

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT JC VALLEY KNOLLS, LLC., A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY APPROVED CORPORATE OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THAT THE COMMON AREAS, STREETS, AVENUES AND PUBLIC PLACES SHOWN ON THIS PLAT ARE HEREBY OFFERED FOR DEDICATION, AND THAT THOSE ACCEPTED BY DOUGLAS COUNTY ARE SET APART TO BE USED AS PUBLIC THOROUGHFARES IN PERPETUITY, THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE. THE OWNER DECLARES THAT HE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HIS NAME.

JC VALLEY KNOLLS, LLC
A NEVADA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 5-26-21
PRINTED NAME: Kenneth D Hendrix TITLE: Manager

NOTARY CERTIFICATE:

STATE OF Nevada } S.S.
COUNTY OF Washoe

ON THIS 26 DAY OF May, 2021 BEFORE ME, THE UNDERSIGNED, Kenneth Hendrix, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED OF JC VALLEY KNOLLS, LLC, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

[Signature]
NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PARTIES LISTED WITHIN THE OWNER'S CERTIFICATE ARE THE ONLY PARTIES OF RECORD HAVING AN INTEREST IN THE TRACTS OF LAND DEPICTED ON THIS MAP; THAT ALL OWNERS HAVE SIGNED THE OWNER'S CERTIFICATE; THAT THIS LAND IS FREE AND CLEAR OF ANY LIENS OR MORTGAGE HOLDERS EXCEPT AS LISTED IN THE FOLLOWING DOCUMENTS:

- 1. DOCUMENT NO. 2019-934698 - WUSA LLC, AN ARIZONA LIMITED LIABILITY COMPANY
- 2. DOCUMENT NO. 2020-953206 - LEIGH RODNEY AND CLARE F. RODNEY, CO-TRUSTEES OF THE RODNEY FAMILY TRUST AGREEMENT (AS RESTATED - 2016) U/T/A DATED JANUARY 28, 2016
- 3. DOCUMENT NO. 2018-916675 & 2020-953723 - CHARLES B. MADDOX AND ANITA H. MADDOX AS CO-TRUSTEES UNDER THE C.B. MADDOX FAMILY TRUST AGREEMENT DATED FEBRUARY 2, 2017

ANDREW TOURIN, FIRST CENTENNIAL TITLE COMPANY DATE: 6-28-2021

SECURITY INTEREST HOLDER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, FIRST CENTENNIAL TITLE COMPANY, A NEVADA LIMITED LIABILITY COMPANY, AS BENEFICIARY OF THE DEED OF TRUST RECORDED AS DOCUMENT NO. 2018-916675 ON JULY 12, 2018, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA CONSENTS TO THE PREPARATION AND RECORDATION AND THE DEDICATION OF ALL UTILITY EASEMENTS SHOWN HEREON, AND HEREBY RELINQUISHES AND SUBORDINATES ANY LIENS HELD BY THE UNDERSIGNED IN FAVOR OF SUCH UTILITY EASEMENTS SHOWN HEREON.

BY: [Signature] DATE: [Blank]
FIRST CENTENNIAL TITLE COMPANY OF NEVADA
SEE SHEET 2 OF 7 FOR
PRINTED NAME: SECURITY INTEREST HOLDER'S CERTIFICATES

NOTARY CERTIFICATE:

STATE OF NEVADA } S.S.
COUNTY OF [Blank]
ON THIS [Blank] DAY OF [Blank], 20[Blank], PERSONALLY APPEARED BEFORE ME, [Blank], AS [Blank] OF WESTERN TITLE COMPANY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

NOTARY PUBLIC

PRINT NAME

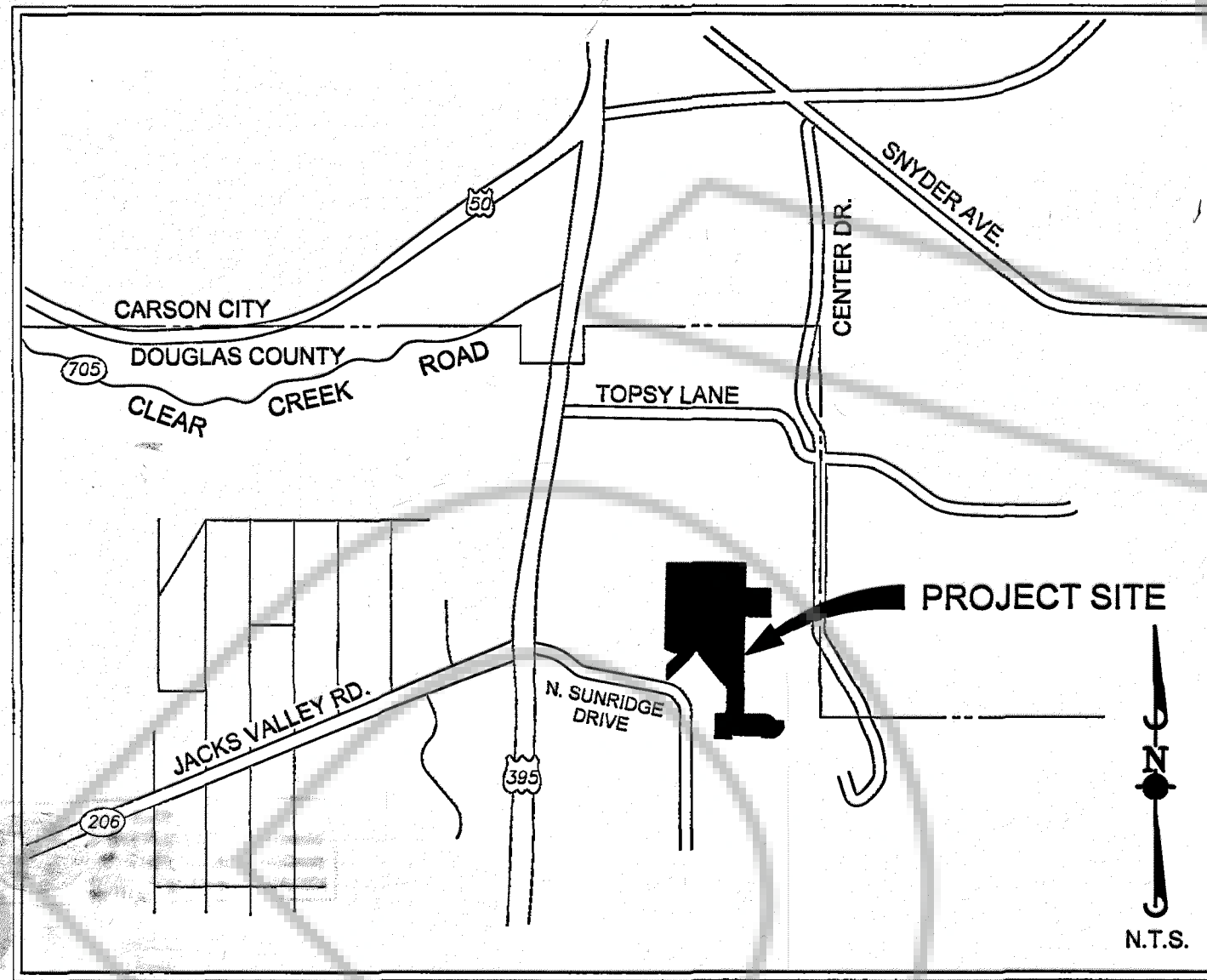
COMMISSION NO. EXPIRES ON

COUNTY ENGINEER'S CERTIFICATE:

I, JEREMY J. HUTCHINGS, P.E., COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT. FURTHERMORE, ADEQUATE ASSURANCES HAVE BEEN PROVIDED THAT IMPROVEMENTS WILL BE COMPLETED BY JULY 26, 2023 AND MAINTAINED IN ACCORDANCE WITH CHAPTER 20.720, CODE OF DOUGLAS COUNTY, NEVADA.

[Signature] 12.10.2021
JEREMY J. HUTCHINGS, P.E. DATE
DOUGLAS COUNTY ENGINEER

OFFICIAL PLAT OF
VALLEY KNOLLS
PHASE 1
A COMMON OPEN SPACE SUBDIVISION



VICINITY MAP
NOT TO SCALE

PROPERTY OWNERS/DEVELOPER

JC VALLEY KNOLLS
5400 EQUITY AVENUE
RENO, NV 89552

LAND USE SUMMARY:

61 RESIDENTIAL LOTS	= 11.33 ACRES±
5 COMMON AREAS	= 4.40 ACRES±
* RIGHT-OF-WAY	= 4.88 ACRES±
1 REMAINDER PARCEL	= 19.04 ACRES±
TOTAL AREA	= 39.65 ACRES±

* INCLUDES CHAMFERS

UTILITY COMPANIES CERTIFICATES:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN APPROVED AND ACCEPTED. ACCEPTANCE DOES NOT GUARANTEE ACCESSIBILITY.

BY: [Signature] DATE: 7/22/21
FRONTIER COMMUNICATIONS CORPORATION
COREY BOLTON, OSP NETWORK ENGINEER

[Signature] DATE: 7/22/21
CHARTER COMMUNICATIONS
DIANE ALBRECHT, MFG DESIGNER IN CHARGE
Armando Espino Supervisor

NV ENERGY
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, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

[Signature] DATE: 7/23/2021
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY
KATHERINE PERKINS

SOUTHWEST GAS
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.

[Signature] DATE: 8/2/21
SOUTHWEST GAS
AMANDA MARCUCCI, PE, SUPERVISOR

EAST FORK FIRE & PARAMEDIC CERTIFICATE:

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

BY: [Signature] DATE: 11/29/2021
PRINTED NAME: Amy Ray TITLE: FIRE MARSHAL

STATE DIVISION OF WATER RESOURCES CERTIFICATE:

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: [Signature] DATE: 9-10-2021

PRINTED NAME: Karl Eitenmiller TITLE: Staff Engr.

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION:

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE STATE 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 SYSTEM FOR DISPOSAL OF SEWAGE.

BY: [Signature] DATE: 8/19/21

PRINTED NAME: Ryan Fahey NDEP-CEIC TITLE: SEIT

COMMUNITY DEVELOPMENT CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 16 DAY OF DECEMBER, 2021; THAT 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 FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

[Signature] 12.16.2021
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 16 DAY OF DECEMBER, 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 FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

[Signature] 12/16/2021
AMY BURGANS, COUNTY CLERK DATE

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.

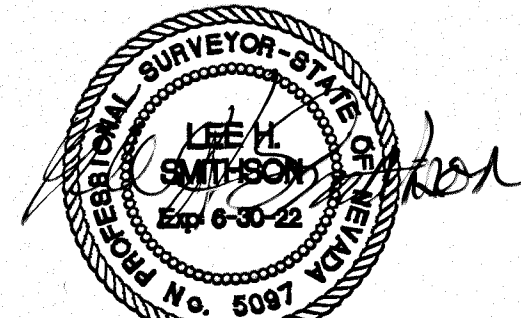
APN: 1420-05-301-008
APN: 1420-05-401-010

[Signature] 12-16-2021
AMY BURGANS, COUNTY TREASURER DATE

SURVEYOR'S CERTIFICATE:

I, LEE H. SMITHSON, 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 JC VALLEY KNOLLS, LLC
- 2. THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST 1/4 OF SECTION 5 & THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE & MERIDIAN, AND THE SURVEY WAS COMPLETED ON MAY 24, 2021.
- 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 TO BE SET NO LATER THAN JULY 30, 2023 AND WILL BE OF CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND WILL BE OF SUFFICIENT NUMBER & DURABILITY.



LEE H. SMITHSON, P.L.S.
NEVADA CERTIFICATE NO. 5097

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 20 DAY OF DECEMBER, 2021 AT 1:22 PM.

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AT THE REQUEST OF MANHARD CONSULTING LTD.

RECORDING FEE: \$ 125.00

FILE NO: 2021-978635

[Signature] 12-20-21
KAREN ELISON, DOUGLAS COUNTY RECORDER DATE

MERGER & RE-SUBDIVISION LDA 17-028 (AS MODIFIED UNDER DP 20-0248) FOR
VALLEY KNOLLS PHASE 1
BEING A DIVISION OF PARCEL "A" AND PARCEL "B" OF
PM NO. 2020-947430, SITUATE WITHIN THE SW 1/4 OF SECTION 5
& THE NW 1/4 OF SECTION 8, TOWNSHIP 14N., RANGE 20E., M.D.M.
DOUGLAS COUNTY NEVADA
Manhard CONSULTING LTD
DRAWN BY: RAP DATE: MAY/2021
PROJ. CODE: KDHDCNV PROJ. #: 01 SHEET 1 OF 7
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-8500 fx: 775-748-8580 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

BASIS OF BEARINGS:

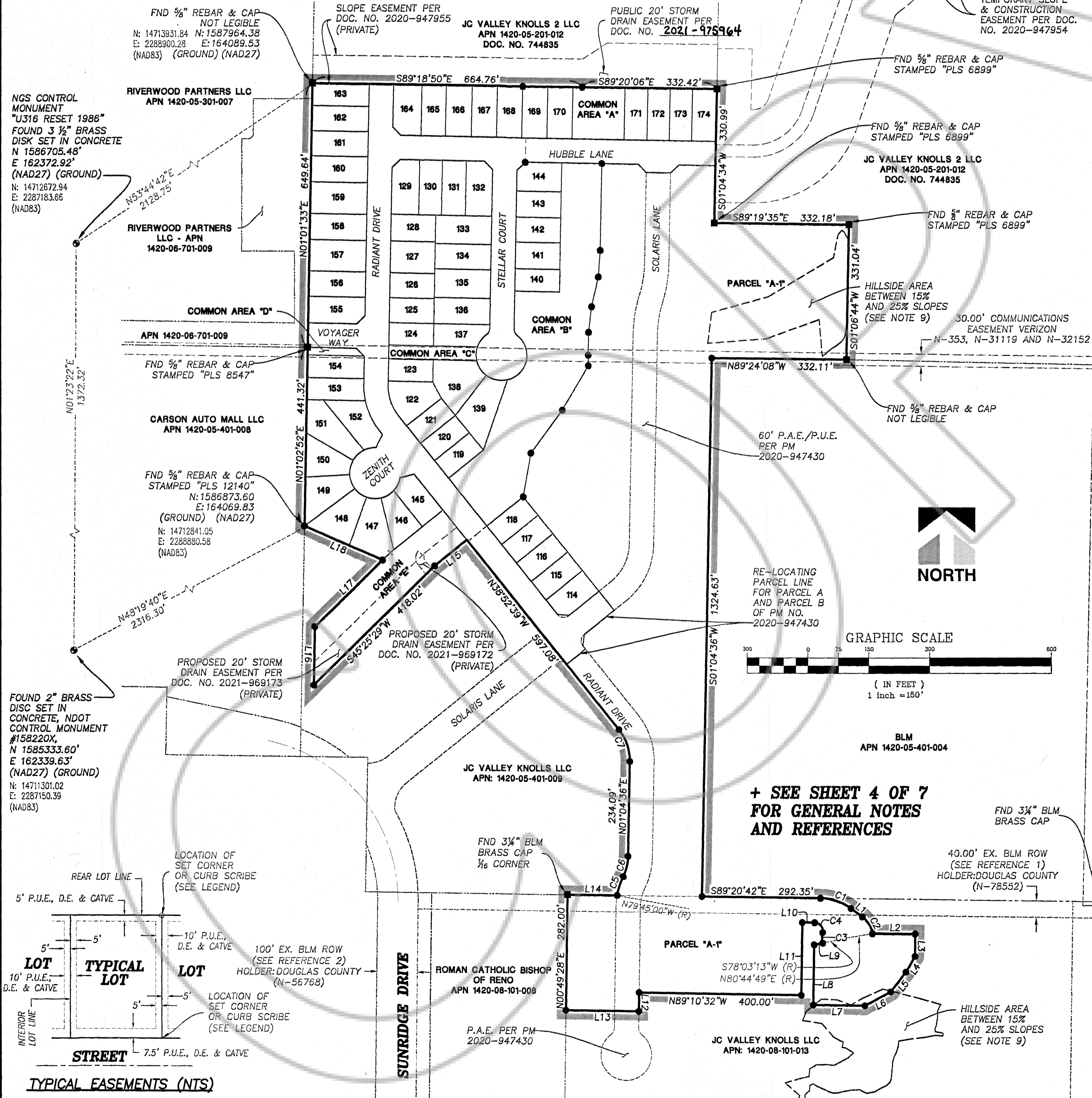
BASIS OF BEARINGS FOR THIS SURVEY BEING: GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENT 158220X, AND NGS CONTROL MONUMENT U316 RESET. THE BEARING BETWEEN POINTS 158220X AND U316 RESET IS TAKEN AS NORTH 1°23'22" EAST. COMBINED GRID TO GROUND FACTOR = 1.0002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

BEARINGS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. CURVES ARE EXPRESSED IN RADIUS (R=) CENTRAL ANGLE (Δ=) AND ARC LENGTH (L=).

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	35°31'23"	130.00'	80.60'
C2	44°29'27"	62.50'	48.53'
C3	23°21'33"	62.50'	25.48'
C4	100°45'28"	20.00'	35.17'
C5	15°31'05"	180.00'	48.75'
C6	24°41'29"	120.00'	51.71'
C7	39°57'15"	120.00'	83.68'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°49'18"E	35.00'
L2	S89°20'42"E	105.71'
L3	S00°39'14"W	54.52'
L4	S30°11'06"W	44.43'
L5	S37°58'10"W	61.31'
L6	S61°48'57"W	72.26'
L7	N89°10'32"W	127.28'
L8	N00°49'28"E	147.26'
L9	N78°03'13"E	21.48'

LINE TABLE		
LINE	BEARING	LENGTH
L10	N89°20'42"W	30.74'
L11	S00°49'28"W	177.39'
L12	S00°49'28"W	46.32'
L13	N89°10'32"W	180.00'
L14	S89°20'39"E	122.43'
L15	S51°07'21"W	102.26'
L16	N01°02'52"E	142.90'
L17	N45°24'49"E	234.29'
L18	N66°38'53"W	209.50'



LEGEND:

- ☩ PUBLIC LAND CORNER AS NOTED
- ⊙ FOUND BLM BRASS CAP
- FOUND MONUMENT AS NOTED
- FOUND 3/8" REBAR WITH CAP PLS 12140
- ▲ PER RECORD OF SURVEY DOCUMENT NO. 703021
- ⊕ STANDARD STREET CENTERLINE WELL MONUMENT TO BE SET STAMPED "PLS 5097"
- ⊖ SET 3/8" REBAR & CAP "PLS 5097" OR CURB SCRIBE ON LOT LINE EXTENDED (SEE LOT EASEMENT DETAIL)
- ⊗ OR ⊕ DIMENSION POINT, NOTHING FOUND OR SET.
- APN ASSESSORS PARCEL NUMBER
- BLM BUREAU OF LAND MANAGEMENT
- CO. COUNTY
- CATVE CABLE TELEVISION EASEMENT
- D.E. DRAINAGE EASEMENT
- DEV DEVELOPMENT
- DOC. DOCUMENT
- EX. EXISTING
- FND FOUND
- GPS GLOBAL POSITIONING SYSTEM
- LLC LIMITED LIABILITY COMPANY
- M.D.M. MOUNT DIABLO MERIDIAN
- N/A NOT APPLICABLE
- NAD 27 NORTH AMERICAN DATUM OF 1927
- NAD 83 NORTH AMERICAN DATUM OF 1983
- N.D.E.P. NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- NDOT NEVADA DEPARTMENT OF TRANSPORTATION
- NGS NATIONAL GEODETIC SURVEY
- NO. NUMBER
- NRS NEVADA REVISED STATUTES
- NTS NOT TO SCALE
- PLS PROFESSIONAL LAND SURVEYOR
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- PM PARCEL MAP
- (R) RADIAL BEARING
- ROW or R/W RIGHT-OF-WAY
- RTK REAL TIME KINEMATIC
- TM TRACT MAP
- S.F. SQUARE FEET
- EXISTING BOUNDARY LINE
- NEW LOT LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- EXISTING EASEMENT LINE
- SURVEY TIE
- EXISTING BOUNDARY LINE

SECURITY INTEREST HOLDER'S CERTIFICATE #1:

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE (HAS) CONSENTED TO THE PREPARATION AND RECORDATION OF THIS MAP BY SEPARATE DOCUMENT:

WGASA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BY DOCUMENT NO. 2021-971172, FILED JULY 21, 2021, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, (REFERENCE DEED OF TRUST DOCUMENT NO 2019-934698)

SECURITY INTEREST HOLDER'S CERTIFICATE #2:

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE (HAS) CONSENTED TO THE PREPARATION AND RECORDATION OF THIS MAP BY SEPARATE DOCUMENT:

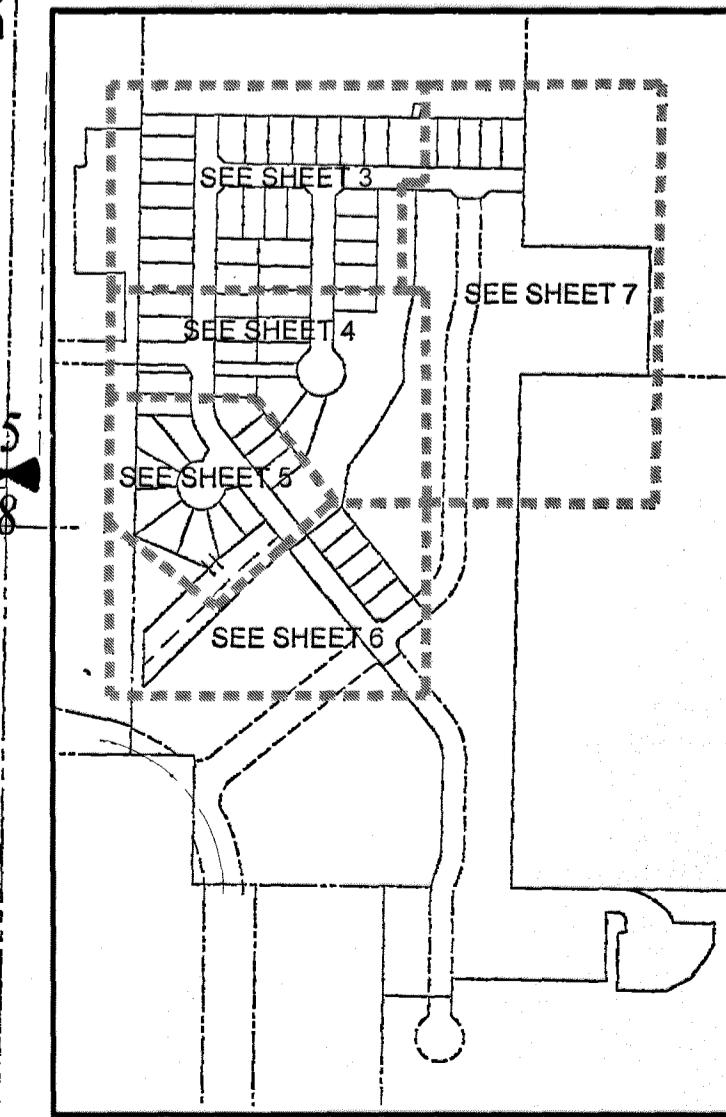
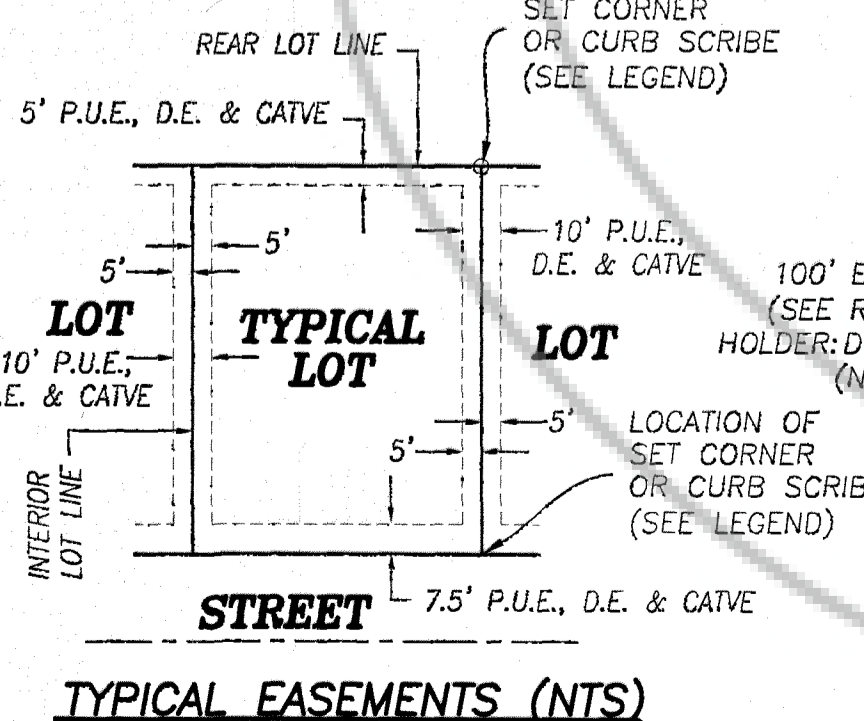
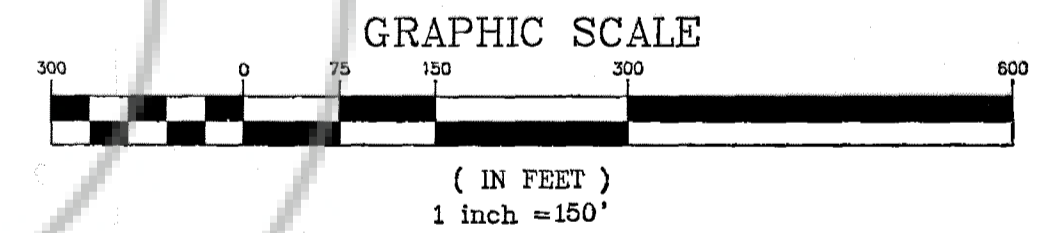
LEIGH RODNEY AND CLARE F. RODNEY, CO-TRUSTEES OF THE RODNEY FAMILY TRUST AGREEMENT (AS RESTATED - 2016) U/T/A DATED JANUARY 28, 2016, BY DOCUMENT NO. FILED JULY 21, 2021, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO 2020-953506)

SECURITY INTEREST HOLDER'S CERTIFICATE #3:

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE (HAS) CONSENTED TO THE PREPARATION AND RECORDATION OF THIS MAP BY SEPARATE DOCUMENT:

CHARLES B. MADDOX AND ANITA H. MADDOX AS CO-TRUSTEES UNDER THE C.B. MADDOX FAMILY TRUST AGREEMENT DATED FEBRUARY 2, 2017, BY DOCUMENT NO. 2021-971173, FILED JULY 21, 2021, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO 2018-916675) (REFERENCE DEED OF TRUST DOCUMENT NO 2020-953723)

+ SEE SHEET 4 OF 7 FOR GENERAL NOTES AND REFERENCES

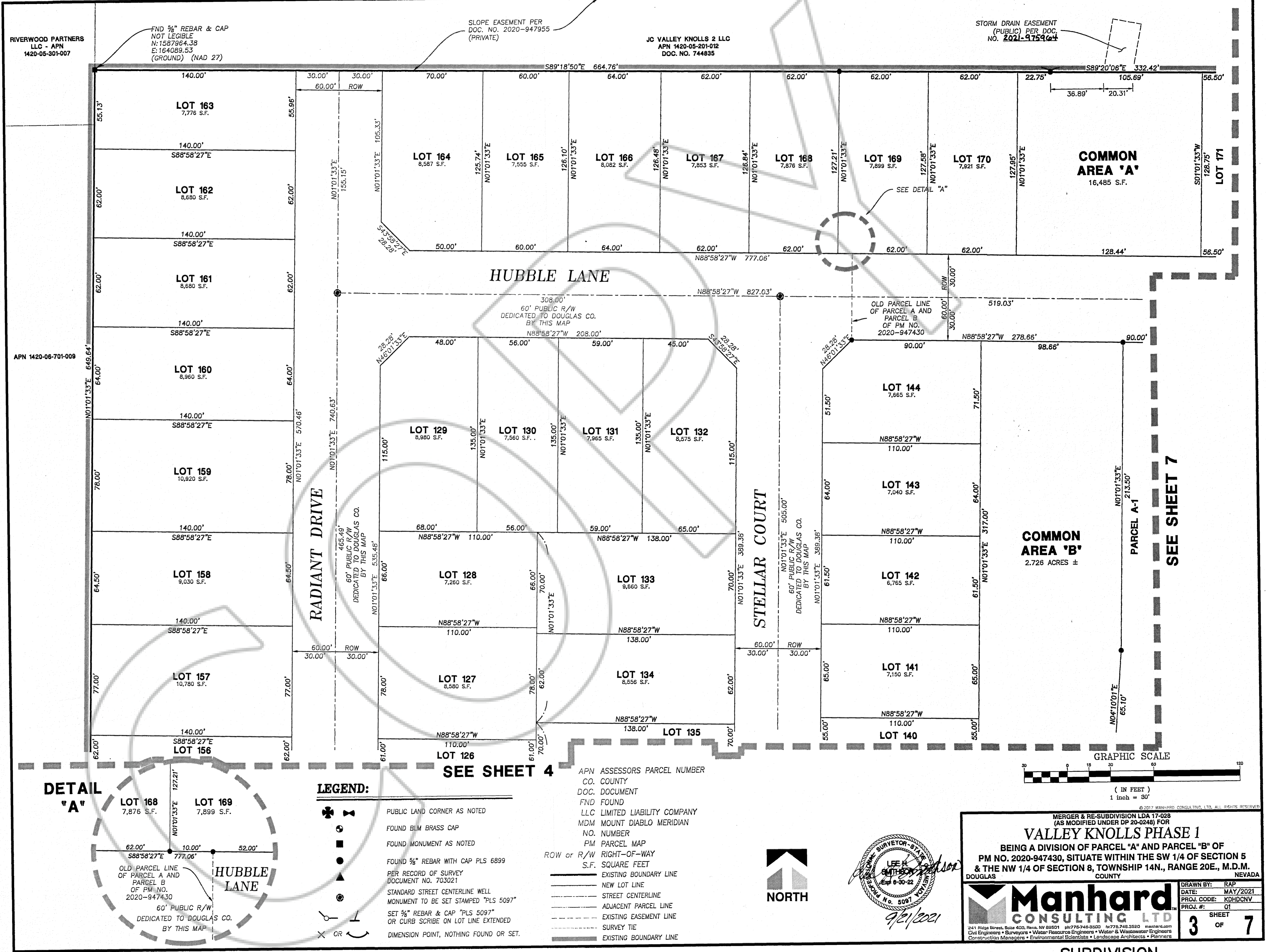


SHEET INDEX (NTS)

1	TITLE / JURAT
2	KEY / OVERALL SITE / INTEREST HOLDERS PLAN SHEETS
3	127-134/141-144/157-170 COMMON AREAS "A" & "B"
4	123-126/135-140/154-156 "B" "C" & "D" + "B" & "E"
5	119-122/145-153 "B" & "E"
6	114-118 "E"
7	171-174 "E"

Manhard CONSULTING LTD
 841 Nye Street, Suite 403, Reno, NV 89501 | 975.748.3500 | 10775.748.3500 | manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE: MAY/2021
 PROJ. CODE: KOHDCNV
 PROJ. #: 01
 SHEET 2 OF 7



RIVERWOOD PARTNERS LLC - APN 1420-05-301-007

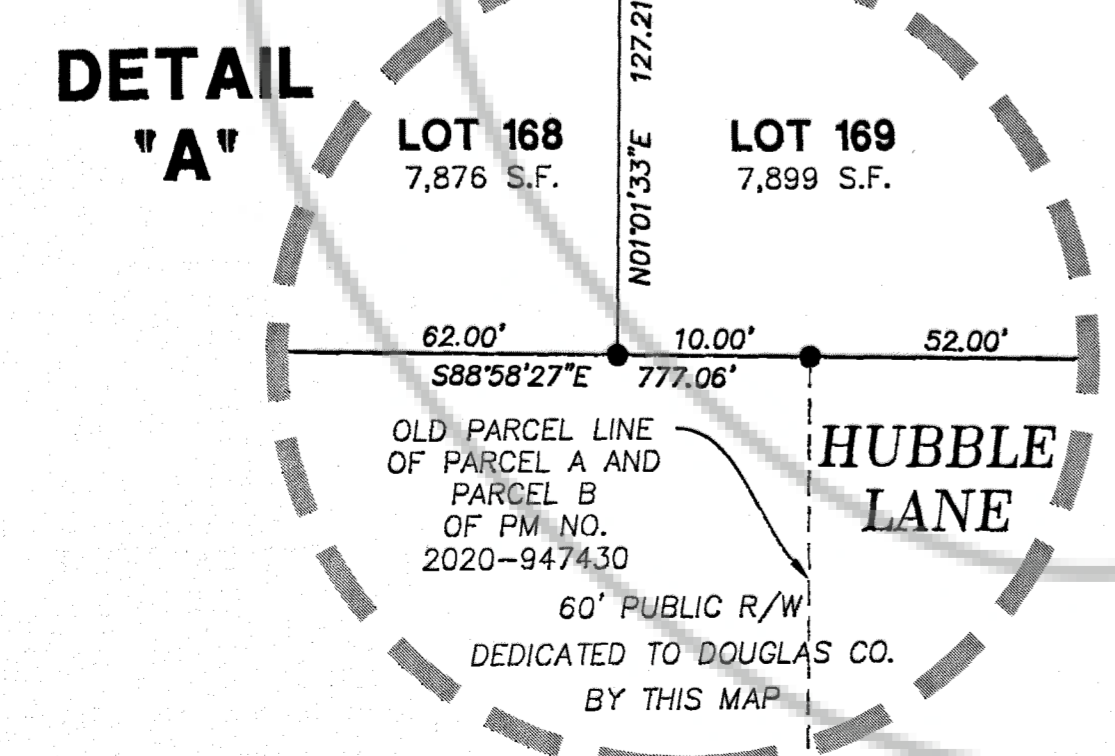
FND 3/8" REBAR & CAP NOT LEGIBLE N: 1587964.38 E: 164089.53 (GROUND) (NAD 27)

SLOPE EASEMENT PER DOC. NO. 2020-947955 (PRIVATE)

JC VALLEY KNOLLS 2 LLC APN 1420-05-201-012 DOC. NO. 744835

STORM DRAIN EASEMENT (PUBLIC) PER DOC. NO. 2021-975964

APN 1420-06-701-009

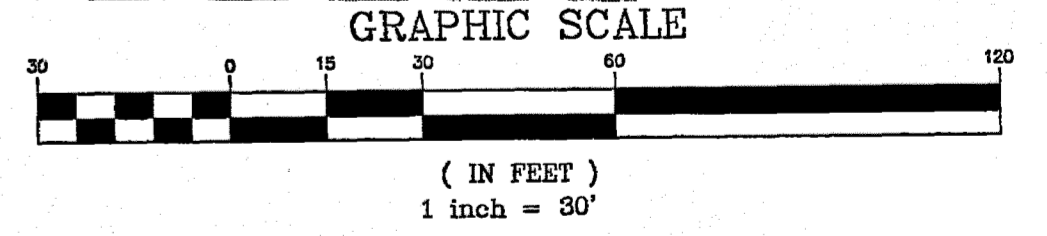
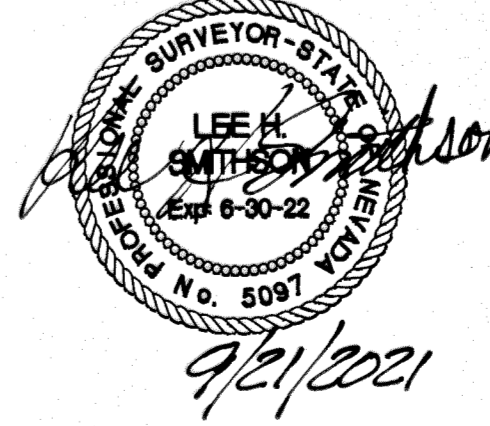


LEGEND:

- PUBLIC LAND CORNER AS NOTED
- FOUND BLM BRASS CAP
- FOUND MONUMENT AS NOTED
- FOUND 3/8" REBAR WITH CAP PLS 6899
- PER RECORD OF SURVEY DOCUMENT NO. 703021
- STANDARD STREET CENTERLINE WELL MONUMENT TO BE SET STAMPED "PLS 5097"
- SET 3/8" REBAR & CAP "PLS 5097" OR CURB SCRIBE ON LOT LINE EXTENDED
- DIMENSION POINT, NOTHING FOUND OR SET.

- APN ASSESSORS PARCEL NUMBER
- CO. COUNTY
- DOC. DOCUMENT
- FND FOUND
- LLC LIMITED LIABILITY COMPANY
- MDM MOUNT DIABLO MERIDIAN
- NO. NUMBER
- PM PARCEL MAP
- ROW or R/W RIGHT-OF-WAY
- S.F. SQUARE FEET
- EXISTING BOUNDARY LINE
- NEW LOT LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- EXISTING EASEMENT LINE
- SURVEY TIE
- EXISTING BOUNDARY LINE

SEE SHEET 4



MERGER & RE-SUBDIVISION LDA 17-028 (AS MODIFIED UNDER DP 20-0248) FOR

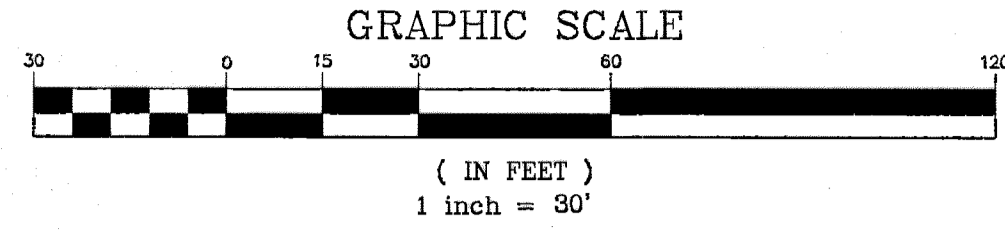
VALLEY KNOLLS PHASE 1

BEING A DIVISION OF PARCEL "A" AND PARCEL "B" OF PM NO. 2020-947430, SITUATE WITHIN THE SW 1/4 OF SECTION 5 & THE NW 1/4 OF SECTION 8, TOWNSHIP 14N., RANGE 20E., M.D.M. NEVADA

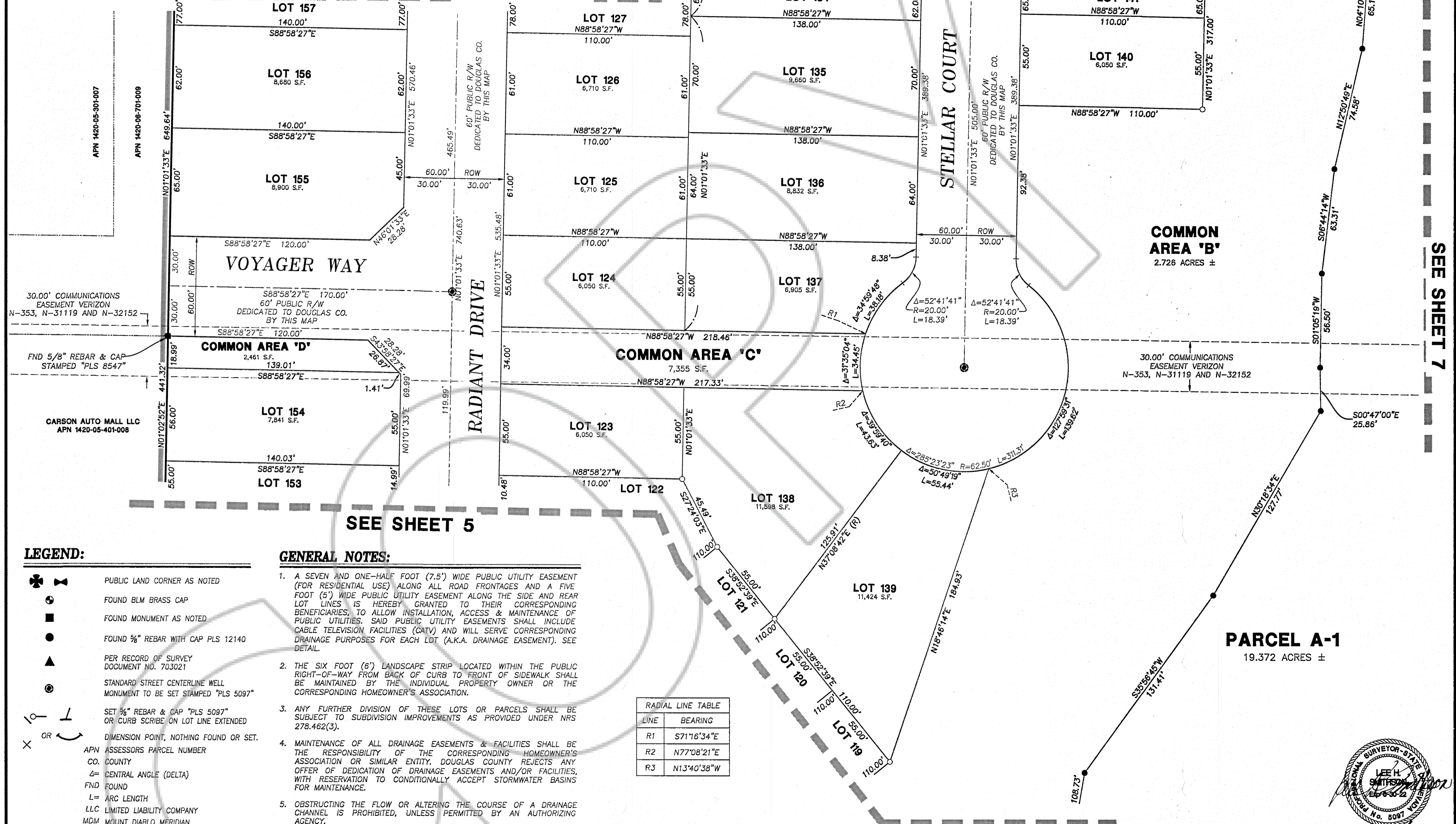
Manhard CONSULTING LTD

241 Ridge Street, Suite 400, Reno, NV 89501 | 977.740.5500 | 977.740.3500 | manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: RAP
DATE: MAY/2021
PROJ. CODE: KDHDCNV
SHEET 3 OF 7



SEE SHEET 3



LEGEND:

- PUBLIC LAND CORNER AS NOTED
- FOUND BLM BRASS CAP
- FOUND MONUMENT AS NOTED
- FOUND 3/4" REBAR WITH CAP PLS 12140
- PER RECORD OF SURVEY DOCUMENT NO. 703021
- STANDARD STREET CENTERLINE WELL MONUMENT TO BE SET STAMPED "PLS 5097"
- SET 3/8" REBAR & CAP "PLS 5097" OR CURB SCRIBE ON LOT LINE EXTENDED
- DIMENSION POINT, NOTHING FOUND OR SET.
- APN ASSESSORS PARCEL NUMBER
- CO. COUNTY
- Δ= CENTRAL ANGLE (DELTA)
- FND FOUND
- L= ARC LENGTH
- LLC LIMITED LIABILITY COMPANY
- MDM MOUNT DIABLO MERIDIAN
- PM PARCEL MAP
- (R) RADIAL BEARING
- R= RADIUS
- R3 RADIAL BEARING TABLE DESIGNATION
- ROW or R/W RIGHT-OF-WAY
- S.F. SQUARE FEET
- EXISTING LOT LINE
- NEW LOT LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- EXISTING EASEMENT LINE
- SURVEY TIE
- EXISTING BOUNDARY LINE

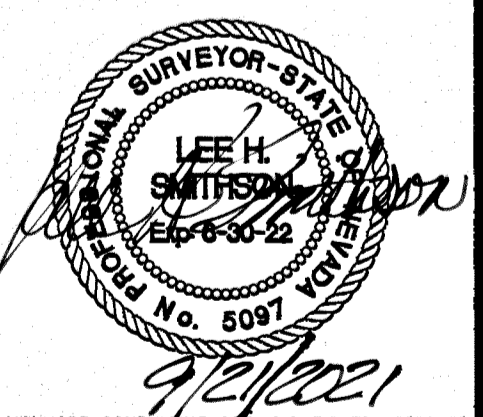
GENERAL NOTES:

1. A SEVEN AND ONE-HALF FOOT (7.5') WIDE PUBLIC UTILITY EASEMENT (FOR RESIDENTIAL USE) ALONG ALL ROAD FRONTAGES AND A FIVE FOOT (5') WIDE PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES IS HEREBY GRANTED TO THEIR CORRESPONDING BENEFICIARIES, TO ALLOW INSTALLATION, ACCESS & MAINTENANCE OF PUBLIC UTILITIES. SAID PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION FACILITIES (CATV) AND WILL SERVE CORRESPONDING DRAINAGE PURPOSES FOR EACH LOT (A.K.A. DRAINAGE EASEMENT). SEE DETAIL.
2. THE SIX FOOT (6') LANDSCAPE STRIP LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY FROM BACK OF CURB TO FRONT OF SIDEWALK SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER OR THE CORRESPONDING HOMEOWNER'S ASSOCIATION.
3. ANY FURTHER DIVISION OF THESE LOTS OR PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
4. MAINTENANCE OF ALL DRAINAGE EASEMENTS & FACILITIES SHALL BE THE RESPONSIBILITY OF THE CORRESPONDING HOMEOWNER'S ASSOCIATION OR SIMILAR ENTITY. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE EASEMENTS AND/OR FACILITIES, WITH RESERVATION TO CONDITIONALLY ACCEPT STORMWATER BASINS FOR MAINTENANCE.
5. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AN AUTHORIZING AGENCY.
6. NO ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT OF WAY MAINTAINED BY DOUGLAS COUNTY.
7. NO WELLS OR SEPTIC TANKS WERE OBSERVED ON THE SURVEYED PROPERTY.
8. THE PROPERTY IS LOCATED WITHIN ZONE "X-UNSHADED", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, DEPICTED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 320050060G, LAST REVISED JANUARY 20, 2010.
9. ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE "HILLSIDE" AREAS (SEE PM NO. 2020-947430) IDENTIFIED HEREIN SHALL COMPLY WITH THE HILLSIDE GRADING STANDARDS OF DOUGLAS COUNTY CODE.
10. A BLANKET DRAINAGE EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING PUBLIC DRAINAGE FACILITIES IS HEREBY GRANTED OVER AND ACROSS COMMON AREAS "A", "B" & "E".

RADIAL LINE TABLE	
LINE	BEARING
R1	S71°16'34"E
R2	N77°08'21"E
R3	N13°40'38"W

REFERENCES:

1. AMENDED RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT DOCUMENT NO. 703021, JUNE 14, 2007, IN BOOK 607, PAGE 4155 OF MAPS, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
2. SALE DEED, DOCUMENT NO. 0687415, OCTOBER 26, 2006, IN BOOK 1006, PAGE 10182 OF MAPS, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
3. UNITED STATES PATENT NO. 27-2006-0090, DOCUMENT NO. 676354, JUNE 1, 2006, IN BOOK 606, PAGE 114 OF MAPS, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
4. OFFICIAL PLAT OF DEPENDENT RESURVEY AND SUBDIVISION OF SECTIONS 5, 6 AND 7, TOWNSHIP 14 NORTH, RANGE 20 EAST, IN THE OFFICIAL RECORDS OF THE BLM.
5. AMENDED RECORD OF SURVEY PER ORDER OF FIRST DISTRICT COURT OF CARSON CITY, NEVADA, DOCUMENT NO. 135681, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
6. RECORD OF SURVEY DOCUMENT NO. 730925, OCTOBER 1, 2008, IN BOOK 1008, PAGE 148 OF MAPS, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.



MERGER & RE-SUBDIVISION LDA 17-028 (AS MODIFIED UNDER DP 20-0248) FOR

VALLEY KNOLLS PHASE 1
BEING A DIVISION OF PARCEL "A" AND PARCEL "B" OF
PM NO. 2020-947430, SITUATE WITHIN THE SW 1/4 OF SECTION 5
& THE NW 1/4 OF SECTION 8, TOWNSHIP 14N., RANGE 20E., M.D.M. NEVADA
DOUGLAS COUNTY

Manhard CONSULTING LTD.
641 Ridge Street, Suite 400, Reno, NV 89501 970-795-9850 970-795-9850 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: RAP
DATE: MAY/2021
PROJ. CODE: KDHCVN
PROJ. #: 01

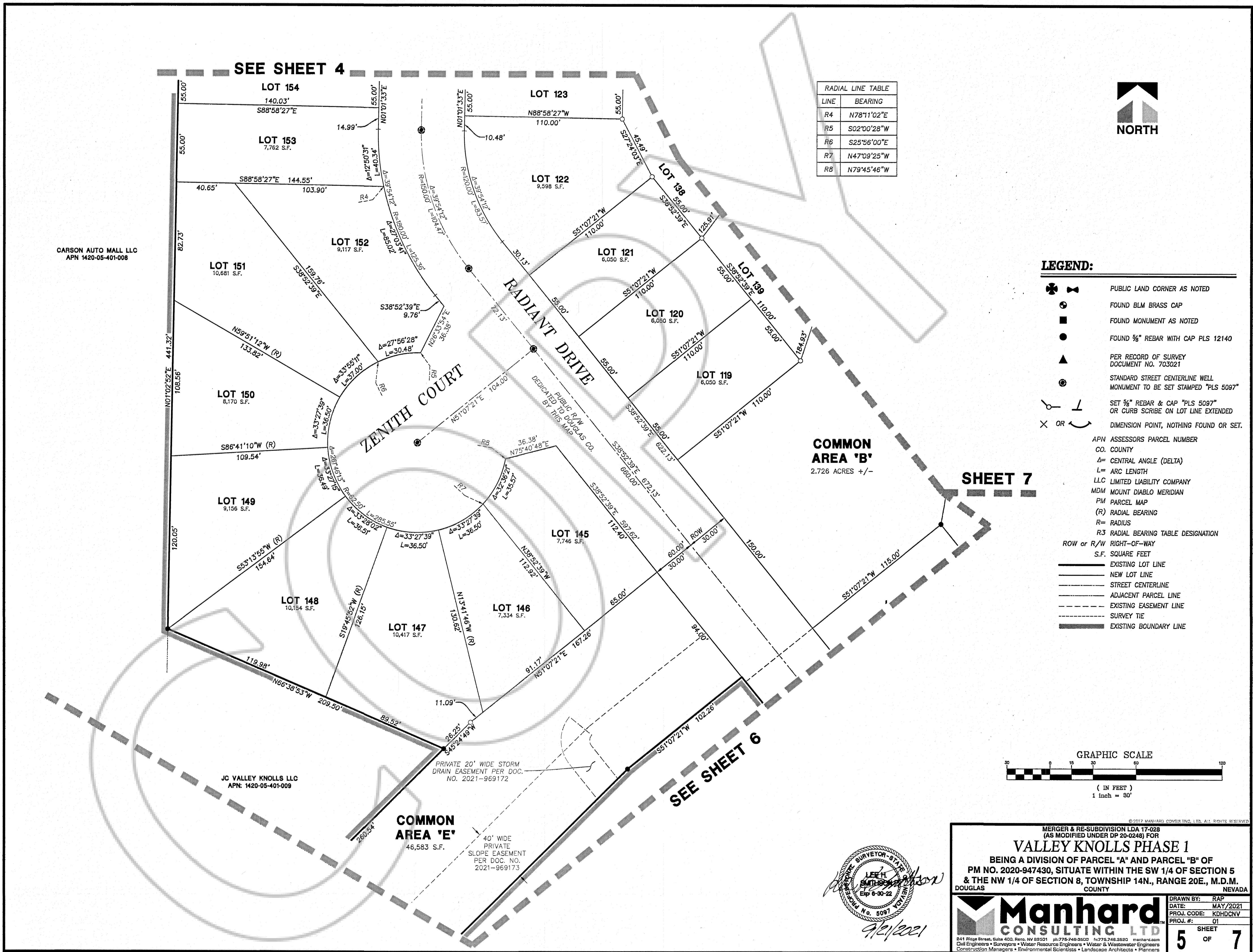
SHEET 4 OF 7

SEE SHEET 4

LINE	BEARING
R4	N78°11'02"E
R5	S02°00'28"W
R6	S25°56'00"E
R7	N47°09'25"W
R8	N79°45'46"W



CARSON AUTO MALL LLC
APN 1420-05-401-008

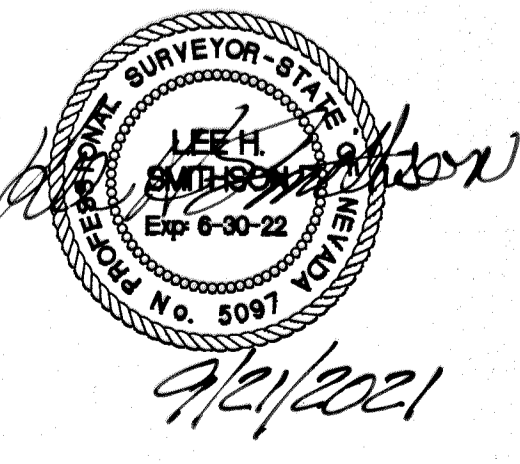
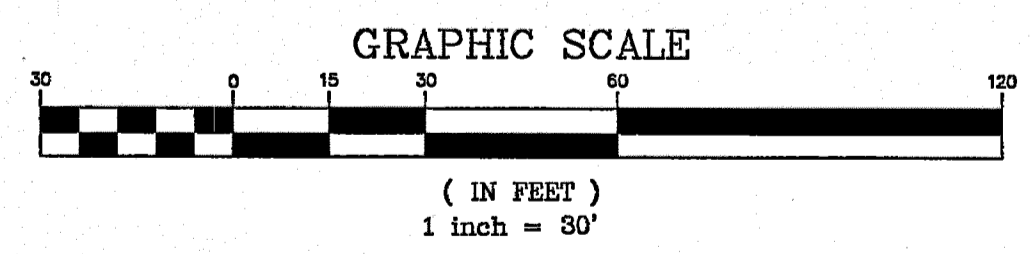


LEGEND:

- PUBLIC LAND CORNER AS NOTED
 - FOUND BLM BRASS CAP
 - FOUND MONUMENT AS NOTED
 - FOUND 5/8" REBAR WITH CAP PLS 12140
 - PER RECORD OF SURVEY DOCUMENT NO. 703021
 - STANDARD STREET CENTERLINE WELL MONUMENT TO BE SET STAMPED "PLS 5097"
 - SET 5/8" REBAR & CAP "PLS 5097" OR CURB SCRIBE ON LOT LINE EXTENDED
 - DIMENSION POINT, NOTHING FOUND OR SET.
- APN ASSESSORS PARCEL NUMBER
CO. COUNTY
A= CENTRAL ANGLE (DELTA)
L= ARC LENGTH
LLC LIMITED LIABILITY COMPANY
MDM MOUNT DIABLO MERIDIAN
PM PARCEL MAP
(R) RADIAL BEARING
R= RADIUS
R3 RADIAL BEARING TABLE DESIGNATION
ROW or R/W RIGHT-OF-WAY
S.F. SQUARE FEET
— EXISTING LOT LINE
— NEW LOT LINE
— STREET CENTERLINE
— ADJACENT PARCEL LINE
— EXISTING EASEMENT LINE
— SURVEY TIE
— EXISTING BOUNDARY LINE

COMMON AREA 'B'
2.726 ACRES +/-

SHEET 7



© 2017 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

MERGER & RE-SUBDIVISION LDA 17-028
(AS MODIFIED UNDER DP 20-0248) FOR

VALLEY KNOLLS PHASE 1
BEING A DIVISION OF PARCEL "A" AND PARCEL "B" OF
PM NO. 2020-947430, SITUATE WITHIN THE SW 1/4 OF SECTION 5
& THE NW 1/4 OF SECTION 8, TOWNSHIP 14N., RANGE 20E., M.D.M.
DOUGLAS COUNTY NEVADA

Manhard CONSULTING LTD.
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-8500 fx: 775-746-8880 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: RAP
DATE: MAY/2021
PROJ. CODE: KDHCNV
PROJ. #: 01

5 SHEET **7**

DETAIL 'C1'

SEE SHEET 7

NORTH
LOT 114

28.28'
S83°52'39"E
AREA TO BE DEDICATED
114.16 S.F.

R=20.00'
Δ=90°00'00"
L=31.42'

RADIANT DRIVE
& SOLARIS LANE

PUBLIC R/W
DEDICATED TO DOUGLAS CO.
BY THIS MAP

COMMON
AREA "B"

PARCEL A-1

19.372 ACRES ±



NEW PARCEL LINE FOR
PARCEL A AND PARCEL
B PER THIS MAP

GRAPHIC SCALE



(IN FEET)
1 inch = 80'

LOT 148
119.98'

LOT 147
89.52'

JC VALLEY KNOLLS LLC
APN: 1420-05-401-009

COMMON
AREA "E"

46,583 S.F.

40' WIDE
PRIVATE
SLOPE EASEMENT
PER DOC. NO.
2021-969173

JC VALLEY KNOLLS LLC
APN: 1420-05-401-009

DETAIL 'C2'

RADIANT DRIVE
& SOLARIS LANE

R=20.00'
Δ=90°00'00"
L=31.42'

PUBLIC R/W
DEDICATED TO DOUGLAS CO.
BY THIS MAP

PARCEL
A-1



DETAIL 'B'

COMMON
AREA E

46,583 S.F.



RADIANT
DRIVE

PUBLIC R/W
DEDICATED TO DOUGLAS CO.
BY THIS MAP

OLD PARCEL LINE
OF PARCEL A AND
PARCEL B
OF PM NO.
2020-947430

JC VALLEY KNOLLS LLC
APN: 1420-05-401-009

LEGEND:

- ✱ PUBLIC LAND CORNER AS NOTED
- FOUND BLM BRASS CAP
- FOUND MONUMENT AS NOTED
- FOUND 3/8" REBAR WITH CAP PLS 12140
- PER RECORD OF SURVEY DOCUMENT NO. 703021
- STANDARD STREET CENTERLINE WELL MONUMENT TO BE SET STAMPED "PLS 5097"
- SET 3/8" REBAR & CAP "PLS 5097" OR CURB SCRIBE ON LOT LINE EXTENDED
- DIMENSION POINT, NOTHING FOUND OR SET.

- APN ASSESSORS PARCEL NUMBER
- CO. COUNTY
- FND FOUND
- LLC LIMITED LIABILITY COMPANY
- MDM MOUNT DIABLO MERIDIAN
- NO. NUMBER
- P.A.E. PUBLIC UTILITY EASEMENT
- PM PARCEL MAP
- P.U.E. PUBLIC ACCESS EASEMENT
- ROW or R/W RIGHT-OF-WAY
- S.F. SQUARE FEET
- EXISTING LOT LINE
- NEW LOT LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- EXISTING EASEMENT LINE
- SURVEY TIE
- EXISTING BOUNDARY LINE

VALLEY KNOLLS PHASE 1

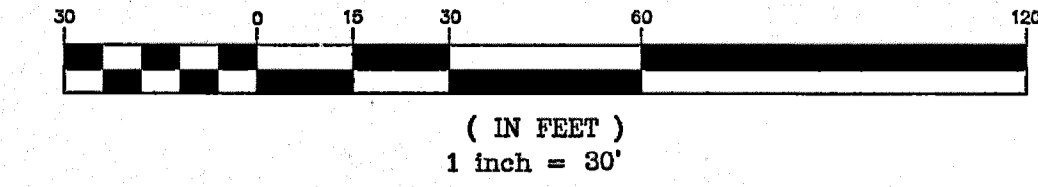
MERGER & RE-SUBDIVISION LDA 17-028
(AS MODIFIED UNDER DP 20-0248) FOR
VALLEY KNOLLS PHASE 1
BEING A DIVISION OF PARCEL "A" AND PARCEL "B" OF
PM NO. 2020-947430, SITUATE WITHIN THE SW 1/4 OF SECTION 5
& THE NW 1/4 OF SECTION 8, TOWNSHIP 14N., RANGE 20E., M.D.M.
DOUGLAS COUNTY NEVADA

Manhard CONSULTING LTD
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3500 fax: 775-748-3550 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: RAP
DATE: MAY/2021
PROJ. CODE: KDHCNV
PROJ. #: 01
SHEET 6 OF 7

2021-978635 SUBDIVISION SEC 5, 8 T14N R20E

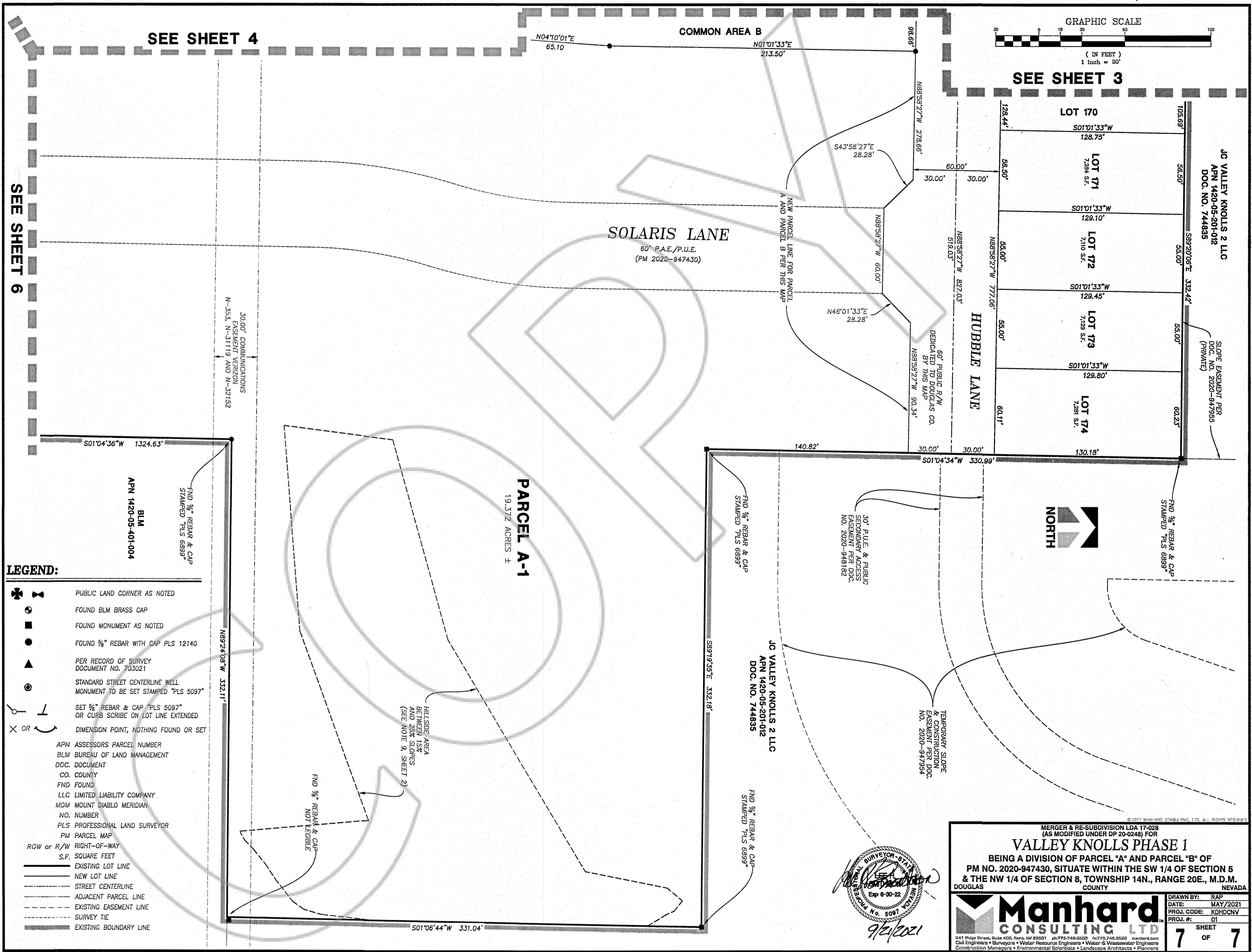
GRAPHIC SCALE



SEE SHEET 4

SEE SHEET 3

SEE SHEET 6



JC VALLEY KNOLLS 2 LLC
APN 1420-05-201-012
DOC. NO. 744835

SLOPE EASEMENT PER
DOC. NO. 2020-947955
(PRIVATE)



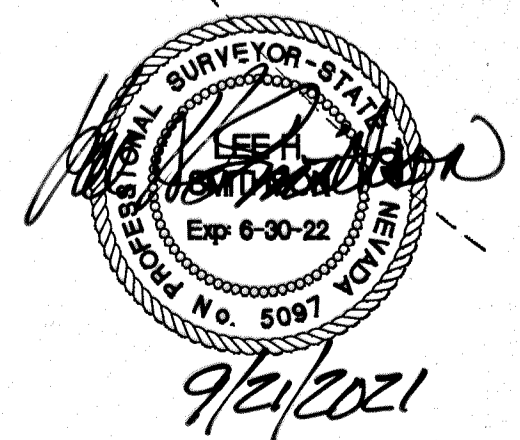
LEGEND:

- ✱ PUBLIC LAND CORNER AS NOTED
 - ⊙ FOUND BLM BRASS CAP
 - FOUND MONUMENT AS NOTED
 - FOUND 3/8" REBAR WITH CAP PLS 12140
 - ▲ PER RECORD OF SURVEY DOCUMENT NO. 703021
 - ⊙ STANDARD STREET CENTERLINE WELL MONUMENT TO BE SET STAMPED "PLS 5097"
 - ⊕ SET 3/8" REBAR & CAP "PLS 5097" OR CURB SCRIBE ON LOT LINE EXTENDED
 - X OR ⤴ DIMENSION POINT, NOTHING FOUND OR SET
- APN ASSESSORS PARCEL NUMBER
BLM BUREAU OF LAND MANAGEMENT
DOC. DOCUMENT
CO. COUNTY
FND FOUND
LLC LIMITED LIABILITY COMPANY
MDM MOUNT DIABLO MERIDIAN
NO. NUMBER
PLS PROFESSIONAL LAND SURVEYOR
PM PARCEL MAP
ROW or R/W RIGHT-OF-WAY
S.F. SQUARE FEET
- EXISTING LOT LINE
 - NEW LOT LINE
 - STREET CENTERLINE
 - ADJACENT PARCEL LINE
 - EXISTING EASEMENT LINE
 - SURVEY TIE
 - EXISTING BOUNDARY LINE

BLM
APN 1420-05-401-004

PARCEL A-1
19.372 ACRES ±

JC VALLEY KNOLLS 2 LLC
APN 1420-05-201-012
DOC. NO. 744835



MERGER & RE-SUBDIVISION LDA 17-028
(AS MODIFIED UNDER DP 20-0248) FOR

VALLEY KNOLLS PHASE 1
BEING A DIVISION OF PARCEL "A" AND PARCEL "B" OF
PM NO. 2020-947430, SITUATE WITHIN THE SW 1/4 OF SECTION 5
& THE NW 1/4 OF SECTION 8, TOWNSHIP 14N., RANGE 20E., M.D.M.
DOUGLAS COUNTY NEVADA

Manhard CONSULTING LTD

241 Higo Street, Suite 400, Reno, NV 89501 • ph: 775-748-3520 • fx: 775-748-3580 • manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: RAP
DATE: MAY/2021
PROJ. CODE: KDHCNV
PROJ. #: 01

7 OF **7** SHEET