

After Recording Return To:  
R.O. Anderson Engineering, Inc.  
1603 Esmeralda Avenue  
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

### CERTIFICATE OF AMENDMENT

August 22, 2023

Thomas A. Dallaire, PE, CFM  
Director, Douglas County Community Development  
1594 Esmeralda Avenue  
Minden, NV. 89423

**DOCUMENT:** Final Subdivision Map for Heybourne Meadows Phase IIIB  
File No. 2022-992648, Recorded December 22, 2022  
Official Records of Douglas County, Nevada

**LOCATION:** Situate within the NE ¼ of Section 32 & the NW ¼ of Section 33,  
T.13N., R.20E., M.D.M. Douglas County, Nevada

Dear Mr. Dallaire,

In accordance with NRS 278.473, we respectfully request the following corrections be noted and reflected on the above referenced plat:

1. The heavy weighted lines denoting the limits of the project (on Sheet 2 of 3) are to be corrected to properly reflect the parent parcel boundary as shown on the Final Map of Heybourne Meadows Phase IIIA, Document No. 2021-977368, dated November 19, 2021. This intent was specifically listed and noted on Sheet 3 of 3. See "Exhibit A" attached hereto that reflects the correct weighting of the line type. The total area of the project as well as the area of the parcel labeled "New Parcel for Development" are correctly listed on the recorded plat for the subject subdivision and unchanged by this amendment.

The correction of this drafting error (weighting of line type) does not change, or purport to change, the physical location of any monument or boundary line, as the parcel boundary was created and monuments set per Heybourne Meadows Phase IIIA, Doc No. 977368, but merely the location of the weighted line shown on the subject final map.

2. Changes to the below-listed curve labels on the map and within the curve tables:
  - a. Sheet 2 of 3, the curve label on the map and within curve table should be renamed from "C11" and "C13" to "C12 and "C14", respectively.

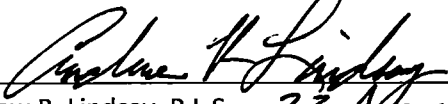
- b. Sheet 3 of 3, Curve label "C11" at the east end of the southerly right of way of Dollar Circle should be relabeled as "C12".
- c. Sheet 3 of 3, Curve labels along the northerly right of way of Dollar Circle and Lot 189 should be renamed from "C12" and "C13" to "C13" and "C14" respectively. (Curve Table labels are correct on Sheet 3 of 3.)

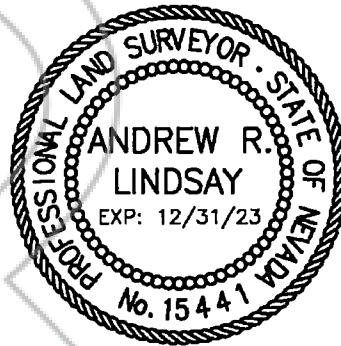
Exhibits "A" & "B" attached hereto reflect these corrected curve labels.

3. Total Area of Phase IIIB:	8.62 Acres
Lots (16):	2.65 Acres
Roadways:	1.00 Acres
Remainder Parcel for Development:	4.97 Acres


Respectfully Submitted,

R.O. ANDERSON ENGINEERING, Inc.

  
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 Andrew R. Lindsay, P.L.S. *22 August 2023*  
 Nevada Certificate No. 15441



I hereby certify that I have examined the certificate of amendment and that the changes to the original document specified therein are provided for in applicable sections of NRS 278.010 to 278.630, inclusive, 625.340 to 625.380, inclusive, and local ordinances adopted pursuant thereto, and I am satisfied that this certificate of amendment so amends or corrects the document as to make it technically correct.

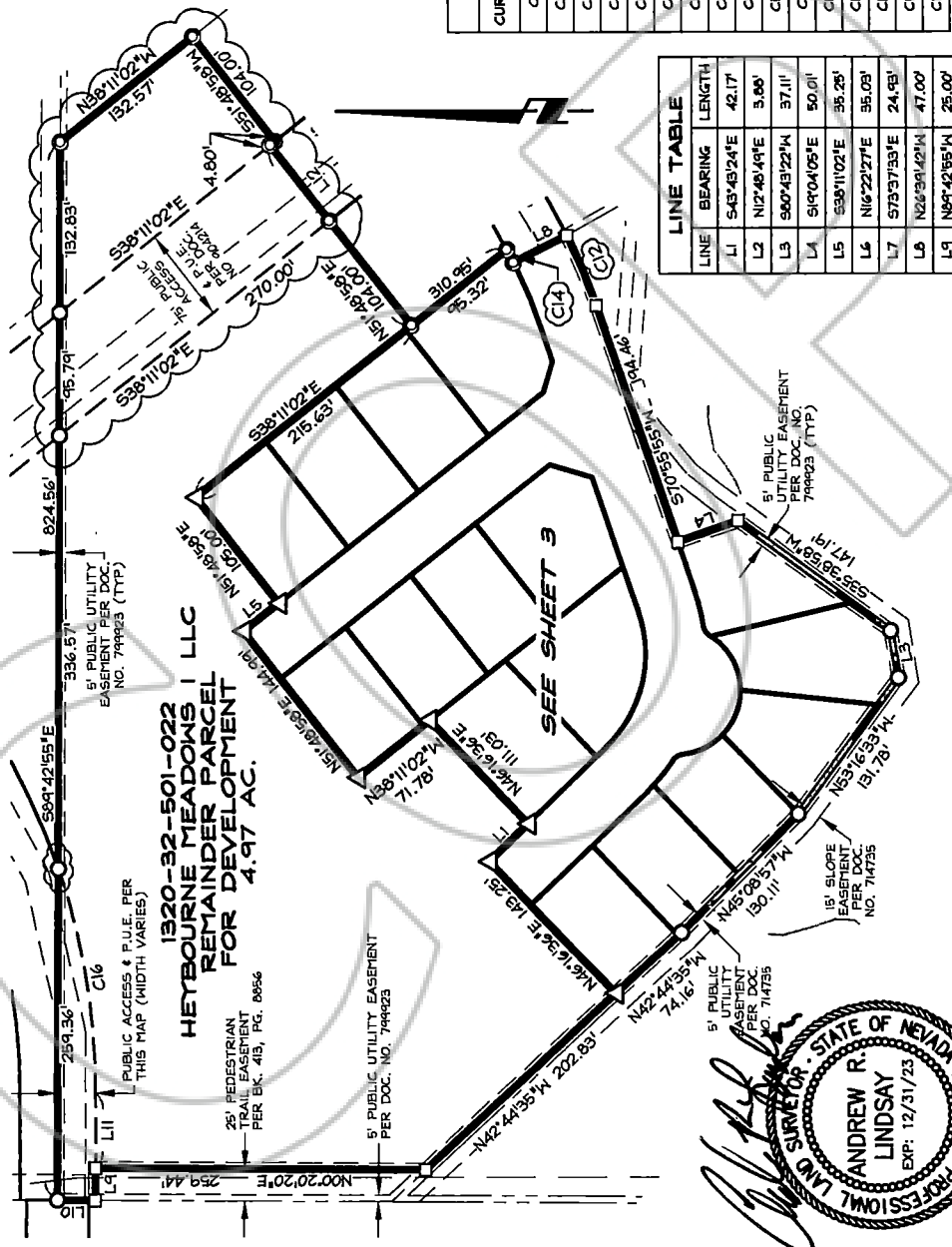
  
 \_\_\_\_\_  
 Thomas A. Dallaire, PE, CFM *SEPT. 6, 2023*  
 Director, Douglas County Community Development

**LEGEND**

- △ SET 5/8" REBAR W/PLASTIC CAP, PLS 15441
- FOUND 5/8" REBAR W/PLASTIC CAP, PLS 11172
- FOUND 5/8" REBAR W/PLASTIC CAP, PLS 19808
- FOUND 5/8" REBAR W/PLASTIC CAP, PLS 21988
- AREA OF REVISION

**AREA NOTES**

TOTAL AREA OF PHASE IIIB: 6.62 ACRES  
 LOTS (16): 2.65 ACRES  
 ROADWAYS: 1.00 ACRES  
 REMAINDER PARCEL FOR DEVELOPMENT: 4.97 ACRES

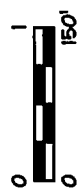


**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	002°26'24"	147.00'	6.26'	S44°56'30"E	6.26'
C2	009°20'28"	147.00'	23.97'	S50°50'06"E	23.94'
C3	048°50'47"	12.50'	10.66'	N81°04'56"W	10.34'
C4	039°14'34"	50.00'	34.25'	S26°16'50"E	33.50'
C5	044°14'46"	50.00'	36.61'	S66°01'50"E	37.66'
C6	057°33'56"	50.00'	50.24'	N61°04'09"E	48.15'
C7	048°50'47"	12.50'	10.66'	S56°42'35"W	10.34'
C8	010°12'03"	147.00'	26.17'	N76°01'57"E	26.14'
C9	035°27'47"	123.50'	72.18'	S67°27'17"E	71.11'
C10	031°52'54"	123.50'	68.72'	N86°52'22"E	67.84'
C11	065°20'41"	100.00'	114.05'	S76°23'44"E	107.97'
C12	007°35'37"	447.00'	64.24'	S67°08'07"W	59.20'
C13	007°35'37"	400.00'	53.01'	N67°08'07"E	52.97'
C14	001°34'17"	400.00'	11.20'	S62°32'10"W	11.20'
C15	011°31'20"	423.50'	85.17'	S57°34'58"W	85.02'
C16	019°22'12"	530.00'	179.18'	N80°35'59"E	178.33'

**LINE TABLE**

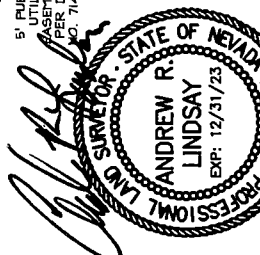
LINE	BEARING	LENGTH
L1	S43°43'24"E	42.17'
L2	N12°48'49"E	3.86'
L3	S90°43'22"W	37.11'
L4	S19°04'05"E	50.01'
L5	S39°11'02"E	35.25'
L6	N16°22'27"E	35.03'
L7	S73°37'33"E	24.93'
L8	N26°39'42"W	47.00'
L9	N89°42'55"W	25.00'
L10	N00°20'20"E	30.00'
L11	S89°42'55"E	58.61'
L12	N81°48'50"E	75.00'



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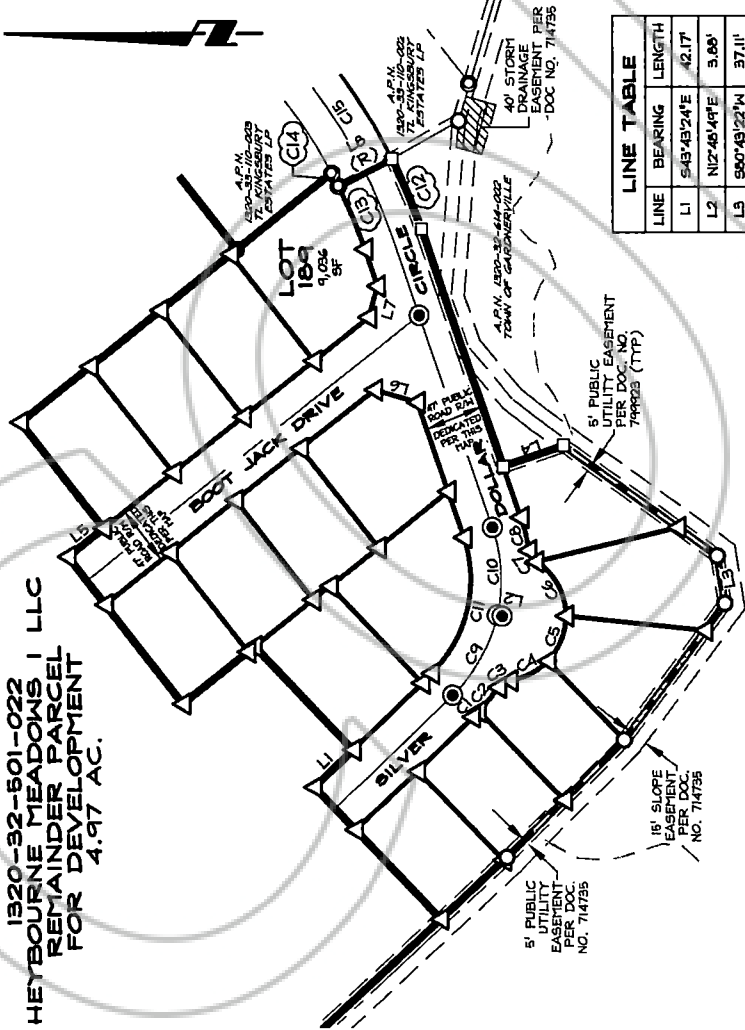
22 August 2023



**EXHIBIT "A"**  
 (CERTIFICATE OF AMENDMENT) FINAL SUBDIVISION MAP, A PLANNED  
 UNIT DEVELOPMENT HEYBOURNE MEADOWS, PHASE IIIB, DOCUMENT NO.  
 992648 DATED 12/22/2022. CORRECTED PORTION OF SHEET 2 OF 3  
 (GARDNERVILLE, NV)

08/21/23

**HEYBOURNE MEADOWS I LLC  
REMAINDER PARCEL  
FOR DEVELOPMENT  
4.97 AC.**



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	002°26'29"	147.00'	6.26'	S44°36'30"E	6.26'
C2	009°20'28"	147.00'	23.97'	S50°50'04"E	23.94'
C3	048°50'47"	12.50'	10.66'	N81°04'56"W	10.34'
C4	035°14'34"	50.00'	34.28'	S28°16'50"E	33.58'
C5	044°14'46"	50.00'	39.61'	S48°01'50"E	37.66'
C6	057°33'56"	50.00'	50.24'	N61°04'09"E	48.15'
C7	048°50'47"	12.50'	10.66'	S54°42'35"W	10.34'
C8	010°12'03"	147.00'	26.17'	N76°01'57"E	26.14'
C9	035°27'47"	123.50'	72.18'	S64°07'17"E	71.11'
C10	031°52'54"	123.50'	68.72'	N66°52'22"E	67.84'
C11	065°20'41"	100.00'	114.05'	S76°23'44"E	107.97'
C12	007°35'57"	447.00'	59.24'	S67°08'07"W	59.20'
C13	007°35'57"	400.00'	53.01'	N67°08'07"E	52.97'
C14	001°36'17"	400.00'	11.20'	S62°23'10"W	11.20'
C15	011°31'20"	423.50'	85.17'	S57°34'38"W	85.02'
C16	019°22'12"	530.00'	179.18'	N60°35'59"E	178.33'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S43°43'24"E	42.17'
L2	N12°48'44"E	5.88'
L3	S80°43'22"W	37.11'
L4	S19°04'05"E	50.01'
L5	S38°11'02"E	35.28'
L6	N16°22'27"E	35.03'
L7	S73°37'33"E	24.93'
L8	N26°39'42"W	47.00'
L9	N89°42'55"W	25.00'
L10	N00°20'20"E	30.00'
L11	S69°42'55"E	59.61'
L12	N51°48'58"E	75.00'

**LEGEND**

- ▲ SET 5/8" REBAR W/PLASTIC CAP, PLS 15441
- SET CENTERLINE MONUMENT IN WELL, PLS 15441
- FOUND 5/8" REBAR W/PLASTIC CAP, PLS 11172
- FOUND 5/8" REBAR W/PLASTIC CAP, PLS 19806
- FOUND 5/8" REBAR W/PLASTIC CAP, PLS 21966
- ☁ AREA OF REVISION

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*Andrew R. Lindsay*  
PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA  
ANDREW R. LINDSAY  
EXP: 12/31/23  
No. 15441  
22 August 2023



**EXHIBIT "B"**  
(CERTIFICATE OF AMENDMENT) FINAL SUBDIVISION MAP, A PLANNED UNIT DEVELOPMENT HEYBOURNE MEADOWS, PHASE IIB, DOCUMENT NO. 992648 DATED 12/22/2022. CORRECTED PORTION OF SHEET 3 OF 9 (GARDNERVILLE, NV)

08/21/23