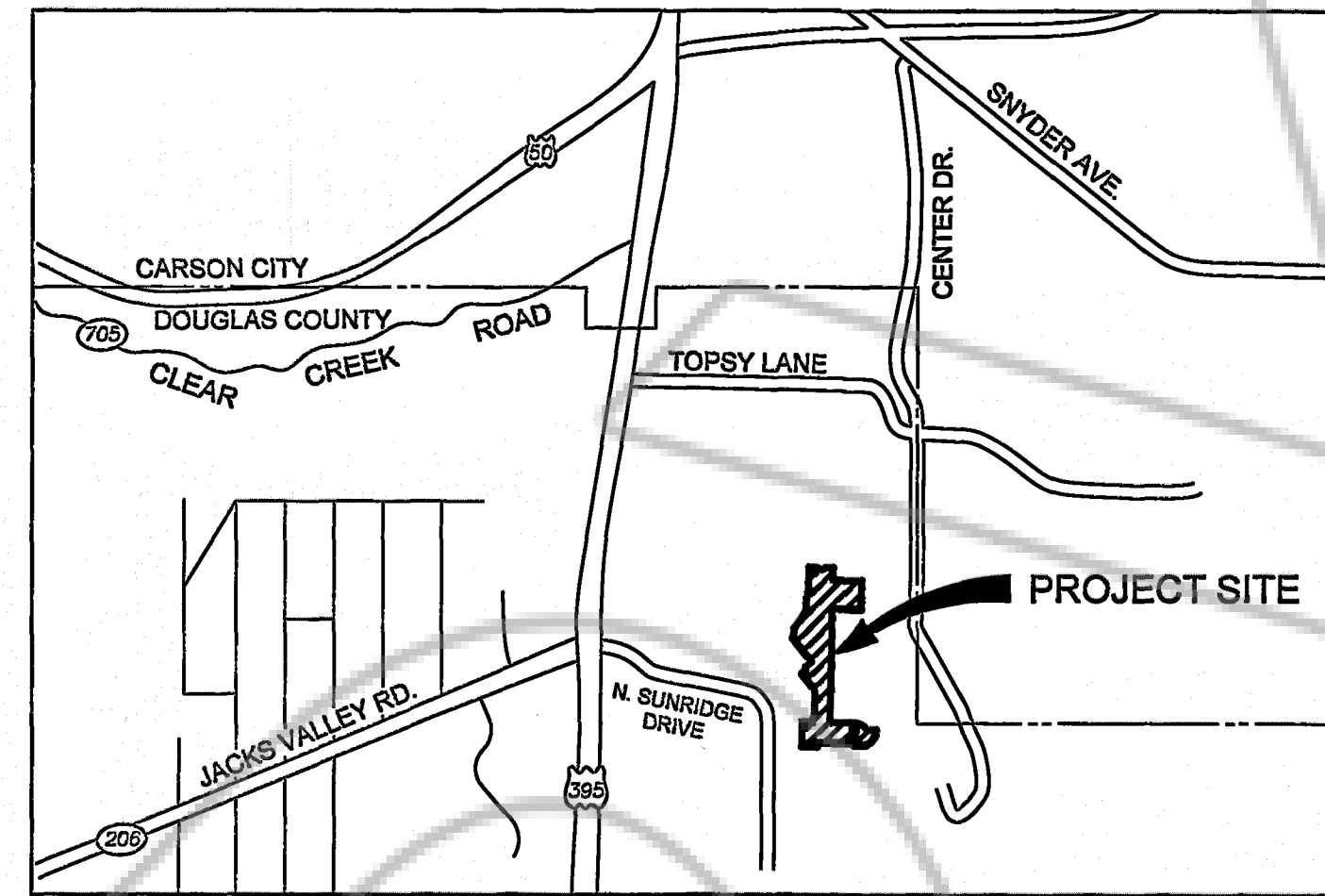


FOR VALLEY KNOLLS PHASE 2 A COMMON OPEN SPACE SUBDIVISION



VICINITY MAP NOT TO SCALE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JC VALLEY KNOLLS, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT...

JC VALLEY KNOLLS, LLC., A NEVADA LIMITED LIABILITY COMPANY
11-28-22 DATE

Kenneth D. Hendrix
NOTARY PUBLIC
STATE OF Nevada
COUNTY OF Washoe

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THIS 28 DAY OF November, 2022

Kenneth Hendrix, Manager
OF JC VALLEY KNOLLS, LLC., A NEVADA LIMITED LIABILITY COMPANY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Shauna Hasso
NOTARY PUBLIC
SHAUNA HASSO
Notary Public - State of Nevada
Appointments Recorded in Washoe County
No. 20-2041-02 - Expires May 14, 2024

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE RECORD OWNER OF SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON...

- PROJECT LM, LLC., A NEVADA LIMITED LIABILITY COMPANY
A DOCUMENT FILED JULY 12, 2018, AS DOCUMENT NO. 2018-916675
A DOCUMENT FILED SEPTEMBER 4, 2019 AS DOCUMENT NO. 2019-934693, 2019-934696
A DOCUMENT FILED JUNE 3, 2020 AS DOCUMENT NO. 2020-947068, 2020-947069
A DOCUMENT FILED JUNE 10, 2020 AS DOCUMENT NO. 2020-947429

SEE SHEET 5 OF 5 FOR CONTINUATION OF ALL SECURITY INTEREST DOCUMENTS

- LEIGH RODNEY AND CLARE F. RODNEY, CO-TRUSTEES OF THE RODNEY FAMILY TRUST AGREEMENT (AS RESTATED - 2016) U/T/A DATED JANUARY 28, 2016.
A DOCUMENT FILED SEPTEMBER 29, 2020 AS DOCUMENT NO. 2020-953506.
A DOCUMENT FILED JUNE 22, 2022 AS DOCUMENT NO. 2022-986550

- CHARLES B. MADDOX AND ANITA H. MADDOX, CO-TRUSTEE OF THE C.B. MADDOX FAMILY TRUST DATED FEBRUARY 2, 2017
A DOCUMENT FILED JULY 21, 2021 AS DOCUMENT NO. 2021-971173
A DOCUMENT FILED JUNE 22, 2022 AS DOCUMENT NO. 2022-986549, 2022-986550.

FIRST CENTENNIAL TITLE COMPANY
12-20-22 DATE
ANDREW TOURIN PRESIDENT
(PRINT NAME/TITLE)

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE (HAS) CONSENTED TO THE PREPARATION AND RECORDATION OF THIS MAP BY SEPARATE DOCUMENT.

- 1. LEIGH RODNEY AND CLARE F. RODNEY, CO-TRUSTEES OF THE RODNEY FAMILY TRUST AGREEMENT (AS RESTATED - 2016) U/T/A DATED JANUARY 28, 2016, BY DOCUMENT NO. 2023-993024 FILED JANUARY 6, 2023, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
2. CHARLES B. MADDOX AND ANITA H. MADDOX AS CO-TRUSTEES UNDER THE C.B. MADDOX FAMILY TRUST AGREEMENT DATED FEBRUARY 2, 2017, BY DOCUMENT NO. 2023-993033 FILED JANUARY 6, 2023, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

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 1420-05-443-026
AMY BURGANS, TREASURER
3-17-2023 DATE

COUNTY ENGINEER'S CERTIFICATE

I, JEREMY J. HUTCHINGS, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT. FURTHERMORE, AN APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED TO INSURE THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS AND THE SETTING OF THE SURVEY MONUMENTS PRIOR TO JANUARY 30, 2025.

JEREMY J. HUTCHINGS, P.E.
DOUGLAS COUNTY ENGINEER
03.15.2023 DATE

EAST FORK FIRE & PARAMEDIC CERTIFICATE

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

Amy Ray
01/11/2023 DATE
Amy Ray Deputy Chief
(PRINT NAME/TITLE)

COMMUNITY DEVELOPMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 17 DAY OF MARCH, 2023; THAT 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 RIGHT OF WAYS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

THOMAS A. DALLAIRE P.E.
COMMUNITY DEVELOPMENT DIRECTOR
March 17, 2023 DATE

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE STATE 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 SYSTEM FOR DISPOSAL OF SEWAGE.

April Holt, P.E.
1-18-2023 DATE
April Holt, P.E.
(PRINT NAME/TITLE)

NEVADA DIVISION OF WATER RESOURCES CERTIFICATE

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

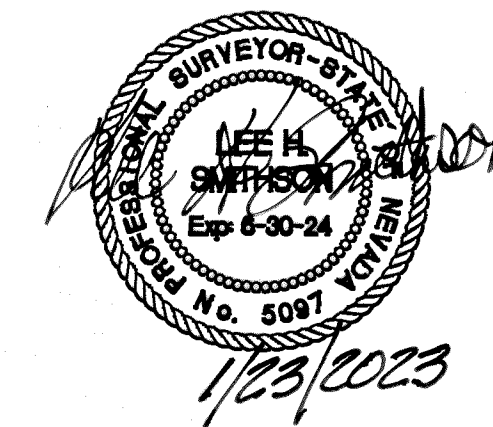
Malcolm J. Wilson, P.E.
12/2/22 DATE
Malcolm J. Wilson, P.E. / Chief Water Rights
(PRINT NAME/TITLE)

SURVEYOR'S CERTIFICATE

I, LEE H. SMITHSON, 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 JC VALLEY KNOLLS, LLC., A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 5, & THE NW 1/4 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON MAY 24, 2020.
3. 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.
4. THE MONUMENTS DEPICTED ON THIS PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED NO LATER THAN, JANUARY 30, 2025 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

LEE H. SMITHSON P.L.S.
NEVADA CERTIFICATE NO. 5097



UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, APPROVED AND ACCEPTED. ACCEPTANCE DOES NOT GUARANTEE ACCESSIBILITY

Armando Espino Construction Manager
12/22/22 DATE

DOUGLAS COUNTY PUBLIC WORKS
02-23-2023 DATE

Philip Rutan Director Public Works
(PRINT NAME/TITLE)

FRONTIER COMMUNICATIONS CORPORATION
12/29/22 DATE

Chris Wilkins Engineer
(PRINT NAME/TITLE)

SIERRA PACIFIC POWER COMPANY D/B/A/ NV ENERGY

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 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
11/17/2023 DATE

CHRIS ROBINSON SENIOR RIGHT-OF-WAY AGENT
(PRINT NAME/TITLE)

SOUTHWEST GAS CORPORATION CERTIFICATE

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 EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS,

John Smith Engineer I
11/29/2023 DATE

John Smith Engineer I
(PRINT NAME/TITLE)

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 17 DAY OF MARCH, 2023, AND WAS DULY APPROVED. IN ADDITION ALL OFFERS OF DEDICATION FOR PUBLIC RIGHT OF WAY WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR PUBLIC UTILITY EASEMENTS.

AMY BURGANS, COUNTY CLERK
03/17/2023 DATE

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF

JC Valley Knolls LLC
ON THIS 20th DAY OF March, 2023
AT 23 MINUTES PAST 12 O'CLOCK P.M.
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

RECORDING FEE: 105.00

FILE No: 2023-994825

County Recorder

Manhard CONSULTING LTD. SUBDIVISION MAP LDA 17-028 AS MODIFIED UNDER DP20-0248 FOR VALLEY KNOLLS PHASE 2 A DIVISION OF PARCEL 'A-1' OF TM #2021-978635 SITUATE WITHIN THE SW 1/4 OF SECTION 5 & THE NW 1/4 OF SECTION 8, TOWNSHIP 14N., RANGE 20E., M.D.M. DOUGLAS COUNTY NEVADA

**BASIS OF BEARINGS**

BASIS OF BEARINGS FOR THIS SURVEY BEING: GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENT 158220X, AND NGS CONTROL MONUMENT U316 RESET. THE BEARING BETWEEN POINTS 158220X AND U316 RESET IS TAKEN AS NORTH 1°23'22" EAST. COMBINED GRID TO GROUND FACTOR = 1.0002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

LINE	BEARING	LENGTH
L1	S01°04'34"W	140.82'
L2	N00°49'28"E	147.26'
L3	N78°03'13"E	21.48'
L4	N89°20'42"W	30.74'
L5	S00°49'28"W	177.39'
L6	N89°10'32"W	127.28'
L7	S89°20'42"E	122.43'
L8	N51°07'21"E	60.00'
L9	N38°52'39"W	10.00'
L10	N06°07'21"E	28.28'

LINE	BEARING	LENGTH
L11	N10°00'53"E	108.73'
L12	N30°18'34"E	127.77'
L13	N00°47'00"W	25.86'
L14	N01°05'19"E	56.50'
L15	N06°44'14"E	63.31'
L16	N12°50'49"E	74.58'
L17	N04°10'01"E	65.10'
L18	S88°58'27"E	90.00'
L19	S88°58'27"E	90.34'

CURVE	DELTA	RADIUS	LENGTH
C1	23°21'33"	62.50'	25.48'
C2	100°45'28"	20.00'	35.17'
C3	15°31'09"	180.00'	48.75'
C4	24°41'29"	120.00'	51.71'

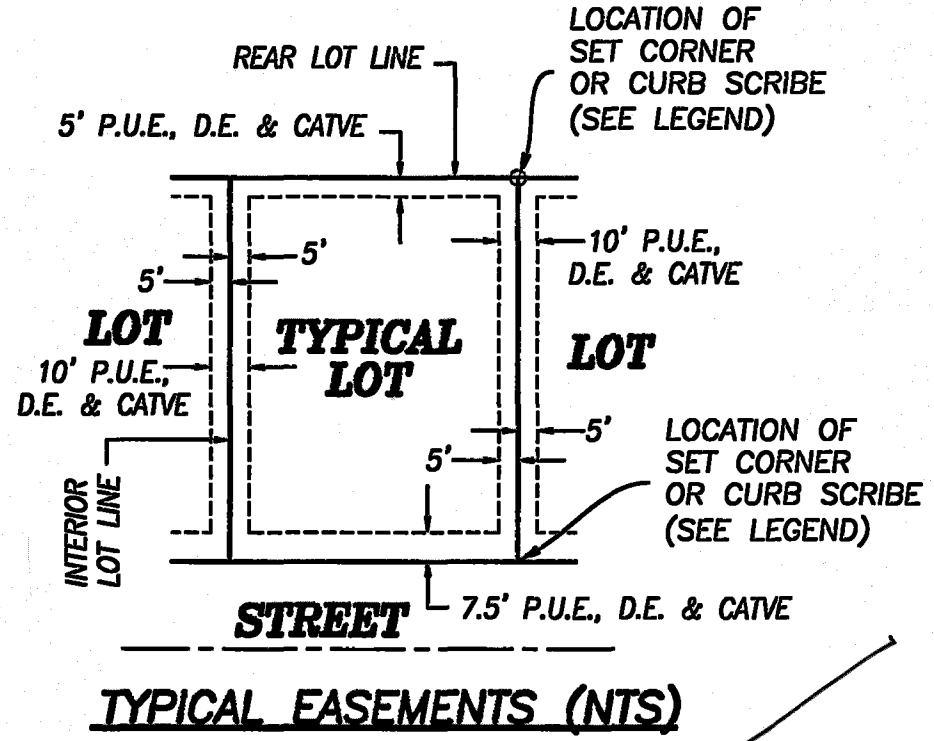
**LEGEND**

- ⊕ PUBLIC LAND CORNER AS NOTED
- ⊙ FOUND BLM BRASS CAP
- ⊠ FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH CAP PLS 12140
- ▲ PER RECORD OF SURVEY DOCUMENT NO. 703021
- ⊙ STANDARD STREET CENTERLINE WELL MONUMENT TO BE SET STAMPED "PLS 5097"
- ⊥ SET 5/8" REBAR & CAP "PLS 5097" (SEE LOT EASEMENT DETAIL ON SHEET 2)
- ✕ OR ⊕ DIMENSION POINT, NOTHING FOUND OR SET.
- APN ASSESSORS PARCEL NUMBER
- BLM BUREAU OF LAND MANAGEMENT
- CO. COUNTY
- CATVE CABLE TELEVISION EASEMENT
- D.E. DRAINAGE EASEMENT
- DEV DEVELOPMENT
- DOC. DOCUMENT
- EX. EXISTING
- FND FOUND
- GPS GLOBAL POSITIONING SYSTEM
- LLC LIMITED LIABILITY COMPANY
- M.D.M. MOUNT DIABLO MERIDIAN
- N/A NOT APPLICABLE
- NAD 27 NORTH AMERICAN DATUM OF 1927
- NAD 83 NORTH AMERICAN DATUM OF 1983
- N.D.E.P. NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- NDOT NEVADA DEPARTMENT OF TRANSPORTATION
- NGS NATIONAL GEODETIC SURVEY
- NO. NUMBER
- NRS NEVADA REVISED STATUTES
- NTS NOT TO SCALE
- PLS PROFESSIONAL LAND SURVEYOR
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- PM PARCEL MAP
- (R) RADIAL BEARING
- ROW or R/W RIGHT-OF-WAY
- RTK REAL TIME KINEMATIC
- TM TRACT MAP
- S.F. SQUARE FEET
- EXISTING BOUNDARY LINE
- NEW LOT LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- EXISTING EASEMENT LINE
- SURVEY TIE
- EXISTING BOUNDARY LINE

APN TABLE		
APN NUMBER	OWNER	
A	1420-05-443-025	JC VALLEY KNOLLS LLC
B	1420-05-443-005	JC VALLEY KNOLLS LLC
C	1420-05-443-004	HENDRIX, KEN D & DARCI J
D	1420-05-443-003	HENDRIX, KEN D & DARCI J
E	1420-05-443-002	HENDRIX, KEN D & DARCI J
F	1420-05-443-001	JC VALLEY KNOLLS LLC

**SHEET INDEX**

SHEET NO.	CONTENT
1	TITLE AND JURAT
2	KEY SHEET/OVERALL SITE
3	LOTS 1-13/97-103, COMMON AREAS A, B & C, EAST PORTION OF PARCEL "A"
4	LOTS 14-30/104-113
5	LOTS 30-38, WEST PORTION OF PARCEL "A"



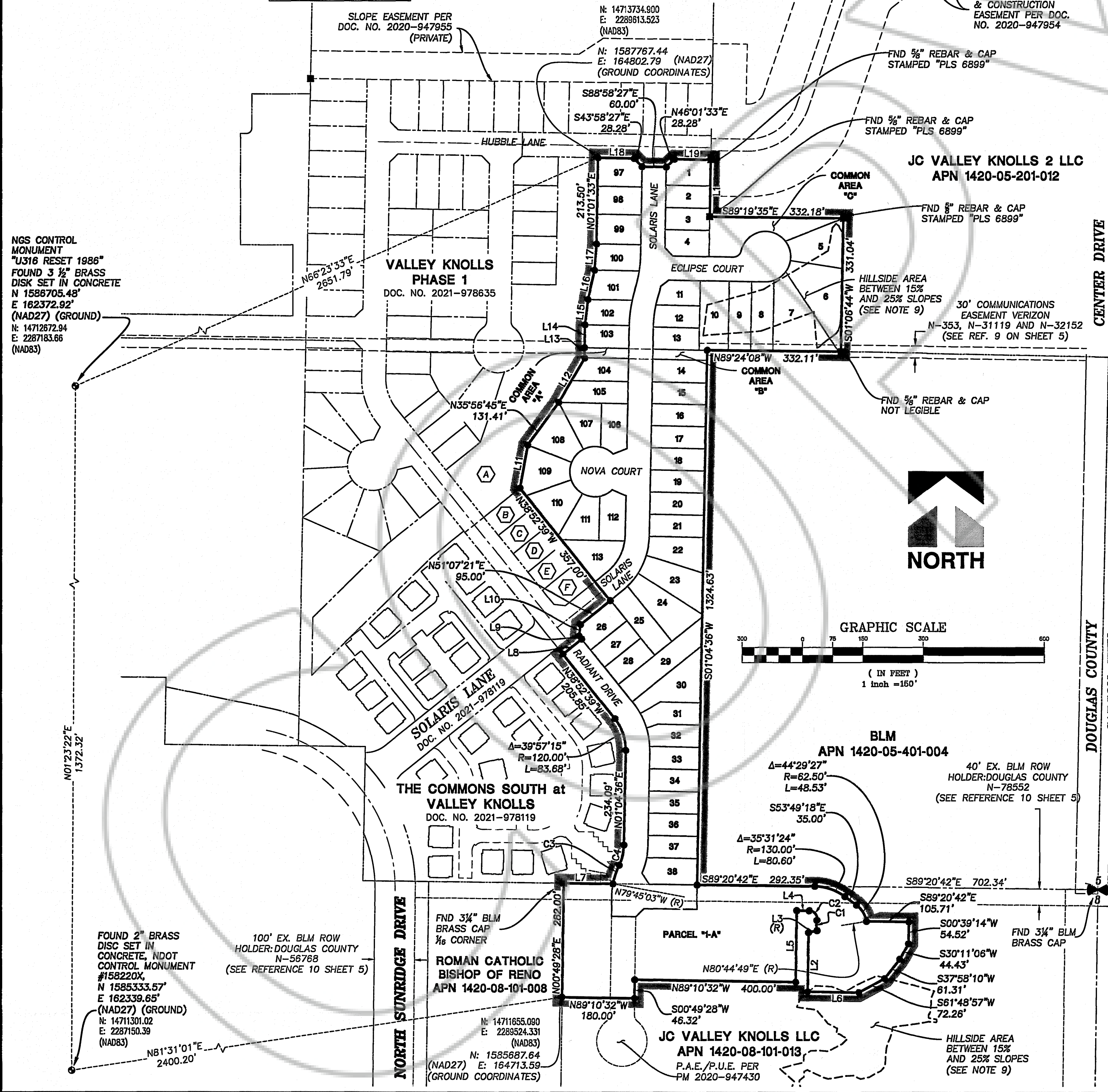
**LAND USE SUMMARY**

55 RESIDENTIAL LOTS = 10.75 ACRES±  
 3 COMMON AREAS = 0.53 ACRES± 23,070 S.F.  
 RIGHT-OF-WAYS = 3.63 ACRES±  
 1 REMAINDER PARCEL = 4.13 ACRES±  
 TOTAL AREA = 19.04 ACRES±

**UTILITY COMPANIES CERTIFICATE (CONT.)**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, APPROVED AND ACCEPTED. ACCEPTANCE DOES NOT GUARANTEE ACCESSIBILITY.

FRONTIER COMMUNICATIONS DATE: See page 4  
 (PRINT NAME/TITLE)



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SUBDIVISION MAP LDA 17-028 AS MODIFIED UNDER DP20-0248 FOR

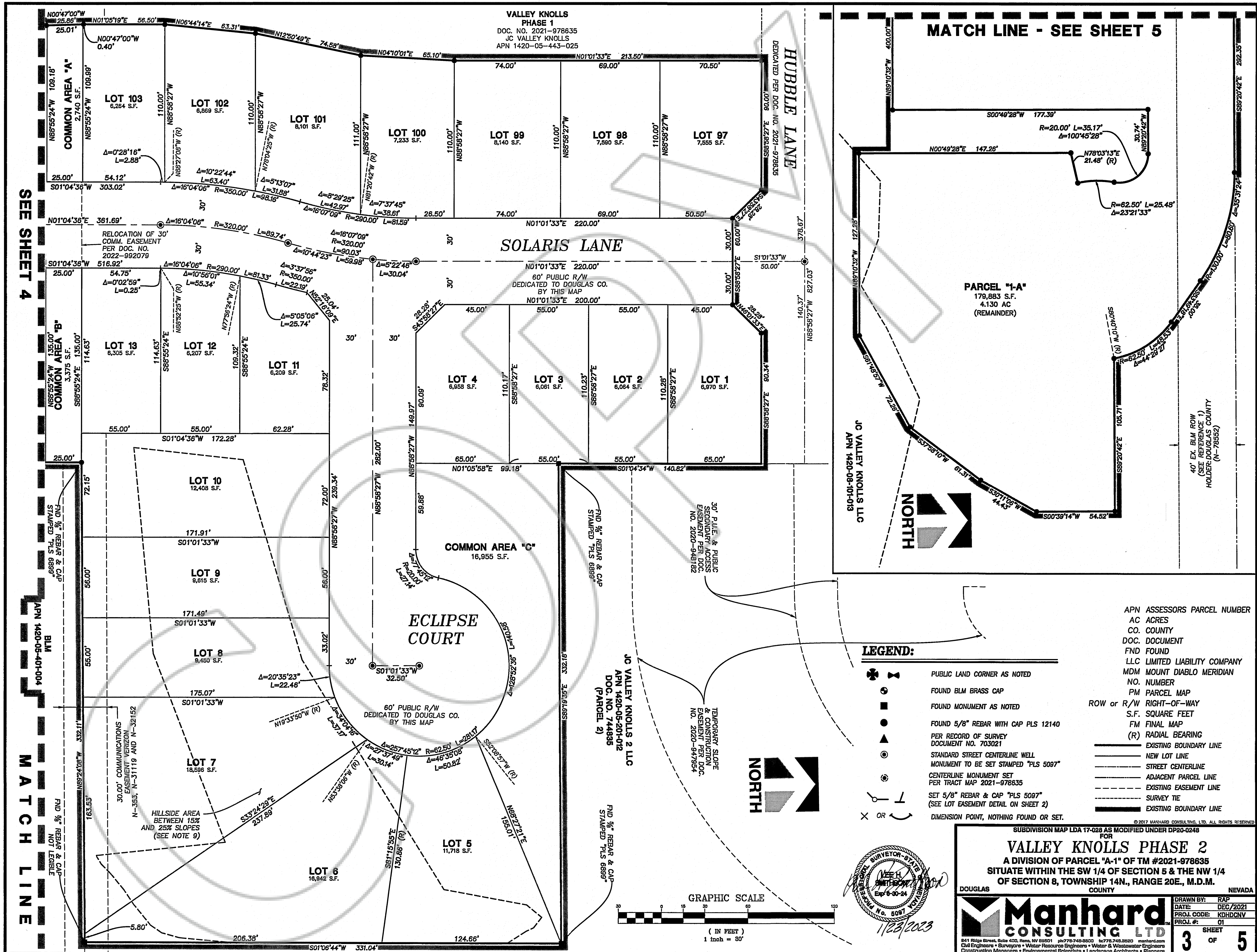
**VALLEY KNOLLS PHASE 2**  
 A DIVISION OF PARCEL "A-1" OF TM #2021-978635  
 SITUATE WITHIN THE SW 1/4 OF SECTION 5 & THE NW 1/4 OF SECTION 8, TOWNSHIP 14N., RANGE 20E., M.D.M.

DOUGLAS COUNTY NEVADA

**Manhard CONSULTING LTD.**  
 841 Ridge Street, Suite 400, Reno, NV 89501 ph:775-748-8800 fax:775-748-8860 manhard.com  
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: RAP  
 DATE: DEC 2021  
 PROJ. CODE: KDHCNV  
 PROJ. #: 01

2 SHEET OF 5

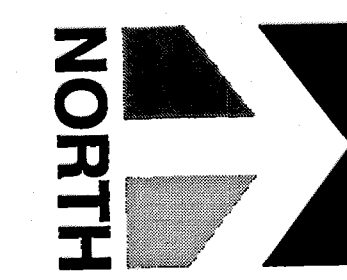
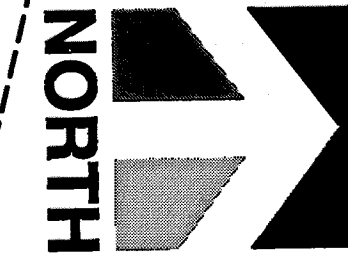


SEE SHEET 4

MATCH LINE

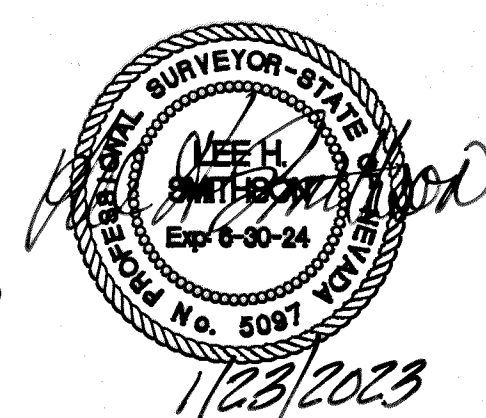
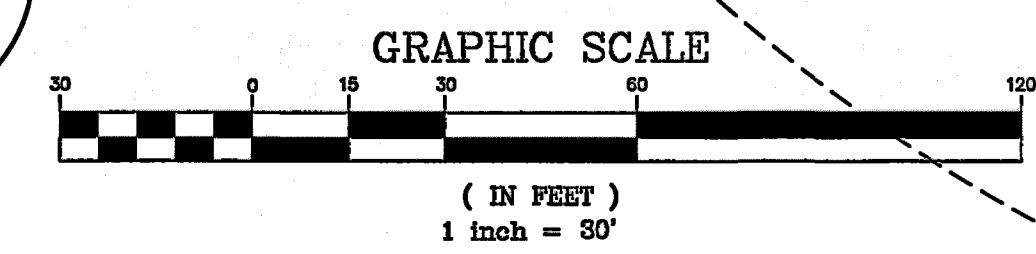
MATCH LINE - SEE SHEET 5

JC VALLEY KNOLLS LLC  
APN 1420-08-101-013



**LEGEND:**

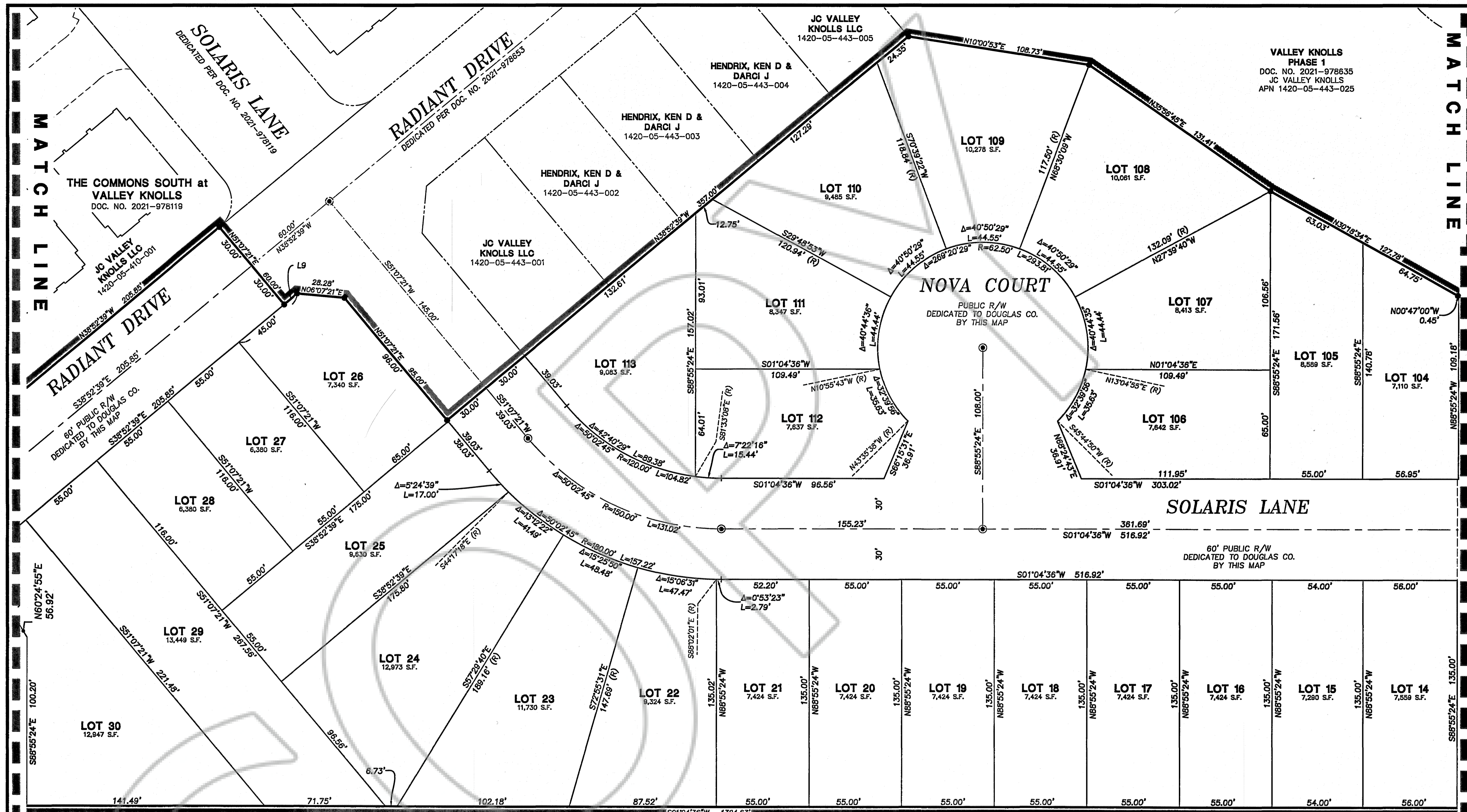
	PUBLIC LAND CORNER AS NOTED		FOUND BLM BRASS CAP
	FOUND MONUMENT AS NOTED		FOUND 5/8" REBAR WITH CAP PLS 12140
	PER RECORD OF SURVEY DOCUMENT NO. 703021		STANDARD STREET CENTERLINE WELL MONUMENT TO BE SET STAMPED "PLS 5097"
	CENTERLINE MONUMENT SET PER TRACT MAP 2021-978635		SET 5/8" REBAR & CAP "PLS 5097" (SEE LOT EASEMENT DETAIL ON SHEET 2)
	DIMENSION POINT, NOTHING FOUND OR SET.		



SUBDIVISION MAP LDA 17-028 AS MODIFIED UNDER DP20-0248  
 FOR  
**VALLEY KNOLLS PHASE 2**  
 A DIVISION OF PARCEL "A-1" OF TM #2021-978635  
 SITUATE WITHIN THE SW 1/4 OF SECTION 5 & THE NW 1/4  
 OF SECTION 8, TOWNSHIP 14N., RANGE 20E., M.D.M.  
 DOUGLAS COUNTY NEVADA

DRAWN BY: RAP  
 DATE: DEC/2021  
 PROJ. CODE: KHDCNV  
 PROJ. #: 01  
 SHEET 3 OF 5

**Manhard CONSULTING LTD.**  
 841 Rife Street, Suite 402, Reno, NV 89501 775-796-8000 827.743.0000 manhard.com  
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners



**LEGEND:**

	PUBLIC LAND CORNER AS NOTED
	FOUND BLM BRASS CAP
	FOUND MONUMENT AS NOTED
	FOUND 5/8" REBAR WITH CAP PLS 12140
	PER RECORD OF SURVEY DOCUMENT NO. 703021
	STANDARD STREET CENTERLINE WELL MONUMENT TO BE SET STAMPED "PLS 5097"
	SET 5/8" REBAR & CAP "PLS 5097" (SEE LOT EASEMENT DETAIL ON SHEET 2)
	DIMENSION POINT, NOTHING FOUND OR SET.
	EXISTING LOT LINE
	NEW LOT LINE
	STREET CENTERLINE
	ADJACENT PARCEL LINE
	EXISTING EASEMENT LINE
	SURVEY TIE
	EXISTING BOUNDARY LINE

**GENERAL NOTES:**

	CENTERLINE MONUMENT SET PER TRACT MAP 2021-978635
	APN ASSESSORS PARCEL NUMBER CO. COUNTY
$\Delta$	CENTRAL ANGLE (DELTA)
FND	FOUND
L	ARC LENGTH
LLC	LIMITED LIABILITY COMPANY
MDM	MOUNT DIABLO MERIDIAN
FM	PARCEL MAP
FM	FINAL MAP
(R)	RADIAL BEARING
R	RADIUS
R3	RADIAL BEARING TABLE DESIGNATION
ROW or R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET

- GENERAL NOTES:**
- PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED, 10.0 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES, 5.0 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, 7.5 FEET IN WIDTH COINCIDENT WITH FRONT LOT LINES AND DEDICATED PUBLIC ROAD RIGHTS-OF-WAY.
  - PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
  - ALL PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
  - THE SIX FOOT (6') LANDSCAPE STRIP LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY FROM BACK OF CURB TO FRONT OF SIDEWALK SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER OR THE CORRESPONDING HOMEOWNER'S ASSOCIATION.
  - ANY FURTHER DIVISION OF THESE LOTS OR PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).

- GENERAL NOTES:**
- MAINTENANCE OF ALL DRAINAGE EASEMENTS & FACILITIES SHALL BE THE RESPONSIBILITY OF THE CORRESPONDING HOMEOWNER'S ASSOCIATION OR SIMILAR ENTITY. DOUGLAS COUNTY SHALL REVIEW AND APPROVE THE CONDITIONS, COVENANTS AND RESTRICTIONS PRIOR TO THE RECORDATION OF THE FINAL MAP. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE EASEMENTS AND/OR FACILITIES. IF AT A FUTURE DATE A STORM WATER UTILITY DISTRICT OR OTHER FUNDING MECHANISM IS ESTABLISHED, DOUGLAS COUNTY MAY CONSIDER ACCEPTING THE STORMWATER BASINS FOR MAINTENANCE.
  - OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AN AUTHORIZING AGENCY.
  - NO ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT OF WAY MAINTAINED BY DOUGLAS COUNTY.
  - NO WELLS OR SEPTIC TANKS WERE OBSERVED ON THE SURVEYED PROPERTY.
  - THE PROPERTY IS LOCATED WITHIN ZONE "X-UNSHADED", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, DEPICTED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 32005C0060G, LAST REVISED JANUARY 20, 2010.
  - ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE "HILLSIDE" AREAS (SEE PM NO. 2020-947430) IDENTIFIED HEREIN SHALL COMPLY WITH THE HILLSIDE GRADING STANDARDS OF DOUGLAS COUNTY CODE.

**BLM**  
APN 1420-05-401-004

**LEGEND:**

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 30'

**SEE SHEET 3**

1/23/2023

**VALLEY KNOLLS PHASE 2**  
A DIVISION OF PARCEL "A-1" OF TM #2021-978635  
SITUATE WITHIN THE SW 1/4 OF SECTION 5 & THE NW 1/4 OF SECTION 8, TOWNSHIP 14N., RANGE 20E., M.D.M.

DOUGLAS COUNTY NEVADA

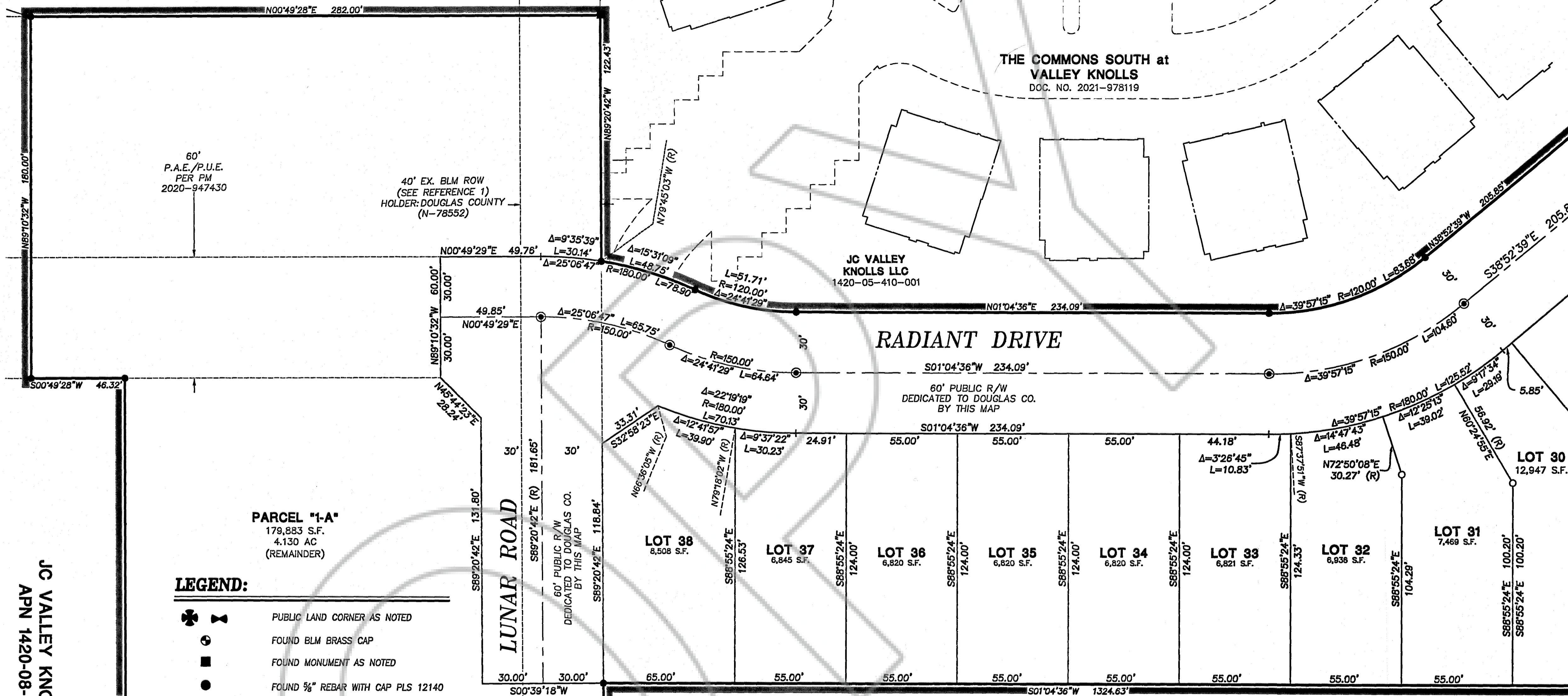
**Manhard CONSULTING LTD**

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: RAP  
DATE: DEC/2021  
PROJ. CODE: KHDCHV  
SHEET 4 OF 5

**SEE SHEET 5**

ROMAN CATHOLIC BISHOP OF RENO  
APN 1420-05-101-008



JC VALLEY KNOLLS LLC  
APN 1420-08-101-013

PARCEL "1-A"  
179,883 S.F.  
4.130 AC  
(REMAINDER)

LEGEND:

- PUBLIC LAND CORNER AS NOTED
- FOUND BLM BRASS CAP
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH CAP PLS 12140
- PER RECORD OF SURVEY DOCUMENT NO. 703021
- STANDARD STREET CENTERLINE WELL MONUMENT TO BE SET STAMPED "PLS 5097"
- SET 5/8" REBAR & CAP "PLS 5097" (SEE LOT EASEMENT DETAIL ON SHEET 2)
- DIMENSION POINT, NOTHING FOUND OR SET.
- EXISTING LOT LINE
- NEW LOT LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- EXISTING EASEMENT LINE
- SURVEY TIE
- EXISTING BOUNDARY LINE

PM	PARCEL MAP	APN	ASSESSORS PARCEL NUMBER
(R)	RADIAL BEARING	AC	ACRES
R	RADIUS	CO.	COUNTY
R3	RADIAL BEARING TABLE DESIGNATION	Δ	CENTRAL ANGLE (DELTA)
ROW or R/W	RIGHT-OF-WAY	L	ARC LENGTH
S.F.	SQUARE FEET	LLC	LIMITED LIABILITY COMPANY
		MDM	MOUNT DIABLO MERIDIAN

REFERENCES:

- UNITED STATES PATENT NO. 27-2006-0090, DOCUMENT NO. 676354, JUNE 1, 2006, IN BOOK 606, PAGE 114 OF MAPS, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- SALE DEED, DOCUMENT NO. 0687415, OCTOBER 28, 2006, IN BOOK 1006, PAGE 10182 OF MAPS, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- AMENDED RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT DOCUMENT NO. 703021, JUNE 14, 2007, IN BOOK 607, PAGE 4155 OF MAPS, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- OFFICIAL PLAT OF DEPENDENT RESURVEY AND SUBDIVISION OF SECTIONS 5, 6 AND 7, TOWNSHIP 14 NORTH, RANGE 20 EAST, IN THE OFFICIAL RECORDS OF THE BLM.
- RECORD OF SURVEY DOCUMENT NO. 730925, OCTOBER 1, 2008, IN BOOK 1008, PAGE 148 OF MAPS, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- PARCEL MAP FOR JC VALLEY KNOLLS LLC, DOCUMENT NO. 2021-978635, RECORDED JUNE 10, 2020 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA
- FINAL CONDOMINIUM MAP FOR THE COMMONS SOUTH AT VALLEY KNOLLS, DOCUMENT NO. 2021-978119, RECORDED DECEMBER 7, 2021 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA
- MERGER AND RE-SUBDIVISION FOR VALLEY KNOLLS PHASE ONE DOCUMENT NO. 2021-978635, RECORDED DECEMBER 26, 2021 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- RIGHTS OF WAY N-353, N-31119 AND N-32152 FOR COMMUNICATION PURPOSES GRANTED TO VERIZON CALIFORNIA INC., ITS SUCCESSORS OR ASSIGNS, PURSUANT TO THE ACTS OF MARCH 4, 1911(43 U.S.C. 961) AND OCTOBER 21 1976 (43 U.S.C. 1761),OCTOBER 21, 1976, RESPECTIVELY.
- RIGHTS OF WAY N-56768 FOR ROAD, WATER AND SEWER PURPOSES AND AS AMENDED TO INCLUDE ROAD IMPROVEMENTS, ADDITIONAL BURIED UTILITY LINES AND RELATED STRUCTURES ALONG NORTH SUNRIDGE DRIVE, N-59346 FOR ROAD PURPOSES, N-74287 FOR WATER AND SEWER PURPOSES AND N-78552 FOR REALIGNMENT OF TOPSY LANE, IMPROVEMENT OF CENTER DRIVE, ACCESS TO THE SEWER LINE, A DOMESTIC WELL AND WATER MAIN, DETENTION BASIN, SANITARY SEWER LINE AND LIFT STATION, WATERLINES AND OTHER BURIED UTILITY LINES (EXCLUDING GAS) PURPOSES GRANTED TO DOUGLAS COUNTY, ITS SUCCESSORS OR ASSIGNS, PURSUANT TO THE ACT OF OCTOBER 21, 1976 (43 U.S.C. 1761)
- TITLE REPORT PREPARED BY FIRST CENTENNIAL TITLE COMPANY OF NEVADA, ORDER NO. 324472-COM, MARCH 8, 2021.

BLM  
APN 1420-05-401-004

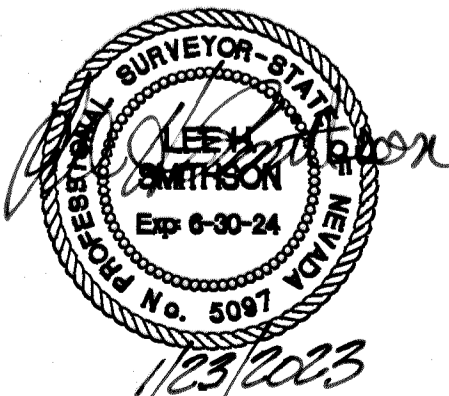
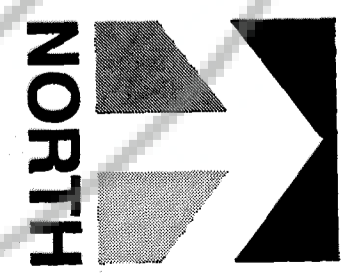
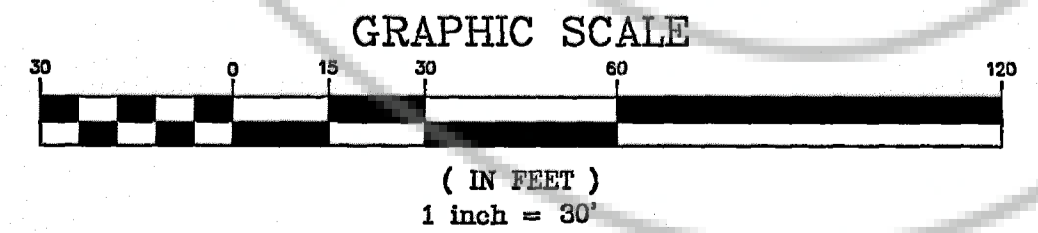
TITLE COMPANY CERTIFICATE (CONTINUED FROM SHEET 1)

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE RECORD OWNER OF SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED EXCEPT AS/IF SHOWN BELOW;

- PROJECT LM, LLC., A NEVADA LIMITED LIABILITY COMPANY
- A DOCUMENT FILED JULY 22, 2020, AS DOCUMENT NO. 2020-949543
  - A DOCUMENT FILED OCTOBER 1, 2020, AS DOCUMENT NO. 2020-953723
  - A DOCUMENT FILED JULY 22, 2021 AS DOCUMENT NO. 2021-971282
  - A DOCUMENT FILED AUGUST 26, 2022 AS DOCUMENT NO. 2022-988882
  - A DOCUMENT FILED NOVEMBER 4, 2022, AS DOCUMENT NO. 2022-991396

- LEIGH RODNEY AND CLARE F. RODNEY, CO-TRUSTEES OF THE RODNEY FAMILY TRUST AGREEMENT (AS RESTATED - 2016) U/T/A/ DATED JANUARY 28, 2016.
- A DOCUMENT FILED JULY 21, 2021, AS DOCUMENT NO. 2021-971171
  - A DOCUMENT FILED AUGUST 16, 2022, AS DOCUMENT NO. 2022-988494

MATCH LINE - SEE SHEET 3



SUBDIVISION MAP LDA 17-028 AS MODIFIED UNDER DP20-0248 FOR  
**VALLEY KNOLLS PHASE 2**  
A DIVISION OF PARCEL "A-1" OF TM #2021-978635  
SITUATE WITHIN THE SW 1/4 OF SECTION 5 & THE NW 1/4 OF SECTION 8, TOWNSHIP 14N., RANGE 20E., M.D.M. NEVADA

DOUGLAS COUNTY

**Manhard CONSULTING LTD**

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: RAP  
DATE: DEC/2021  
PROJ. CODE: KHDQNV  
PROJ. #: 01  
SHEET 5 OF 5