

# FINAL SUBDIVISION MAP A PLANNED UNIT DEVELOPMENT DP 19-0448 THE DOWNS AT MONTE VISTA

LOCATED WITHIN A PORTION OF SECTION 30,  
TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA

### OWNER'S CERTIFICATE

KNOWN BY ALL MEN THESE PRESENTS, THAT THE UNDERSIGNED MONTE VISTA MINDEN, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTER 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 20, AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE EASEMENTS SHOWN FOR PRIVATE ACCESS, PEDESTRIAN ACCESS, NATURAL GAS, WATER, SEWER, DRAINAGE, DRAINAGE FACILITIES, AND DRAINAGE PIPES, 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.

MONTE VISTA MINDEN, LLC (a Nevada Limited Liability Company)  
BY: SANTA YNEZ VALLEY CONSTRUCTION COMPANY  
ITS: MANAGER

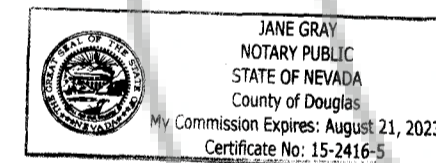
*[Signature]*  
BY: LEO A. HANLEY  
ITS: MANAGER

COUNTY OF Douglas ss.  
STATE OF Nevada

ON THIS 2 DAY OF December, IN THE YEAR 2021, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED LEO A. HANLEY, 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 *[Signature]*  
MY COMMISSION EXPIRES August 21, 2023



### 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: Document No. 2019-925834

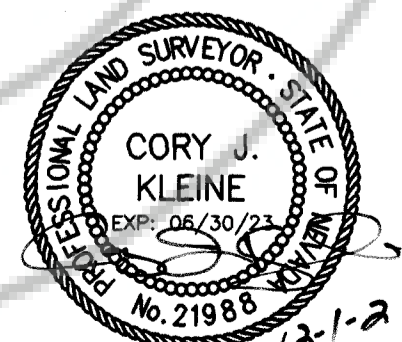
SIGNATURE *[Signature]* DATE: 12/08/2021  
PRINTED NAME: Steve Schiller  
TITLE COMPANY: Ticor Title of Nevada, Inc.

### 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 MONTE VISTA MINDEN, LLC.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 30, T.13N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON SEPTEMBER 22, 2021.
- 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.

*[Signature]*  
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: *[Signature]* DATE: 11-29-21

PRINTED NAME: Chris Willing

MINDEN-GARDNERVILLE SANITATION DISTRICT  
SIGNATURE: *[Signature]* DATE: 11.29.21

PRINTED NAME: Peter V. Baratti

TOWN OF MINDEN  
SIGNATURE: *[Signature]* DATE: 11.29.21

PRINTED NAME: John Frisby

CHARTER COMMUNICATIONS  
SIGNATURE: *[Signature]* DATE: 11.30.21

PRINTED NAME: Leonel Gonzalez

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: *[Signature]* DATE: 11/30/21

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: *[Signature]* DATE: 12/8/2021

PRINTED NAME: KATHERINE PIGKINS

### DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

SIGNATURE: *[Signature]*, P.E. DATE: 12/13/21

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: *[Signature]*, P.E. DATE: 12-14-21

PRINTED NAME: April Holt, P.E.

### FIRE DEPARTMENT'S CERTIFICATE

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

*[Signature]* DATE: 12/20/21  
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, APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED TO ENSURE THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS.

*[Signature]* DATE: 01.10.2022  
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. 1320-30-702-091)

*[Signature]* DATE: 1-13-2022  
AMY BURGANS  
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 16th DAY OF JANUARY, 2022, AND WAS DULY APPROVED. THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER OF DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

*[Signature]* DATE: 1-13-22  
AMY BURGANS  
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 16th DAY OF JANUARY, 2022. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION AS A PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER OF DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

*[Signature]* DATE: 1.10.22  
THOMAS A. DALLAIRE, P.E.  
COMMUNITY DEVELOPMENT DIRECTOR

### RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 14 DAY OF January, 2022 AT 45 MINUTES PAST

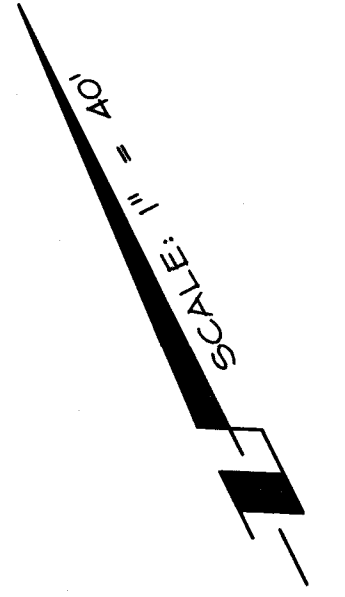
10 O'CLOCK P.M., AS DOCUMENT NO. 2021-979855 RECORDED AT THE

REQUEST OF R.O. ANDERSON ENGINEERING, INC.

*[Signature]*  
KAREN ELLISON  
DOUGLAS COUNTY RECORDER

RO Anderson  
WWW.ROANDERSON.COM

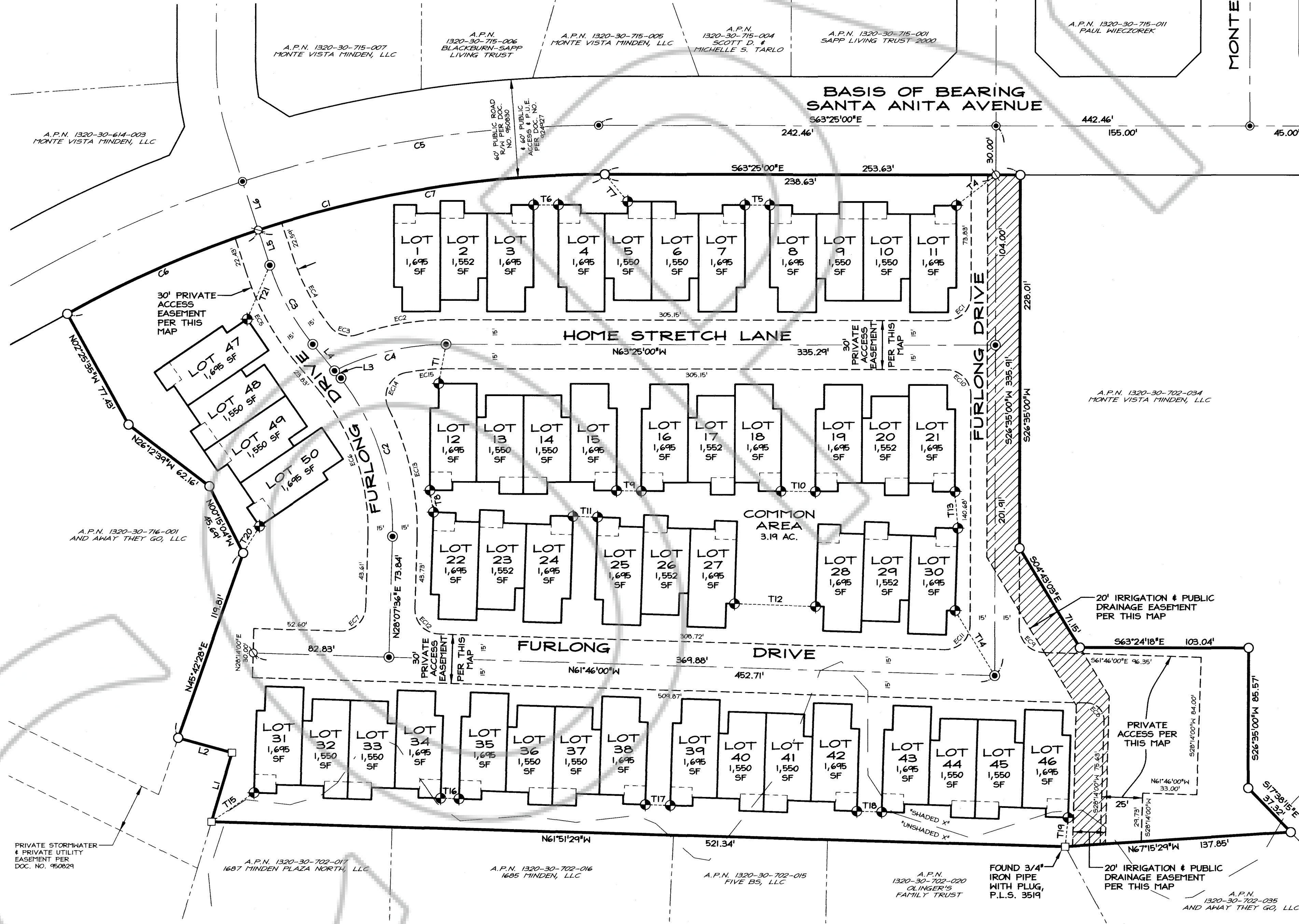
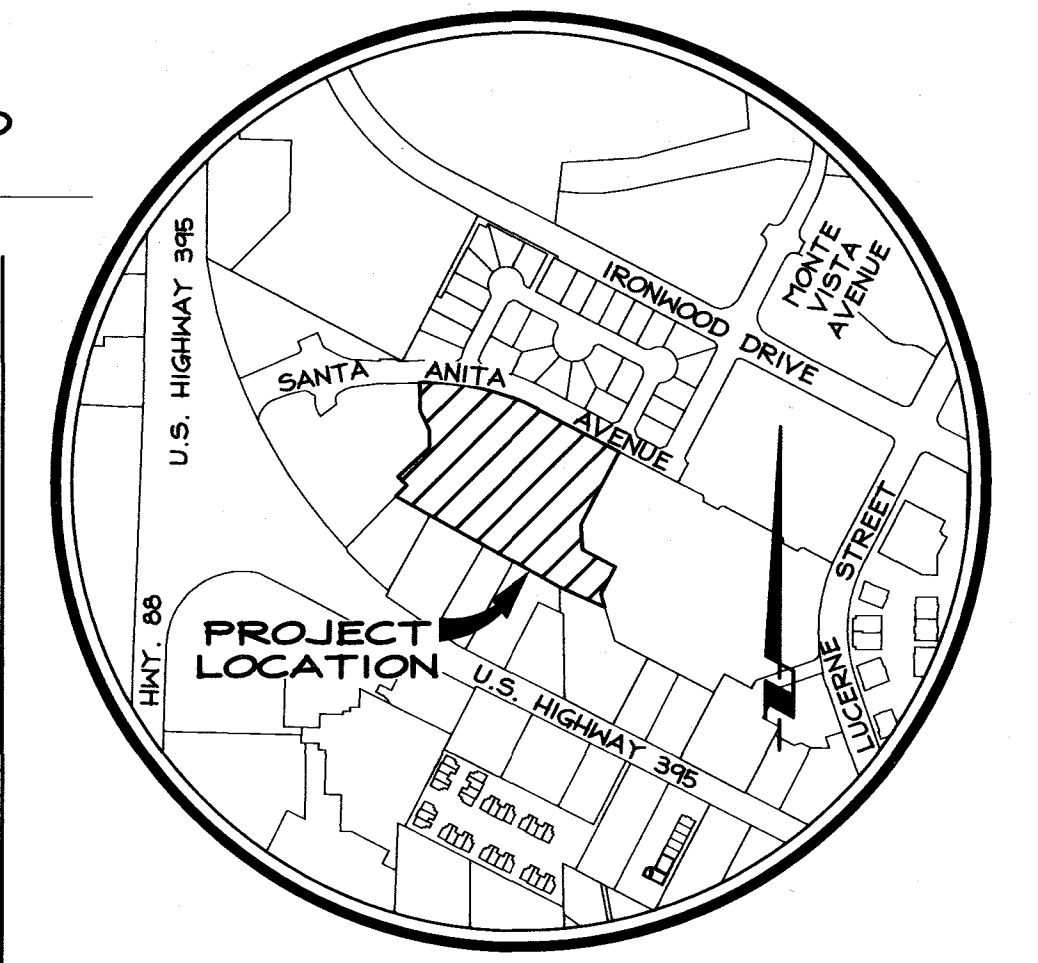
MINDEN 9060 Double RENO  
1603 Emeralds Ave P.O. Box 2221 Diamond Pkwy, Unit 1B  
Minden, NV 89423 Reno, NV 9501  
P 775.782.2322 F 775.782.2322  
F 775.782.7064 T 775.782.7064



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	29°17'45"	670.00'	342.58'	S78°03'53"E	338.86'
C2	40°46'15"	150.00'	106.74'	N07°44'29"E	104.50'
C3	21°09'01"	150.00'	55.37'	N02°04'09"W	55.06'
C4	26°57'30"	150.00'	70.58'	N76°53'45"W	69.93'
C5	18°04'38"	700.00'	220.86'	N72°27'19"W	219.94'
C6	10°54'24"	670.00'	127.54'	S87°15'33"E	127.35'
C7	18°23'21"	670.00'	215.04'	S72°36'41"E	214.12'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°06'17"E	44.10'
L2	N48°12'20"W	34.12'
L3	N12°38'39"W	2.90'
L4	N12°38'39"W	20.93'
L5	N08°30'22"E	22.68'
L6	N08°30'22"E	31.20'

EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
EC1	90°00'00"	15.17'	23.83'	N71°35'00"E	21.95'
EC2	19°07'07"	165.00'	55.00'	S72°58'33"E	54.80'
EC3	70°37'03"	15.00'	18.49'	S47°13'35"E	17.34'
EC4	20°25'25"	195.00'	48.12'	S01°42'21"E	47.87'
EC5	21°09'01"	165.00'	60.91'	N02°04'09"W	60.56'
EC6	40°46'15"	150.00'	96.06'	N07°44'29"E	94.06'
EC7	90°00'00"	15.17'	23.86'	N73°10'40"E	21.47'
EC8	90°00'00"	10.50'	16.49'	N16°46'00"W	14.85'
EC9	88°21'00"	15.17'	23.39'	S17°35'30"E	21.14'
EC10	90°00'00"	15.17'	23.83'	S18°25'00"E	21.45'
EC11	91°34'00"	15.17'	24.27'	S72°24'30"W	21.76'
EC12	89°53'38"	15.17'	23.80'	N16°49'13"W	21.43'
EC13	28°21'32"	165.00'	81.67'	N13°54'50"E	80.84'
EC14	106°26'45"	15.17'	28.18'	N62°54'27"E	24.30'
EC15	10°22'11"	195.00'	24.43'	S68°36'05"E	24.40'



BUILDING TIE TABLE		
LINE	BEARING	LENGTH
T1	S37°05'02"W	24.48'
T2	S02°25'35"E	16.39'
T3	N82°06'00"E	23.00'
T4	S78°37'57"W	30.36'
T5	N63°25'06"W	15.18'
T6	N63°24'08"W	15.17'
T7	S13°38'36"E	21.73'
T8	S17°49'01"W	13.50'
T9	S62°45'08"E	15.18'
T10	S63°25'00"E	20.88'
T11	S61°46'00"E	15.05'
T12	S61°45'56"E	49.41'
T13	S22°14'22"W	22.45'
T14	S04°46'02"E	46.50'
T15	N81°54'41"E	31.53'
T16	S61°45'42"E	11.18'
T17	S61°45'58"E	15.18'
T18	S61°46'00"E	15.18'
T19	S31°43'37"W	17.87'
T20	N57°48'05"E	19.25'
T21	S49°07'59"W	35.64'

NOTES	
TOTAL AREA:	5.06 ACRES
LOTS (50):	1.87 ACRES
COMMON AREA:	3.19 ACRES

THIS MAP IS A DIVISION OF ADJUSTED PARCEL 3 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR AND AWAY THEY GO, LLC & EDWARD J. BISCHOPBERGER TRUST FILED FOR RECORD JANUARY 23, 2019 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 924927.

THE PARCELS SHOWN HEREON LIE WITHIN THE "SHADED X" & "UN-SHADED X" ZONES PER FEMA FIRM MAP 32005C0234H, DATED JUNE 15, 2016 AND FEMA LETTER OF MAP REVISION (LOMR) CASE NO. 20-09-1233A, DATED AUGUST 4, 2020.

THERE IS HEREBY GRANTED FOR AND ACROSS ALL COMMON AREA, A PUBLIC UTILITY EASEMENT FOR PLACEMENT OF WATER, SEWER, NATURAL GAS, POWER, TELEPHONE, & CABLE T.V.

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

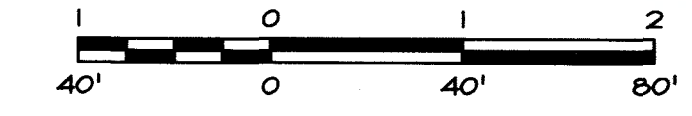
ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE FLOODPLAIN (OR SPECIAL FLOOD HAZARD AREA) MUST COMPLY WITH DOUGLAS COUNTY CODE, CHAPTER 20.50 FLOODPLAIN MANAGEMENT.

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.

OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY THE AUTHORIZING AGENCY.

- LEGEND**
- SET CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP, P.L.S. 21988
  - FOUND CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP, P.L.S. 11172
  - FOUND 5/8" REBAR & CAP OR NAIL & TAG, P.L.S. 6899, UNLESS OTHERWISE INDICATED
  - FOUND 5/8" REBAR WITH CAP, P.L.S. 21988
  - △ SET 5/8" REBAR WITH CAP, P.L.S. 21988
  - ◇ NOTHING FOUND OR SET
  - ◆ BUILDING TIES
  - R/W RIGHT-OF-WAY
  - P.U.E. PUBLIC UTILITY EASEMENT

**BASIS OF BEARING**  
 S63°25'00"E - THE CENTERLINE OF SANTA ANITA AVENUE AS SHOWN ON THE FINAL SUBDIVISION MAP FOR THE VILLAGE AT MONTE VISTA, PHASE I FILED FOR RECORD AUGUST 14, 2020 AS DOCUMENT NO. 950830.



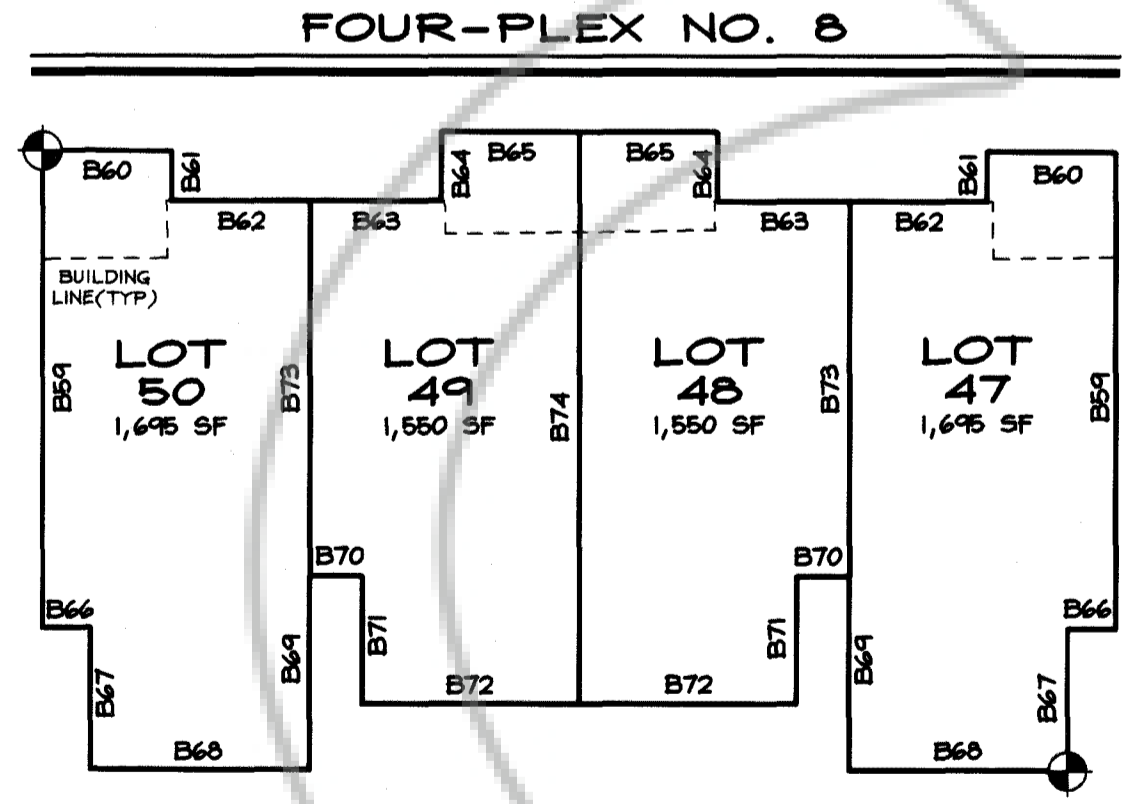
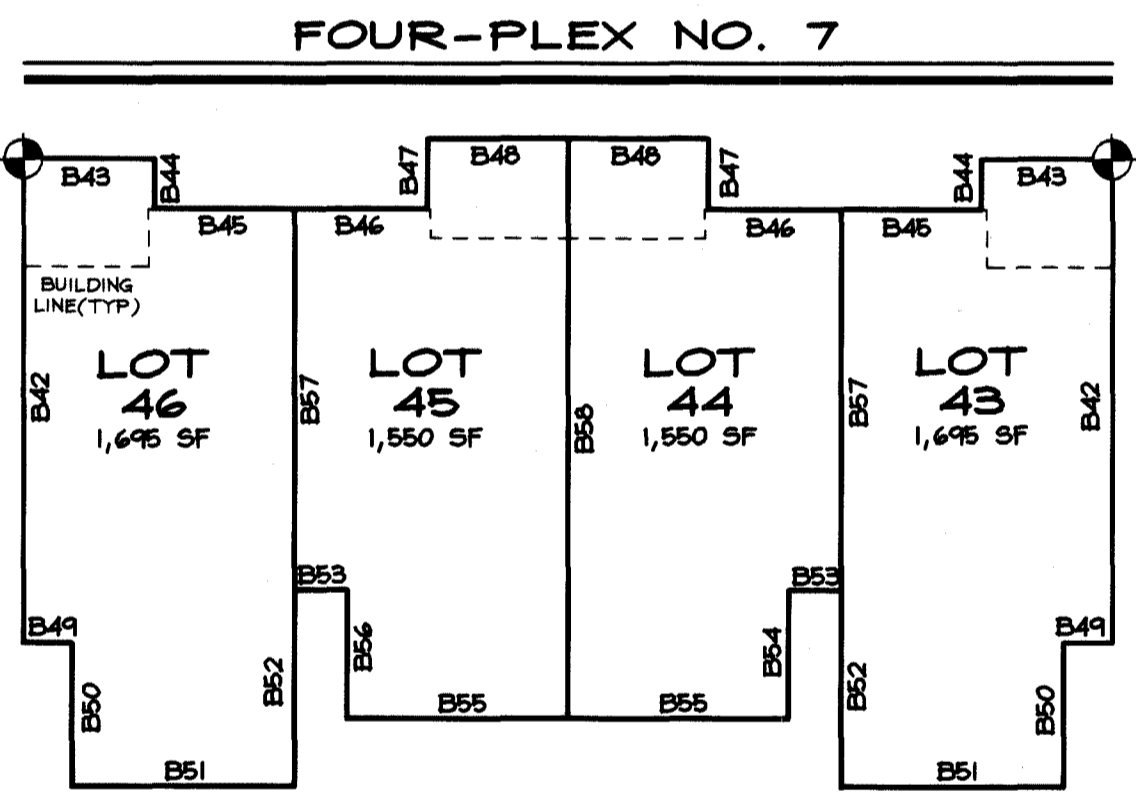
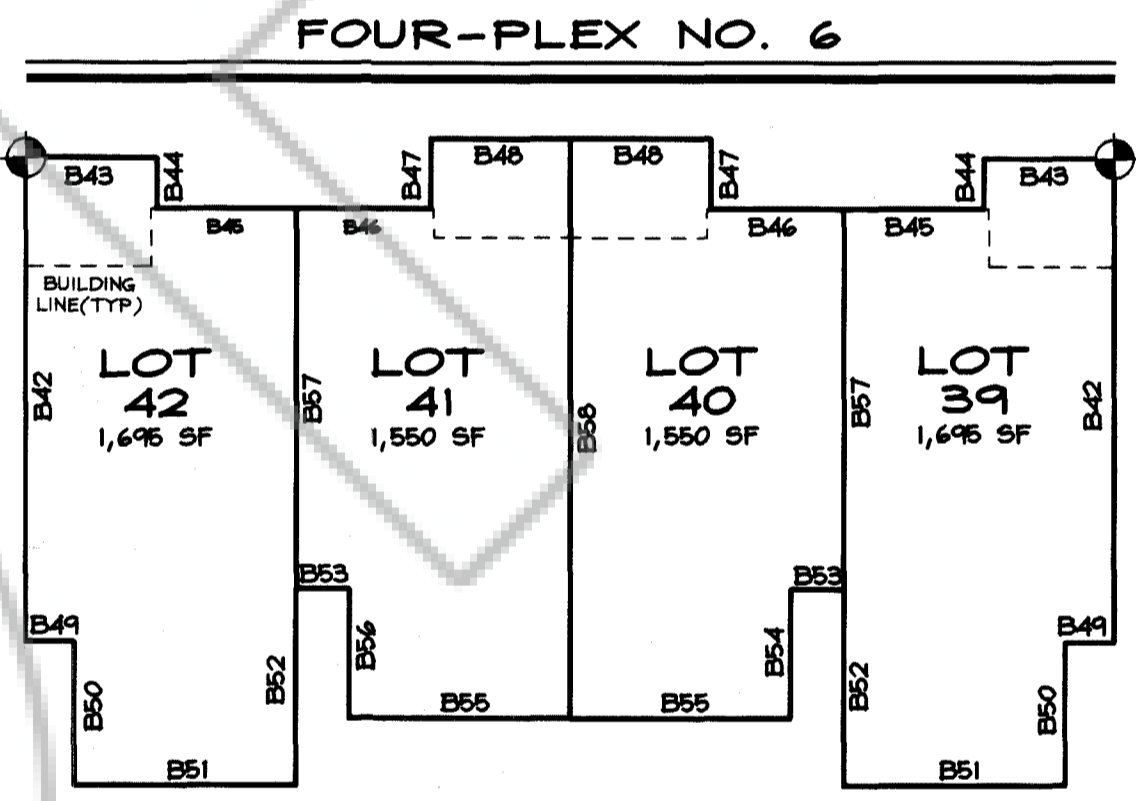
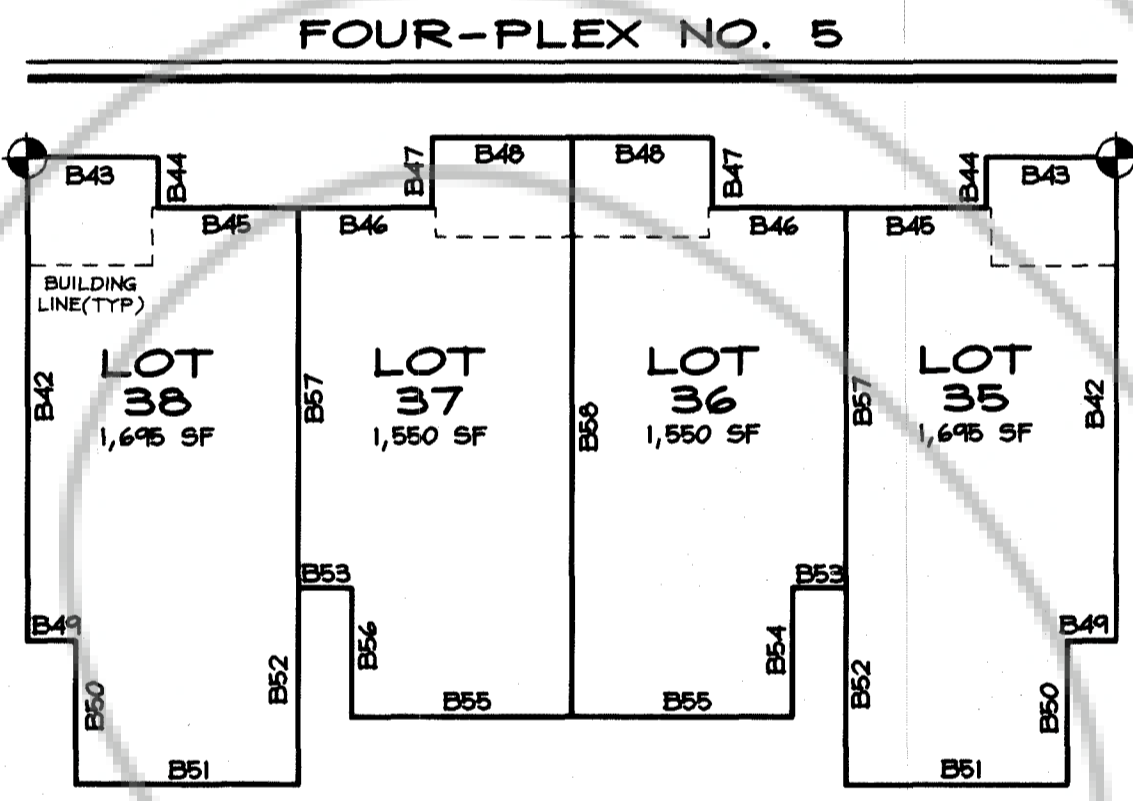
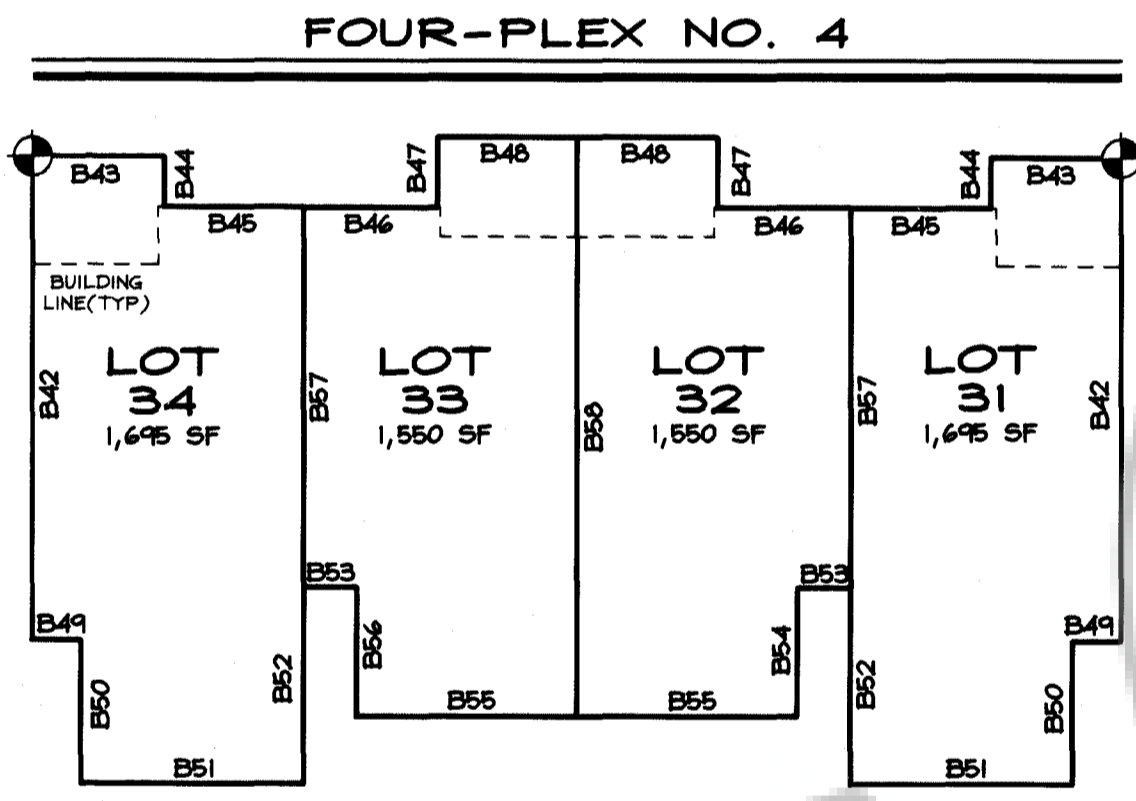
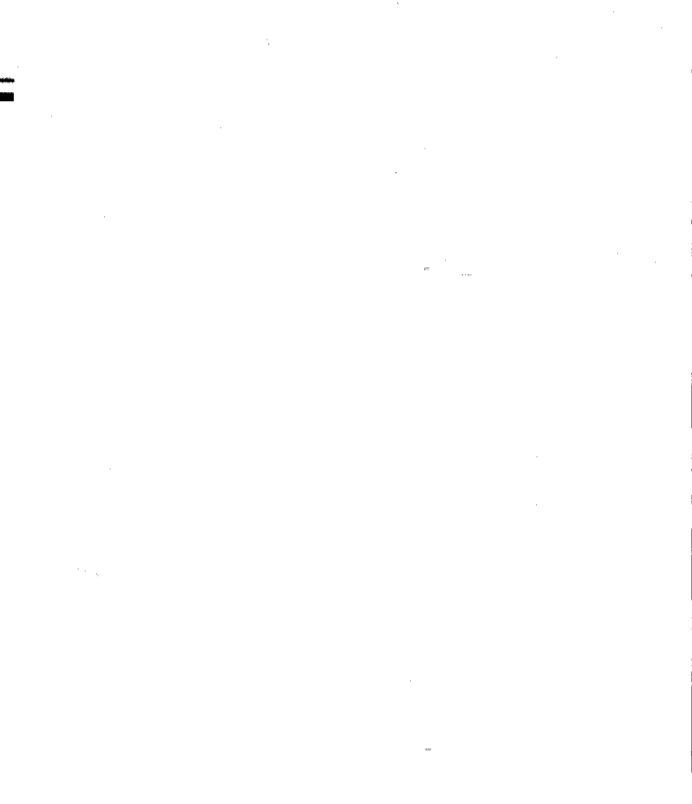
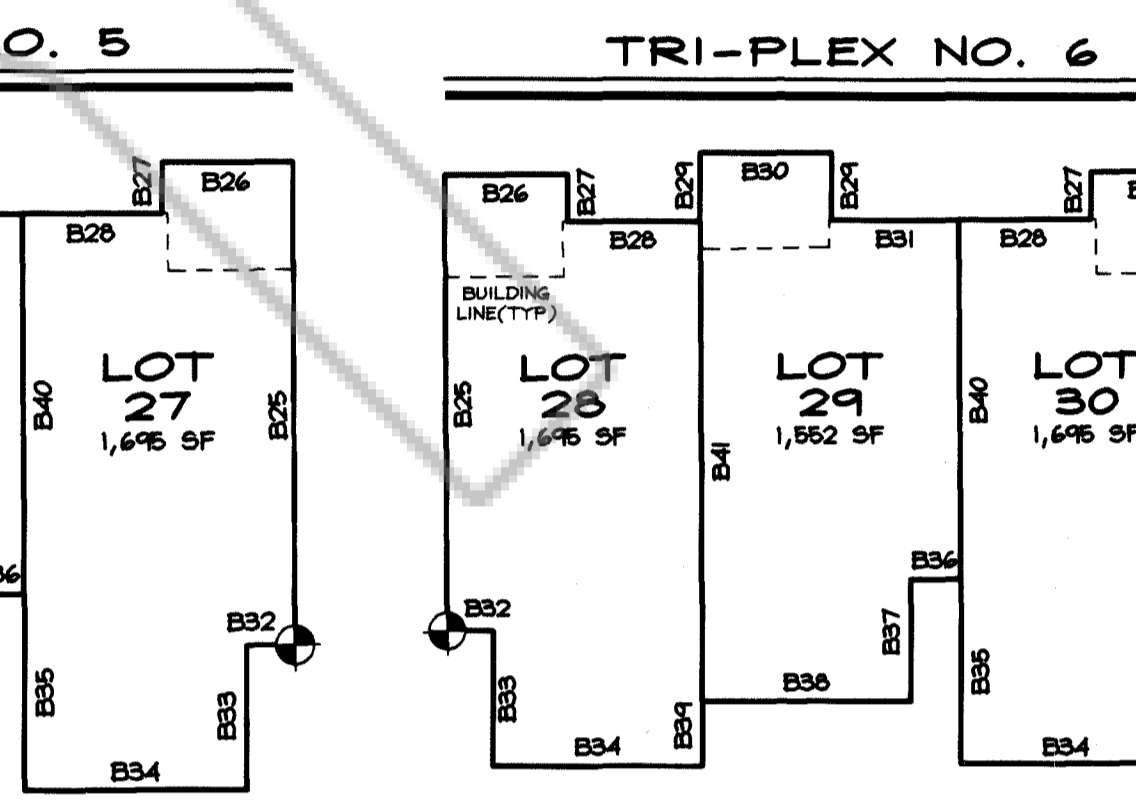
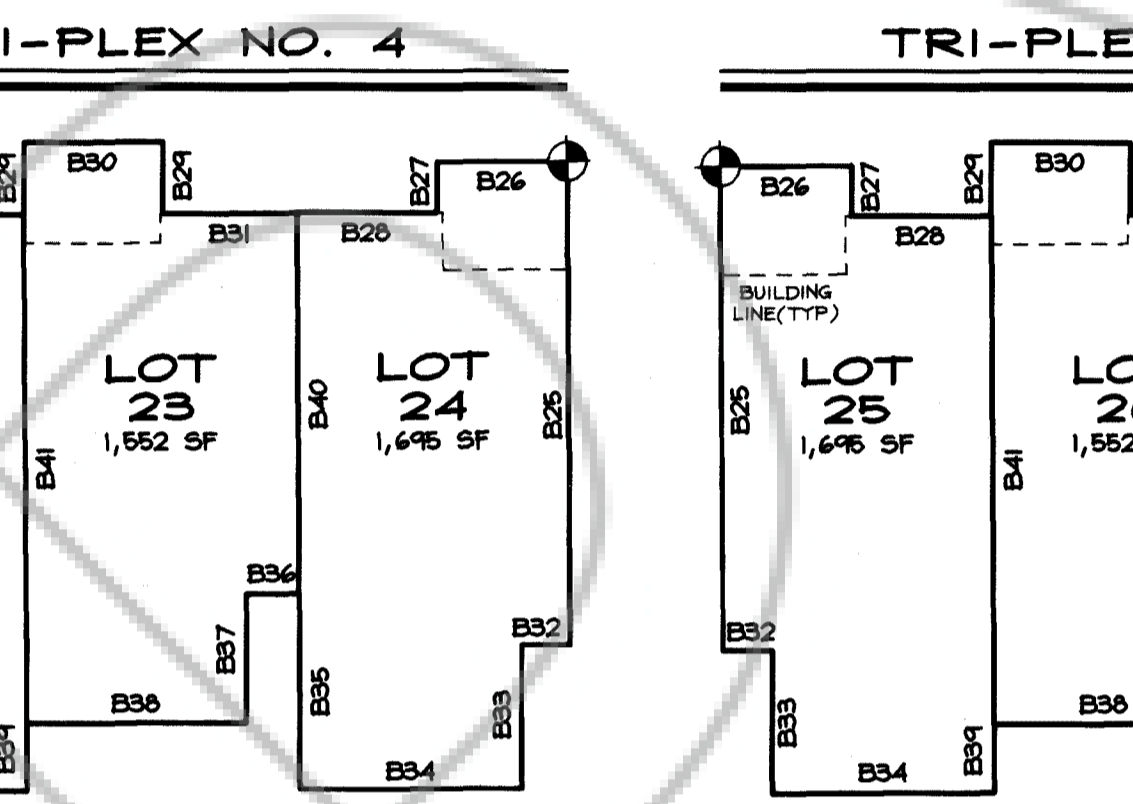
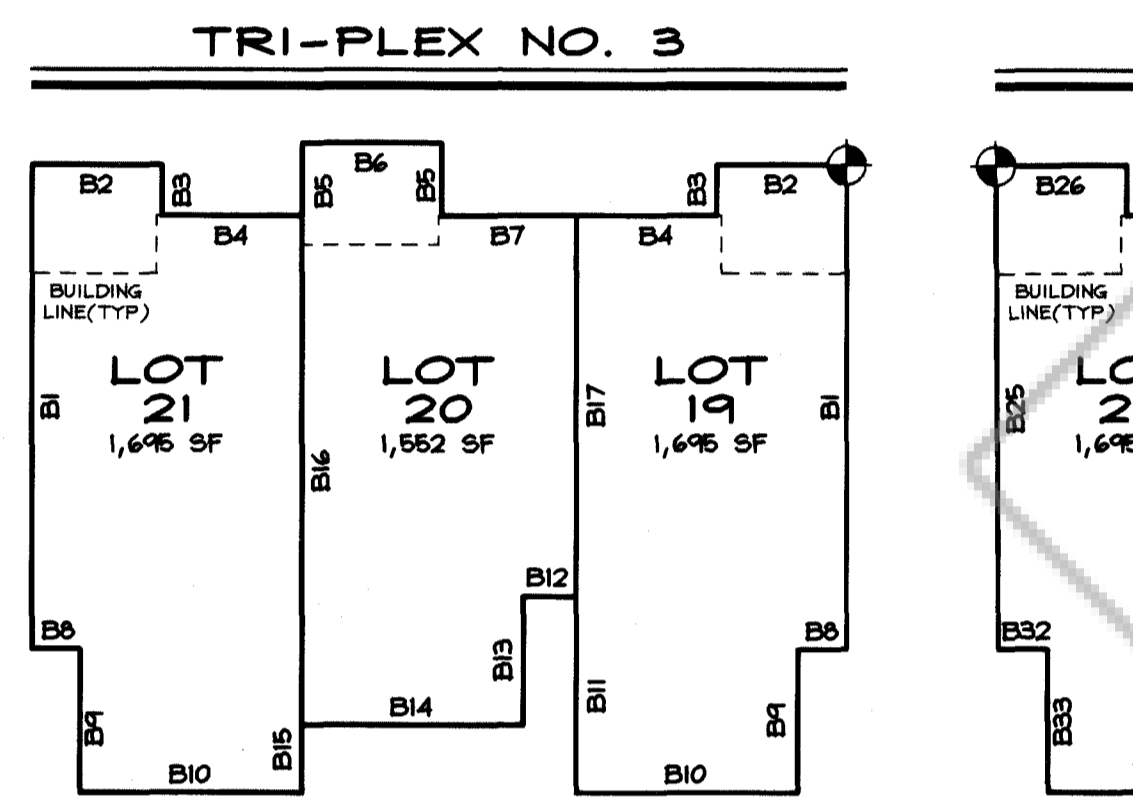
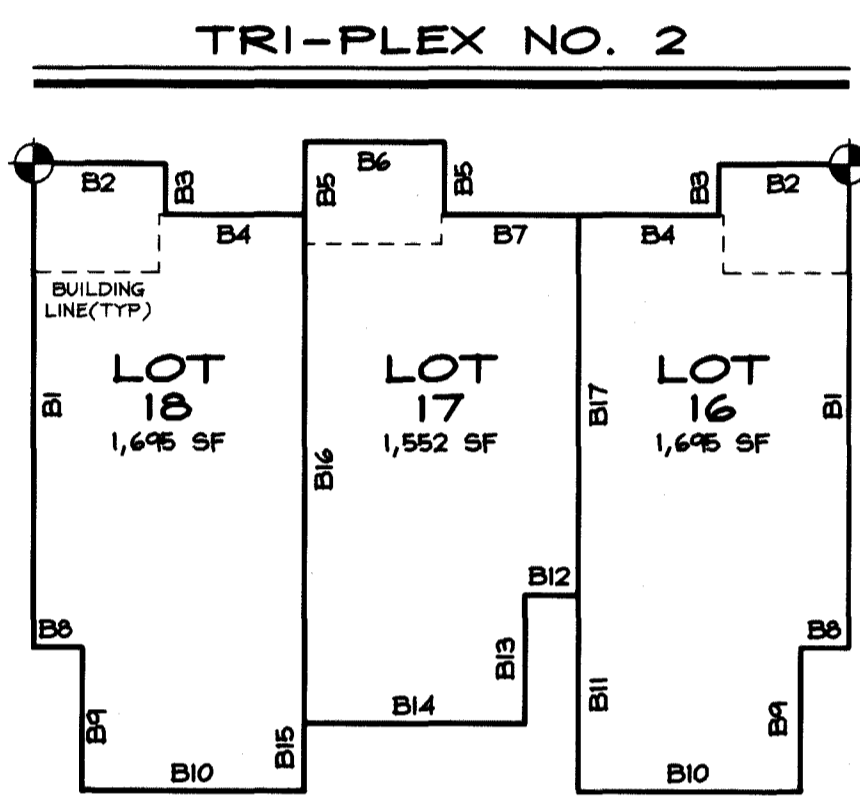
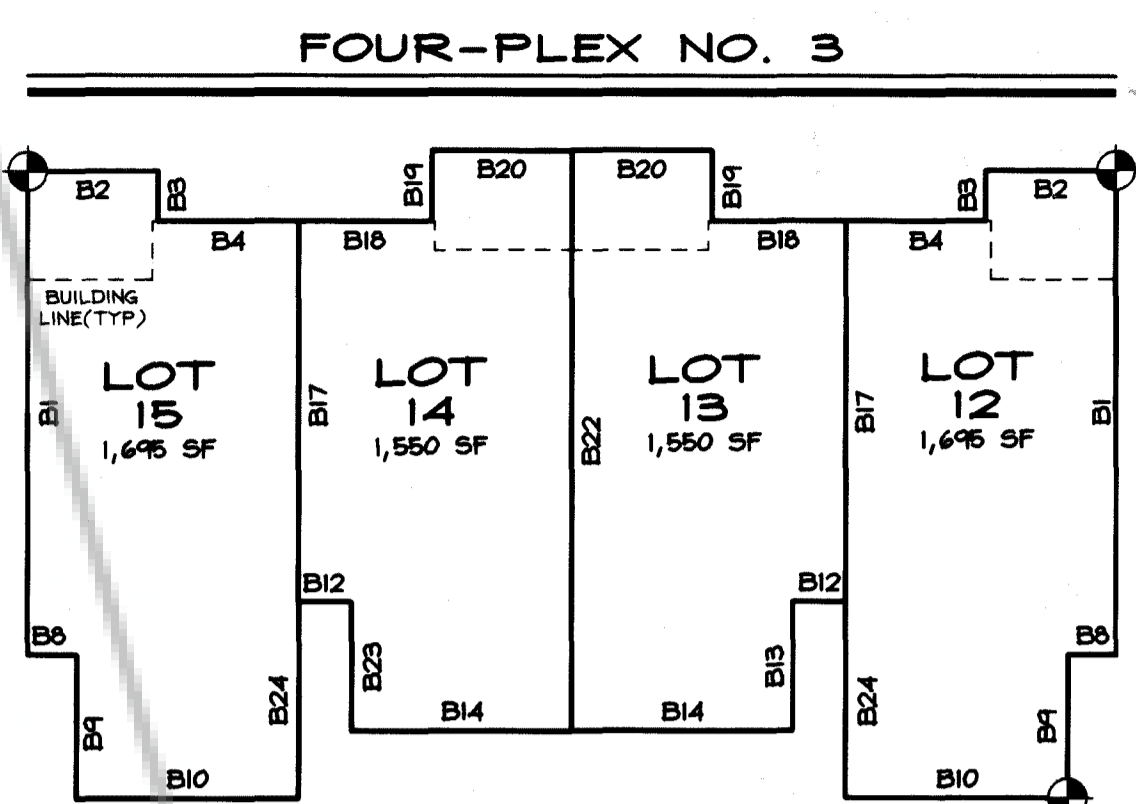
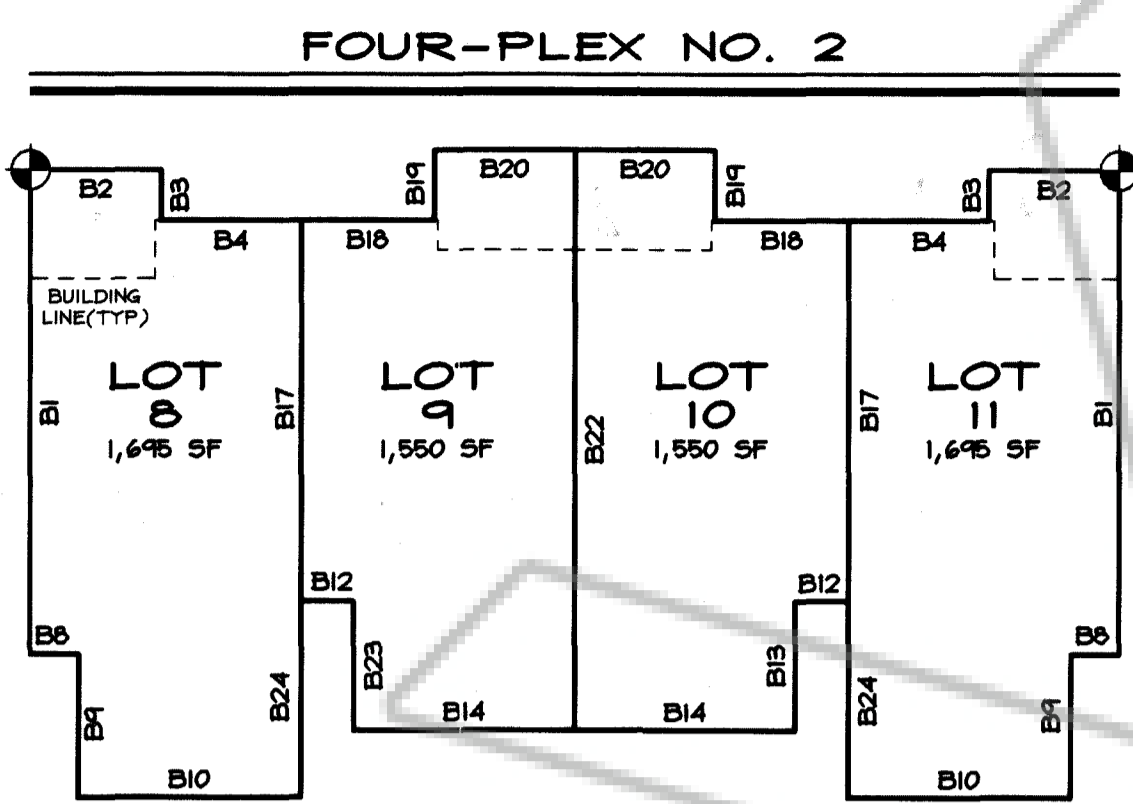
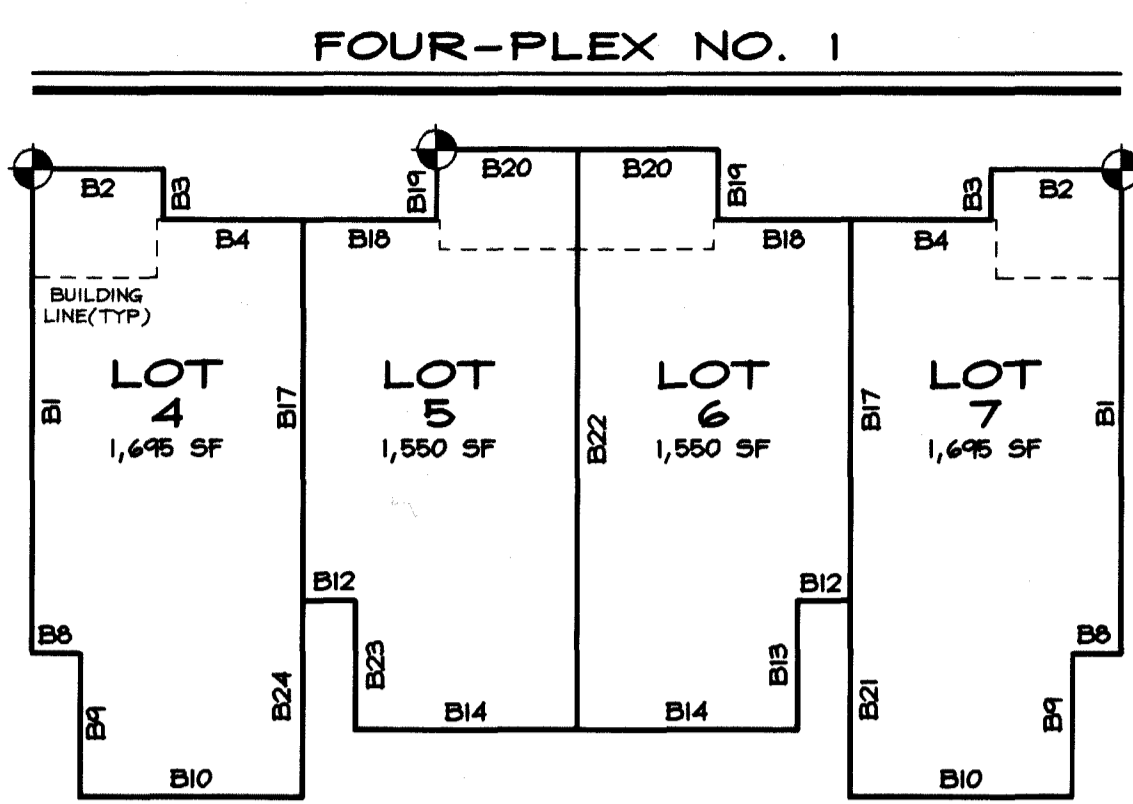
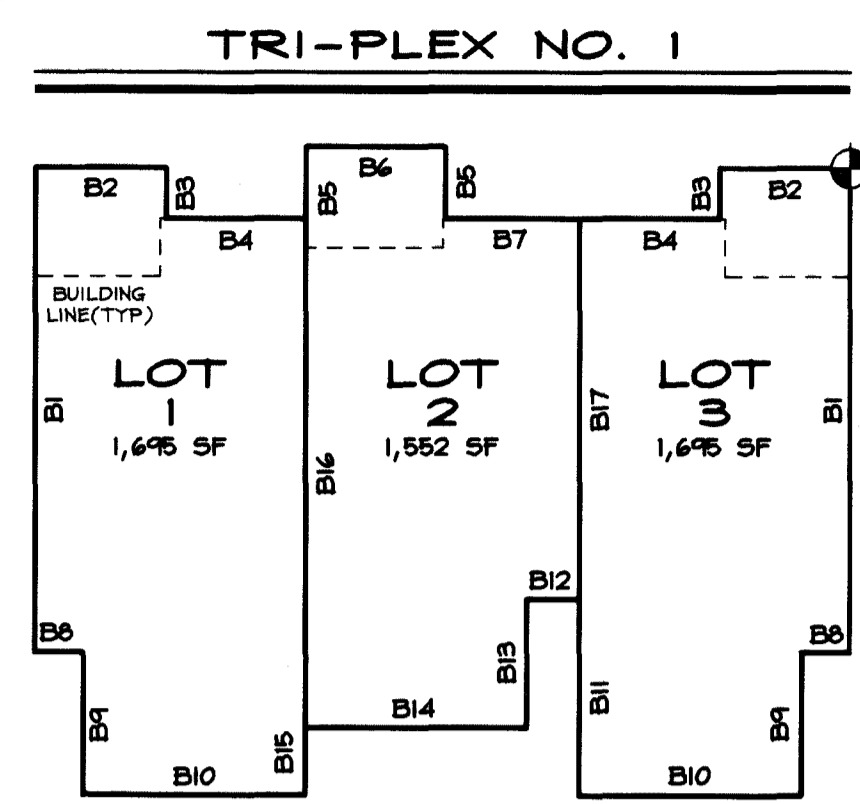
**RO Anderson**  
 RENO, NV  
 5060 DOUBLE DIAMOND PLAZA, UNIT 103  
 RENO, NV 89521  
 P. 775.782.2322  
 F. 775.782.7054



SCALE: 1" = 40' SHEET 2 OF 3

**FINAL SUBDIVISION MAP**  
 A PLANNED UNIT DEVELOPMENT  
 DP 19-0448  
 FOR  
 THE DOWNS AT MONTE VISTA

LOCATED WITHIN A PORTION OF SECTION 30, T.13N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA



LINE TABLE

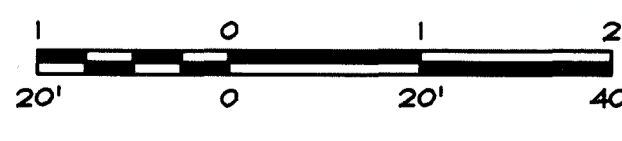
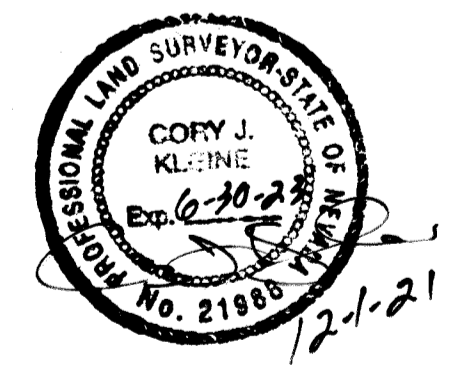
LINE	BEARING	LENGTH
B1	N26°35'00"E	50.33'
B2	S63°25'00"E	13.67'
B3	N26°35'00"E	5.25'
B4	S63°25'00"E	14.65'
B5	S26°35'00"W	7.50'
B6	S63°25'00"E	14.58'
B7	S63°25'00"E	14.04'
B8	N63°25'00"W	5.08'
B9	S26°35'00"W	14.92'
B10	N63°25'00"W	23.23'
B11	N26°35'00"W	20.42'
B12	N63°25'00"W	5.56'
B13	S26°35'00"W	13.42'
B14	N63°25'00"W	23.06'
B15	S26°35'00"W	7.00'
B16	S26°35'00"W	53.00'
B17	S26°35'00"W	39.58'
B18	S63°25'00"E	13.96'
B19	N26°35'00"E	7.33'
B20	S63°25'00"E	14.67'
B22	S26°35'00"W	60.33'
B23	S26°35'00"W	13.42'
B24	S26°35'00"W	20.42'

LINE TABLE

LINE	BEARING	LENGTH
B25	N28°14'00"E	50.33'
B26	S61°46'00"E	13.67'
B27	N28°14'00"E	5.25'
B28	S61°46'00"E	14.65'
B29	S28°14'00"W	7.50'
B30	S61°46'00"E	14.58'
B31	S61°46'00"E	14.04'
B32	N61°46'00"W	5.08'
B33	S28°14'00"W	14.92'
B34	N61°46'00"W	23.23'
B35	S28°14'00"W	20.42'
B36	N61°46'00"W	5.56'
B37	S28°14'00"W	13.42'
B38	N61°46'00"W	23.06'
B39	S28°14'00"W	7.00'
B40	S28°14'00"W	39.58'
B41	S28°14'00"W	53.00'
B42	S28°14'00"W	50.33'
B43	N61°46'00"W	13.67'
B44	S28°14'00"W	5.25'
B45	N61°46'00"W	14.65'
B46	N61°46'00"W	13.96'
B47	S28°14'00"W	7.33'

LINE TABLE

LINE	BEARING	LENGTH
B48	N61°46'00"W	14.67'
B49	S61°46'00"E	5.08'
B50	N28°14'00"E	14.92'
B51	S61°46'00"E	23.23'
B52	N28°14'00"E	20.42'
B53	S61°46'00"E	5.56'
B54	N28°14'00"W	13.42'
B55	S61°46'00"E	23.06'
B56	N28°14'00"W	13.42'
B57	N28°14'00"E	39.58'
B58	N28°14'00"E	60.33'
B59	S82°06'00"W	50.33'
B60	N07°54'00"W	13.67'
B61	S82°06'00"W	5.25'
B62	N07°54'00"W	14.65'
B63	N07°54'00"W	13.96'
B64	S82°06'00"W	7.33'
B65	N07°54'00"W	14.67'
B66	S07°54'00"E	5.08'
B67	N82°06'00"E	14.92'
B68	S07°54'00"E	23.23'
B69	N82°06'00"E	20.42'
B70	S07°54'00"E	5.56'



SCALE: 1" = 20' SHEET 3 OF 3

**FINAL SUBDIVISION MAP**  
 A PLANNED UNIT DEVELOPMENT  
 DP 19-0448  
 FOR  
 THE DOWNS AT MONTE VISTA

**RO Anderson**  
 www.ROANDERSON.com

HINDEN  
 1603 Emerald Ave  
 P.O. Box 2224  
 Minden, NV 89425  
 P 775.782.2522  
 F 775.782.7064

RENO  
 9060 Double  
 Diamond Plaza, Unit 18  
 Reno, NV 89521  
 P 775.782.2522  
 F 775.782.7064

LOCATED WITHIN A PORTION OF  
 SECTION 30, T.13N., R.20E., M.D.M.  
 DOUGLAS COUNTY, NEVADA