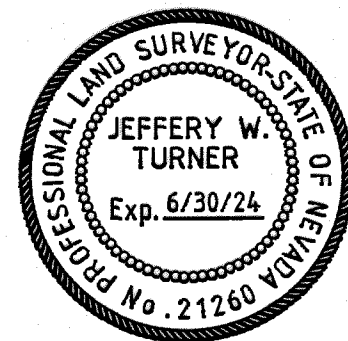


SURVEYOR'S CERTIFICATE

I, JEFFERY W. TURNER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
 1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF TAHOE SIERRA BUILDERS, LLC.
 2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON APRIL 14, 2023.
 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCE AND IS NOT IN CONFLICT WITH THE PROVISIONS FOR N.R.S. 278.010 TO 278.630, INCLUSIVE.
 4. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

JEFFERY W. TURNER
 P.L.S. 21260
 2 JUNE 23
 DATE



LEGEND

- FOUND 1/2" REBAR AS NOTED, DEEMED TO BE ORIGINAL TO VALLEY VIEW SUBDIVISION, OR FOUND AS NOTED AS NOTED
- FOUND 5/8" REBAR W/RED PLASTIC CAP, STAMPED "H. KING PLS 5665" PER (R4) OR (R5)
- SET 3/4" IRON PIPE W/PLASTIC PLUG, STAMPED "PLS 21260"
- (C) CALCULATED
- (M) MEASURED

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH THE BEARING N 00°06'30" W AS MEASURED BETWEEN FOUND MONUMENTS OF VALLEY VIEW SUBDIVISION (R1).

REFERENCES

- (R1) VALLEY VIEW SUBDIVISION, FILED FOR RECORD ON NOVEMBER 12, 1958 AS DOCUMENT NUMBER 013793.
- (R2) RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR AVONMORE DEVELOPMENT LLC, FILED FOR RECORD ON OCTOBER 23, 2003 AS DOCUMENT NUMBER 594545.
- (R3) PARCEL MAP LDA 03-078 FOR AVONMORE DEVELOPMENT LLC, FILED FOR RECORD ON OCTOBER 01, 2004 AS DOCUMENT NUMBER 625701.
- (R4) VALLEY VISTA ESTATES, PHASE 5, FILED FOR RECORD ON SEPTEMBER 24, 2001 AS DOCUMENT NUMBER 523333.
- (R5) VALLEY VISTA ESTATES, PHASE 6, FILED FOR RECORD ON APRIL 24, 2002 AS DOCUMENT NUMBER 540408.
- (R6) PARCEL MAP LDA-17-019 FOR BARBARA SHIRLEY & LEON GARDNER JR., FILED FOR RECORD ON JUNE 15, 2018 AS DOCUMENT NUMBER 2018-915523.
- (R7) GRANT, BARGAIN, SALE DEED, FILED FOR RECORD ON APRIL 04, 2023 AS DOCUMENT NUMBER 2023-995232.

NOTE

THIS MAP IS BEING FILED TO DELINEATE PROPERTY LINES AS DESCRIBED IN DEEDS RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

TURNER & ASSOCIATES, INC.
 LAND SURVEYING
 (775) 588-5658
 FAX (775) 588-9296
 308 DORLA COURT, SUITE 203 - ROUND HILL, NEVADA 89448
 P.O. BOX 5067 - STATELINE, NEVADA 89449
 JN:23025

LOT 7-B
 (R6)

LOT 8

LOT 9

LOT 10

LOT 11

ADJUSTED
 LOT 19 (R2)

LOT 18
 TAHOE SIERRA BUILDERS, LLC
 2023-995232
 69,897 SQ. FT.
 1.605 ACRES
 APN 1420-07-10-010

LOT 17
 APN 1420-07-211-008

LOT 16

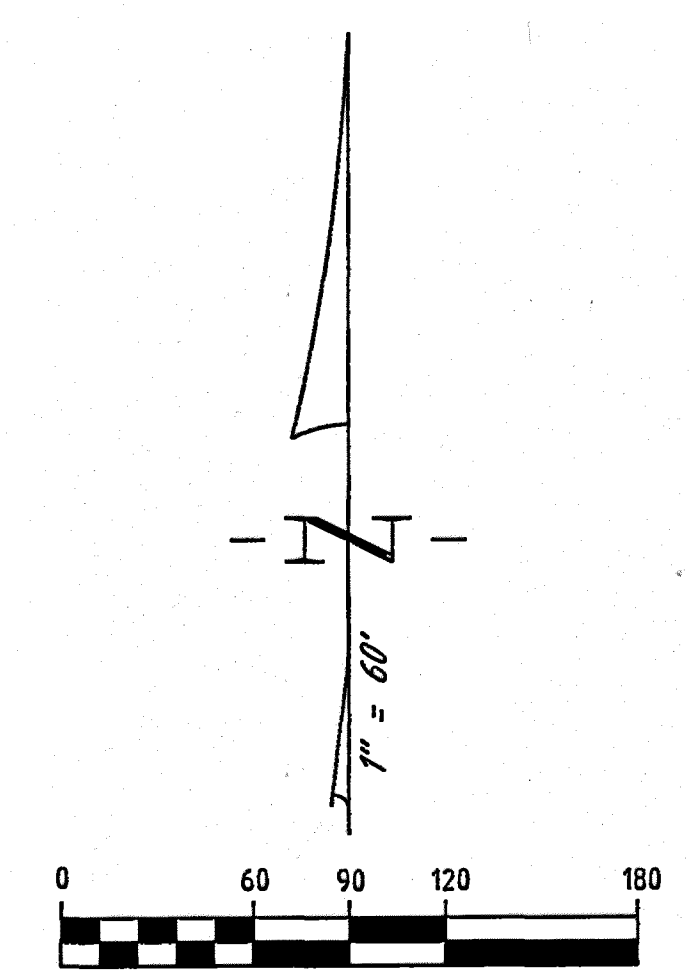
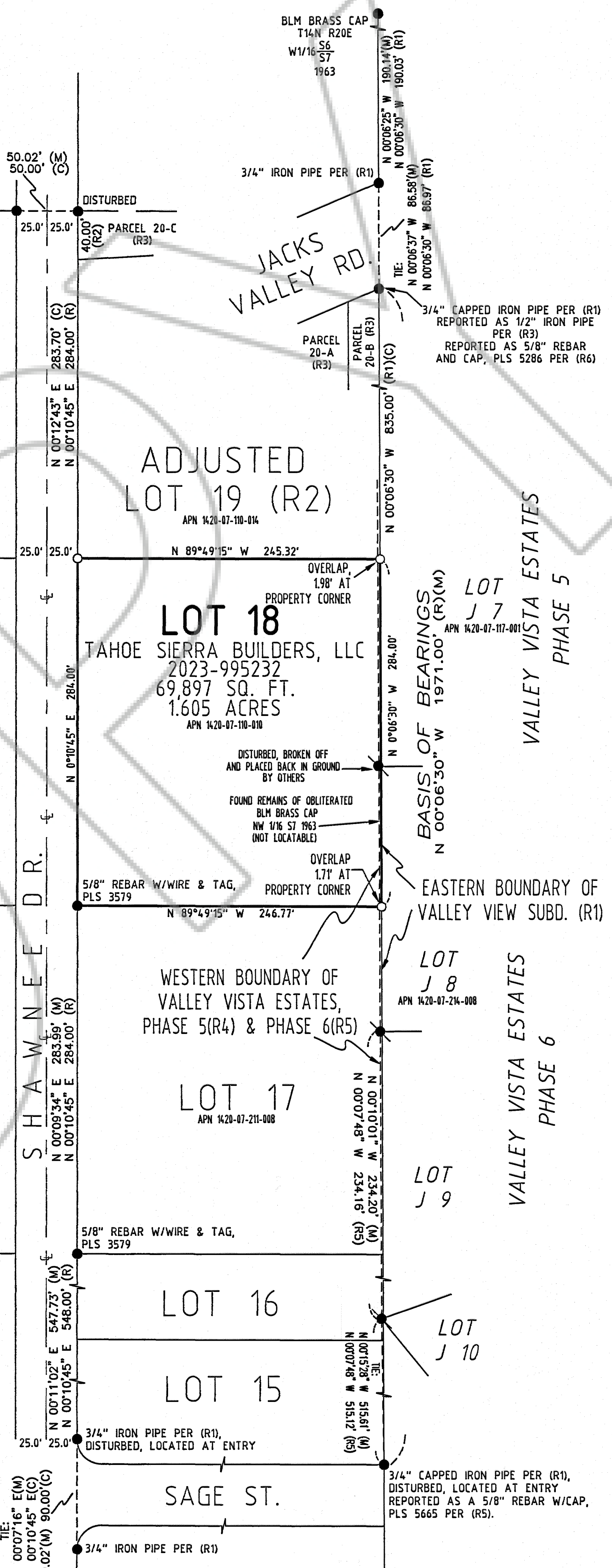
LOT 15

SAGE ST.

JACKS
 VALLEY RD

VALLEY VISTA ESTATES
 PHASE 5

VALLEY VISTA ESTATES
 PHASE 6



TIMELINE

- VALLEY VIEW SUBDIVISION WAS FILED FOR RECORD ON NOVEMBER 12, 1958.
- A DEPENDENT RESURVEY FOR THE BUREAU OF LAND MANAGEMENT WAS EXECUTED BETWEEN JUNE 19, 1963 TO SEPTEMBER 15, 1963. THE DEPENDENT RESURVEY WAS ACCEPTED ON APRIL 29, 1966.
- VALLEY VISTA ESTATES, PHASE 5 WAS FILED FOR RECORD ON SEPTEMBER 24, 2001.
- VALLEY VISTA ESTATES, PHASE 6 WAS FILED FOR RECORD ON APRIL 24, 2002.
- VALLEY VISTA ESTATES, PHASE 5 & PHASE 6 ARE PART OF THE ORIGINAL VALLEY VISTA ESTATES 1, PHASE 1A, FILED FOR RECORD ON JUNE 2, 1994.

NARRATIVE

VALLEY VISTA ESTATES PHASE 5 AND PHASE 6 ARE PART OF THE ORIGINAL VALLEY VISTA ESTATES 1, PHASE 1A. VALLEY VISTA ESTATES 1, PHASE 1A DID NOT LOCATE EXISTING MONUMENTATION FROM VALLEY VIEW SUBDIVISION. THIS MONUMENTATION WAS IN EXISTENCE FOR 36 YEARS AND DEFINED THE NORTH-SOUTH DIVIDING LINE BETWEEN VALLEY VIEW SUBDIVISION AND VALLEY VISTA ESTATES 1, PHASE 1A. THE BLM BRASS CAP BEING THE NORTHWEST 1/16 CORNER OF SECTION 7 WAS SET 3 YEARS AFTER VALLEY VIEW SUBDIVISION WAS ALREADY ESTABLISHED.

THE RESULT AS MEASURED FROM EXISTING MONUMENTS ALONG THE COMMON LINE BETWEEN VALLEY VIEW SUBDIVISION (R1) AND VALLEY VISTA ESTATES PHASE 5 (R4) AND PHASE 6 (R5) HAS AN OVERLAP AS SHOWN HEREON.

COUNTY RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 23rd DAY OF June, 2023,
 AT 23 MINUTES PAST 11 O'CLOCK A.M., AS DOCUMENT
 NUMBER 2023-997071
 RECORDED AT THE REQUEST OF TAHOE SIERRA BUILDERS, LLC.

DOUGLAS COUNTY RECORDER - *Shawnae Garrison* Deputy

SCALE: 1"=60' SHEET 1 OF 1

RECORD OF SURVEY
 FOR
TAHOE SIERRA BUILDERS, LLC
 PORTION OF SECTION 7, T.14N., R.20E., M.D.M.
 BEING LOT 18, VALLEY VIEW SUBDIVISION
 DOUGLAS COUNTY, NEVADA
 FILE NO. 23025 ROS.DWG JUNE 2023