

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THIS 6th DAY OF JUNE, 2022. THIS MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

Thomas A. Dallaire 6-2-22
 THOMAS A. DALLAIRE, P.E. DATE
 COMMUNITY DEVELOPMENT DIRECTOR

COUNTY ENGINEER'S CERTIFICATE

I, JEREMY J. HUTCHINGS, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT MAP AND IT IS TECHNICALLY CORRECT. FURTHERMORE, ALL IMPROVEMENTS AS REQUIRED BY THIS MAP ARE COMPLETE. APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED TO ENSURE THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS AND THE SETTING OF THE SURVEY MONUMENTS PRIOR TO APRIL 14, 2023.

Jeremy J. Hutchings 06-07-2022
 JEREMY J. HUTCHINGS, P.E. DATE
 DOUGLAS 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. APN 1220-04-602-017

Amy Burgans 6-9-22
 AMY BURGANS, DOUGLAS COUNTY CLERK-TREASURER DATE

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS MAP WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 6th DAY OF JUNE, 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 FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

Emmy Wembrowski 6-9-22
 EMMA WEMBROWSKI, DOUGLAS COUNTY CLERK-TREASURER DATE

UTILITY COMPANIES' CERTIFICATE

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

Chris Willyng 3/15/22
 FRONTIER COMMUNICATIONS CORPORATION DATE

Chris Willyng Engineer
 NAME / TITLE (PRINT)
James Sornaby 3.15.22
 CHARTER COMMUNICATIONS DATE

Leduel Gonzalez COORDINATOR
 NAME / TITLE (PRINT)

Mark Lovelady 4-20-2022
 GARDNERVILLE WATER COMPANY DATE

Mark Lovelady Manager
 NAME / TITLE (PRINT)

Peter V. Baratti 4-18-22
 MINDEN GARDNERVILLE SANITATION DISTRICT DATE

Peter V. Baratti District Manager
 NAME / TITLE (PRINT)

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.

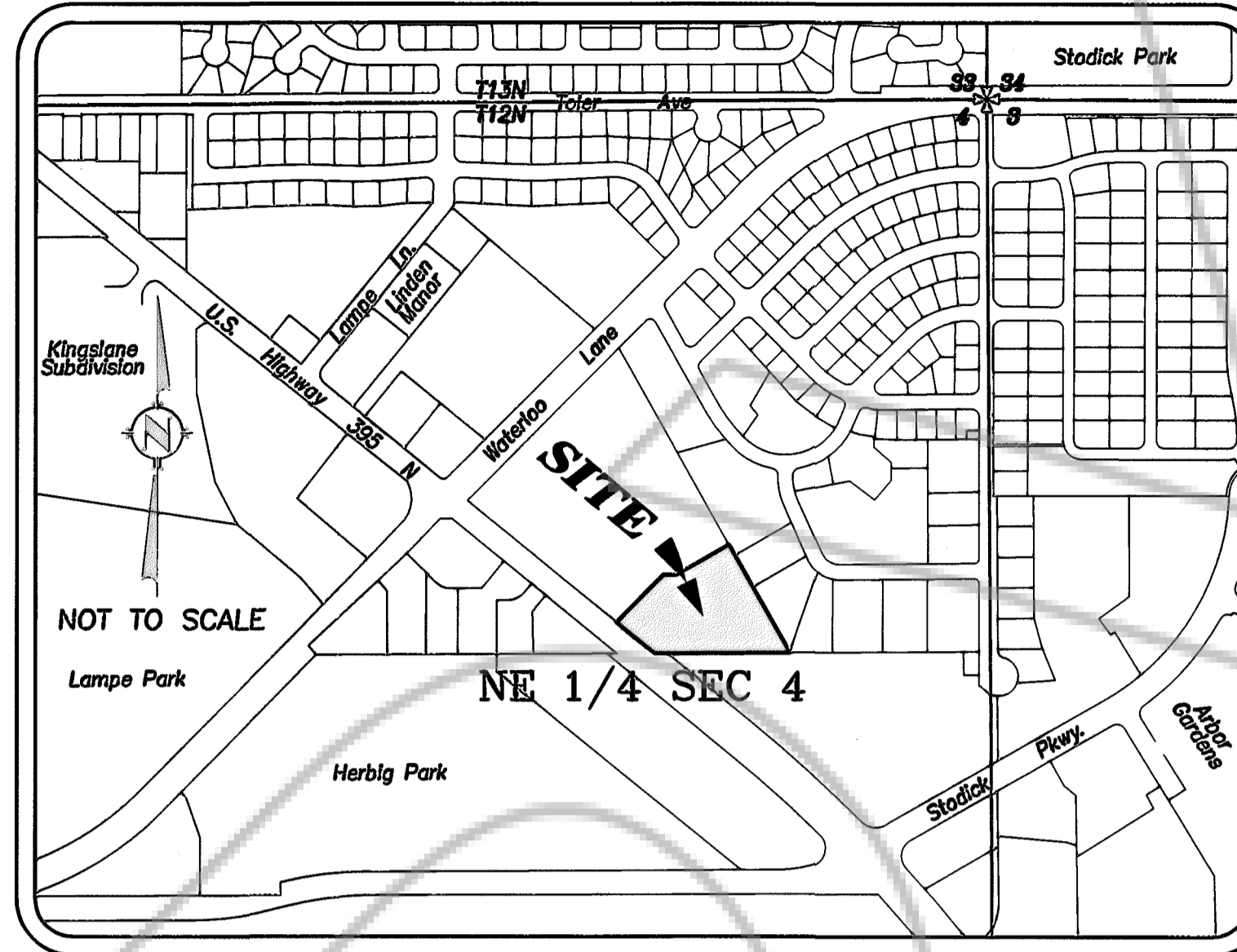
Paul Brown 5/4/2022
 SOUTHWEST GAS CORPORATION DATE

Paul Brown ENGINEER
 NAME / TITLE (PRINT)

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL AS SHOWN HEREON 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 OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION OF THE UTILITY COMPANY.

Chris Robinson 4/25/2022
 SIERRA PACIFIC POWER CO. D/B/A/ NV ENERGY DATE

Chris Robinson RIGHT OF WAY AGENT
 NAME / TITLE (PRINT)

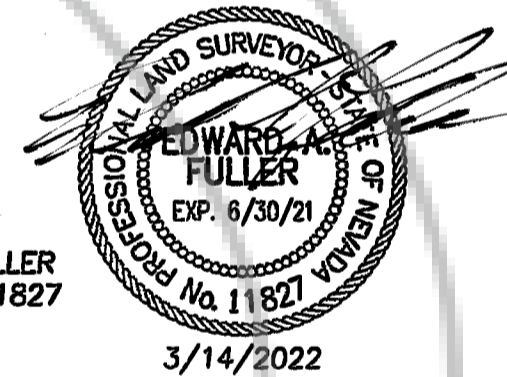


VICINITY MAP

SURVEYOR'S CERTIFICATE

I, EDWARD A. FULLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF THOROBRED CROSSING, LLC, A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS REPRESENTED ON THIS PLAT LIE WITHIN A PORTION OF THE NORTHEAST QUARTER, OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 14, 2022.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THIS PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND BE OF SUFFICIENT DURABILITY BY STEEL AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO INSURE THE INSTALLATION OF THE MONUMENTS.
5. THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 THROUGH NRS 278.630 INCLUSIVE.



EDWARD A. FULLER
 NEVADA PLS 11827

3/14/2022

NOTES:

1. THIS MAP IS A DIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN.
2. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
3. THE SUBJECT PROPERTY LIES WITHIN THE "X-SHADED AND A0-2" FLOOD ZONE, PER COMMUNITY FIRM PANEL No. 3200SC02656, EFFECTIVE DATE JANUARY 20, 2010.
4. ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE SPECIAL FLOOD HAZARD AREA MUST COMPLY WITH DOUGLAS COUNTY CODE, CHAPTER 20.50 FLOODPLAIN MANAGEMENT.
5. MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS MUST BE THE RESPONSIBILITY OF A PRIVATE ENTITY, INCLUDING A HOMEOWNERS ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.
6. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
7. THE PARCELS CREATED HEREON ARE SUBJECT TO A ON-SITE DRAINAGE MAINTENANCE DEED RESTRICTION PER DOCUMENT No. 2022-986247 RECORDED JUNE 13, 2022.
8. A TEN (10) FOOT WIDE, FOR COMMERCIAL, PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTS AND A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR PARCEL LINES OF PARCEL 4 ONLY ARE HEREBY GRANTED.
9. A PRIVATE RECIPROCAL INGRESS, EGRESS, LANDSCAPE, MAINTENANCE, STORM DRAIN, DRAINAGE AND PARKING EASEMENT IS HEREBY GRANTED WITHIN PARCEL 4 FOR THE MUTUAL BENEFIT OF THE ADJOINING PARCELS.
10. A PUBLIC SEWER EASEMENT IS HEREBY GRANTED WITHIN THE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT AREA AS SHOWN HEREON.
11. THE SUBJECT PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS, RESTRICTIONS AND CONDITIONS OF A REVOCABLE ENCROACHMENT PERMIT ISSUED BY THE STATE OF NEVADA, DEPARTMENT OF HIGHWAYS, DATED NOVEMBER 29, 1965, FOR ROUTE SECTION 003-1, CONTROL SECTION 05-004.
12. THE SUBJECT PROPERTY SHOWN HEREON IS SUBJECT TO RULES AND REGULATIONS ACCORDING TO THAT COVENANT RECORDED AS DOCUMENT No. 36876 ON SEPTEMBER 14, 1979.
13. THE SUBJECT PROPERTY SHOWN HEREON IS SUBJECT TO AN EASEMENT, BEING A STRIP OF LAND 10 FEET WIDE, BEING 5 FEET ON EACH SIDE OF THE CENTERLINE OF THE NATURAL GAS PIPELINE(S), AND INCIDENTAL PURPOSES, THE EXACT LOCATION IS NOT DISCLOSED OF RECORD, PER DOCUMENT No. 2021-961015, RECORDED FEBRUARY 1, 2021.
14. THE SUBJECT PROPERTY SHOWN HEREON IS SUBJECT TO AN EASEMENT 10 FEET WIDE, BEING 5 FEET ON EACH SIDE OF THE CENTERLINE OF THE UNDERGROUND UTILITY FACILITIES AND 3 FEET IN ALL DIRECTIONS AROUND THE PERIMETER OF ADDITIONAL FACILITIES AS INSTALLED IN CONNECTION WITH SIERRA PACIFIC POWER COMPANY PROJECT ID 3002251829, THE EXACT LOCATION IS NOT DISCLOSED OF RECORD, PER DOCUMENT No. 2021-961457, RECORDED FEBRUARY 5, 2021.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THOROBRED CROSSING, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND ANY SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE TITLE 20, AND HEREBY OFFERS FOR DEDICATION TO DOUGLAS COUNTY THOSE PERMANENT EASEMENTS AS INDICATED HEREON FOR THE CONSTRUCTION, MAINTENANCE, AND PURPOSES STATED FOR THE PRIVATE ACCESS, PEDESTRIAN ACCESS, PRIVATE DRAINAGE, MAILBOX, AND PUBLIC UTILITIES, WITH THE RIGHT OF ACCESS THERETO FOREVER.

THOROBRED CROSSING, LLC
 A NEVADA LIMITED LIABILITY COMPANY

BY: CLINTON SCHUE
 ITS MANAGER

Clinton Schue 4-27-22
 CLINTON SCHUE DATE

NOTARY'S CERTIFICATE

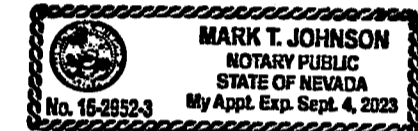
STATE OF NEVADA }
 COUNTY OF DOUGLAS } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 27, 2022, BY CLINTON SCHUE, MANAGER OF THOROBRED CROSSING, LLC, A NEVADA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

Mark T. Johnson
 NOTARY PUBLIC

MY COMMISSION EXPIRES Sept 4, 2023



TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PARCEL MAP HAS BEEN EXAMINED AND THAT THOROBRED CROSSING, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON AND THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNER FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS As of 4-27-2022.

STEWART TITLE COMPANY.

Mary Dinsmore, V.P. 4-29-2022
 BY: MARY DINSMORE, VICE PRESIDENT DATE

BASIS OF BEARINGS

THE SOUTH LINE OF THAT PARCEL CONVEYED TO THOROBRED PHOTO SERVICE, INC. PER DOCUMENT No. 1965-29420, RECORDED SEPTEMBER 10, 1965 IN BOOK 34, PAGE 320, AND AS SHOWN ON RECORD OF SURVEY FOR HART ESTATE INVESTMENT CO., DOCUMENT No. 1969-214297, RECORDED NOVEMBER 7, 1969, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, SAID LINE BEARING N89°49'00".

TOTAL AREA = 2.78± ACRES

- PARCEL 1 = 37,934± SQUARE FEET
- PARCEL 2 = 9,750± SQUARE FEET
- PARCEL 3 = 9,749± SQUARE FEET
- PARCEL 4 = 63,529± SQUARE FEET

COUNTY RECORDER'S CERTIFICATE

FILE NO. 2022-986247
 FILED FOR RECORD AT THE REQUEST OF
Thorobred Crossing LLC
 ON THIS 13 DAY OF June, 2022, AT
34 MINUTES PAST 12 O'CLOCK, P M
 OFFICIAL RECORDS OF DOUGLAS COUNTY, NV
 KAREN ELLISON
 DOUGLAS COUNTY RECORDER
 BY: Shawnae Kamen
 DEPUTY

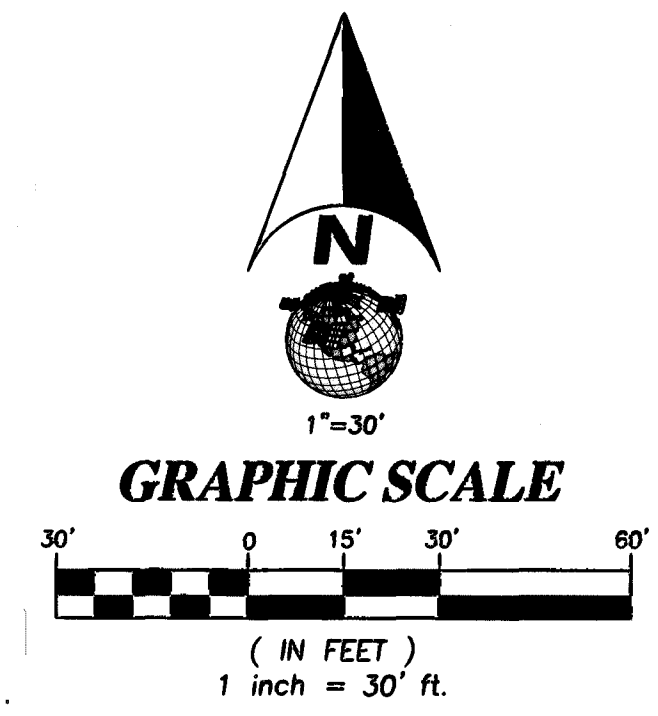
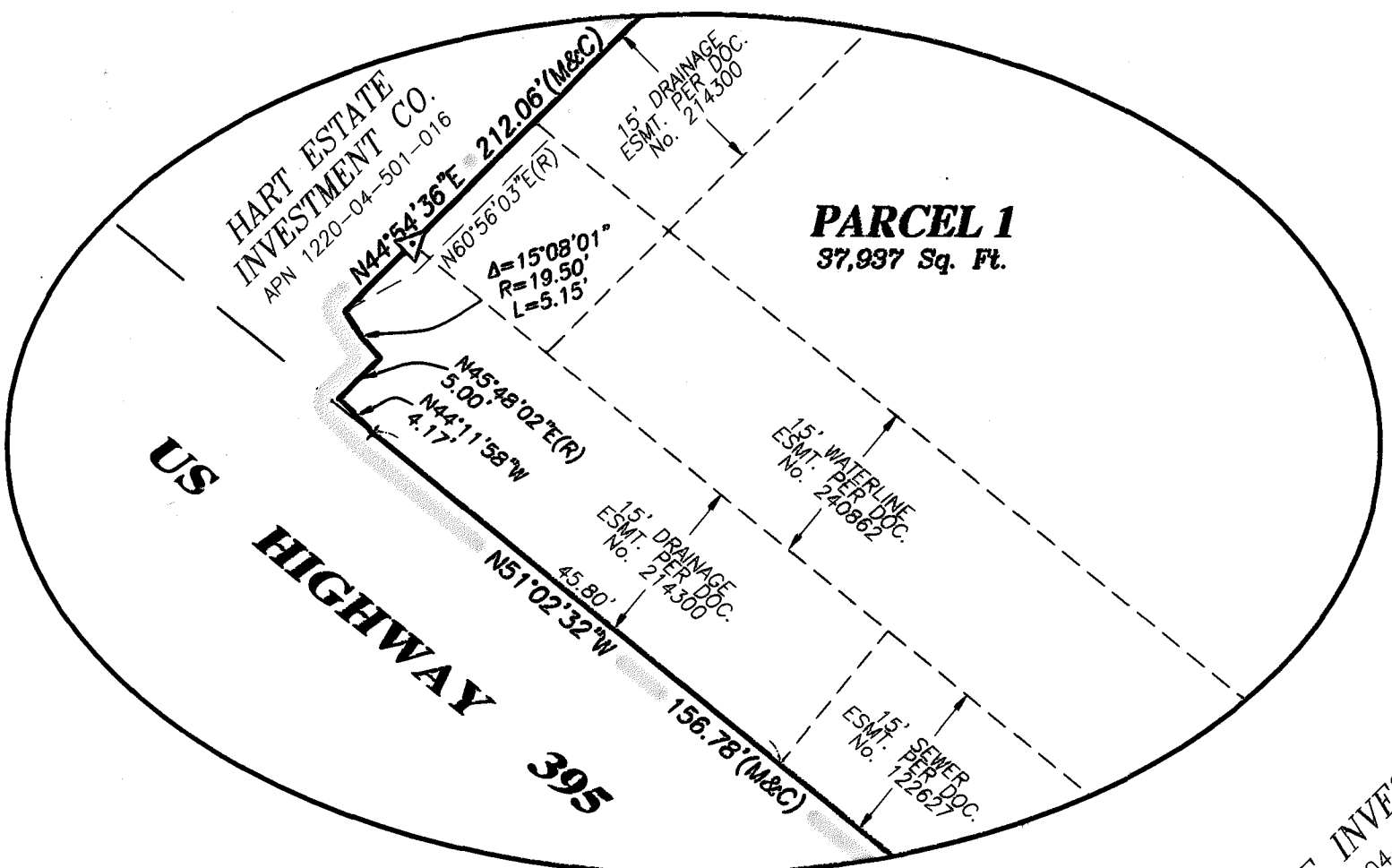
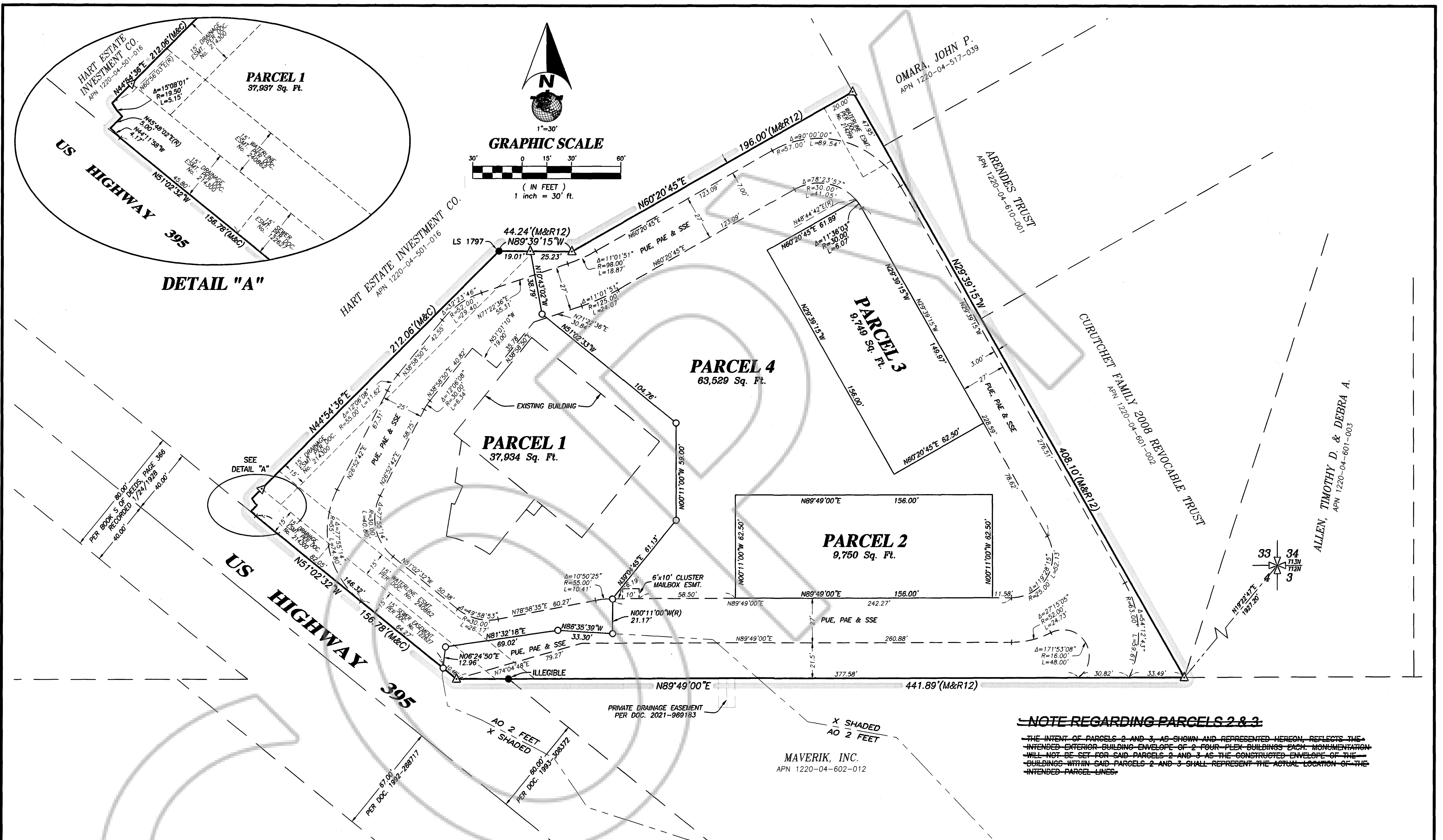
PARCEL MAP (DP 20-0305)

THOROBRED CROSSING, LLC

REVERTED PARCEL OF REVERSION TO ACREAGE MAP,
 DOC. #2018-915501, RECORDED JUNE 14, 2018.

LOCATED WITHIN THE NE1/4 OF SECTION 4, T12N, R20E, MDM
 DOUGLAS COUNTY

NEVADA
 DRAWN BY: EAF
 DATE: MAR. 2022
 SHEET
Meridian Surveying & Mapping, Inc.
 Land, Construction and Boundary Surveys
 8725 Technology Way C2, Reno, NV 89521 - (775) 690-4194
 1
 2
 OF SHEETS



REFERENCE DOCUMENTS

- CORPORATION GRANT, BARGAIN SALE DEED FROM LED-MILL OF NEVADA, INC. TO THOROBRED PHOTO SERVICE, INC., DOCUMENT No. 1985-28420, RECORDED SEPTEMBER 10, 1985
- ANNEXATION MAP FOR THOROBRED PHOTO SERVICE, INC., DOCUMENT No. 1979-037070, RECORDED SEPTEMBER 28, 1979
- ALIENATED FINAL PLAT VALLEY VILLA SUBDIVISION, DOCUMENT No. 1988-191759, RECORDED NOVEMBER 30, 1988
- RECORD OF SURVEY FOR HART ESTATE INVESTMENT Co., DOCUMENT No. 1989-214297, RECORDED NOV. 7, 1989
- DEED OF DEDICATION FROM THOROBRED PHOTO SERVICE, INC. TO DOUGLAS COUNTY, DOCUMENT No. 1989-214298, RECORDED NOVEMBER 7, 1989
- BOUNDARY LINE ADJUSTMENT DEED FOR THOROBRED PHOTO SERVICE, INC., DOCUMENT No. 1990-238027, RECORDED NOVEMBER 2, 1990
- RECORD OF SURVEY TO ACCOMPANY LOT LINE ADJUSTMENT FOR THOROBRED PHOTO SERVICE, INC., DOCUMENT No. 1990-238513, RECORDED NOVEMBER 9, 1990
- RECORD OF SURVEY TO SUPPORT A LOT LINE REESTABLISHMENT FOR C&C HOMES, INC., DOCUMENT No. 1991-280230, RECORDED SEPTEMBER 13, 1991
- RECORD OF SURVEY TO SUPPORT A LOT LINE ADJUSTMENT FOR THOROBRED PHOTO SERVICE, INC., DOCUMENT No. 1998-388684, RECORDED APRIL 30, 1998
- RECORD OF SURVEY FOR RENO ORTHOPEDIC CLINIC, et al, DOCUMENT No. 1998-452854, RECORDED OCTOBER 28, 1998
- RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR GTEB, LLC AND GARDNERVILLE TOWN WATER COMPANY, INC., DOCUMENT No. 2004-612573, RECORDED MAY 7, 2004
- REVERSION TO ACREAGE FOR RUINS TO RICHES, LLC, DOCUMENT No. 2018-915501, RECORDED JUNE 14, 2018.

LEGEND

- FOUND 5/8" REBAR & CAP AS NOTED
- ▲ FOUND IRON PIPE & CAP "PLS 3519"
- SET 5/8" REBAR WITH CAP "PLS 11827"
- PUE PUBLIC UTILITY EASEMENT
- PAE PRIVATE ACCESS EASEMENT
- SSE PUBLIC SANITARY SEWER EASEMENT
- C CALCULATED DISTANCE
- M MEASURED
- R RADIAL
- (Rx) RECORD PER REFERENCE #
- EXISTING EASEMENT AS NOTED
- - - EASEMENT GRANTED HEREON
- PARCEL LINE
- ADJACENT PROPERTY OR HIGHWAY RIGHT-OF-WAY
- X SHADED AO 2 FEET FLOOD ZONE DESIGNATION
- GRAPHIC BORDER, DELINEATES SUBJECT PROPERTY LIMITS

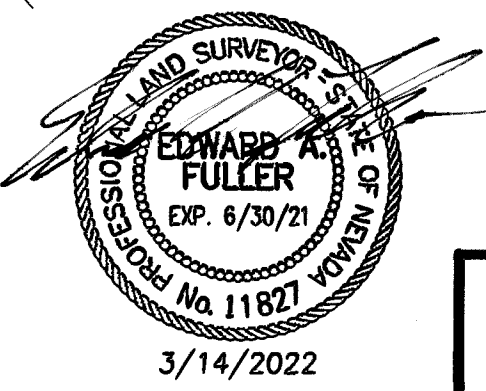
NOTE REGARDING PARCELS 2 & 3:
 THE INTENT OF PARCELS 2 AND 3, AS SHOWN AND REPRESENTED HEREON, REFLECTS THE INTENDED EXTERIOR BUILDING ENVELOPE OF 2-FOUR-FLEX BUILDINGS EACH. MONUMENTATION WILL NOT BE SET FOR SAID PARCELS 2 AND 3 AS THE CONSTRUCTED ENVELOPE OF THE BUILDINGS WITHIN SAID PARCELS 2 AND 3 SHALL REPRESENT THE ACTUAL LOCATION OF THE INTENDED PARCEL LINES.

BASIS OF BEARINGS

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3/14/2022

PARCEL MAP (DP 20-0305) FOR THOROBRED CROSSING, LLC
 REVERTED PARCEL OF REVERSION TO ACREAGE MAP, DOC. #2018-915501, RECORDED JUNE 14, 2018. LOCATED WITHIN THE NE1/4 OF SECTION 4, T12N, R20E, MDM DOUGLAS COUNTY NEVADA

Meridian Surveying & Mapping, Inc.
 Land, Construction and Boundary Surveys
 8725 Technology Way C2, Reno, NV 89521 - (775) 690-4194

DRAWN BY: EAF
 DATE: MAR. 2022
 SHEET 2 OF 2