

OWNER'S CERTIFICATE

WE, ZACK DOANE AND JESS MERRITHEN, MANAGING MEMBERS OF D & M VENTURES, LLC CERTIFY THAT WE ARE THE LEGAL OWNERS OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR PUBLIC ROAD RIGHT-OF-WAY, AND UTILITY INSTALLATION AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

D & M VENTURES, LLC

ZACK DOANE
MANAGING MEMBER

JESS MERRITHEN
MANAGING MEMBER

STATE OF NEVADA
COUNTY OF DOUGLAS

ON THIS 3rd DAY OF April, IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED ZACK DOANE, 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.

Allison Ikehara
MY COMMISSION EXPIRES: 8/16/2026



STATE OF NEVADA
COUNTY OF DOUGLAS

ON THIS 3rd DAY OF April, IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JESS MERRITHEN, 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.

Allison J. Ikehara
MY COMMISSION EXPIRES: 8/16/2026



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 EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETE LIST OF SECURITY INTEREST HOLDERS OF RECORD: 119804-ARJ AS OF 3-1-2023 DOC. NO. 2020-450405

SIGNATURE: Christine Bureau DATE 3/27/2023
PRINTED NAME: Christine Bureau
TITLE COMPANY: Stewart Title

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.

AMY BURGANS, Senior Deputy Clerk-Treasurer DATE 4-25-2023
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 21st DAY OF April, 2023, 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 EASEMENT(S).

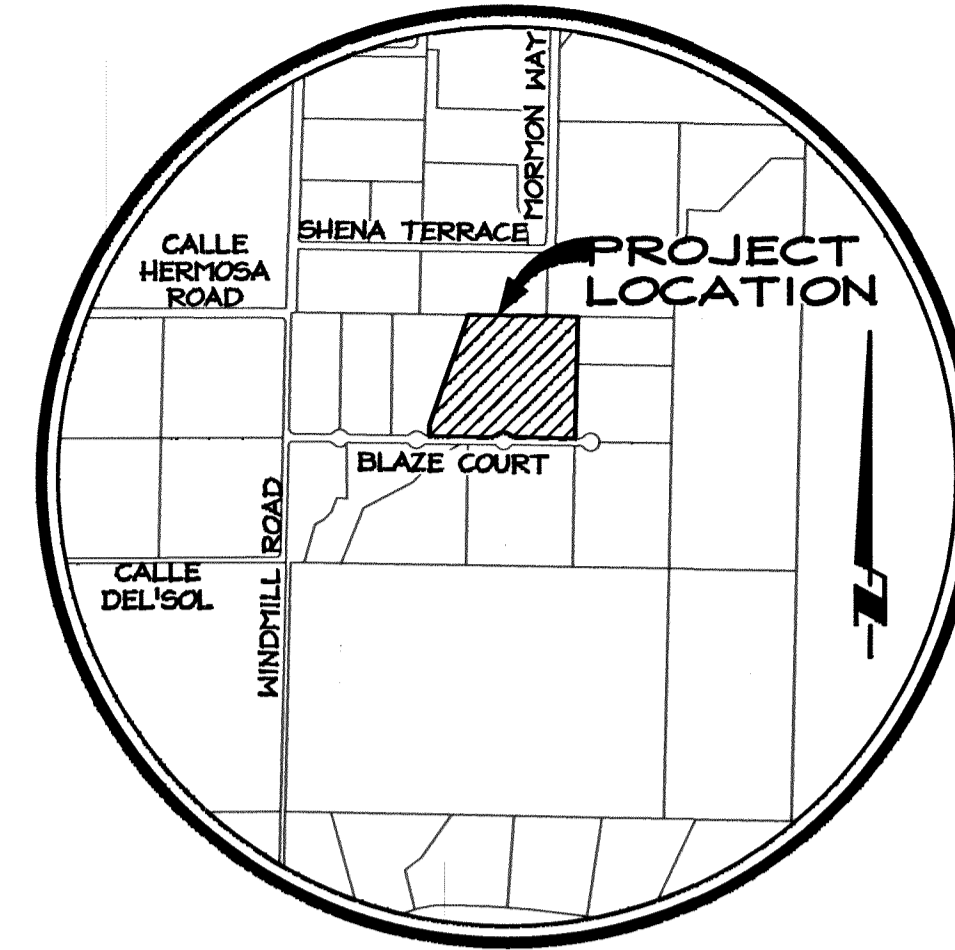
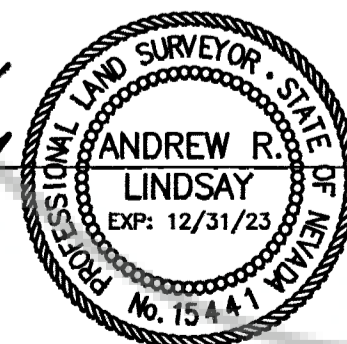
EMMY URBANOWSKI, Deputy Clerk DATE 4-25-2023
AMY BURGANS COUNTY CLERK

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 D & M VENTURES, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN SECTION 33, T.13N., R.21E. M.D.M. AND THE SURVEY WAS COMPLETED ON FEBRUARY 13, 2023.
- 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 ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

Andrew R. Lindsay
ANDREW R. LINDSAY, P.L.S. 15441
EXP: 12/31/23



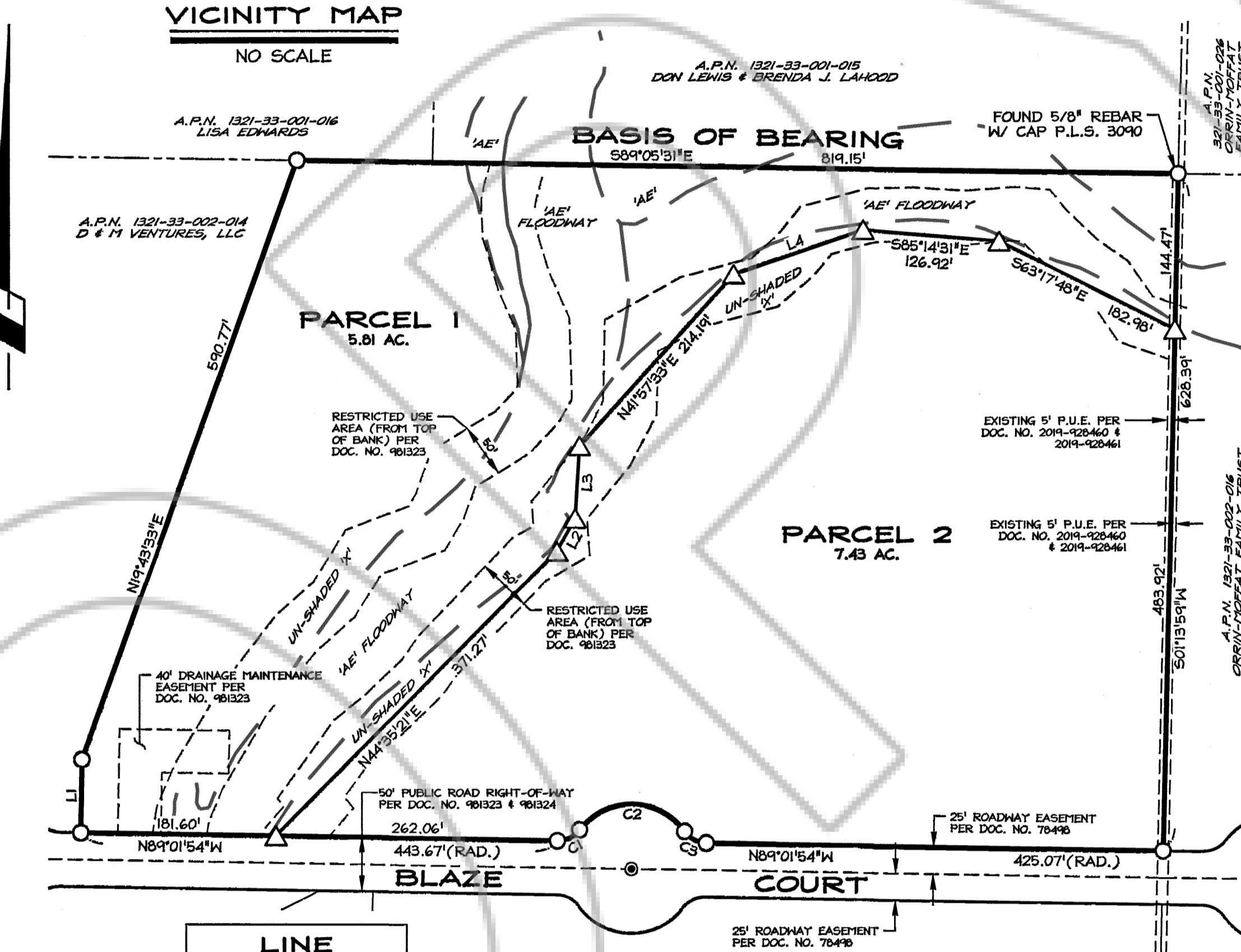
VICINITY MAP
NO SCALE

BASIS OF BEARING

S89°05'31"E - THE NORTHERLY LINE OF PARCEL 4 AS SHOWN ON THE PARCEL MAP FOR D & M VENTURES FILED FOR RECORD FEBRUARY 17, 2022 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 981323.

LEGEND

- △ SET 5/8" REBAR WITH PLASTIC CAP, P.L.S. 15441
- FOUND CENTERLINE MONUMENT IN WELL, P.L.S. 21988
- FOUND 5/8" REBAR WITH CAP, P.L.S. 21988, UNLESS OTHERWISE NOTED
- FLOOD ZONE DELINEATION



LINE TABLE

LINE	BEARING	LENGTH
L1	N00°58'06"E	68.13'
L2	N2°06'39"E	34.85'
L3	N03°24'55"E	67.42'
L4	N71°03'13"E	126.92'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	53°58'05"	25.00'	23.55'	N63°59'03"E	22.69'
C2	107°56'10"	60.00'	113.03'	N89°01'54"W	97.04'
C3	53°58'05"	25.00'	23.55'	S62°02'51"E	22.69'

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 3/29/23
PRINTED NAME: Chris Willing

CHARTER COMMUNICATIONS
SIGNATURE: Leavel Gonzalez DATE 3.27.2023
PRINTED NAME: Leavel Gonzalez

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 1/17/2023
PRINTED NAME: CHRIS ROBINSON

NOTES

- TOTAL AREA TO BE DIVIDED: 13.24 ACRES
- PARCELS (2): 13.24 ACRES
- THIS MAP IS A DIVISION OF PARCEL 4 AS SHOWN ON THE PARCEL MAP FOR D & M VENTURES FILED FOR RECORD FEBRUARY 17, 2022 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 981323.
- THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (ISDS) IS LIMITED TO RESULTS OF THE PERCOLATION TESTS, GROUNDWATER ANALYSIS, AND SHALL MEET THE REQUIREMENTS OF NEVADA ADMINISTRATIVE CODE 444.784 THROUGH 444.836. THE ISDS IS TO BE APPROVED AND PERMITTED BY THE DOUGLAS COUNTY BUILDING DIVISION PRIOR TO OBTAINING A BUILDING PERMIT.
- THE OWNER IS SOLELY RESPONSIBLE FOR CONTINUED YEARLY MAINTENANCE OF THE ISDS PER THE MANUFACTURER'S SPECIFICATIONS.
- ALL REQUIREMENTS OF N.A.C. 444.784 THROUGH 444.836 MUST BE COMPLIED WITH AT THE TIME OF CONSTRUCTION OF THE SEPTIC LEACH FIELD.
- THE USE OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM IS FOR TEMPORARY USE ONLY. THE PARCELS MUST CONNECT TO A COMMUNITY SEWER SYSTEM WHEN SUCH SYSTEM IS WITHIN 330 FEET OF THE PARCELS.
- DOUGLAS COUNTY DOES NOT ENSURE THE DEVELOPMENT OF ANY LOT(S) WHERE WELLS OR SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.
- A SEVEN AND ONE-HALF (7.5') FOOT WIDE, PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES AND A FIVE (5') FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES.
- ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
- THE SUBJECT PROPERTY LIES WITHIN THE "AE" AND UNSHADED "X" FLOOD ZONE, PER COMMUNITY FIRM MAP NO. 52005C02594H, EFFECTIVE DATED JUNE 15, 2016.
- ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE FLOOD PLAIN MUST COMPLY WITH DOUGLAS COUNTY CODE, CHAPTER 20.50 FLOODPLAIN MANAGEMENT.
- PAVED DRIVE APPROACH PER DOUGLAS COUNTY STANDARD DETAILS IS REQUIRED AT THE TIME OF BUILDING PERMIT FOR DRIVEWAYS ON BLAZE COURT.
- MAINTENANCE OF ALL DRAINAGE FACILITIES AND 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 OR DRAINAGE EASEMENTS.
- OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
- NO SECONDARY POWER IS PROVIDED AND IT IS THE RESPONSIBILITY OF THE PARCEL OWNER TO PROVIDE THE FACILITIES AND CONNECTIONS REQUIRED BY THE POWER PROVIDER FOR SECONDARY POWER, INCLUDING CONNECTION FEES, TRANSFORMERS, POLES AND LINE EXTENSIONS.
- NO ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY MAINTAINED BY DOUGLAS COUNTY.
- NO FENCES ALLOWED TO BE CONSTRUCTED WITHIN REGULATORY FLOODWAY.
- SUBJECT TO SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY'S EASEMENT DATED APRIL 8, 2021 AS DOCUMENT NO. 2021-966456.

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 21st DAY OF April, 2023. 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-WAY WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER OF DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

THOMAS A. DALLAIRE, P.E. DATE 04.21.2023
COMMUNITY DEVELOPMENT DIRECTOR

COUNTY ENGINEER'S CERTIFICATE

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

JEREMY J. HUTCHINGS, P.E. DATE 04.20.2023
DOUGLAS COUNTY ENGINEER

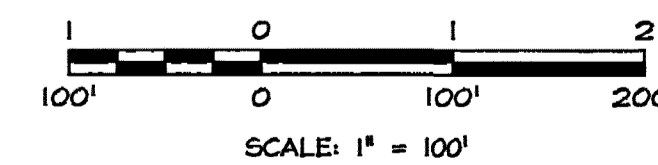
RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 26th DAY OF April, 2023, AT 33 MINUTES PAST

9 O'CLOCK A.M., AS DOCUMENT NO. 2023-995940 RECORDED AT THE

REQUEST OF R.O. ANDERSON ENGINEERING, INC.

SHAHNAYNE GARREN, Deputy Recorder
DOUGLAS COUNTY RECORDER



R/O Anderson
WWW.ROANDERSON.COM

RENO 1603 Ferrarada Ave 9600 Double Diamond Plzwy, Unit 15 Reno, NV 89521 P: 775.782.2322 F: 775.782.7064

PARCEL MAP

DP 22-0086

FOR

D & M VENTURES

LOCATED WITHIN A PORTION OF SECTION 33, T.13N., R.21E., M.D.M. DOUGLAS COUNTY, NEVADA