Luke Busby, Esq.
Nevada Bar No. 10319
216 East Liberty St.
Reno, NV 89501
775-453-0112
luke@lukeandrewbusbyltd.com
Attorney for John and Melissa Fritz

FILED
JUL 01 2015
TRACIE K. LINDEMAN
CLERK OF SUPREME COURT
BY DEPUTY CLERK

IN THE SUPREME COURT OF THE STATE OF NEVADA

JOHN AND MELISSA FRITZ,

Plaintiff-Appellants,

CASE NO. 67660

vs.

WASHOE COUNTY,

Defendant-Respondent,

_____/

JOINT APPENDIX

Volume 3

Appellants John and Melissa Fritz and Respondent Washoe County, by and through the undersigned counsel, respectfully submit Volume 3 of the Joint Appendix to the briefs for the above captioned proceeding.

1. Opposition to Motion for Summary Judgment Exhibit 19: Bates No. 455-456
2. Opposition to Motion for Summary Judgment Exhibit 20: Bates No. 457-489
3. Opposition to Motion for Summary Judgment Exhibit 21: Bates No. 490-508
4. Opposition to Motion for Summary Judgment Exhibit 22: Bates No. 509-510
5. Opposition to Motion for Summary Judgment Exhibit 23: Bates No. 511-512
6. Opposition to Motion for Summary Judgment Exhibit 24: Bates No. 513-515
7. Reply to Opposition to Motion for Summary Judgment: Bates No. 516-523
8. Reply to Opposition to Motion for Summary Judgment Exhibit 1: Bates No. 524-532

RECEIVED
JUL 01 2015
TRACIE K. LINDEMAN
CLERK OF SUPREME COURT
DEPUTY CLERK

15-20124

9. Notice of Entry of Order: Bates No. 533-535
10. Notice of Appeal: Bates No. 536-537
11. Case Appeal Statement: Bates No. 538-540

Respectfully submitted this Monday, June 29, 2015.

By: /s/ Luke Busby
Luke Busby, Esq.
216 East Liberty St.
Reno, NV 89501
Attorney for John and Melissa Fritz

By: /s/ Michael Large
Michael Large, Esq.
Washoe County DA's Office
P.O. Box 11130
Reno, NV 89520

FILED
Electronically
2015-02-13 04:49:23 PM
Jacqueline Bryant
Clerk of the Court
Transaction # 4818450 : melwood

Exhibit 19

Exhibit 19

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
District II
310 Galletti Way
Sparks, NV 89431
(702) 688-1250 FAX (702) 688-1189

BOB MILLER, Governor

TOM STEPHENS, P.E., Director

June 13, 1996

RECEIVED
JUN 18 1996
OFFICE OF
WASHOE COUNTY ENGINEER

David T. Price
Washoe County Engineer
Department Of Public Works
P.O. Box 11130
Reno, NV 89520

Re: Roadway Surface Drainage on SR-431

Dear Mr. Price:

The department is requesting the assistance of Washoe County in correcting a drainage problem on the north side of SR-431 (Mount Rose Highway) between Telluride Dr. and Sundance Dr..

During discussions in April of 1993 it was decided between the department and Washoe County that all flows between Telluride Dr. and Sundance Dr. exceeding 10 cfs would be conveyed northerly through the Lancer Estates property. Currently, there is a large berm constructed on the Lancer Estates property that prevents all roadway surface drainage from the highway to flow northerly as agreed. Meetings between the department, Washoe County and McMillan Homes has not brought a resolution to this problem. We are asking that Washoe County direct McMillan Homes to construct facilities that will convey all drainage above the 10 cfs across their property per the April 1993 discussions.

Please contact me at 688-1250 to discuss correcting this problem.

Sincerely,

George E. Jordy

George E. Jordy, P.E.
Assistant District Engineer

GEJ:nd
Enclosures

cc: Chris McMillan, McMillan Homes
Norm Lindeman, Washoe County

FILED
Electronically
2015-02-13 04:49:23 PM
Jacqueline Bryant
Clerk of the Court
Transaction # 4818450 : melwood

Exhibit 20

Exhibit 20

2211

LANCER ESTATES
UNIT 1

SURVEYOR'S CERTIFICATE

I, ROBERT B. CHURN, A REGISTERED LAND SURVEYOR 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 JON BOING
2. THE LANDS SURVEYED LIE WITHIN THE S.E.1/4, SEC. 30, T.18 N., R.20 E. AND THE SURVEY WAS COMPLETED ON THE 30 DAY OF JULY, 1984.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY DECEMBER 1, 1989 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

ROBERT B. CHURN, R.L.S. No. 2592

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED SHADOWRIDGE LIMITED, A JOINT VENTURE IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS MAP, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278, THAT THE STREETS, AVENUES AND HIGHWAYS AS SHOWN ARE HEREBY DEDICATED AND AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALL THOSE PERMANENT EASEMENTS FOR UTILITIES INSTALLATION AND ACCESS AS DESIGNATED ON THIS MAP ARE HEREBY GRANTED.

SHADOWRIDGE LIMITED, A JOINT VENTURE
EWING 20, A NEVADA CORP.
BY ..... PRES. DATE NOVEMBER 8, 1984

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA
S.S.
COUNTY OF WASHOE

ON THIS 8TH DAY OF NOVEMBER, 1984, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE COUNTY OF WASHOE, JOAN KING WHO EXECUTED THE FOREGOING INSTRUMENT. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

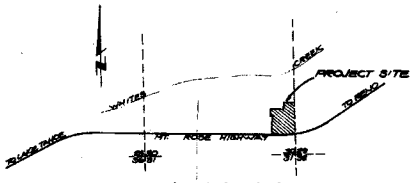
NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

I CERTIFY THAT THIS MAP HAS BEEN EXAMINED AND THAT AS OF 11-7-84, 1984 THE OWNER OFFERING THIS MAP IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED HEREON; THAT THE PROPERTY IS FREE OF ANY OUTSTANDING LIENS OR CLAIMS (EXCLUDING TAXES AND SPECIAL ASSESSMENTS); AND THE ONLY PARTY HOLDING A SECURITY INTEREST ON THE PROPERTY IS LANCER, LTD., A JOINT VENTURE

FIRST COMMERCIAL TITLE, INC.

BY .....
ASST. VICE PRES. 11-16-84



VICINITY MAP

UTILITY COMPANIES CERTIFICATE:

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY — Date 8-6-84

NEVADA BELL — Date 8-6-84

SOUTH TRUCKEE MEADOWS - GENERAL IMPROVEMENT DISTRICT — DATE 11/7/84

HEALTH DIVISION CERTIFICATE:

THIS PLAT IS APPROVED BY THE DIVISION OF ENVIRONMENTAL HEALTH SERVICE OF THE WASHOE CO. DISTRICT HEALTH DEPARTMENT CONCERNING SEWAGE DISPOSAL, WATER POLLUTION WATER QUALITY, AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND INDIVIDUAL SEWAGE DISPOSAL.

DIVISION OF ENVIRONMENTAL HEALTH SERVICE
WASHOE COUNTY DISTRICT HEALTH DEPARTMENT — Date 11/6/84

DIVISION OF WATER RESOURCES CERTIFICATE:

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION OF NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

DIVISION OF WATER RESOURCES — Date 6 Nov 84

COUNTY SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 1 SHEET, AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT AND THAT AN ADEQUATE PERFORMANCE BOND HAS BEEN FILED, GUARANTEEING THE MONUMENTS AS SHOWN WILL BE SET BY DECEMBER 1, 1989 15 ....

COUNTY SURVEYOR — DATE 11-7-84

COUNTY COMMISSIONERS' APPROVAL:

A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED ON THE 18th DAY OF JUNE, 1984, AND THIS FINAL MAP WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA, ON THE 20TH DAY OF NOVEMBER, 1984. THE OFFER OF DEDICATION OF STREETS IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH N.R.S. 278.390.

ATTEST: COUNTY CLERK — CHAIRMAN

SEAL

PLANNING COMMISSION'S CERTIFICATE:

A TENATIVE MAP OF THIS SUBDIVISION WAS REVIEWED BY THE REGIONAL PLANNING COMMISSION OF THE 3rd DAY OF MAY, 1984, AND THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS HAVE BEEN MET.

BY W. A. Burton, Acting Chairman — DATE 11-7-84
CHAIRMAN Pro Tem

PUBLIC SEWER FACILITY CERTIFICATE

BLANKET EASEMENTS DESIGNATED BY THIS PLOT FOR SANITARY SEWER FACILITIES AND APPURTENANCES HERETO HAVE BEEN CHECKED AND APPROVED BY THE WASHOE COUNTY CHIEF SANITARY ENGINEER.

CHIEF SANITARY ENGINEER — DATE 11/7/84
WASHOE COUNTY STATE OF NEVADA

964129

OFFICIAL PLAT
LANCER ESTATES UNIT 1
A PORTION OF S.E. 1/4 SECTION 30, T.18N. R.20E., M.D.M.
WASHOE COUNTY NEVADA

cfa
CHURN, FITTINGHOFF & ASSOCIATES
PLANNERS, ENGINEERS & SURVEYORS
1180 CORPORATE BLVD RENO NV 89502 702-789-1150

JOB NO.	83087
DESIGNED	R.C.
DRAWN	HPB6
CONS	R.C.
CHECKED	W.C.
DATE	8/84
SHEET NO.	1 OF 5 SHEETS

COUNTY RECORDER'S CERTIFICATE:
FILE NO. 964129
Filed for record at the request of EWING CONSTRUCTION CO. on this 27 day of NOV. 1984 at 44 minutes past 3 o'clock P.M. Official Records of Washoe County, Nevada.
JOE MALCHER
COUNTY RECORDER
By J. R. Wright
DEPUTY
FEE $33.25

2211

RESOLUTION ACCEPTING STREETS IN BOOK 2887, PG 886

SUBDIVISION - TRACT MAP 2211

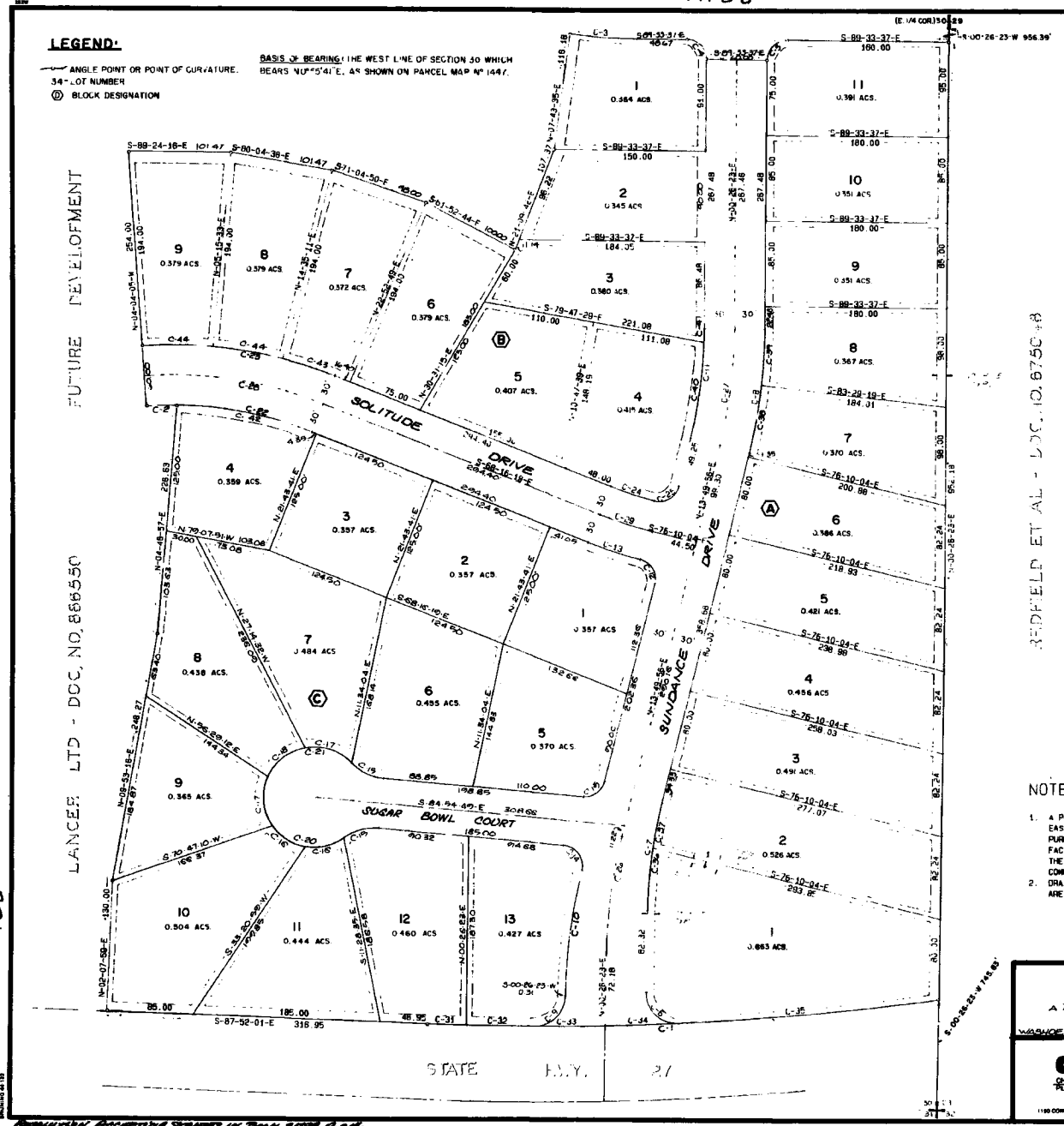
CUMULATIVE INDEXES SHOULD BE EXAMINED FOR SUBSEQUENT CHANGES TO THIS MAP

2211A

LEGEND:

ANGLE POINT OR POINT OF CURVATURE.
34 - LOT NUMBER
(D) BLOCK DESIGNATION

BASIS OF BEARING: THE WEST LINE OF SECTION 30 WHICH BEARS N0°05'41"E, AS SHOWN ON PARCEL MAP Nº 1447.



CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
1.	2,825.00	008-56-30	507.53	254.40
2.	370.00	004-41-18	30.28	15.15
3.	525.00	007-17-12	66.77	33.43
4.	20.00	090-00-00	31.42	20.00
5.	20.00	090-00-00	31.42	20.00
6.	30.00	093-08-38	48.78	31.70
7.	460.00	013-23-33	107.52	54.01
8.	530.00	013-23-33	123.88	62.23
9.	30.00	089-36-41	46.92	29.80
10.	540.00	013-23-33	126.22	63.40
11.	470.00	013-23-33	109.86	55.19
12.	20.00	089-17-58	31.17	19.76
13.	430.00	007-11-43	54.00	27.04
14.	20.00	098-44-45	34.47	23.31
15.	50.00	041-24-35	36.14	18.90
16.	50.00	045-50-11	40.00	21.14
17.	50.00	057-17-45	50.00	27.31
18.	50.00	056-39-15	49.35	26.90
19.	20.00	081-15-15	28.36	17.18
20.	50.00	148-58-07	130.00	
21.	50.00	113-51-00	99.35	
22.	370.00	025-47-46	166.56	84.73
23.	430.00	025-47-46	193.80	98.47
24.	370.00	008-59-43	45.17	22.61
25.	20.00	090-54-02	31.73	20.32
26.	500.00	013-23-33	116.87	58.70
27.	500.00	013-23-33	116.87	58.70
28.	400.00	025-47-46	180.09	91.60
29.	400.00	007-53-45	55.12	27.61
30.	300.00	018-28-14	96.71	48.78
31.	2,925.00	000-45-19	38.55	19.28
32.	2,925.00	001-19-36	67.73	33.87
33.	2,925.00	001-22-09	69.81	34.91
34.	2,925.00	001-24-18	71.72	35.86
35.	2,925.00	005-05-15	259.72	129.94
36.	460.00	007-41-41	61.78	38.94
37.	460.00	005-41-52	45.75	22.89
38.	530.00	007-18-15	67.72	33.91
39.	530.00	006-04-18	59.16	29.11
40.	470.00	011-45-42	96.48	48.41
41.	470.00	001-37-51	13.38	6.69
42.	370.00	021-06-29	136.31	68.94
43.	430.00	007-08-30	56.30	28.63
44.	430.00	009-19-38	70.00	35.08

SCALE: 1" = 50'

TOTAL NUMBER OF LOTS = 33

TOTAL AREA = 16.39 ACRES

NOTES:

1. A PUBLIC UTILITY EASEMENT AND RIGHT OF SURFACE DRAINAGE EASEMENT IS HEREBY GRANTED ACROSS EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND DRAINAGE FACILITIES TO THAT LOT AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY
2. DRAINAGE FACILITIES OUTSIDE THE DEDICATED STREET RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE OWNERS UNLESS OTHERWISE NOTED.

OFFICIAL PLAT

LANCER ESTATES UNIT I

A PORTION OF S.E. 1/4 SECTION 30, T18N R20E, MDM

WASHOE COUNTY NEVADA

cfa
CHARN, FITTINGHOFF & ASSOCIATES
PLANNERS, ENGINEERS & SURVEYORS
1190 CORPORATE BLVD RENO NV 89502 702-786-1190

JOB NO.	85027
DESIGNED	R.C.
DRAWN	R.C. - W.G.
COMP	R.C.
CHECKED	W.G.
DATE	8/84
SHEET NO.	2 OF 2 SHEETS

CUMULATIVE DEEDS SHOULD BE EXAMINED FOR SUBSEQUENT CHANGES TO THIS MAP

Revision Accounting Streets in Book 2779, Pg 26

SUBDIVISION - TRACT MAP 2211A

2211A

2289

LANCER ESTATES
UNIT 2

SURVEYOR'S CERTIFICATE:

I, ROBERT B. CHURN, A REGISTERED LAND SURVEYOR 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 ...DEAN EVANS.....
2. THE LANDS SURVEYED LIE WITHIN THE SE 1/4 SEC. 30, T.18 N., R.20 E., M.D.M. AND THE SURVEY WAS COMPLETED ON THE 30TH DAY OF ...MAY..... 1984.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY AUGUST 27, 1985 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

ROBERT B. CHURN, R.L.S. No. 2582

No. 2582

OWNER'S CERTIFICATE:

STATE OF NEVADA
SS
COUNTY OF WASHOE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ~~Shadowridge Ltd. A Nevada Partnership~~ IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS MAP, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278, THAT THE STREETS, AVENUES AND HIGHWAYS AS SHOWN ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALL THOSE PERMANENT EASEMENTS FOR UTILITIES INSTALLATION AND ACCESS AS DESIGNATED ON THIS MAP ARE HEREBY GRANTED.

SHADOWRIDGE LTD.

BY ..... DATE 9-3-85
DEAN EVANS PARTNER

BY Dean C. Smith DATE 9/3/85
DEAN C SMITH PARTNER

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA
COUNTY OF WASHOE S.S.
ON THIS 3rd DAY OF SEPTEMBER, 1985 PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY OF WASHOE
DEAN EVANS WHO EXECUTED THE FOREGOING INSTRUMENT
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF WASHOE S.S.
ON THIS 4TH DAY OF SEPTEMBER, 1985 PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY OF WASHOE
DEAN C. SMITH WHO EXECUTED THE FOREGOING INSTRUMENT
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE

NOTARY PUBLIC

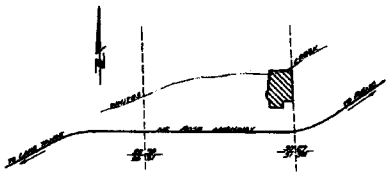
TITLE COMPANY CERTIFICATE:

I CERTIFY THAT THIS MAP HAS BEEN EXAMINED AND THAT AS OF ...AUG. 30..... 1985, THE OWNER OFFERING THIS MAP IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED HEREON; THAT THE PROPERTY IS FREE OF ANY OUTSTANDING LIENS OR CLAIMS EXCLUDING TAXES AND SPECIAL ASSESSMENTS.

LAWYERS TITLE OF NORTHERN NEVADA, INC.

BY .....

TITLE: EXECUTIVE VICE PRESIDENT



VICINITY MAP

UTILITY COMPANIES CERTIFICATE:

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY — Date 8-19-85

NEVADA BELL — Date 8-19-85

SOUTH TRUCKEE MEADOWS GENERAL IMPROVEMENT DISTRICT — Date 9/4/85

HEALTH DIVISION CERTIFICATE:

THIS PLAT IS APPROVED BY THE DIVISION OF ENVIRONMENTAL HEALTH SERVICE OF THE WASHOE CO. DISTRICT HEALTH DEPARTMENT CONCERNING SEWAGE DISPOSAL, WATER POLLUTION WATER QUALITY, AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND INDIVIDUAL SEWAGE DISPOSAL.

DIVISION OF ENVIRONMENTAL HEALTH SERVICE
WASHOE COUNTY DISTRICT HEALTH DEPARTMENT — Date 9/9/85

PUBLIC SEWER FACILITY CERTIFICATE:

BLANKET EASEMENTS DESIGNATED BY THIS PLAT FOR SANITARY FACILITIES AND APPURTENANCES THERETO HAVE BEEN CHECKED AND APPROVED BY THE WASHOE COUNTY CHIEF SANITARY ENGINEER.

CHIEF SANITARY ENGINEER
WASHOE COUNTY STATE OF NEVADA — DATE 9/9/85

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.

DIVISION OF WATER RESOURCES — Date August 26, 1985

COUNTY SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT AND THAT AN ADEQUATE PERFORMANCE BOND HAS BEEN FILED, GUARANTEEING THE MONUMENTS AS SHOWN WILL BE SET BY 8/27/85.

COUNTY SURVEYOR — DATE 8/27/85

COUNTY COMMISSIONERS' APPROVAL:

A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED ON THE 30TH DAY OF MAY, 1984, AND A FINAL MAP COVERING A PORTION THEREOF WAS APPROVED BY THE BOARD OF WASHOE COUNTY COMMISSIONERS ON THE 26TH DAY OF NOVEMBER, 1984, AND SUBSEQUENTLY RECORDED ON THE 28TH DAY OF NOVEMBER, 1984. THE FINAL MAP COVERING THIS PORTION OF THE SUBDIVISION WAS APPROVED THIS 24TH DAY OF SEPTEMBER, 1985 BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA THE OFFER OF DEDICATION OF STREETS AND PUBLIC ROADWAY EASEMENTS IS REJECTED AT THIS TIME BUT WILL REMAIN OPEN IN ACCORDANCE WITH N.R.S. 278.390.

ATTEST: COUNTY CLERK — CHAIRMAN

SEAL

WASHOE CO. PLANNING COMMISSION CERTIFICATE:

A TENTATIVE MAP OF THIS SUBDIVISION WAS REVIEWED BY THE WASHOE COUNTY PLANNING COMMISSION ON THE 1st DAY OF February, 19 84 AND THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS HAVE BEEN MET.

BY: ..... DATE 9/12/85
DIRECTOR OF PLANNING

1025871

OFFICIAL PLAT
LANCER ESTATES UNIT 2
S.E. 1/4, SECTION 30, T.18 N., R.20 E., M.D.M.
WASHOE COUNTY NEVADA

cfa
CHURN, FITZHUGH & ASSOCIATES
PLANNING, ENGINEERING & SURVEYING
1155 CORPORATE BLVD. RENO, NV 89502 785-7200-1155

JOB NO. 85-0010
DESIGNED R.B.C.
DRAWN J.E.-H.F.
CHKD BKC
CHECKED B.R.C.
DATE
SHEET
OF 2 SHEETS

COUNTY RECORDER'S CERTIFICATE
FILE NO.: 1025871
Filed for record at the request of C.F.A.
on this 16 day of October 1985, at 8 minutes past 3 o'clock P.M.
Official Records of Washoe County, Nevada.
JOHN MALCHER
COUNTY RECORDER
By: D. Sandoval
DEPUTY
FEE: $14.00

City of Amendment in Book 2252 Pg 486
Resubdivision Reflecting Sheets in Book 2279 Pg 299

SUBDIVISION TRACT MAP 2289

2289-A

LANCER LTD. - FILE NO. 886550 FUTURE DEVELOPMENT NOT A PART

SCALE: 1" = 60'

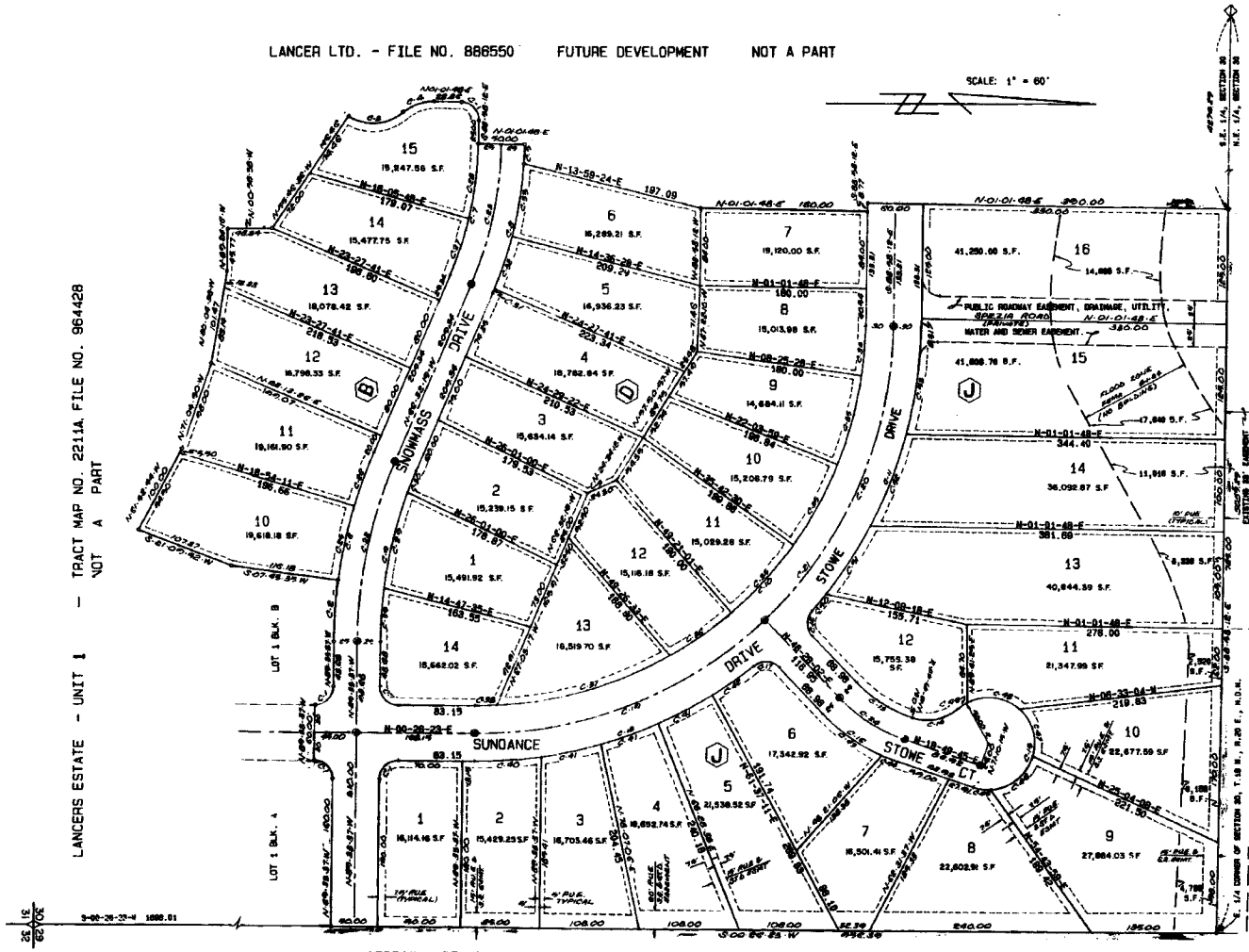
LANCERS ESTATE - UNIT 1 - TRACT MAP NO. 2211A, FILE NO. 964428 NOT A PART

T.W. & J.A. KNOFF

J.A. & D.U. DUPUY

R.T. & L.K. SPEZIA

REDFIELD ET AL - DOC. NO. 675048



CURVE DATA:

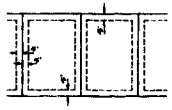
NO.	RADIUS	DELTA	ARC	TAN.
C-1	20.00	90-00-00	31.42	20.00
C-2	525.00	7-17-12	88.77	33.43
C-3	50.00	72-53-47	63.61	36.83
C-4	50.00	41-24-35	36.14	18.90
C-5	475.00	2-47-34	20.72	10.36
C-6	525.00	23-01-18	210.95	106.92
C-7	375.00	22-25-53	148.81	74.36
C-8	425.00	22-25-53	168.38	84.27
C-9	475.00	23-01-18	190.88	96.73
C-10	420.00	89-24-35	655.41	415.70
C-11	480.00	40-18-25	337.48	176.01
C-12	20.00	84-50-12	29.61	18.27
C-13	150.00	27-38-17	72.38	36.98
C-14	50.00	60-00-00	52.36	28.87
C-15	50.00	240-00-00	209.44	-
C-16	200.00	27-38-17	98.48	49.20
C-17	20.00	84-50-11	29.61	18.27
C-18	488.00	38-48-32	325.12	169.08
C-19	458.00	43-58-21	345.38	181.69
C-20	450.00	45-28-14	158.88	188.41
C-21	450.00	88-24-35	702.22	445.38
C-22	500.00	23-01-18	200.93	101.83
C-23	400.00	22-25-53	158.60	79.32
C-24	175.00	27-38-17	84.42	43.05
C-25	525.00	9-00-13	82.50	41.33
C-26	525.00	8-43-53	81.88	30.98
C-27	375.00	9-52-47	64.68	32.41
C-28	375.00	12-33-88	82.15	41.24
C-29	475.00	12-56-41	107.32	53.90
C-30	475.00	3-01-14	25.04	12.52
C-31	425.00	0-45-45	5.85	2.83
C-32	425.00	8-05-29	60.02	30.08
C-33	425.00	10-47-08	80.00	40.12
C-34	420.00	7-23-40	54.20	27.14
C-35	428.60	13-38-31	100.00	50.24
C-36	420.00	11-02-39	80.98	40.60
C-37	420.00	26-51-36	198.50	180.29
C-38	428.88	3-11-07	23.35	11.68
C-39	475.00	7-03-23	58.50	29.29
C-40	480.00	8-38-34	72.13	36.13
C-41	488.08	7-52-41	88.00	32.05
C-42	490.00	8-33-55	55.00	27.53
C-43	200.00	22-28-53	78.47	39.75
C-44	200.00	5-09-24	19.08	9.01
C-45	50.00	21-48-21	18.00	9.82
C-46	50.00	71-02-48	62.00	35.70
C-47	50.00	84-10-17	58.00	31.35
C-48	50.00	88-45-18	60.06	34.21
C-49	50.00	14-15-18	12.44	6.25
C-50	480.00	2-51-04	23.88	11.95
C-51	480.00	10-35-12	80.88	44.47
C-52	488.00	12-45-58	108.95	53.78
C-53	488.00	14-04-11	117.87	59.28

TOTAL NUMBER OF LOTS - 36

TOTAL AREA - 19.20 ACS.
- 836,442.89 SQ.FT.

BASIS OF BEARINGS:

THE EAST LINE OF THE S.E. 1/4 OF SECTION 30 WHICH BEARS S-00-28-23-W AS SHOWN ON TRACT MAP NO. 2211A. FILE NO. 964428.



TYPICAL LOT DRAINAGE EASEMENT

NOTES:

1. A PUBLIC UTILITY EASEMENT AND RIGHT OF SURFACE DRAINAGE EASEMENT IS HEREBY GRANTED ACROSS EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND DRAINAGE FACILITIES TO THAT LOT AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. DRAINAGE FACILITIES OUTSIDE THE DEDICATED STREET RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE OWNERS UNLESS OTHERWISE NOTED.
3. ALL CORNERS SET BY THIS SURVEY ARE STEEL PINS. 5/8"X 18" MARKED "L.S.2562".

LEGEND:

- 13 LOT NUMBER
- (J) BLOCK DESIGNATION
- SS SANITARY SEWER
- SD STORM DRAIN
- ● WASHOE COUNTY TYPE I MONUMENT

OFFICIAL PLAT
LANCER ESTATES UNIT 2

S.E. 1/4, SECTION 30, T.18 N., R.20 E., M.D.M.
WASHOE COUNTY NEVADA

cfa
CHARL FITTINGHOFF & ASSOCIATES
PLANNERS, ENGINEERS & SURVEYORS

JOB NO. 92027.02
DESIGNED R.S.C.
DRAWN J.R.-K.B.
COMP B.S.
CHECKED R.S.C.
DATE
SHEET NO. 2 OF 2 SHEETS

102-871

Certificate of Amendment in Book 2262, Pg 1166
Resolution Accepting Streets in Book 2777, Pg 344

Subdivision Tract Map 2289-A

LANCER ESTATES UNIT 3

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LANCER LTD, A JOINT VENTURE, ARE THE OWNERS OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT, 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 N.R.S. CHAPTER 278. THE EASEMENTS AS SHOWN FOR DRAINAGE, UTILITIES, IRRIGATION, SLOPES, ETC., ARE HEREBY GRANTED FOREVER. THE ROADWAYS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE WATER AND SEWER FACILITIES ARE HEREBY DEDICATED TO WASHOE COUNTY. THE OWNER AND ITS ASSIGNS HEREBY AGREE TO THE USE OF RESIDENTIAL WATER METERS.

IN WITNESS WHEREOF, LANCER LTD. A JOINT VENTURE HAS CAUSED ITS NAME TO BE SIGNED BY ITS AUTHORIZED OFFICERS ON THIS 11th DAY OF January, 19 91

LANCER LTD. DATE

BY: Don O. Ekins
DON O. EKINS

BY: John L. Barneson
JOHN L. BARNESON, TRUSTEE OF THE JOHN L. BARNESON TRUST

BY: Lloyd E. Blair
LLOYD E. BLAIR, TRUSTEE OF THE L.E. & J.E. BLAIR FAMILY TRUST

NOTARY PUBLIC

STATE OF NEVADA
S.S.
COUNTY OF WASHOE

ON THIS 11th DAY OF January 19 91 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN THE COUNTY OF WASHOE, [illegible]

WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS THEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES AS OF November 1990, 19 90

First Centennial Title
TITLE COMPANY

BY Marlene Kelly DATE 11-21-90

TAXATION CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT NO PROPERTY TAXES ON THE LAND ARE DELINQUENT.

Nancy Parson
WASHOE COUNTY TREASURER DATE

TITLE: Deputy

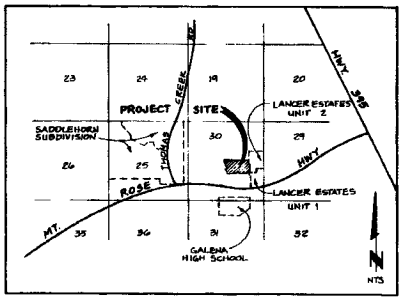
SURVEYOR'S CERTIFICATE:

I, MICHAEL WADE, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF DON EKINS.
2. THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF SECTION 30, T. 18 N., R. 20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON July 10, 1989
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 1-31-92 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Michael Wade
MICHAEL WADE P.L.S. NO. 4431

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA MICHAEL A. WADE 11/6/90 No. 4431



VICINITY MAP

COUNTY COMMISSIONERS' CERTIFICATE

A TENTATIVE MAP OF THIS SUBDIVISION WAS APPROVED ON THE 27th DAY OF NOV 19 90. THIS FINAL MAP IS APPROVED AND ACCEPTED THE 26th DAY OF March 19 91, BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA. THE OFFER OF DEDICATION OF THE STREETS, WATER AND SANITARY SEWER FACILITIES ARE REJECTED AT THIS TIME BUT WILL REMAIN OPEN IN ACCORDANCE WITH N.R.S. 278.390.

CHAIRMAN

ATTEST: COUNTY CLERK

SEAL

WASHOE COUNTY PLANNING COMMISSION CERTIFICATE

A TENTATIVE MAP OF THIS SUBDIVISION, TM7-11-90, WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON THE 2nd DAY OF OCTOBER, 1990. THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET.

DIRECTOR DATE

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS, AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT AND THAT AN ADEQUATE PERFORMANCE BOND HAS BEEN FILED GUARANTEEING THE MONUMENTS AS SHOWN WILL BE SET BY 1-31-92

Burnett O. Chrisfield 11-21-90
COUNTY SURVEYOR DATE

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES AND CATV COMPANIES.

SIERRA PACIFIC POWER COMPANY 11-6-90 DATE

NEVADA BELL 11-19-90 DATE

TCI OF NEVADA, INC. 11-6-90 DATE

HEALTH DISTRICT CERTIFICATE

THIS PLAT IS APPROVED BY THE ENVIRONMENTAL SERVICES DIVISION OF THE WASHOE COUNTY DISTRICT HEALTH DEPARTMENT CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH THE NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

ENVIRONMENTAL SERVICES DIVISION OF THE WASHOE COUNTY DISTRICT HEALTH DEPARTMENT 30 JAN 1991 DATE

PUBLIC WATER FACILITY CERTIFICATE

BLANKET EASEMENTS DESIGNATED BY THIS PLAT FOR PUBLIC WATER FACILITIES AND APPURTENANCES HERETO HAVE BEEN CHECKED AND APPROVED BY THE WASHOE COUNTY CHIEF SANITARY ENGINEER.

CHIEF SANITARY ENGINEER WASHOE COUNTY, NEVADA DATE

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 THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

DIVISION OF WATER RESOURCES 22 JAN 91 DATE

LANCER ESTATES – UNIT 3
PORTION OF SE 1/4 OF SECTION 30
T. 18 N., R. 20 E., M.D.M.
WASHOE COUNTY NEVADA

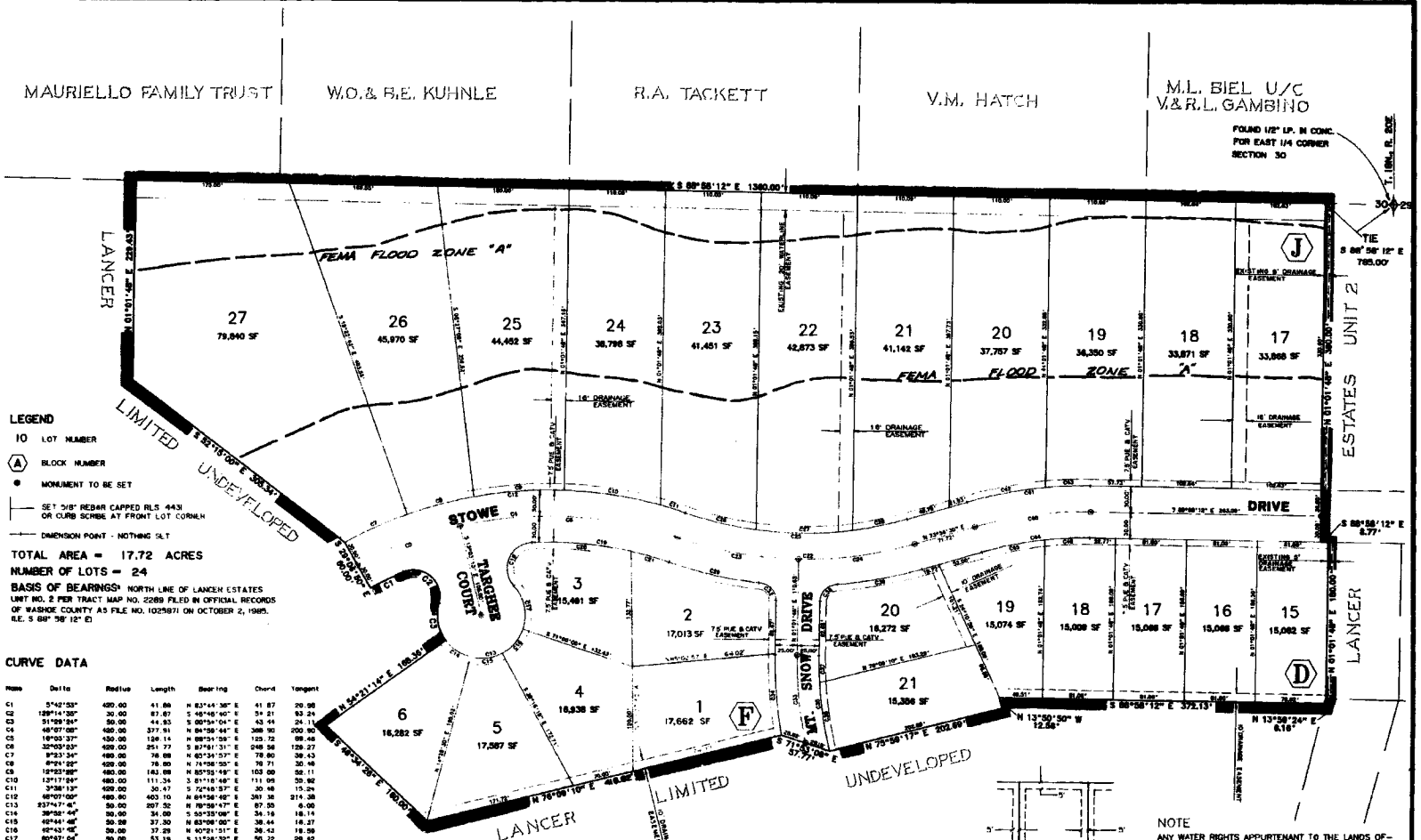
cfa
CHURN, CITTENDEN & ASSOCIATES
PLANNERS, ENGINEERS & SURVEYORS
1150 CORPORATE BLVD RENO NV 89502 702-786-1150

JOB NO.	83-027.07
DESIGNED	DH
DRAWN	RT
COMP	
CHECKED	SC
DATE	OCT. 1990
SHEET NO.	1 OF 2 SHEETS

COUNTY RECORDER'S CERTIFICATE
FILE NO. 1462278
FILED FOR RECORD AT THE REQUEST OF Lancer Ltd
ON THIS 2 DAY OF April 19 91
AT 9 MINUTES PAST 10 O'CLOCK A.M.
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
Lee Mancuso
COUNTY RECORDER
BY: J. Schumacher
DEPUTY
FEE: $31.00

Subdivision Tract Map 2760

4-0926



LEGEND

- 10 LOT NUMBER
- (A) BLOCK NUMBER
- ● MONUMENT TO BE SET
- SET 5/8" REBAR CAPPED RLS 4431 OR CURB SCRIBE AT FRONT LOT CORNER
- DIMENSION POINT - NOTHING SET

TOTAL AREA = 17.72 ACRES

NUMBER OF LOTS = 24

BASIS OF BEARINGS: NORTH LINE OF LANCER ESTATES UNIT NO. 2 PER TRACT MAP NO. 2289 FILED IN OFFICIAL RECORDS OF WASHOE COUNTY AS FILE NO. 1025871 ON OCTOBER 2, 1985. (I.E. S 88° 58' 12" E)

CURVE DATA

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C1	5°42'53"	420.00	41.88	N 83°44'36" E	41.87	20.96
C2	129°14'30"	30.00	67.67	S 46°46'10" E	54.51	53.24
C3	51°29'24"	50.00	44.93	S 00°54'04" E	43.44	24.11
C4	48°07'00"	420.00	377.91	N 84°58'44" E	366.90	200.90
C5	19°03'37"	450.00	128.14	N 88°54'59" E	125.72	64.46
C6	32°03'03"	420.00	234.77	S 87°51'31" E	246.58	120.27
C7	8°23'34"	480.00	70.08	N 65°34'57" E	70.00	35.43
C8	8°24'26"	420.00	70.00	N 74°58'55" E	70.71	35.46
C9	12°23'00"	480.00	103.08	N 85°55'49" E	103.00	52.11
C10	13°17'24"	480.00	111.34	S 81°18'46" E	111.05	55.92
C11	3°38'13"	420.00	30.47	S 72°49'37" E	30.46	15.24
C12	48°07'00"	480.00	403.10	N 84°58'46" E	391.16	214.38
C13	237°47'46"	50.00	207.52	N 78°58'47" E	87.55	6.00
C14	39°52'44"	50.00	34.80	S 55°35'00" E	34.10	18.14
C15	42°44'48"	50.00	37.30	N 63°06'00" E	36.44	19.57
C16	42°43'48"	50.00	37.29	N 20°21'51" E	36.42	19.56
C17	60°57'04"	50.00	53.19	S 11°26'32" E	50.72	29.42
C18	129°14'30"	30.00	67.67	N 22°44'14" E	54.21	53.24
C19	21°42'38"	420.00	159.15	S 81°31'09" E	158.20	80.54
C20	15°34'19"	420.00	114.15	S 84°58'18" E	113.80	57.43
C21	6°08'20"	420.00	45.00	S 74°04'00" E	44.98	22.50
C22	35°08'40"	450.00	275.98	S 86°32'40" E	271.34	142.28
C23	17°09'00"	450.00	141.19	S 76°58'01" E	140.58	71.18
C24	17°07'18"	450.00	134.47	N 82°28'00" E	133.97	67.74
C25	35°08'40"	420.00	257.69	S 86°32'40" E	253.35	132.61
C26	11°17'35"	420.00	82.75	S 76°38'38" E	82.64	41.52
C27	15°03'03"	420.00	110.33	S 86°46'54" E	110.01	55.46
C28	8°45'03"	420.00	64.15	N 78°17'02" E	64.00	32.14
C29	12°46'33"	480.00	107.51	S 77°24'09" E	107.00	54.00
C32	84°50'11"	35.00	29.61	S 41°23'17" E	26.96	16.27
C33	16°34'46"	450.00	129.41	N 00°25'33" W	128.93	65.02
C34	11°11'09"	475.00	92.73	N 84°33'46" W	92.59	46.51
C35	14°52'39"	420.00	118.35	N 89°24'31" E	118.04	59.46
C36	10°16'05"	425.00	79.62	N 08°25'37" W	79.5	39.83
C37	4°10'13"	420.00	30.03	N 01°03'18" W	30.03	15.47
C38	84°50'11"	30.00	29.61	N 43°26'54" E	29.09	16.27
C39	11°57'29"	420.00	100.16	N 79°53'13" E	100.00	50.27
C40	17°07'18"	420.00	134.47	N 82°28'00" E	133.97	67.74
C41	17°07'18"	480.00	143.44	N 82°28'09" E	142.91	72.28
C42	10°52'12"	480.00	91.09	N 78°20'30" E	90.93	45.67
C43	6°15'06"	480.00	52.37	N 67°54'15" E	52.35	26.21
C44	17°07'18"	420.00	125.51	N 82°28'09" E	125.04	63.23
C45	9°38'41"	420.00	73.14	N 73°33'58" E	73.05	36.69
C46	7°08'37"	420.00	52.37	N 67°27'09" E	52.33	26.25

NOTES:

1. PUBLIC UTILITY EASEMENT AND RIGHT OF SURFACE DRAINAGE EASEMENT IS HEREBY GRANTED ACROSS EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND DRAINAGE FACILITES TO THAT LOT AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. DRAINAGE FACILITES OUTSIDE THE DEDICATED STREET RIGHT OF WAY ARE TO BE MAINTAINED BY OWNERS.
3. NO OWNER OR TENANT SHALL OBSTRUCT DRAINAGE EASEMENTS OR CHANNEL WITHIN THE TRACT IN A FASHION WHICH CREATES A DANGER OR CAUSES DAMAGE ON THE PROPERTY OF ANY PERSON WITHIN THE TRACT.
4. IN ADDITION, ALL SIDE LOT LINES SHALL HAVE A UTILITY EASEMENT 5' IN WIDTH CENTERED ON LOT LINES FOR THE PURPOSE OF SERVING UTILITIES TO THE ADJACENT LOT.
5. AN OFF-SITE ROAD CONSTRUCTION FEE IS APPLICABLE TO ALL PARCELS CREATED BY THIS MAP. ANY APPLICATION FOR A PERMIT TO CONSTRUCT OR OTHERWISE USE THIS LAND SHALL EITHER:

   ENTER INTO AN AGREEMENT WITH WASHOE COUNTY, REQUIRING FINANCIAL ASSURANCES AND APPROVAL BY THE DISTRICT ATTORNEY'S OFFICE, TO PAY THE FUTURE OFF-SITE ROAD IMPACT FEE UPON ITS ADOPTION.

   OR

   PAY ANY INTERIM FEE IMPOSED BY WASHOE COUNTY, BE RELEASED FROM THE RESPONSIBILITY OF THE FUTURE IMPACT FEE, AND BE ELIGIBLE FOR A REFUND SHOULD THE FUTURE IMPACT FEE CHARGE LESS THAN THE INTERIM FEE.
6. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A POTENTIALLY-ACTIVE (HOLOCENE) FAULT LINE.

Scale 1" = 60'

NOTE

ANY WATER RIGHTS APPURTENANT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN THE PROPERTY OF THE PRESENT OWNERS.

TYPICAL LOT DRAINAGE EASEMENT
(UNLESS OTHERWISE SHOWN)

LANCER ESTATES - UNIT 3
PORTION OF SE 1/4 OF SECTION 20
T. 19 N., R. 20 E., M.D.M.
WASHOE COUNTY NEVADA

cfa
CHARL FITTINGHOFF & ASSOCIATES
PLANNERS, ENGINEERS & SURVEYORS
1150 CORPORATE BLVD RENO NV 89502 (702) 786-1150

JOB NO.	83-027.07
DESIGNED	DH
DRAWN	RT
CHKD	
CHECKED	SC
DATE	OCT. 1990
SHEET NO.	2 OF 2 SHEETS

1109174

2760-A

Revision showing streets in Park 3364, by 912

Subdivision Tract Map 2760-A

LANCER ESTATES UNIT 4

OWNER'S CERTIFICATE

This is to certify the undersigned, Lancer Ltd., a Joint Venture, is the owner of the tract of land represented on this plat, 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 N.R.S. Chapter 278 and 116 and that the streets as shown, and all appurtenances thereto, are hereby dedicated and set apart to be used as public thoroughfares forever; hereby dedicates a water distribution system, sanitary sewer facilities and associated appurtenance to Washoe County; and hereby grant to all public utilities and the County of Washoe, a permanent easement shown on this plat for the construction and maintenance of drainage and utility systems, together with the right of access thereto forever. The owner and assignees agree to the use of residential water meters.

In witness whereof, Lancer Ltd., a Joint Venture has caused its name to be signed by its authorized officers on this 21st day of April, 1992.

LANCER LTD., A JOINT VENTURE

BY: _____
DON J. EKINS

BY: _____
JOHN L BARNESON, TRUSTEE OF THE JOHN L. BARNESON TRUST

BY: _____
LLOYD E. BLAIR, TRUSTEE OF THE L.E. & J.E. BLAIR FAMILY TRUST

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA }
COUNTY OF WASHOE } S.S.

On this 21st day of April, 1992, personally appeared before me, a Notary Public, in the County of Washoe, Don J. Ekins, John L. Barneson, and Lloyd E. Blair, who acknowledged to me that they executed the above instrument. In witness whereof, I hereunto set my hand and affix my official seal the date and year first written above.

CINDY HUTCHINS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES FEB 2, 1994

_____
NOTARY PUBLIC

TAX CERTIFICATE

The undersigned hereby certifies that all property taxes on the land for the fiscal year have been paid.

Washoe County Treasurer

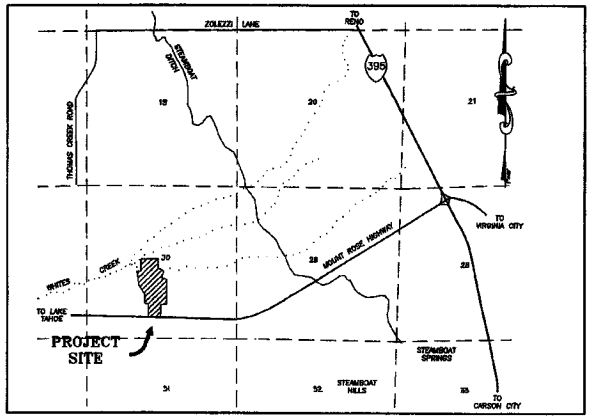
_____ Date 5-7-92

TITLE: Deputy

PUBLIC UTILITY COMPANY'S CERTIFICATE

The utility easements shown on this plat have been checked, accepted, and approved by the undersigned public utility companies.

Sierra Pacific Power Company	Date 5-6-92
Nevada Bell	Date 5-8-92
TCI Cablevision of Nevada, Inc.	Date 5-8-92
Washoe County Utility Division	Date 5/11/92



COUNTY COMMISSIONER'S APPROVAL

Accepted and adopted by the Board of County Commissioners of Washoe County, Nevada this 23rd day of June, 1992. A tentative map of this subdivision was approved by the Board of County Commissioners of Washoe County Nevada on the 17th day of December, 1991. The offer of dedication of streets, water and sanitary sewer facilities are rejected at this time by the Board of County Commissioners with the offer to remain open in accordance with the provisions of N.R.S. Chapter 278.390.

ATTEST: _____ County Clerk

_____ Chairman

TITLE COMPANY'S CERTIFICATE

The undersigned hereby certifies that this plat has been examined and the subdivider offering this plat is the last title holder of record for all the lands delineated hereon, and the lands are free from any liens or encumbrances as of May 12, 1992.

STEWART TITLE OF NORTHERN NEVADA

By _____ May 12, 1992.
ROBERT A. CHRISTIE
Vice President
Chief Title Officer

Date

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 the review of approval on file in this office.

_____ 5 MAY 92
Division of Water Resources Date

1582946

SURVEYOR'S CERTIFICATE

I, Gilbert W. Patterson, a Professional Land Surveyor registered 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 DON EKINS.
2. The lands surveyed lie within a portion of the South 1/2 of Section 30, T. 18 N., R. 20 E., M.D.M. and the survey was complete on June 14, 1991.
3. This plat complies with the applicable state statutes and any local ordinances.
4. The monuments will be of the character shown and occupy the positions indicated by May 6, 1993 and that an appropriate performance guarantee has been posted with the governing body to assure their installation.

_____
GILBERT W. PATTERSON P.L.S. 5666

6/1/92

HEALTH DISTRICT CERTIFICATE

This plat is approved by the Environmental Services Division of the Washoe County District Health Department concerning sewage disposal, water pollution, water quality, and water supply facilities in accordance with the Nevada Revised Statutes. This approval predicates community water supply and community sewage disposal.

_____ May 12, 1992
Environmental Services Division of the Washoe County District Health Department Date

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this plat consisting of 3 pages and that all provisions and ordinances as applicable have been complied with and that I am satisfied that the map is technically correct, a performance guarantee has been submitted to the County Clerk as per NRS Chapter 278.371 Subparagraph 2, and that said monuments will be set by May 5, 1993.

_____ 6/11/92
County Surveyor Date

LAND SURVEYOR
JACK M. HOLMES
6/11/92
No 9611

PLANNING COMMISSION APPROVAL

A tentative map of this subdivision was recommended for denial by the Washoe County Planning Commission on the 3rd day of December, 1991, but such recommendation was overruled by the Board of County Commissioners of Washoe County on the 17th day of December, 1991. This plat is in substantial compliance with the tentative map and all conditions of approval.

_____ 6/11/92
Director, Washoe County Date
Department of Development Review

FILE NO. 1582946
FEE: $36.00
FILED FOR RECORD AT THE REQUEST OF Galena Title Corp
ON THIS 26 DAY OF June
1992, AT 55 MINUTES PAST 10
O'CLOCK A.M., OFFICIAL RECORDS
OF WASHOE COUNTY, NEVADA
COUNTY RECORDER
BY: _____ DEPUTY

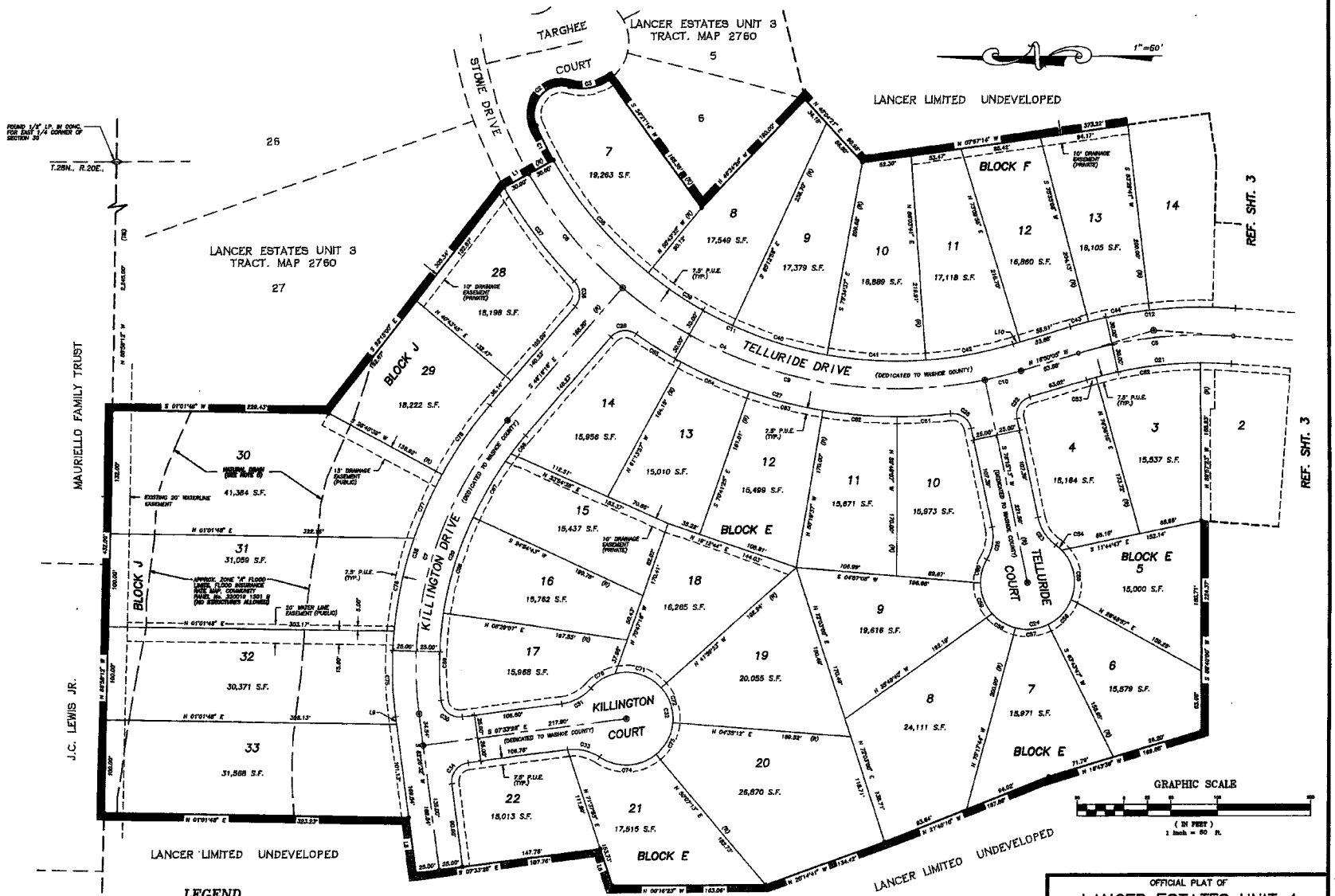
DFFICIAL PLAT OF
LANCER ESTATES UNIT 4
BEING IN THE SOUTH 1/2 OF SECTION 30
T.18N., R.20E., M.D.M.
WASHOE COUNTY, NEVADA

Odyssey ENGINEERING INCORPORATED
2105 CAPURRO WAY, SUITE F, SPARKS, NV 89431
(702) 358-3303

SHEET 1 OF 3

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBDIVISIONS

Subdivision Tract Map 2870



LEGEND

⊕	STREET MONUMENT TO BE SET
38	LOT NUMBER
BLOCK B	BLOCK DESIGNATION
(R)	RADIAL LOT LINE
⊥	TYPICAL LOT CORNER – 5/8" REBAR WITH CAP P.L.S. 5666 OR SCRIBE ON CURB AT THE PROJECTION OF THE LOT LINE TO BE SET
∘	DIMENSION POINT NOTHING FOUND OR SET
P.U.E.	PUBLIC UTILITY EASEMENT AND CATV EASEMENT
4254 S.F.	APPROX. LOT AREA
56	EXISTING LOT NUMBER

NOTE

ANY WATER RIGHTS APPURTENANT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN THE PROPERTY OF THE PRESENT OWNER.

1582946

TOTAL AREA = 23.262± ACRES, 45 LOTS

OFFICIAL PLAT OF

LANCER ESTATES UNIT 4

BEING IN THE SOUTH 1/2 OF SECTION 30
T.18N., R.20E., M.D.M.
WASHOE COUNTY, NEVADA

Odyssey ENGINEERING INCORPORATED
2105 CAPURRO WAY, SUITE F, SPARKS, NV 89431
(702) 359-3303

SHEET 2 OF 3

SUBMITTING INSTRUMENT SHOULD BE EXAMINED FOR ANY SUBSERVIENT

Subdivision Tract Map 2870-A

E-0482

NOTES

1) A utility easement is also hereby granted within each lot for the exclusive purpose of installing and maintaining utility service facilities to the lot as locations mutually agreed upon by the owner of record at the time of installation and the utility company. In addition all side lot lines shall have a utility easement 5 feet in width centered about the lot line for the purpose of serving utilities to the adjacent lots. Also, each side lot line shall have a 10 foot drainage easement centered about the lot line and each lot shall have a 5 foot utility easement within the lot, adjacent to the rear lot line.

2) Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the Department of Conservation and Natural Resources Division of Historic Preservation and Archeology shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two working days from the date of notification.

3) No habitable structures shall be located on a potentially active (holocene) fault line.

4) An offsite road construction fee is applicable to the parcels created by this map. Any applicant for a permit to construct or otherwise use this land shall either (1) enter into an agreement with Washoe County, requiring the financial assurances and approval by the District Attorney's Office, to pay the future off-site road impact fee upon its adoption OR (2) pay any interim fee imposed by Washoe County, be released from the responsibility of the future impact fee, and be eligible for a refund should future impact fee charge less than the interim fee.

5) Each lot owner shall be responsible for the maintenance of drainage facilities and the natural drainage characteristics with in their lot so other properties are not adversely affected. A blanket easement is hereby granted within each lot to the affected property as may be necessary for the perpetuation of the natural characteristics and improved drainage facilities.

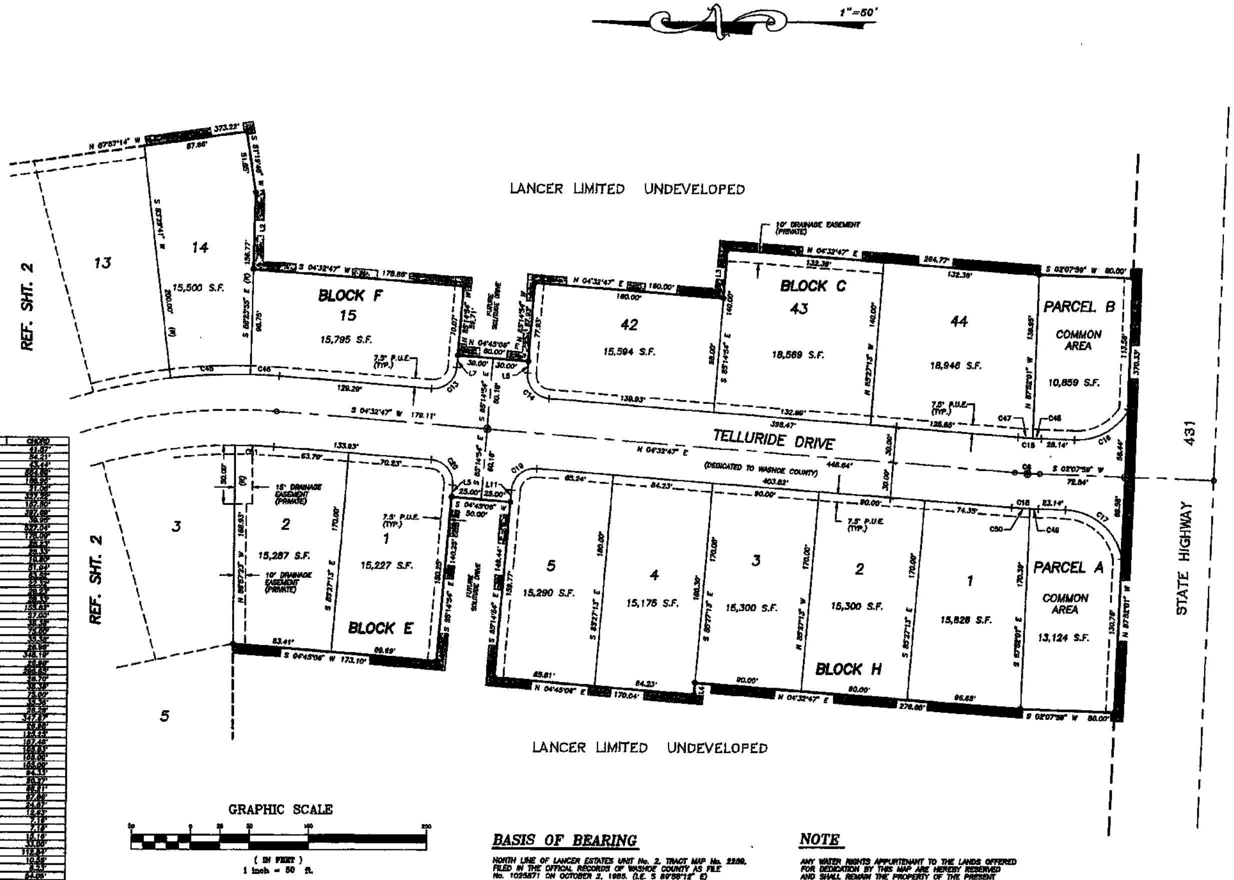
6) No certificate of occupancy shall be issued until the water facilities have been completed and accepted by resolution of the Board of County Commissioners.

7) Public easements are maintained by Washoe County. Fencing is not permitted within or across easements maintained by Washoe County.

8) Drainage facilities outside the dedicated street right-of-way are to be maintained by the homeowners unless they are "Public".

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	05°42'53"	420.00'	41.88'	20.96'	41.87'
C2	129°14'35"	30.00'	67.67'	63.24'	54.21'
C3	51°29'24"	50.00'	44.93'	24.11'	43.44'
C4	77°43'15"	450.00'	610.43'	362.39'	564.69'
C5	21°22'53"	450.00'	167.93'	84.95'	166.96'
C6	02°24'44"	500.00'	21.06'	10.53'	21.06'
C7	45°17'15"	420.00'	337.11'	175.19'	327.22'
C8	20°09'15"	480.00'	168.38'	79.98'	167.50'
C9	52°26'32"	450.00'	412.14'	221.60'	397.88'
C10	05°05'16"	450.00'	39.96'	20.00'	39.95'
C11	77°43'15"	420.00'	569.73'	338.49'	527.04'
C12	21°21'55"	480.00'	179.12'	90.62'	178.09'
C13	89°47'41"	20.00'	31.34'	19.93'	28.23'
C14	90°12'19"	20.00'	31.48'	20.07'	28.33'
C15	02°24'48"	470.00'	19.80'	9.90'	19.80'
C16	61°13'04"	51.00'	54.49'	30.17'	51.94'
C17	77°01'30"	51.00'	68.57'	40.63'	63.52'
C18	02°24'48"	530.00'	22.32'	11.16'	22.32'
C19	89°47'41"	20.00'	31.34'	19.93'	28.23'
C20	90°12'19"	20.00'	31.48'	20.07'	28.33'
C21	21°22'52"	410.00'	156.73'	77.28'	153.82'
C22	84°54'45"	20.00'	29.64'	18.30'	27.00'
C23	41°24'35"	50.00'	36.14'	18.90'	35.36'
C24	262°49'09"	50.00'	229.35'	56.69'	75.00'
C25	41°24'35"	50.00'	36.14'	18.90'	35.36'
C26	84°50'11"	20.00'	29.61'	18.27'	26.98'
C27	42°06'54"	480.00'	353.10'	184.97'	345.19'
C28	84°50'11"	20.00'	29.61'	18.27'	26.98'
C29	46°19'56"	375.00'	304.39'	161.50'	295.45'
C30	91°41'17"	20.00'	32.01'	20.60'	28.70'
C31	41°24'35"	50.00'	36.14'	18.90'	35.36'
C32	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C34	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C35	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C36	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C37	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C38	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C39	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C41	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C42	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C43	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C44	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C45	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C46	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C47	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C48	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C49	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C51	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C52	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C53	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C54	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C55	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C56	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C57	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C58	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C59	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C60	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C61	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C62	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C63	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C64	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C65	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C66	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C67	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C68	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C69	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C70	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C71	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C72	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C73	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C74	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C75	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C76	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C77	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C78	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

BASIS OF BEARING

NORTH LINE OF LANCER ESTATES UNIT No. 2, TRACT MAP No. 2286, FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY AS FILE No. 1025871 ON OCTOBER 2, 1985. (I.E. S 89°58'12" E)

NOTE

ANY WATER RIGHTS APPURTENANT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN THE PROPERTY OF THE PRESENT OWNER.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 29°06'20" E	60.00'
L2	S 88°23'55" E	65.02'
L3	S 85°14'54" E	42.00'
L4	S 85°27'13" E	10.32'
L5	S 85°14'54" E	10.07'
L6	N 71°37'55" E	41.74'
L7	N 85°14'54" W	10.32'
L8	S 87°26'32" W	62.65'
L9	S 87°26'32" W	7.88'
L10	N 16°50'05" W	8.12'
L11	N 85°14'54" W	10.32'

LEGEND

◉	STREET MONUMENT TO BE SET	o	DIMENSION POINT NOTHING FOUND OR SET
38	LOT NUMBER	P.U.E.	PUBLIC UTILITY EASEMENT AND CATV EASEMENT
BLOCK B	BLOCK DESIGNATION	4254 S.F.	APPROX. LOT AREA
(R)	RADIAL LOT LINE	56	EXISTING LOT NUMBER
	TYPICAL LOT CORNER – 5/8" REBAR WITH CAP P.L.S. 5666 OR SCRIBE ON CURB AT THE PROJECTION OF THE LOT LINE TO BE SET		

1562946

OFFICIAL PLAT OF

LANCER ESTATES UNIT 4

BEING IN THE SOUTH 1/2 OF SECTION 30
T.18N., R.20E., M.D.M.
WASHOE COUNTY, NEVADA

Odyssey ENGINEERING INCORPORATED
2105 CAPURRO WAY, SUITE F, SPARKS, NV 89431
(702) 359-3303

SHEET 3 OF 3

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT

E-0482

Subdivision Tract Map 2870-B

2938

LANCER ESTATES UNIT 5

OWNER'S CERTIFICATE

This is to certify the undersigned, Lancer Ltd., a Joint Venture, is the owner of the tract of land represented on this plat, 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 N.R.S. Chapter 278 and 116, and that the streets as shown, and all appurtenances thereto, are hereby dedicated and set apart to be used as public thoroughfares forever; hereby dedicates a water distribution system, sanitary sewer facilities and associated appurtenances to Washoe County; and hereby grant to all public utilities and the County of Washoe, a permanent easement shown on this plat for the construction and maintenance of drainage and utility systems, together with the right of access thereto forever. The owner and assignees agree to the use of residential water meters.

In witness whereof, Lancer Ltd., a Joint Venture has caused its name to be signed by its authorized officers on this 15TH day of APRIL, 1993.

LANCER LTD., A JOINT VENTURE

BY: _____ 4/15/93
DON J. EKINS,

BY: _____ 4/15/93
JOHN L. BARNESON, PRESIDENT, BARNESON INVESTMENTS INC.

BY: _____ 4/15/93
LLOYD E. BLAIR, TRUSTEE OF THE L.E. & J.E. BLAIR FAMILY TRUST

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA } S.S.
COUNTY OF WASHOE }

On this 28th day of April, 1993, personally appeared before me, a Notary Public, in the County of Washoe, Don J. Ekins, and Lloyd E. Blair, who acknowledged to me that they executed the above instrument. In witness whereof, I hereunto set may hand and affix my official seal the date and year first written above.

_____
NOTARY PUBLIC

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA } S.S.
COUNTY OF WASHOE }

On this 15th day of April, 1993, personally appeared before me, a Notary Public, in the County of Washoe, John L. Barneson, who acknowledged to me that he executed the above instrument. In witness whereof, I hereunto set my hand and affix my official seal the date and year first written above.

_____
NOTARY PUBLIC

PUBLIC UTILITY COMPANY'S CERTIFICATE

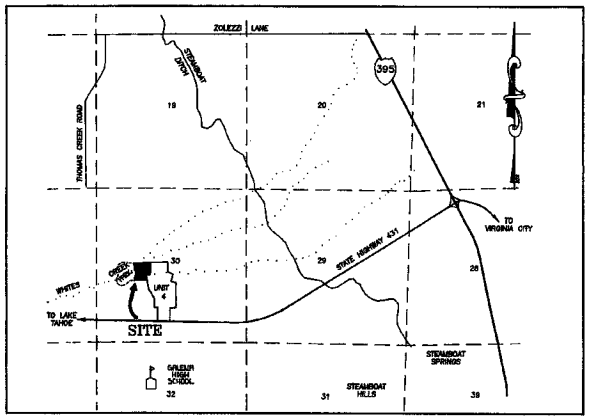
The utility easements shown on this plat have been checked, and approved by the undersigned public utility and CATV companies.

_____ 5-12-93
Sierra Pacific Power Company — Date

_____ 5-13-93
Nevada Bell — Date

_____ 5-21-93
TCI Cablevision of Nevada, Inc. — Date

_____ 5-19-93
Washoe County Utility Division — Date



VICINITY MAP

COUNTY COMMISSIONER'S APPROVAL

Approved and accepted by the Board of County Commissioners of Washoe County, Nevada this 18th day of MAY, 1993. A tentative map of this subdivision was approved by the Board of County Commissioners of Washoe County, Nevada on the 17th day of December, 1991, and in accordance with N.R.S. 278.360 a one year extension was provided due to Commission approval of Lancer Estates Unit 4 on the 23rd day of June, 1992 and recorded as Document No. 1582946, and the offer of dedication of the public streets, water and sanitary sewer facilities shown hereon being rejected at this time by the Board of County Commissioners with the offer to remain open in accordance with the provision of N.R.S. Chapter 278.390.

ATTEST: _____ County Clerk — _____ Chairman

TITLE COMPANY'S CERTIFICATE

The undersigned hereby certifies that this plat has been examined and that Lancer Ltd., a Joint Venture owns the land to be subdivided and that each person signing this final map owns of record an interest in the land and that all the owners of record have signed the final map; that there are no encumbrances or liens against the common-interest community or any part thereof for delinquent state, county, municipal, federal, or local taxes or assessments collected as taxes or special assessments as of MAY 19, 1993.

STEWART TITLE OF NORTHERN NEVADA

By _____ May 19, 1993
ROBERT A. CHRISTIE — Date
Vice President
Chief Title Officer

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 the review of approval on file in this office.

_____ 17 MAY 93
Division of Water Resources — Date

SURVEYOR'S CERTIFICATE

I, Gilbert W. Patterson, a Professional Land Surveyor registered 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 Lancer Ltd.
2. The lands surveyed lie within a portion of the South 1/2 of Section 30, T. 18 N., R. 20 E., M.D.M. and the survey was complete on 3 May 1993.
3. This plat complies with the applicable state statutes and any local ordinances.
4. The monuments will be of the character shown and occupy the positions indicated by 11 MAY 1994, and that an appropriate performance guarantee has been posted with the governing body to assure their installation.

_____ 5/10/93
GILBERT W. PATTERSON — P.L.S. 5666

TAX CERTIFICATE

The undersigned hereby certifies that all property taxes on the land for the fiscal year have been paid.

Washoe County Treasurer
_____ Date 5-19-93
TITLE: Deputy

DISTRICT HEALTH CERTIFICATE

This plat is approved by the Environmental Services Division of the Washoe County District Health Department concerning sewage disposal, water pollution, water quality, and water supply facilities in accordance with the Nevada Revised Statutes. This approval predicates community water supply and community sewage disposal.

_____ 19 May 1993
Environmental Services Division of the Washoe County District Health Department — Date

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this plat consisting of 2 pages and that all provisions and ordinances as applicable have been complied with and that I am satisfied that the map is technically correct, a performance guarantee has been submitted to the County Clerk as per NRS Chapter 278.371, Subparagraph 2, and that said monuments will be set by 11 MAY 1994.

_____ 5-21-93
County Surveyor — Date
5-21-93

PLANNING COMMISSION APPROVAL

A tentative map of this subdivision (TM 7-11-90) was recommended for denial by the Washoe County Planning Commission on the 3rd day of December, 1991, but such recommendation was overruled by the Board of County Commissioners of Washoe County on the 17th day of December, 1991. This plat is in substantial compliance with the tentative map and all condition of approval.

_____ 5/21/93
Director, Washoe County Department of Development Review — Date

1677822

FILE NO. 1677822
FEE: $22.25
FILED FOR RECORD AT THE REQUEST OF LOTS INC
ON THIS 28 DAY OF MAY 1993, AT 8 MINUTES PAST 9 O'CLOCK A.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
JAN MERCHANT
COUNTY RECORDER
BY: _____ DEPUTY

OFFICIAL PLAT OF
LANCER ESTATES UNIT 5
BEING IN THE SOUTHWEST 1/4 OF SECTION 30
T.18N., R.20E., M.D.M.
WASHOE COUNTY, NEVADA

2105 CAPURRO WAY, SUITE F, SPARKS, NV 89431 (702) 359-3303
Odyssey ENGINEERING INCORPORATED

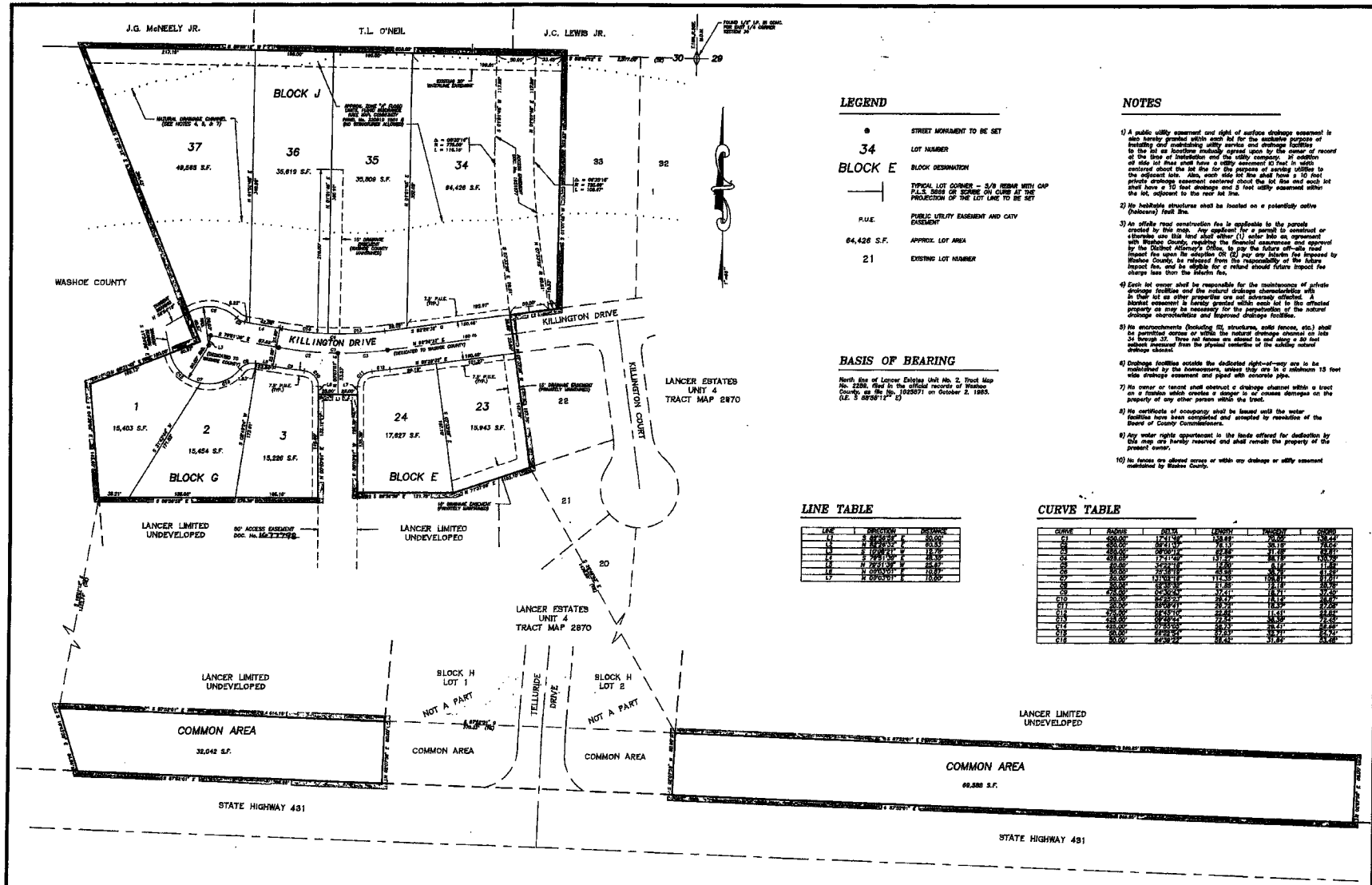
SHEET 1 OF 2

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT

7938

SUBDIVISION TRACT MAP 2938

2938A



LEGEND

●	STREET MONUMENT TO BE SET
34	LOT NUMBER
BLOCK E	BLOCK DESIGNATION
┤	TYPICAL LOT CORNER – 5/8 REBAR WITH CAP P.L.S. 5868 OR SCRIBE ON CURB AT THE PROJECTION OF THE LOT LINE TO BE SET
P.U.E.	PUBLIC UTILITY EASEMENT AND CATV EASEMENT
64,426 S.F.	APPROX. LOT AREA
21	EXISTING LOT NUMBER

BASIS OF BEARING

North line of Lancer Estates Unit No. 2, Tract Map No. 2288, filed in the official records of Washoe County, as file No. 1025871 on October 2, 1985. (I.E. S 89°59'12" E)

NOTES

1) A public utility easement and right of surface drainage easement is also hereby granted within each lot for the exclusive purpose of installing and maintaining utility service and drainage facilities to the lot as locations mutually agreed upon by the owner of record at the time of installation and the utility company. In addition all side lot lines shall have a utility easement 10 feet in width centered about the lot line for the purpose of serving utilities to the adjacent lots. Also, each side lot line shall have a 10 foot private drainage easement centered about the lot line and each lot shall have a 10 foot drainage and 5 foot utility easement within the lot, adjacent to the rear lot line.

2) No habitable structures shall be located on a potentially active (holocene) fault line.

3) An offsite road construction fee is applicable to the parcels created by this map. Any applicant for a permit to construct or otherwise use this land shall either (1) enter into an agreement with Washoe County, regarding the financial assurances and approval by the District Attorney's Office, to pay the future off-site road impact fee upon its adoption OR (2) pay any interim fee imposed by Washoe County, be released from the responsibility of the future impact fee, and be eligible for a refund should future impact fee charge less than the interim fee.

4) Each lot owner shall be responsible for the maintenance of private drainage facilities and the natural drainage characteristics with in their lot as either properties are not adversely affected. A blanket easement is hereby granted within each lot to the affected property as may be necessary for the perpetuation of the natural drainage characteristics and improved drainage facilities.

5) No encroachments (including fill, structures, walls fences, etc.) shall be permitted across or within the natural drainage channel on lots 34 through 37. Three rail fences are allowed to the along a 50 foot setback measured from the physical centerline of the existing natural drainage channel.

6) Drainage facilities outside the dedicated right-of-way are to be maintained by the homeowners, unless they are in a minimum 15 foot wide drainage easement and piped with concrete pipe.

7) No owner or tenant shall obstruct a drainage channel within a tract on a fashion which creates a danger to or causes damages on the property of any other person within the tract.

8) No certificate of occupancy shall be issued until the water facilities have been completed and accepted by resolution of the Board of County Commissioners.

9) Any water rights appurtenant to the lands offered for dedication by this map are hereby reserved and shall remain the property of the present owner.

10) No fences are allowed across or within any drainage or utility easement maintained by Washoe County.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 89°59'12" E	50.00'
L2	N 89°59'12" W	83.53'
L3	S 18°08'51" W	16.78'
L4	S 74°51'09" E	48.39'
L5	N 72°31'39" W	24.87'
L6	N 00°00'01" E	10.67'
L7	N 00°00'01" E	15.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	450.00'	17°41'06"	138.88'	70.06'	138.24'
C2	450.00'	09°41'01"	76.13'	38.16'	76.04'
C3	450.00'	08°00'12"	62.86'	31.48'	62.81'
C4	450.00'	17°41'06"	131.29'	66.19'	130.79'
C5	50.00'	34°32'18"	19.00'	9.78'	18.88'
C6	50.00'	79°38'15"	69.58'	39.79'	64.09'
C7	50.00'	131°16'18"	114.56'	150.81'	91.01'
C8	50.00'	62°38'16"	31.88'	17.18'	30.79'
C9	424.00'	04°52'24"	37.41'	18.71'	37.40'
C10	20.00'	84°35'23"	29.17'	18.16'	26.67'
C11	20.00'	69°09'21"	24.13'	13.97'	22.69'
C12	475.00'	09°19'10"	77.23'	38.71'	77.14'
C13	425.00'	09°49'44"	72.54'	36.39'	72.45'
C14	425.00'	07°53'05"	58.53'	29.31'	58.49'
C15	20.00'	69°24'44"	27.53'	15.71'	25.91'
C16	50.00'	84°39'22"	73.42'	45.52'	66.96'

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

TOTAL AREA = ±9.000 ACRES
9 LOTS AND 2 COMMON AREAS

2677822

OFFICIAL PLAT OF
LANCER ESTATES UNIT 5
BEING IN THE SOUTHWEST 1/4 OF SECTION 30
T.19N., R.20E., M.D.M.
WASHOE COUNTY, NEVADA

Odyssey ENGINEERING INCORPORATED
2105 CAPURRO WAY, SUITE F, SPARKS, NV 89431
(702) 358-3303

SHEET 2 OF 2

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT SUBDIVISIONS

2938A

Subdivision Tract Map 2938A

LANCER ESTATES UNIT 6

OWNER'S CERTIFICATE

This is to certify the undersigned, Lancer Ltd., a Joint Venture, is the owner of the tract of land represented on this plat, 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 N.R.S. Chapter 278 and 116, and that the streets as shown, and all appurtenances thereto, are hereby dedicated and set apart to be used as public thoroughfares forever; hereby dedicates a water distribution system, sanitary sewer facilities and associated appurtenances to Washoe County; and hereby grant to all public utilities and the County of Washoe, permanent easements shown on this plat for the construction and maintenance of drainage and utility systems, together with the right of access thereto forever. The owner and assignees agree to the use of residential water meters.

In witness whereof, Lancer Ltd., a Joint Venture has caused its name to be signed by its authorized officers on this 8TH day of APRIL, 1994.

LANCER LTD., A JOINT VENTURE

BY: X
DON J. EKINS

BY:
JOHN L. BARNESON, PRESIDENT, BARNESON INVESTMENTS INC.

BY:
LLOYD E. BLAIR, TRUSTEE OF THE L.E. & J.E. BLAIR FAMILY TRUST

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA } S.S.
COUNTY OF WASHOE }

On this 8th day of April, 1994, personally appeared before me, a Notary Public, in the County of Washoe, Don J. Ekins, and Lloyd E. Blair, who acknowledged to me that they executed the above instrument. In witness whereof, I hereunto set may hand and affix my official seal the date and year first written above.

CYNDIE LEE SLOAN
Notary Public State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES OCT 31, 1996

NOTARY PUBLIC

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA } S.S.
COUNTY OF WASHOE }

On this 8th day of April, 1994, personally appeared before me, a Notary Public, in the County of Washoe, John L. Barneson, who acknowledged to me that he executed the above instrument. In witness whereof, I hereunto set my hand and affix my official seal the date and year first written above.

NOTARY PUBLIC

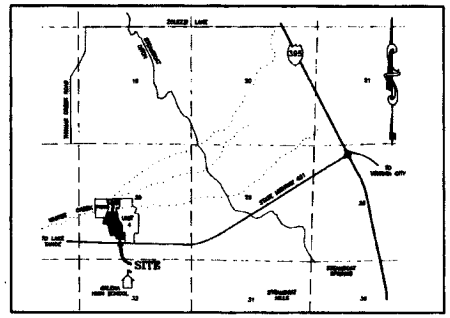
PUBLIC UTILITY COMPANY'S CERTIFICATE

The utility easements shown on this plat have been checked, and approved by the undersigned public utility and CATV companies.

Sierra Pacific Power Company — Date 3-23-94

Nevada Bell — Date 4-1-94

TCI Cablevision of Nevada, Inc. — Date 3-24-94



VICINITY MAP

WASHOE COUNTY PLANNING COMMISSION CERTIFICATE

A tentative map of Lancer Estates subdivision TM 7-11-90 was recommended for approval by the Washoe County Planning Commission on the 2nd day of October, 1990, and approved by the Board of County Commissioners of Washoe County on the 27th day of November, 1990, an amendment to TM 7-11-90, was recommended for denial by the Washoe County Planning Commission on the 3rd day of December, 1991, but such recommendation was overruled by the Board of County Commissioners of Washoe County, Nevada on the 17th day of December, 1991. The final map of Lancer Estates Unit 5 subdivision was approved by the Board of County Commissioners of Washoe County, Nevada, on the 25th day of May, 1993, and subsequently recorded on the 28th day of May 1993. the final map of Lancer Estates Unit 6 is in substantial conformance with the tentative map and all the conditions of approval have been met. This final map is approved and accepted this 12th day of May, 1994 by the Planning Commission of Washoe County, Nevada. The offer of dedication of the roadways, water and sewer facilities is rejected at this time, but will remain open in accordance with N.R.S. 278.

Chairman — Date 5/11/94

ATTEST: The Director certifies that the Washoe County Planning Commission took the action noted above with a majority vote of the members present.

Director, Department of Development Review — Date 5/11/94

PUBLIC WATER AND SEWER FACILITY CERTIFICATE

Easements Designated by this plat for public water and sewer facilities and appurtenances hereto have been checked and approved by the Washoe County Utility Division.

Washoe County Utility Division — Date 4-22-94

TAX CERTIFICATE

The undersigned hereby certifies that all property taxes on the land for the fiscal year have been paid.

Washoe County Treasurer

Date 3-23-94

TITLE: Deputy

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 the review of approval on file in this office.

Division of Water Resources — Date 19 APR 94

SURVEYOR'S CERTIFICATE

I, Lee H. Smithson, a Professional Land Surveyor registered 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 Lancer Ltd.
2. The lands surveyed lie within the South 1/2 Section 30, T.18N., R.20E., M.D.M. and the survey was complete on Apr. 26, 1994.
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 will be of the character shown and occupy the position indicated by Apr. 26, 1994 and an appropriate financial guarantee will be posted with the governing body before recordation to assure the installation of the monuments.

LEE H. SMITHSON — 4/25/94 — P.L.S. 5097

TITLE COMPANY'S CERTIFICATE

The undersigned hereby certifies that this plat has been examined and that Lancer Ltd., a Joint Venture, owns of record an interest in the lands delineated hereon and that it is the only owner 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 there are no liens of record against the common interest community for delinquent state, county, municipal, federal or local taxes or assessments collected as taxes or special assessments.

STEWART TITLE OF NORTHERN NEVADA

By
ROBERT L. CHRISTIE
Vice President
Chief Title Officer

April 6, 1994
Date

DISTRICT BOARD OF HEALTH CERTIFICATE

This final map is approved by the Washoe County District Board of Health. 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.

for the District Board of Health — Date 25 April 1994

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this plat consisting of 2 pages and that all provisions and ordinances as applicable have been complied with and that I am satisfied that the map is technically correct, and that a performance guarantee has been filed guaranteeing the monuments as shown will be set by Apr. 26, 1995.

County Surveyor — Date 5-2-94

1798400

FILE NO. 1798400
FEE: $ 50.75
FILED FOR RECORD AT THE REQUEST OF KING'S VIEW CORP.
ON THIS 12 DAY OF MAY
1994, AT 10 MINUTES PAST 4
O'CLOCK, P.M., OFFICIAL RECORDS
OF WASHOE COUNTY, NEVADA
LAMAR MELCHER
COUNTY RECORDER
BY: DEPUTY

OFFICIAL PLAT OF
LANCER ESTATES UNIT 6
BEING IN THE SOUTH 1/2 OF SECTION 30
T.18N., R.20E., M.D.M.
WASHOE COUNTY, NEVADA

odyssey ENGINEERING INCORPORATED
2105 CAPURRO WAY, SUITE F, SPARKS, NV 89431
(702) 355-3000

SHEET 1 OF 2

SUBDIVISION TRACT MAP 3043

3042A

NOTES:

1) A public utility easement and right of surface drainage easement is also hereby granted within each lot for the exclusive purpose of installing and maintaining utility service and drainage facilities to the lot as locations mutually agreed upon by the owner of record at the time of installation and the utility company. In addition all side lot lines shall have a utility easement 10 feet in width centered about the lot line for the purpose of service utilities to the adjacent lots. Also, each side lot line shall have a 10 foot private drainage easement centered about the lot line and each lot shall have a 5 foot utility and drainage easement within the lot, adjacent to the rear lot line. All public utility easements shall include cable television.

2) No habitable structures shall be built on or a fault that has been active during the Holocene epoch of geological time.

3) An offsite road construction fee is applicable to the parcels created by this map. Any applicant for a permit to construct or otherwise use this land shall either (1) enter into an agreement with Washoe County, requiring the financial assurances and approval by the District Attorney's Office, to pay the future off-site road impact fee upon its adoption OR (2) pay any interim fee imposed by Washoe County, be released from the responsibility of the future impact fee, and be eligible for a refund should future impact fee charge less than the interim fee.

4) Each lot owner shall be responsible for the maintenance of private drainage facilities and the natural drainage characteristics with in their lot as other properties are not adversely affected. A blanket easement is hereby granted within each lot to the affected property as may be necessary for the perpetuation of the natural drainage characteristics and improved drainage facilities.

5) Drainage facilities outside the dedicated right-of-way are to be maintained by the homeowners, unless they are in a minimum 15 foot wide drainage easement and piped with concrete pipe.

6) No owner or tenant shall obstruct a drainage channel within a tract in a fashion which creates a danger to or causes damages on the property of any other person within the tract.

7) No certificate of occupancy shall be issued until the water and sewer facilities have been completed and accepted by the Washoe County Utility Division.

8) Any water rights appurtenant to the lands offered for dedication by this map are hereby reserved and shall remain the property of the present owner.

9) No fences or structures shall be allowed across or within any drainage or utility easements maintained by Washoe County.

10) No fences, structures, landscaping, etc. shall be allowed within the 50 foot access easement dedicated to Washoe County on lot 15 and lot 19.

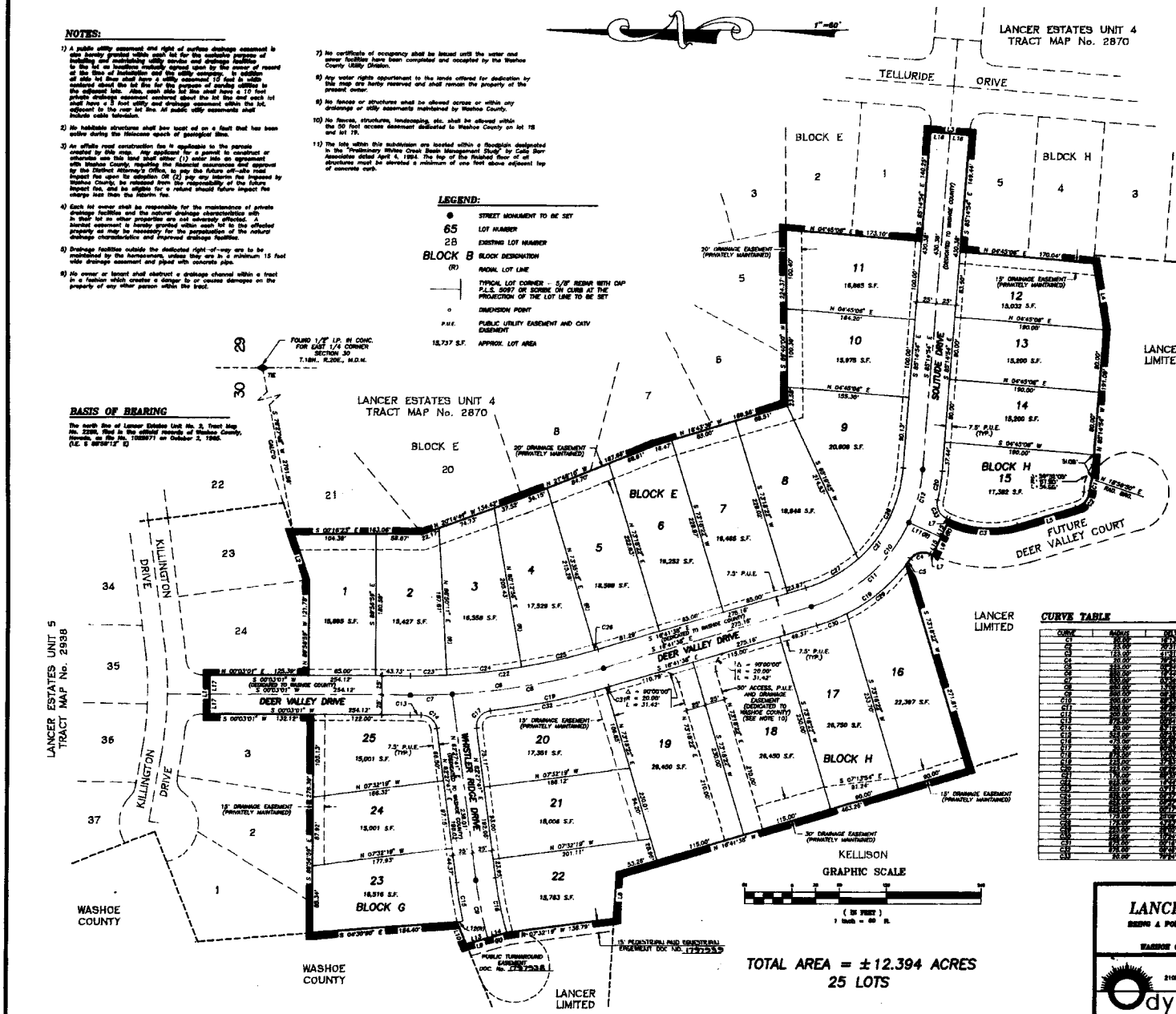
11) The lots within this subdivision are located within a floodplain designated in the "Preliminary Widow Creek Basin Management Study" by Carlo Bon Associates dated April 4, 1994. The top of the finished floor of all structures must be elevated a minimum of one foot above adjacent top of concrete curb.

LEGEND:

●	STREET MONUMENT TO BE SET
65	LOT NUMBER
28	EXISTING LOT NUMBER
BLOCK B	BLOCK DESIGNATION
(R)	RADIAL LOT LINE
	TYPICAL LOT CORNER - 5/8" REBAR WITH CAP P.L.S. 5097 OR SCRIBE ON CURB AT THE PROJECTION OF THE LOT LINE TO BE SET
o	DIMENSION POINT
P.U.E.	PUBLIC UTILITY EASEMENT AND CATV EASEMENT
15,737 S.F.	APPROX. LOT AREA

BASIS OF BEARING

The north line of Lancer Estates Unit No. 3, Tract Map No. 2288, filed in the official records of Washoe County, Nevada, as file No. 1088671 on October 2, 1986. (N.E. S 88°58'12" E)



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 87°15'24" W	50.00'
L2	N 71°12'24" W	61.36'
L3	N 87°15'24" W	50.00'
L4	S 61°31'24" E	63.36'
L5	S 87°15'24" E	50.00'
L6	S 18°41'36" E	26.73'
L7	N 87°15'24" E	50.00'
L8	N 87°15'24" E	4.00'
L9	N 87°15'24" E	50.00'
L10	N 18°41'36" W	26.73'
L11	S 87°15'24" E	50.00'
L12	S 87°15'24" E	30.00'
L13	S 87°15'24" E	50.00'
L14	S 18°41'36" E	44.83'
L15	S 13°55'19" E	7.41'
L16	S 18°41'36" E	50.00'
L17	S 18°41'36" E	50.00'
L18	S 18°41'36" E	50.00'
L19	S 18°41'36" E	50.00'
L20	S 18°41'36" E	50.00'
L21	S 87°15'24" E	50.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	50.00'	16°13'12"	14.15'	7.13'	14.11'
C2	125.00'	20°21'12"	44.39'	22.46'	44.15'
C3	125.00'	41°31'24"	90.56'	47.39'	88.57'
C4	30.00'	34°54'00"	18.27'	9.41'	18.00'
C5	225.00'	34°54'00"	137.00'	70.52'	134.88'
C6	225.00'	16°45'24"	65.79'	33.19'	65.57'
C7	225.00'	17°08'36"	67.32'	33.97'	67.08'
C8	250.00'	13°32'00"	59.07'	29.69'	58.93'
C9	250.00'	34°54'00"	152.28'	78.37'	149.97'
C10	200.00'	34°54'00"	121.79'	62.68'	119.92'
C11	300.00'	34°54'00"	182.69'	94.02'	179.91'
C12	250.00'	16°45'24"	73.11'	36.89'	72.87'
C13	275.00'	20°21'12"	97.67'	49.39'	97.14'
C14	30.00'	34°54'00"	18.27'	9.41'	18.00'
C15	30.00'	34°54'00"	18.27'	9.41'	18.00'
C16	425.00'	34°54'00"	258.81'	133.21'	254.88'
C17	475.00'	34°54'00"	289.27'	148.88'	284.91'
C18	30.00'	90°00'00"	47.12'	30.00'	42.43'
C19	275.00'	17°31'12"	84.09'	42.39'	83.77'
C20	275.00'	17°31'12"	84.09'	42.39'	83.77'
C21	225.00'	34°54'00"	137.00'	70.52'	134.88'
C22	225.00'	17°31'12"	68.81'	34.69'	68.53'
C23	225.00'	17°31'12"	68.81'	34.69'	68.53'
C24	225.00'	34°54'00"	137.00'	70.52'	134.88'
C25	425.00'	34°54'00"	258.81'	133.21'	254.88'
C26	425.00'	34°54'00"	258.81'	133.21'	254.88'
C27	425.00'	34°54'00"	258.81'	133.21'	254.88'
C28	425.00'	34°54'00"	258.81'	133.21'	254.88'
C29	425.00'	34°54'00"	258.81'	133.21'	254.88'
C30	425.00'	34°54'00"	258.81'	133.21'	254.88'
C31	425.00'	34°54'00"	258.81'	133.21'	254.88'
C32	275.00'	34°54'00"	167.51'	86.26'	165.00'
C33	275.00'	34°54'00"	167.51'	86.26'	165.00'
C34	225.00'	34°54'00"	137.00'	70.52'	134.88'
C35	225.00'	34°54'00"	137.00'	70.52'	134.88'
C36	225.00'	34°54'00"	137.00'	70.52'	134.88'
C37	225.00'	34°54'00"	137.00'	70.52'	134.88'
C38	225.00'	34°54'00"	137.00'	70.52'	134.88'
C39	225.00'	34°54'00"	137.00'	70.52'	134.88'
C40	225.00'	34°54'00"	137.00'	70.52'	134.88'
C41	275.00'	34°54'00"	167.51'	86.26'	165.00'
C42	275.00'	34°54'00"	167.51'	86.26'	165.00'
C43	30.00'	79°44'36"	41.76'	24.57'	38.46'
C44	30.00'	79°44'36"	41.76'	24.57'	38.46'
C45	30.00'	79°44'36"	41.76'	24.57'	38.46'
C46	30.00'	79°44'36"	41.76'	24.57'	38.46'
C47	275.00'	30°41'12"	147.31'	75.40'	145.57'
C48	275.00'	30°41'12"	147.31'	75.40'	145.57'
C49	30.00'	79°44'36"	41.76'	24.57'	38.46'
C50	30.00'	79°44'36"	41.76'	24.57'	38.46'
C51	275.00'	30°41'12"	147.31'	75.40'	145.57'
C52	275.00'	30°41'12"	147.31'	75.40'	145.57'
C53	30.00'	79°44'36"	41.76'	24.57'	38.46'

1736480

OFFICIAL PLAT OF

LANCER ESTATES UNIT 6

BEING A PORTION OF THE SOUTH 1/2 OF SECTION 30 T.18N., R.20E., M.D.M.

WASHOE COUNTY, NEVADA

Odyssey ENGINEERING INCORPORATED
2105 CAPURRO WAY, SUITE F, SPARKS, NV 89431
(702) 356-3383

SHEET 2 OF 2

SUBDIVISION TRACT MAP 3042A

LANCER ESTATES UNIT 7

OWNER'S CERTIFICATE

This is to certify the undersigned, Lancer Ltd., a Joint Venture, is the owner of the tract of land represented on this plat, 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 N.R.S. Chapter 278 and 116, and that the streets as shown, and all appurtenances thereto, are hereby dedicated and set apart to be used as public thoroughfares forever; hereby dedicates a water distribution system, sanitary sewer facilities and associated appurtenances to Washoe County; and hereby grant to all public utilities and the County of Washoe, permanent easements shown on this plat for the construction and maintenance of drainage and utility systems, together with the right of access thereto forever. The owner and assignees agree to the use of residential water meters.

In witness whereof, Lancer Ltd., a Joint Venture has caused its name to be signed by its authorized officers on this 8TH day of APRIL, 1994.

LANCER LTD., A JOINT VENTURE

BY: X
DON J. EKINS

BY:
JOHN L. BARNESON, PRESIDENT, BARNESON INVESTMENTS INC.

BY:
LLOYD E. BLAIR, TRUSTEE OF THE L.E. & J.E. BLAIR FAMILY TRUST

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA } S.S.
COUNTY OF WASHOE }

On this 8th day of April, 1994, personally appeared before me, a Notary Public, in the County of Washoe, Don J. Ekins, and Lloyd E. Blair, who acknowledged to me that they executed the above instrument. In witness whereof, I hereunto set may hand and affix my official seal the date and year first written above.

CYNDIE LEE SLOAN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES OCT 26, 1994

NOTARY PUBLIC

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA } S.S.
COUNTY OF WASHOE }

On this 8th day of April, 1994, personally appeared before me, a Notary Public, in the County of Washoe, John L. Barneson, who acknowledged to me that he executed the above instrument. In witness whereof, I hereunto set my hand and affix my official seal the date and year first written above.

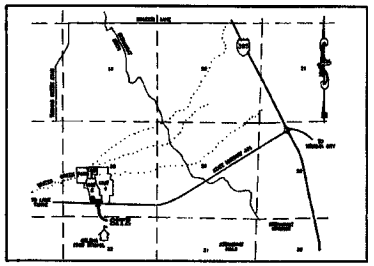
CYNDIE LEE SLOAN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES OCT 26, 1994

NOTARY PUBLIC

PUBLIC UTILITY COMPANY'S CERTIFICATE

The utility easements shown on this plat have been checked, and approved by the undersigned public utility and CATV companies.

Sierra Pacific Power Company	Date 4-11-94
Nevada Bell	Date 4-11-94
TCI Cablevision of Nevada, Inc.	Date 4-11-94
Washoe County Utility Division	Date 8/24/94



VICINITY MAP

WASHOE COUNTY PLANNING COMMISSION CERTIFICATE

A tentative map of Lancer Estates Subdivision TM-11-90 was recommended for approval by the Washoe County Planning Commission on the 2nd day of October, 1990 and approved by the Board of Commissioners of Washoe County on the 27th day of November, 1990. An amendment to TM 7-11-90, was recommended for denial by the Washoe County Planning Commission on the 3rd day of December, 1991, but such recommendation was overruled by the Board of County Commissioners of Washoe County, Nevada on the 17th day of December, 1991. The final map of Lancer Estates Unit 5 Subdivision was approved by the Planning Commission of Washoe County, Nevada on the 17th day of May, 1994 and subsequently recorded on the 18th day of May, 1994. The final map of Lancer Estates Unit No. 7 is in substantial conformance with the tentative map and all the conditions of approval have been met. This final map is approved and accepted this 20TH day of SEPTEMBER, 1994 by the Planning Commission of Washoe County, Nevada. The offer of dedication of the roadways, water and sewer facilities is rejected at this time, but will remain open in accordance with N.R.S. 278.

Chairman — Date: 20 Sept 1994

ATTEST: The Director certifies that the Washoe County Planning Commission took the action noted above with a majority vote of the members present.

Director, Department of Development Review — Date: 9/20/94

WATER RIGHT DEDICATION CERTIFICATE

The water and sewer resource requirements set forth in Article 422 of The Washoe Development Code, related to the dedication of water resources, have been satisfied

Washoe County Utility Division — Date: 8/24/94

TAX CERTIFICATE

The undersigned hereby certifies that all property taxes on the land for the fiscal year have been paid.

Washoe County Treasurer
Date: 9-29-94 TTK
TITLE: Deputy

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 the review of approval on file in this office.

Division of Water Resources — Date: 9 MAY 94

SURVEYOR'S CERTIFICATE

I, Lee H. Smithson, a Professional Land Surveyor registered 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 Lancer Ltd.
2. The lands surveyed lie within the South 1/2 Section 30, T.18N., R.20E., M.D.M. and the survey was complete on Aug. 29, 1993.
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 will be of the character shown and occupy the position indicated by SEPTEMBER 1994 and an appropriate financial guarantee will be posted with the governing body before recordation to assure the installation of the monuments.

LEE H. SMITHSON — Date: 9/29/94 — P.L.S. 5097

TITLE COMPANY'S CERTIFICATE

The undersigned hereby certifies that this plat has been examined and that Lancer Ltd., a Joint Venture, owns of record an interest in the lands delineated hereon and that it is the only owner 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 there are no liens of record against the common interest community for delinquent state, county, municipal, federal or local taxes or assessments collected as taxes or special assessments

STEWART TITLE OF NORTHERN NEVADA

By: BILL HANKS, President — Date: May 11, 1994

DISTRICT BOARD OF HEALTH CERTIFICATE

This final map is approved by the Washoe County District Board of Health. 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.

for the District Board of Health — Date: 29 AUG 1994

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this plat consisting of 2 pages and that all provisions and ordinances as applicable have been complied with and that I am satisfied that the map is technically correct, and that a performance guarantee has been filed guaranteeing the monuments as shown will be set by SEPT. 20, 1994.

County Surveyor — Date: 9-2-94

1835228

FILE NO. 1835228
FEE: $ 37.00
FILED FOR RECORD AT THE REQUEST OF Ticor Title Co.
ON THIS 22 DAY OF SEPT. 1994, AT 1 MINUTES PAST 4 O'CLOCK P.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
LY MOCHER
COUNTY RECORDER
BY: DEPUTY

OFFICIAL PLAT OF
LANCER ESTATES UNIT 7
BEING IN THE SOUTH 1/2 OF SECTION 30
T.18N., R.20E., M.D.M.
WASHOE COUNTY, NEVADA

odyssey ENGINEERING INCORPORATED
2305 CAPURRO WAY, SUITE F, SPARKS, NV 89431
(702) 359-3303

SHEET 1 OF 2

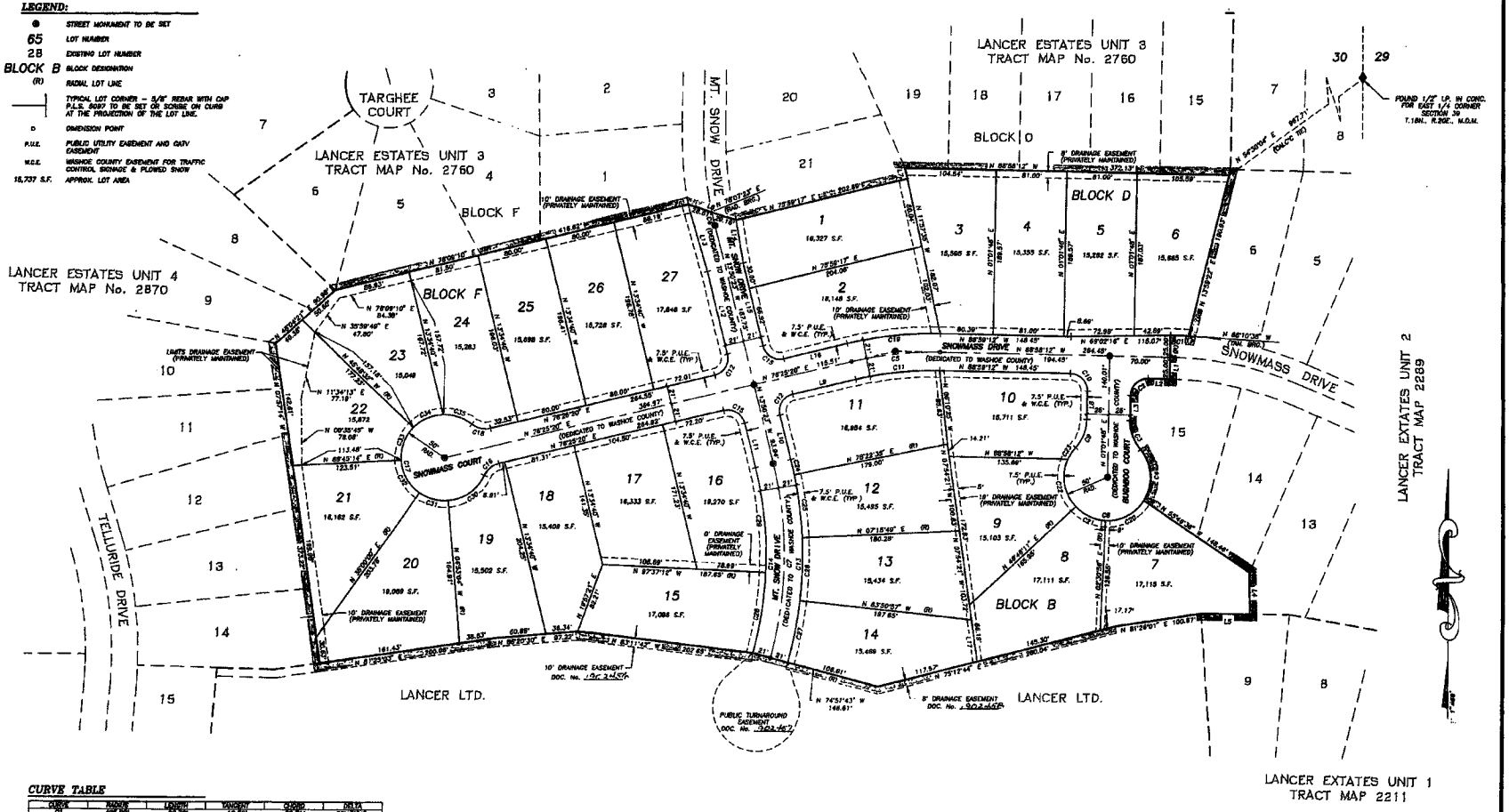
CUMULATIVE INDEXES DO NOT ALL BE EXAMINED FOR ANY RESTRICTIONS

SUBDIVISION TRACT MAP 3080

3154 A

LEGEND:

- ● STREET MONUMENT TO BE SET
- 65 LOT NUMBER
- 28 EXISTING LOT NUMBER
- BLOCK B BLOCK DESIGNATION
- (R) RADIAL LOT LINE
- TYPICAL LOT CORNER – 5/8" REBAR WITH CAP P.L.S. 9097 TO BE SET OR SCRIBE ON CURB AT THE PROJECTION OF THE LOT LINE.
- D DIMENSION POINT
- P.U.E. PUBLIC UTILITY EASEMENT AND CATV EASEMENT
- W.C.E. WASHOE COUNTY EASEMENT FOR TRAFFIC CONTROL, SIGNAGE & PLOWED SNOW
- 15,737 S.F. APPROX. LOT AREA



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	428.00'	20.78'	10.39'	20.77'	02°47'20"
C2	30.00'	31.42'	20.00'	29.99'	60°00'00"
C3	30.00'	38.12'	21.82'	35.54'	72°47'04"
C4	30.00'	23.61'	12.61'	23.00'	45°05'14"
C5	400.00'	101.98'	51.27'	101.71'	14°36'24"
C6	400.00'	15.42'	7.71'	15.42'	02°12'12"
C7	400.00'	86.56'	43.41'	86.37'	12°24'12"
C8	30.00'	53.38'	36.58'	46.80'	102°00'00"
C9	30.00'	38.14'	21.82'	35.54'	72°47'04"
C10	30.00'	31.42'	20.00'	29.99'	60°00'00"
C11	370.00'	64.63'	32.39'	64.53'	10°00'24"
C12	30.00'	31.51'	20.09'	30.08'	60°13'43"
C13	470.00'	237.38'	121.07'	234.82'	28°56'40"
C14	430.00'	218.32'	110.48'	216.00'	29°21'07"
C15	30.00'	19.21'	9.97'	18.87'	36°41'19"
C16	30.00'	21.79'	12.41'	21.26'	41°36'05"
C17	30.00'	26.12'	13.93'	25.30'	49°52'19"
C18	30.00'	22.74'	12.13'	22.18'	43°40'03"
C19	470.00'	107.34'	53.88'	107.09'	13°05'28"
C20	30.00'	32.31'	18.07'	30.69'	61°42'04"
C21	30.00'	34.56'	20.53'	32.67'	66°00'00"
C22	30.00'	38.93'	23.34'	36.27'	74°33'44"
C23	30.00'	18.12'	9.40'	17.85'	34°36'11"
C24	470.00'	16.32'	8.16'	16.32'	02°00'00"
C25	470.00'	16.32'	8.16'	16.32'	02°00'00"
C26	470.00'	73.25'	36.69'	73.18'	08°56'14"
C27	470.00'	73.25'	36.69'	73.18'	08°56'14"
C28	470.00'	73.25'	36.69'	73.18'	08°56'14"
C29	470.00'	73.25'	36.69'	73.18'	08°56'14"
C30	530.00'	42.57'	21.29'	42.56'	04°36'11"
C31	430.00'	161.44'	81.79'	160.54'	21°31'11"
C32	30.00'	34.11'	19.14'	32.33'	65°11'24"
C33	30.00'	24.01'	13.14'	23.31'	45°51'12"
C34	30.00'	48.18'	30.38'	43.64'	91°57'14"
C35	30.00'	21.42'	11.42'	20.97'	40°54'31"
C36	30.00'	34.47'	18.94'	32.61'	65°50'00"
C37	30.00'	36.18'	19.38'	34.46'	69°08'01"
C38	30.00'	36.18'	19.38'	34.46'	69°08'01"

BASIS OF BEARING

The north line of Lancer Estates Unit No. 2, Tract Map No. 2289, filed in the official records of Washoe County, Nevada, as file No. 1028871 on October 2, 1985. (I.E. S 89°59'12" E)

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 01°01'48" E	30.00'
L2	N 88°58'12" W	25.00'
L3	N 01°01'48" E	53.49'
L4	N 88°58'12" W	28.34'
L5	N 89°54'16" W	55.70'
L6	N 71°53'16" W	37.17'
L7	N 13°06'00" W	13.56'
L8	N 01°01'48" E	12.68'
L9	N 78°25'20" E	24.19'
L10	N 13°06'00" W	30.79'
L11	N 13°06'00" W	33.13'
L12	N 13°06'00" W	66.26'
L13	N 13°06'00" W	30.83'
L14	N 01°01'48" E	50.18'
L15	N 13°06'00" W	66.26'
L16	N 13°06'00" W	24.88'
L17	N 01°01'48" E	48.69'

NOTES

1) A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE AND FACILITIES TO THE PARCEL AND 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 THE TIME OF INSTALLATION AND THE UTILITY COMPANY. IN ADDITION ALL SIDE LOT LINES SHALL HAVE A UTILITY EASEMENT 15 FEET IN WIDTH CENTERED ABOUT THE LOT LINE FOR THE PURPOSE OF SERVING UTILITIES TO THE ADJACENT LOTS. ALSO, EACH SIDE LOT LINE SHALL HAVE A 10 FOOT PRIVATE DRAINAGE EASEMENT CENTERED ABOUT THE LOT LINE AND EACH LOT SHALL HAVE A 5 FOOT UTILITY AND DRAINAGE EASEMENT WITHIN THE LOT, ADJACENT TO THE REAR LOT LINE.

2) ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CATV.

3) NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.

4) AN OFFSITE ROAD CONSTRUCTION FEE IS APPLICABLE TO THE PARCELS CREATED BY THIS MAP. ANY APPLICANT FOR A PERMIT TO CONSTRUCT OR OTHERWISE USE THIS LAND SHALL EITHER (1) ENTER INTO AN AGREEMENT WITH WASHOE COUNTY, REGARDING THE FINANCIAL ARRANGEMENTS AND APPROVAL BY THE DISTRICT ATTORNEY'S OFFICE, TO PAY THE FUTURE OFF-SITE ROAD IMPACT FEE UPON ITS ADOPTION OR (2) PAY ANY INTERIM FEE IMPOSED BY WASHOE COUNTY, BE RELEASED FROM THE RESPONSIBILITY OF THE FUTURE IMPACT FEE, AND BE ELIGIBLE FOR A REFUND SHOULD FUTURE IMPACT FEE CHARGE LESS THAN THE INTERIM FEE.

5) EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRAINAGE FACILITIES AND THE NATURAL DRAINAGE CHARACTERISTICS WITHIN THEIR LOT SO OTHER PROPERTIES ARE NOT ADVERSELY AFFECTED. A BLANKET EASEMENT IS HEREBY GRANTED WITHIN EACH LOT TO THE AFFECTED PROPERTY AS MAY BE NECESSARY FOR THE PERPETUATION OF THE NATURAL DRAINAGE CHARACTERISTICS AND IMPROVED DRAINAGE FACILITIES.

6) DRAINAGE EASEMENTS SHOWN CONTAIN DRAINAGE FACILITIES. DRAINAGE FACILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE HOMEOWNERS, UNLESS THEY ARE IN A MINIMUM 15 FOOT WIDE DRAINAGE EASEMENT AND ARE PIPED WITH CONCRETE PIPE.

7) NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE CHANNEL WITHIN THE TRACT.

8) NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE WATER AND SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY UTILITY DIVISION.

9) ANY WATER RIGHTS APPURTENANT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN THE PROPERTY OF THE PRESENT OWNER.

10) THE LOTS WITHIN THIS SUBDIVISION ARE LOCATED WITHIN A FLOODPLAIN DESIGNATED IN THE "PRELIMINARY WHITES CREEK BASIN MANAGEMENT STUDY" BY DELLA BANK ASSOCIATES DATED APRIL 5, 1984. THE TOP OF THE FINISHED FLOOR OF ALL STRUCTURES MUST BE ELEVATED A MINIMUM OF ONE FOOT ABOVE ADJACENT TOP OF CONCRETE CURB.

11) NO FENCES OR STRUCTURES SHALL BE ALLOWED ACROSS OR WITHIN DRAINAGE OR UTILITY EASEMENTS MAINTAINED BY WASHOE COUNTY.

12) A PUBLIC UTILITY, TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW EASEMENT IS HEREBY GRANTED 7.5 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHT-OF-WAYS.

TOTAL AREA = ±11.741 ACRES
27 LOTS

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

1902902

OFFICIAL PLAT OF

LANCER ESTATES UNIT 8

BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30 T.18N., R.20E., M.D.M.

WASHOE COUNTY, NEVADA

odyssey ENGINEERING INCORPORATED
2105 CAPURRO WAY, SUITE F, SPARKS, NV 89431
(702) 358-3303

SHEET 2 OF 2

CUMULATIVE INDEXES

Subdivision Tract Map 3154 A

95HE

LANCER ESTATES UNIT 9

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LANCER LTD., A JOINT VENTURE CONSISTING OF BARNESON INVESTMENTS, INC. AND DON J. EKINS, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT 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 N.R.S. CHAPTERS 278 AND 116, AND THAT THE STREETS, AVENUES, AND HIGHWAYS 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 AND WASHOE COUNTY PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR PLOWED SNOW STORAGE AND THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC CONTROL SIGNAGE, DRAINAGE AND UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE WATER FACILITIES AND SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO WASHOE COUNTY. THE OWNER AND ASSIGNEES AGREE TO THE USE OF RESIDENTIAL WATER METERS.

IN WITNESS WHEREOF, LANCER LTD., A JOINT VENTURE CONSISTING OF BARNESON INVESTMENTS, INC. AND DON J. EKINS, HAS CAUSED ITS NAME TO BE SIGNED BY ITS AUTHORIZED OFFICERS ON THIS 11th DAY OF September, 1997.

LANCER LTD., A JOINT VENTURE:

JOHN L. BARNESON
PRESIDENT – BARNESON INVESTMENTS, INC.

DON J. EKINS

BY: Don J. Ekins by F. Dearmond Sharp attorney in fact
F. DEARMOND SHARP – ATTORNEY-IN-FACT

STATE OF NEVADA
COUNTY OF WASHOE S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4th DAY OF SEPTEMBER, 1997 BY JOHN L. BARNESON, AS PRESIDENT OF BARNESON INVESTMENTS, INC.

NOTARY PUBLIC

KRISTEN L. ABBOTSFORD
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 91-1054-2 - EXPIRES JULY 15, 1998

STATE OF NEVADA
COUNTY OF WASHOE S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11 DAY OF SEPTEMBER, 1997 BY F. DEARMOND SHARP, ATTORNEY-IN-FACT FOR DON J. EKINS.

NOTARY PUBLIC

KRISTEN L. ABBOTSFORD
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 91-1054-2 - EXPIRES JULY 15, 1998

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LANCER LTD., A JOINT VENTURE CONSISTING OF BARNESON INVESTMENTS, INC. AND DON J. EKINS, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER 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 THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

STEWART TITLE OF NORTHERN NEVADA

ROGER T. KLINGER – CHIEF TITLE OFFICER — DATE: September 8 1997

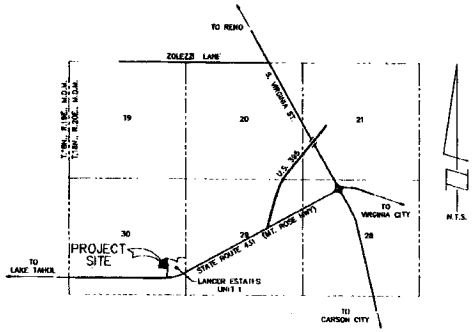
TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND 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.

WASHOE COUNTY TREASURER

DEPUTY — DATE: 9-10-97

2143300



VICINITY MAP

COUNTY SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT AN ADEQUATE PERFORMANCE GUARANTEE HAS BEEN FILED GUARANTEEING THE MONUMENTS AS SHOWN WILL BE SET BY Sept. 15, 1999.

COUNTY SURVEYOR — DATE: Sept. 23, 1997

9/23/97

WASHOE COUNTY PLANNING COMMISSION CERTIFICATE:

A TENTATIVE MAP OF LANCER ESTATES SUBDIVISION, TM 7-11-90, WAS RECOMMENDED FOR APPROVAL BY THE WASHOE COUNTY PLANNING COMMISSION ON THE 2nd DAY OF OCTOBER, 1990, AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA ON THE 27th DAY OF NOVEMBER, 1990. AN AMENDMENT TO TM 7-11-90 WAS RECOMMENDED FOR DENIAL BY THE WASHOE COUNTY PLANNING COMMISSION ON THE 3rd DAY OF DECEMBER, 1991, BUT SUCH RECOMMENDATION WAS OVERRULED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA ON THE 17th DAY OF DECEMBER, 1991.

THE FINAL MAP OF LANCER ESTATES UNIT 11 WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON THE 17th DAY OF OCTOBER, 1995, AND SUBSEQUENTLY RECORDED ON THE 19th DAY OF OCTOBER, 1995.

A ONE YEAR EXTENSION FOR FILING THE NEXT FINAL MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON THE 4th DAY OF SEPTEMBER, 1996.

THE FINAL MAP OF LANCER ESTATES UNIT 9 IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL THE CONDITIONS OF APPROVAL HAVE BEEN MET. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS 7th DAY OF October, 1997, BY THE PLANNING COMMISSION OF WASHOE COUNTY, NEVADA. THE OFFER OF DEDICATION OF THE ROADWAYS, SEWER FACILITIES AND WATER FACILITIES IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH N.R.S. 278.

CHAIRMAN

ATTEST: THE DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFIES THAT THE FINAL MAP OF LANCER ESTATES UNIT 9 IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL THE CONDITIONS OF APPROVAL HAVE BEEN MET AND THE WASHOE COUNTY PLANNING COMMISSION TOOK THE ACTION NOTED ABOVE WITH A MAJORITY VOTE OF THE MEMBERS PRESENT.

DIRECTOR, COMMUNITY DEVELOPMENT — DATE: 10/8/97

WATER RIGHT DEDICATION CERTIFICATE:

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

WASHOE COUNTY UTILITY DIVISION — DATE: 9/12/97

SURVEYOR'S CERTIFICATE:

I, GEORGE G. LINDESMITH, 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 LANCER LTD., A JOINT VENTURE.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE1/4 OF SECTION 30, T.18N., R.20E., M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 9-8, 1997.

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 WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 9-15, 1999, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

9-8-97

GEORGE G. LINDESMITH – P.L.S. 6306

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. 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.

FOR THE DISTRICT BOARD OF HEALTH — DATE: 15 September 1997

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.

DIVISION OF WATER RESOURCES — DATE: 7-11-97

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CATV COMPANIES.

SIERRA PACIFIC POWER COMPANY — DATE: 9/8/97

NEVADA BELL — DATE: 9/8/97

TCI OF NEVADA – RENO — DATE: 9/8/97

WASHOE COUNTY UTILITY DIVISION — DATE: 9/12/97

OFFICIAL PLAT
OF
LANCER ESTATES UNIT 9

POR. SE1/4 SECTION 30, T.18N., R.20E., M.D.M.
WASHOE COUNTY NEVADA

FPE
ENGINEERING & PLANNING
4600 KIETZKE LANE, STE H-102
RENO, NEVADA 89502
(702)827-8832 FAX(702)827-1831

JOB NO.	1519.01
DESIGNED:	DBW
DRAWN:	HP
COMP:	DBW
CHECKED:	
DATE:	JULY, 1997
SHEET	1 OF 2 SHEETS

FILE NO. 2143300
FILED FOR RECORD AT THE REQUEST OF Pacific West Builders
ON THIS 9 DAY OF Oct. 1997
AT 10 MINUTES PAST 2 O'CLOCK, P.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Joe Melcher
COUNTY RECORDER

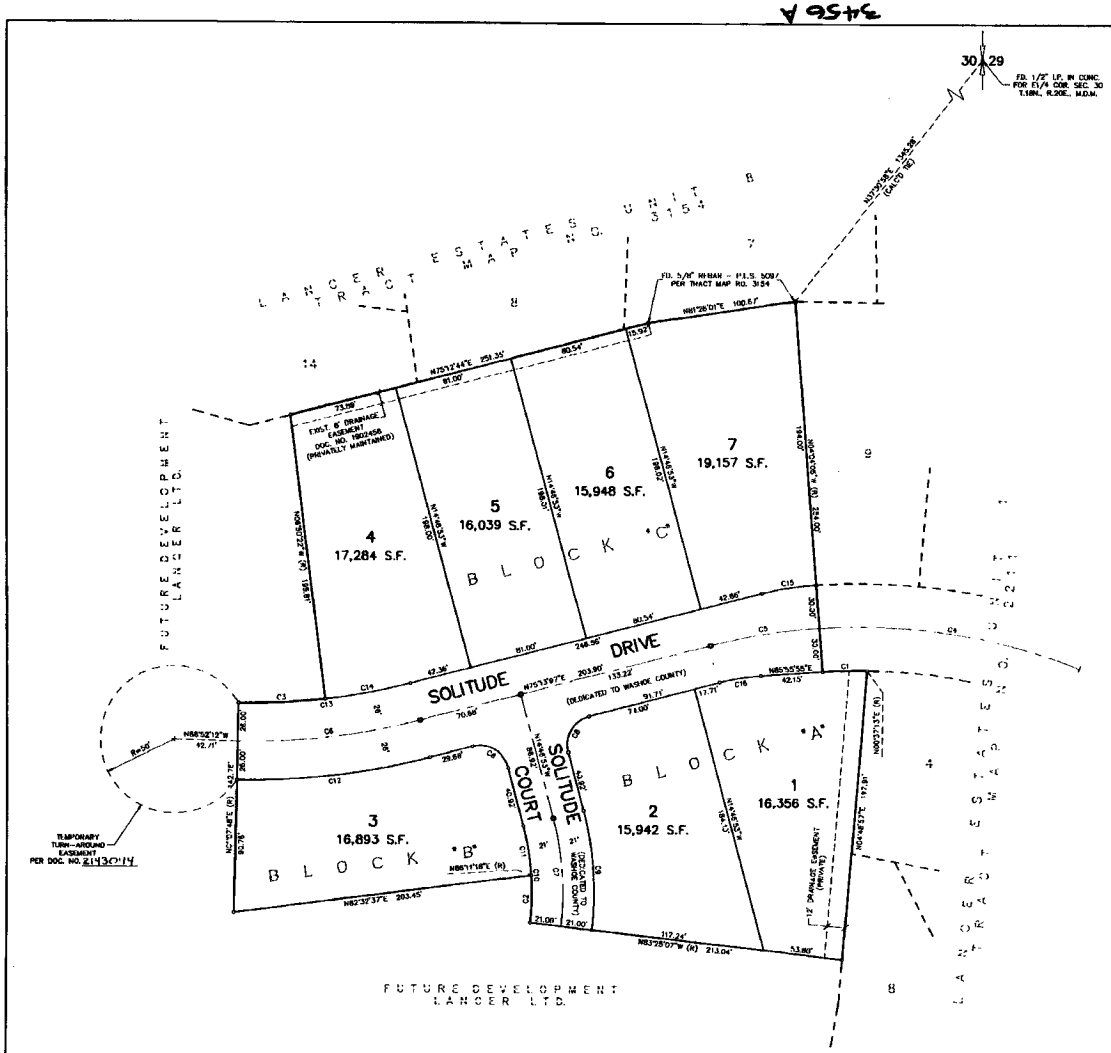
BY: C. Bartley
DEPUTY

FEE: 37.45

Subdivision Tract Map 3456

95HE

3456 A



SCALE: 1"=40'

40 0 40 80

BASIS OF BEARINGS:

OFFICIAL PLAT OF LANCER ESTATES UNIT 2 - TRACT MAP NO. 2289
FILED OCTOBER 2, 1985 - DOC. NO. 1025871
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

GENERAL NOTES:

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. IN ADDITION, PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENTS ARE GRANTED 10 FEET IN WIDTH CENTERED ABOUT ALL SIDE LOT LINES AND 5 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES.

2. A PUBLIC UTILITY, TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW EASEMENT IS HEREBY GRANTED 7.5 FEET IN WIDTH COINCIDENT WITH ALL DEDICATED STREET RIGHTS-OF-WAY.

3. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.

4. DRAINAGE FACILITIES LOCATED OUTSIDE OF DEDICATED STREET RIGHTS-OF-WAY ARE TO BE MAINTAINED BY THE INDIVIDUAL HOMEOWNERS, UNLESS THEY ARE LOCATED WITHIN A MINIMUM 15 FOOT WIDE PUBLIC DRAINAGE EASEMENT AND ARE PIPED WITH CONCRETE PIPE.

5. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRAINAGE FACILITIES AND THE NATURAL DRAINAGE CHARACTERISTICS WITHIN THAT LOT SUCH THAT OTHER PROPERTIES ARE NOT ADVERSELY AFFECTED. A BLANKET EASEMENT IS HEREBY GRANTED WITHIN EACH LOT IN FAVOR OF THE AFFECTED PROPERTY AS MAY BE NECESSARY FOR THE PERPETUATION OF THE NATURAL DRAINAGE CHARACTERISTICS AND IMPROVED DRAINAGE FACILITIES.

6. NO FENCES OR STRUCTURES SHALL BE ALLOWED ACROSS OR WITHIN DRAINAGE OR UTILITY EASEMENTS MAINTAINED BY WASHOE COUNTY.

7. NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.

8. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.

9. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE WATER AND SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY UTILITY DIVISION.

10. ANY WATER RIGHTS APPURTENANT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN THE PROPERTY OF THE PRESENT OWNER.

11. THE LOTS WITHIN THIS SUBDIVISION ARE LOCATED WITHIN A FLOODPLAIN DESIGNATED IN THE "PRELIMINARY WHITES CREEK BASIN MANAGEMENT STUDY" BY CELLA BARR ASSOCIATES DATED AUGUST 16, 1994. THE FINISHED FLOOR ELEVATION OF ALL STRUCTURES MUST BE RAISED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT TOP OF CURB ELEVATION.

TOTAL AREA = 3.324 AC.±
ROADWAY AREA (DEDICATED TO WASHOE COUNTY) = 0.623 AC.±
LOT AREA = 2.701 AC.±
TOTAL NO. OF LOTS = 7

CURVE DATA

NO.	DELTA	RADIUS	LENGTH
C1	04°41'18"	370.00	30.28
C2	10°23'35"	179.00	32.47
C3	07°36'10"	424.00	56.98
C4	25°17'46"	400.00	180.08
C5	10°42'46"	400.00	74.78
C6	18°34'41"	450.00	124.97
C7	21°21'46"	200.00	74.57
C8	60°00'00"	30.00	31.42
C9	21°21'46"	221.00	82.40
C10	21°21'46"	178.00	66.74
C11	10°56'11"	178.00	34.27
C12	15°34'41"	476.00	132.19
C13	15°34'41"	424.00	117.75
C14	9°56'31"	424.00	58.77
C15	10°42'46"	200.52	37.49
C16	10°42'46"	150.00	28.05

2143300

LEGEND:

- ● FOUND POINT AS INDICATED
- ⊗ STANDARD WASHOE COUNTY STREET MONUMENT TO BE SET
- ⊥ * SET 5/8" REBAR - P.L.S. 6306 AT ALL LOT CORNERS OR SCRIBE ON CURB ON EXTENSION OF SIDE LOT LINES
- (R) RADIAL BEARING

2143300

OFFICIAL PLAT
OF
LANCER ESTATES UNIT 9

POR. SE1/4 SECTION 30, T.18N., R.20E., M.D.M.
WASHOE COUNTY NEVADA

FPE
ENGINEERING & PLANNING
4600 KIETZKE LANE, STE H-185
RENO, NEVADA 89502
(702)857-8833 FAX(702)857-1831

JOB NO.	1519.01
DESIGNED:	DBW
DRAWN:	HP
COMP:	DBW
CHECKED:	
DATE:	JULY, 1997
SHEET 2 OF 2 SHEETS	

Subdivision Tract Map 3456A

3456 A

"CUMULATIVE FIGURES SHOULD BE EQUAL"

HSLE

OFFICIAL PLAT OF LANCER ESTATES UNIT 10

OWNER'S CERTIFICATE

This is to certify that the undersigned, B & H, LLC, a Nevada limited liability company, is the owner of the tract of land represented on this plat, 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 N.R.S. Chapters 278 and that the streets, avenues, highways and all appurtenances thereto as shown are hereby dedicated and set apart to be used as public thoroughfares forever; and hereby grant to all public utilities and Washoe County, a permanent easement shown on this plat for plowed snow storage and the construction and maintenance of traffic control signage, drainage, and utility systems, together with the right of access thereto forever. The water facilities and sewer facilities and associated appurtenances are hereby dedicated to Washoe County. The owner and assignees agree to the use of residential water meters.

B & H, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: BARNESON INVESTMENTS, INC. A NEVADA CORPORATION, MEMBER

John L. Barneson — 8/20/99
JOHN L. BARNESON, PRESIDENT — DATE

BY: WCD, LLC, A NEVADA LIMITED LIABILITY COMPANY, MEMBER

Proctor J. Hug — 8/20/99
PROCTOR J. HUG, MANAGING MEMBER — DATE

NOTARY PUBLIC CERTIFICATE

STATE OF Nevada
COUNTY OF Washoe } S.S.

On this 20 day of August, 1999, personally appeared before me, a Notary Public, in the County of Washoe, JOHN L. BARNESON, known to me to be the PRESIDENT of BARNESON INVESTMENTS, INC., who acknowledged to me that he executed the above instrument on behalf of said corporation. In witness whereof, I hereunto set my hand and affix my official seal the date and year first written above.

Annette L. Nelson
NOTARY PUBLIC

ANNETTE L. NELSON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
By Appointment Expires July 18, 2000

NOTARY PUBLIC CERTIFICATE

STATE OF Nevada
COUNTY OF Washoe } S.S.

On this 25 day of August, 1999, personally appeared before me, a Notary Public, in the County of Washoe, PROCTOR J. HUG, known to me to be the MANAGING MEMBER of WCD, LLC, A NEVADA LIMITED LIABILITY COMPANY, who acknowledged to me that he executed the above instrument on behalf of said party. In witness whereof, I hereunto set my hand and affix my official seal the date and year first written above.

Annette L. Nelson
NOTARY PUBLIC

ANNETTE L. NELSON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
By Appointment Expires July 18, 2000

COMMUNITY DEVELOPMENT CERTIFICATE

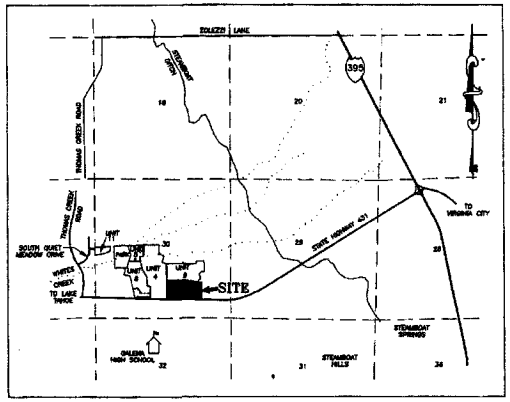
A tentative map of the LANCER ESTATES Subdivision, TM7-11-90, was approved by the Washoe County Planning Commission on the 2nd day of October, 1990. An amendment to TM 7-11-90 was recommended for denial by the Washoe County Planning Commission on the 3rd day of December, 1991, but such recommendation was overruled by the Board of County Commissioners of Washoe County, Nevada on the 17th day of December, 1991.

The final map of the LANCER ESTATES, UNIT 9 subdivision was approved by the Community Development Director of Washoe County, Nevada, on the 7th day of October, 1997, and subsequently recorded on the 9th day of October, 1997.

A one year extension for filing the next final map was approved by the Washoe County Planning Commission on the 7th day of October, 1998.

The final map of the LANCER ESTATES, UNIT 10 subdivision is in substantial conformance with the tentative map and all the conditions of approval have been met. This final map is approved and accepted this 23rd day of September, 1999 by the Development Director of Washoe County, Nevada. The offer of dedication of the roadways, sewer facilities, and water facilities is rejected at this time but will remain open under N.R.S. 278.

William Dean Dickhoff, Director Manager — September 23, 1999
ROBERT W. SELLMAN
COMMUNITY DEVELOPMENT DIRECTOR



VICINITY MAP

TITLE COMPANY CERTIFICATE

The undersigned hereby certifies that this plat has been examined and that B & H, LLC, a Nevada limited liability company, owns of record an interest in the lands delineated hereon and that they are to 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 there are no liens of record against the lands delineated here on for delinquent state, county, municipal, federal or local taxes or assessments collected as taxes or special assessments, and that a guarantee dated July 20, 1999, for the benefit of the County of Washoe, State of Nevada, has been issued with regard to all of the above.

STEWART TITLE OF NORTHERN NEVADA

By: ROGER KLINGER — Date: 8-25-99

Title: President

UTILITY COMPANIES CERTIFICATE

The utility easements shown on this plat have been checked, accepted, and approved by the undersigned public utility companies.

Sierra Pacific Power Company — Date: 3/29/99

Nevada Bell — Date: 3/29/99

TCI of Nevada, Inc. — Date: 3/29/99

Washoe County Utility Division — Date: 8/24/99

TAX CERTIFICATE

The undersigned hereby certifies that all property taxes on the land 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 NRS 361A.265.

Danny A. Anderson — Date: 9-7-99
Washoe County Treasurer

TITLE: Deputy Treasurer

SURVEYOR'S CERTIFICATE

I, Thomas N. Robards, 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 B & H, LLC, a Nevada limited liability company.
2. The lands surveyed lie within the Southeast 1/4, Section 30 T.18N., R.20E., M.D.M. and the survey was completed on SEPT 2, 99.
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 will be of the character shown and occupy the position indicated by August 31, 2000 and an appropriate financial guarantee will be posted with the governing body before recordation to ensure the installation of the monuments.

THOMAS N. ROBARDS — P.L.S. 6903 — 9/2/99

PROFESSIONAL LAND SURVEYOR — THOMAS N. ROBARDS — No. 6903 — STATE OF 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 the review of approval on file in this office.

Jason K. P.E.
Division of Water Resources — Date: 8-26-99

WATER RIGHT DEDICATION CERTIFICATE

The water and sewer resource requirements set forth in Article 422 of the Washoe County Development Code, related to the dedication of water resources, have been satisfied.

Susan Hood — 8/24/99
Washoe County Utility Division — Date

DISTRICT BOARD OF HEALTH CERTIFICATE

This final map is approved by the Washoe County District Board of Health. 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.

for the District Board of Health — Date: Sept 2, 1999

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this plat consisting of 2 sheets, and

I am satisfied that the map is technically correct, and that an adequate performance guarantee has been filed guaranteeing that said monuments as shown will be set by August 31, 2000

County Surveyor — Date: 9-23-99

PROFESSIONAL LAND SURVEYOR — JACK E. HOLMES — No. 5152 — STATE OF NEVADA

FILE NO. 2383625	OFFICIAL PLAT OF LANCER ESTATES UNIT 10
FEE: 46.90	BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30 T.18N., R.20E., M.D.M.
FILED FOR RECORD AT THE REQUEST OF Odyssey Engineering ON THIS 24 DAY OF Sept 1999, AT 19 MINUTES PAST 3 O'CLOCK P.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA	WASHOE COUNTY — NEVADA
Kathryn L. Burke, COUNTY RECORDER; BY: C. Bartley, DEPUTY	2105 CAPURRO WAY, SUITE F, SPARKS, NV 89431 (702) 359-3303 — Odyssey ENGINEERING INCORPORATED
	SHEET 1 OF 2

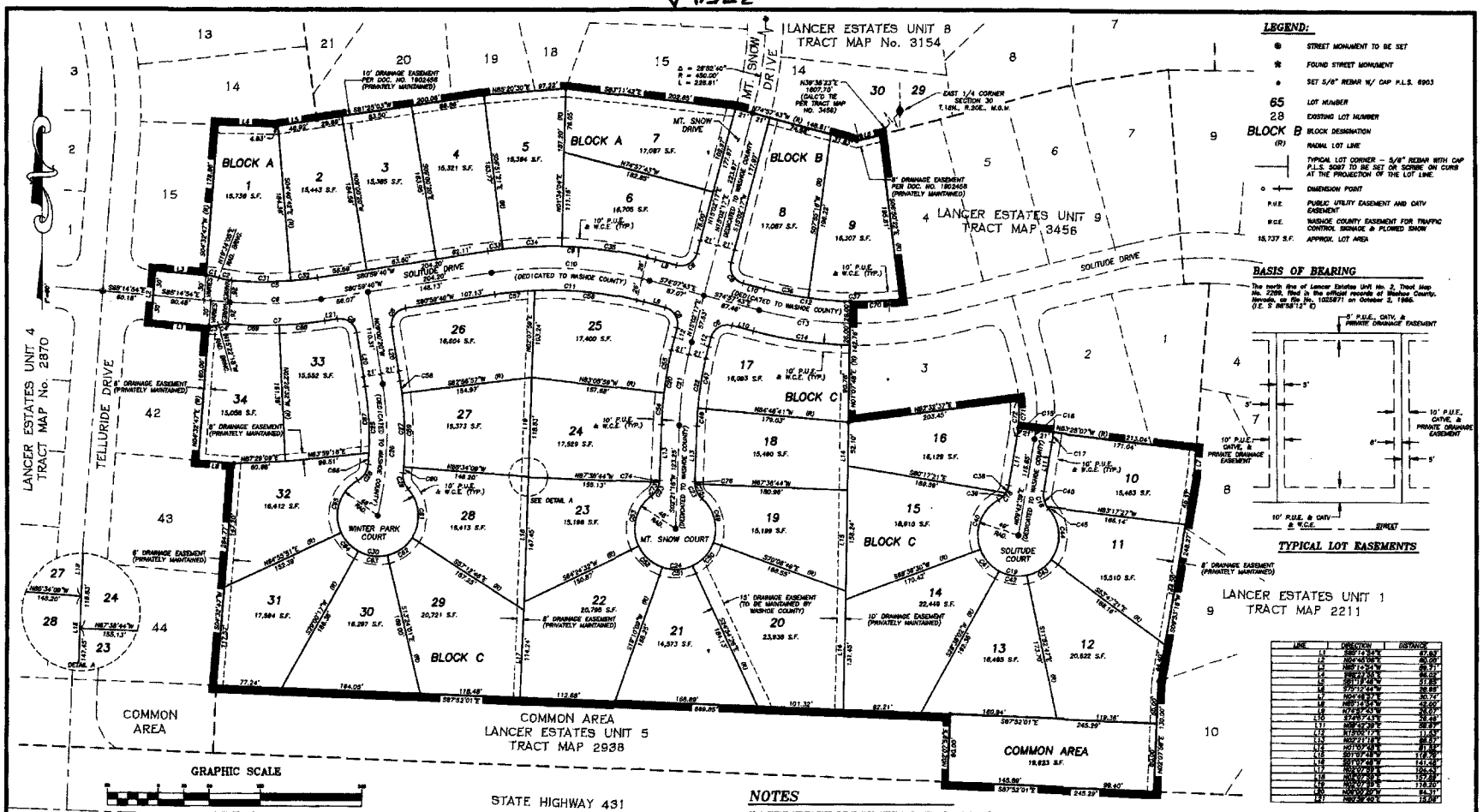
H:\FILES\ACAD\LANCER\LANC10\L10PLT1.DWG

Subdivision Tract Map 3754

3754

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

3754 A



CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	60.14'	18.62	2.82	18.51	17°43'39"
C2	60.14'	18.62	2.82	18.51	17°43'39"
C3	15.74'	11.11	5.81	11.48	80°57'42"
C4	15.74'	11.11	5.81	11.48	80°57'42"
C5	424.00'	101.61	51.13	101.36	13°43'27"
C6	424.00'	108.00	54.29	107.70	14°35'17"
C7	478.00'	114.59	57.56	114.29	13°43'27"
C8	78.00'	31.46	16.00	31.26	23°06'00"
C9	478.00'	185.76	101.37	184.65	22°16'00"
C10	450.00'	96.62	48.53	96.45	12°18'15"
C11	450.00'	177.01	90.02	175.88	22°32'11"
C12	424.00'	102.56	51.72	102.27	13°51'37"
C13	450.00'	108.81	54.86	108.55	13°51'37"
C14	478.00'	115.61	58.31	115.33	13°51'37"
C15	78.00'	6.74	4.69	6.72	5°00'45"
C16	280.00'	10.32	5.16	10.32	2°06'57"
C17	221.00'	12.07	6.04	12.07	3°07'45"
C18	28.00'	22.31	11.91	21.69	45°66'43"
C19	48.00'	250.15	36.85	48.48	297°10'48"
C20	421.00'	104.27	52.39	104.00	14°11'01"
C21	450.00'	92.82	50.01	92.67	12°41'01"
C22	421.00'	94.57	47.69	94.37	12°41'01"
C23	28.00'	22.53	11.91	21.90	91°98'23"
C24	48.00'	238.13	36.68	48.48	281°29'46"
C25	378.00'	82.36	41.42	82.18	12°29'00"
C26	400.00'	157.81	79.93	156.79	22°36'13"
C27	421.00'	109.02	55.04	108.74	14°83'33"
C28	28.00'	43.17	33.13	33.33	88°31'28"
C29	28.00'	31.97	16.89	31.27	47°11'42"
C30	28.00'	343.66	43.13	60.66	281°38'39"
C31	424.00'	89.84	45.00	89.70	12°08'13"
C32	424.00'	31.97	15.99	31.97	4°19'14"
C33	478.00'	17.66	8.83	17.66	02°06'58"
C34	478.00'	109.23	54.99	109.01	13°05'37"
C35	478.00'	111.61	56.31	111.33	13°23'13"
C36	424.00'	33.57	16.79	33.56	07°07'01"
C37	424.00'	109.23	54.99	109.01	14°45'37"
C38	28.00'	10.04	5.09	9.87	22°50'01"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C39	28.00'	73.18'	6.23	53.07	27°58'52"
C40	48.00'	87.18	47.65	62.37	81°08'35"
C41	48.00'	54.43	17.57	51.60	40°38'49"
C42	48.00'	33.54	17.73	32.87	40°01'44"
C43	48.00'	30.11	15.58	32.33	41°34'44"
C44	48.00'	84.08	55.49	80.05	77°33'32"
C45	28.00'	3.07	1.54	3.07	07°02'49"
C46	28.00'	19.15	10.07	18.69	43°43'34"
C47	428.00'	73.00	36.62	72.91	09°46'58"
C48	428.00'	11.47	10.74	11.47	01°52'51"
C49	48.00'	51.51	28.22	51.00	68°72'19"
C50	48.00'	37.80	20.08	36.82	45°13'33"
C51	48.00'	38.83	19.33	36.03	44°14'34"
C52	48.00'	37.86	20.08	36.82	45°13'33"
C53	48.00'	38.38	20.46	36.49	45°31'07"
C54	421.00'	37.97	19.00	37.96	05°09'15"
C55	421.00'	56.49	28.31	56.35	09°08'15"
C56	424.00'	130.38	66.71	129.87	17°37'07"
C57	424.00'	47.33	23.69	47.30	06°23'19"
C58	421.00'	14.38	7.19	14.38	01°57'18"
C59	421.00'	87.83	44.07	87.66	11°57'48"
C60	421.00'	7.37	3.69	7.37	01°00'34"
C61	48.00'	92.98	59.23	67.83	110°90'00"
C62	48.00'	38.70	19.30	38.69	44°58'02"
C63	48.00'	35.63	18.63	34.78	42°31'17"
C64	48.00'	30.10	15.58	29.61	35°55'14"
C65	48.00'	77.38	44.91	69.18	92°33'33"
C66	378.00'	32.49	16.25	32.48	4°55'17"
C67	424.00'	98.88	49.83	98.67	13°33'37"
C68	478.00'	15.50	7.75	15.50	01°51'53"
C69	478.00'	60.00	30.06	60.04	07°13'37"
C70	424.00'	58.88	29.53	58.87	07°58'37"
C71	78.00'	33.01	16.87	32.40	1723'35"
C72	78.00'	42.13	21.51	42.13	13°38'58"
C73	78.00'	18.28	9.18	18.28	13°11'10"
C74	23.00'	5.44	2.73	5.44	06°38'13"
C75	23.00'	18.79	10.43	18.28	46°81'10"
C76	23.00'	5.44	1.32	5.44	06°38'13"

LINE	DIRECTION	DISTANCE
L1	S85°14'54"E	67.63'
L2	N04°40'06"E	60.00'
L3	N85°14'54"W	69.71'
L4	S86°23'33"E	84.02'
L5	S81°19'46"W	51.85'
L6	S75°17'44"W	88.88'
L7	N04°48'37"E	30.74'
L8	N87°19'51"W	42.00'
L9	N74°33'44"W	33.07'
L10	S74°07'43"E	32.35'
L11	N86°17'20"E	38.97'
L12	N75°07'17"E	11.63'
L13	N02°21'18"E	88.67'
L14	N01°04'48"E	155.00'
L15	S01°07'48"W	116.76'
L16	S01°07'48"W	141.18'
L17	N05°07'48"E	155.00'
L18	N06°07'48"E	127.87'
L19	N06°07'48"E	114.30'
L20	N06°07'48"E	64.31'
L21	N87°52'01"E	15.00'

TOTAL AREA = ±15.90 ACRES
TOTAL NUMBER OF LOTS = 34
LOT AREA = ±13.27 ACRES
RIGHT OF WAY
(DEDICATED TO WASHOE COUNTY)
= ±2.18 ACRES
COMMON AREA = 19,623 S.F.

NOTES

1) A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES AND ONLY TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.

2) THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.

3) ANY WATER RIGHTS APPURTENANT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN THE PROPERTY OF THE PRESENT OWNERS.

4) A 15.0 FOOT PUBLIC UTILITY, TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW EASEMENT SHALL BE LOCATED ALONG ALL STREET RIGHTS-OF-WAY. THE 10.0 FOOT PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM THE STREET RIGHT-OF-WAY ONLY. IN ADDITION A 5 FOOT PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT SHALL BE LOCATED ALONG ALL SIDE AND REAR LOT LINES.

5) DRAINAGE FACILITIES OUTSIDE THE DEDICATED STREET RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE HOMEOWNERS, UNLESS THEY ARE IN A MINIMUM 15' WIDE DRAINAGE EASEMENT AND ARE PIPED WITH CONCRETE PIPE.

6) NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.

7) NO FENCES SHALL BE ALLOWED WITHIN OR ACROSS ANY DRAINAGE OR UTILITY EASEMENTS MAINTAINED BY WASHOE COUNTY.

8) NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE WATER AND SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY UTILITY DIVISION.

9) NO HABITABLE STRUCTURE SHALL BE LOCATED ON A FAULT THAT WAS SEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.

10) NO DIRECT ACCESS FROM RESIDENTIAL LOTS SHALL BE ALLOWED ONTO STATE HIGHWAY 431.

11) THE LOTS WITHIN THIS SUBDIVISION ARE LOCATED WITHIN A FLOODPLAIN DESIGNATED IN THE "PRELIMINARY WHITES CREEK BASIN MANAGEMENT STUDY" BY CELLA BARR ASSOCIATES, DATED AUGUST 17, 1994. THE TOP OF THE FINISHED GRADE OF ALL STRUCTURES MUST BE ELEVATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT TOP OF CURB.

12) EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRAINAGE FACILITIES AND THE NATURAL DRAINAGE CHARACTERISTICS WITHIN THEIR LOT SO OTHER PROPERTIES ARE NOT ADVERSELY AFFECTED. A BLANKET EASEMENT IS HEREBY GRANTED WITHIN EACH LOT TO THE AFFECTED PROPERTY AS MAY BE NECESSARY FOR THE PERPETUATION OF THE NATURAL DRAINAGE CHARACTERISTICS AND IMPROVED DRAINAGE FACILITIES.

H:\FILES\AGAD\LANCER\LANC10\L10PLT2.DWG

2383625

OFFICIAL PLAT OF
LANCER ESTATES UNIT 10
BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30
T.18N., R.20E., M.D.M.
WASHOE COUNTY, NEVADA

odyssey ENGINEERING INCORPORATED
890 ROBERTA LANE, SUITE 104 SPARKS, NV 89431
(702) 359-3303

SHEET 2 OF 2

CAUTION: THIS PLAT MAY BE SUBJECT TO CHANGES, FOR ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE CONSULTED

Subdivision Tract Map 3754 A

LANCER ESTATES UNIT 11

OWNER'S CERTIFICATE

This is to certify that the undersigned, Lancer Ltd., a Joint Venture, is the owner of the tract of land represented on this plat, 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 N.R.S. Chapter 278 and 116, and that the streets, avenues, and highways 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 and Washoe County permanent easements shown on this plat for plowed snow storage and the construction and maintenance of traffic control signage, drainage and utility systems together with the right of access thereto forever. The water facilities and sewer facilities and associated appurtenances are hereby dedicated to Washoe County. The owner and assignees agree to the use of residential water meters.

In witness whereof, Lancer Ltd., a Joint Venture has caused its name to be signed by its authorized officers on this 14th day of September, 1995.

LANCER LTD., A JOINT VENTURE

BY: _____
DON J. EKINS

BY: _____
JOHN L. BARNESON, PRESIDENT, BARNESON INVESTMENTS INC.

NOTARY PUBLIC CERTIFICATE

STATE OF ~~NEVADA~~ OREGON }
COUNTY OF ~~WASHOE~~ CLAT } S.S.

This instrument was acknowleged before me on this 7th day of September, 1995, by Don J. Ekins.

_____
NOTARY PUBLIC

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA }
COUNTY OF WASHOE } S.S.

This instrument was acknowleged before me on this 7th day of September, 1995, by John L. Barneson, as President of Barneson Investments Inc.

_____
NOTARY PUBLIC

WATER RIGHT DEDICATION CERTIFICATE

The water and sewer resource requirements set forth in Article 422 of the Washoe County Development Code, related to the dedication of water resources, have been satisfied.

_____ 9-26-95
Washoe County Utility Division Date

UTILITY COMPANIES CERTIFICATE

The utility easements shown on this plat have been checked, and approved by the undersigned public utility and CATV companies.

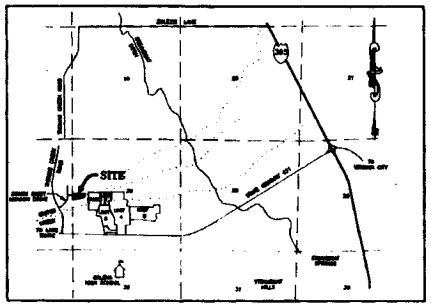
_____ 8-15-95
Sierra Pacific Power Company Date

_____ 9-6-95
Nevada Bell Date

_____ 9-5-95
TCI Cablevision of Nevada, Inc Date

_____ 9-26-95
Washoe County Utility Division Date

1934958



VICINITY MAP

WASHOE COUNTY PLANNING COMMISSION CERTIFICATE

A tentative map of Lancer Estates Subdivision TM 7-11-90 was recommended for approval by the Washoe County Planning Commission on the 2nd day of October, 1990 and approved by the Board of Commissioners of Washoe County, Nevada, on the 27th day of November, 1990. An amendment to TM 7-11-90, was recommended for denial by the Washoe County Planning Commission on the 3rd day of December, 1991, but such recommendation was overruled by the Board of County Commissioners of Washoe County, Nevada on the 17th day of December, 1991. The final map of Lancer Estates Unit 8 Subdivision was approved by the Planning Commission of Washoe County, Nevada on the 20th day of June, 1995, and subsequently recorded on the 23rd day of June 1995. The final map of Lancer Estates Unit 11 is in substantial conformance with the tentative map and all the conditions of approval have been met. The final map is approved and accepted this 17th day of October, 1995 by the Planning Commission of Washoe County, Nevada. The offer of dedication of the roadways, water and sewer facilities is rejected at this time, but will remain open in accordance with N.R.S. 278.

_____ 10-17-95
Chairman Date

ATTEST: The Director certifies that the Washoe County Planning Commission took the action noted above with a majority vote of the members present.

_____ 10/17/95
Director, Department of Development Review Date

TAX CERTIFICATE

The undersigned hereby certifies that all property taxes on the land for the fiscal year have been paid.

Washoe County Treasurer

_____ Date _____

TITLE: _____

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 the review of approval on file in this office.

_____ P.E. 9-18-95
Division of Water Resources Date

SURVEYOR'S CERTIFICATE

I, Lee H. Smithson, a Professional Land Surveyor registered 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 Lancer Ltd., a Joint Venture,
2. The lands surveyed lie within the Southwest 1/4 Section 30, T.18N., R.20E., M.D.M. and the survey was complete on Sept 25, 1995.
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 will be of the character shown and occupy the position indicated by August 1, 1996 and an appropriate financial guarantee will be posted with the governing body before recordation to assure the installation of the monuments.

_____ 9/25/95
LEE H. SMITHSON P.L.S. 5097

TITLE COMPANY'S CERTIFICATE

The undersigned hereby certifies that this plat has been examined and that Lancer Ltd., a Joint Venture, owns of record an interest in the lands delineated hereon and that it is the only owner 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 there are no liens of record against the common interest community for delinquent state, county, municipal, federal or local taxes or assessments collected as taxes or special assessments

STEWART TITLE OF NORTHERN NEVADA

By _____ Sept 2, 1995
ROBERT A. CHRISTIE Date
Vice President, Chief Title Officer

DISTRICT BOARD OF HEALTH CERTIFICATE

This final map is approved by the Washoe County District Board of Health. 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.

_____ Sept. 26, 1995
for the District Board of Health Date

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this plat consisting of 2 sheets and that all provisions and ordinances applicable have been complied with and that I am satisfied that the map is technically correct, and that an adequate performance guarantee has been filed guaranteeing the monuments as shown will be set by August 1, 1996

_____ 9-28-95
County Surveyor Date

FILE NO. 1934958
FEE: 39.20
FILED FOR RECORD AT THE REQUEST OF Windermere Inv.
ON THIS 11 DAY OF October
1995, AT 22 MINUTES PAST 3
O'CLOCK P.M., OFFICIAL RECORDS
OF WASHOE COUNTY, NEVADA
Joe Melcher
COUNTY RECORDER
BY: C. Bartley
DEPUTY

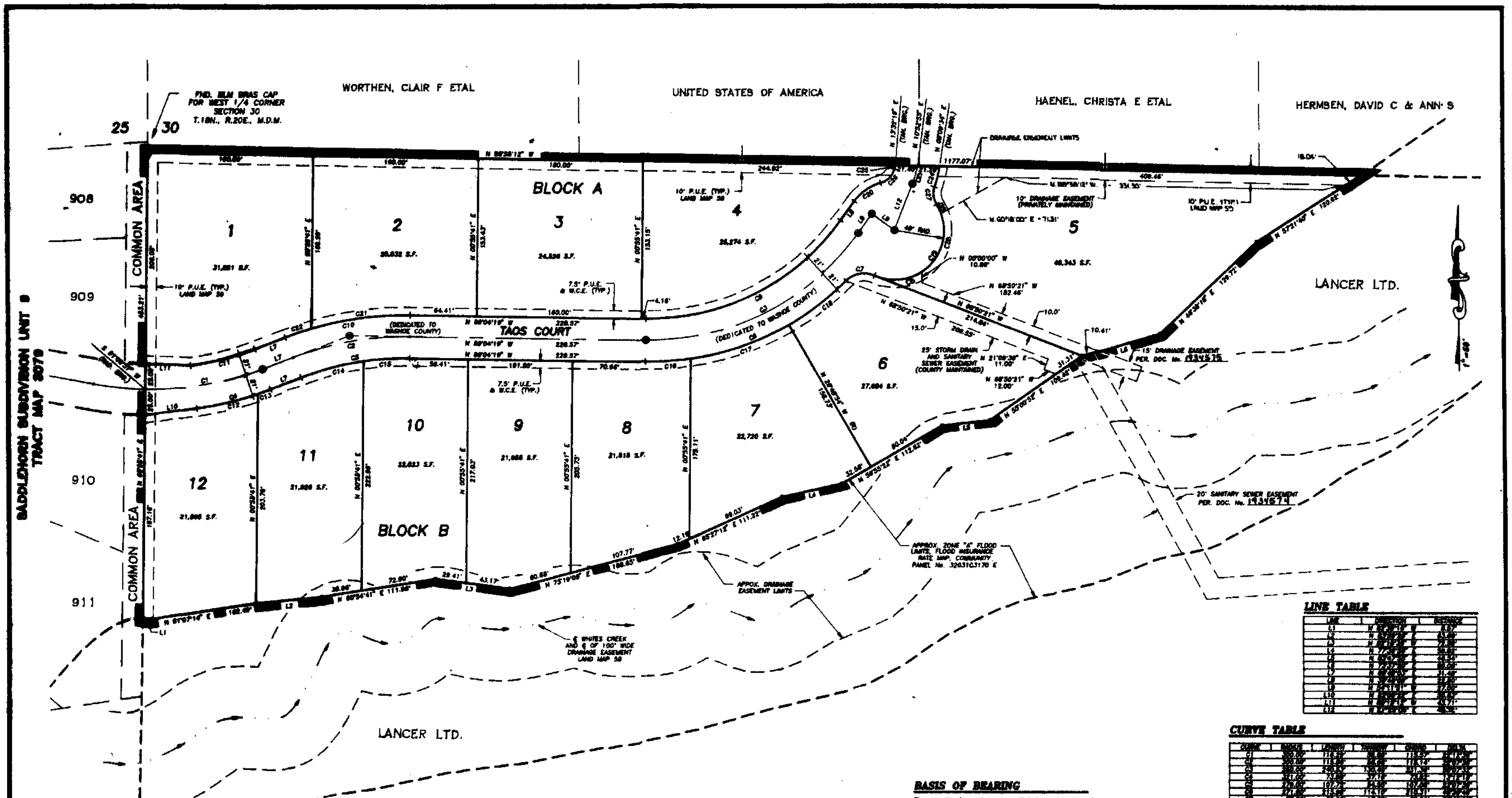
OFFICIAL PLAT OF
LANCER ESTATES UNIT 11
BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30 T.18N., R.20E., M.D.M.
WASHOE COUNTY, NEVADA

odyssey ENGINEERING INCORPORATED
2105 CAPURRO WAY, SUITE 7, SPARKS, NV 89431 (702) 358-3365

SHEET 1 OF 2

Subdivision Tract Map 3197

3197 A



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N [illegible] W	[illegible]
L2	N [illegible] E	[illegible]
L3	N [illegible] W	[illegible]
L4	N [illegible] E	[illegible]
L5	N [illegible] E	[illegible]
L6	N [illegible] E	[illegible]
L7	N [illegible] E	[illegible]
L8	N [illegible] E	[illegible]
L9	N [illegible] W	[illegible]
L10	N [illegible] E	[illegible]
L11	N [illegible] W	[illegible]
L12	N [illegible] E	[illegible]

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	37.16'	[illegible]	[illegible]
C5	[illegible]	107.77'	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	114.10'	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	44.78'	22.44'	44.76'	[illegible]
C16	[illegible]	[illegible]	22.21'	[illegible]	[illegible]
C17	[illegible]	101.89'	51.13'	[illegible]	[illegible]
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	48.00'	121.87'	155.00'	91.70'	[illegible]
C20	[illegible]	32.06'	16.65'	31.46'	[illegible]
C21	[illegible]	97.07'	48.91'	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	21.07'	[illegible]	21.06'	[illegible]
C25	[illegible]	3.70'	1.85'	3.70'	02°41'06"
C26	[illegible]	20.20'	11.62'	[illegible]	[illegible]
C27	20.00'	[illegible]	[illegible]	17.14'	[illegible]
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LEGEND:

- ● STREET MONUMENT TO BE SET
- 65 LOT NUMBER
- 28 EXISTING LOT NUMBER
- BLOCK B BLOCK DESIGNATION
- (R) RADIAL LOT LINE
- • OR ┤ TYPICAL LOT CORNER - 5/8" REBAR WITH CAP P.L.S. 3087 TO BE SET AT ALL LOT CORNERS AND ANGLE POINTS OR SCRIBE ON CURB AT THE PROJECTION OF THE LOT LINE.
- ◦ DIMENSION POINT
- P.U.E. PUBLIC UTILITY EASEMENT AND CATV EASEMENT
- W.C.E. WASHOE COUNTY EASEMENT FOR TRAFFIC CONTROL SIGNAGE & PLOWED SNOW
- 18,737 S.F. APPROX. LOT AREA

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

1934888

NOTES

1) A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE AND FACILITIES TO THE PARCEL AND 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 THE TIME OF INSTALLATION AND THE UTILITY COMPANY. IN ADDITION ALL SIDE LOT LINES SHALL HAVE A UTILITY EASEMENT 10 FEET IN WIDTH CENTERED ABOUT THE LOT LINE FOR THE PURPOSE OF SERVING UTILITIES TO THE ADJACENT LOTS. ALSO, EACH SIDE LOT LINE SHALL HAVE A 10 FOOT PRIVATE DRAINAGE EASEMENT CENTERED ABOUT THE LOT LINE AND EACH LOT SHALL HAVE A 5 FOOT UTILITY AND DRAINAGE EASEMENT WITHIN THE LOT, ADJACENT TO THE REAR LOT LINE.

2) ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CATV.

3) NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.

4) AN OFFSITE ROAD CONSTRUCTION FEE IS APPLICABLE TO THE PARCELS CREATED BY THIS MAP. ANY APPLICANT FOR A PERMIT TO CONSTRUCT OR OTHERWISE USE THIS LAND SHALL EITHER (1) ENTER INTO AN AGREEMENT WITH WASHOE COUNTY, REQUIRING THE FINANCIAL ASSURANCES AND APPROVAL BY THE DISTRICT ATTORNEY'S OFFICE, TO PAY THE FUTURE OFF-SITE ROAD IMPACT FEE UPON ITS ADOPTION OR (2) PAY ANY INTERIM FEE IMPOSED BY WASHOE COUNTY, BE RELEASED FROM THE RESPONSIBILITY OF THE FUTURE IMPACT FEE, AND BE ELIGIBLE FOR A REFUND SHOULD FUTURE IMPACT FEE CHARGE LESS THAN THE INTERIM FEE.

5) EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRAINAGE FACILITIES AND THE NATURAL DRAINAGE CHARACTERISTICS WITHIN THEIR LOT SO OTHER PROPERTIES ARE NOT ADVERSELY AFFECTED. A BLANKET EASEMENT IS HEREBY GRANTED WITHIN EACH LOT TO THE AFFECTED PROPERTY AS MAY BE NECESSARY FOR THE PERPETUATION OF THE NATURAL DRAINAGE CHARACTERISTICS AND IMPROVED DRAINAGE FACILITIES.

6) DRAINAGE EASEMENTS SHOWN CONTAIN DRAINAGE FACILITIES. DRAINAGE FACILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE HOMEOWNERS, UNLESS THEY ARE IN A MINIMUM 15 FOOT WIDE DRAINAGE EASEMENT AND ARE PIPED WITH CONCRETE PIPE.

7) NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE CHANNEL WITHIN THE TRACT.

8) NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE WATER AND SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY UTILITY DIVISION.

9) ANY WATER RIGHTS APPURTENANT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN THE PROPERTY OF THE PRESENT OWNER.

10) THE LOTS WITHIN THIS SUBDIVISION ARE LOCATED WITHIN A FLOODPLAIN DESIGNATED IN THE "WHITES CREEK BASIN MANAGEMENT STUDY" BY CELLA BARR ASSOCIATES DATED AUGUST 17, 1994. THE TOP OF THE FINISHED FLOOR OF ALL STRUCTURES MUST BE ELEVATED A MINIMUM OF ONE FOOT ABOVE ADJACENT TOP OF CONCRETE CURB.

11) NO FENCES OR STRUCTURES SHALL BE ALLOWED ACROSS OR WITHIN DRAINAGE OR UTILITY EASEMENTS MAINTAINED BY WASHOE COUNTY.

12) A PUBLIC UTILITY, TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW EASEMENT IS HEREBY GRANTED 7.5 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY.

BASIS OF BEARING

The north line of Lancer Estates Unit No. 2, Tract Map No. 2289, filed in the official records of Washoe County, Nevada, as file No. 1025871 on October 2, 1985. (I.E. S 89°58'12" E)

TOTAL AREA = ±8.123 ACRES
12 LOTS

OFFICIAL PLAT OF

LANCER ESTATES UNIT 11

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30 T.18N., R.20E., M.D.M.

WASHOE COUNTY, NEVADA

Odyssey ENGINEERING INCORPORATED
2108 CAPURRO WAY, SUITE F, SPARKS, NV 89431 (702) 359-3303

SHEET 2 OF 2

CUMULATIVE INDEXES SHOULD BE EXAMINED

3197 A

Subdivision Tract Map 3197 A

0854

THE RESERVE AT MONTE ROSA UNIT 1

A COMMON INTEREST COMMUNITY

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MONTE ROSA, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT 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 N.R.S. CHAPTERS 278 AND 116. THE OWNER HEREBY GRANTS TO ALL PUBLIC UTILITY COMPANIES AND WASHOE COUNTY PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR PLOWED SNOW STORAGE, SIGHT DISTANCE, AND THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC CONTROL SIGNAGE, DRAINAGE AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OPEN SPACE PARCELS AND THE WATER AND SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO WASHOE COUNTY AND SOUTH TRUCKEE MEADOWS GENERAL IMPROVEMENT DISTRICT RESPECTIVELY. THE OWNER HEREBY GRANTS WASHOE COUNTY AND SOUTH TRUCKEE MEADOWS GENERAL IMPROVEMENT DISTRICT EASEMENTS OVER ALL PRIVATE ROADWAYS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS. THE PRIVATE ROADWAY EASEMENTS AND ALL APPURTENANCES THERETO AS SHOWN ARE HEREBY GRANTED AND SET APART TO BE USED AS PRIVATE THOROUGHFARES FOREVER.

MONTE ROSA, LLC, A NEVADA LIMITED LIABILITY COMPANY

NAME Alan Means — July 22, 2005

TITLE Alan Means, Manager

NOTARY CERTIFICATE:

STATE OF NEVADA
COUNTY OF WASHOE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22nd DAY OF July, 2005, BY Alan Means, AS Manager OF MONTE ROSA, LLC., A NEVADA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

JENNIFER DOE BRR
Notary Public
State of Nevada
APPT. NO. 04-89986-2
My App. Expires June 21, 2008

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, NEVADA STATE BANK, A NEVADA BANKING CORPORATION, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

NEVADA STATE BANK, A NEVADA BANKING CORPORATION

NAME Kathleen Kennedy — 7/27/05

TITLE V.P. — DATE

NOTARY CERTIFICATE:

STATE OF NEVADA
COUNTY OF WASHOE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 27th DAY OF July, 2005, BY Kathleen Kennedy, AS Vice President OF NEVADA STATE BANK, A NEVADA BANKING CORPORATION.

NOTARY PUBLIC

SANDRA A. KWIECZYC
Notary Public - State of Nevada
Appointment Recorded in Washoe Co.
No. 01-2016-1 - Expires October 17, 2009

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT MONTE ROSA, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER 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 THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED October 5, 2005 FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE. The recent document numbers, 3280653 & 3280654

TICOR TITLE OF NEVADA, INC

BY: — October 7, 2005 DATE

Steve Sullivan Vice President

NAME/TITLE

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TELEVISION COMPANIES.

SIERRA PACIFIC POWER COMPANY — 7/27/2005 DATE

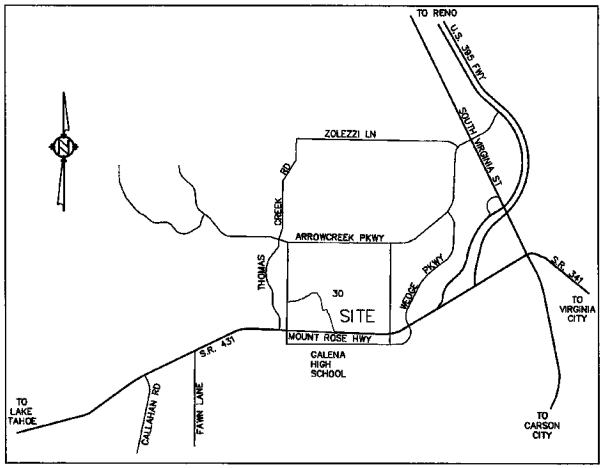
NEVADA BELL TELEPHONE d/b/a SBC NEVADA — 7/27/2005 DATE

CHARTER COMMUNICATIONS — 7/29/2005 DATE

WASHOE COUNTY DEPARTMENT OF WATER RESOURCES — 9/8/05 DATE

SOUTH TRUCKEE MEADOWS G.I.D. — 9/8/05 DATE

33230026



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I, GERALD D. JUAREZ, 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 MONTE ROSA, LLC, A NEVADA LIMITED LIABILITY COMPANY.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, T. 18 N., R. 20 E., M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 10, 2005.

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 WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY October 25, 2006, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA — GERALD D. JUAREZ — No. 12140 — Exp. 6/30/07

9/8/05

GERALD D. JUAREZ, P.L.S.
NEVADA CERTIFICATE NO. 12140

TAX CERTIFICATE:

THE UNDERSIGNED CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND 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.

A.P.N.S 049-401-30, 049-401-34, AND 049-401-35

WASHOE COUNTY TREASURER

BY: Nancy A. Richard — DEPUTY — 1-27-05 DATE

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. 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.

FOR THE DISTRICT BOARD OF HEALTH — 10/18/05 DATE

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 THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Robert H. Zeidlitz, P.E. — 9/6/2005 DATE

DIVISION OF WATER RESOURCES

WATER RIGHT DEDICATION CERTIFICATE:

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

Julie Bohnsen — 9/7/05 DATE

WASHOE COUNTY DEPARTMENT OF WATER RESOURCES

COUNTY SURVEYORS CERTIFICATE:

I CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF NINE SHEETS, AND THAT I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT AND THAT AN ADEQUATE PERFORMANCE GUARANTEE HAS BEEN FILED GUARANTEEING THE MONUMENTS AS SHOWN WILL BE SET BY 10-25-06

PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA — JACK M. HOLMES — No. 9911 — Exp. 6-30-07

10/27/05 DATE

JACK M. HOLMES, PLS 9911
WASHOE COUNTY SURVEYOR

COMMUNITY DEVELOPMENT CERTIFICATE:

THE TENTATIVE MAP OF THE RESERVE AT MONTE ROSA UNIT 1, TM 04-11, WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON THE 5TH DAY OF JAN. 2005.

THIS FINAL MAP FOR THE RESERVE AT MONTE ROSA UNIT 1 MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS HAVE BEEN MET.

THE NEXT FINAL MAP FOR TM04-11 MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE COMMUNITY DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE 4th DAY OF January, 2007, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS 13th DAY OF December, 2005 BY THE WASHOE COUNTY COMMUNITY DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR STREETS, AVENUES, DRIVES, COURTS AND HIGHWAYS AND SEWER FACILITIES AND WATER FACILITIES IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

ADRIAN P. FREDERICK
COMMUNITY DEVELOPMENT DIRECTOR — 12/13/05 DATE

FILE NO. 33230026
FILED FOR RECORD AT THE REQUEST OF Monte Rosa LLC
ON THIS 13 DAY OF DEC 2005 AT 37 MINUTES PAST 4 O'CLOCK, P.M., OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.
Kathryn L. Burke
COUNTY RECORDER
BY: Johnston — DEPUTY
FEE: $ 84.00

OFFICIAL PLAT OF
THE RESERVE AT MONTE ROSA UNIT 1
A COMMON INTEREST COMMUNITY
A MERGER AND RESUBDIVISION OF PARCELS 1-A AND 2-A OF NS 4434 AND A PORTION OF PARCEL 8 OF LM 69
SITUATE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.
WASHOE COUNTY — NEVADA

WOOD RODGERS
5175 S. McCarran Blvd. Tel 775.850.4000
Reno, NV 89509 Fax 775.850.4040

JOB NO. 1460.002
SHEET 1 OF 4

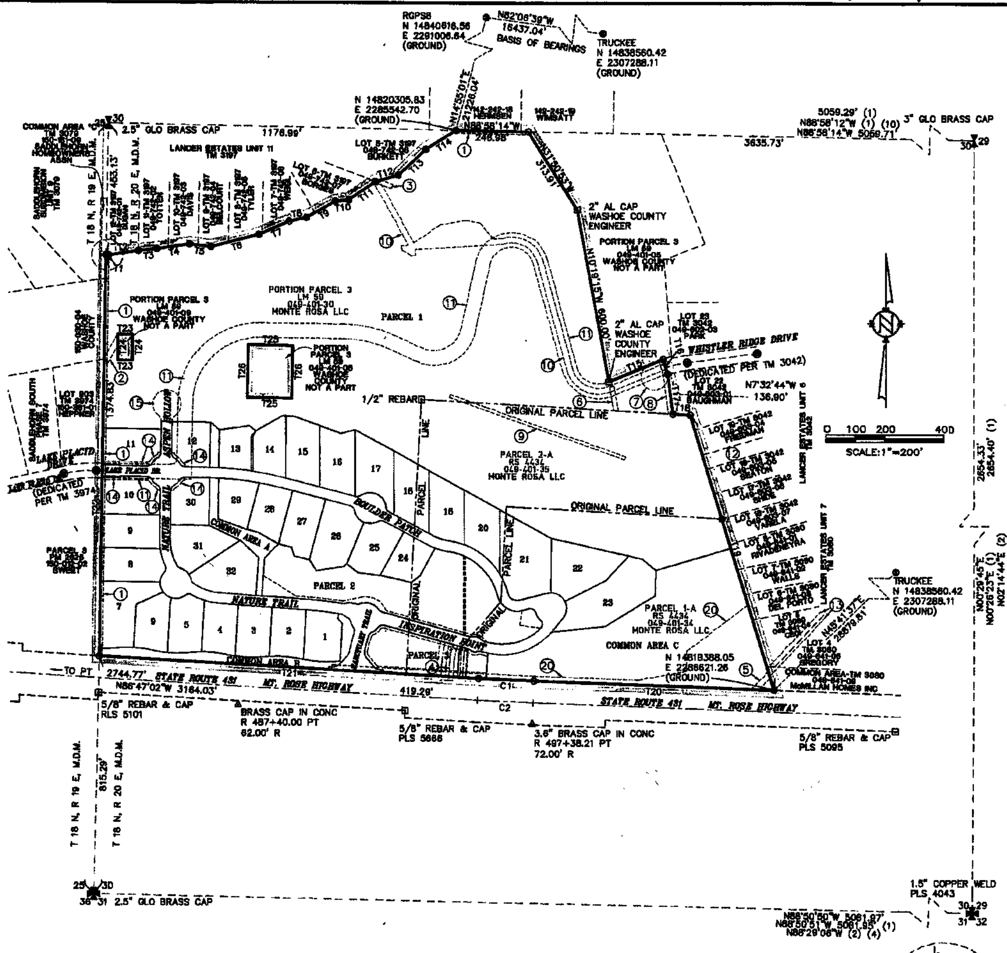
Subdivision Tract Map 4580

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

CUMULATIVE INDEXES SHOULD BE EXAMINED

0854

4580A



5' P.U.E. & PVT. D.E.

10' P.U.E. & PVT. D.E.

10' P.U.E. & PVT. D.E.

10' P.U.E.

STREET

TYPICAL LOT EASEMENT DETAIL
NOT TO SCALE

LEGEND:

- ⊡ FOUND AS NOTED
- ● FOUND 5/8" REBAR & CAP-PLS 5097
- ● FOUND GPS CONTROL MONUMENT
- ▲ FOUND NDOT HIGHWAY MONUMENT AS NOTED
- ● FOUND STANDARD STREET MONUMENT PER TM 3042 OR TM 3974
- TYPICAL SECTION CORNER
- ○ SET 5/8" REBAR AND CAP-PLS 12140 OR SCRIBED CURB ON PROPERTY LINE EXTENDED.
- ⊙ STANDARD STREET MONUMENT TO BE SET
- + DIMENSION POINT
- (R) RADIAL BEARING
- (#) SEE REFERENCES
- D.E. DRAINAGE EASEMENT
- NDOT NEVADA DEPARTMENT OF TRANSPORTATION
- P.U.E. PUBLIC UTILITY EASEMENT
- PVT. D.E. PRIVATE DRAINAGE EASEMENT
- S.F. SQUARE FEET
- S.S.E. SANITARY SEWER EASEMENT
- C.A.T.V. CABLE T.V.
- SUBDIVISION BOUNDARY
- ADJACENT PARCEL
- RIGHT OF WAY
- CENTERLINE
- LOT LINE
- EASEMENT
- SECTION LINE

NOTES:

1. PUBLIC UTILITY, CABLE TV, TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW EASEMENTS ARE HEREBY GRANTED 10' IN WIDTH ADJACENT TO ALL DEDICATED AND PRIVATE STREET RIGHT-OF-WAYS. PUBLIC UTILITY, CABLE TV AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED 5' IN WITH ADJACENT TO ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.

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

3. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.

4. A PRIVATE DRAINAGE EASEMENT, 5' IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10' IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING LOT OWNERS. SAID EASEMENT TO BE RELOCATEABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING LOT OWNERS.

5. THE DRAINAGE EASEMENTS DELINEATED ON THIS PLAT ARE PERMANENT, PRIVATE AND RECIPROCAL EASEMENTS FOR THE PERPETUATION OF NATURAL DRAINAGE AND THE MUTUAL BENEFIT OF ADJACENT PROPERTY OWNERS SAID EASEMENTS ARE TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES ONLY WITH APPROVAL OF THE COUNTY ENGINEER.

6. BLANKET PUBLIC UTILITY, STORM DRAIN AND SANITARY SEWER EASEMENTS ARE HEREBY GRANTED ACROSS ALL COMMON AREAS.

7. TO CONVERT TO GRID COORDINATES, DIVIDE GROUND COORDINATES BY THE COMBINED SCALE FACTOR OF 1.000197939.

8. THAT PORTION OF THE 50' RELOCATABLE ACCESS AND WATER LINE EASEMENT DEDICATED ON LAND MAP 123 CONTAINED WITHIN THE BOUNDARY OF THIS OFFICIAL PLAT IS HEREBY EXTINGUISHED PURSUANT TO THE NOTE CONTAINED ON SAID LAND MAP.

9. A 10' PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM THE STREET RIGHT-OF-WAY ONLY.

10. DRAINAGE FACILITIES OUTSIDE THE DEDICATED STREET RIGHT-OF-WAY ARE TO BE PRIVATE AND MAINTAINED BY THE HOME OWNERS, UNLESS THEY ARE IN A MINIMUM 15' EASEMENT AND ARE PIPED WITH CONCRETE PIPE.

11. NO FENCES OR STRUCTURES ARE ALLOWED WITHIN OR ACROSS DRAINAGE EASEMENTS OR SEWER EASEMENTS MAINTAINED BY WASHOE COUNTY.

12. NO HABITABLE STRUCTURE SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.

REFERENCES:

1) LAND MAP NO. 59, FILE NO. 886337, 10/19/83.
2) PARCEL MAP NO. 1178, FILE NO. 703290, 10/29/80.
3) PARCEL MAP NO. 1447, FILE NO. 848756, 4/13/83.
4) PARCEL MAP NO. 1524, FILE NO. 919445, 4/18/84.
5) PARCEL MAP NO. 2625, FILE NO. 1606421, 8/12/92.
6) RECORD OF SURVEY MAP NO. 4434, FILE NO. 3070566, 7/20/04.
7) TRACT MAP NO. 3042, FILE NO. 1798400, 5/18/94.
8) TRACT MAP NO. 3080, FILE NO. 1835228, 9/22/94.
9) TRACT MAP NO. 3079, FILE NO. 1835137, 9/22/94.
10) TRACT MAP NO. 3197, FILE NO. 1934958, 10/19/95.
11) TRACT MAP NO. 3974, FILE NO. 2568830, 5/28/01.

ABOVE ARE OFFICIAL RECORDS OF WASHOE COUNTY

12) NDOT R/W PLANS FH-RS-431(4), FEBRUARY, 1991

EASEMENTS:

1. 10' P.U.E. PER LM 59 (1)
2. 20' WATER PIPELINE EASEMENT PER DOC. NO. 1469283
3. D.E. PER DOC. NO. 1934575
4. 66' ACCESS EASEMENT PER DOC. NO. 3070565
5. 20' S.S.E. PER DOC. NO. 1851083
6. 16' PEDESTRIAN AND EQUESTRIAN EASEMENT PER DOC. NO. 1469282
7. TURNAROUND EASEMENT PER DOC. NO. 1797938
8. 15' PEDESTRIAN AND EQUESTRIAN EASEMENT PWE DOC. NO. 1767939
9. 10' POWER LINE EASEMENT PER DOC. NO. 299504
10. S.S.E. PER DOC. NO. 1934574
11. ACCESS EASEMENT PER DOC. NO. 1585101
12. 50' ACCESS, P.U.E. AND O.E. PER TM 3042 (7)
13. 25' D.E. AND S.S.E. PER TM 3080 (8)
14. 10' LANDSCAPE EASEMENT PER THIS MAP
15. TEMPORARY TURNAROUND EASEMENT PER THIS MAP
16. LANDSCAPE EASEMENT PER THIS PLAT
17. 30' SANITARY SEWER EASEMENT PER THIS PLAT
18. 30' WATERLINE EASEMENT PER THIS PLAT
19. 20' STORM DRAIN EASEMENT PER THIS PLAT
20. WASHOE COUNTY MAINTAINED DRAINAGE EASEMENT PER THIS PLAT

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983/1994 (NAD 83/94). THE BEARING BETWEEN WASHOE COUNTY GPS CONTROL POINTS "TRUCKEE" AND "RGPS8" TAKEN AS NORTH 82°08'39" WEST. ALL COORDINATES SHOWN ARE GROUND COORDINATES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

CURVE TABLE – SHEET 2

CURVE	RADIUS	DELTA	LENGTH	RECORD RADIUS	RECORD DELTA	RECORD LENGTH
C1	9925'	01°05'08"	188.04'		01°05'00" (6)	187.86' (6)
C2	10000'	01°05'08"	189.47'			189.46' (12)

LINE TABLE – SHEET 2

LINE	BEARING	LENGTH	RECORD BEARING	RECORD LENGTH	RECORD BEARING	RECORD LENGTH	RECORD BEARING	RECORD LENGTH
T1	N82°38'18"W	8.59'	N82°38'18"W (10)	8.57' (10)				
T2	N81°07'12"E	102.48'	N81°07'14"E (10)					
T3	N83°59'24"E	63.60'	N83°59'26"E (10)					
T4	N80°54'39"E	111.86'	N80°54'41"E (10)					
T5	N82°18'36"W	72.56'	N82°18'36"W (10)					
T6	N75°19'07"E	166.65'	N75°19'09"E (10)					
T7	N88°27'10"E	111.22'	N88°27'12"E (10)					
T8	N77°36'54"E	59.82'	N77°36'56"E (10)					
T9	N59°55'20"E	112.62'	N59°55'22"E (10)					
T10	N53°47'53"E	48.54'	N53°47'55"E (10)					
T11	N55°00'50"E	109.42'	N55°00'52"E (10)					
T12	N73°47'18"E	80.06'	N73°47'20"E (10)					
T13	N46°39'16"E	129.72'	N46°39'18"E (10)					
T14	N57°21'38"E	120.49'	N57°21'40"E (10)	120.62' (10)				
T15	N67°17'30"E	199.41'						
T16	N16°08'53"W	53.25'	N16°08'28"W (7)					
T17	N07°32'44"W	136.90'	N07°32'19"W (7)	136.79' (7)				
T18	N86°47'26"W	39.87'	N86°47'01"W (7)					
T19	N16°41'38"W	984.70'	N16°41'38"W (7) (8)		N16°42'03"W (6)	985.04' (6)		
T20	N87°52'10"W	811.85'		812.55' (12)	N87°52'25"W (6)	814.60' (6)		
T21	N88°47'02"W	1287.67'		1287.78' (12)				
T22	N00°55'33"E	2843.28'	N00°55'41"E (1) (3) (10)	2843.40' (1) (3)	N01°20'01"E (2) (4)		N00°58'40"E (11)	
T23	N90°00'00"E	60.00'						
T24	N00°00'00"E	90.00'						
T25	N89°00'21"W	180.00'						
T26	N00°59'39"E	180.00'						

TOTAL AREA = 72.02 ACRES±
PARCEL 1 AREA = 38.79 ACRES±
PARCEL 2 AREA = 3.42 ACRES±
PARCEL 3 AREA = 50,721 S.F.±
PRIVATE STREET AREA = 3.82 ACRES±
COMMON AREA = 6.82 ACRES±
LOT AREA = 18.01 ACRES±
TOTAL NO. OF LOTS = 32

3323026

OFFICIAL PLAT OF

THE RESERVE AT MONTE ROSA UNIT 1

A COMMON INTEREST COMMUNITY

A MERGER AND RESUBDIVISION OF PARCELS 1-A AND 2-A OF RS 4434 AND A PORTION OF PARCEL 3 OF LM 69

SITUATE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY — NEVADA

JOB NO. 1480.002

WOOD RODGERS

SHEET 2 OF 4

Subdivision Tract Map 4580A

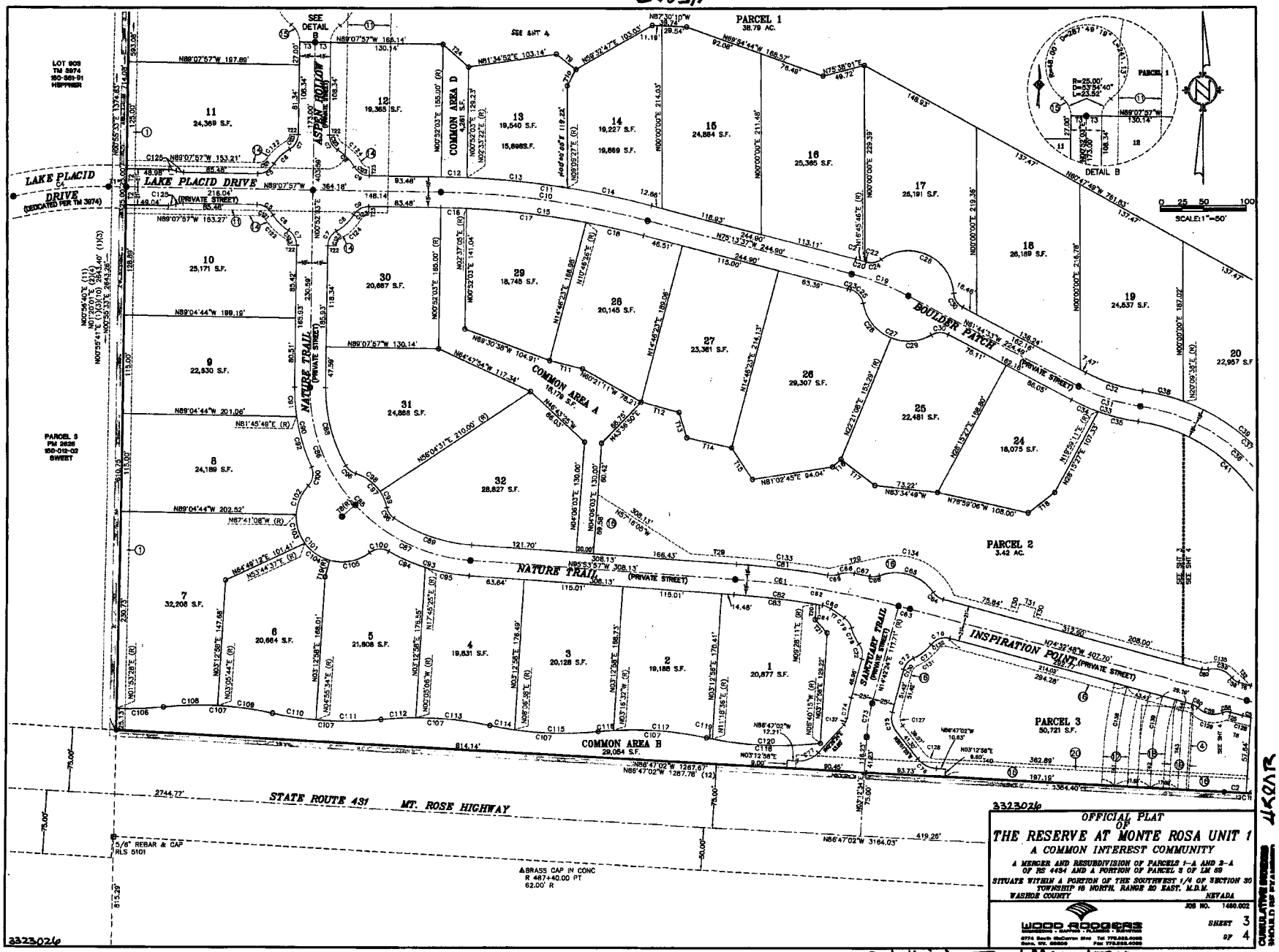
3323026

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

CUMULATIVE INDEXES SHOULD BE EXAMINED

4580A

4580B



3323026

OFFICIAL PLAT
OF
THE RESERVE AT MONTE ROSA UNIT 1
A COMMON INTEREST COMMUNITY

A MERGER AND RESUBDIVISION OF PARCELS 1-A AND 2-A OF RS 4454 AND A PORTION OF PARCEL 3 OF LM 69
SITUATE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30
TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M.
WASHOE COUNTY NEVADA

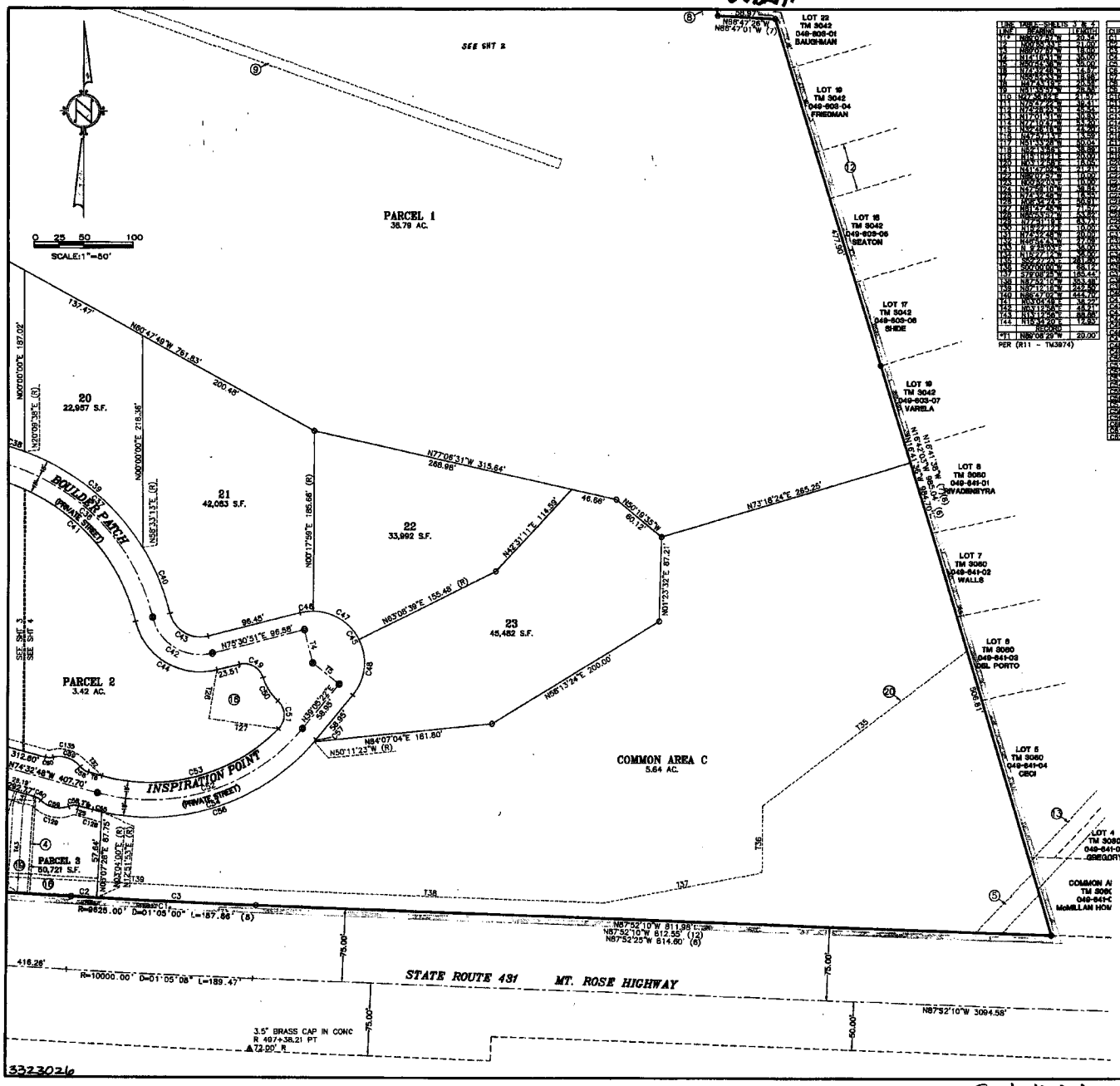
WOOD ROGERS
ENGINEERING • SURVEYING • PLANNING • ENVIRONMENTAL
6774 South McCarran Blvd Tel 775.858.4066
Reno, NV. 89509 Fax 775.858.4068

JOB NO. 1480.002
SHEET 3 OF 4

Subdivision Tract Map 4580B

4580B

4580C



LINE TABLE-SHEETS 3 & 4		
LINE	BEARING	LENGTH
L1	N00°47'28"W	20.34
L2	N00°05'43"E	21.00
L3	N89°01'00"E	20.00
L4	S11°16'41"W	35.00
L5	S00°01'00"E	35.00
L6	N74°42'46"W	14.69
L7	N00°47'28"W	20.34
L8	N74°42'46"W	28.68
L9	N11°16'41"E	20.00
L10	N74°42'46"W	28.68
L11	N75°27'23"W	35.41
L12	N74°42'46"W	35.41
L13	N17°01'40"E	30.83
L14	N72°18'37"W	23.00
L15	N00°28'19"W	24.00
L16	N00°47'28"W	20.00
L17	N00°47'28"W	50.00
L18	N89°12'32"E	38.88
L19	N15°19'28"E	35.00
L20	N83°12'32"E	18.00
L21	N00°47'28"W	21.41
L22	N89°47'28"W	11.00
L23	N00°47'28"W	11.00
L24	N72°27'23"W	18.81
L25	N75°27'23"W	18.41
L26	N74°42'46"W	50.81
L27	N89°47'28"W	71.97
L28	N00°47'28"W	54.82
L29	N72°27'23"W	63.73
L30	N15°27'23"W	10.00
L31	N74°42'46"W	20.00
L32	N89°12'32"E	27.00
L33	N46°12'32"E	42.00
L34	N15°27'23"W	34.00
L35	S00°00'00"E	58.12
L36	S00°00'00"E	183.42
L37	S76°08'23"E	103.28
L38	N87°12'15"W	353.28
L39	N87°12'15"W	222.50
L40	N86°47'00"E	445.00
L41	N00°04'00"E	18.27
L42	N00°12'50"E	45.11
L43	N15°12'50"E	80.00
L44	N15°12'50"E	12.00
SEE SHT 3		
*T1	N89°08'29"W	20.00

PER (R11 - TM3974)

CURVE TABLE-SHEETS 3 & 4			
CURVE	RADIUS	DELTA	LENGTH
C1	625.00	01°41'18"	18.42
C2	9625.00	00°08'46"	24.56
C3	9625.00	00°56'14"	157.17
C4	250.00	12°07'32"	110.37
C5	20.00	58°44'03"	20.50
C6	20.00	62°08'57"	21.69
C7	20.00	62°08'57"	21.69
C8	20.00	62°08'57"	21.69
C9	20.00	62°08'57"	21.69
C10	1018.00	13°54'20"	247.07
C11	1018.00	13°54'20"	247.07
C12	1018.00	01°41'18"	30.00
C13	1018.00	06°46'05"	117.29
C14	1018.00	05°26'57"	96.78
C15	882.00	13°54'20"	214.11
C16	882.00	13°54'20"	214.11
C17	882.00	01°41'18"	26.00
C18	882.00	06°46'05"	104.29
C19	882.00	05°26'57"	84.54
C20	310.00	13°28'05"	70.60
C21	310.00	02°15'55"	12.00
C22	310.00	01°08'23"	6.17
C23	310.00	03°16'42"	17.74
C24	250.00	00°14'11"	1.03
C25	20.00	05°10'36"	1.81
C26	20.00	58°09'48"	20.29
C27	20.00	64°09'24"	22.39
C28	53.00	11°06'45"	102.77
C29	53.00	58°09'12"	53.86
C30	53.00	52°43'33"	48.77
C31	53.00	58°17'22"	53.92
C32	20.00	58°17'22"	20.27
C33	218.00	20°00'00"	76.11
C34	218.00	20°00'00"	76.11
C35	218.00	20°00'00"	76.11
C36	218.00	08°16'16"	14.47
C37	218.00	07°43'44"	14.53
C38	218.00	58°08'28"	263.14
C39	218.00	58°08'28"	263.14
C40	238.00	11°34'20"	48.04
C41	238.00	46°25'40"	192.74
C42	238.00	46°25'40"	192.74
C43	238.00	11°34'20"	48.04
C44	238.00	46°25'40"	192.74
C45	200.00	58°08'28"	202.77
C46	20.00	58°08'28"	20.27
C47	20.00	58°08'28"	20.27
C48	200.00	58°08'28"	202.77
C49	53.00	14°43'32"	13.62
C50	53.00	43°25'08"	40.17
C51	53.00	58°08'28"	53.78
C52	200.00	58°08'28"	202.77
C53	20.00	58°08'28"	20.27
C54	218.00	58°21'06"	221.95
C55	218.00	58°21'06"	221.95
C56	218.00	58°21'06"	221.95
C57	218.00	63°01'15"	239.91
C58	218.00	00°43'15"	2.74
C59	18.50	37°03'42"	10.93
C60	18.50	89°42'54"	30.87
C61	18.50	52°38'36"	8.02
C62	1040.00	5°49'33"	105.14
C63	1040.00	11°21'09"	205.06

CURVE TABLE-SHEETS 3 & 4			
CURVE	RADIUS	DELTA	LENGTH
C64	1040.00	00°44'18"	13.56
C65	20.00	40°48'08"	14.60
C66	52.00	12°10'18"	11.05
C67	52.00	33°27'48"	17.85
C68	1065.00	00°14'18"	4.43
C69	54.50	20°27'21"	19.39
C70	20.00	35°00'00"	12.21
C71	20.00	57°30'00"	20.07
C72	20.00	57°30'00"	20.07
C73	20.00	57°30'00"	20.07
C74	20.00	51°38'18"	18.02
C75	20.00	35°00'00"	12.21
C76	725.00	14°18'00"	180.91
C77	20.00	90°00'00"	31.42
C78	20.00	90°00'00"	31.42
C79	20.00	90°00'00"	31.42
C80	20.00	90°00'00"	31.42
C81	20.00	90°00'00"	31.42
C82	20.00	90°00'00"	31.42
C83	1022.00	05°22'07"	95.78
C84	1022.00	05°22'07"	95.78
C85	1022.00	05°22'07"	95.78
C86	1022.00	05°22'07"	95.78
C87	20.00	90°00'00"	31.42
C88	20.00	90°00'00"	31.42
C89	20.00	90°00'00"	31.42
C90	20.00	90°00'00"	31.42
C91	1004.00	18°21'21"	321.77
C92	1004.00	05°28'07"	95.78
C93	1004.00	05°28'07"	95.78
C94	1004.00	05°28'07"	95.78
C95	1004.00	05°28'07"	95.78
C96	20.00	90°00'00"	31.42
C97	20.00	90°00'00"	31.42
C98	20.00	90°00'00"	31.42
C99	20.00	90°00'00"	31.42
C100	20.00	90°00'00"	31.42
C101	20.00	176°18'24"	61.57
C102	53.00	60°38'22"	57.11
C103	53.00	38°34'18"	35.69
C104	53.00	38°34'18"	35.69
C105	53.00	52°41'18"	48.74
C106	400.00	07°44'18"	54.03
C107	400.00	18°58'15"	132.47
C108	400.00	05°58'14"	41.68
C109	400.00	05°31'22"	38.57
C110	400.00	05°31'22"	38.57
C111	400.00	10°46'44"	75.26
C112	400.00	05°48'04"	40.52
C113	400.00	17°22'11"	121.27
C114	400.00	04°10'28"	29.14
C115	400.00	13°37'47"	95.17
C116	400.00	02°43'46"	19.08
C117	400.00	15°34'07"	108.73
C118	400.00	18°57'02"	132.34
C119	400.00	09°28'26"	66.12
C120	400.00	17°46'21"	124.03
C121	10.00	56°31'11"	9.87
C122	65.00	28°28'10"	32.29
C123	10.00	59°33'28"	10.39
C124	65.00	28°28'10"	32.29
C125	20.00	20°08'11"	7.03
C126	20.00	45°00'00"	15.71
C127	10.00	55°44'16"	9.73
C128	225.00	04°01'12"	15.79
C129	30.00	71°15'02"	37.29
C130	10.50	41°28'54"	8.41
C131	62.50	28°21'54"	30.94
C132	62.50	12°38'42"	13.80
C133	1065.00	05°22'07"	100.21
C134	52.50	81°12'25"	103.07
C135	52.50	62°26'38"	58.26
C136	1040.00	11°21'09"	205.06
C137	14.50	37°58'23"	9.60

3323026

OFFICIAL PLAT
OF
THE RESERVE AT MONTE ROSA UNIT 1
A COMMON INTEREST COMMUNITY

A MERGER AND RESUBDIVISION OF PARCELS 1-A AND 2-A OF RS 4434 AND A PORTION OF PARCEL 8 OF LM 59

SITUATE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.
WASHOE COUNTY NEVADA

WOOD RODGERS
9775 South McCarran Blvd Tel 775-689-4000
Reno, NV 89509 Fax 775-689-4005

JOB NO. 1480.002
SHEET 4
OF 4

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

Subdivision Tract Map 4580C

1/580C

4836

THE RESERVE AT MONTE ROSA UNIT 2

A COMMON INTEREST COMMUNITY

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MONTE ROSA, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THOSE TRACTS OF LAND REPRESENTED ON THIS PLAT 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 N.R.S. CHAPTERS 278 AND 116. THE EASEMENTS AS SHOWN AND NOTED FOR DRAINAGE, UTILITIES, SLOPES, ETC., ARE HEREBY GRANTED FOREVER. AN ACCESS EASEMENT IS HEREBY GRANTED AND SET APART ON ALL ROADWAYS AS SHOWN ON THIS PLAT DESIGNATED "PRIVATE" EXCEPT THE PUBLIC TURNAROUND AT THE EAST END OF ASPEN HOLLOW, TO THE MONTE ROSA HOMEOWNERS ASSOCIATION FOR THE BENEFIT OF ALL PROPERTY OWNERS OF LAND ENCUMBERED BY THAT CERTAIN MONTE ROSA SUBDIVISION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON 12-13-2005 AS DOCUMENT NO. 3323071 IN THE OFFICIAL RECORDS OF WASHOE COUNTY. THE WATER AND SEWER FACILITIES ARE HEREBY OFFERED FOR DEDICATION TO SOUTH TRUCKEE MEADOWS GENERAL IMPROVEMENT DISTRICT AND WASHOE COUNTY, RESPECTIVELY, TOGETHER WITH AN EASEMENT FOR ACCESS, INSTALLATION AND MAINTENANCE PURPOSES OVER THE PRIVATE ROADWAYS. THE OWNERS AND THEIR ASSIGNS HEREBY AGREE TO THE USE OF WATER METERS. PARCEL A AND THE PUBLIC TURNAROUND AT THE EAST END OF ASPEN HOLLOW IS HEREBY OFFERED FOR DEDICATION TO WASHOE COUNTY AND THE OFFER SHALL REMAIN OPEN IN ACCORDANCE WITH N.R.S. CHAPTER 278.

MONTE ROSA, LLC. A NEVADA LIMITED LIABILITY COMPANY

[signature] September 11, 2007

NAME: Alan Means
TITLE: Manager

NOTARY CERTIFICATE:

STATE OF NEVADA } SS
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11 DAY OF September, 2007, BY Alan Means, AS Manager OF MONTE ROSA, LLC., A NEVADA LIMITED LIABILITY COMPANY.

[signature] Judith Marie Crawford
NOTARY PUBLIC

JUDITH MARIE CRAWFORD Notary Public - State of Nevada Appointment Recorded in Washoe County No: 06-103080-2 - Expires March 16, 2010

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, NEVADA STATE BANK, A NEVADA BANKING CORPORATION, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

NEVADA STATE BANK, A NEVADA BANKING CORPORATION

[signature] 4/25/07
NAME Michael Nuck
TITLE SVP
DATE

NOTARY CERTIFICATE:

STATE OF NEVADA } SS
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25th DAY OF April, 2007, BY Michael Nuck AS Senior Vice President OF NEVADA STATE BANK, A NEVADA BANKING CORPORATION.

[signature] Judith Marie Crawford
NOTARY PUBLIC

JUDITH MARIE CRAWFORD Notary Public - State of Nevada Appointment Recorded in Washoe County No: 06-103080-2 - Expires March 16, 2010

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT MONTE ROSA, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER 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 EXCEPT DOCUMENT NUMBERS 3250653 AND 3583956; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED 11/19/2007 FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

TICOR TITLE OF NEVADA, INC

BY: [signature] 11/20/2007
DON POLLY, V.P.
NAME/TITLE
DATE

SURVEYOR'S CERTIFICATE:

I, GERALD D. JUAREZ, 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 MONTE ROSA, LLC, A NEVADA LIMITED LIABILITY COMPANY.

2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, T. 18 N., R. 20 E., M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 10, 2005.

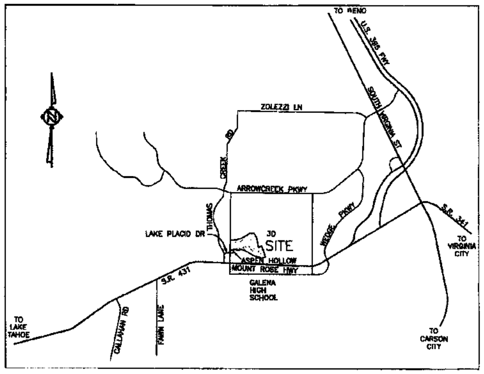
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY October 11, 2008 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

[signature] 4/3/07 [signature] 10.16.07

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA - GERALD D. JUAREZ Exp. 6-30-07 No. 12140
PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA - GERALD D. JUAREZ Exp. 6-30-09 No. 12140

GERALD D. JUAREZ, P.L.S.
NEVADA CERTIFICATE NO. 12140



VICINITY MAP
NOT TO SCALE

UTILITY COMPANIES CERTIFICATE: (CONT. SHT. 2)

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES AND WASHOE COUNTY DEPARTMENT OF WATER RESOURCES, 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.

[signature] 4/24/07
SIERRA PACIFIC POWER COMPANY
JAMES R. SAAVEDRA
MANAGER LAND SERVICES
DATE

[signature] 4/10/2007
NEVADA BELL TELEPHONE CO d/b/a AT&T
~~DIANA CALLAHAN~~ Mike L. Kinkel
AREA MANAGER C & E/RIGHT OF WAY
DATE

[signature] 4/10/2007
CHARTER COMMUNICATIONS
BY: Diane Albrecht
DESIGNER ENGINEER
DATE

[signature] 11/8/07
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES
SUSAN HOOD
ENGINEERING
DATE

NOTARY CERTIFICATES:

STATE OF NEVADA } SS
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24TH DAY OF April, 2007, BY JAMES R. SAAVEDRA AS MANAGER LAND SERVICES.

[signature] Carolyn Carrica
NOTARY PUBLIC

CAROLYN CARRICA Notary Public - State of Nevada Appointment Recorded in Clark County

STATE OF NEVADA } SS
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10TH DAY OF April, 2007, BY ~~DIANA CALLAHAN~~ Mike L. Kinkel, AS AREA MANAGER C & E/ RIGHT OF WAY.

[signature] Brent L. Howerton
NOTARY PUBLIC

BRENT R. HOWERTON Notary Public - State of Nevada Appointment Recorded in Lyon County No: 06-72285-12 - Expires July 18, 2010

STATE OF NEVADA } SS
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10th DAY OF April, 2007, BY DIANE ALBRECHT, AS DESIGNER ENGINEER.

[signature] Judith Marie Crawford
NOTARY PUBLIC

JUDITH MARIE CRAWFORD Notary Public - State of Nevada Appointment Recorded in Washoe County No: 06-103080-2 - Expires March 16, 2010

STATE OF NEVADA } SS
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 8th DAY OF November 2007, BY SUSAN HOOD, AS ENGINEER, WASHOE COUNTY UTILITIES DIVISION.

[signature] Judith Marie Crawford
NOTARY PUBLIC

JUDITH MARIE CRAWFORD Notary Public - State of Nevada Appointment Recorded in Washoe County No: 06-103080-2 - Expires March 16, 2010

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. 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.

[signature] 11/19/07
FOR THE DISTRICT BOARD OF HEALTH
Bryan Tyre
DATE

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 THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

[signature] 11/14/07
DIVISION OF WATER RESOURCES
Thomas K. Gallagher, P.E.
DATE

WATER RIGHT DEDICATION CERTIFICATE:

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

[signature] 11/8/07
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES
Vahid Behmaram
DATE

COUNTY SURVEYORS CERTIFICATE:

I CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF FIVE SHEETS, AND THAT I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT AND THAT AN ADEQUATE PERFORMANCE GUARANTEE HAS BEEN FILED GUARANTEEING THE MONUMENTS AS SHOWN WILL BE SET BY 10-11-08

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA - JACK M. HOLMES Exp 6-30-09 No. 9611

[signature] 11/30/07
JACK M. HOLMES, PLS 9611
WASHOE COUNTY SURVEYOR
DATE

COMMUNITY DEVELOPMENT CERTIFICATE:

THE TENTATIVE MAP OF THE RESERVE AT MONTE ROSA UNIT 1, TM 04-11, WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON THE 5TH DAY OF JAN, 2005.

THE MOST RECENTLY RECORDED FINAL MAP, MONTE ROSA UNIT 1, FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON THE 13TH DAY OF DECEMBER, 2005.

THIS FINAL MAP MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS HAVE BEEN MET.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS 21st DAY OF November 2007 BY THE WASHOE COUNTY COMMUNITY DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR PARCEL A AND SEWER FACILITIES AND WATER FACILITIES AND THE PUBLIC TURNAROUND AT THE END OF ASPEN HOLLOW IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

[signature] 11/21/2007
ADRIAN P. FREUND
COMMUNITY DEVELOPMENT DIRECTOR
DATE

TAX CERTIFICATE:

THE UNDERSIGNED CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND 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.

WASHOE COUNTY TREASURER [signature]

BY: [signature] 10/9/2007
DEPUTY
DATE

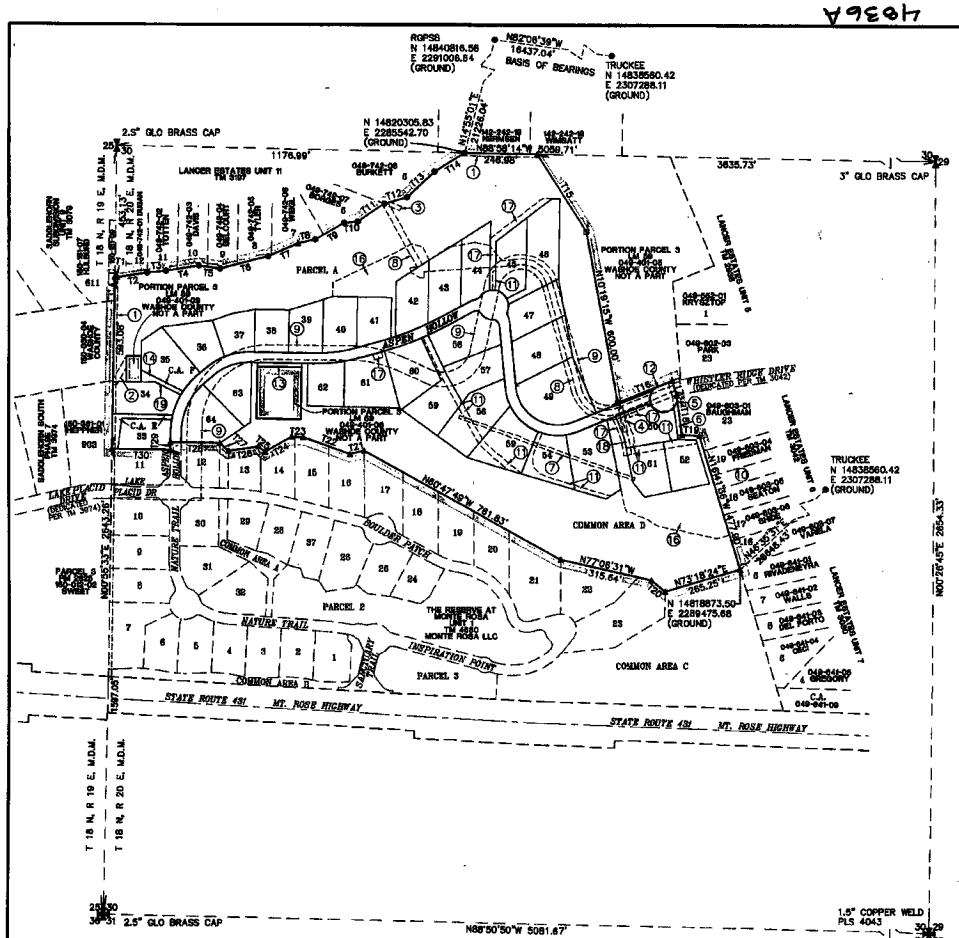
FILE NO. 3598845 FILED FOR RECORD AT THE REQUEST OF Monte Rosa LLC ON THIS 30 DAY OF Nov. 2007, AT 41 MINUTES PAST 2 O'CLOCK, P.M., OFFICIAL RECORDS OF WASHOE COUNTY NEVADA. Kathryn L. Burke COUNTY RECORDER BY: C. Bartley DEPUTY FEE: 94.00	OFFICIAL PLAT OF **THE RESERVE AT MONTE ROSA UNIT 2** A COMMON INTEREST COMMUNITY A DIVISION OF PARCEL 1 OF TRACT MAP NO. 4580 SITUATE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M. WASHOE COUNTY NEVADA JOB NO. 1460.004 SHEET 1 OF 5 WOOD RODGERS

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

CUMULATIVE INDEXES SHOULD BE EXAMINED 4836

Subdivision Tract Map 4836

4836A



NOTES:

1. PUBLIC UTILITY, CABLE TV, PRIVATE TRAFFIC CONTROL, SIGNAGE AND PRIVATE PLOWED SNOW EASEMENTS ARE HEREBY GRANTED 10' IN WIDTH ADJACENT TO ALL DEDICATED AND PRIVATE STREET RIGHT-OF-WAYS. PUBLIC UTILITY, CABLE TV AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED 5' IN WITH ADJACENT TO ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.

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

3. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.

4. A PRIVATE DRAINAGE EASEMENT, 5' IN WIDTH CONCENTRIC WITH ALL REAR LOT LINES AND 10' IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING LOT OWNERS. SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING LOT OWNERS.

5. THE DRAINAGE EASEMENTS DELINEATED ON THIS PLAT ARE PERMANENT. PRIVATE AND RECIPROCAL EASEMENTS FOR THE PERPETUATION OF NATURAL DRAINAGE AND THE MUTUAL BENEFIT OF ADJACENT PROPERTY OWNERS SAID EASEMENTS ARE TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES ONLY WITH APPROVAL OF THE COUNTY ENGINEER.

6. BLANKET PUBLIC UTILITY, PRIVATE STORM DRAIN AND PUBLIC SANITARY SEWER EASEMENTS ARE HEREBY GRANTED TO WASHOE COUNTY ACROSS ALL COMMON AREAS AND ACROSS PARCEL A.

7. TO CONVERT TO GRID COORDINATES, DIVIDE GROUND COORDINATES BY THE COMBINED SCALE FACTOR OF 1.000167939.

8. A 16' PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM THE STREET RIGHT-OF-WAY ONLY.

9. DRAINAGE FACILITIES OUTSIDE THE STREET RIGHT-OF-WAY ARE TO BE PRIVATE AND MAINTAINED BY THE HOME OWNERS.

10. NO FENCES OR STRUCTURES ARE ALLOWED WITHIN OR ACROSS DRAINAGE EASEMENTS OR SEWER EASEMENTS MAINTAINED BY WASHOE COUNTY.

11. NO HABITABLE STRUCTURE SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.

12. A BLANKET ACCESS EASEMENT IS HEREBY GRANTED TO WASHOE COUNTY AND STMGID ACROSS COMMON AREAS D AND F AND ASPEN HOLLOW (PRIVATE STREET).

13. PARCEL A IS TO BE DEDICATED TO WASHOE COUNTY.

14. LOTS 50, 51 AND 52 WILL NEED INDIVIDUAL SANITARY SEWER PUMPS.

15. BLANKET D.E. IS HEREBY GRANTED TO WASHOE COUNTY OVER AND ACROSS COMMON AREA E.

LEGEND:

- FOUND 2" AL CAP-WASHOE COUNTY ENGINEER
- FOUND 5/8" REBAR & CAP-PLS 5097
- FOUND 5/8" REBAR & CAP-PLS 12140 PER TM 4580
- FOUND GPS CONTROL MONUMENT
- FOUND STANDARD STREET MONUMENT PER TM 3042 OR TM 4580
- TYPICAL SECTION CORNER
- SET 5/8" REBAR AND CAP-PLS 12140 OR SCRIBED CURB ON PROPERTY LINE EXTENDED
- STANDARD STREET MONUMENT TO BE SET
- DIMENSION POINT
- (R) RADIAL BEARING
- C.A. COMMON AREA
- D.E. DRAINAGE EASEMENT
- H.O.A. HOMEOWNERS ASSOCIATION
- P.U.E. PUBLIC UTILITY EASEMENT
- PVT. D.E. PRIVATE DRAINAGE EASEMENT
- R.A.E. RECIPROCAL ACCESS EASEMENT
- S.F. SQUARE FEET
- S.S.E. SANITARY SEWER EASEMENT
- STMGID SOUTH TRUCKEE MEADOWS GENERAL IMPROVEMENT DISTRICT
- W.L.E. WATER LINE EASEMENT
- C.A.T.V. CABLE TELEVISION EASEMENT
- SUBDIVISION BOUNDARY
- ADJACENT PARCEL
- RIGHT OF WAY
- CENTERLINE
- LOT LINE
- EASEMENT
- SECTION LINE
- DETENTION POND

EASEMENTS:

1. 10' P.U.E. PER LM 59 (1)
2. 20' WATER PIPELINE EASEMENT PER DOC. NO. 1469283
3. 9.E. PER DOC. NO. 1934875
4. 15' PEDESTRIAN AND EQUESTRIAN EASEMENT PER DOC. NO. 1469282 RELINQUISHED PER THIS MAP
5. TURNAROUND EASEMENT PER DOC. NO. 1707838 RELINQUISHED PER THIS MAP
6. 15' PEDESTRIAN AND EQUESTRIAN EASEMENT PER DOC. NO. 1797939 RELINQUISHED PER THIS MAP
7. 10' POWER LINE EASEMENT PER DOC. NO. 299504 RELINQUISHED PER THIS MAP
8. S.S.E. PER DOC. NO. 1634574 RELINQUISHED PER THIS MAP
9. ACCESS EASEMENT PER DOC. NO. 1585101 relocated PER THIS MAP, for Washoe County Engineering.
10. 50' ACCESS, P.U.E. AND D.E. PER TM 3042 (2)
11. P.U.E., R.A.E. & PVT. D.E. PER THIS MAP
12. PUBLIC TURNAROUND EASEMENT GRANTED PER THIS MAP
13. 14' ACCESS EASEMENT GRANTED TO STMGID PER THIS MAP
14. ACCESS EASEMENT GRANTED TO STMGID ACROSS COMMON AREA F PER THIS MAP
15. PRIVATE S.E. GRANTED PER THIS MAP; DETENTION PONDS ONLY SHALL BE MAINTAINED BY WASHOE COUNTY
16. W.L.E. GRANTED TO STMGID ACROSS PORTIONS OF LOTS 50 AND 61, COMMON AREA D AND PARCEL A PER THIS MAP
17. S.S.E. GRANTED TO WASHOE COUNTY ACROSS PORTIONS OF LOTS 50 AND 51 PER THIS MAP
18. WELL SITE ACCESS EASEMENT GRANTED TO STMGID PER THIS MAP

BASIS OF BEARINGS:

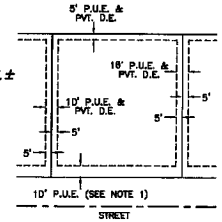
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983/1994 (NAD 83/94). THE BEARING BETWEEN WASHOE COUNTY GPS CONTROL POINTS "TRUCKEE" AND "ROPSS" TAKEN AS NORTH 82°08'39" WEST. ALL COORDINATES SHOWN ARE GROUND COORDINATES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

TOTAL AREA = 38.79 ACRES±
PARCEL A AREA = 10.01 ACRES±
PRIVATE STREET AREA = 82,809 S.F.±
PUBLIC STREET AREA = 7,253 S.F.±
COMMON AREA = 8.79 ACRES±
LOT AREA = 17.92 ACRES±
TOTAL NO. OF LOTS = 32

REFERENCES:

1) LAND MAP NO. 56, FILE NO. 886337, 10/19/83.
2) TRACT MAP NO. 3042, FILE NO. 1798400, 5/18/94.
3) TRACT MAP NO. 4588, FILE NO. 3323028, 12/13/05.

ALL ARE OFFICIAL RECORDS OF WASHOE COUNTY



TYPICAL LOT EASEMENT DETAIL
NOT TO SCALE

0 100 200 400
SCALE:1"=200'

UTILITY COMPANIES CERTIFICATE (CONT.):

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES AND SOUTH TRUCKEE MEADOWS GENERAL IMPROVEMENT DISTRICT 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.

Susan Hood
SOUTH TRUCKEE MEADOWS GENERAL IMPROVEMENT DISTRICT
BY: Susan Hood
TITLE: Contract Engineer

11/09/07
DATE

JUDITH MARIE CRAWFORD
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 05-103054-2 - Expires March 18, 2010

STATE OF NEVADA
COUNTY OF WASHOE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9th DAY OF November 2007, BY Susan Hood AS Contract Engineer SOUTH TRUCKEE MEADOWS GENERAL IMPROVEMENT DISTRICT.

Judith Marie Crawford
NOTARY PUBLIC

NOTE:

FOR LINE AND CURVE DATA, SEE SHEET 5.

3598646

OFFICIAL PLAT OF
THE RESERVE AT MONTE ROSA UNIT 2
A COMMON INTEREST COMMUNITY
A DIVISION OF PARCEL 1 OF TRACT MAP NO. 4580
SITUATE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30 TOWNSHIP 19 NORTH, RANGE 20 EAST, M.D.M.
WASHOE COUNTY NEVADA

WOOD RODGERS
ENGINEERING • SURVEYING • PLANNING • ENVIRONMENTAL
5440 Reno Corporate Drive Reno, NV 89511 Tel 775.823.4068 Fax 775.823.4069

JOB NO. 1460.004
SHEET 2 OF 5

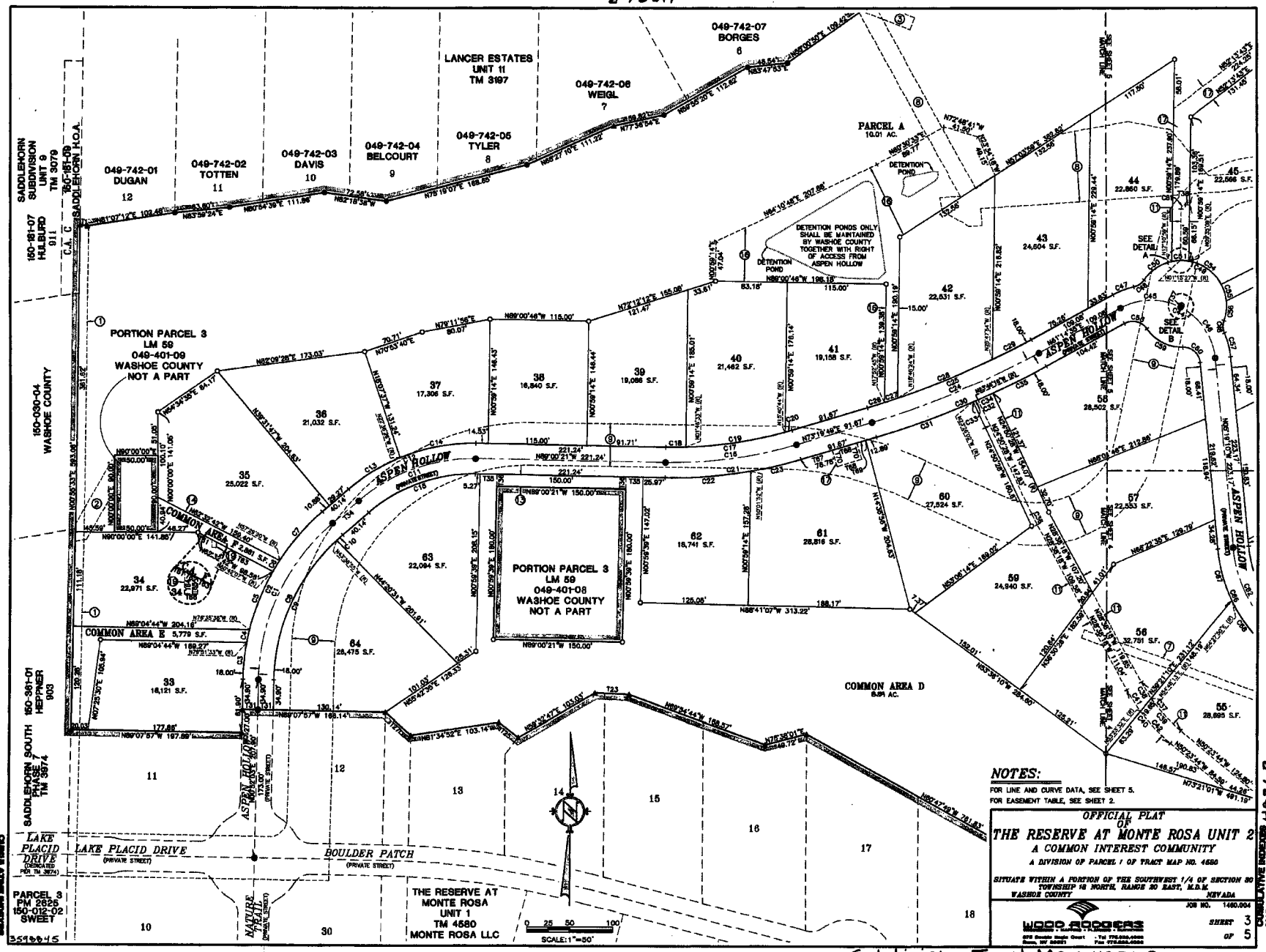
CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT RECORDED CHANGES TO THIS MAP

3598646

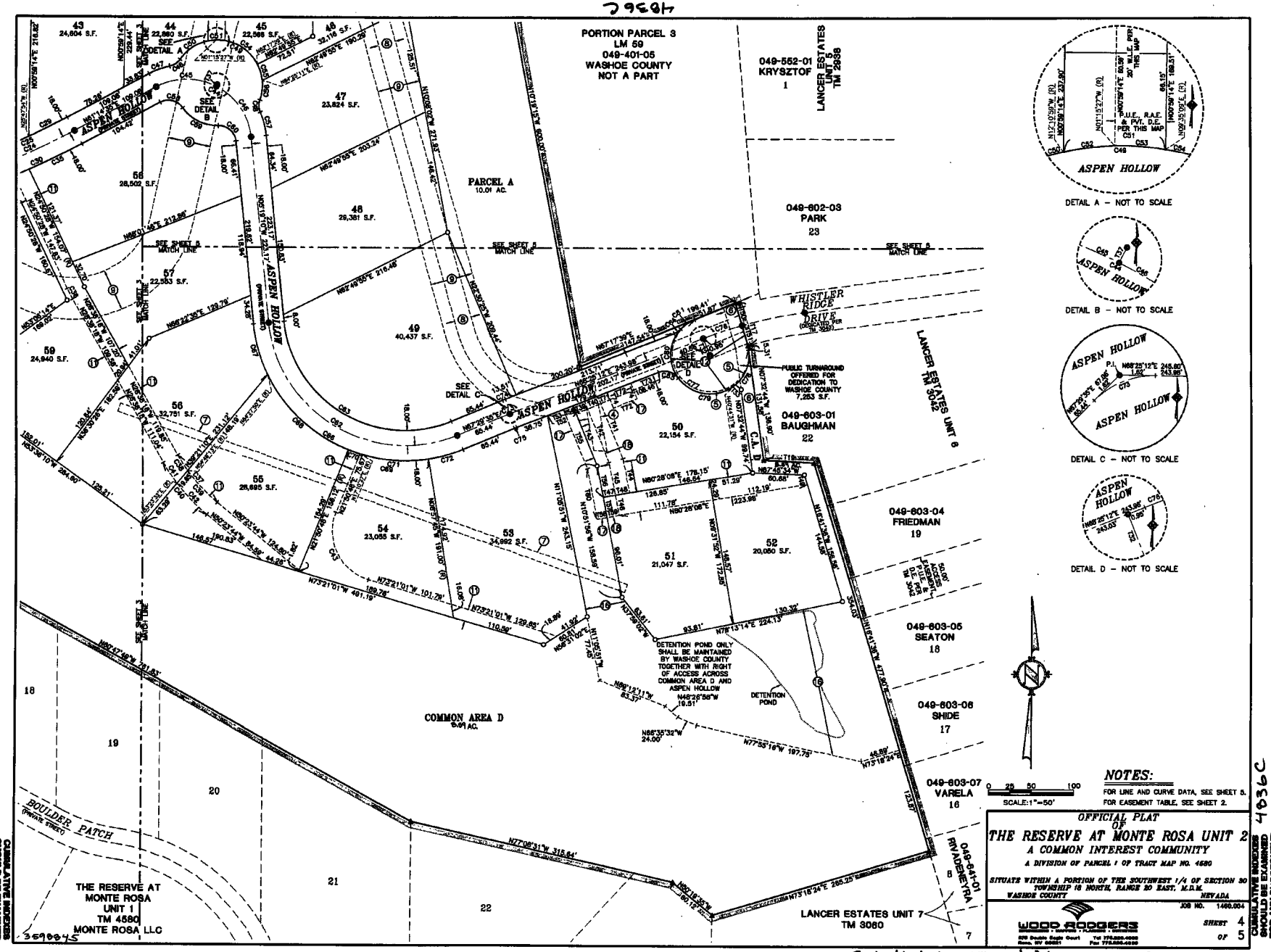
4836A

Subdivision Tract Map 4836A

48368

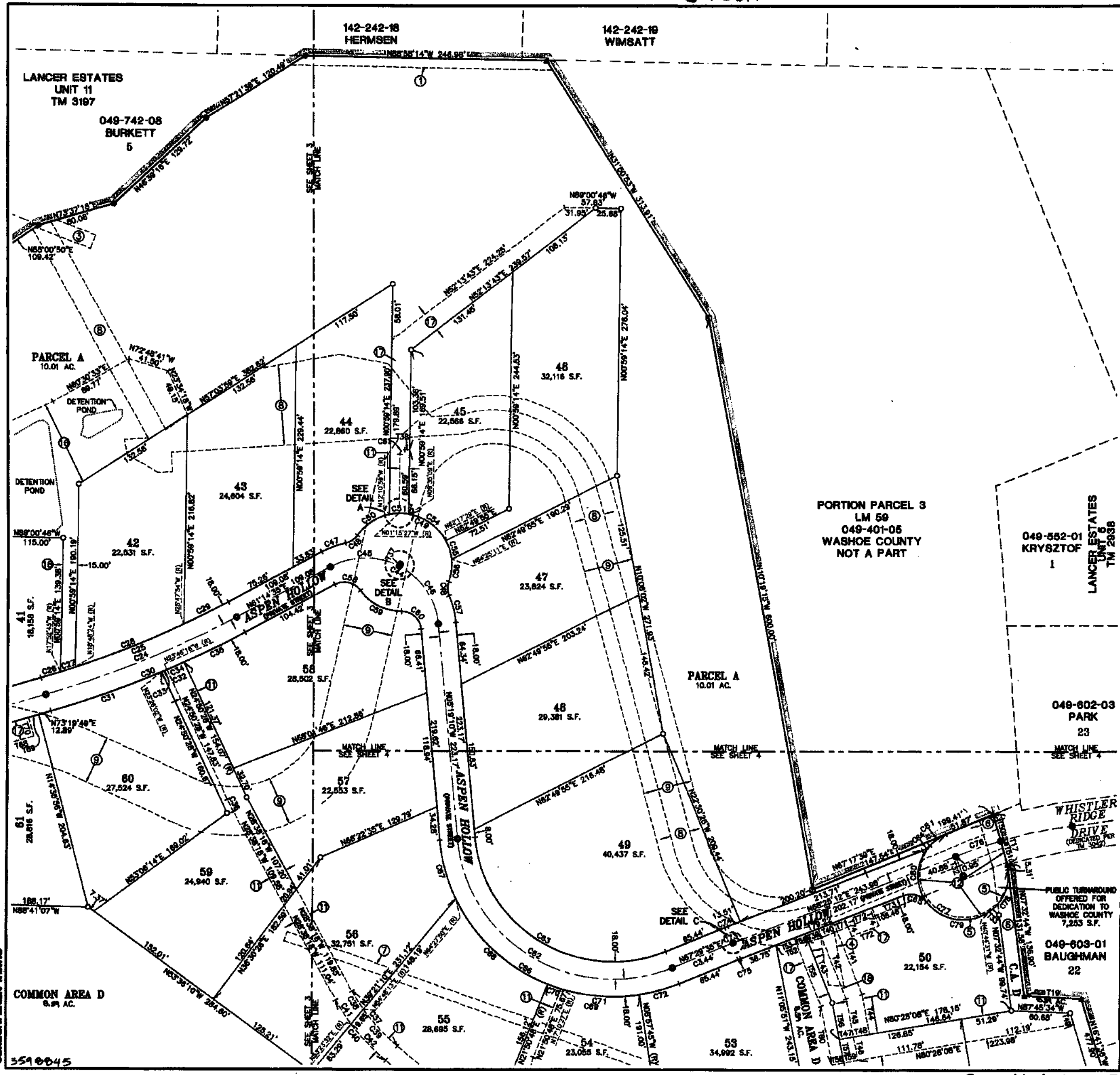


Subdivision Tract Map 4836B



Subdivision Tract Map 4836C

4836D



LINE TABLE

LINE	BEARING	LENGTH
[illegible]	[illegible]	[illegible]

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
[illegible]	[illegible]	[illegible]	[illegible]

NOTE:
FOR EASEMENT TABLE, SEE SHEET 2.

3598045

OFFICIAL PLAT
OF
THE RESERVE AT MONTE ROSA UNIT 2
A COMMON INTEREST COMMUNITY
A DIVISION OF PARCEL 1 OF TRACT MAP NO. 4580

SITUATE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.
WASHOE COUNTY NEVADA

JOB NO. 1460.004
SHEET 5 OF 5

WOOD RODGERS

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

3598045

Subdivision Tract Map 4836D

4836D

FILED
Electronically
2015-02-13 04:49:23 PM
Jacqueline Bryant
Clerk of the Court
Transaction # 4818450 : melwood

Exhibit 21

Exhibit 21

1274236

RESOLUTION FOR ACCEPTING STREETS

LANCER ESTATES UNIT NO. 1, Subdivision Map. No. 2211 recorded NOVEMBER 29, 1984, Document No. 964428.

WHEREAS, it is necessary for the County to provide public roads, and

WHEREAS, the streets or portions thereof, were offered for dedication by Subdivision Map No. 2211, Document No. 964428, recorded on November 29, 1984 and

WHEREAS, said offer of dedication was rejected by the Board of County Commissioners because the road was not constructed to County standards, and

WHEREAS, NRS 278.390 specifically provides if at the time a final map is approved and the streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date without further action by the subdivider, rescind its action and accept and open the streets for public use, and

WHEREAS, the streets have recently been constructed to County standards, and

WHEREAS, said streets were constructed to County Standards on the date of recordation above, and

WHEREAS, said streets are necessary for public access, and

WHEREAS, the Board of Washoe County Commissioners find that it is in the best interest of the County to accept the streets,

NOW, THEREFORE, BE IT RESOLVED, by the County Commissioners of the County of Washoe pursuant to the authority of NRS 278.390, that the streets shown on Subdivision Map 2211 are hereby accepted for dedication and direct the Department of Public Works to open the roads for public use.

BE IT FURTHER RESOLVED, and hereby ordered that the Clerk of Washoe County shall record this resolution in the Office of the Washoe County Recorder.

BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA

SEAL

By: [signature]
Chairman

September 13, 1988

ATTEST: JUDI BAILEY

[signature] - Deputy

JUDI BAILEY, County Clerk

1274236

B2799P246

SEP 14 1988

B2799P0247

1274236

OFFICIAL RECORDS
WASHOE COUNTY, NEVADA
BY
Washoe Co. Engineers
'88 SEP 16 AM 8:57

CONFORMED COPY ORDER
NO FEE ... REP
12 05 PM

1274235

RESOLUTION FOR ACCEPTING STREETS

LANCER ESTATES UNIT NO. 2, Subdivision Map. No. 2289 recorded OCTOBER 2, 1985, Document No. 1025871.

WHEREAS, it is necessary for the County to provide public roads, and

WHEREAS, the streets or portions thereof, were offered for dedication by Subdivision Map No. 2289, Document No. 1025871, recorded on October 2, 1985 and

WHEREAS, said offer of dedication was rejected by the Board of County Commissioners because the road was not constructed to County standards, and

WHEREAS, NRS 278.390 specifically provides if at the time a final map is approved and the streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date without further action by the subdivider, rescind its action and accept and open the streets for public use, and

WHEREAS, the streets have recently been constructed to County standards, and

WHEREAS, said streets were constructed to County Standards on the date of recordation above, and

WHEREAS, said streets are necessary for public access, and

WHEREAS, the Board of Washoe County Commissioners find that it is in the best interest of the County to accept the streets,

NOW, THEREFORE, BE IT RESOLVED, by the County Commissioners of the County of Washoe pursuant to the authority of NRS 278.390, that the streets shown on Subdivision Map 2289 are hereby accepted for dedication and direct the Department of Public Works to open the roads for public use.

BE IT FURTHER RESOLVED, and hereby ordered that the Clerk of Washoe County shall record this resolution in the Office of the Washoe County Recorder.

BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA

SEAL

By: [signature]
Chairman

September 13, 1988

ATTEST:

[signature]
JUDI BAILEY, County Clerk

B2799P0244

SEP 16 1988

1274235

15E(4)

B2799P0245

1274235

Washoe Co. Engineers
'88 SEP 16 AM 9:57

1205 Mail

SEP 16 1988

1525298

NOV 21 1991

BK3366PG0912

RESOLUTION FOR ACCEPTING STREETS

LANCER ESTATES SUBDIVISION UNIT 3, MAP No. 2760, DOCUMENT No. 1469278, RECORDED APRIL 1, 1991.

WHEREAS, it is a function of the County of Washoe to operate and maintain public roads; and

WHEREAS, certain streets, or portions thereof, were offered for dedication by Tract Map No. 2760, Document No. 1469278 recorded on April 1, 1991; and

WHEREAS, said offer of dedication was rejected by the Board of County Commissioners because said roads were not constructed to County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved but the associated streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the streets for public use; and

WHEREAS, portions of said streets have recently been constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Board of County Commissioners find that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the County Commissioners of the County of Washoe, pursuant to the authority of NRS 278.390, that the streets shown on Exhibit "A" hereto (Map 2760) are hereby accepted, and the Department of Public Works is directed to open the roads for public use and maintenance.

BE IT FURTHER RESOLVED, and hereby ordered, that the Clerk of Washoe County shall record this resolution in the Office of the Washoe County Recorder.

BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA

SEAL

By: Rene Reid
RENE REID
Chairman

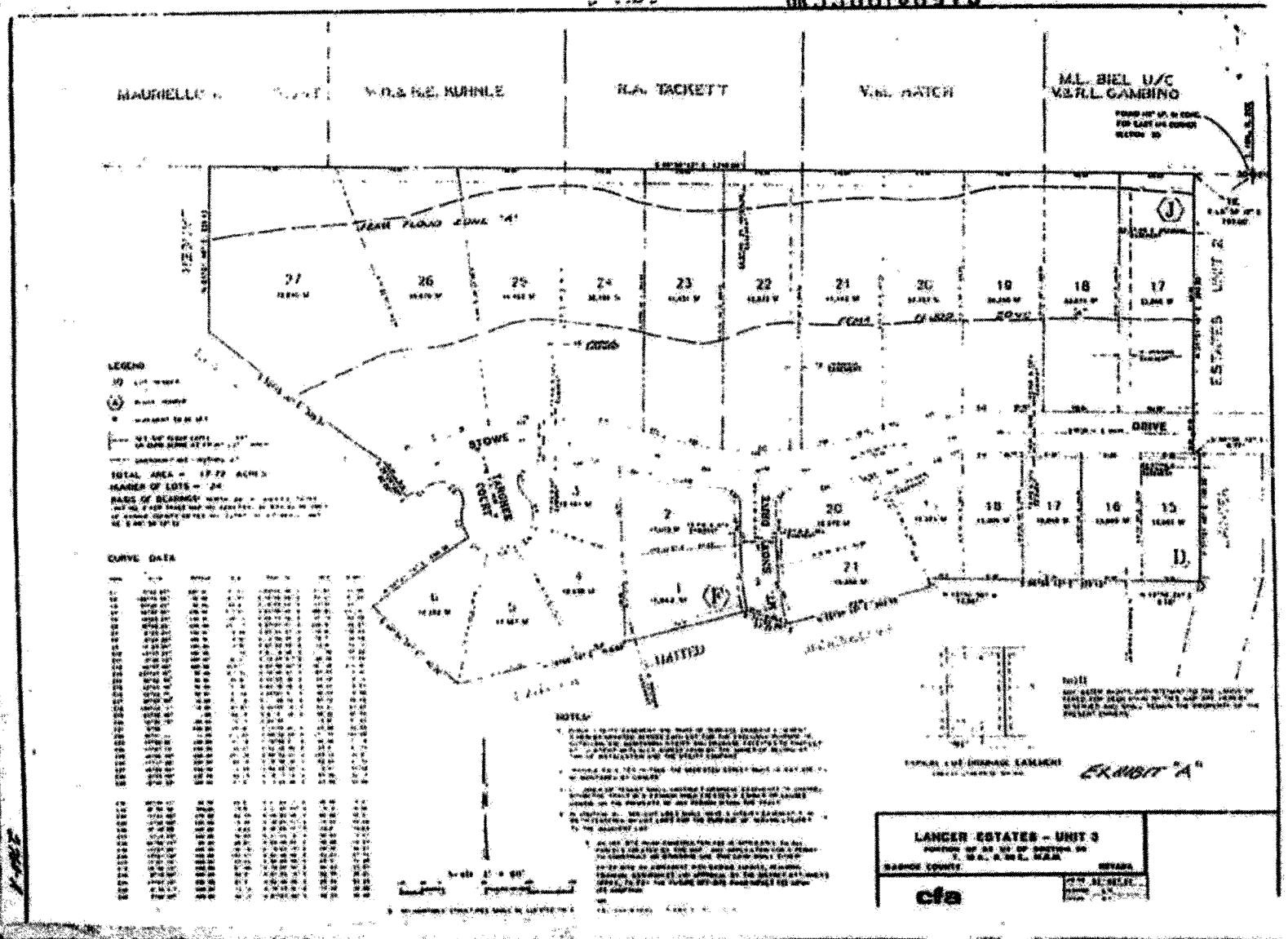
November 19, 1991

ATTEST:

Judi Bailey
JUDI BAILEY, County Clerk

142

BK3366PG0913



NOV 21 1991

NOV 21 1991

BK3366PG0914

1525298

WASHOE COUNTY RECORDER
'91 NOV 21 A11:42

WASHOE
COUNTY RECORDER
FEE 6 TCP

1684490

RESOLUTION FOR ACCEPTING STREETS

LANCER ESTATES SUBDIVISION UNIT 4, MAP NO. 2870, DOCUMENT NO. 1582546, RECORDED JUNE 26, 1992.

WHEREAS, it is a function of the County of Washoe to operate and maintain public road; and

WHEREAS, certain streets, or portions thereof, were offered for dedication by Tract Map No. 2870, Document No. 1582946 recorded on June 26, 1992; and

WHEREAS, said offer of dedication was rejected by the Board of County Commissioners because said roads were not constructed to County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved but the associated streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the streets for public use; and

WHEREAS, portions of said streets have recently been constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Board of County Commissioners find that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the County Commissioners of the County of Washoe, pursuant to the authority of NRS 278.390, that the streets shown on Tract Map 2870 are hereby accepted, and the Department of Public Works is directed to open the roads for public use and maintenance.

BE IT FURTHER RESOLVED, and hereby ordered, that the Clerk of Washoe County shall record this resolution in the Office of the Washoe County Recorder.

BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA

BY: _____
for LARRY BECK
Chairman

June 15, 1993

JUDI BAILEY, CLERK
by _____ CHIEF DEPUTY
JUDI BAILEY, County Clerk

JUN 21 1993

BK3769PG0327

JUN 21 1993

BK3769PG0328

1684490

OFFICIAL RECORDS
WASHOE CO NEVADA
RECORD REQUESTED BY
Washoe Co Eng
'93 JUN 21 P2:46

JOE MELCHER
COUNTY RECORDER
FEE Ø DEP CA

BK

RESOLUTION FOR ACCEPTING STREETS 1825054

AUG 17 1994

LANCER ESTATES SUBDIVISION, UNIT 5, TRACT MAP NO. 2938, DOCUMENT NO. 1812870, RECORDED JULY 6, 1994.

WHEREAS, it is a function of the County of Washoe to operate and maintain public roads; and

WHEREAS, certain streets, or portions thereof, were offered for dedication by Tract Map No. 2938, Document No. 1812870 recorded on JULY 6, 1994; and

WHEREAS, said offer of dedication was rejected by the Planning Commission because said roads were not improved to County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved but the associated streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the streets for public use; and

WHEREAS, portions of said streets have recently been constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Planning Commission finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the County of Washoe, pursuant to the authority of NRS 278.390, that the streets shown on Tract Map No. 2938 are hereby accepted, and the Department of Public Works is directed to open the roads for public use and maintenance.

BE IT FURTHER RESOLVED, and hereby ordered, that the Clerk of Washoe County shall record this resolution in the Office of the Washoe County Recorder.

PLANNING COMMISSION OF WASHOE COUNTY, NEVADA 1825054

By: Lemon H. Mellen
Chairman

August 16, 1994

ATTEST:

Michael A. Harper
MICHAEL A. HARPER
Director, Department of Development Review

OFFICIAL RECORDS
RECORDED IN WASHOE COUNTY, NEVADA
BY Washoe County Planning Commission
'94 AUG 17 AM 10 38
WASHOE COUNTY RECORDER
REF: [illegible]

BK4131PG0663

NOV 13 1995

BK4429PG0808

1941456

OFFICIAL RECORDS
WASHOE COUNTY, NEVADA
RECORDED BY
W.C. Eng
95 NOV 13 AM 10 36

COUNTY RECORDER

FEE 8 DEP. DD

8 DP

1941457

RESOLUTION FOR ACCEPTING STREETS

LANCER ESTATES SUBDIVISION UNIT 7, TRACT MAP NO. 3080, DOCUMENT NO. 1835228, RECORDED SEPTEMBER 22, 1994.

WHEREAS, it is a function of the County of Washoe to operate and maintain public roads; and

WHEREAS, certain streets, or portions thereof, were offered for dedication by Tract Map No. 3080, Document No. 1835228 recorded on September 22, 1994; and

WHEREAS, said offer of dedication was rejected by the Planning Commission because said roads were not constructed to County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved but the associated streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the streets for public use; and

WHEREAS, portions of said streets have recently been constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Planning Commission finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the County of Washoe, pursuant to the authority of NRS 278.390, that the streets shown on Tract Map No. 3080 are hereby accepted, and the Department of Public Works is directed to open the roads for public use and maintenance.

BE IT FURTHER RESOLVED, and hereby ordered, that the Washoe County Engineer shall record this resolution in the Office of the Washoe County Recorder.

PLANNING COMMISSION OF WASHOE COUNTY, NEVADA

By: Ann E. Johnson
ANN E. JOHNSON, Chairman

November 9, 1995

ATTEST:

Rob Weber, Senior Planner, for M. Harper, Director
MICHAEL A. HARPER, Director
Department of Development Review

RETURN TO: WASHOE CO. ENG.

NOV 13 1995

BK4429PG0809

NOV 13 1995

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OFFICIAL RECORDS
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RECORDED BY
W.C. Eng.
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JOAN E. ... AR
COUNTY RECORDER

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RESOLUTION FOR ACCEPTING STREETS

2109604

LANCER ESTATES SUBDIVISION UNIT 8, TRACT MAP NO. 3154, DOCUMENT NO. 1902902, RECORDED JUNE 23, 1995.

WHEREAS, it is a function of the County of Washoe to operate and maintain public roads; and

WHEREAS, certain streets, or portions thereof, were offered for dedication by Tract Map No. 3154, Document No. 1902902, recorded on June 23, 1995; and

WHEREAS, said offer of dedication was rejected by the Planning Commission because said roads were not constructed to County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved but the associated streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the streets for public use; and

WHEREAS, portions of said streets have recently been constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Planning Commission finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the County of Washoe, pursuant to the authority of NRS 278.390, that the streets shown on Tract Map No. 3154 are hereby accepted, and the Department of Public Works is directed to open the roads for public use and maintenance.

BE IT FURTHER RESOLVED, and hereby ordered, that the Washoe County Engineer shall record this resolution in the Office of the Washoe County Recorder.

BK4900PG0329

PLANNING COMMISSION OF WASHOE COUNTY, NEVADA

By: Robert J. Strobel
Chairman, ROBERT J. STROBEL

June 17, 1997

ATTEST:

JOHN B. HESTER, Director
Community Development

When recorded return to:
Washoe County Engineering
P.O. Box 11130
Reno, Nevada 89520

2109604

OFFICIAL RECORDS
WASHOE CO., NEVADA
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Washoe Co. Eng
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JOE MELCHER
COUNTY RECORDER

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RESOLUTION FOR ACCEPTING STREETS

LANCER ESTATES SUBDIVISION UNIT 9, TRACT MAP NO. 3456, DOCUMENT NO. 2143300, RECORDED OCTOBER 9, 1997.

WHEREAS, it is a function of the County of Washoe to operate and maintain public roads; and

WHEREAS, certain streets, or portions thereof, were offered for dedication by Tract Map No. 3456, Document No. 2143300, recorded on October 9, 1997; and

WHEREAS, said offer of dedication was rejected by the Community Development Director because said roads were not constructed to County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved but the associated streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the street for public use; and

WHEREAS, portions of said streets have recently been constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Planning Commission finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the County of Washoe, pursuant to the authority of NRS 278.390, that the streets shown on Tract Map No. 3456 are hereby accepted, and the Department of Public Works is directed to open the roads for public use and maintenance.

BE IT FURTHER RESOLVED, and hereby ordered, that the Washoe County Engineer shall record this resolution in the Office of the Washoe County Recorder.

PLANNING COMMISSION OF WASHOE COUNTY, NEVADA

By: Florence M. Frandsen
FLORENCE M. FRANDSEN, CHAIR

Oct 16, 2001

ATTEST:
Robert W. Sellman
ROBERT W. SELLMAN
Community Development Director

APN: 142-113-05

When recorded return to:
Washoe County Engineering Division
PO Box 11130
Reno, Nevada 89520

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Requested By
WASHOE COUNTY ENGINEERING DIVISION
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 1 RPTT 0.00

RESOLUTION FOR ACCEPTING STREETS

LANCER ESTATES SUBDIVISION UNIT 10, TRACT MAP NO. 3754, DOCUMENT NO. 2383625, RECORDED SEPTEMBER 24, 1999.

WHEREAS, it is a function of the County of Washoe to operate and maintain public roads; and

WHEREAS, certain streets, or portions thereof, were offered for dedication by Tract Map No. 3754, Document No. 2383625, recorded on September 24, 1999; and

WHEREAS, said offer of dedication was rejected by the Community Development Director because said roads were not constructed to County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved but the associated streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the street for public use; and

WHEREAS, portions of said streets have recently been constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Planning Commission finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the County of Washoe, pursuant to the authority of NRS 278.390, that the streets shown on Tract Map No. 3754 are hereby accepted, and the Department of Public Works is directed to open the roads for public use and maintenance.

BE IT FURTHER RESOLVED, and hereby ordered, that the Washoe County Engineer shall record this resolution in the Office of the Washoe County Recorder.

PLANNING COMMISSION OF WASHOE COUNTY, NEVADA

By: Florence M Frandsen
FLORENCE M. FRANDSEN, CHAIR

October 16, 2001

ATTEST:
Robert W. Sellman
ROBERT W. SELLMAN
Community Development Director

APN: 142-153-08

When recorded return to:
Washoe County Engineering Division
PO Box 11130
Reno, Nevada 89520

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Requested By
WASHOE COUNTY ENGINEERING DIVISION
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 1 RPTT 0.00

RESOLUTION FOR ACCEPTING STREETS

LANCER ESTATES UNIT 11, TRACT MAP NO. 3197, DOCUMENT NO. 1934958, RECORDED OCTOBER 19, 1995.

WHEREAS, it is a function of the County of Washoe to operate and maintain public roads; and

WHEREAS, certain streets, or portions thereof, were offered for dedication by Tract Map No. 3197, Document No. 1934958 recorded on October 19, 1995; and

WHEREAS, said offer of dedication was rejected by the Planning Commission because said roads were not constructed to County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved but the associated streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the streets for public use; and

WHEREAS, portions of said streets have recently been constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Planning Commission finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the County of Washoe, pursuant to the authority of NRS 278.390, that the streets shown on Tract Map No. 3197 are hereby accepted, and the Department of Public Works is directed to open the roads for public use and maintenance.

BE IT FURTHER RESOLVED, and hereby ordered, that the Washoe County Engineer shall record this resolution in the Office of the Washoe County Recorder.

PLANNING COMMISSION OF WASHOE COUNTY, NEVADA

By: DANIEL N. SALERNO
Chairman

AUG. 17, 1999

ATTEST:

ROBERT W. SELLMAN
Community Development Director

When recorded return to:
Washoe County Engineering Division
P.O. Box 11130
Reno, Nevada 89520

DOC # 2372098
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Requested By M.E. ENGINEERING
Washoe County Recorder
Kathryn L. Burke - Recorder
Page 1 of 1

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Jacqueline Bryant
Clerk of the Court
Transaction # 4818450 : melwood

Exhibit 22

Exhibit 22

INCOGNITO LN
POLE CAT RD
TRESTLE HOUSE WAY
KESSARIS WAY
SPEZIA RD
LARGE ESTATES 1
LARGE ESTATES 2
LARGE ESTATES 3
LARGE ESTATES 4
LARGE ESTATES 5
LARGE ESTATES 6
LARGE ESTATES 7
LARGE ESTATES 8
LARGE ESTATES 9
LARGE ESTATES 10
32031C3245G

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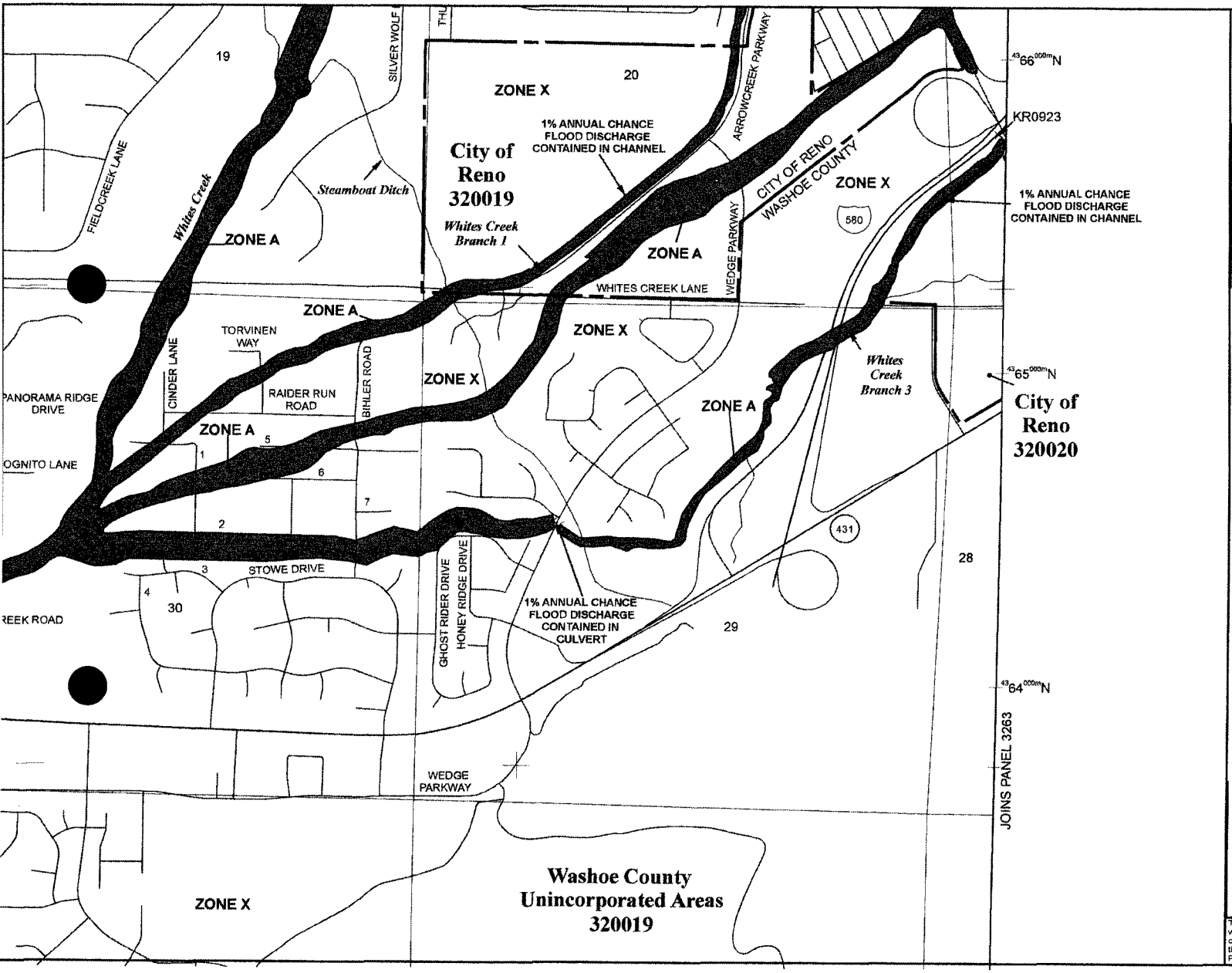
Jacqueline Bryant
Clerk of the Court
Transaction # 4818450 : melwood

Exhibit 23

Exhibit 23



MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

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NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 3245G

FIRM

FLOOD INSURANCE RATE MAP

WASHOE COUNTY, NEVADA
AND INCORPORATED AREAS

PANEL 3245 OF 3475
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
RENO, CITY OF	320020	3245	G
WASHOE COUNTY	320019	3245	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
32031C3245G

MAP REVISED
MARCH 16, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Fritz v. Washoe Opp to MSJ 000389

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Jacqueline Bryant
Clerk of the Court
Transaction # 4818450 : melwood

Exhibit 24

Exhibit 24

0 20 40 80 120 160
Feet
SPEZIA RD
33 feet
33 feet
PR172
15-2401-00
Legend
33' PUE and Access easement*
Property Lines
Road/Street
* Patent calls for 33 foot "roadway and public utilities easement along the boundary of said land."
Property is known as Lot 29, located in the SE 1/4 of the NE 1/4 of Sec. 30, T18N-R20E. Approximate dimensions are 330' X 330', containing 2.5 acres more or less.

ccess easement*

ublic utilities easement along the

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Jacqueline Bryant
Clerk of the Court
Transaction # 4831080 : mcholico

2200
MICHAEL LARGE
Deputy District Attorney
Nevada State Bar 10119
P.O. Box 11130
Reno, NV 89520-0027
(775) 337-5700

ATTORNEY FOR WASHOE COUNTY

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

* * *

JOHN AND MELISSA FRITZ,

Plaintiffs,

vs. Case No. CV13-00756

WASHOE COUNTY, Dept. No. 1

Defendant.

_____/

DEFENDANT'S REPLY TO THE MOTION FOR SUMMARY JUDGMENT

Defendant WASHOE COUNTY, by and through its attorneys of record, Christopher J. Hicks, Washoe County District Attorney, and Michael W. Large, Deputy District Attorney, hereby files this Reply in Support of its Motion for Summary Judgment. This reply is made and based upon the attached Points and Authorities, and all pleading, papers and exhibits on file. Plaintiffs' Opposition ignores two factual certainties which defeat their case: (1) no taking by Washoe County of Plaintiffs' property ever occurred, and (2) their claim is clearly time barred.

POINTS AND AUTHORITIES

1) Washoe County has taken no action against Plaintiffs' property that constitutes a taking by inverse condemnation.

Plaintiffs claim for inverse condemnation must be dismissed because Washoe County did not take any direct action that is sufficient to establish a causal connection to the alleged

damage of Plaintiffs' property; and there is no evidence that a constitutional taking ever occurred. Plaintiffs seek to analogize this case to the *Clark County v. Powers*, 96 Nev. 497, 611 P.2d. 1072 (1980). As this Court has already recognized, Washoe County's conduct and lack of involvement "in the development of the subdivision at issue is distinguishable from Clark County's extensive involvement in *Powers*. (Dkt. #___ at 7).

In *Powers*, the land at an intersection was filled, leveled, graded, compacted and paved, the City elevated a street and other surrounding land, drainage facilities were constructed, and the road was specifically designed to divert and channel waters onto the properties in question. *Powers*, 96 Nev. at 500-01 611 P.2d. at 1074. Additionally, Clark County entered onto one of the properties, without authorization, and constructed a concrete and rock berm. *Id.*

The actions of Clark County in *Powers* are readily distinguishable from those in the present case. Washoe County did not design, engineer or construct anything that resulted in water being diverted onto Plaintiffs' property. Likewise, Washoe County did not enter onto Plaintiffs' property and perform any construction. The only actions that Washoe County is accused of performing that affect Plaintiffs' parcel are purely tangential. Washoe County approved the final maps of the Lancer Estates and Monte Rosa Estate subdivisions and required that those subdivisions comply with statute, local building codes, and Nevada's master planning system. These activities were not directed at Plaintiffs' property and did not result in the "taking" of Plaintiffs' property.[1]

Based upon Plaintiffs' theory of liability, every local or state government that requires compliance with state statute and building code is "intimately and substantially involved" in all developments within its boundaries. This interpretation would create seemingly endless liability for local governments for approval of building projects and, as a result, would thwart approval of development and increase costs of development exponentially. As a policy matter, this Court would be adopting a dangerous precedent were it to allow such a theory of liability.

---

[1] In fact, the bulk of the alleged actions predate Plaintiffs' ownership of the parcel in question.

2) Plaintiffs have not shown a physical invasion of flood waters or resulting substantial injury

"Nevada law requires a plaintiff in a takings action involving the drainage of surface waters to show both a physical invasion of flood waters and resulting substantial injury." *Buzz Stew, LLC v. City of N. Las Vegas*, ___ Nev. ___, 341 P.3d 646, 650 (2015) *citing Cnty. of Clark v. Powers*, 497 Nev. at 501 n. 3, 504, 611 P.2d at 1075 n. 3, 1076 (1980). Despite their protestations, Plaintiffs have shown neither.

In *Buzz Stew II*, the Nevada Supreme Court rejected a similar argument to Plaintiffs. 341 P.3d 646. Therein, plaintiff asserted a takings claim based upon the "eventual construction of a drainage system on the property or by [a] prior water invasion." *Id.* at 648. In regard to the physical invasion and substantial injury to plaintiffs, the Nevada Supreme Court recognized:

> Although Buzz Stew presented evidence that during a 100–year flood event water may pool on one corner of the property, the evidence did not demonstrate that any pooling had occurred while Buzz Stew owned the property or that Buzz Stew suffered any substantial injury from any water diversion.

Id.

The *Powers* case further illustrates the "substantial injury" component of the takings analysis. In *Powers*, the district court found that Clark County "had taken the Powers parcel in its entirety; the property no longer had a practical use other than as a flood channel." *Powers*, 497 Nev. at 501, 611 P.2d at 1075. The district court also found that the ".247 acres of the Lowe parcel, used by the County to construct a concrete berm, had been taken, and awarded just compensation." *Id.* at 502, 611 P.2d at 1075. In this case, Plaintiffs have not shown a physical invasion of flood waters or substantial injury.

The *Powers* case is distinguishable for a second clear reason. The *Powers* decision was based upon theories of nuisance, trespass, and inverse condemnation. "[T]he trial court, employing the reasonable use rule as applied to drainage of surface waters, concluded that [Clark County] had unreasonably injured respondents' lands; the court made an appropriate

award of damages based on nuisance and trespass claims." *Powers* 96 Nev. at 501, 611 P.2d at 1075. Of critical importance to the current case, the plaintiffs in *Powers* decision were compensated for injury to their property based upon the tort theories of nuisance and trespass. *Id.* Both of those causes of action have been dismissed in the present case. The inverse condemnation damages were only available for the Powers parcel and a portion of the Lowe parcel which were deemed to no longer have any practical use. *Id.*

The facts of this case justify summary judgment being granted on behalf of Washoe County. The alleged flooding of Plaintiffs property has not resulted in substantial injury. During his deposition, Mr. Fritz stated that he was able to clean up whatever damage to flooding caused to his property. (Ex. 1 at 40-41). There was no injury to walls or floor of his garage which he claims was flooded. (*Id.*). The only injury was an alleged $3,000 to $4,000 of personal property that was ruined due to the flooding in 2005. (*Id.*). The injury that Plaintiffs' claim does not constitute "substantial injury." The destruction of personal property may be compensable through tort, but it does not constitute a basis for "substantial injury."

The only other injury that Plaintiffs' assert is that in 2002, "John Fritz was able to easily walk across Whites Creek No. 4" but since that time it "has increased significantly in size and depth." (Opp. at 2). The alleged erosion of Whites Creek No. 4 has not substantially injured Plaintiffs' parcel. The property still has practical use, as it continues to be rented and occupied. Plaintiffs have rented out the Bihler Road property from 2002 through the present. Based upon the testimony of John Fritz, Plaintiffs have received monthly rental rates between $800 and $1,300 for the property. (Ex. 1)(Deposition of John Fritz at 9-13).

3) Plaintiffs claim for inverse condemnation is time barred.

To determine when a limitations period commences, we look at the day the cause of action accrued. *Clark v. Robison*, 113 Nev. 949, 951, 944 P.2d 788, 789 (1997). "[A] cause of action accrues when the wrong occurs and a party sustains injuries for which relief could be sought." *Petersen v. Bruen*, 106 Nev. 271, 274, 792 P.2d 18, 20 (1990). In *McCarran*

International Airport v. Sisolak, 122 Nev. 645, 137 P.3d 1110 (2006), the plaintiff brought an inverse condemnation action against Clark County and McCarran International Airport, arguing that Ordinance 1221 and Ordinance 1599 effectuated a per se regulatory taking of the airspace above his property, in violation of the United States and Nevada Constitutions. *Id.* at 654, 137 P.3d at 1116. On appeal, the Nevada Supreme Court concluded that the ordinances effectuated a per se regulatory taking because they "authorize[d] the permanent physical invasion of ... airspace" by aircraft and "compel[led] landowner acquiescence" to that invasion. *Id.* at 666, 137 P.3d at 1124. The Supreme Court of Nevada in *Sisolak* held that the taking occurred on the date that Ordinance 1221 was adopted and not upon the actual physical invasion of the airspace. *Id.* Under *Sisolak*, the enactment of Ordinance 1221 in itself effectuated the taking.

Under Nevada law, a takings claims lie only with the party who owned the property at the time the taking occurred. *See Argier v. Nevada Power Co.*, 114 Nev. 137, 139, 952 P.2d 1390, 1391 (1998)(emphasis added). Plaintiffs did not own the subject parcel to 2001 and therefore bought the property subject to any existing developments and regulations that pre-dated that purchase. Plaintiffs cannot now sue for a takings claim which occurred prior to their ownership of the property.

Plaintiffs argue that it has standing to sue on the development of Lancer Estates because the damage to their property occurred, not when the parcel was developed, but cumulatively and gradually over time. This argument is baseless. Once again, Plaintiffs are confusing damages brought under "takings" jurisprudence and tort based actions. The taking, if any, occurred when the Lancer Estates development was completed which occurred prior to 2001. The alleged gradual erosion may be compensable on a theory of nuisance but does not constitute a taking of property that extinguishes the property's practical use or renders it valueless.

Plaintiffs are again asking this Court to adopt a dangerous precedent that would allow condemnation cases to proceed years or decades after the County's regulatory decision making process occurred.

II. CONCLUSION

For the reasons presented to this Court in the Motion and this Reply, summary judgment should be granted to Washoe County.

AFFIRMATION PURSUANT TO NRS 239B.030

The undersigned does hereby affirm that the preceding document does not contain the social security number of any person.

Dated this 24th day of February, 2015.

CHRISTOPHER J. HICKS
Washoe County District Attorney

By /s/ Michael W. Large
MICHAEL W. LARGE
Deputy District Attorney
P.O. Box 11130
Reno, NV 89520-0027
(775) 337-5700

ATTORNEYS FOR WASHOE COUNTY

CERTIFICATE OF SERVICE

Pursuant to NRCP 5(b), I certify that I am an employee of the Office of the District Attorney of Washoe County, over the age of 21 years and not a party to nor interested in the within action. I certify that on this date, the foregoing was electronically filed with the Second Judicial District Court by using the ECF System. Electronic service of the foregoing document shall be made in accordance with the Master Service List as follows:

Luke Busby, Esq.

Dated this 24th day February, 2015.

/s/ Tina Galli
Tina Galli

EXHIBIT INDEX

Exhibit 1 Deposition of John Fritz.....7 pages

EXHIBIT INDEX

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2015-02-24 11:49:00 AM
Jacqueline Bryant
Clerk of the Court
Transaction # 4831080 : mcholico

EXHIBIT 1

EXHIBIT 1

Case No. CV13-00756

Dept. No. 1

SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

-oOo-

JOHN AND MELISSA FRITZ,

Plaintiffs,

vs.

WASHOE COUNTY,

Defendant.

==========

DEPOSITION OF JOHN FRITZ

Thursday, August 28, 2014

Reno, Nevada

Reported By: PEGGY B. HOOGS, CCR #160, RDR, CRR
CALIFORNIA CSR #5958

Q Did you ask anybody on the Dupuis side whether or not -- or du-PWI -- about the flooding?

A No.

Q Have you lived in any area that had a floodplain before?

A You know, I can't say that I have. I have never had flood issues anywhere. I'm not saying that -- I've owned a lot of property, and so I don't know who was in the floodplain and who wasn't, so I'd have to say at this time I'm guessing that I have not.

Q Okay. So you knew there was a floodplain designated in that area?

A Uh-huh.

Q Knowing that, did that affect your decision one way or the other on purchasing this parcel?

A No. My thoughts at the time is that there would be a responsible party overseeing the development of all the adjoining subdivisions. I never guessed in a million years that they would have blatantly disregarded all my property rights and just dumped their water on my property.

Q We'll get to all that. I just was wondering what was in your mind in 2001.

Okay. Now, on Bihler Road we have -- Jason was the first occupant besides you temporarily.

1 Did he pay rent to you?
2 A Yes.
3 Q How much did he pay?
4 A I don't know. 8-, 900. I'm not sure.
5 Q Something in that neighborhood?
6 A Somewhere.
7 Q And the next person after Jason? From your
8 Answers to Interrogatories, it sounded like he lived
9 there till about sometime in 2007.
10 Does that sound accurate?
11 A Yes.
12 Q And then who lived in the house after that?
13 A I believe Chris Fritz, my other son.
14 Q Allison Power?
15 A I know he lived there. I'm not sure if it
16 was before or after Chris. He was after Chris, so it was
17 Chris next. I have several rental properties.
18 Q Mr. Fritz, on your answer to Interrogatory
19 No. 9, you list Jason from 2002 through 2007; Allison,
20 August '07 to May '08; Chris Fritz from '08 to June '09.
21 Is that accurate?
22 A I believe it is, but I'm not 100 percent
23 sure.
24 Q Let's assume that that is accurate, that at
25 some time Allison Power lived there.

1 What rent did you charge that person?
2 A I believe it was 1300.
3 Q Did he think that was a fair rental value?
4 A At first. Then when we started having issues
5 where he couldn't use the southern half of the property,
6 he was beginning to moan and groan about it.
7 Q So let me ask you this, then.
8 Allison, that's a gentleman or a lady?
9 A Allison was a lady.
10 Q Okay. What did they want to use the southern
11 half of the property for?
12 A Store their RVs.
13 Q Okay. So after August 7th it's your
14 recollection Allison Power complained to you about
15 flooding on the property?
16 A He didn't complain. It was just discussed.
17 He wanted -- he had another trailer or two he wanted to
18 pull in there. I said no because it all floods.
19 Q Did Allison Power, between August '07 and May
20 '08, complain to you about flooding on the property?
21 A No.
22 Q Just correct me if this characterization is
23 inaccurate.
24 You advised him that there might be flooding
25 or there could be flooding; that was the discussion?

1 A I told him -- the discussion was that it had
2 flooded real bad in 2005 and it would not be safe for him
3 to park his equipment down there.
4 Q When did that discussion take place to the
5 best of your recollection?
6 A During the time that he lived there. I don't
7 know. I didn't keep a record of conversations like that.
8 Q Okay. Then in June of '08 Chris Fritz moved
9 in, and Chris is who?
10 A My son.
11 Q Does Chris have a family?
12 A He's married. No kids.
13 Q And was he married in June of '08?
14 A No.
15 Q So he was a single man living in that house?
16 A Yes.
17 Q And did he pay rent?
18 A Yes.
19 Q And how much?
20 A I'm guessing 8-, 900.
21 Q Wouldn't want to charge him more than you
22 charged Jason, would you?
23 A I was lucky to get whatever I could get.
24 Q All right. After Chris moved out -- correct
25 me if I'm wrong -- June of '09 -- that's what your

1 Interrogatory No. 9 answer says -- is it accurate that
2 Jessica Paul moved in?
3 A Yes.
4 Q And how much rent did she pay?
5 A I believe she paid 1300.
6 Q And did she have any issues with the use of
7 the property like Allison did?
8 A Again, they wanted to use the southern half,
9 and I said no, we needed to leave it wide open so the
10 current could come through unobstructed, so it wouldn't
11 be re- -- diverted over to the houses.
12 Q Did Jessica Paul, between June '09 and
13 November 2011, ever complain to you about flooding on the
14 property?
15 A No.
16 Q And let me ask you that same question about
17 your son Chris.
18 From June '08 through June '09, did he ever
19 complain to you about flooding on the property?
20 A No.
21 Q Now, after Jessica left as your tenant in
22 November 2011, do you remember the next tenant?
23 A Would have been Jim Bedlam.
24 Q And he is your current tenant; correct?
25 A Yes.

1 other time that I know of.
2 Q After December of 2005?
3 A I believe it was before that.
4 Q Before? So --
5 A I'm not sure.
6 Q -- it would be while your son Jason was
7 living there?
8 A Yes.
9 Q Okay. The impression I've gotten -- and
10 correct me if I'm wrong -- is that you were able to clean
11 up whatever damage there was yourself.
12 A Yes.
13 Q And so there's no bills or anything like that
14 to reflect what you spent to make those repairs?
15 A No.
16 Q Was it a lot? Can you give me an estimate as
17 to --
18 A I would say it was probably 3- or 4,000
19 because what it was was was leftover material from
20 different job sites that was being stored in there that
21 had to be dry-stored, and it was all ruined.
22 Q So it was personal property that was in this
23 building?
24 A Yes.
25 Q It sounds like you didn't have to replace any

1 walls or anything like that?
2 A No.
3 Q The floor was okay?
4 A Yes.
5 Q Okay. Do you ever get any water coming from
6 your neighbor directly across Bihler Road, from his
7 property?
8 A Like I said earlier, Bihler Road goes
9 downhill from Lancer Estates all the way across my
10 property, so that water comes down by the road and then
11 washes easterly across my property.
12 Q Did you yourself ever do any of the
13 excavation work on your property?
14 A Yes.
15 Q Generally, can you describe what you did?
16 A I graded -- well, initially I graded the pad
17 for the house and the two garages. Then I got permits.
18 I'm sure you know the story. Washoe County
19 apologized for giving me the wrong plans, and then they
20 re-sent it. But I graded all of this area here so that
21 it was clear and plain, so the water, the floodwaters --
22 if they wouldn't let me put the ditch in, at least the
23 floodwaters could go through without any obstacle to
24 divert it over into my garage.
25 Q I'm going to hand you a red dry erase marker,

FILED
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2015-03-20 11:11:11 AM
Jacqueline Bryant
Clerk of the Court
Transaction # 4870626

2540
MICHAEL LARGE
Deputy District Attorney
Nevada State Bar 10119
P.O. Box 11130
Reno, NV 89520-0027
(775) 337-5700

ATTORNEY FOR WASHOE COUNTY

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

* * *

JOHN AND MELISSA FRITZ,

Plaintiffs,

vs.

WASHOE COUNTY,

Defendant.

_____/

Case No. CV13-00756

Dept. No. 1

NOTICE OF ENTRY OF ORDER

Please take notice that an Order was entered on March 19, 2015. A copy of that Order is attached as Exhibit 1.

AFFIRMATION PURSUANT TO NRS 239B.030

The undersigned does hereby affirm that the preceding document does not contain the social security number of any person.

Dated this 20th day of March, 2015.

CHRISTOPHER J. HICKS
Washoe County District Attorney

By /s/ Michael W. Large
MICHAEL W. LARGE
Deputy District Attorney
P.O. Box 11130
Reno, NV 89520-0027
(775) 337-5700

ATTORNEYS FOR WASHOE COUNTY

CERTIFICATE OF SERVICE

Pursuant to NRCP 5(b), I certify that I am an employee of the Office of the District Attorney of Washoe County, over the age of 21 years and not a party to nor interested in the within action. I certify that on this date, the foregoing was electronically filed with the Second Judicial District Court by using the ECF System. Electronic service of the foregoing document shall be made in accordance with the Master Service List as follows:

Luke Busby, Esq.

Dated this 20th day March, 2015.

/s/ Tina Galli
Tina Galli

CV13-00756 DC-0990006982-054
JOHN & MELISSA FRITZ VS. WAS 2 Pages
District Court 03/24/2015 12:26 PM
Washoe County $2515

CODE 2515
Luke Busby, Esq.
Nevada Bar No. 10319
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luke@lukeandrewbusbyltd.com
Attorney for John and Melissa Fritz

FILED
2015 MAR 24 PM 12: 26
JACQUELINE BRYANT
CLERK OF THE COURT
BY _____ DEPUTY

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

JOHN AND MELISSA FRITZ,

Plaintiffs,

vs.

WASHOE COUNTY,

Defendant(s),

_____/

CASE NO. CV13-00756

DEPT NO. 1

NOTICE OF APPEAL

Notice is hereby given that Plaintiffs JOHN AND MELISSA FRITZ above named, hereby appeal the Order granting Washoe County's Motion for Summary Judgment entered in this action on March 19, 2015. Pursuant to Nevada Rule of Appellate Procedure 17, the Plaintiffs believe that this matter should be heard and decided by the Nevada Court of Appeals.

NRS 239B.030(4) AFFIRMATION

Pursuant to NRS 239B.030 as well as Rule 10 of the Washoe District Court Rules, the undersigned hereby affirms that this document does not contain the social security number of any person.

Respectfully submitted this Monday, March 23, 2015.

By: _____

Luke Busby, Esq.
216 East Liberty St.
Reno, NV 89501
775-453-0112
luke@lukeandrewbusbyltd.com
Attorney for John and Melissa Fritz

CERTIFICATE OF SERVICE

I hereby certify that I have on this day served the foregoing document upon the following parties by electronic service to:

Washoe County DA's Office
Attn: Michael Large, Esq.
Washoe County District Attorney Civil Div.
P.O. Box 11130
Reno, NV 89520

Respectfully submitted this Monday, March 23, 2015.

_____

Luke Busby

CV13-00756 DC-09900064982-055
JOHN & MELISSA FRITZ VS. WAS 3 Pages
District Court 03/24/2015 12:26 PM
Washoe County 1310

CODE 1310
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FILED

2015 MAR 24 PM 12: 26

JACQUELINE BRYANT
CLERK OF THE COURT
BY [signature]
DEPUTY

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

JOHN AND MELISSA FRITZ,

Plaintiffs,

vs.

WASHOE COUNTY,

Defendant(s),

CASE NO. CV13-00756

DEPT. NO. 1

CASE APPEAL STATEMENT

Plaintiffs JOHN AND MELISSA FRITZ above named, hereby file the following Case Statement for the appeal of the Order granting Washoe County's Motion for Summary Judgment entered in this action on March 19, 2015.

(A) The District Court case number is CV13-00756. The Parties are John and Melissa Fritz, a married couple, Plaintiffs, and Washoe County, Defendant;

(B) The name of the judge who entered the order or judgment being appealed: The Honorable Janet Berry.

(C) The name of each appellant and the name and address of counsel for each appellant are: John and Melissa Fritz, a married couple. Counsel for the Appellant is Luke Busby, Esq. 216 East Liberty St. Reno, NV 89501;

(D) The name of each respondent and the name and address of appellate counsel is: Michael Large, Esq. Washoe County District Attorney Civil Div., P.O. Box 11130 Reno,

NV 89520;

(E) Counsel for the Plaintiff believes that all attorneys named herein are licensed to practice law in Nevada;

(F) The appellant was represented by counsel at the District Court and will be on appeal as well;

(G) The district court did not grant the appellant leave to proceed in forma pauperis;

(H) The proceedings commenced in the District Court on April 4, 2013;

(I) The nature of the action and result in the District Court are as follows. This matter is an inverse condemnation case in which the Plaintiff's allege that Defendant Washoe County has taken the Plaintiff's property for public use by allowing and substantially participating the development of upstream lands that cause flooding on the Plaintiff's property. The District Court granted a Motion for Summary Judgment in favor of Washoe County, finding that the allegations of the Plaintiff do not support the relief requested;

(J) This case has not previously been the subject of an appeal to or original writ proceeding in the Supreme Court;

(K) This appeal does not involve child custody or visitation; and

(L) The Appellant believes that the appeal involves the possibility of settlement.

NRS 239B.030(4) AFFIRMATION

Pursuant to NRS 239B.030 as well as Rule 10 of the Washoe District Court Rules, the undersigned hereby affirms that this document does not contain the social security number of any person.

Respectfully submitted this Monday, March 23, 2015.

By: _____

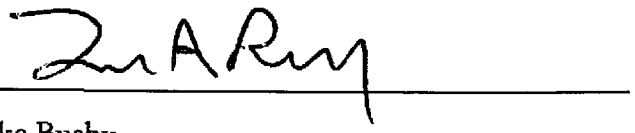
Luke Busby, Esq.
216 East Liberty St.
Reno, NV 89501
775-453-0112
luke@lukeandrewbusbyltd.com
Attorney for John and Melissa Fritz

CERTIFICATE OF SERVICE

I hereby certify that I have on this day served the foregoing document upon the following parties by electronic service to:

Washoe County DA's Office
Attn: Michael Large, Esq.
Washoe County District Attorney Civil Div.
P.O. Box 11130
Reno, NV 89520

Respectfully submitted this Monday, March 23, 2015.



Luke Busby