WATER SYSTEM.
- ALL RUNOFF FROM A PUBLIC RIGHT-OF-WAY SHALL BE CONVEYED TO A FACILITY PROPOSED TO BE MAINTAINED BY THE GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT.
- OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY THE AUTHORIZING AGENCY.
- NO ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY MAINTAINED BY DOUGLAS COUNTY.

**DETAIL**  
SCALE: 1" = 5'



SCALE: 1" = 50' SHEET 2 OF 2

**FINAL SUBDIVISION MAP**  
(LDA 18-007)  
FOR  
**HOLSTEIN COURT**

LOCATED WITHIN A PORTION OF  
SECTION 9, T.12N., R.20E., M.D.M.  
DOUGLAS COUNTY, NEVADA

**R/O Anderson**  
1444.RANDERSON.COM

HINDEN 1608 Everardo Ave Reno, NV 89521  
P.O. Box 2224 Hinden, NV 89423  
P 775.782.2322 F 775.782.7084

RENO 9260 Double Diamond Pkwy, Unit 1B Reno, NV 89521  
P 775.782.2322 F 775.782.7084