

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, THAT THE UNDERSIGNED IS THE DULY APPROVED CORPORATE OFFICER AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278 AND 116. THE STREETS, AVENUES, PUBLIC PLACES AND ALL APPURTENANCES THERETO AS SHOWN ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES A PERMANENT EASEMENT SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY SERVICE FACILITIES TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNERS AND THEIR ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

JC VALLEY KNOLLS, LLC., A NEVADA LIMITED LIABILITY COMPANY
Kenneth D. Hendrix, Mgr.
DATE 6-2-23

NOTARY CERTIFICATE

STATE OF Nevada } SS
COUNTY OF Washoe }
THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THIS 2 DAY OF June, 2023.
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.

Shaina Hasso
NOTARY PUBLIC
Shaina Hasso
PRINT NAME

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, 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:

- CHARLES B. MADDOX AND ANITA H. MADDOX AS CO-TRUSTEES UNDER THE C.B. MADDOX FAMILY TRUST AGREEMENT DATED FEBRUARY 2, 2017, BY DEED OF TRUST DOCUMENT NO. 2018-916675, • 2020-953723, FILED OCTOBER 01, 2020,
- WGASA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,
• DOCUMENT NO. 2021-967883, FILED MAY 21, 2021,
• DOCUMENT NO. 2019-934694, FILED SEPTEMBER 4, 2019,
• DOCUMENT NO. 2019-934697, FILED SEPTEMBER 4, 2019,

* IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

FIRST CENTENNIAL TITLE COMPANY
Andrew Tourin
DATE 2-28-23
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.

- WGASA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BY DOCUMENT NO. 2023-998987, FILED MARCH 2, 2023, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- 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. 2018-916675, FILED MARCH 2, 2023, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

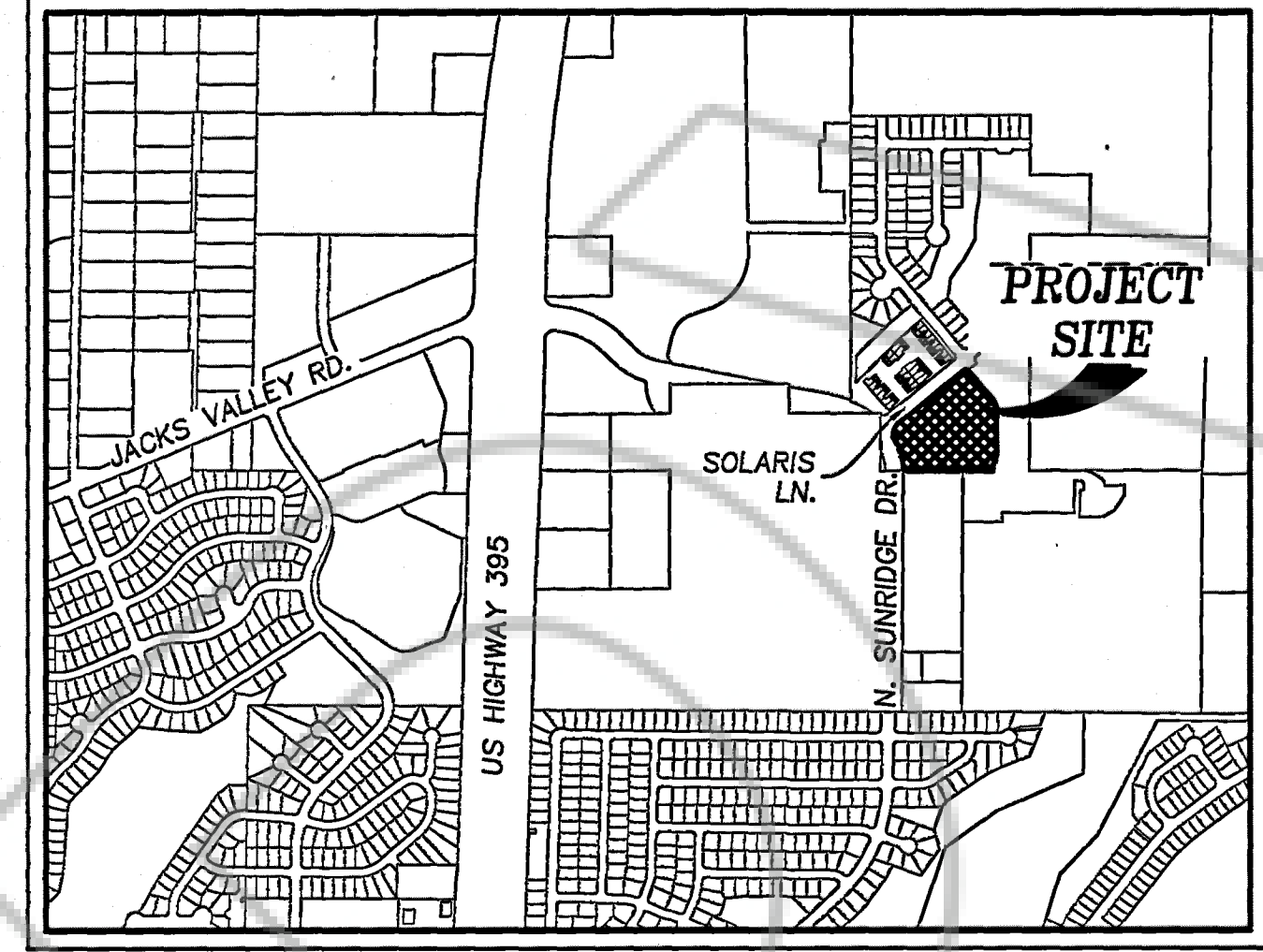
COUNTY TAX COLLECTOR'S CERTIFICATE

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 1420-05-410-001, 1420-05-410-004
Amy Burgans Senior Deputy Clerk/Treasurer
DATE 7-26-2023
AMY BURGANS, TREASURER

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 26 DAY OF July, 2023. THERE ARE NO PUBLIC RIGHTS-OF-WAY OR PUBLIC UTILITY EASEMENTS OFFERED FOR DEDICATION AS PART OF THIS MAP.
Amy Burgans Deputy Clerk/Treasurer
DATE 7/26/2023
AMY BURGANS, COUNTY CLERK

REVERSION TO ACREAGE MAP FOR COMMONS SOUTH at VALLEY KNOLLS



VICINITY MAP NOT TO SCALE

COUNTY ENGINEER'S CERTIFICATE

I, JEREMY J. HUTCHINGS, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT.
Jeremy J. Hutchings, P.E.
DATE 07.20.2023
DOUGLAS COUNTY ENGINEER

EAST FORK FIRE CERTIFICATE

THE FIREFIGHTING FACILITIES ACCESS SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION DISTRICT.
Amy Ray, DC/FM
DATE 05/17/2023
(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 20 DAY OF July, 2023. THERE ARE NO PUBLIC RIGHTS-OF-WAY OR PUBLIC UTILITY EASEMENTS OFFERED FOR DEDICATION AS PART OF THIS MAP.
Thomas A. Dallaire, P.E.
DATE 6.20.2023
COMMUNITY DEVELOPMENT DIRECTOR

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.
DATE 4/13/2023
Malcolm J. Wilson, P.E., Chief, Water Rights
(PRINT NAME/TITLE)

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS REVERSION TO ACREAGE 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. ANY FUTURE EXPANSION OF SEWER AND/OR PUBLIC WATER SYSTEM INFRASTRUCTURE TO SERVE THIS PARCEL WILL REQUIRE NDEP REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
April Holt, P.E.
DATE 5-10-2023
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER POLLUTION CONTROL
(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 FINAL APPROVAL.
4. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF N.R.S. 278.010 TO 278.360 INCLUSIVE.
5. NO MONUMENTS ARE REQUIRED FOR A REVERSION OF ACREAGE PER N.R.S. 278.4955.
6. THIS PLAT HAS BEEN PREPARED FROM RECORD INFORMATION AS SHOWN ON FINAL SUBDIVISION MAP NO. 2021-978119 NO NEW PARCELS ARE CREATED.
LEE H. SMITHSON P.L.S.
NEVADA CERTIFICATE NO. 5097



RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF
Corey Dowell
ON THIS 28 DAY OF July, 2023
AT 55 MINUTES PAST 11 O'CLOCK a.m.
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
RECORDING FEE: 52.92
FILE No: 2023-998987
Shawnyne Green Deputy
COUNTY RECORDER

UTILITY COMPANIES CERTIFICATE

WE, THE UNDERSIGNED UTILITY COMPANIES, DO BY THESE PRESENTS, REMISE, RELEASE AND FOREVER RELINQUISH ANY INTEREST OF RIGHTS IN THE EXISTING UTILITY EASEMENTS WITHIN THE BOUNDARY SHOWN HEREON EXCEPT THOSE NOTED AS TO REMAIN, AND ACKNOWLEDGE AND ACCEPT THE NEWLY GRANTED EASEMENTS AS SHOWN AND NOTED HEREON.

William Kaiser MANAGER - LAND RESOURCES
DATE 060823
SIERRA PACIFIC POWER COMPANY, D/B/A NV ENERGY
STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28 OF July 2023.

Armando Espino AS MANAGER, LAND RESOURCES FOR
SIERRA PACIFIC POWER COMPANY, D/B/A NV ENERGY
DATE 5/5/23
Armando Espino Construction Manager
(PRINT NAME/TITLE)
STATE OF Nevada } SS
COUNTY OF Washoe }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5 OF May 2023.

Chris Willing AS Construction Manager FOR
FRONTIER COMMUNICATIONS
DATE 5/29/23
Chris Willing Engineer
(PRINT NAME/TITLE)
STATE OF Nevada } SS
COUNTY OF Nye }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25 OF May 2023.

Frank Lee AS Engineer I FOR
SOUTHWEST GAS CORPORATION
DATE 4/27/2023
Frank Lee Engineer I
(PRINT NAME/TITLE)
STATE OF Nevada } SS
COUNTY OF Lassen }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27 OF April 2023.

Corey Dowell AS Engineer FOR
FRONTIER COMMUNICATIONS
DATE 5/29/23
Corey Dowell Engineer
(PRINT NAME/TITLE)
STATE OF Nevada } SS
COUNTY OF Nye }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25 OF May 2023.

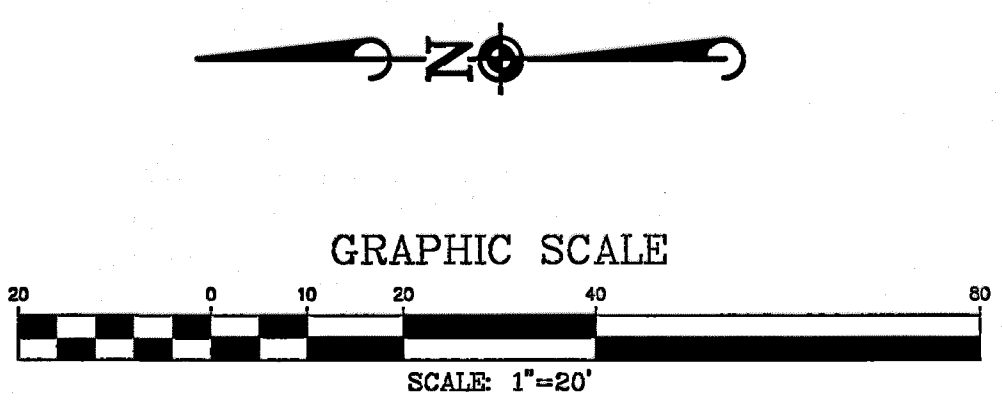
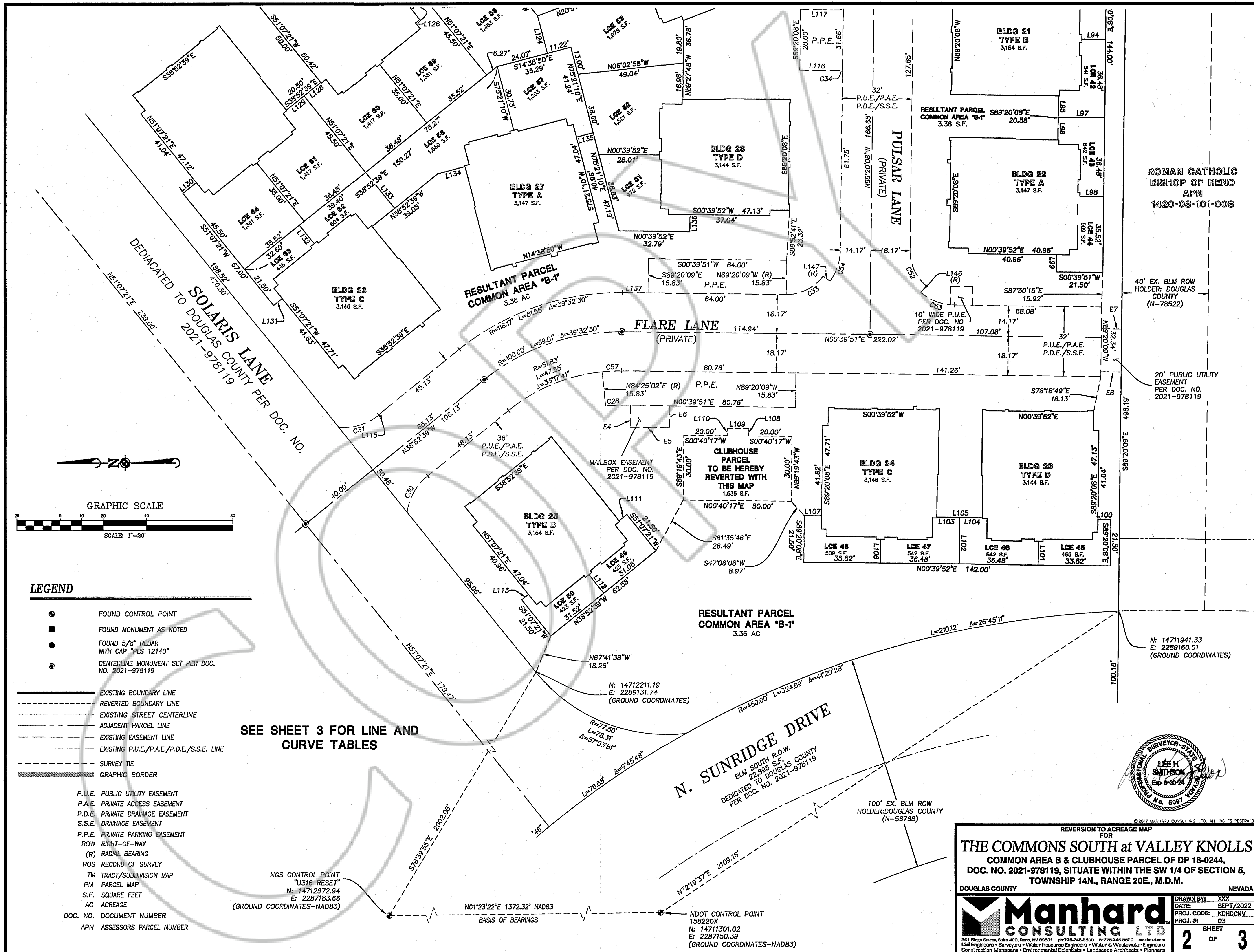
Corey Dowell AS Engineer FOR
FRONTIER COMMUNICATIONS
DATE 5/29/23
Corey Dowell Engineer
(PRINT NAME/TITLE)
STATE OF Nevada } SS
COUNTY OF Nye }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25 OF May 2023.

REVERSION TO ACREAGE MAP FOR THE COMMONS SOUTH at VALLEY KNOLLS COMMON AREA B & CLUBHOUSE PARCEL OF DP 18-0244, DOC. NO. 2021-978119, SITUATE WITHIN THE SW 1/4 OF SECTION 5, TOWNSHIP 14N., RANGE 20E., M.D.M. NEVADA

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DRAWN BY: XXX
DATE: SEPT/2022
PROJ. CODE: KHDCNV
SHEET # 1 OF 3

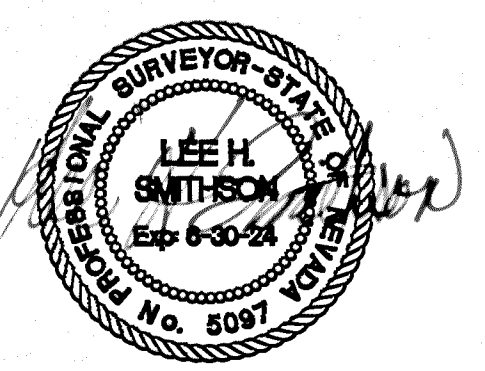


- LEGEND**
- FOUND CONTROL POINT
 - FOUND MONUMENT AS NOTED
 - FOUND 5/8" REBAR WITH CAP "PLS 12140"
 - ⊙ CENTERLINE MONUMENT SET PER DOC. NO. 2021-978119
 - EXISTING BOUNDARY LINE
 - - - REVERTED BOUNDARY LINE
 - · - · - EXISTING STREET CENTERLINE
 - · - · - ADJACENT PARCEL LINE
 - · - · - EXISTING EASEMENT LINE
 - · - · - EXISTING P.U.E./P.A.E./P.D.E./S.S.E. LINE
 - · - · - SURVEY TIE
 - · - · - GRAPHIC BORDER
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.A.E. PRIVATE ACCESS EASEMENT
 - P.D.E. PRIVATE DRAINAGE EASEMENT
 - S.S.E. DRAINAGE EASEMENT
 - P.P.E. PRIVATE PARKING EASEMENT
 - ROW RIGHT-OF-WAY
 - (R) RADIAL BEARING
 - ROS RECORD OF SURVEY
 - TM TRACT/SUBDIVISION MAP
 - PM PARCEL MAP
 - S.F. SQUARE FEET
 - AC ACREAGE
 - DOC. NO. DOCUMENT NUMBER
 - APN ASSESSORS PARCEL NUMBER

SEE SHEET 3 FOR LINE AND CURVE TABLES

NGS CONTROL POINT
"U316 RESET"
N: 14712672.94
E: 2287183.66
(GROUND COORDINATES-NAD83)

NDOT CONTROL POINT
158220X
N: 14711301.02
E: 2287150.39
(GROUND COORDINATES-NAD83)



REVERSION TO ACREAGE MAP FOR

THE COMMONS SOUTH at VALLEY KNOLLS
COMMON AREA B & CLUBHOUSE PARCEL OF DP 18-0244,
DOC. NO. 2021-978119, SITUATE WITHIN THE SW 1/4 OF SECTION 5,
TOWNSHIP 14N., RANGE 20E., M.D.M.

DOUGLAS COUNTY NEVADA

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
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DATE: SEPT/2022
PROJ. CODE: KHDGCV
PROJ. #: 03

DRAWN BY: XXX
SHEET 2 OF 3

BASIS OF BEARING

GRID NORTH, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS OF NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENT 158220X AND NATIONAL GEODETIC SURVEY (NGS) CONTROL MONUMENT U316 RESET. COORDINATES MODIFIED FROM GRID TO GROUND USING A COMBINED SCALE FACTOR OF 1.0002. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES.

NOTES

- TOTAL AREA OF COMMON AREA B = 3.33 ± ACRES
- TOTAL AREA OF REVERTED PARCEL = 1,535 ± SQUARE FOOTAGE.
- TOTAL AREA OF RESULTANT PARCEL = 3.36 ± ACRES.
- A BOUNDARY SURVEY WAS CONDUCTED AND THE RESULTS ARE SHOWN HEREON.

REFERENCES

- 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 VALLEY KNOLLS, RECORDED AS DOC. NO. 947430, ON JUNE 6, 2020, IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- FINAL CONDOMINIUM MAP DP 18-0244, THE COMMONS SOUTH AT VALLEY KNOLLS, DOCUMENT NO. 2021-978119, FILED DECEMBER 7 2021, OFFICIAL RECORDS OF DOUGLAS COUNTY.

EASEMENTS		
TAG NO.	BEARING	DISTANCE
E4	S89°20'09"E	10.00'
E5	N00°39'51"E	18.30'
E6	N89°20'09"W	10.00'
E7	S00°39'51"W	9.42'
E8	S00°39'51"W	9.42'

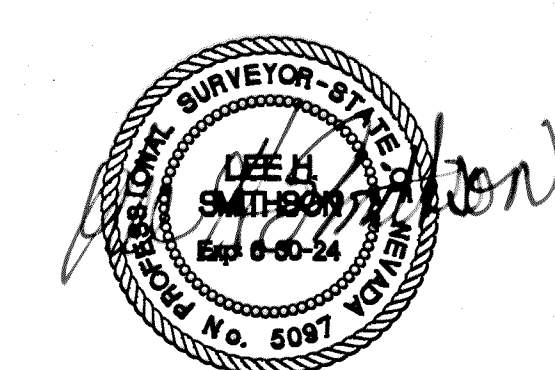
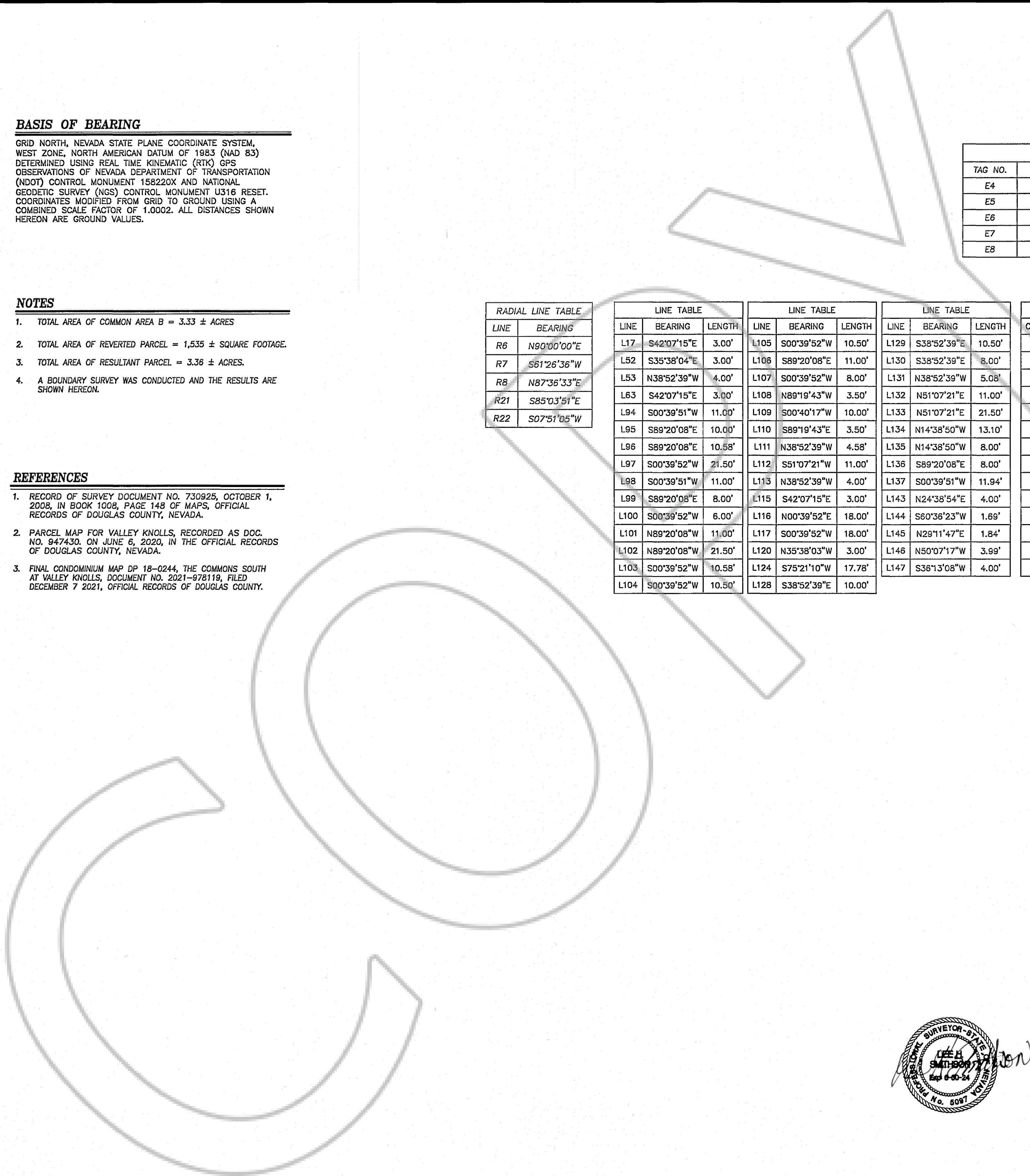
RADIAL LINE TABLE	
LINE	BEARING
R6	N90°00'00"E
R7	S61°26'36"W
R8	N87°36'33"E
R21	S85°03'51"E
R22	S07°51'05"W

LINE TABLE		
LINE	BEARING	LENGTH
L17	S42°07'15"E	3.00'
L52	S35°38'04"E	3.00'
L53	N38°52'39"W	4.00'
L63	S42°07'15"E	3.00'
L94	S00°39'51"W	11.00'
L95	S89°20'08"E	10.00'
L96	S89°20'08"E	10.58'
L97	S00°39'52"W	21.50'
L98	S00°39'51"W	11.00'
L99	S89°20'08"E	8.00'
L100	S00°39'52"W	6.00'
L101	N89°20'08"W	11.00'
L102	N89°20'08"W	21.50'
L103	S00°39'52"W	10.58'
L104	S00°39'52"W	10.50'

LINE TABLE		
LINE	BEARING	LENGTH
L105	S00°39'52"W	10.50'
L106	S89°20'08"E	11.00'
L107	S00°39'52"W	8.00'
L108	N89°19'43"W	3.50'
L109	S00°40'17"W	10.00'
L110	S89°19'43"E	3.50'
L111	N38°52'39"W	4.58'
L112	S51°07'21"W	11.00'
L113	N38°52'39"W	4.00'
L115	S42°07'15"E	3.00'
L116	N00°39'52"E	18.00'
L117	S00°39'52"W	18.00'
L120	N35°38'03"W	3.00'
L124	S75°21'10"W	17.78'
L128	S38°52'39"E	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L129	S38°52'39"E	10.50'
L130	S38°52'39"E	8.00'
L131	N38°52'39"W	5.00'
L132	N51°07'21"E	11.00'
L133	N51°07'21"E	21.50'
L134	N14°38'50"W	13.10'
L135	N14°38'50"W	8.00'
L136	S89°20'08"E	8.00'
L137	S00°39'51"W	11.94'
L143	N24°38'54"E	4.00'
L144	S80°36'23"W	1.69'
L145	N29°11'47"E	1.84'
L146	N50°07'17"W	3.99'
L147	S36°13'08"W	4.00'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C4	30.00'	19.30'	36°52'11"
C15	26.00'	19.88'	43°48'45"
C17	26.00'	19.88'	43°48'47"
C28	66.00'	7.20'	61°4'49"
C30	26.00'	19.81'	43°39'50"
C31	26.00'	19.88'	43°48'48"
C33	20.83'	19.79'	54°26'43"
C34	1.83'	2.87'	90°00'00"
C35	1.83'	2.87'	90°00'00"
C40	30.00'	13.86'	26°28'27"
C52	20.83'	18.47'	50°47'37"
C53	24.70'	17.00'	39°26'10"
C54	24.68'	15.41'	35°46'48"
C57	81.83'	8.92'	61°4'49"



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REVERSION TO ACREAGE MAP FOR

THE COMMONS SOUTH at VALLEY KNOLLS

COMMON AREA B & CLUBHOUSE PARCEL OF DP 18-0244,
DOC. NO. 2021-978119, SITUATE WITHIN THE SW 1/4 OF SECTION 5,
TOWNSHIP 14N., RANGE 20E., M.D.M.

DOUGLAS COUNTY NEVADA

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