

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 116, 278, 278A AND DOUGLAS COUNTY CODE CHAPTER 20; AND DOES HEREBY OFFER AND DEDICATE TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, ALL PUBLIC STREETS, ALLEYS, RIGHTS-OF-WAY AND PUBLIC PLACES, AS DESIGNATED HEREON, TOGETHER WITH ALL APPURTENANCES THERETO, FOR PUBLIC USE FOREVER; AND HEREBY GRANTS TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, ALL PUBLIC UTILITY AND CABLE TV COMPANIES, THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, STORM DRAIN, SURFACE DRAINAGE, UTILITY AND CABLE TV SYSTEMS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER AND HEREBY ACCEPTS THE RELINQUISHMENT OF THOSE EXISTING EASEMENTS, EXCEPT AS NOTED, LOCATED WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT. ANY WATER RIGHTS PERTINENT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN THE PROPERTY OF THE PRESENT OWNER.

LENNAR RENO, LLC
A NEVADA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 6/11/24
DUSTIN BARKER / VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF NEVADA
COUNTY OF Washoe SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12th DAY OF June, 2024, BY
DUSTIN BARKER AS VICE PRESIDENT OF LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY.

[Signature] NOTARY PUBLIC
NOLA SPEIGEL, Notary Public - State of Nevada
NOLA SPEIGEL, Notary Public - State of Nevada

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY OWN AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THEY ARE THE ONLY HOLDER'S OF RECORD OF A SECURITY INTEREST IN SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

LENNAR TITLE, INC.

BY: [Signature] DATE: 5-9-24
L. Hallmark V.P.
NAME/TITLE (PRINT)

COUNTY TAX COLLECTOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

APN: 1320-29-711-055
[Signature] DATE: 6-28-24
DOUGLAS COUNTY CLERK-TREASURER

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THIS 28 DAY OF June, 2024. 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 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 EASEMENTS.

[Signature] DATE: 6/28/24
THOMAS A. DALLAIRE, P.E.
COMMUNITY DEVELOPMENT DIRECTOR

COUNTY CLERK'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THIS 28 DAY OF June, 2024 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 EASEMENTS.

[Signature] DATE: 06/28/2024
DOUGLAS COUNTY CLERK

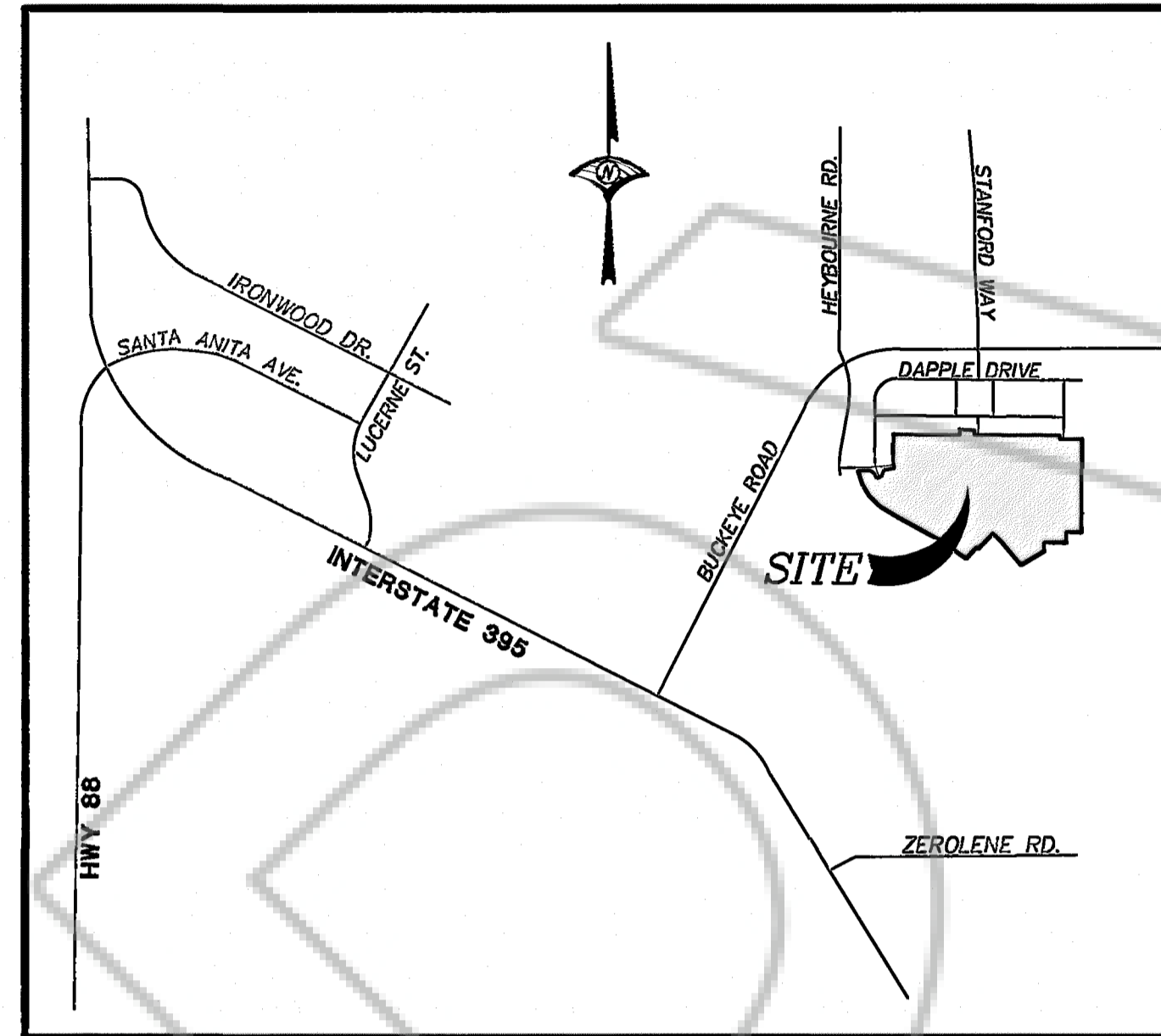
FOR: [Signature]
NAME/TITLE (PRINT)

DIVISION OF WATER RESOURCES CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE STATE OF NEVADA 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.

[Signature] DATE: 5/9/2024
DIVISION OF WATER RESOURCES
[Signature] / Chief Water Rights
NAME/TITLE (PRINT)

FINAL MAP
**HEYBOURNE MEADOWS
PHASE VI A - VI E**
A PLANNED DEVELOPMENT PD 04-008



VICINITY MAP
NOT TO SCALE

FIRE DEPARTMENT'S CERTIFICATE:

THE FIRE FIGHTING FACILITIES AND ACCESS SHOWN HEREON ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION DISTRICT.

[Signature] DATE: 05/09/2024
AMY RAY
EAST FORK FIRE PROTECTION DISTRICT

COUNTY ENGINEER'S CERTIFICATE:

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

[Signature] DATE: 06.26.2024
JEREMY J. HUTCHINGS, P.E.
DOUGLAS COUNTY ENGINEER

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION:

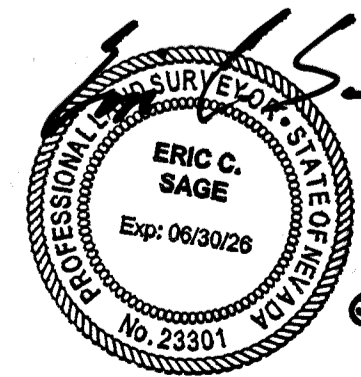
THIS MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PRECEDATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SEWAGE DISPOSAL SYSTEM.

[Signature] DATE: 05/09/2024
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

[Signature]
AUSTIN TUCKER
NAME/TITLE (PRINT)

SURVEYOR'S CERTIFICATE:

- I, ERIC C. SAGE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY.
 - THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., TOWN OF MINDEN, DOUGLAS COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 1, 2023.
 - 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, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
 - THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY April 18, 2024, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



ERIC C. SAGE, P.L.S.
NEVADA CERTIFICATE NO. 23301

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 28th DAY OF June, 2024
AT 17 MINUTES PAST 2 O'CLOCK P.M., AS DOCUMENT NO. 2024-1009575
RECORDED AT THE REQUEST OF LENNAR RENO, LLC.

[Signature]
SHAWNINE GARRETT
DOUGLAS COUNTY RECORDER

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES, AND DO HEREBY RELINQUISH THOSE EXISTING EASEMENTS, EXCEPT AS NOTED, LOCATED WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT, SAID EASEMENTS ARE RELINQUISHED IN FAVOR OF THOSE EASEMENTS, GRANTED, DELINEATED AND APPROVED HEREON. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE. ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.

[Signature] DATE: 4/16/2024
FRONTIER COMMUNICATIONS CORPORATION
Chris Willing Sr Network Engineer
NAME/TITLE (PRINT)

STATE OF NEVADA
COUNTY OF Washoe SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14th DAY OF April, 2024 BY
[Signature] AS Senior Network Engineer FOR FRONTIER COMMUNICATIONS CORPORATION.

[Signature] NOTARY PUBLIC
Armando Grajeda Cost. Supervisor
NAME/TITLE (PRINT)
STATE OF NEVADA
COUNTY OF Washoe SS
DATE: 4/15/24

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15th DAY OF April, 2024 BY
[Signature] AS Construction Supervisor FOR CHARTER COMMUNICATIONS.

[Signature] NOTARY PUBLIC
John Frisby Town Manager
NAME/TITLE (PRINT)
STATE OF NEVADA
COUNTY OF Douglas SS
DATE: 5.9.24

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9th DAY OF May, 2024 BY
[Signature] AS Town Manager FOR THE TOWN OF MINDEN.

[Signature] NOTARY PUBLIC
District Manager Peter V. Baratti
NAME/TITLE (PRINT)
STATE OF NEVADA
COUNTY OF Washoe SS
DATE: 4.16.24

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14th DAY OF April, 2024 BY
[Signature] AS District Manager FOR MINDEN-GARDNERVILLE SANITATION DISTRICT.

[Signature] NOTARY PUBLIC
District Manager Peter V. Baratti
NAME/TITLE (PRINT)
STATE OF NEVADA
COUNTY OF Washoe SS
DATE: 4.16.24

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22nd DAY OF April, 2024 BY
[Signature] AS Manager and Resources FOR SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION

[Signature] NOTARY PUBLIC
Monasel, Land Resources - William Kruger
NAME/TITLE (PRINT)
STATE OF NEVADA
COUNTY OF Washoe SS
DATE: 04.22.24

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME OF INSTALLATION, AND THE UTILITY COMPANY.

[Signature] NOTARY PUBLIC
Frank Lee
NAME/TITLE (PRINT)
STATE OF NEVADA
COUNTY OF Washoe SS
DATE: 4/16/2023

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16th DAY OF April, 2024 BY
[Signature] AS Engineer FOR SOUTHWEST GAS.

[Signature] NOTARY PUBLIC
Frank Lee Engineer I
NAME/TITLE (PRINT)
STATE OF NEVADA
COUNTY OF Washoe SS
DATE: 4/16/2023

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16th DAY OF April, 2024 BY
[Signature] AS Engineer FOR SOUTHWEST GAS.

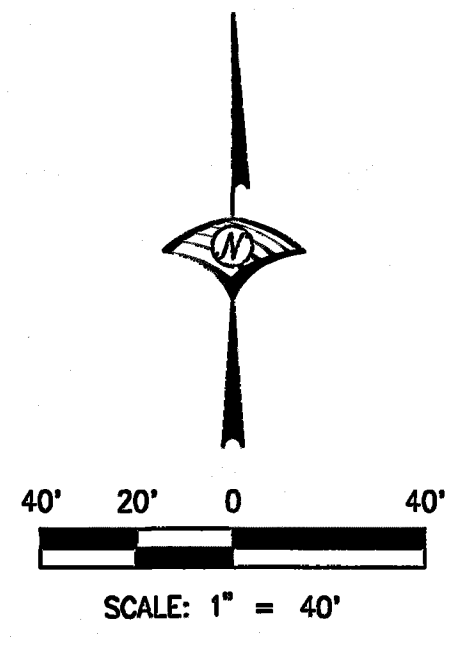
[Signature] NOTARY PUBLIC
Frank Lee
NAME/TITLE (PRINT)
STATE OF NEVADA
COUNTY OF Washoe SS
DATE: 4/16/2023

[Signature] NOTARY PUBLIC
Frank Lee
NAME/TITLE (PRINT)
STATE OF NEVADA
COUNTY OF Washoe SS
DATE: 4/16/2023

FINAL MAP
**HEYBOURNE MEADOWS
PHASE VI A - VI E**
PLANNED DEVELOPMENT PD 04-008
A DIVISION OF LOT B OF
HEYBOURNE MEADOWS PHASE IVB & VB
FINAL SUBDIVISION MAP DOC. NO. 2022-985918
SITUATE WITHIN THE SOUTHEAST 1/4 OF SECTION 29,
TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M.
MINDEN DOUGLAS COUNTY NEVADA
JOB NO. 4118002

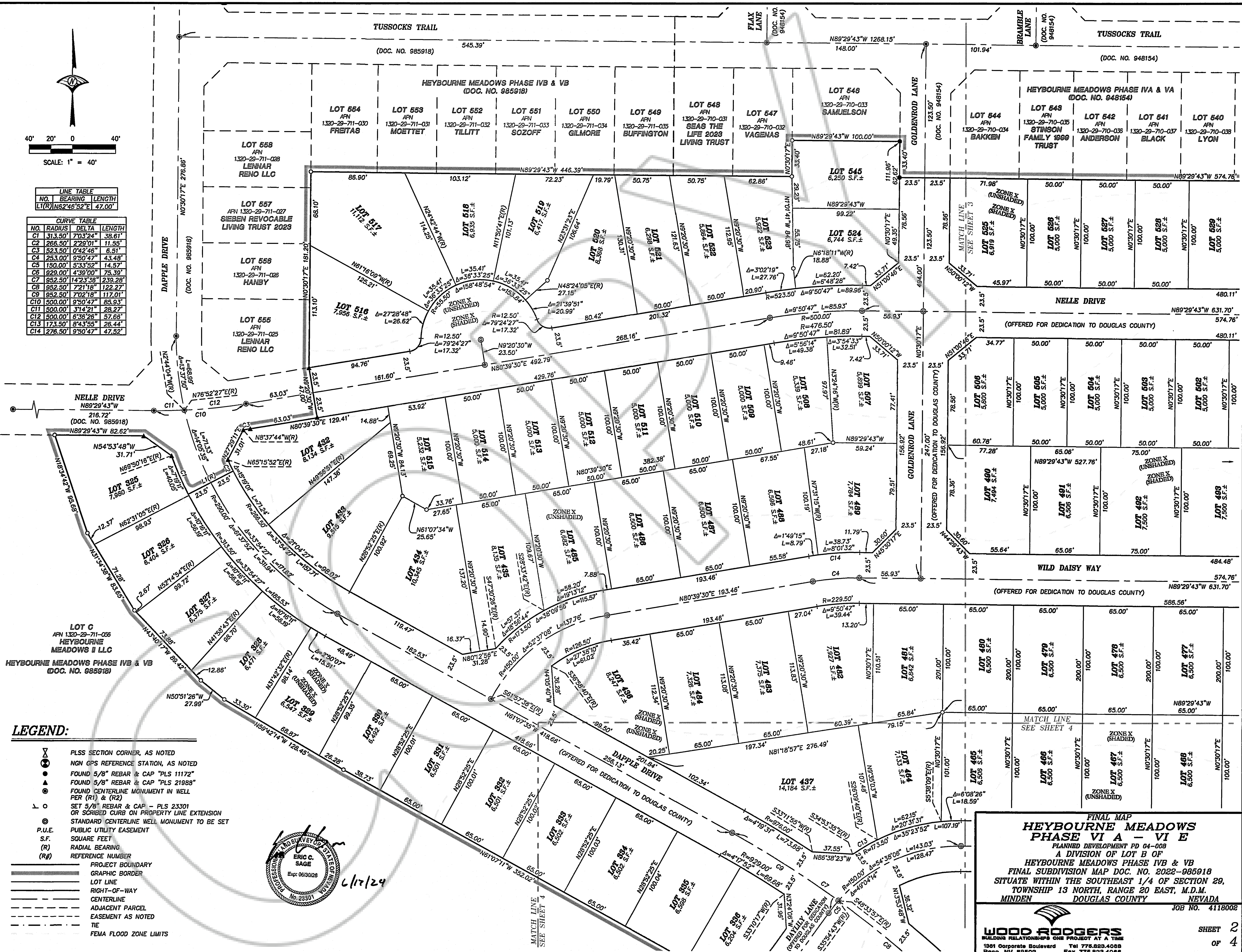
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1301 Corporate Blvd Reno, NV 89502
Tel 775.823.4088 Fax 775.823.4088

SHEET 1 OF 4

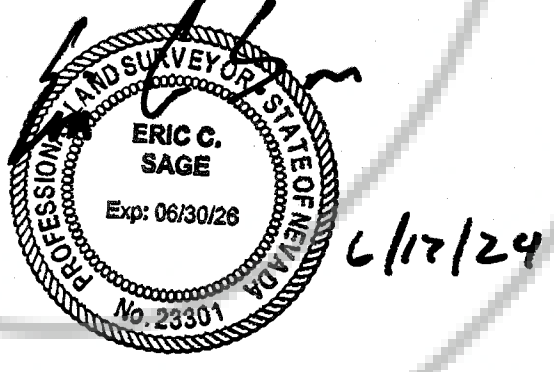


LINE TABLE		
NO.	BEARING	LENGTH
1	N62°46'52"E	47.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	313.50'	70°32'4"	38.61'
C2	286.50'	72°01'1"	11.55'
C3	523.50'	0°42'46"	6.31'
C4	253.00'	9°50'47"	43.48'
C5	150.00'	5°33'52"	14.57'
C6	929.00'	4°39'00"	75.39'
C7	952.50'	14°23'36"	239.28'
C8	952.50'	7°21'18"	122.27'
C9	952.50'	7°02'18"	117.01'
C10	500.00'	9°50'47"	85.93'
C11	500.00'	3°14'21"	28.27'
C12	500.00'	6°38'28"	57.68'
C13	173.50'	8°43'55"	28.44'
C14	276.50'	9°50'47"	47.52'



- LEGEND:**
- ⊗ PLSS SECTION CORNER, AS NOTED
 - ⊙ NGN GPS REFERENCE STATION, AS NOTED
 - FOUND 5/8" REBAR & CAP "PLS 11172"
 - ▲ FOUND 5/8" REBAR & CAP "PLS 21988"
 - FOUND CENTERLINE MONUMENT IN WELL PER (R1) & (R2)
 - SET 5/8" REBAR & CAP - PLS 23301 OR SCRIBED CURB ON PROPERTY LINE EXTENSION STANDARD CENTERLINE WELL MONUMENT TO BE SET
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.F. SQUARE FEET
 - (R) RADIAL BEARING
 - (R#) REFERENCE NUMBER
 - PROJECT BOUNDARY
 - GRAPHIC BORDER
 - LOT LINE
 - RIGHT-OF-WAY
 - CENTERLINE
 - ADJACENT PARCEL
 - EASEMENT AS NOTED
 - TE
 - FEMA FLOOD ZONE LIMITS

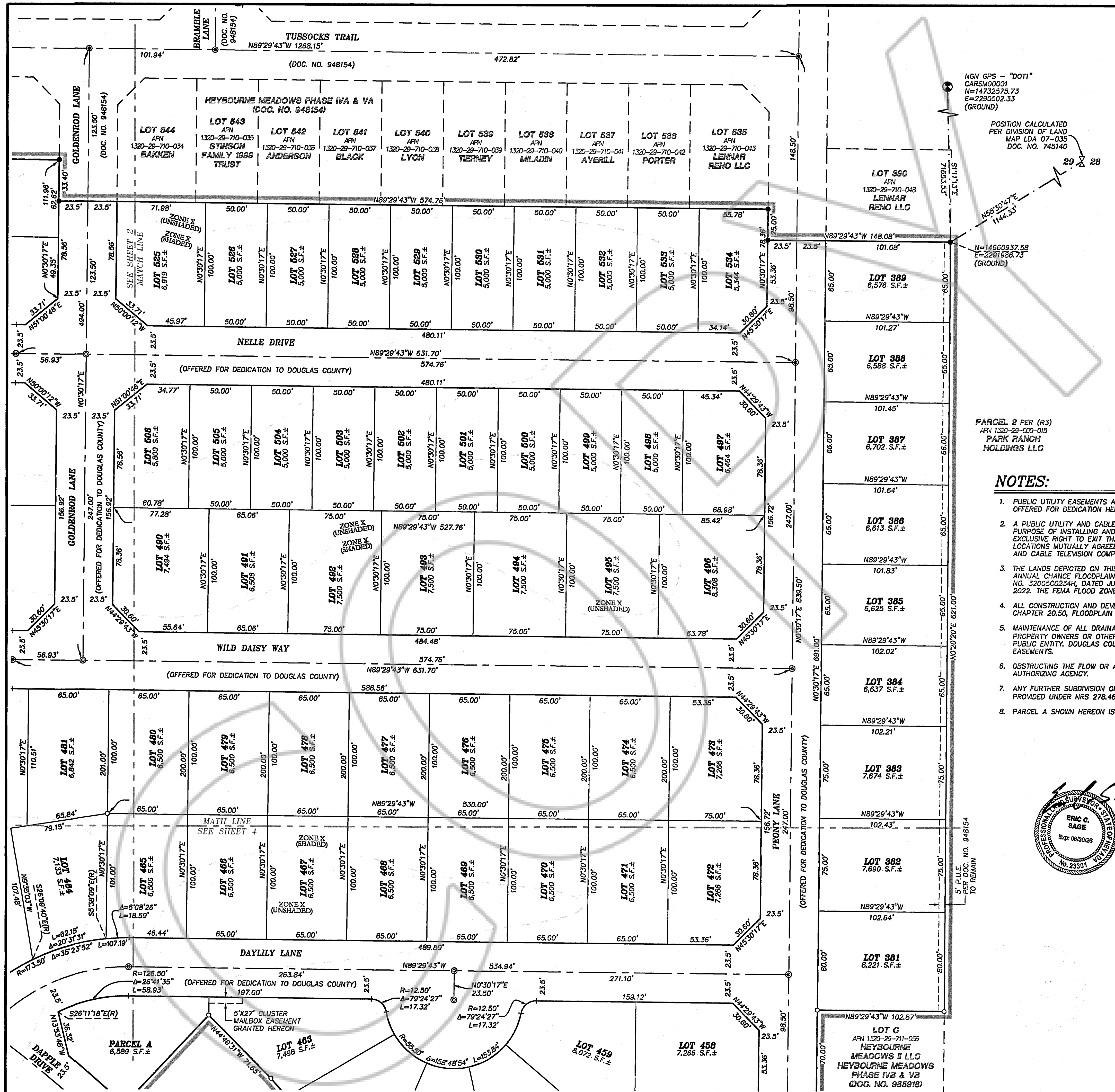


FINAL MAP
HEYBOURNE MEADOWS
PHASE VI A - VI E
 PLANNED DEVELOPMENT PD 04-008
 A DIVISION OF LOT B OF
 HEYBOURNE MEADOWS PHASE IVB & VB
 FINAL SUBDIVISION MAP DOC. NO. 2022-985918
 SITUATE WITHIN THE SOUTHEAST 1/4 OF SECTION 29,
 TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M.
 MINDEN DOUGLAS COUNTY NEVADA

JOB NO. 4118002

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502 Tel 775.823.4058 Fax 775.823.4058

SHEET 2
OF 4

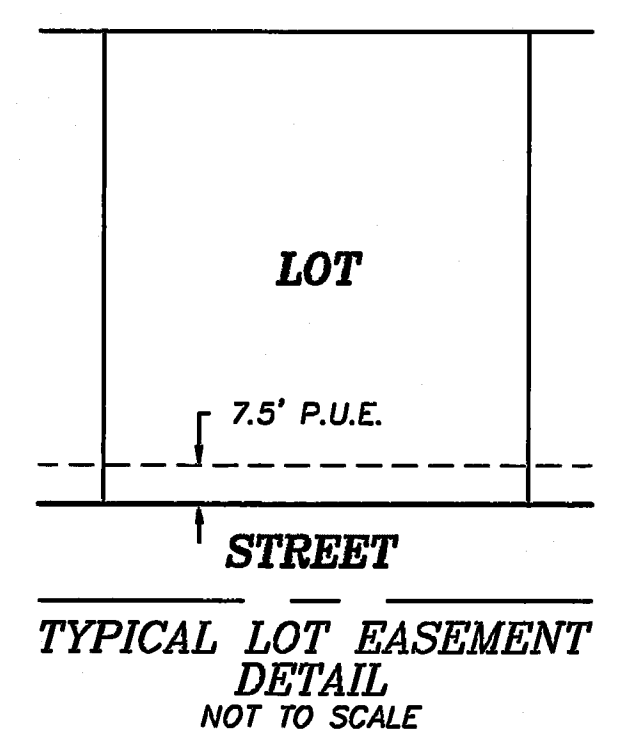
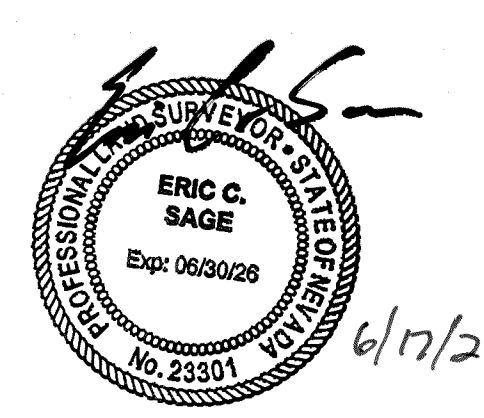


LINE TABLE		
NO.	BEARING	LENGTH
L1(R)	N62°46'52"E	47.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	313.50'	70°32'4"	58.61'
C2	266.50'	22°01'	11.55'
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C4	253.00'	9°50'47"	43.48'
C5	150.00'	5°33'52"	14.57'
C6	929.00'	4°39'00"	75.39'
C7	952.50'	14°23'36"	239.28'
C8	952.50'	7°21'18"	122.27'
C9	952.50'	7°02'18"	117.07'
C10	500.00'	9°50'47"	85.93'
C11	500.00'	31°42'21"	28.27'
C12	500.00'	6°36'28"	57.66'
C13	173.50'	8°43'55"	26.44'
C14	276.50'	9°50'47"	47.52'

- LEGEND:**
- ▼ PLSS SECTION CORNER, AS NOTED
 - NGN GPS REFERENCE STATION, AS NOTED
 - FOUND 5/8" REBAR & CAP "PLS 11172"
 - FOUND 5/8" REBAR & CAP "PLS 21988"
 - FOUND CENTERLINE MONUMENT IN WELL PER (R1) & (R2)
 - SET 5/8" REBAR & CAP - PLS 23301 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
 - STANDARD CENTERLINE WELL MONUMENT TO BE SET
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.F. SQUARE FEET
 - (R) RADIAL BEARING
 - (R#) REFERENCE NUMBER
 - PROJECT BOUNDARY
 - GRAPHIC BORDER
 - LOT LINE
 - RIGHT-OF-WAY
 - CENTERLINE
 - ADJACENT PARCEL
 - EASEMENT AS NOTED
 - THE
 - FEMA FLOOD ZONE LIMITS

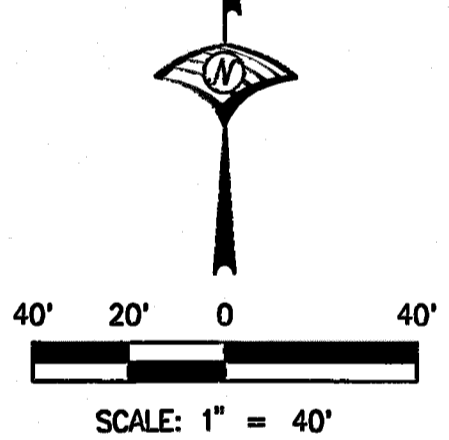
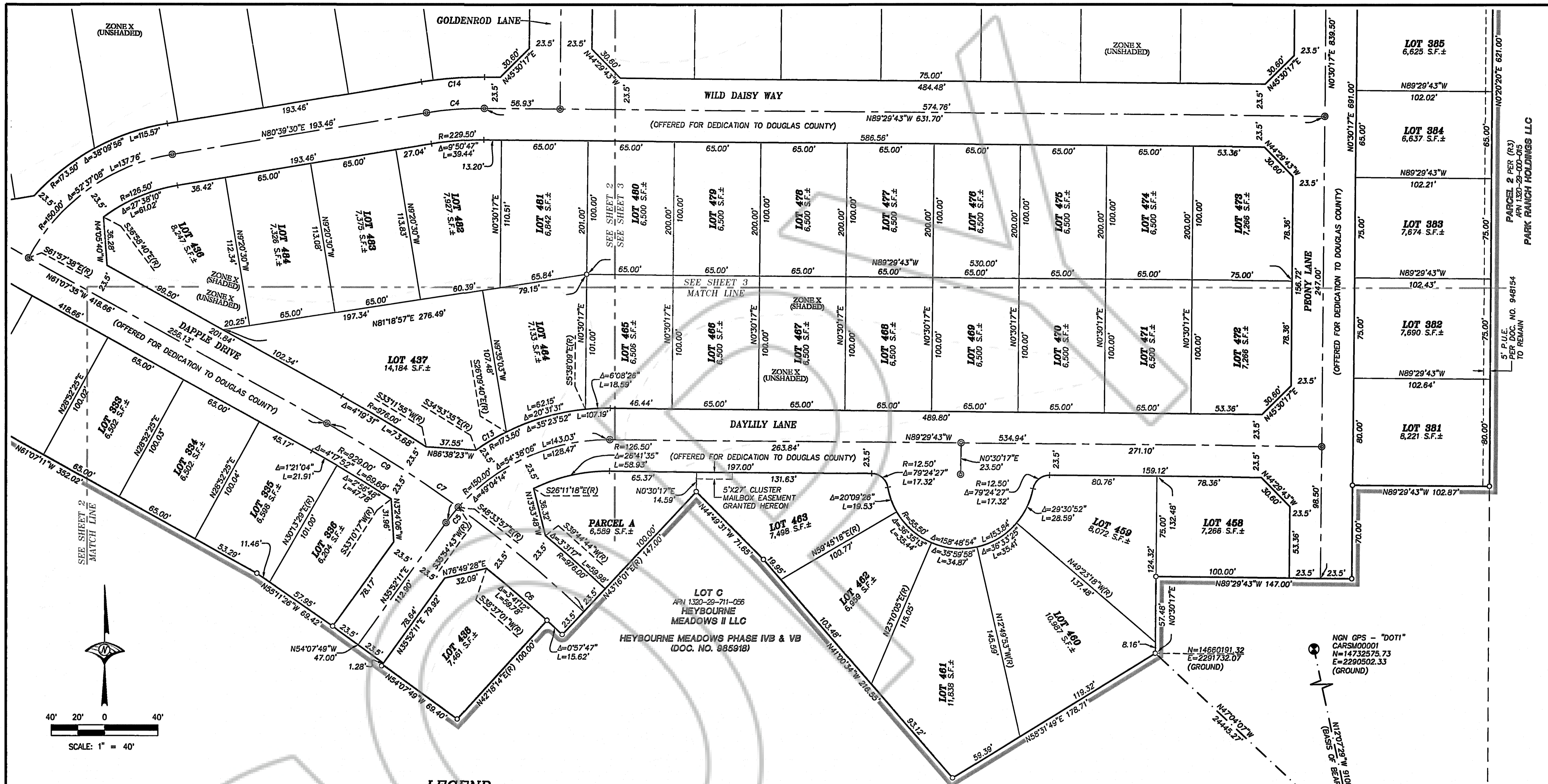
- NOTES:**
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 7.5' IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY OFFERED FOR DEDICATION HEREON.
 - A PUBLIC UTILITY AND CABLE TELEVISION EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TELEVISION SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THE TIME OF INSTALLATION, AND THE UTILITY AND CABLE TELEVISION COMPANIES.
 - THE LANDS DEPICTED ON THIS PLAT LIE WITHIN FEMA SHADED ZONE X, AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND FEMA UNSHADED ZONE X, AREAS OF MINIMAL FLOOD HAZARD, PER FIRM PANEL NO. 32005C0234H, DATED JUNE 15, 2016, AS REVISED PER LOMR CASE NO. 21-09-1466P, DATED SEPTEMBER 8, 2022. THE FEMA FLOOD ZONES DEPICTED HEREON ARE APPROXIMATE AND BASED ON SAID FIRM AND LOMR.
 - ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE FLOODPLAIN MUST COMPLY WITH DOUGLAS COUNTY CODE, CHAPTER 20.50, FLOODPLAIN MANAGEMENT.
 - MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION UNLESS ACCEPTED BY A PUBLIC ENTITY. 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.
 - ANY FURTHER SUBDIVISION OF THE LANDS SHOWN HEREON MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
 - PARCEL A SHOWN HEREON IS A REMAINDER PARCEL.



FINAL MAP
HEYBOUBOURNE MEADOWS PHASE VI A - VI E
PLANNED DEVELOPMENT PD 04-008
A DIVISION OF LOT B OF
HEYBOUBOURNE MEADOWS PHASE IIVB & VB
FINAL SUBDIVISION MAP DOC. NO. 2022-985918
SITUATE WITHIN THE SOUTHEAST 1/4 OF SECTION 29,
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SHEET 3
OF 4

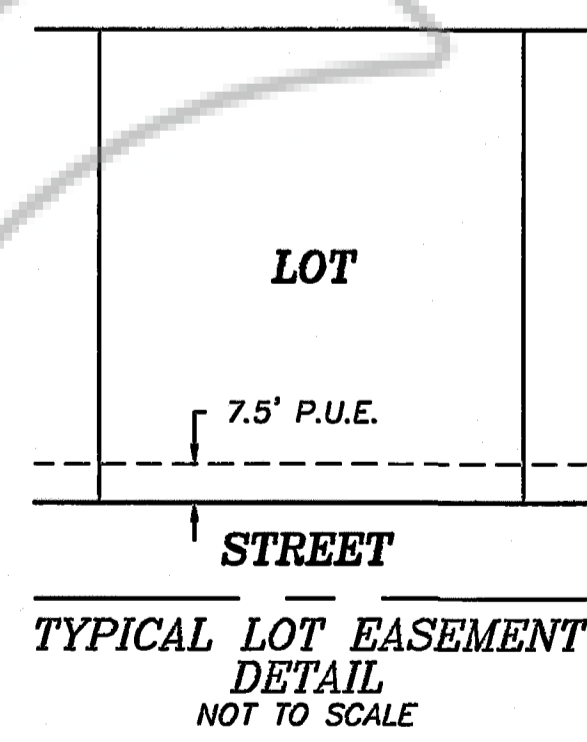


LINE TABLE

NO.	BEARING	LENGTH
L1(R)	N62°46'52"E	47.00'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	313.50'	70°32'24"	39.61'
C2	266.50'	229°01'	11.55'
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C14	276.50'	9°50'47"	47.52'



LEGEND:

- ▽ PLSS SECTION CORNER, AS NOTED
- NGN GPS REFERENCE STATION, AS NOTED
- FOUND 5/8" REBAR & CAP "PLS 11172"
- FOUND 5/8" REBAR & CAP "PLS 21888"
- FOUND CENTERLINE MONUMENT IN WELL PER (R1) & (R2)
- SET 5/8" REBAR & CAP - PLS 23301 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
- STANDARD CENTERLINE WELL MONUMENT TO BE SET
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- (R#) REFERENCE NUMBER
- PROJECT BOUNDARY
- GRAPHIC BORDER
- LOT LINE
- RIGHT-OF-WAY
- CENTERLINE
- ADJACENT PARCEL
- EASEMENT AS NOTED
- TIE
- FEMA FLOOD ZONE LIMITS

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "GARD" - DOUSM00001 AND "DOTI" - CARSM00001 IS TAKEN AS NORTH 12°07'29" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.0002.

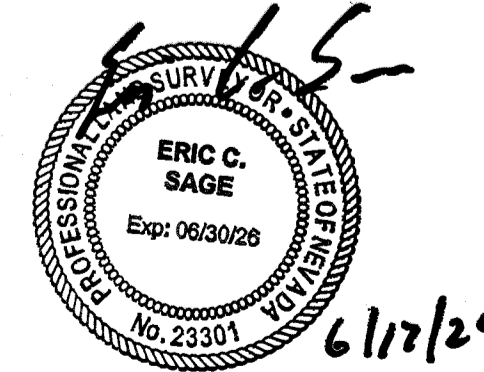
NOTE: THE BEARINGS SHOWN HEREON ARE IDENTICAL TO (R1) & (R2).

AREA SUMMARY:

PARCEL A = 6,589 S.F.±
 RIGHT-OF-WAY = 5.32 ACRES±
 LOT AREA (106) = 16.35 ACRES±
 TOTAL AREA = 21.83 ACRES±

REFERENCES:

- FINAL SUBDIVISION MAP FOR HEYBOURNE MEADOWS PH. IVA & VA, DOC. NO. 2020-948154, JUNE 24, 2020
 - FINAL SUBDIVISION MAP FOR HEYBOURNE MEADOWS PH. IVB & VB, DOC. NO. 2022-985918, JUNE 3, 2022
 - MAP OF DIVISION INTO LARGE PARCELS LDA 07-035, DOC. NO. 745140, JUNE 15, 2009
- ALL THE ABOVE IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA



FINAL MAP
**HEYBOURNE MEADOWS
 PHASE VI A - VI E**
 PLANNED DEVELOPMENT PD 04-008
 A DIVISION OF LOT B OF
 HEYBOURNE MEADOWS PHASE IVB & VB
 FINAL SUBDIVISION MAP DOC. NO. 2022-985918
 SITUATE WITHIN THE SOUTHEAST 1/4 OF SECTION 29,
 TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M.
 MINDEN DOUGLAS COUNTY NEVADA
 JOB NO. 4118002

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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