



KAREN ELLISON, RECORDER

Upon recording mail copy to:
State Engineer's Office
901 S. Stewart Street, Suite 2002
Carson City, NV 89701

47048-R01

OFFICE OF THE NEVADA STATE ENGINEER

Regarding Permit No. 47048 Certificate Number 11145

This space reserved for
county recorder's use only

AFFIDAVIT TO RELINQUISH WATER RIGHTS IN FAVOR OF USE OF WATER
FOR DOMESTIC WELLS

State of Nevada)
 : ss
County of Carson City)

I, Bruce R. Scott, P.E.

do hereby swear under penalty of perjury that the assertions of this affidavit are true.

1. I am the owner of record
 agent for the owner of record who is Hidden Woods, LLC
of all a portion of Permit 47048, Certificate 11145 as indicated in the records of the
check one permit/certificate no. or decreed right
Nevada State Engineer.

2. I hereby relinquish an amount of water equivalent to:
6.0 acre feet annually
enter a total amount of water equal to the sum of 2.0 afa for each proposed new domestic well
acre-feet annually from the above water right.

The water right or portion of water right relinquished was appurtenant to the land more particularly described as follows:

Within the SW1/4 of the SW1/4 of Section 30, T.14N., R.21E., M.D.B.&M., being Douglas County Assessor's Parcel Number 1421-00-002-006. See map supporting this affidavit.

describe the place of use by quarter sections, section, township, range M.D.B. &M. and assessor's parcel numbers

\$300 FILING FEE MUST ACCOMPANY THIS AFFIDAVIT

3. This relinquishment of water rights is for the purpose of offsetting the water withdrawn from domestic wells to homes, or for the dedication of water to newly created lots located at the place described below and reflected on the attached map: *(Describe place where water will be used with quarter sections, section, township, range, M.D.B. &M. and assessor's parcel numbers)*

Within a portion of the NE1/4 SE1/4 of Section 36, T.13N., R.20E., M.D.M., said portion being Douglas County Assessor's Parcel Number 1320-36-002-065.

4. I have attached a reduced, scaled, 8 1/2 X 11" copy of the tentative parcel map. The original tentative parcel map must be prepared to the standards of NRS 278.466.
5. I understand that this relinquishment must be approved by the Nevada State Engineer in order for it to become effective.
6. I am aware that, under NRS 534.350, a county may dedicate and relinquish sufficient water rights to offset water withdrawals from domestic wells of new homes. Water rights so relinquished revert to the source of the water. Should these homes later be added to a public water system, the public water system is entitled to receive a credit in the same manner as the addition of any other customer to the public water system pursuant to NRS 534.350.
7. I understand this relinquishment shall become effective upon the date of approval by the State Engineer. The affiant may petition the State Engineer to void this relinquishment if the final subdivision or parcel map is not recorded within 18 months after this approval. If a petition to void this relinquishment is *not* submitted to the State Engineer within the 18 month period, the water remains permanently reverted to the source.
8. I understand once these water rights are relinquished by recordation of a final subdivision map in the office of the county recorder of the county wherein the domestic wells are to be located, as provided in NRS 278.380 (2001), or in the case of a final parcel map as provided in NRS 278.4725 (2003), the process cannot be reversed nor can I claim said right as a water right.

9. Within 30 days of approval of this relinquishment by the State Engineer, I shall record this Affidavit in the office of the county recorder of the county in which the final subdivision or parcel map is recorded. I shall also record this Affidavit in the office of the county recorder of the county in which the previous place of use was located, if it is not the same county.

10. I shall provide the State Engineer's Office with a copy of this recorded Affidavit within thirty (30) days of its recording with the county recorder.

DATED: This 13th day of January, 20 22

Bruce R. Scott
Affiant's Signature

Resource Concepts 340 N. Minnesota St.
Street Address

Bruce R. Scott
Affiant's printed name

Carson City, NV 89703
City, State, ZIP

State of Nevada)

(775) 883-1600
Telephone Number

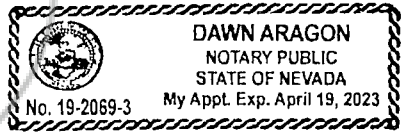
: ss

County of Carson City)

Subscribed and sworn to before me on

this 13th day of January, 20 22

by Bruce R. Scott



Dawn Aragon
Notary Public Signature

Notary Stamp

APPROVED: This 5th day of May, 20 22

Adam Sullivan P.E.
State Engineer's signature

ADAM SULLIVAN
Print State Engineer's name



DOUGLAS COUNTY, NEVADA ASSESSOR'S OFFICE

Trent A. Tholen, Assessor

- [Assessor Home](#)
 [Personal Property](#)
 [Sales Data](#)
 [Annual Taxes](#)
 [Recorder Website](#)

Parcel Detail for Parcel # 1421-00-002-006

Prior Parcel # 0000-21-270-010

Location

Property Location 3030 JUNIPER VALLEY RANCH RD
 Town GEN CO/CWS/MOSQ
 District 500.0 - GENERAL COUNTY/CWS/MOSQ
 Subdivision Lot Block
 Property Name

- [Add'l Addresses](#)
[Parcel Map](#)

Ownership

Assessed Owner Name **MACSWEEN, JOHN JOSEPH**
 Mailing Address **PO BOX 1008 ZEPHYR COVE, NV 89448**
 Legal Owner Name **MACSWEEN, JOHN JOSEPH**
 Vesting Doc #, Date 798780 03/13/2012 Year / Book / Page 12 / 3 / 2967
 Map Document #s

- [Ownership History](#)
[Document History](#)

Description

Total Acres 44.600 Square Feet 0
 Ag Acres .000 W/R Acres .000

Improvements

Single-family Detached 1	Non-dwelling Units 0	Stories 1.5
Single-family Attached 0	Mobile Home Hookups 0	
Multiple-family Units 0	Wells 1	Garage Square Ft... 264
Mobile Homes 0	Septic Tanks 1	Attached / Detached A
Total Dwelling Units 1	Buildings Sq Ft 0	
	Residence Sq Ft 1,425	
	Basement Sq Ft 0	
	Finished Basement SF 0	

- [Improvement List](#)
[Improvement Sketches](#)
[Improvement Photos](#)

Appraisal Classifications

Current Land Use Code 200 Code Table

Zoning Code(s)

Re-appraisal Group 1 Re-appraisal Year 2020
 Original Construction Year 1961 Weighted Year

Assessed Valuation

Assessed Values	2021-22	2020-21	2019-20
Land	39,200	39,200	39,025
Improvements	23,582	23,344	22,814
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	62,782	62,544	61,839

Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

Taxable Valuation

Taxable Values	2021-22	2020-21	2019-20
Land	112,000	112,000	111,500
Improvements	67,377	66,697	65,183
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	179,377	178,697	176,683

Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

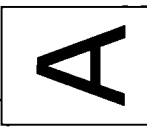
[Back to Search List](#)

1421-00-002A



SCALE: 1" = 610'
REVS'D: 3/5/2020

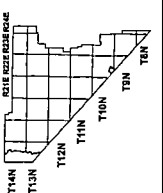
DETAIL



S 1/2 TWP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

T 14 N R 21 E



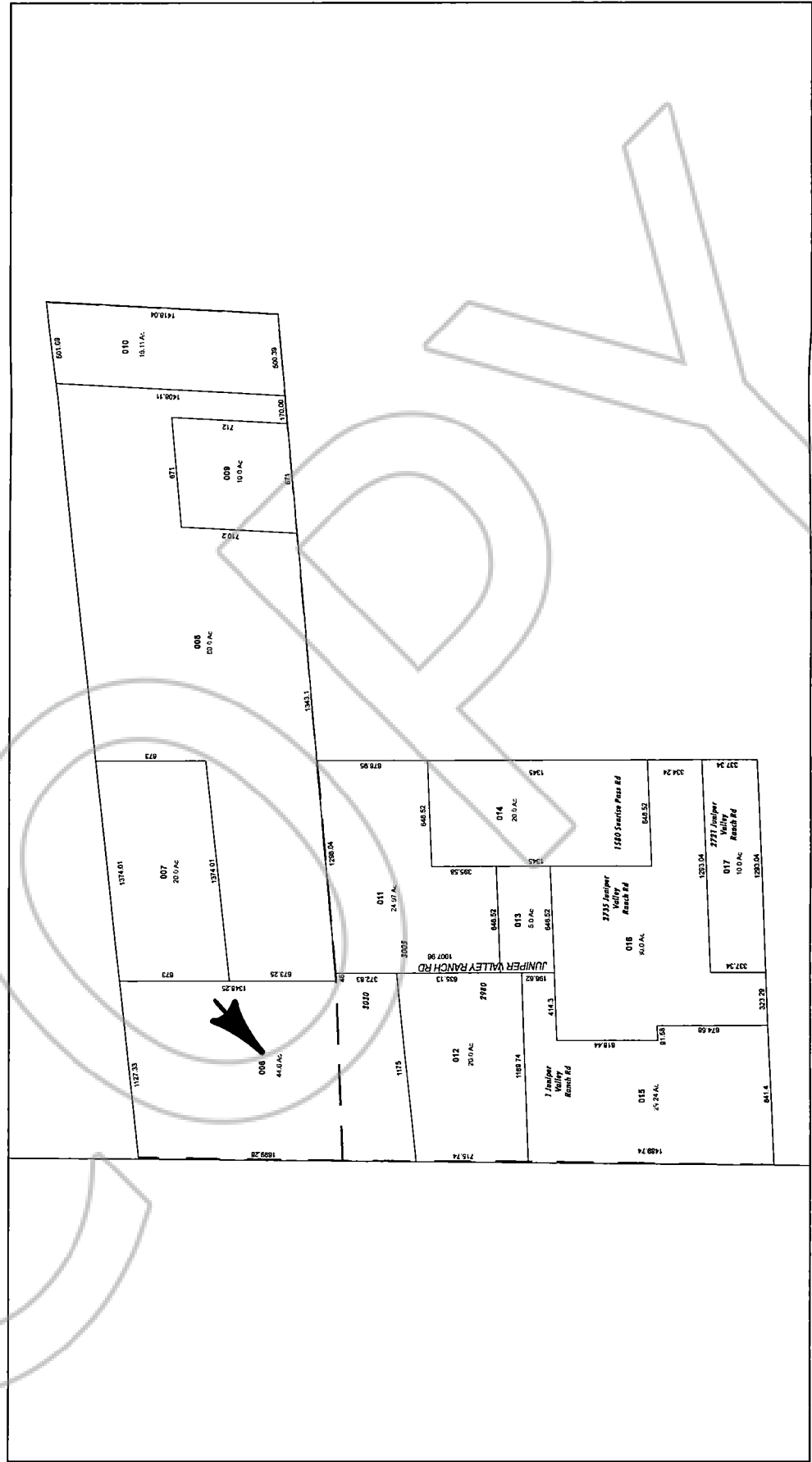
Parcel Number	001
Parcel Sub/Seq Number	110
Parcel Acreage	1.0 Ac
Parcel Block Number	B L K A
Parcel Lot Number	1
Parcel Address	1107

Map Legend

- Parcel Boundary
- Subdivision Boundary
- Town Boundary
- Township/Range/Section
- Easements - See Recorded Documents
- Open Space/Conservation Easements

DOUGLAS COUNTY, NEVADA

Assessor's Parcels
Douglas County Assessor



NOTE: This map is prepared for the use of the Douglas County Assessor, for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



DOUGLAS COUNTY, NEVADA

ASSESSOR'S OFFICE

Trent A. Tholen, Assessor

[Assessor Home](#)
[Personal Property](#)
[Sales Data](#)
[Annual Taxes](#)
[Recorder Website](#)

Parcel Detail for Parcel # 1320-36-002-065

Prior Parcel # [1320-36-002-063](#)

Location

Property Location
 Town [GEN CO/CWS/MOSQ](#)
 District [500.0 - GENERAL COUNTY/CWS/MOSQ](#) [Add'l Addresses](#)
 Subdivision [Lot ADJ 4 Block](#) [Parcel Map](#)
 Property Name

Ownership

Assessed Owner Name [HIDDEN WOODS LLC](#)
 Mailing Address [3827 S CARSON ST STE 505-25](#) [Ownership History](#)
 PMB 2029 [Document History](#)
 CARSON CITY, NV 89701
 Legal Owner Name [HIDDEN WOODS LLC](#)
 Vesting Doc #, Date [973480](#) [09/02/2021](#) Year / Book / Page [21 / 9 / 0](#)
 Map Document #s [962409](#) [973482](#)

Description

Total Acres [20.780](#) Square Feet [0](#)
 Ag Acres [.000](#) W/R Acres [.000](#)

Improvements

Single-family Detached 0	Non-dwelling Units 0	
Single-family Attached 0	Mobile Home Hookups 0	Stories .0
Multiple-family Units 0	Wells 0	Garage Square Ft... 0
Mobile Homes 0	Septic Tanks 0	Attached / Detached
Total Dwelling Units 0	Buildings Sq Ft 0	
Improvement List	Residence Sq Ft 0	
Improvement Sketches	Basement Sq Ft 0	
Improvement Photos	Finished Basement SF 0	

Appraisal Classifications

Current Land Use Code [120](#) [Code Table](#)

Zoning Code(s)

Re-appraisal Group [1](#) Re-appraisal Year [2021](#)
 Original Construction Year Weighted Year

Assessed Valuation

Assessed Values	<u>New for 2022-23</u>
Land	
Improvements	
Personal Property	
Ag Land	
Exemptions	
Net Assessed Value	-----
Increased (New) Values	
Land	
Improvements	
Personal Property	

Taxable Valuation

Taxable Values	<u>New for 2022-23</u>
Land	
Improvements	
Personal Property	
Ag Land	
Exemptions	
Net Taxable Value	-----
Increased (New) Values	
Land	
Improvements	
Personal Property	

[Back to Search List](#)

1320-36-002

S 1/2 SEC.

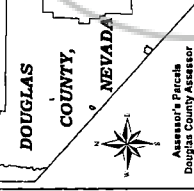
SEC. 36

T 13 N R 20 E

Parcel Number
 Parcel Sub/Seq Number
 Parcel Acreage
 Parcel Block Number
 Parcel Lot Number
 Parcel Address

Parcel Boundary
 Subdivision Boundary
 Town Boundary
 Township/Range/Section
 Approximate River Center Line
 Easements - See Recorded Documents
 Open Space/Conservation Easements

Map Legend

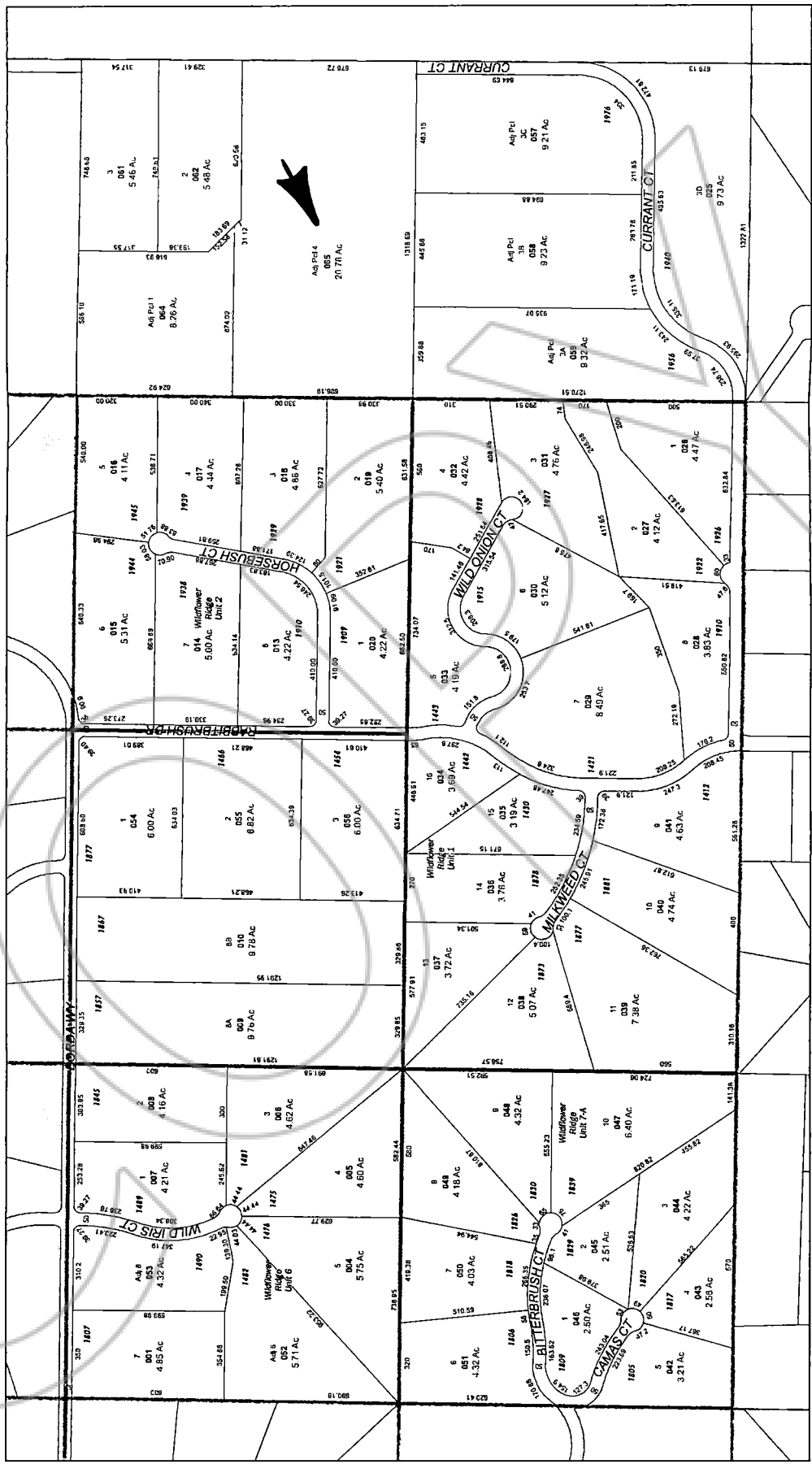


6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



1	5
2	6
3	7
4	8

SCALE: 1" = 400'
 REVSD: 9/16/2021



NOTE: This map is prepared for the use of the Douglas County Assessor, for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

OWNERS CERTIFICATE

I, HIDDEN WOODS, LLC, CERTIFY THAT I AM THE LEGAL OWNER OF THESE PARCELS, AND DO HEREBY GRANT PERMANENT EASEMENTS FOR ACCESS TO UTILITY INSTALLATIONS AS DESIGNATED ON THIS MAP.

HIDDEN WOODS, LLC

BY: BARA ROBERTS MANAGER

DATE: _____

STATE OF _____

COUNTY OF _____

SS _____

ON THIS _____ DAY OF _____ IN THE YEAR 2021, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME, (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SET FORTH IN THE ABOVE EASEMENT, AND THEY acknowledged to me that they are the duly authorized capacities and that by their signature on the instrument, the persons on the instrument on behalf of which the persons acted, executed the instrument, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, TODD A. ENKE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY STATE THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANT OF HIDDEN WOODS, LLC.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 06 T 13 N, R 20 E, M D M, AND THE SURVEY WAS COMPLETED ON _____.
3. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 218.010 TO 218.030, INCLUSIVE.
4. THIS PLAN COMPLES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 685 OF THE NEVADA ADMINISTRATIVE CODE.
5. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



TODD A. ENKE, PLS 8724

DATE: _____

UTILITY COMPANIES CERTIFICATE

WE, THE UNDERSIGNED UTILITY COMPANIES, HEREBY ACCEPT AND APPROVE THE EASEMENTS SHOWN AND NOTED ON THIS PLAN. THIS APPROVAL DOES NOT GUARANTEE THE ACCESSIBILITY FOR SERVICE. ALL PUBLIC UTILITY EASEMENTS INCLUDE C.A.T.V.

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO MY ENERGY WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL WITH THE RIGHT TO ACCESS AND SERVICE ADJACENT PARCELS. AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

SUNRA PACIFIC POWER COMPANY
4928 WY ENERGY

DATE: _____

PRINT: _____

DATE: _____

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 ACCESS AND SERVICE ADJACENT PARCELS. AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

SOUTHWEST GAS

DATE: _____

PRINT: _____

DATE: _____

FRONTIER COMMUNICATIONS

DATE: _____

PRINT: _____

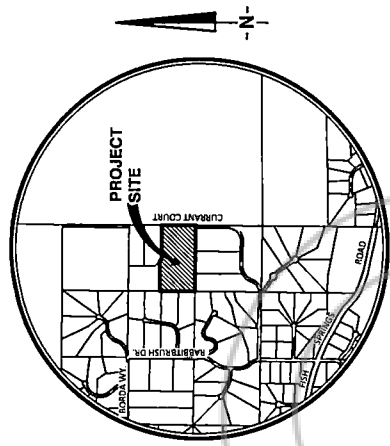
DATE: _____

CHARTER COMMUNICATIONS

DATE: _____

PRINT: _____

DATE: _____



VICINITY MAP
NO SCALE

NOTES:

1. THE SUBJECT PARCELS ARE LOCATED ENTIRELY WITHIN FEMA UNDESIGNED FLOOD ZONE X, PURSUANT TO FLOOD INSURANCE RATE MAP NO. 30060Z0287, REVISION JAN. 19, 2016.
2. THE TOTAL AREA DIVIDED IS 20.79 ACRES.
3. ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBMISSION IMPROVEMENTS AS PROVIDED UNDER NRS 218.040(3) AND MAY REQUIRE DELOCATION OF STREET RIGHT-OF-WAY FROM DOUGLAS COUNTY CODE AND THE BENCHMARK PRACTICES POLICY.
4. DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOTS WHERE WELLS OR SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.
5. THE OWNER IS SOLELY RESPONSIBLE FOR CONTINUED YEARLY MAINTENANCE OF THE INDIVIDUAL SEWER, SEPTIC, OR OTHER SYSTEMS USED FOR THE MANUFACTURER'S SPECIFICATIONS.
6. THIS MAP REPRESENTS A DIVISION OF PARCEL 1 AND A PORTION OF PARCEL 1, AS SHOWN ON THE 2001 1827-008 OFFICIAL RECORD OF DOUGLAS COUNTY, NEVADA.
7. OBSTRUCTION OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED UNLESS PERMITTED BY AUTHORIZING AGENCY.
8. NO SECONDARY POWER IS PROVIDED AND IS THE RESPONSIBILITY OF THE PARCEL OWNER TO PROVIDE THE FACILITIES AND CONNECTIONS REQUIRED BY THE POWER PROVIDER FOR SECONDARY POWER, INCLUDING CONNECTION FEES, TRANSFORMER, POLES AND LINE PATHWAYS.
9. THIS PROPERTY IS ZONED RUURAL AGRICULTURE. FIVE ACRE MINIMUM NET PARCEL SIZE (RA-5).
10. STAIRS SHOWN HEREON ARE PER DOUGLAS COUNTY CODE 70-62A.
11. 60' ACCESS EASEMENT FOR PARCELS 3 & 4 IS FOR THE EXCLUSIVE USE OF THESE PARCELS.

SITE UTILITIES

POWER
SUNRA PACIFIC POWER COMPANY
2001 1827-008 OFFICIAL RECORD OF DOUGLAS COUNTY, NEVADA 89706
(775) 854-7930

TELEPHONE & INTERNET
FRONTIER COMMUNICATIONS
2001 1827-008 OFFICIAL RECORD OF DOUGLAS COUNTY, NEVADA 89706
(775) 854-7930

GAS
SOUTHWEST GAS
400 FAULX STATION LANE
DENVER, CO 80202
(877) 860-6200

WATER: DOMESTIC WELL
SEWER: INDIVIDUAL SEPTIC SYSTEM (FACILITY FEE)

OWNER/APPLICANT:

HIDDEN WOODS, LLC
3 BAYHARBOR WAY
SANTA ANA, CA 92705
(949) 366-8888

PREPARED BY:

RESOURCE CONCEPTS, INC.
3401 N. MINNESOTA STREET
CARMEL, CA 93906
(408) 477-2222
TODD ENKE, PLS



TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE OWNERS CERTIFICATE ARE THE ONLY PARTIES WHOSE INTERESTS ARE AFFECTED BY THIS INSTRUMENT AND WHOSE INTERESTS ARE SHOWN ON THIS PLAN. THE FOLLOWING IS A COMPLETE LIST OF THE INTERESTS OF RECORD:

A.P.N. 1320-36-002-063

BY: _____ TITLE COMPANY NAME

PRINT: _____ DATE: _____

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAN WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE _____ DAY OF _____, 2021. THIS PLAN CONFORMS WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

THOMAS DALHIRE, P.E.
COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

COUNTY ENGINEER'S CERTIFICATE

LESLIE J. HUTCHINGS, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAN AND IT IS TECHNICALLY CORRECT. FURTHERMORE, ALL IMPROVEMENTS AS REQUIRED BY THIS MAP ARE COMPLETE.

JEREMY J. HUTCHINGS, P.E.
DOUGLAS COUNTY ENGINEER

DATE: _____

TAX COLLECTOR'S CERTIFICATE

I, AMY BURGMAN, 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.

AMY BURGMAN
DOUGLAS COUNTY CLERK-TREASURER
& EX OFFICIO TAX COLLECTOR

DATE: _____

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAN WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE _____ DAY OF _____, 2021, AND WAS ONLY APPROVED THEREAFTER REPLICATION FOR OTHER PUBLIC USE. IF ANY PUBLIC USE EASEMENTS WERE REJECTED WITH THE REPLICATION, SAID OFFICES AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER FOR REPLICATION FOR THE PUBLIC UTILITY EASEMENT(S).

AMY BURGMAN
DOUGLAS COUNTY CLERK-TREASURER

DATE: _____

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2021 AT _____ COUNTY RECORDER'S OFFICE, DOUGLAS COUNTY, NEVADA.

DOUGLAS COUNTY RECORDER

DATE: _____

TENTATIVE PARCEL MAP (DP21-0088)

FOR
HIDDEN WOODS, LLC
A.P.N. 1320-36-002-063

Canon City, CO
300 W. BROADWAY
FLOOR 100
CANON CITY, CO 80108
(303) 241-1111
www.roiconsulting.com
APRIL 8, 2021

Resource Concepts, Inc.
APRIL 8, 2021

PROJECT SUMMARY

SUBMITTER: RESOURCE CONCEPTS INC.
 340 NORTH MINNESOTA STREET
 MINNEAPOLIS, MN 55402
 763.883.1600

A.P.N. 1300-36-002-003 70.75 - ACRES

OWNER/APPLICANT: HIDDEN WOODS, LLC
 3100 HARBOR WAY
 SAN RAMON, CA 94583
 (415) 386-4855

PARCEL AREA: 20.782 ACRES

ROADWAY: CURRENT GASBENT/PROPOSED RIGHT OF WAY

PROPOSED TOTAL NUMBER OF PARCELS: 4

PROPOSED TOTAL NUMBER OF RESIDENTIAL PARCELS: 4

SECTION 36
 TOWNSHIP 13N
 RANGE 20E
 CURRENT ZONING RA-3
 PROPOSED ZONING RA-3
 SETBACKS REQUIREMENTS
 FRONT YARD: 30 FEET
 SIDE YARD: 20 FEET
 REAR YARD: 20 FEET

CURRENT MASTER PLAN: RURAL AGRICULTURE
 PROPOSED MASTER PLAN: RURAL AGRICULTURE
 CURRENT LAND USE: VACANT RURAL RESIDENTIAL
 PROPOSED LAND USE: RURAL RESIDENTIAL

FLOOD ZONE: UNSHADOWED X PFR FEMA
 PFR MAP 300800801N

NOTES

- FIELD WORK WAS PERFORMED BY RC ON FEBRUARY 24, 2021. THE CONTOUR DATA SHOWN HEREON IS BASED ON A CONTOUR INTERVAL AND IS PER FIELD SURVEY.
- A 25' WIDE ALLEYWAY KESSE ALONG ALL ROAD FRONTS AND A 5' B U T WITH 1' FAST AS ONE ALL OTHER PROPERTY LINES PER THIS MAP.
- A 50' RIGHT OF WAY DEDICATION FOR CURRANT COURT WILL BE OFFERED TO DOUGLAS COUNTY PER THIS MAP.
- EXISTING WATER AND POWER TO RURAL AND OTHER PARCELS SHOWN HEREON ARE TO BE MAINTAINED FOR RELOCATION OF FINAL PARCEL MAP.
- THE BILLING AND LOCATION, FEES AND GRADES AND GRADING SHOWN HEREON ARE OF CONCEPTUAL NATURE ONLY. FINAL LOCATIONS WILL BE DETERMINED AT A FUTURE DATE.
- EXISTING IMPROVEMENTS FOR CURRANT COURT HAVE BEEN SHOWN HEREON FOR INFORMATION ONLY. A MAP FOR 2021 CURRANT COURT.
- THE PRIVATE DRIVEWAY ACCESS FOR PARCELS 1, 2, 3, 4 WILL BE RELOCATED SOUTH BY TO NEW DRIVEWAY SPACING THIS MAP TO MAINTAIN THE 15' DRIVEWAY SPACING.
- THE PRIVATE DRIVEWAY ACCESS OFF OF CURRANT COURT FOR PARCELS 3 & 4 WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY. IF IT IS NOT INTERFERED AT THIS TIME THAT THE DRIVEWAY UP TO LOTS BE CONSTRUCTED AT THE SAME FASHION AS CURRANT COURT.
- THE ADJACENT PARCELS ARE ALL ZONED RA-3 WITH THE EXCEPTION OF RA-1.
- EACH PARCEL WILL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- SEE SHEET 3 FOR CONCEPTUAL BUILDING PAD A GRADING EXHIBIT.

TENTATIVE PARCEL MAP

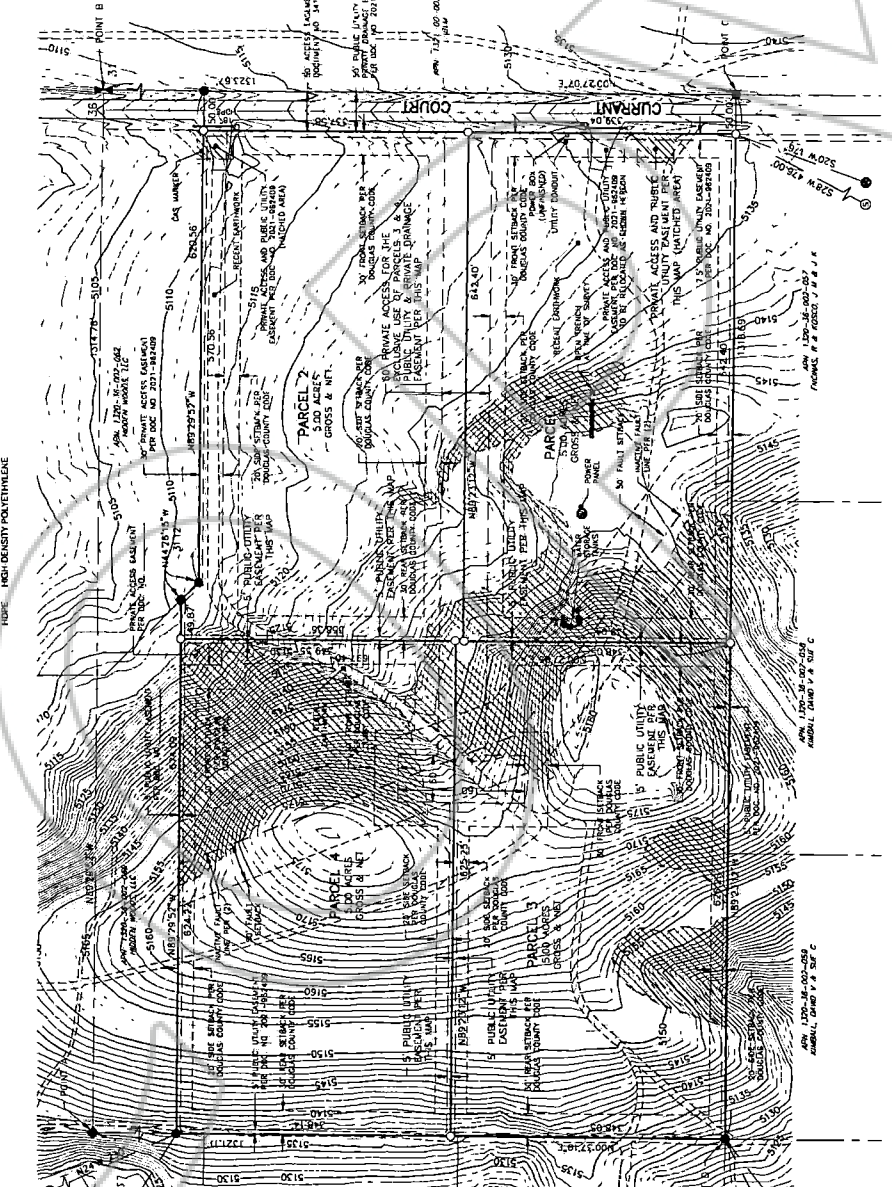
(DP21-0088)
 FOR
HIDDEN WOODS, LLC
 A.P.N. 1320-36-002-063

LOCATED WITHIN A PORTION OF SECTION 36, T. 13N., R. 20E., M.D.M.
 DOUGLAS COUNTY, NEVADA

- ### LEGEND SYMBOLS
- FOUND 2.5" BRASS CAP USGLO 1/4 CORNER
 - FOUND 5/8" REBAR & CAP, PLS. 19724
 - FOUND 5/8" REBAR, NO IDENTIFICATION
 - FOUND 5/8" REBAR & CAP, PLS. 2009
 - FOUND 5/8" REBAR & TIG, RLS. 7284
 - FOUND 5/8" REBAR & CAP, PLS. 19724
 - WELL HEAD
 - APPROXIMATE SEPTIC SYSTEM
- ### ABBREVIATIONS
- HDP: HIGH-DENSITY POLYETHYLENE

- ### PROJECT CONTROL MEASURED COORDINATES
- | POINT | NORTHING | EASTING | DESCRIPTION |
|-------|-------------|------------|---|
| A | 1486013.73 | 2312708.11 | FOUND 5/8" REBAR & TIG, RLS. 7284 |
| B | 1486002.24 | 2314203.87 | FOUND 5/8" BRASS CAP ONE-QUARTER CORNER |
| C | 14854978.64 | 2314010.47 | FOUND 5/8" REBAR & CAP, PLS. 2009 |
| D | 14854982.81 | 2317981.86 | FOUND 5/8" REBAR, NO IDENTIFICATION |

- ### LINE SYMBOLS
- PROPERTY LINE
 - RIGHT OF WAY LINE
 - SECTION LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - APPROXIMATE 1/8" USG COATING MATCH 1/8"
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EXISTING DIRT ROAD



REI
 Resource Concepts Inc.
 APRIL 15, 2021

Carson City
 215 W. 3RD ST., 2ND FLOOR
 CARSON CITY, NV 89701
 TEL: 775.786.1100
 FAX: 775.786.1101
 WWW.REI-NEVADA.COM

BASIS OF BEARINGS

MAP IS IN WEST ZONE, BASED ON GPS OBSERVATIONS MADE AT THE TIME OF SURVEY. THE DISTANCES ARE THE COMBINED FACTOR OF 1:100,000 TO OBTAIN GROUND DISTANCES.

BASIS OF ELEVATIONS

IN FEET PER GPS SOLUTION.

REFERENCES

- PARCEL MAP FOR 2021 CURRANT COURT LLC, FILED FOR RECORD FEBRUARY 23, 2021, AS DOCUMENT NO. 2021-022008 IN THE OFFICE OF THE RECORDER, DOUGLAS COUNTY, NEVADA.
- LIMITED GEOTECHNICAL REPORT PREPARED BY RESOURCE CONCEPTS, INC. DATED APRIL 15, 2021.

PROPOSED PARCEL AREAS	LOT #	AREA (SF)	AREA (ACRES)
1	217,600	5.00	
2	217,600	5.00	
3	217,600	5.00	
4	217,623	5.00	