

FINAL MAP A PLANNED UNIT DEVELOPMENT PD 04-008 HEYBOURNE MEADOWS PHASE IVB & PHASE VB

**LOCATED WITHIN A PORTION OF SECTION 29,
TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA**

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 20, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS PUBLIC WAYS AND RIGHTS-OF-WAY AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR PUBLIC UTILITIES, ROADWAYS, MAILBOX, NATURAL GAS, WATER, STORM DRAINAGE, FLOOD CONTROL, SEWER, 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 AND DOES HEREBY CONSENT TO THE ABANDONMENTS SHOWN HEREON.

HEYBOURNE MEADOWS II, LLC (a Utah Limited Liability Company)

BY: EZRA K. NILSON
ITS: MANAGER

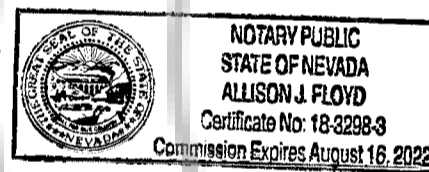
Ezra K. Nilson, Manager
Robert O. Anderson, Attorney-in-Fact
BY: EZRA K. NILSON BY ROBERT O. ANDERSON
ITS: ATTORNEY-IN-FACT

COUNTY OF Douglas
STATE OF Nevada SS:

ON THIS 18 DAY OF March, IN THE YEAR 2022, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED EZRA K. NILSON BY ROBERT O. ANDERSON, ITS ATTORNEY-IN-FACT, 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 *Allison J. Floyd*
MY COMMISSION EXPIRES: Aug 16, 2022



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:

SIGNATURE: *Cory Miller* DATE: 2/11/22
PRINTED NAME: Cory Miller VP, Nevada Division
TITLE COMPANY: First American Title Company
File # 2633222

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 HEYBOURNE MEADOWS II, LLC.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 29, T.13N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON DECEMBER 31, 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 & DURABILITY.

Cory J. Kleine
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: *Chris Willing* DATE: 3/15/22
PRINTED NAME: Chris Willing

MINDEN-GARDNERVILLE SANITATION DISTRICT
SIGNATURE: *Peter V. Baratt* DATE: 3-7-22
PRINTED NAME: Peter V. BARATT

TOWN OF MINDEN
SIGNATURE: *John Kishy* DATE: 3.14.22
PRINTED NAME: John Kishy

CHARTER COMMUNICATIONS
SIGNATURE: *Leibel Gonzalez* DATE: 3.14.22
PRINTED NAME: LEIBEL 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: *Clarence Ramsay* DATE: 3/3/22
PRINTED NAME: Clarence Ramsay

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: *Cole Robinson* DATE: 3/16/22
PRINTED NAME: COLE ROBINSON

DIVISION OF WATER RESOURCES CERTIFICATE

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

SIGNATURE: *Malcolm S. Wilson, P.E.* DATE: 3/3/22
PRINTED NAME: Malcolm S. 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: *Ryan Faney* DATE: 3/31/2022
PRINTED NAME: Ryan Faney, NDEP-6W09C

FIRE DEPARTMENT'S CERTIFICATE

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

Amy Ray DATE: 03/30/2022
AMY RAY
EAST FORK FIRE PROTECTION SERVICE

COUNTY ENGINEER'S CERTIFICATE

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

Jeremy J. Hutchings DATE: 05.27.2022
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. 1320-29-710-050)

Katherine P. Burt DATE: 06.03.2022
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 18 DAY OF MARCH, 2022, AND WAS DULY APPROVED. IN ADDITION, ALL OFFERS OF DEDICATION FOR PUBLIC ROADWAYS AND OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER OF DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

Emmy Wombrowski DATE: 06-03-2022
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 18 DAY OF MARCH, 2022. 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 ROADWAYS AND OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER OF DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

Thomas A. Dallaire DATE: 06.02.2022
THOMAS A. DALLAIRE, P.E.
COMMUNITY DEVELOPMENT DIRECTOR

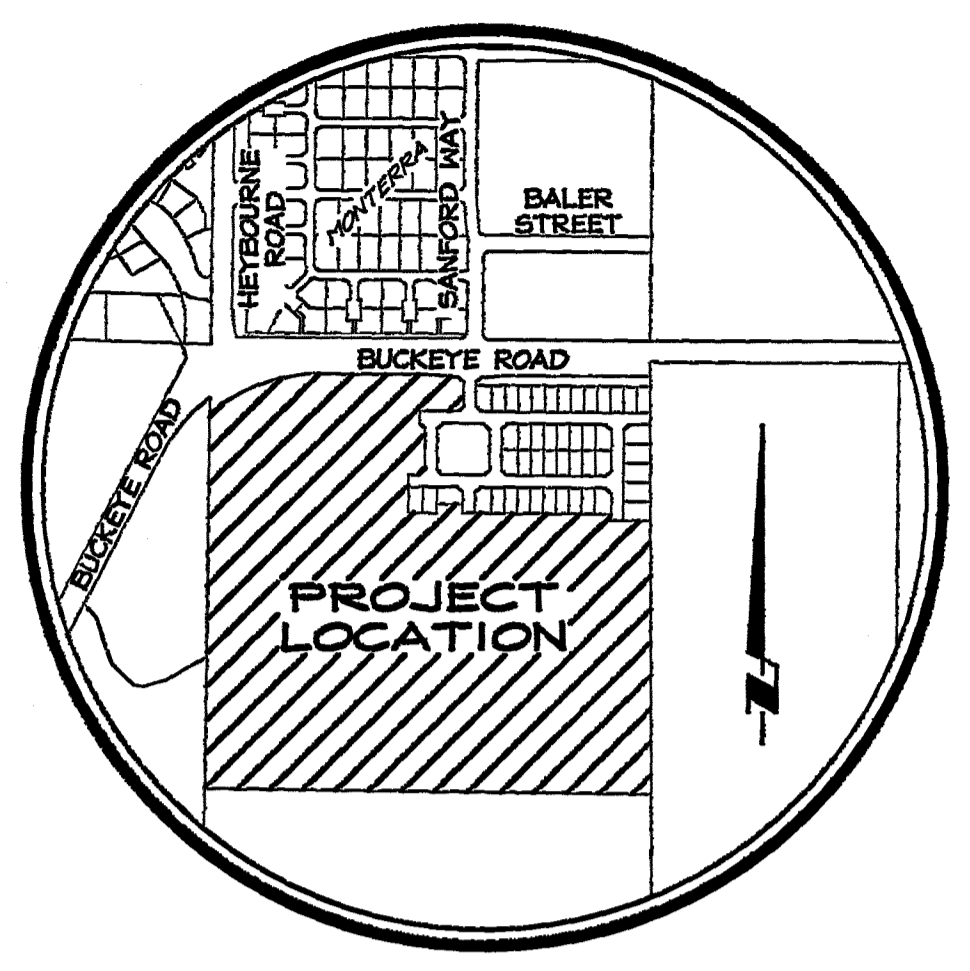
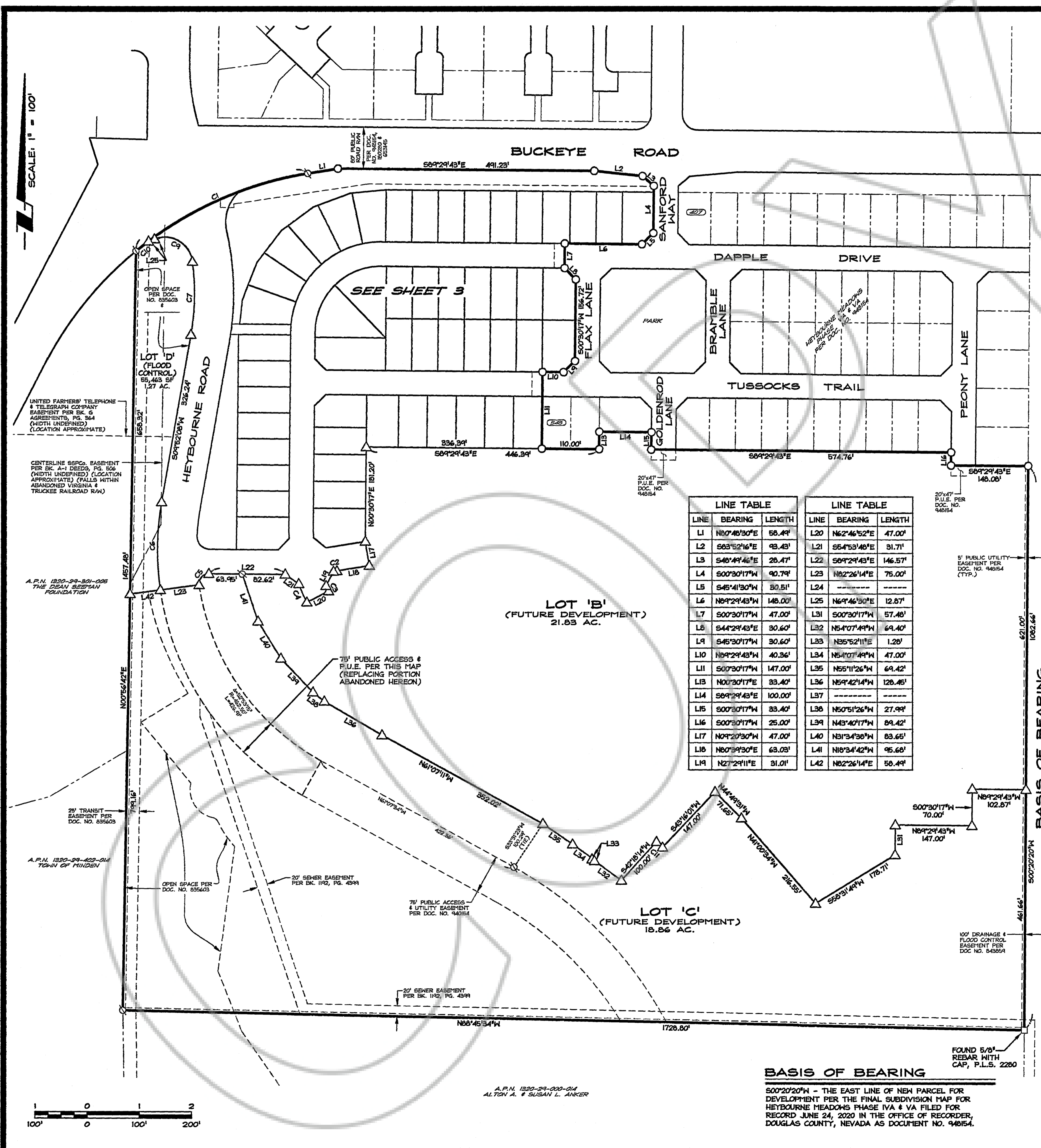
RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 3rd DAY OF June, 2022, AT 20 MINUTES PAST 4 O'CLOCK P.M., AS DOCUMENT NO. 2022-985918 RECORDED AT THE REQUEST OF R.O. ANDERSON ENGINEERING, INC.

Karen Ellison
KAREN ELLISON
DOUGLAS COUNTY RECORDER

R/O Anderson
WWW.ROANDERSON.COM

MINDEN 9060 Double
1603 Emerald Ave. Reno, NV 89501
P.O. Box 2291 Minden, NV 89423
775.782.2322 775.782.2322
775.782.7064 775.782.7064



- LEGEND**
- FOUND 5/8" REBAR WITH PLASTIC CAP, P.L.S. 11172
 - FOUND MONUMENT AS INDICATED
 - △ SET 5/8" REBAR WITH PLASTIC CAP, P.L.S. 21986
 - ⊙ NOTHING FOUND OR SET
 - R/W RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - ② ADJOINING LOT NUMBER
- NOTES**

TOTAL AREA: 53.40 ACRES

RESIDENTIAL LOTS (52): 6.51 ACRES

ROADWAYS: 3.32 ACRES

FLOOD CONTROL LOTS 'A' & 'D': 2.88 ACRES

LOT 'B': 21.83 ACRES

LOT 'C': 18.86 ACRES

THIS MAP IS A DIVISION OF THE NEH PARCEL FOR DEVELOPMENT AS SHOWN ON THE FINAL SUBDIVISION MAP FOR HEYBOURNE MEADOWS IVA & VA FILED FOR RECORD JUNE 24, 2020 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 948154.

LOTS 'A' & 'D' ARE CREATED FOR FLOOD CONTROL PURPOSES ONLY & CONTAIN NO DEVELOPMENT RIGHTS. THESE LOTS WILL BE TRANSFERRED TO THE FLOOD CONTROL ASSOCIATION.

THE PARCELS SHOWN HEREON LIE WITHIN THE "SHADED X", "UN-SHADED X" & "A" FLOOD ZONES PER REVISION TO FEMA PANEL NO. 320050234H, DATED JUNE 15, 2016 BY THE L.O.M.R. PREPARED BY R.O. ANDERSON ENGINEERING, INC.

L.O.M.R. NO. 21-09-141010, DATED September 8, 2022

A 75' PUBLIC UTILITY EASEMENT SHALL BE GRANTED ALONG ALL ROAD FRONTS UNLESS SHOWN OTHERWISE. ALL LOT LINE PUBLIC UTILITY EASEMENTS AS NOTED ON THE FINAL SUBDIVISION MAP FOR HEYBOURNE MEADOWS IVA & VA FILED FOR RECORD JUNE 24, 2020 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 948154 ARE IN EFFECT, IF NOT REPLACED BY ADDITIONAL PUBLIC UTILITY EASEMENTS HEREON.

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 MUST 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 UNLESS ACCEPTED BY A PUBLIC ENTITY. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.

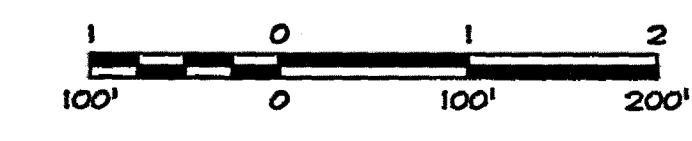
OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.

THIS PARCELS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FILED FOR RECORD JULY 1, 2020 AS DOC. NO. 2020-48508. PORTIONS OF THIS PROPERTY MAY ALSO BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FILED FOR RECORD APRIL 6, 2021 AS DOC. NO. 2021-96490.

| LINE TABLE | | | LINE TABLE | | |
|------------|-------------|---------|------------|-------------|---------|
| LINE | BEARING | LENGTH | LINE | BEARING | LENGTH |
| L1 | N87°48'30"E | 58.49' | L20 | N62°46'52"E | 47.00' |
| L2 | S83°52'16"E | 93.43' | L21 | S54°53'48"E | 31.71' |
| L3 | S48°49'46"E | 28.47' | L22 | S09°29'43"E | 146.57' |
| L4 | S00°30'17"W | 90.79' | L23 | N82°26'14"E | 75.00' |
| L5 | S45°41'30"W | 30.51' | L24 | --- | --- |
| L6 | N89°29'43"W | 148.00' | L25 | N69°46'30"E | 12.87' |
| L7 | S00°30'17"W | 47.00' | L26 | N69°46'30"E | 12.87' |
| L8 | S44°29'43"E | 30.60' | L27 | N54°07'49"W | 69.40' |
| L9 | N89°30'17"W | 30.60' | L28 | N35°52'11"E | 1.28' |
| L10 | N89°29'43"W | 40.36' | L29 | N54°07'49"W | 47.00' |
| L11 | S00°30'17"W | 147.00' | L30 | N55°11'26"W | 69.42' |
| L12 | N00°30'17"E | 33.40' | L31 | N59°42'14"W | 128.45' |
| L13 | S89°29'43"E | 100.00' | L32 | --- | --- |
| L14 | S00°30'17"W | 25.00' | L33 | N50°51'26"W | 27.99' |
| L15 | N09°20'30"W | 47.00' | L34 | N43°40'17"W | 89.42' |
| L16 | N80°39'30"E | 63.03' | L35 | N31°34'38"W | 83.65' |
| L17 | N27°29'11"E | 31.01' | L36 | N18°34'42"W | 95.68' |
| L18 | --- | --- | L37 | N82°26'14"E | 58.49' |
| L19 | --- | --- | L38 | --- | --- |

| CURVE TABLE | | | | | |
|-------------|------------|---------|---------|---------------|--------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 30°22'50" | 690.00' | 365.87' | N65°37'05"E | 361.59' |
| C2 | 00°42'46" | 523.50' | 6.51' | N81°00'53"E | 6.51' |
| C3 | 02°29'01" | 266.50' | 11.55' | N25°58'38"W | 11.55' |
| C4 | 07°03'24" | 313.50' | 38.61' | S23°41'26"E | 38.59' |
| C5 | 98°49'48" | 18.71' | 32.27' | N41°05'23"E | 28.42' |
| C6 | 18°05'58" | 537.50' | 169.79' | S00°49'09"W | 169.09' |
| C7 | 17°23'54" | 462.50' | 140.44' | S01°10'11"W | 139.90' |
| C8 | --- | --- | --- | --- | --- |
| C9 | 102°41'44" | 54.00' | 96.79' | S58°52'38"E | 84.34' |
| C10 | 02°32'35" | 690.00' | 30.62' | N51°41'58"E | 30.62' |
| C11 | 00°57'47" | 929.00' | 15.61' | N47°12'52"W | 15.61' |

SCALE: 1" = 100'



SCALE: 1" = 100' SHEET 2 OF 4



R/O Anderson
www.roanderson.com

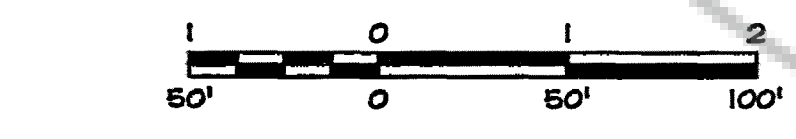
MINDEN 1605 Emeralds Ave Reno NV 89521
P.O. Box 2222 Diamond Blv, Unit 18 Reno NV 89521
P 775.782.2322 F 775.782.7084
P 775.782.7084 F 775.782.7084

BASIS OF BEARING
S00°20'20"W - THE EAST LINE OF NEH PARCEL FOR DEVELOPMENT PER THE FINAL SUBDIVISION MAP FOR HEYBOURNE MEADOWS PHASE IVA & VA FILED FOR RECORD JUNE 24, 2020 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 948154.

A.P.N. 1320-29-000-014
ALLEN A. & SUSAN L. ANKER

SCALE: 1" = 50'

| CURVE TABLE | | | | | |
|-------------|------------|---------|---------|---------------|--------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD LENGTH |
| C2 | 00°42'46" | 523.50' | 6.51' | S81°00'53"W | 6.51' |
| C3 | 02°24'01" | 266.50' | 11.55' | S25°58'38"E | 11.55' |
| C4 | 07°03'24" | 313.50' | 38.61' | N23°41'26"W | 38.54' |
| C5 | 08°44'48" | 18.71' | 32.27' | S41°05'23"W | 26.42' |
| C6 | 18°05'58" | 537.50' | 164.74' | N00°44'04"E | 164.04' |
| C7 | 17°23'54" | 462.50' | 140.44' | N01°10'11"E | 139.40' |
| C8 | ----- | ----- | ----- | ----- | ----- |
| C9 | 102°41'44" | 54.00' | 96.74' | N58°52'38"W | 84.34' |
| C10 | 02°32'35" | 640.00' | 30.62' | N51°41'56"E | 30.62' |
| C11 | 00°00'00" | 150.00' | 235.62' | N45°30'17"E | 212.13' |
| C12 | 13°37'50" | 290.00' | 68.94' | N06°18'38"W | 68.83' |
| C13 | 14°05'35" | 290.00' | 71.33' | N20°10'21"W | 71.15' |
| C14 | 06°34'26" | 500.00' | 57.66' | S83°57'43"W | 57.63' |
| C15 | 03°14'21" | 500.00' | 28.27' | S88°53'16"W | 28.26' |
| C16 | 05°48'08" | 500.00' | 50.63' | N05°22'47"W | 50.61' |
| C17 | 12°20'50" | 500.00' | 107.75' | N03°41'42"E | 107.54' |
| C18 | 28°48'52" | 500.00' | 251.02' | N04°30'44"W | 248.34' |
| C19 | 12°20'32" | 173.50' | 37.37' | S84°20'01"W | 37.30' |
| C20 | 14°38'44" | 173.50' | 44.35' | S70°50'23"W | 44.23' |
| C21 | 14°38'44" | 173.50' | 44.35' | S56°11'38"W | 44.23' |
| C22 | 14°38'44" | 173.50' | 44.35' | S41°32'54"W | 44.23' |
| C23 | 14°38'44" | 173.50' | 44.35' | S26°54'10"W | 44.23' |
| C24 | 14°38'44" | 173.50' | 44.35' | S12°15'25"W | 44.23' |
| C25 | 04°25'46" | 173.50' | 13.41' | S02°43'10"W | 13.41' |
| C26 | 02°56'42" | 25.00' | 40.55' | N43°01'22"W | 36.25' |
| C27 | 06°25'04" | 462.50' | 51.82' | N06°34'33"E | 51.74' |
| C28 | 22°38'26" | 537.50' | 212.34' | N01°27'05"W | 211.01' |
| C29 | 54°48'04" | 80.00' | 83.50' | N17°07'44"E | 74.76' |
| C30 | 44°56'10" | 126.50' | 91.21' | N68°02'12"E | 96.64' |
| C31 | 45°03'50" | 126.50' | 91.44' | N23°02'12"E | 96.95' |
| C32 | 04°15'16" | 313.50' | 23.28' | S01°37'21"E | 23.27' |
| C33 | 04°40'16" | 266.50' | 21.73' | N01°44'51"W | 21.72' |
| C34 | 07°36'01" | 476.50' | 13.31' | S81°27'31"W | 13.31' |
| C35 | 30°22'50" | 640.00' | 365.87' | N55°37'05"E | 361.54' |
| C36 | 09°42'22" | 640.00' | 116.84' | N57°44'26"E | 116.75' |
| C37 | 06°47'04" | 640.00' | 81.70' | N66°04'04"E | 81.66' |
| C38 | 11°20'44" | 640.00' | 136.65' | N75°08'06"E | 136.42' |



UNITED FARMERS TELEPHONE COMPANY EASEMENT PER DEC. & AGREEMENTS, PG. 584 (WIDTH UNDEFINED) (LOCATION APPROXIMATE)

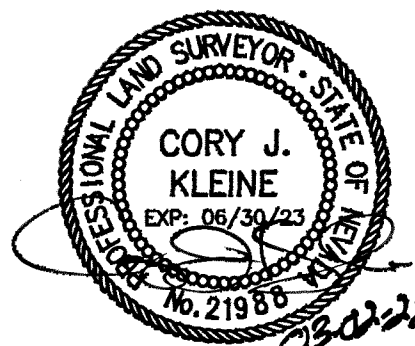
CENTERLINE 66PC EASEMENT PER DEC. A-1 DEEDS, PG. 126 (WIDTH UNDEFINED)

A.P.N. 1820-29-301-005 THE DEAN SEEBIAN FOUNDATION

FLOOD CONTROL EASEMENT PER DEC. NO. 835603

- LEGEND**
- FOUND CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP, P.L.S. 11172
 - SET CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP, P.L.S. 21988
 - FOUND 5/8" REBAR WITH PLASTIC CAP, P.L.S. 11172
 - △ SET 5/8" REBAR WITH PLASTIC CAP OR NAIL & TAG, P.L.S. 21988
 - ∅ NOTHING FOUND OR SET
 - R/W RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - ADJ. ADJOINING LOT NUMBER

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L19 | S27°24'11"W | 31.01' |
| L21 | N54°53'48"W | 31.71' |
| L24 | ----- | ----- |
| L25 | S64°46'30"W | 12.87' |
| L26 | N44°21'43"W | 30.60' |
| L27 | N45°30'17"E | 30.60' |
| L28 | N05°57'41"W | 30.52' |
| L29 | S43°20'27"W | 30.52' |
| L30 | S48°44'46"E | 26.47' |
| L31 | S00°30'17"W | 47.00' |



SCALE: 1" = 50'

SHEET 3 OF 4

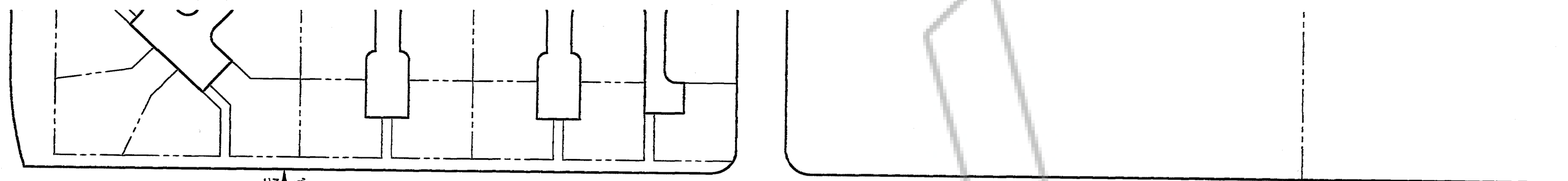
FINAL SUBDIVISION MAP
A PLANNED UNIT DEVELOPMENT
PD 04-008
FOR
HEYBOURNE MEADOWS
PHASE IVB & PHASE VB

LOCATED WITHIN A PORTION OF
 SECTION 29, T.13N., R.20E., M.D.M.
 DOUGLAS COUNTY, NEVADA

R/O Anderson
 4623 Emerald Ave
 Reno, NV 89522
 P 775.782.2322
 F 775.782.7084

RENO 9060 Double Diamond Plaz, Unit 105
 Reno, NV 89521
 P 775.782.2322
 F 775.782.7084

SCALE: 1" = 100'



BUCKEYE ROAD

SANFORD WAY

DAPPLE DRIVE

SEE SHEET 3

PUBLIC ACCESS & UTILITY EASEMENT PER DOC. NO. 940154 ABANDONED PER THIS MAP IN FAVOR OF DEDICATIONS PER THIS MAP

FLAX LANE

BRAMBLE LANE

TUSSOCKS TRAIL

PEONY LANE

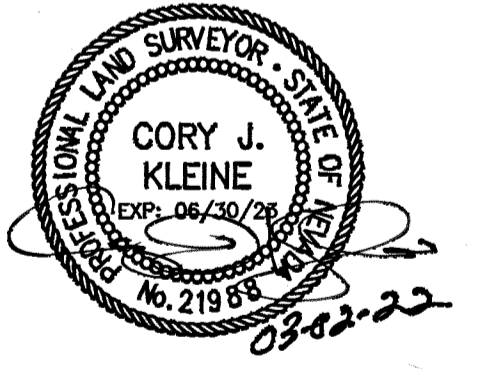
GOLDENROD LANE

PORTION OF 20' SEWER EASEMENT PER BK. 1142, PG. 4391 ABANDONED PER THIS MAP IN FAVOR OF DEDICATIONS PER THIS MAP

75' PUBLIC ACCESS & UTILITY EASEMENT PER DOC. NO. 940154 ABANDONED PER THIS MAP IN FAVOR OF DEDICATIONS PER THIS MAP

LOT 'B' (FUTURE DEVELOPMENT) 21.83 AC.

LOT 'C' (FUTURE DEVELOPMENT) 18.86 AC.



SCALE: 1" = 100' SHEET 4 OF 4

FINAL SUBDIVISION MAP
A PLANNED UNIT DEVELOPMENT
PD 04-008
FOR
HEYBOURNE MEADOWS
PHASE IVB & PHASE VB

R/O Anderson

MINDEN 1623 Emerald Ave P.O. Box 2225 Minden, NV 89423 p 775-782-2322 f 775-782-7054
RENO 9060 Double Diamond Pkwy, Unit 15 Reno, NV 89521 p 775-782-2322 f 775-782-7054

LOCATED WITHIN A PORTION OF SECTION 29, T.13N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA