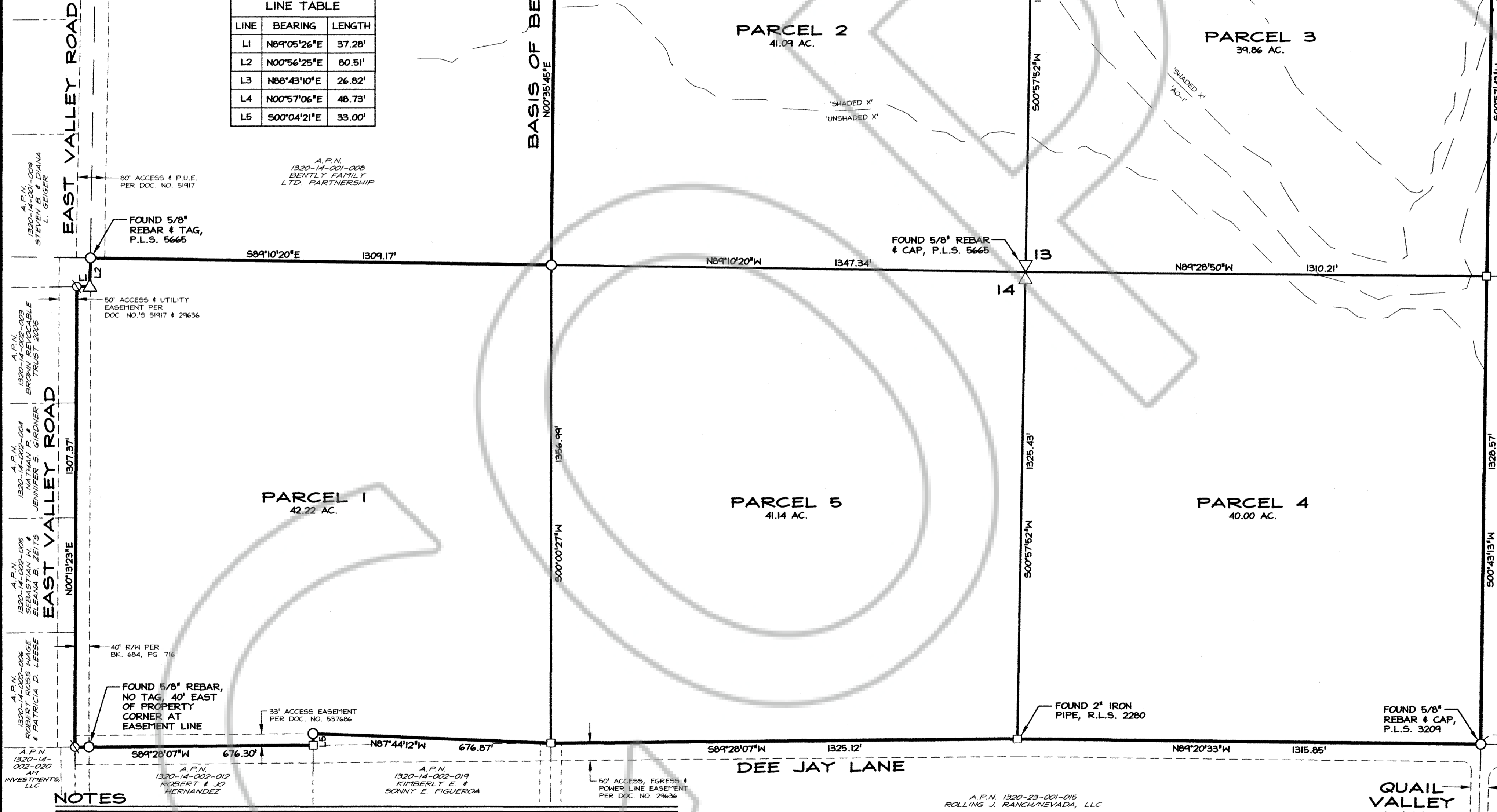


VICINITY MAP
NO SCALE

LINE	BEARING	LENGTH
L1	N89°05'26"E	37.28'
L2	N00°56'25"E	80.51'
L3	N88°43'10"E	26.82'
L4	N00°57'06"E	48.73'
L5	S00°04'21"E	33.00'



NOTES

TOTAL AREA TO BE DIVIDED: 204.31 ACRES

THIS MAP IS A DIVISION OF ADJUSTED A.P.N. 23-120-01 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR DANIEL C. JOHNS & BENTLY FAMILY LTD. PARTNERSHIP FILED FOR RECORD MARCH 22, 2002 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 537687.

THE PARCELS LIE WITHIN THE "AO-1", "SHADED X" AND "UNSHADED X" ZONE PER FEMA PANEL MAP 32005C02524, DATED JUNE 15, 2016.

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 SHALL 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. 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.

PER USGS 7.5 MINUTE QUADRANGLE MAP, THERE IS AN EARTHQUAKE FAULT CROSSING PARCELS 2, 3 & 5.

PER USGS 7.5 MINUTE QUADRANGLE MAP, THERE IS A BLUE LINE STREAM DRAINAGE COURSE CROSSING PARCELS 2, 3 & 4, AND ALIGNS WITH FLOOD ZONE AO-1 AS IT IS SHOWN ON THE MAP.

LEGEND

- ⊗ SECTION CORNER AS INDICATED
- ⊗ 1/4 SECTION CORNER AS INDICATED
- △ SET 5/8" REBAR & CAP, P.L.S. 21988
- FOUND 5/8" REBAR & CAP, P.L.S. 6899, OR AS INDICATED
- FOUND 2" IRON PIPE, R.L.S. 2280, PER DOC. NO. 51917, OR AS INDICATED
- ⊘ DIMENSION POINT, NOTHING FOUND OR SET

BASIS OF BEARING

N00°35'45"E - A PORTION OF THE NORTHWEST LINE OF ADJUSTED A.P.N. 23-120-01 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR DANIEL C. JOHNS & BENTLY FAMILY LTD PARTNERSHIP FILED FOR RECORD MARCH 22, 2002 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 537687.



RO Anderson
HARRIS ROANDERSON CORP.

HINDEN 1605 Emeralds Ave Reno, NV 89423 P 775.782.2322 F 775.782.7084
RENO 3060 Double Diamond Pkwy, Unit 105 Reno, NV 89501 P 775.782.2322 F 775.782.7084

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. 1320-14-002-018)

Amy Burgans, Senior Deputy Clerk-Treasurer 12/22/21
AMY BURGANS DOUGLAS COUNTY CLERK-TREASURER DATE

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 10TH DAY OF December, 2021, AND WAS DULY APPROVED. IN ADDITION, THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION.

Janey Baldo 12-21-21
FOR AMY BURGANS COUNTY CLERK DATE

OWNER'S CERTIFICATE

I, JEFFREY R. JARBOE, CFO OF BENTLY FAMILY, LLC CERTIFY THAT I AM THE LEGAL OWNER OF THIS PARCEL AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

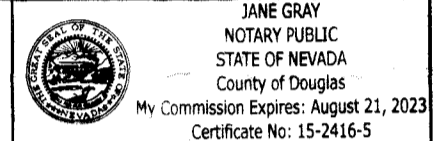
BENTLY FAMILY, LLC
BY: *Jeffrey R. Jarboe*, CFO
JEFFREY R. JARBOE ITS: CFO

STATE OF NEVADA 55,
COUNTY OF DOUGLAS

ON THIS 10TH DAY OF November, IN THE YEAR 2021, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JEFFREY R. JARBOE, 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.

Janey Baldo

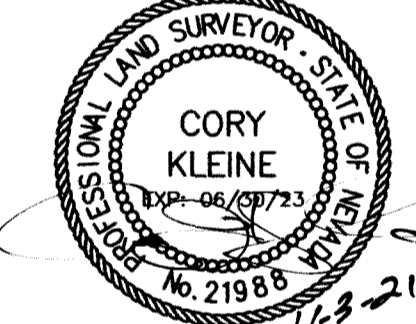


SURVEYOR'S CERTIFICATE

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 THE BENTLY FAMILY, LLC.
- THE LANDS SURVEYED LIE WITHIN PORTIONS OF SECTIONS 13 & 14, T.13N., R.20E., 11.D.M. AND THE SURVEY WAS COMPLETED ON SEPTEMBER 8, 2021.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCE 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



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 December, 2021. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION.

Thomas A. Dallaire 12.16.2021
THOMAS A. DALLAIRE, P.E. DATE
COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 30TH DAY OF December, 2021, AT 14 MINUTES PAST 10 O'CLOCK A.M., DOCUMENT NO. 2021-979124. RECORDED AT THE REQUEST OF R.O. ANDERSON ENGINEERING, INC.

Karen Ellison
for KAREN ELLISON DOUGLAS COUNTY RECORDER

SCALE: 1" = 200' SHEET 1 OF 1

MAP OF DIVISION INTO LARGE PARCELS
DP21-0044
FOR
BENTLY FAMILY, LLC

LOCATED WITHIN PORTIONS OF SECTION 13 & 14, T.13N., R.20E., 11.D.M. DOUGLAS COUNTY, NEVADA