

FINAL MAP A PLANNED UNIT DEVELOPMENT AS MODIFIED UNDER PD 04-008-4 HEYBOURNE MEADOWS PHASE IIIA

**LOCATED WITHIN PORTIONS OF THE NE1/4 OF SECTION 32 & THE NW1/4 OF SECTION 33,
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.

HEYBOURNE MEADOWS I, LLC (a Utah Limited Liability Company)
BY: EZRA K. NILSON
ITS: MANAGER

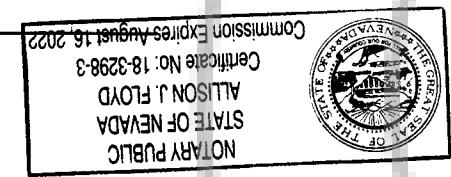
Ezra K. Nilson by Robert O. Anderson, Attorney-in-Fact.
BY: EZRA K. NILSON BY ROBERT O. ANDERSON
ITS: ATTORNEY-IN-FACT

COUNTY OF Douglas SS.
STATE OF Nevada

ON THIS 8 DAY OF September, IN THE YEAR 2021, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED EZRA K. NILSON BY ROBERT O. ANDERSON, ITS ATTORNEY-IN-FACT, 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 *Alison J. Hays*

MY COMMISSION EXPIRES: 8/16/2022



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: *Cory Miller* DATE: 8/13/21
PRINTED NAME: Cory Miller
TITLE COMPANY: First American Title Company
File# 2581420

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 HEYBOURNE MEADOWS I, LLC.
- THE LANDS SURVEYED LIE WITHIN A PORTIONS OF THE NE1/4 OF SECTION 32 & THE NW1/4 OF SECTION 33, T.13N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 09-15-21.
- 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 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: 8/13/21

PRINTED NAME: Chris Willing

MINDEN-GARDNERVILLE SANITATION DISTRICT
SIGNATURE: *Peter V. Baratti* DATE: 9-23-21

PRINTED NAME: Peter V. Baratti

TOWN OF MINDEN
SIGNATURE: *John Frisby* DATE: 8.26.21

PRINTED NAME: John Frisby

CHARTER COMMUNICATIONS
SIGNATURE: *Arnando Espino* DATE: 9/1/21

PRINTED NAME: Arnando Espino supervisor

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: 9/2/21

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/a NV ENERGY
SIGNATURE: *Katherine Perkins* DATE: 9/1/21

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: 9/2/21

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

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 Fahay* DATE: 9/2/21

PRINTED NAME: Ryan Fahay, NOEP-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 09/13/2021
AMY RAY DATE
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.

Jeremy J. Hutchings, P.E. 11-10-2021
JEREMY J. HUTCHINGS, P.E. DATE
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. 1320-33-213-019)

Amy Burgans 11-19-2021
AMY BURGANS DATE
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 10th DAY OF November, 2021, AND WAS FULLY 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).

Michelle Pablo 11-18-2021
for AMY BURGANS DATE
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 10th DAY OF November, 2021. 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).

Sam Booth 11-18-21
ON BEHALF OF: SAM BOOTH, DEPUTY DIRECTOR DATE
THOMAS A. DALLAIRE, P.E.
COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 11th DAY OF November, 2021, AT 32 MINUTES PAST
4 O'CLOCK P.M., AS DOCUMENT NO. 2021-977368. RECORDED AT THE
REQUEST OF HEYBOURNE MEADOWS I, LLC.

Karen Ellison Deputy
KAREN ELLISON
DOUGLAS COUNTY RECORDER

R/O Anderson
HARRISON ANDERSON, COPI

MINDEN 8060 Double Diamond Plzwy, Unit 1B Reno, NV 89521
P. 775.782.2323 F. 775.782.7064

SCALE: 1" = 100'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	07°35'37"	447.00'	59.24'	S67°08'07"W	59.20'
C2	01°36'17"	400.00'	11.20'	S62°32'10"W	11.20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°25'14"E	30.77'
L2	S51°48'58"W	67.82'
L3	N38°11'02"W	52.86'
L4	N43°01'39"W	17.92'
L5	N29°24'04"W	60.05'
L6	S19°04'05"E	50.01'

LINE TABLE		
LINE	BEARING	LENGTH
L7	S60°43'22"W	37.11'
L8	N89°42'55"W	25.00'
L9	N00°20'20"E	30.00'
L10	N38°11'02"W	4.80'
L11	N26°39'42"W	47.00'

EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
E1	11°22'12"	530.00'	174.18'	N00°36'54"E	176.33'

NOTES

TOTAL AREA: 19.15 ACRES
 LOTS (46): 7.76 ACRES
 LOT "A": 0.05 ACRES
 ROADWAYS: 2.72 ACRES
 NEW PARCEL FOR DEVELOPMENT: 8.62 ACRES

THIS MAP IS A DIVISION OF THE REMAINDER PARCEL AS SHOWN ON THE FINAL SUBDIVISION MAP FOR HEYBOURNE MEADOWS, LLC FILED FOR RECORD SEPTEMBER 19, 2017 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 904214.

THE PARCELS SHOWN HEREON LIE WITHIN THE "UNSHADED X" AND "AE" FLOOD ZONES AS SHOWN ON FIRI MAP 32005C02344, DATED JUNE 15, 2016.

LOT "A" IS A PUBLIC PARCEL INTENDED TO BE GRANTED TO THE TOWN OF GARDNERVILLE, AND NO DEVELOPMENT RIGHTS ARE ASSOCIATED WITH SAID LOT.

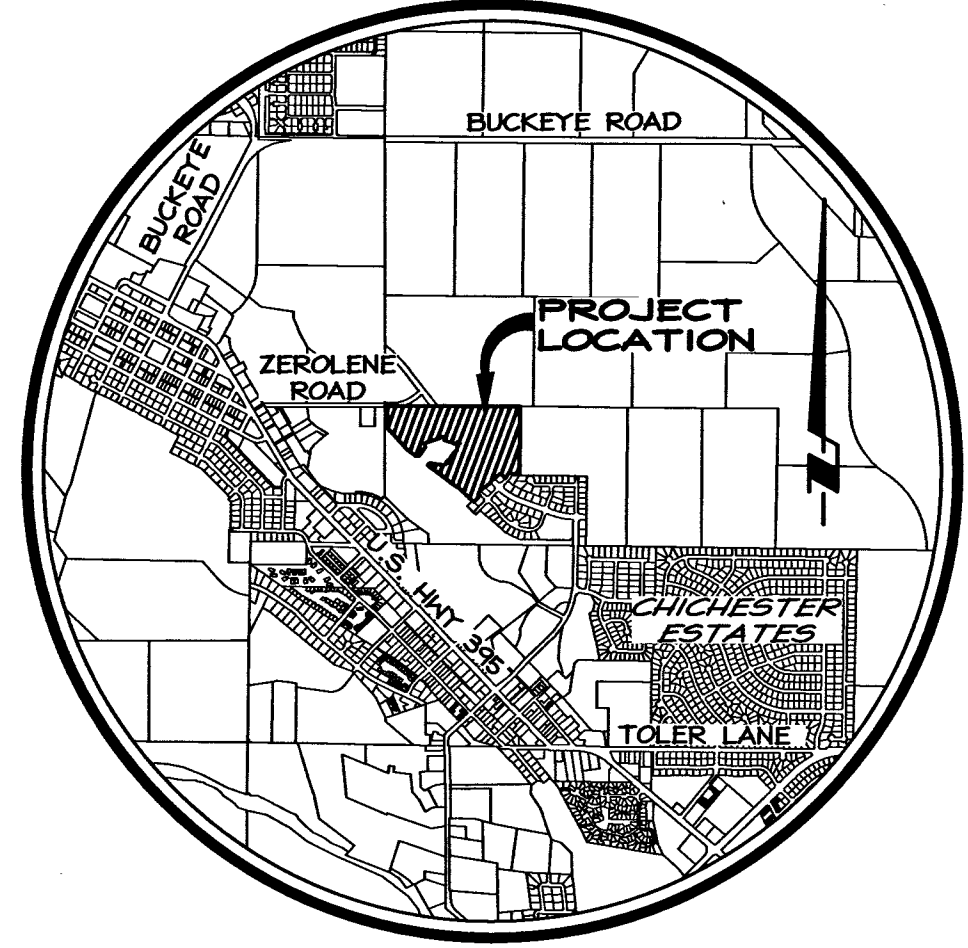
A 7.5' PUBLIC UTILITY EASEMENT SHALL BE GRANTED ALONG ALL ROAD FRONTAGES UNLESS SHOWN OTHERWISE.

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

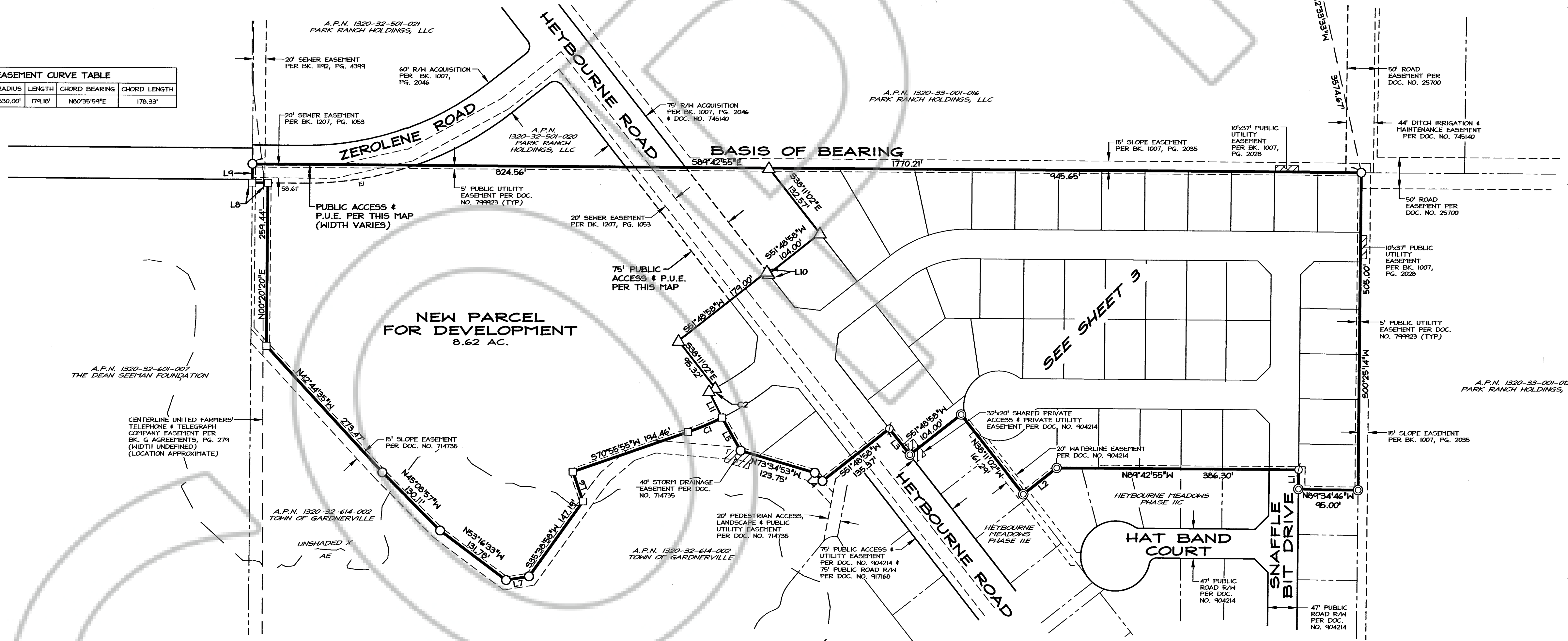
ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE FLOODPLAIN MUST COMPLY WITH DOUGLAS COUNTY CODE, CHAPTER 20.50, FLOODPLAIN MANAGEMENT.

MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION UNLESS ACCEPTED BY A PUBLIC ENTITY. 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 AUTHORIZING AGENCY.

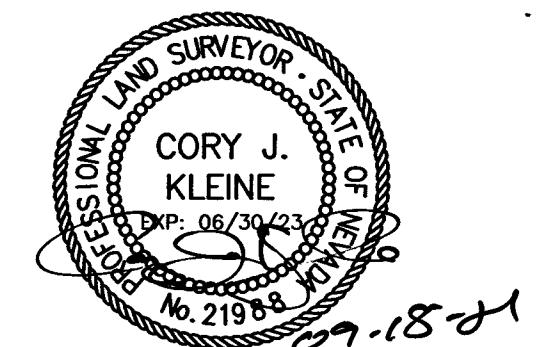


VICINITY MAP
NO SCALE



- LEGEND**
- SET CENTERLINE MONUMENT IN WELL, P.L.S. 21988
 - FOUND CENTERLINE MONUMENT IN WELL, P.L.S. 21988
 - △ SET 5/8" REBAR WITH PLASTIC CAP, P.L.S. 21988
 - FOUND 5/8" REBAR WITH PLASTIC CAP, P.L.S. 11172
 - FOUND 5/8" REBAR WITH PLASTIC CAP, P.L.S. 19808
 - FOUND 5/8" REBAR WITH PLASTIC CAP, P.L.S. 21988
 - NOTHING FOUND OR SET
 - R/W RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT

BASIS OF BEARING
 S89°42'55"E - THE NORTH LINE OF THE REMAINDER PARCEL AS SHOWN ON THE AMENDED FINAL MAP FOR THE RANCH AT GARDNERVILLE PHASE I, FILED FOR RECORD MARCH 30, 2012 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 799923.



SCALE: 1" = 100' SHEET 2 OF 3

FINAL SUBDIVISION MAP
 A PLANNED UNIT DEVELOPMENT
 AS MODIFIED UNDER PD 04-008-4
 FOR
**HEYBOURNE MEADOWS
 PHASE IIIA**

LOCATED WITHIN PORTIONS OF
 THE NE1/4 OF SECTION 32 & THE NW1/4 OF
 SECTION 33, T.13N., R.20E., M.D.M.
 DOUGLAS COUNTY, NEVADA

R/O Anderson
 RENO
 1603 Everettside Ave. P.O. Box 2224
 Henderson, NV 89123
 P 775.782.2322 F 775.782.7684

RENO
 9640 Doriane Diamond Plazay, Unit 1B
 Reno, NV 89621
 P 775.782.2322 F 775.782.7684

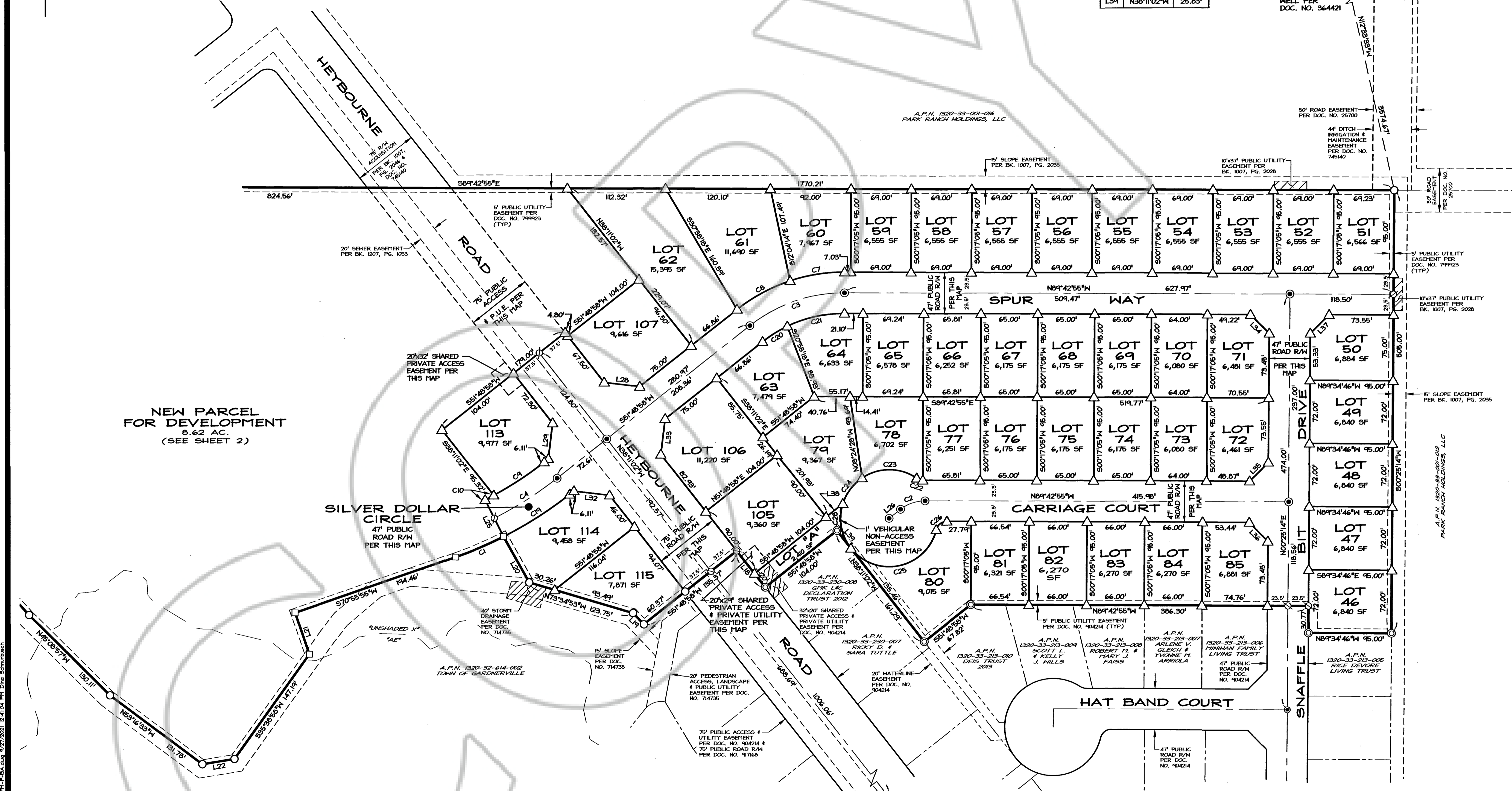
SCALE: 1" = 60'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	07°35'37"	447.00'	54.24'	S67°03'07"W	54.20'
C2	38°28'07"	45.00'	30.21'	S71°03'02"W	29.65'
C3	38°28'07"	173.50'	116.49'	S71°03'02"W	114.31'
C4	11°31'20"	423.50'	85.17'	N57°34'38"W	85.02'
C7	18°20'06"	197.00'	63.04'	S81°07'02"W	62.77'
C8	20°08'01"	197.00'	64.23'	S61°52'59"W	68.87'
C9	09°55'03"	400.00'	64.24'	S56°46'30"W	64.15'
C10	01°36'17"	400.00'	11.20'	S62°32'10"W	11.20'
C11	65°20'41"	100.00'	114.05'	N76°23'44"W	107.97'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C19	11°31'20"	447.00'	89.89'	N57°34'38"E	89.74'
C20	12°43'25"	150.00'	33.31'	N58°10'41"E	33.24'
C21	25°44'42"	150.00'	67.40'	N77°24'44"E	66.83'
C22	34°23'49"	12.50'	7.50'	N72°31'00"W	7.39'
C23	68°26'18"	55.50'	66.29'	N89°32'15"W	62.42'
C24	38°45'32"	55.50'	37.54'	S36°51'50"W	36.83'
C25	128°10'03"	55.50'	124.01'	N77°48'27"E	99.77'
C26	76°29'10"	12.50'	16.69'	N52°02'30"E	15.47'
C28	55°40'06"	55.50'	53.92'	S10°20'54"E	51.83'

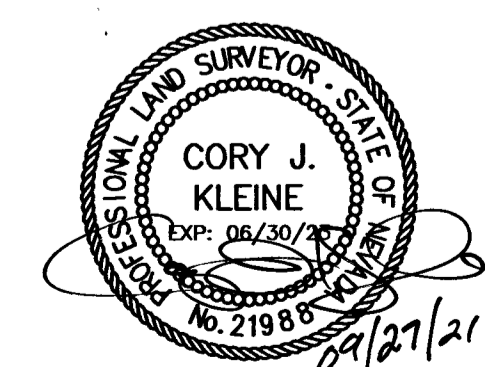
LINE TABLE		
LINE	BEARING	LENGTH
L18	N88°11'02"W	52.86'
L19	N43°01'39"W	17.92'
L20	N29°24'04"W	60.05'
L21	S19°04'05"E	50.01'
L22	S80°43'22"W	37.11'
L23	S43°43'24"E	42.17'
L24	S38°11'02"E	35.25'
L26	S26°39'42"E	47.00'
L28	N51°48'58"W	16.63'

LINE TABLE		
LINE	BEARING	LENGTH
L28	N83°11'02"W	41.01'
L29	S06°48'58"W	41.01'
L32	S83°11'02"E	41.01'
L33	N06°48'58"E	41.01'
L34	S44°38'50"E	30.44'
L35	S45°21'10"W	30.37'
L36	S44°38'50"E	30.44'
L37	N45°21'10"E	30.37'
L38	S51°48'58"W	24.20'
L39	N38°11'02"W	25.83'



FOUND 1/4 CORNER IN HELL PER DOC. NO. 364421

- LEGEND**
- SET CENTERLINE MONUMENT IN WELL, P.L.S. 21988
 - FOUND CENTERLINE MONUMENT IN WELL, P.L.S. 21988
 - △ SET 5/8" REBAR WITH PLASTIC CAP, P.L.S. 21988
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 - NOTHING FOUND OR SET
 - R/W RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT



R/O Anderson
WWW.ROANDERSON.COM

MINDEN 1609 Emerald Ave P.O. Box 2222 Minden, NV 89423 P 775.782.2322 F 775.782.7084

SCALE: 1" = 60' SHEET 3 OF 3

FINAL SUBDIVISION MAP
A PLANNED UNIT DEVELOPMENT
AS MODIFIED UNDER PD 04-008-4
FOR
**HEYBOURNE MEADOWS
PHASE IIIA**

LOCATED WITHIN PORTIONS OF THE NE1/4 OF SECTION 32 & THE NW1/4 OF SECTION 33, T.13N., R.20E., T.1D.M. DOUGLAS COUNTY, NEVADA