

FINAL SUBDIVISION MAP
PLANNED UNIT DEVELOPMENT
DP18-0053

THE CHALET AT SUMMIT VILLAGE

(BEING A MERGER & RE-SUBDIVISION OF PARCELS 556 & 557, PER DOC. NO. 46671)

LOCATED WITHIN PORTION OF SECTION 19
TOWNSHIP 13 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN
DOUGLAS COUNTY, NEVADA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, STEVEN AND CHRISTINE HUNTSINGER, TRUSTEES OF THE STEVEN WAYNE HUNTSINGER AND CHRISTINE ALICE HUNTSINGER FAMILY TRUST CREATED ON OCTOBER 9, 2001, OWNERS OF RECORD TITLE INTEREST, HEREBY CONSENT TO THEIR 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 202, 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 PEDESTRIAN ACCESS, PUBLIC UTILITIES, MAILBOX, NATURAL GAS, WATER, SEWER, FOR POLES, ANCHORS, GUYS 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.

THE STEVEN WAYNE HUNTSINGER AND CHRISTINE ALICE HUNTSINGER FAMILY TRUST CREATED ON OCTOBER 9, 2001

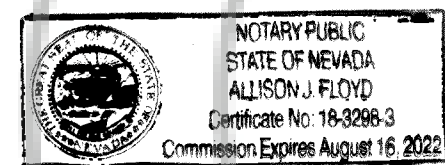
Steven Huntsinger
BY: STEVEN HUNTSINGER
IT'S: TRUSTEE

Christine Huntsinger
BY: CHRISTINE HUNTSINGER
IT'S: TRUSTEE

COUNTY OF DOUGLAS
STATE OF NEVADA

ON THIS 7 DAY OF July, IN THE YEAR 2022, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED STEVEN AND CHRISTINE HUNTSINGER, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY'S SIGNATURE: Allison J. Floyd
MY COMMISSION EXPIRES: 8-16-23



KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, LAUREN ROMAIN, PRESIDENT OF SUMMIT VILLAGE, INC, 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, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 202, 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 PEDESTRIAN ACCESS, PUBLIC UTILITIES, MAILBOX, NATURAL GAS, WATER, SEWER, FOR POLES, ANCHORS, GUYS 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.

SUMMIT VILLAGE, INC.

Lauren Romain
BY: LAUREN ROMAIN
IT'S: PRESIDENT

COUNTY OF DOUGLAS
STATE OF NEVADA

ON THIS 7th DAY OF JULY, IN THE YEAR 2022, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED LAUREN ROMAIN, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY'S SIGNATURE: J Martell
MY COMMISSION EXPIRES: 1-31-2023



TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE OWNERS CERTIFICATE ARE THE ONLY PARTIES OF RECORD HAVING INTEREST IN THE TRACTS OF LAND ENCOMPASSED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR HOLDERS OF RECORD.

SIGNATURE: Carl Miller
PRINTED NAME: Carl Miller
TITLE COMPANY: First American Title
DATE: 4/8/22
File# 2537525 & 2537528

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 Fahey
DATE: 7/25/2022
PRINTED NAME: Ryan Fahey, NDEP-BWPC

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 J. Wilson, P.E.
DATE: 7/25/22
PRINTED NAME: Malcolm J. Wilson, P.E., Chief Water Rights

FIRE DEPARTMENT'S CERTIFICATE

THE FIREFIGHTING FACILITIES AND ACCESS SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST-FORK FIRE PROTECTION DISTRICT, TAHOE DOUGLAS FIRE PROTECTION DISTRICT

Eric Rubin
DATE: 7/25/22
PRINTED NAME: Eric Rubin, Chief Fire Protection District

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 2nd DAY OF August, 2022, AND WAS DULY APPROVED. IN ADDITION, THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. A. B. 1-2 COUNTY CLERK

Clara Balda, Senior Deputy Clerk
DATE: 8/1/2022

UTILITY COMPANIES' CERTIFICATE

WE, THE UNDERSIGNED PUBLIC UTILITIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENT AS GRANTED AND/OR ABANDONED SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE. ALL P.U.E.'S INCLUDE CATV.

CHARTER COMMUNICATIONS
SIGNATURE: Leonel Gonzalez
DATE: 6/30/22
PRINTED NAME: LEONEL GONZALEZ

FRONTIER COMMUNICATIONS
SIGNATURE: Chris Willing
DATE: 6/30/22
PRINTED NAME: Chris Willing

KINGSBURY GENERAL IMPROVEMENT DISTRICT
SIGNATURE: Michael S. Dier
DATE: 26 July 22
PRINTED NAME: Michael S. Dier

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 FACILITY FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

SOUTHWEST GAS CORPORATION
SIGNATURE: Paul Brown
DATE: 6/29/22
PRINTED NAME: Paul Brown

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: Chris Robinson
DATE: 6/29/22
PRINTED NAME: CHRIS ROBINSON

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.

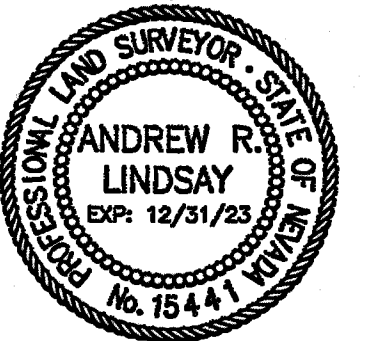
(A.P.N. 1319-19-721-001; 1319-19-721-002; 1319-19-721-003)
AMY BURGANS
DOUGLAS COUNTY CLERK-TREASURER
DATE: 8/18/22

SURVEYOR'S CERTIFICATE

I, ANDREW R. LINDSAY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SUMMIT VILLAGE OWNERS ASSOCIATION.
- 2) THE LANDS SURVEYED LIE WITHIN PORTION OF SECTION 19, T.13N., R.19E., M.D.M. AND THE SURVEY WAS COMPLETED ON 7/25/2022.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCE 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, OCCUPY THE POSITIONS INDICATED BY AUGUST 12, 2022, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

Andrew R. Lindsay
ANDREW R. LINDSAY, P.L.S. 15441
DATE: July 28, 2022



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 2nd DAY OF August, 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 ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

Thomas A. Dallaire
THOMAS A. DALLAIRE, P.E.
COMMUNITY DEVELOPMENT DIRECTOR
DATE: 08.02.2022

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. APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED TO INSURE THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS AND THE SETTING OF SURVEY MONUMENTS.

Jeremy J. Hutchings
JEREMY J. HUTCHINGS, P.E.
DOUGLAS COUNTY ENGINEER
DATE: 08.01.2022

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 9th DAY OF August, 2022, AT 21 MINUTES PAST 11 O'CLOCK A.M., AS DOCUMENT NO. 2022-988264 OF OFFICIAL RECORDS. RECORDED AT THE REQUEST OF R.O. ANDERSON ENGINEERING, INC.

Karen Ellison
KAREN ELLISON
DOUGLAS COUNTY RECORDER

R/O Anderson
www.roanderson.com

RENO 9260 Dashi
P.O. Box 2228 Diamond Blvwy, Unit 15
Reno, NV 89502
P 775.782.2222 F 775.782.7264



VICINITY MAP
NO SCALE

NOTES

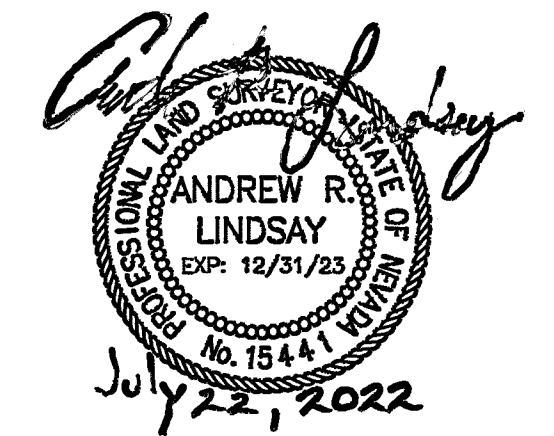
- TOTAL AREA: 9,584 SF / .22 ACRES
- LOTS: (8) .22 ACRES / 9584 SF
- THIS MAP IS A DIVISION OF THE REMAINDER PARCEL B AS SHOWN ON THE SUBDIVISION OF PARCELS A AND B OF THE SECOND AMENDED MAP OF SUMMIT VILLAGE FILED FOR RECORD DECEMBER 16, 1969 AS DOCUMENT NO. 46671.
- THE ABOVE MAP WAS FORCED CLOSED TO CREATE A CLOSED FIGURE FOR THE FINAL MAP. THE DIMENSIONS SHOWN REFLECT THIS CLOSURE. DISTANCES ARE RECORDED AND MEASURED PER THE SECOND AMENDED MAP OF SUMMIT VILLAGE.
- ALL LOTS SHOWN ON THIS MAP FALL WITHIN "HILLSIDE" AREAS AS DEFINED IN DOUGLAS COUNTY CODE, SECTION 20.690.030. ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE "HILLSIDE" AREAS IDENTIFIED ON THE FINAL MAP MUST COMPLY WITH DOUGLAS COUNTY CODE, SECTION 20.690.030 (K) HILLSIDE GRADING.
- THE PARCEL SHOWN HEREON LIE WITHIN THE UN-SHADED 'X' FLOOD ZONE PER FEMA FIRM 32005C0210G DATED JANUARY 20, 2010.
- ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
- ALL PARCELS WILL REQUIRE TO COMPLY WITH DOUGLAS COUNTY CODE, SECTION 20.100.040, IF THE PARCEL CONNECTS TO A PUBLIC WATER SYSTEM. A NOTE TO THIS EFFECT WILL BE PLACED ON THE FINAL MAP, OR MAY BE RECORDED IN A SEPARATE INSTRUMENT PRIOR TO RECORDATION OF THE FINAL MAP.
- MAINTENANCE OF ALL DRAINAGE FACILITIES, 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, DRAINAGE EASEMENTS.
- OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
- EACH PARCEL IS REQUIRED TO INSTALL A SHALLOW BIORETENTION AREA BEHIND EACH BUILDING. DETAILED DESIGN OF THE PROPOSED BIORETENTION FACILITIES SHALL BE INCLUDED WITH THE BUILDING PERMIT FOR EACH PARCEL.
- PROVIDE A DEDICATED EASEMENT TO KGID FOR WATER METERS ON SUMMIT VILLAGE OPEN SPACE PARCEL.
- PROVIDE FUTURE EASEMENT FOR STORM WATER RUNOFF ON SUMMIT VILLAGE OPEN SPACE PARCEL.

BASIS OF BEARING

N00°33'52"W THE WEST LINE OF PARCEL B PER THE SUBDIVISION OF PARCELS A AND B OF THE SECOND AMENDED MAP OF SUMMIT VILLAGE FILED FOR RECORD DECEMBER 16, 1969 AS DOCUMENT NO. 46671.

LEGEND

- △ SET 5/8" REBAR WITH PLASTIC CAP OR NAIL & TAG, P.I.S. 15441
- DIMENSION POINT, NOTHING FOUND OR SET
- ⊗ DIMENSION POINT FOR EASEMENT, NOTHING FOUND OR SET
- (C) CALCULATED
- (R) RECORD



SHEET 2 OF 2

FINAL MAP
DPIB-0053
FOR
STEVE HUNTSINGER & SUMMIT
VILLAGE OWNERS ASSOCIATION

LOCATED WITHIN PORTION OF SECTION 19,
T.13N., R.19E., M.D.M.
DOUGLAS COUNTY, NEVADA

1298-003FM.dwg 06/24/22

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	97°13'06"	25.00'	42.42'	N09°34'40"E	57.51'
C2	24°35'03"	120.00'	51.49'	N23°14'58"W	51.09'
C3	06°30'03"	70.00'	7.94'	N07°42'25"W	7.94'
C4	03°53'31"	70.00'	4.75'	N02°30'38"W	4.75'
C5	33°23'01"	130.00'	87.09'	N19°45'22"W	85.47'

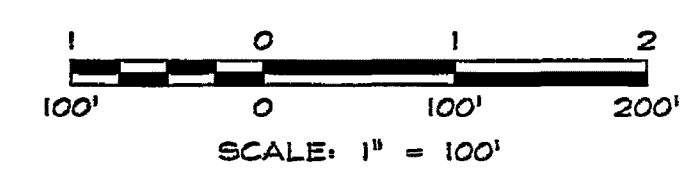
LEGEND FOR OWNERS

NO.	A.P.N.	OWNER
1	1319-19-720-001	AARON R. STEVENSON & PATRICIA J. HANLEY
2	1319-19-720-002	DAVID WADE & LAUREN MEEKS
3	1319-19-720-007	DAVID HERMAN & SHARON THOMSON
4	1319-19-720-016	SCOTT O. NELSON
5	1319-19-720-003	ERIN L. & BRENT D. ILGEN
6	1319-19-720-004	CLINTON R. BAILEY
7	1319-19-720-015	MICHAEL & LAUREN VITORI
8	1319-19-720-014	DANIEL & LISA VETO
9	1319-19-720-019	CHRISTOPHER LAPPIN & LAUREN SULLIVAN
10	1319-19-720-019	CHRISTINE HART
11	1319-19-720-005	MAXINE M. YIP
12	1319-19-720-018	BRIAN C. BLAIR & MICHELLE HALL
13	1319-19-720-012	ALEX STEELE
14	1319-19-720-020	HENRY CHAMPTON
15	1319-19-720-021	WILLIAM BLAISE MCKENNA
16	1319-19-720-007	JEREMIAH N. PEARSE
17	1319-19-720-006	BRANDON GERARD
18	1319-19-720-011	ANDRE P. VILLARET
19	1319-19-720-010	MATTHEW C. & GINA BRADY
20	1319-19-720-022	CAROLYN M. GANDELARIO
21	1319-19-720-023	ALEXSANDRA & KEVIN MCCADDEN
22	1319-19-720-008	JORDAN ROLH
23	1319-19-720-009	SHUEH & CHI LIVING TRUST 2018
24	1319-19-720-024	OEBREN FAMILY TRUST 2016
25	1319-19-720-025	OEBREN FAMILY TRUST 2016
26	1319-19-720-037	ALFREDO & MICHELLE AFONT
27	1319-19-720-036	NORTHSTAR TRUST 2019
28	1319-19-720-028	ORNY ENTERPRISES, LLC
29	1319-19-720-033	BRISA FUND L.P.
30	1319-19-720-034	BRISA FUND L.P.
31	1319-19-720-034	BRUK LLC
32	1319-19-720-030	MILLER, ANITA
33	1319-19-720-033	TIMOTHY & JULIE WINTROP
34	1319-19-720-032	SCOTT R. HARRLE & KATHLEEN A. BAUGHNESS
35	1319-19-720-031	BRISA FUND L.P.

LINE TABLE			
LINE	BEARING	LENGTH	
L1	N19°23'07"E	10.00'	
L2	S89°26'08"W	10.00'	
L3	S89°26'08"W	8.00'	

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C6	006°10'07"	140.00'	15.07'	S03°30'56"E	15.07'

DETAIL
SCALE: 1" = 20'



R/O Anderson
WWW.ROANDERSON.COM

MINDEN 4060 Double
1603 S. Reno Blvd. Reno, NV 89521
F. 775.782.2322 F. 775.782.7064