

OWNER'S CERTIFICATE:

I, WILLIAM W. NICHOLS, MANAGING MEMBER OF EAST VALLEY VIEW, LLC, CERTIFY THAT THIS LIMITED LIABILITY CORPORATION IS THE LEGAL OWNER OF THIS PARCEL AND HEREBY GRANT PERMANENT EASEMENTS FOR PUBLIC UTILITY INSTALLATION, DRAINAGE, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

EAST VALLEY VIEW, LLC

BY: William W. Nichols 12-15-2021
WILLIAM W. NICHOLS, MANAGING MEMBER DATE

NOTARY CERTIFICATE:

STATE OF NEVADA } S.S.
COUNTY OF DOUGLAS

ON THIS 15th DAY OF December 15, 2021, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM W. NICHOLS, MANAGING MEMBER OF EAST VALLEY VIEW, LLC, PERSONALLY KNOWN TO ME, OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL

Mary Kelsch
NOTARY PUBLIC



MY COMMISSION EXPIRES ON 11-6-22

NOTES:

PROJECT AREA: - 3.00 ACRES

PROPOSED NUMBER OF PARCELS: 3 (THREE)
PARCEL 1 - 43,576 s.f. (1.00 Ac.)
PARCEL 2 - 43,576 s.f. (1.00 Ac.)
PARCEL 3 - 43,570 s.f. (1.00 Ac.)

ALL PARCEL ACREAGE SHOWN ARE NET.

THIS MAP IS A DIVISION OF PARCEL 12A-1 AS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR KENNETH EARL BRAMWELL & CONSTANCE ALEATH J. BRAMWELL, WHICH WAS RECORDED IN BOOK 0601 AT PAGE 1696 AS DOCUMENT No. 515960 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY.

THE FOLLOWING NOTES ARE ADDED AT THE REQUEST OF DOUGLAS COUNTY.

- A. A TEN FOOT (10.0') 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.
- B. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
- C. ACCESS TO EACH PARCEL SHALL BE LIMITED TO ONE ACCESS POINT LOCATED WITHIN A 10'x25' PRIVATE SHARED ACCESS EASEMENT BETWEEN ADJOINING PARCELS.
- D. THE SUBJECT PROPERTY LIES WITHIN THE FLOOD ZONE "X" (SHADED), PER COMMUNITY FIRM PANEL NUMBER 32005C0090H, EFFECTIVE DATE JUNE 15, 2016.
- E. ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE FLOODPLAIN MUST COMPLY WITH DOUGLAS COUNTY CODE, CHAPTER 20.50 FLOODPLAIN MANAGEMENT.
- F. MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS MUST 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.
- G. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.

TITLE COMPANY CERTIFICATE:

THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE OWNER'S CERTIFICATE ARE THE ONLY PARTIES OF RECORD HAVING AN 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 HOLDERS OF RECORD:

Mid Town Ventures, LLC per deed of trust 2019-933092

BY: Cory Miller 12/15/21
CORY MILLER DATE

TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY



UTILITY COMPANY APPROVALS:

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 PUBLIC UTILITY EASEMENTS INCLUDE C.A.T.V.

CHARTER COMMUNICATIONS

SIGNATURE: Armando Espino DATE: 12/17/21

PRINTED NAME: Armando Espino Supervisor

FRONTIER COMMUNICATIONS

SIGNATURE: Chris Willing DATE: 12/13/21

PRINTED NAME: Chris Willing

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 THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY

SIGNATURE: Katherine Perkins DATE: 12/15/2021

PRINTED NAME: KATHERINE PERKINS

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION 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: Clarence Ramsay DATE: 12/20/21

PRINTED NAME: Clarence Ramsay

COUNTY ENGINEER'S CERTIFICATE:

I, JEREMY J. HUTCHINGS, DOUGLAS COUNTY ENGINEER, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND IT IS TECHNICALLY CORRECT. FURTHERMORE, APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED TO INSURE THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS AND THE SETTING OF THE SURVEY MONUMENTS PRIOR TO JUNE 28, 2022.

Jeremy J. Hutchings, P.E. 01.04.2022
JEREMY J. HUTCHINGS, P.E. DATE
DOUGLAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 4th DAY OF JANUARY, 2022, THAT 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 AS A PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

Thomas A. Dallaire, P.E. 1.4.22
THOMAS A. DALLAIRE, P.E. DATE
COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE:

I, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF WILLIAM W. NICHOLS, MANAGING MEMBER OF EAST VALLEY VIEW, LLC.
- 2. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M., AND THE SURVEY WAS COMPLETED ON MARCH 19, 2020.
- 3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN, BE OF SUFFICIENT DURABILITY AND OCCUPY THE POSITIONS INDICATED BY JUNE 28, 2022. AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO INSURE THE INSTALLATION OF THE MONUMENTS.

David D. Winchell 12/09/21
DAVID D. WINCHELL P.E.S. 3209 DATE

COUNTY CLERK'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 4th DAY OF JANUARY, 2022 AND WAS DULY APPROVED. IN ADDITION, THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION AS A PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

Emmy Lombrowski, Deputy Clerk 1-04-2022
AMY BURGANS DATE
COUNTY CLERK

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.

(1420-34-501-024)

Amy Burgans, Senior Deputy Clerk-Treasurer 1-6-2022
AMY BURGANS DATE
COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE:

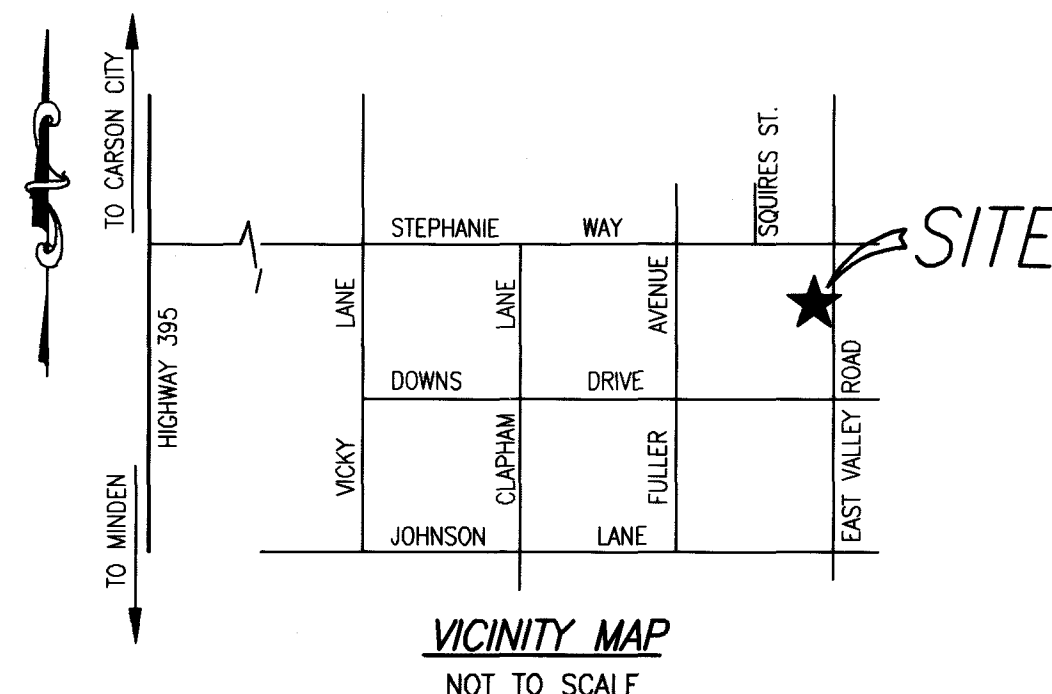
FILED THIS 7th DAY OF JANUARY, 2022, AT 19 MINUTES

PAST 11 O'CLOCK A.M., AS DOCUMENT NUMBER 2022-979500

RECORDED AT THE REQUEST OF EAST VALLEY VIEW LLC

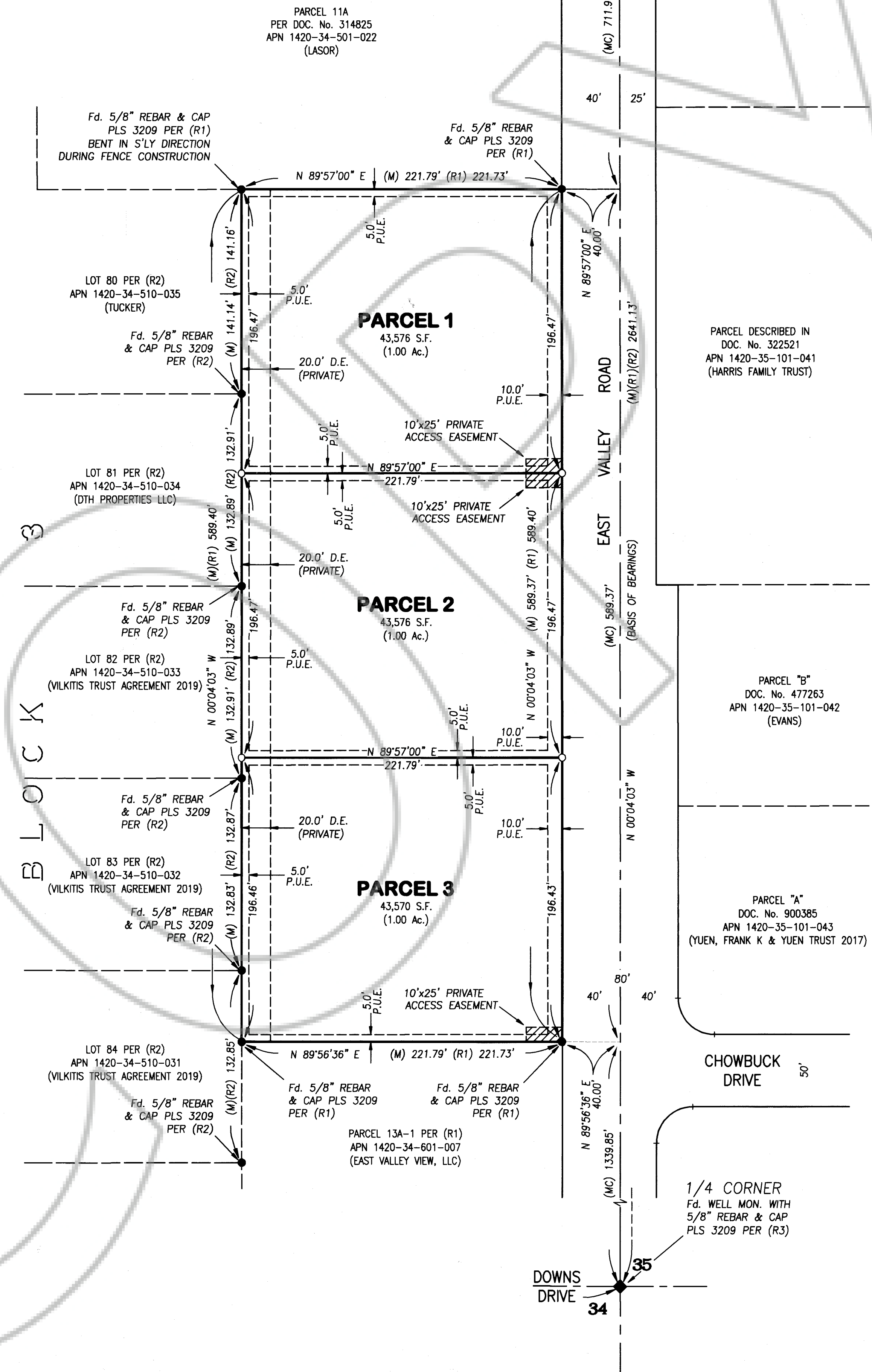
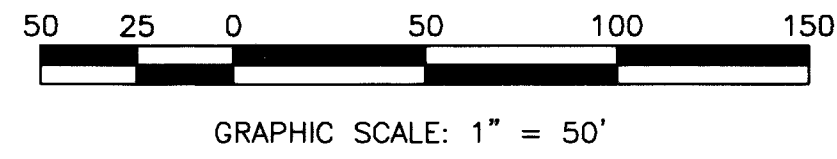
RECORDING FEE: 42.00

Karen Ellison Deputy
KAREN ELLISON, DOUGLAS COUNTY RECORDER



PARCEL MAP DP 19-0496
FOR
EAST VALLEY VIEW, LLC
BEING A DIVISION OF A PORTION OF THE N.E. 1/4 OF SECTION 34
T. 14 N., R. 20 E., M.D.B.&M.
ALSO BEING A DIVISION OF PARCEL 12A-1 AS SHOWN ON THE RECORD OF SURVEY
IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR KENNETH EARL BRAMWELL &
CONSTANCE ALEATH J. BRAMWELL, WHICH WAS RECORDED IN BOOK 0601
AT PAGE 1696 AS DOCUMENT No. 515960

DOUGLAS COUNTY **NEVADA**
SHEET 1 OF 2 SHEETS

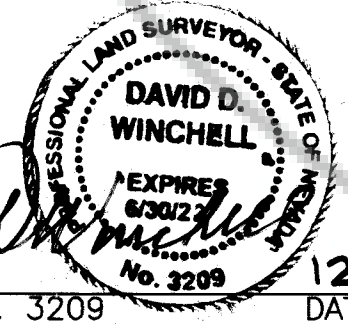


REFERENCE DOCUMENTS
 ALL DOCUMENTS ARE OFFICIAL RECORDS OF DOUGLAS COUNTY
 (R1) RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR KENNETH EARL BRAMWELL & CONSTANCE ALEATH J. BRAMWELL, Bk. 0601, Pg. 1696, DOC. No. 515960
 (R2) FINAL SUBDIVISION MAP LDA #01-069 FOR BRAMWELL HOMESTEAD, Bk. 0802, Pg. 3324, DOC. No. 549307
 (R3) FINAL SUBDIVISION MAP FSM #94-04-01 FOR SKYLINE RANCH PHASE 1, Bk. 501, Pg. 3298, DOC. No. 514006

ABBREVIATIONS AND LEGEND
 (M) MEASURED DATA
 (MC) DATA FROM COMBINATION OF MEASURED & CALCULATED DATA
 Fd. FOUND
 ○ MONUMENT TO BE SET BY JUNE 28, 2022, 5/8" REBAR & CAP, P.L.S. 3209
 ● FOUND MONUMENT AS NOTED
 ◆ FOUND SECTION CORNER MONUMENT AS NOTED
 (R1) INDICATED REFERENCE DOCUMENT NUMBER
 APN ASSESSOR'S PARCEL NUMBER
 P.U.E. PUBLIC UTILITY EASEMENT
 D.E. DRAINAGE EASEMENT

BASIS OF BEARINGS
 THE BEARING N. 00°04'03" W. FOR THE CENTERLINE OF EAST VALLEY ROAD AS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR KENNETH EARL BRAMWELL & CONSTANCE ALEATH J. BRAMWELL, WHICH WAS RECORDED IN BOOK 0601 AT PAGE 1696 AS DOCUMENT No. 515960 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

WESTERN SURVEYING SERVICES
 P.O. BOX 6202
 GARDNERVILLE, NEVADA 89460
 (775) 265-1961



DAVID D. WINCHELL P.L.S. 3209 DATE 12/09/21

PARCEL MAP LDA DP 19-0496
 FOR
EAST VALLEY VIEW, LLC
 BEING A DIVISION OF A PORTION OF THE N.E. 1/4 OF SECTION 34
 T. 14 N., R. 20 E., M.D.B.&M.
 ALSO BEING A DIVISION OF PARCEL 12A-1 AS SHOWN ON THE RECORD OF SURVEY
 IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR KENNETH EARL BRAMWELL &
 CONSTANCE ALEATH J. BRAMWELL, WHICH WAS RECORDED IN BOOK 0601
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DOUGLAS COUNTY **NEVADA**
 SHEET 2 OF 2 SHEETS