

OWNER'S CERTIFICATE

GENOA SPRINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THEY ARE THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT, DOES HEREBY CONSENT TO THE PREPARATION AND THE RECORDING OF THIS PLAT IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES CHAPTER 116, AND SUBSEQUENT THERETO, DOES HEREBY CERTIFY THAT THE STREETS, AVENUES, AND DRIVES ARE PRIVATE ACCESS EASEMENTS AND DOES HEREBY GRANT TO DOUGLAS COUNTY, PERMANENT PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION, MAINTENANCE, AND REPAIR OF UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO. PRIVATE DRAINAGE AND LANDSCAPE EASEMENTS SHALL BE DEDICATED TO A HOME OWNERS ASSOCIATION OR OTHER PRIVATE ENTITY. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION FOR DRAINAGE EASEMENTS.

Richard K. Gardner 3/30/2023
 RICHARD K. GARDNER, MANAGER DATE

STATE OF NEVADA }
 COUNTY S.S. }

ON 3/30/2023 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, RICHARD K. GARDNER WHO IS THE MANAGER OF GENOA SPRINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES INDICATED. IN WITNESS THEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL.

J. Lane
 NOTARY PUBLIC
 J. LANE
 Notary Public-State of Nevada
 CPPT NO. 98-1260-B
 My exp. Expires 04/09/2025

UTILITY COMPANY CERTIFICATES

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

Philip R. Riege 4/26/23
 DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS DATE
 BY: Philip Riege
 TITLE: Director Public Works

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN THE COMMON ELEMENT AREA, AS SHOWN, FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THE INDIVIDUAL LOTS, WITH THE RIGHT TO EXIT THE COMMON ELEMENT AREA WITH SAID UTILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

Chris Robison 4/24/2023
 SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE
 BY: CHRIS ROBISON
 TITLE: SENIOR RIGHT OF WAY AGENT

Chris Willing 4/11/23
 FRONTIER COMMUNICATIONS DATE
 BY: Chris Willing
 TITLE: Engineer

Leonel Gonzalez 4.10.23
 CHARTER COMMUNICATIONS DATE
 BY: LEONEL GONZALEZ
 TITLE: CONSTRUCTION COORDINATOR

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN THE COMMON ELEMENT AREA, AS SHOWN, FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THE INDIVIDUAL LOTS, WITH THE RIGHT TO EXIT THE COMMON ELEMENT AREA WITH SAID UTILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

Frank Lee 4/25/2023
 SOUTHWEST GAS COMPANY Corporation DATE
 BY: Frank Lee
 TITLE: Engineer I

STATE DIVISION OF WATER RESOURCES CERTIFICATE

THIS PLAT 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.

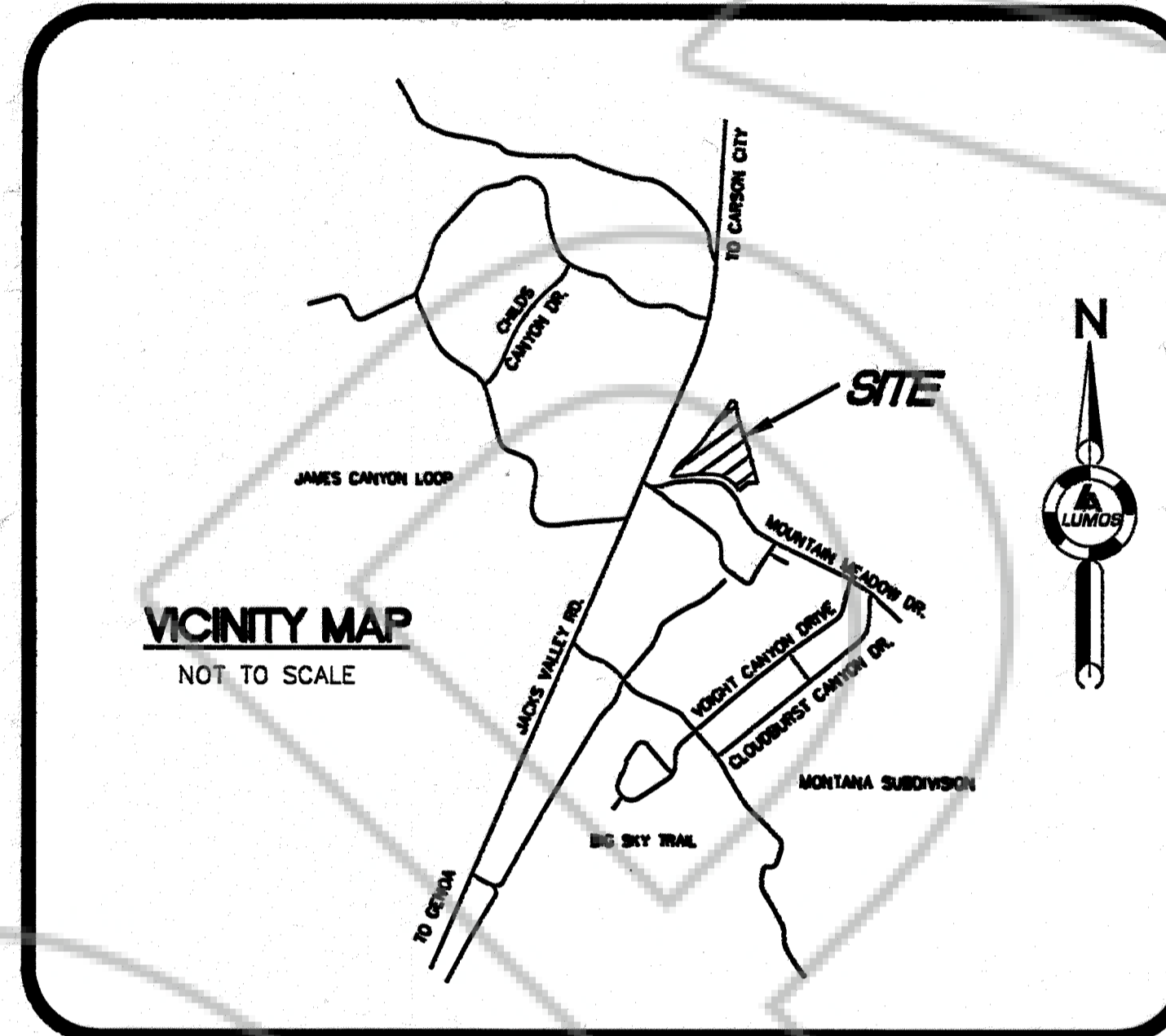
Malcolm J. Wilson, P.E. 4/12/2023
 BY: Malcolm J. Wilson, P.E. DATE
 DIVISION OF WATER RESOURCES

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 SYSTEM FOR DISPOSAL OF SEWAGE.

April Holt 4-25-2023
 BY: APRIL HOLT DATE
 NEVADA DIVISION OF ENVIRONMENTAL PROTECTION
 BUREAU OF WATER POLLUTION CONTROL

**GENOA LAKES NORTH
 SUBDIVISION
 PHASE 3
 DOUGLAS COUNTY, NEVADA**



DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS

THE PARCELS DEPICTED ON THIS PLAT ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE COMMON AREA RECORDED ON APRIL 29, 2019, AS DOCUMENT NO. 2019-928380 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT GENOA SPRINGS LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF RECORD OF THE SUBJECT PROPERTY AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND; THAT NO ONE HOLDS RECORD OF ANY SECURITY INTEREST IN SAID LANDS, EXCEPT AS SHOWN BELOW, IF ANY; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON.

Brandi Dial DATE: 3/18/23
 BY: Brandi Dial
 TITLE: Title Officer

COUNTY ENGINEER'S CERTIFICATE

I, JEREMY J. HUTCHINGS, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, AND IT IS TECHNICALLY CORRECT, AND THAT THE APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED TO INSURE THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS AND THE SETTING OF SURVEY MONUMENTS WITHIN ONE YEAR FROM THE DATE OF RECORDING OF THIS SUBDIVISION MAP.

Jeremy J. Hutchings DATE: 04.27.2023
 BY: JEREMY J. HUTCHINGS, PE
 COUNTY ENGINEER

EAST FORK FIRE PROTECTION DISTRICT CERTIFICATE

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

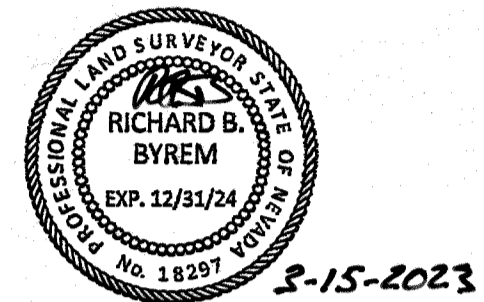
Amy Ray 04/11/2023
 BY: AMY RAY, EAST FORK FIRE PROTECTION DISTRICT DATE

SURVEYOR'S CERTIFICATE

I, RICHARD B. BYREM, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF GENOA SPRINGS LLC.
- 2) THE LANDS SURVEYED LIE WITHIN THE W 1/2 OF SECTION 26, T 14 N, R 19 E, M.D.M., AND THE BOUNDARY SURVEY WAS COMPLETED ON APRIL 6, 2021.
- 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 THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY, SUBJECT TO THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS WITHIN ONE YEAR FROM THE DATE OF RECORDING OF THIS SUBDIVISION MAP.

Richard B. Byrem
 RICHARD B. BYREM, P.L.S.
 NEVADA CERTIFICATE No. 18297



AREA TABLE

LOT 23	3240 SQ. FT.	0.074 AC.	LOT 35	2205 SQ. FT.	0.051 AC.
LOT 24	2888 SQ. FT.	0.066 AC.	LOT 36	2205 SQ. FT.	0.051 AC.
LOT 25	2888 SQ. FT.	0.066 AC.	LOT 37	2205 SQ. FT.	0.051 AC.
LOT 26	3240 SQ. FT.	0.074 AC.	LOT 38	2205 SQ. FT.	0.051 AC.
LOT 27	3240 SQ. FT.	0.074 AC.	LOT 39	2205 SQ. FT.	0.051 AC.
LOT 28	2888 SQ. FT.	0.066 AC.	LOT 40	2205 SQ. FT.	0.051 AC.
LOT 29	3240 SQ. FT.	0.074 AC.	LOT 41	1631 SQ. FT.	0.037 AC.
LOT 30	2883 SQ. FT.	0.066 AC.	LOT 42	1535 SQ. FT.	0.035 AC.
LOT 31	3240 SQ. FT.	0.074 AC.	LOT 43	1535 SQ. FT.	0.035 AC.
LOT 32	2205 SQ. FT.	0.051 AC.	LOT 44	2938 SQ. FT.	0.067 AC.
LOT 33	2205 SQ. FT.	0.051 AC.	LOT 47	3240 SQ. FT.	0.074 AC.
LOT 34	2205 SQ. FT.	0.051 AC.	LOT 48	1535 SQ. FT.	0.035 AC.

24 RESIDENTIAL LOTS	60,006 SQ. FT.	1.378 AC.
COMMON AREA (LOT 56)	115,658 SQ. FT.	2.655 AC.
TOTAL AREA	175,664 SQ. FT.	4.033 AC.

COMMUNITY DEVELOPMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 27TH DAY OF April, 2023. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THERE IS NO PUBLIC RIGHT-OF-WAY OFFERED FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER OF DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

Thomas A. Dallaire, P.E. DATE: 04.27.2023
 BY: THOMAS A. DALLAIRE, P.E.
 COMMUNITY DEVELOPMENT DIRECTOR

TAX 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. 1419-26-212-021

Amy Burgans DATE: 4-27-2023
 BY: AMY BURGANS, Senior Deputy Clerk, Treasurer
 COUNTY CLERK-TREASURER

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 27TH DAY OF April, 2023 AND WAS DULY APPROVED. THERE IS NO PUBLIC RIGHT-OF-WAY OFFERED FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER OF DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

Amy Burgans DATE: 4/27/2023
 BY: AMY BURGANS, Deputy Clerk
 COUNTY CLERK

FILED No. 2023-995990

FEES: 75.00

FILE FOR RECORD AT THE REQUEST OF LUMOS & ASSOCIATES, INC.

ON THIS 27TH DAY OF April

2023, AT 55 MINUTES PAST 10

O'CLOCK A.M., OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

SHAWNAYNE GARREN
 COUNTY RECORDER

Shawnayne Garren
 BY: SHAWNAYNE GARREN, DEPUTY

**FINAL PLAT PD 17-001 OF
 GENOA LAKES NORTH SUBDIVISION
 PHASE 3
 A PLANNED DEVELOPMENT**

BEING A RESUBDIVISION OF LOT 56 OF GENOA LAKES NORTH SUBDIVISION, PHASE 2, DOC. NO. 2021-966284 LOCATED WITHIN A PORTION OF SECTION 26 TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.M.

DOUGLAS COUNTY STATE OF NEVADA

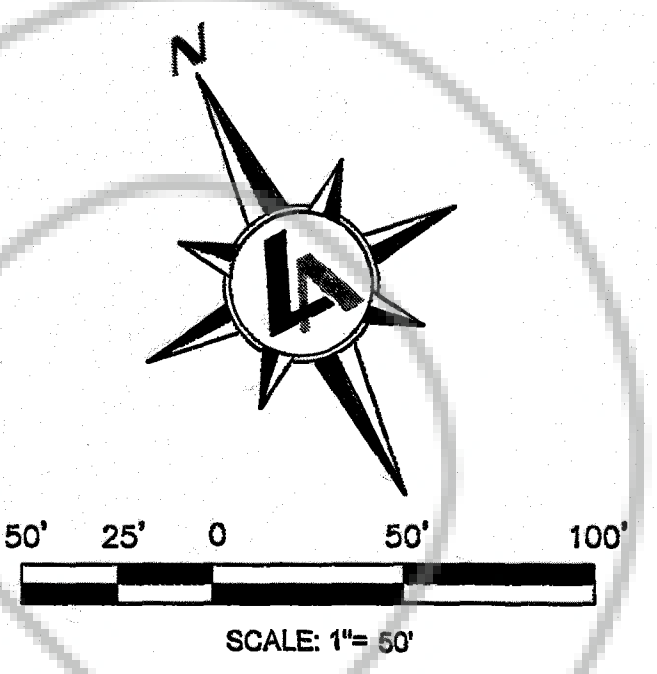


312 DORLA COURT, SUITE 202
 ZEPHYR COVE, NEVADA 89448
 TEL (775) 588-6490
 INFO@LUMOSINC.COM

Drawn By: RBB/MBC
 Sheet: 1 of 2
 Job No.: 8825.002
 File: 8852002FINALMAP_PHASEIII.dwg



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	33.09'	57.00'	33°15'26"	S9°51'19"W	32.62'
C2	38.83'	48.00'	46°20'58"	S49°33'34"W	37.78'
C3	32.76'	43.00'	43°39'02"	S85°26'26"E	31.97'
C4	76.50'	35.00'	125°14'14"	S89°00'21"W	62.16'
C5	66.69'	450.00'	7°13'06"	N40°37'52"W	56.68'



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	50.35'	N6°44'25"W
L10	55.39'	S28°22'32"E
L17	25.00'	S63°36'55"E
L20	12.00'	N72°44'03"E
L21	12.00'	N72°44'03"E
L22	20.10'	N79°50'00"W
L26	17.69'	N63°36'55"E
L66	15.18'	N63°36'55"W
L67	66.58'	S65°37'04"E
L68	48.67'	S24°22'56"W
L69	15.00'	N63°36'55"W
L70	62.33'	S63°36'55"E
L71	46.33'	S26°23'05"W
L72	16.62'	N63°36'55"W
L73	62.33'	N61°36'46"W
L74	46.33'	N28°23'14"E
L75	15.00'	N63°36'55"W
L76	66.58'	S63°36'55"E
L77	48.67'	S26°23'05"W
L78	16.79'	N63°36'55"W
L79	66.58'	S63°36'55"E
L80	48.67'	S24°23'05"W
L82	15.00'	N63°36'55"W
L83	62.33'	S63°36'55"E
L84	46.33'	S26°23'05"W
L85	15.65'	N63°36'55"W
L86	66.58'	S65°36'55"E
L87	48.67'	S24°23'05"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L88	15.00'	N63°36'55"W
L89	67.02'	N63°36'46"W
L90	43.02'	N26°23'14"E
L92	66.58'	S84°59'55"E
L93	48.67'	S5°00'25"W
L94	15.16'	N63°37'11"W
L95	17.66'	S63°36'55"E
L97	38.33'	S26°23'05"W
L101	38.33'	S26°23'05"W
L102	57.52'	S63°36'55"E
L103	57.52'	S63°36'55"E
L104	38.33'	S26°23'05"W
L105	57.52'	S63°36'55"E
L106	14.91'	S63°36'55"E
L107	38.33'	S26°23'05"W
L108	57.52'	S63°36'55"E
L109	17.86'	S63°36'55"E
L111	38.33'	S26°23'05"W
L112	57.52'	S63°36'55"E
L113	14.86'	S63°36'55"E
L114	38.33'	S26°23'05"W
L115	57.52'	S63°36'55"E
L116	14.86'	S63°36'55"E
L117	38.33'	S26°23'05"W
L118	57.52'	S63°36'55"E
L119	17.86'	S63°36'55"E
L120	38.33'	S26°23'05"W
L121	57.52'	S63°36'55"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L122	23.61'	N9°33'27"W
L123	38.33'	S26°23'05"W
L124	57.52'	S63°36'55"E
L125	43.18'	S9°22'32"E
L126	28.40'	S67°13'11"E
L127	55.50'	S22°46'49"W
L128	11.01'	S10°51'52"W
L129	55.87'	S67°19'42"E
L130	27.48'	S22°40'18"W
L131	10.70'	S33°58'47"W
L132	55.87'	N63°36'55"W
L133	27.48'	N26°23'05"E
L134	10.98'	N48°30'13"E
L135	66.84'	S63°36'55"E
L136	43.90'	N26°23'05"E
L137	38.01'	N73°28'27"E
L145	41.97'	S11°21'42"E
L146	48.67'	S63°36'55"E
L147	66.58'	S26°23'05"W
L148	17.74'	S44°59'00"E
L149	27.48'	N63°36'55"W
L150	55.87'	N26°23'05"E
L161	92.00'	S63°36'46"E
L162	51.69'	S26°23'14"W
L163	50.00'	S63°36'46"E
L164	52.96'	S28°22'32"E

NOTES

- ALL CURVES, AS SHOWN HEREON, ARE CIRCULAR AND TANGENT, AND ALL INTERSECTING LINES WITH SAID CURVES ARE RADIAL, UNLESS OTHERWISE INDICATED.
- INDIVIDUAL LOTS ARE RECTANGULAR. ALL LOT LINES, WITHIN EACH LOT, ARE PARALLEL AND PERPENDICULAR TO EACH OTHER AND HAVE EQUAL DISTANCES TO THE OPPOSITE SIDES.
- INDIVIDUAL LOTS ARE NUMBERED FROM 23 THROUGH 44, AND 47 THROUGH 48, AS SHOWN HEREON, FOR PHASE 3. ACREAGE FOR EACH LOT IS FOUND ON THE AREA TABLE ON SHEET 1 OF 2.
- LOT 56 IS DESIGNATED AS A COMMON AREA TO BE HELD AS AN UNDIVIDED INTEREST FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS. SPECIFIC EASEMENTS WITHIN SAID LOT 56, AS SHOWN, ARE HEREBY ESTABLISHED. A BLANKET PUBLIC UTILITY EASEMENT FOR THE SPECIFIC BENEFIT OF THE INDIVIDUAL LOTS OF GENOA LAKES NORTH SUBDIVISION, PHASE 3, IS HEREBY CREATED OVER THE ENTIRETY OF LOT 56.
- THE 6 FOOT P.U.E. ALONG THE PERIMETER OF THE SUBJECT PROPERTY PER LDA 07-054, DOC. NO. 725888 (R1), IS ABANDONED BY THIS MAP.
- MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS MUST BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER OR OTHER ENTITY, INCLUDING A HOMEOWNERS ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION FOR DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.
- OBSTRUCTING THE FLOW, OR ALTERING THE COURSE, OF A DRAINAGE CHANNEL IS PROHIBITED UNLESS APPROVED BY THE AUTHORIZING AGENCY FOR SAID DRAINAGE CHANNEL.
- PORTRUSH DRIVE, COUNTY DOWN LANE, AND TRALEE LANE, AS SHOWN HEREON, ARE DEDICATED AS PRIVATE ACCESS, PUBLIC UTILITY, AND PRIVATE DRAINAGE EASEMENTS FOR THE EXCLUSIVE USE OF THE OWNERS OF GENOA LAKES NORTH SUBDIVISION.

LEGEND

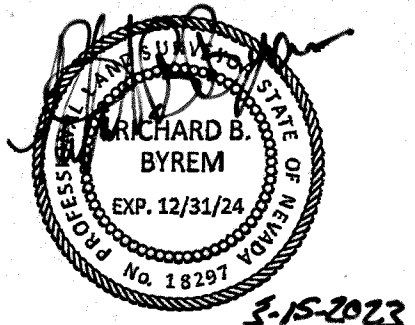
- FOUND OR SET 5/8" REBAR w/CAP PLS 18297
- DIMENSION POINT, NOTHING FOUND OR SET
- ⊙ STREET CENTERLINE MONUMENT IN WELL, PLS 18297, OR AS NOTED
- (M) MEASURED COURSE AND DISTANCE
- (CFM) CALCULATED FROM MEASURED
- (R) RECORD DIMENSION PER REFERENCED DOCUMENT
- (RAD) RADIAL BEARING

REFERENCES

- (R1) PARCEL MAP LDA 07-054, FILED FOR RECORD ON JUNE 27, 2009, AT DOCUMENT NO. 725888 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY.
- (R2) FINAL MAP PD 17-001 FOR GENOA LAKES NORTH SUBDIVISION, PHASE 2, A PLANNED DEVELOPMENT, FILED FOR RECORD ON APRIL 27, 2021, AT DOCUMENT NO. 2021-966284 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE PREVIOUS MAP FOR THIS PROPERTY BEING THE PLAT OF GENOA LAKES NORTH SUBDIVISION, PHASE 2, FOUND AT DOC. NO. 2021-966284 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, AND PER THE FOUND MONUMENTS SHOWN HEREON. (N 26°23'05" E)



**FINAL PLAT PD 17-001 OF
GENOA LAKES NORTH SUBDIVISION
PHASE 3
A PLANNED DEVELOPMENT**

BEING A RESUBDIVISION OF LOT 56 OF
GENOA LAKES NORTH SUBDIVISION, PHASE 2, DOC. NO. 2021-966284
LOCATED WITHIN A PORTION OF SECTION 26
TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.M.

DOUGLAS COUNTY STATE OF NEVADA

	<small>312 DORLA COURT, SUITE 202 ZEPHYR COVE, NEVADA 89448 TEL (775) 688-6490 INFO@LUMOSINC.COM</small>	<small>Drawn By: RBB/MBC Sheet: 2 of 2 Job No.: 8826.002 File: 8852002FINALMAP_PHASEIII.dwg</small>
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