Assessor's Parcel Number: _____

Recording Requested By:

Name: AURORA LAND LLC

Address: 1655 HWY 395

City/State/Zip MINDEN, NV 89423

R.P.T.T.: _____

REQUESTED BY
Aurora Land LLC
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 SEP -8 AM 11: 17

WERNER CHRISTEN
RECORDER

$ 17.00 PAID KD DEPUTY

AFFIDAVIT OF WITHDRAWAL OF WATER RIGHT

(PERMIT NO. 49416 30.3 A.F.A.)

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

(To be used as Cover page for recording)

R07

0589078

(22)

BK0903PG03017

RLO 1/7/04

OFFICE OF THE STATE ENGINEER

REGARDING [PERMIT/CERTIFICATE] NUMBER: 49416

AFFIDAVIT OF WITHDRAWAL OF WATER RIGHT IN FAVOR OF USE OF WATER FOR DOMESTIC WELLS CREATED BY SUBDIVISION OR PARCELING OF LAND

State of Nevada)
: ss
County of Douglas)

I, AURORA LAND, LLC (base right holder), do hereby swear under penalty of perjury that the assertions of this affidavit are true.

1. I am the owner-of-record of all / a portion (circle one) of Permit 49416 (permit number, certificate number or decreed right) as indicated in the records of the Nevada State Engineer.

2. I hereby withdraw an amount of water equivalent to: 30.3 AFA (enter a total amount of water equal to the sum of 2.02 a.f.a., or 1,800 g.p.d. for each proposed individual lot) acre feet annually from the water appropriated under 49416 (permit number, certificate number or decreed right.)

The water right or portion of water right withdrawn was appurtenant to the land more particularly described as follows: SE¼ SW¼ Section 12; SE¼ NW¼, Portion NE¼ NW¼ Section 13; NE¼ NE¼, SW¼ NE¼, SE¼ NW¼, SE¼ SE¼, W½ W½ Section 14; NW¼ NE¼ NE¼, S½ NE¼, SE¼, Portion E½ SW¼ Section 23; NW¼ Section 24; SW¼ NE¼, NW¼ SE¼, NW¼ SW¼, Portion NE¼ NW¼, Portion SW¼ NW¼, Portion SE¼ NW¼, Section 26; All in T. 13 N., R. 20 E., M.D.B.& M.

(Describe land drying up: describe with quarter sections, section, township, range, M.D.B.&M. and assessor's parcel numbers)

0589078

BK0903PG03018

3. This withdrawal of the water right or portion of the water right is for the purpose of having sufficient water available to supply the domestic wells of homes located at the place described below and reflected on the attached map: Portion of the SW$\frac{1}{4}$ NE$\frac{1}{4}$ and NW$\frac{1}{4}$

Describe place where water will be used; describe with

SE$\frac{1}{4}$, Section 26, T. 13 N., R. 20 E., M.D.B.& M.

quarter sections, section, township, range, M.D.B.&M. and assessor's parcel numbers and attach map

APN 1320-26-001-015 and 016; APN 1320-26-002-006.

Fifteen of seventeen total lots within Aurora Subdivision.

4. I understand that this withdrawal of all / a portion of Permit 49416

(circle one)

permit number, certificate number or decreed right must be approved by the Nevada State Engineer in order for this withdrawal to become effective and enforceable.

5. I understand this withdrawal shall become effective upon the date approved by the State Engineer. However, if a final subdivision or parcel map is not recorded in the office of the county recorder of the county wherein the land division is located within 18 months after the State Engineer's approval the base right holder may petition the State Engineer to void this withdrawal on the basis that all proceedings concerning the division of land have been terminated.

6. I understand once this water right or portion thereof is withdrawn based on the recordation of a final subdivision map recorded in the office of the county recorder of the county wherein the land division is located, as provided in NRS 278.380 (1993), or in the case of a final parcel map as provided in NRS 278.4725 (1993), the process cannot be reversed nor can I claim the water withdrawn as a water right.

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7. Upon approval of this withdrawal by the State Engineer, I shall record this Affidavit of Withdrawal in the office of the county recorder of the county in which the final subdivision or parcel map is recorded. I shall also record this Affidavit of Withdrawal in the office of the county recorder of the county in which the old place of use was located, if it is not the same county.

8. I shall provide the State Engineer with a certified copy of the recorded Affidavit of Withdrawal within thirty (30) days of recording the Affidavit with the county recorder.

DATED: This 28 day of March, 2003.

Garry Leiss, Managing Member

Gregg Leiss, Managing Member

Mike Brodie, Managing Member

1655 Highway 395, Minden, NV. 89423
Mailing Address

Telephone number (775) 782-3300

STATE OF NEVADA)
)SS.
COUNTY OF DOUGLAS)

Subscribed and sworn to before me this 28 day of March, 2003, personally appeared Garry Leiss, Gregg Leiss and Mike Brodie, who acknowledged that they executed the above instrument.

Sandra L. Winchell
Notary Public

SANDRA L. WINCHELL
NOTARY PUBLIC
STATE OF NEVADA
Appt. Recorded in Douglas County
My Appt. Expires November 4, 2006
No. 94-6354-5

APPROVED: This 22ND day of AUGUST, 2003.

SEAL

State Engineer

0589078

BK0903PG0001

AURORA

A PLANNED DEVELOPMENT
DOUGLAS COUNTY NEVADA

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, GARRY V. LEISS, GREGG LEISS AND MICHAEL BRODIE, MANAGING MEMBERS OF AURORA LAND, L.L.C., OWNERS OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 20, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS "PARCEL A", PUBLIC WAYS AND RIGHTS-OF-WAYS, AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR NATURAL GAS, WATER, SEWER, PRIVATE STORM DRAINAGE, DRAINAGE FACILITIES, AND DRAINAGE PIPES, CONDUIT FOR ELECTRICAL CABLE T.V., AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, ACROSS, AND UNDER ALL LAND LYING WITHIN INDIVIDUAL SITES SHOWN HEREON.

AURORA LAND, L.L.C.

1320-28-001-015, -016
1320-28-002-008, -031

BY: GARRY V. LEISS
MANAGING MEMBER — DATE 8/15/03

BY: GREGG LEISS
MANAGING MEMBER — DATE 8/15/03

BY: MICHAEL BRODIE
MANAGING MEMBER — DATE 8/15/03

NOTARY CERTIFICATE:

STATE OF NEVADA
Douglas COUNTY } S.S.

ON THIS 15 DAY OF August, 2003, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, GARRY V. LEISS, MANAGING MEMBER, AURORA LAND, L.L.C., WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

MY COMMISSION EXPIRES ON Nov. 4, 2006

NOTARY PUBLIC — SANDRA L. WINCHELL

STATE OF NEVADA
Douglas COUNTY } S.S.

ON THIS 15 DAY OF August, 2003, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, GREGG LEISS, MANAGING MEMBER, AURORA LAND, L.L.C., WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

MY COMMISSION EXPIRES ON Nov. 4, 2006

NOTARY PUBLIC — SANDRA L. WINCHELL

STATE OF NEVADA
Douglas COUNTY } S.S.

ON THIS 15 DAY OF August, 2003, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, MICHAEL BRODIE, MANAGING MEMBER, AURORA LAND, L.L.C., WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

MY COMMISSION EXPIRES ON Nov. 4, 2006

NOTARY PUBLIC — SANDRA L. WINCHELL

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OF MORTGAGE HOLDERS ARE LISTED AND THAT OWNERS OFFERING SAID MAP ARE THE RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

PROMISSORY NOTE DATED MAY 12, 2003, Bk. 503, Pg. 5758, DOC. No. 576503

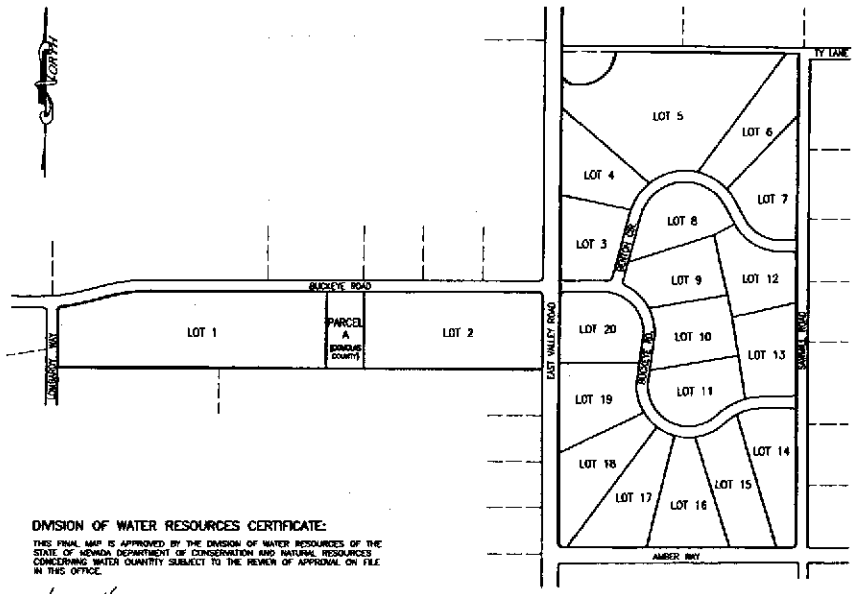
BY: CHARLICE K. CONDON
STEWART TITLE COMPANY — DATE 6-27-03

FIRE DEPARTMENT'S APPROVAL:

THE FIREFIGHTING FACILITIES AND ACCESSES SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION DISTRICT.

BY: TERRY TAYLOR
EAST FORK FIRE PROTECTION DISTRICT — DATE 8-20-03

WESTERN
ENGINEERING & SURVEYING SERVICES
2002 SILVER SAGE DRIVE
CARSON CITY, NEVADA 89701
(775) 884-3309 FAX (775) 884-3311



DIVISION OF WATER RESOURCES CERTIFICATE:

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

BY: JASON KING, P.E.
DIVISION OF WATER RESOURCES — DATE 8-22-03

HEALTH DIVISION CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

BY: RICHARD P. DREW
HEALTH DIVISION — DATE 8/7/03

UTILITY COMPANY APPROVALS:

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

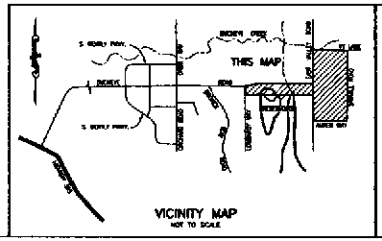
BY: Kelly Toulouse
SIERRA PACIFIC POWER COMPANY — DATE 8-8-03

BY: Eric A. Hartman
SOUTHWEST GAS CORPORATION — DATE 8-11-03

BY: LYNDEN CROSSMAN
VERIZON — DATE 8-6-03

NOTES

1. TOTAL AREA TO BE SUBDIVIDED IS 99.362 ACRES.
   65.907 Ac. (Lots) + 6.691 Ac. (Roads) + 26.764 Ac. (Open Space & Lot A) = 99.362 Ac.
2. TOTAL NUMBER OF LOTS IN THIS SUBDIVISION IS 20, AND PARCEL "A" WHICH IS TO BE DEDICATED TO DOUGLAS COUNTY FOR PUBLIC FACILITIES.
3. THERE SHALL BE A SEVEN AND ONE-HALF (7.5) FOOT PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES AND FIVE (5) FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES. (NOT SHOWN FOR CLARITY)



SURVEYOR'S CERTIFICATE:

I, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF GARRY V. LEISS, MANAGING MEMBER AURORA LAND, L.L.C.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 26 OF TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M. AND THE SURVEY WAS COMPLETED ON DECEMBER 2, 2002.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY DECEMBER 1, 2003, AND THAT AN APPROPRIATE PERFORMANCE BOND OR GUARANTEE HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

DAVID D. WINCHELL — EXPIRES 3/31/04 — No. 3209

DAVID D. WINCHELL, P.L.S. 3209 — DATE 8/08/03

COUNTY CLERK'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON Sept. 12, 2002, AND WAS DULY APPROVED. IN ADDITION ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

BARBARA J. REED, COUNTY CLERK/TREASURER — DATE 9-2-03
By: Carol M. Gallo, County Clerk

COUNTY ENGINEER'S CERTIFICATE:

I, CARL RUSCHMEYER, P.E., COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP ENTITLED "FINAL SUBDIVISION MAP PD#02-03 FOR AURORA", AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED FOR THE IMPROVEMENTS AND SETTING OF THE SURVEY MONUMENTS.

CARL RUSCHMEYER, P.E.
DOUGLAS COUNTY ENGINEER — DATE 9/3/03

TAX COLLECTOR'S CERTIFICATE:

I, BARBARA J. REED, DOUGLAS COUNTY CLERK/TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID.

APN 1320-28-001-015, -016
APN 1320-28-002-008, -031

BARBARA J. REED, COUNTY CLERK/TREASURER — DATE 9/4/03
By: Terry Lundeigan, Chief Deputy Treasurer

COMMUNITY DEVELOPMENT CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 3rd DAY OF September 2003. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE, WITH THE EXCEPTION OF PARCEL A IMPROVEMENTS.

MIKE MOSS
PLANNING/ECONOMIC DEVELOPMENT MANAGER — DATE 9-3-03

COUNTY RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 8th DAY OF September, 2003 AT 11:20 O'CLOCK A.M., IN BOOK 0903 PAGE 3029 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY AT THE REQUEST OF GARRY V. LEISS, A MANAGING MEMBER OF AURORA LAND, L.L.C.

RECORDING FEE: $74.00 — FILE No. 589081

BY: Betty Hardin, Deputy
DOUGLAS COUNTY RECORDER — DATE 9-8-03

FINAL SUBDIVISION MAP PD #02-003
FOR
AURORA
A PLANNED DEVELOPMENT

LOCATED WITHIN A PORTION OF SECTION 26
TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.

DOUGLAS COUNTY NEVADA

SHEET 1 OF 3 SHEETS

17 Lots x 2.02 AF/lot = 34.34 AFA
-32.70 Rel.
Needed

49416R07 30.3
49416R08 2.4

NOTES:

1. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
2. DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT WHERE WELLS AND SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.
3. THE USE OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM IS FOR TEMPORARY USE ONLY. THE PARCELS SHALL CONNECT TO A COMMUNITY SEWER SYSTEM WHEN SUCH SYSTEM IS WITHIN 330 FEET THE PARCELS.
4. MAINTENANCE OF ALL DRAINAGE FACILITIES AND DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS. MAINTENANCE INCLUDES ALL ACTIVITIES NECESSARY TO PASS DRAINAGE WATER ACROSS THE PRIVATE PARCELS, REGARDLESS OF THE ORIGIN OF THE WATER. DOUGLAS COUNTY IS NOT RESPONSIBLE FOR ANY DRAINAGE FACILITIES, EASEMENTS OR THE WATER FLOWING THEREIN, ON ANY PRIVATE PROPERTY.
5. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED UNLESS AUTHORIZED BY THE APPROVING AGENCIES.
6. ALL DEVELOPMENT, INCLUDING BUILDING, SOLID FENCES AND GRADING, SHALL BE PROHIBITED WITHIN THE FLOODPLAIN AREA IDENTIFIED ON THE FINAL MAP.
7. ALL DEVELOPMENT, INCLUDING BUILDINGS, SOLID FENCES AND GRADING, SHALL BE PROHIBITED WITHIN THE "RESTRICTED USE AREA" IDENTIFIED ON THE FINAL MAP.
8. THE APPLICANT HAS SUBMITTED A DEED RESTRICTION, IN THE PROPER FORM RECORDED WITH THIS FINAL MAP, STATING THE FOLLOWING: "DOUGLAS COUNTY HAS DECLARED IT A POLICY TO PROTECT AND ENCOURAGE AGRICULTURAL OPERATIONS. IF YOUR PROPERTY IS LOCATED NEAR AN AGRICULTURAL OPERATION, YOU MAY AT SOME TIME BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM AGRICULTURAL OPERATIONS. IF CONDUCTED IN A MANNER CONSISTENT WITH PROPER AND ACCEPTED STANDARDS, THESE INCONVENIENCES AND DISCOMFORTS DO NOT CONSTITUTE A NUISANCE FOR PURPOSES OF THE DOUGLAS COUNTY CODE."
9. THE APPLICANT HAS SUBMITTED A DEED RESTRICTION, IN THE PROPER FORM RECORDED WITH THIS FINAL MAP, IDENTIFYING THE PORTION OF LOT 1 AND 2 OUTSIDE THE BUILDING ENVELOPE, IDENTIFIED ON THE MAP AS "OPEN SPACE", HAVING NO DEVELOPMENT RIGHTS WILL BE ENCUMBERED BY AN OPEN SPACE, OR CONSERVATION EASEMENT SUBJECT TO APPROPRIATE EASEMENTS FOR ACCESS AND MAINTENANCE OF WATER CONVEYANCE FACILITIES AS APPROVED BY THE WATER CONVEYANCE ADVISORY COMMITTEE AND THAT THE AREA SHALL BE MAINTAINED BY THE PROPERTY OWNERS. LOT 1 AND 2 WILL REMAIN IN SINGLE, PRIVATE OWNERSHIP, AND OWNERS OF LOT 1 OR 2 WILL HAVE THE RIGHT TO SECURE THE PARCELS WITH FENCING.
10. ACCESS IS PROHIBITED FROM BUCKEYE ROAD, EAST VALLEY ROAD, AND SAWMILL ROAD. EXCEPTION: LOT 2 MAY HAVE ACCESS FROM BUCKEYE ROAD ONLY.
11. THE APPLICANT HAS SUBMITTED A DEED RESTRICTION, IN THE PROPER FORM RECORDED WITH THIS FINAL MAP, IDENTIFYING THE PORTION OF LOT 5 OUTSIDE THE BUILDING ENVELOPE, IDENTIFIED ON THE MAP AS "OPEN SPACE", HAVING NO DEVELOPMENT RIGHTS WILL BE ENCUMBERED BY AN OPEN SPACE, OR CONSERVATION EASEMENT AND THAT THE ARE SHALL BE MAINTAINED BY THE PROPERTY OWNER. ALL OF LOT 5 WILL REMAIN IN SINGLE, PRIVATE OWNERSHIP.

EXISTING EASEMENTS

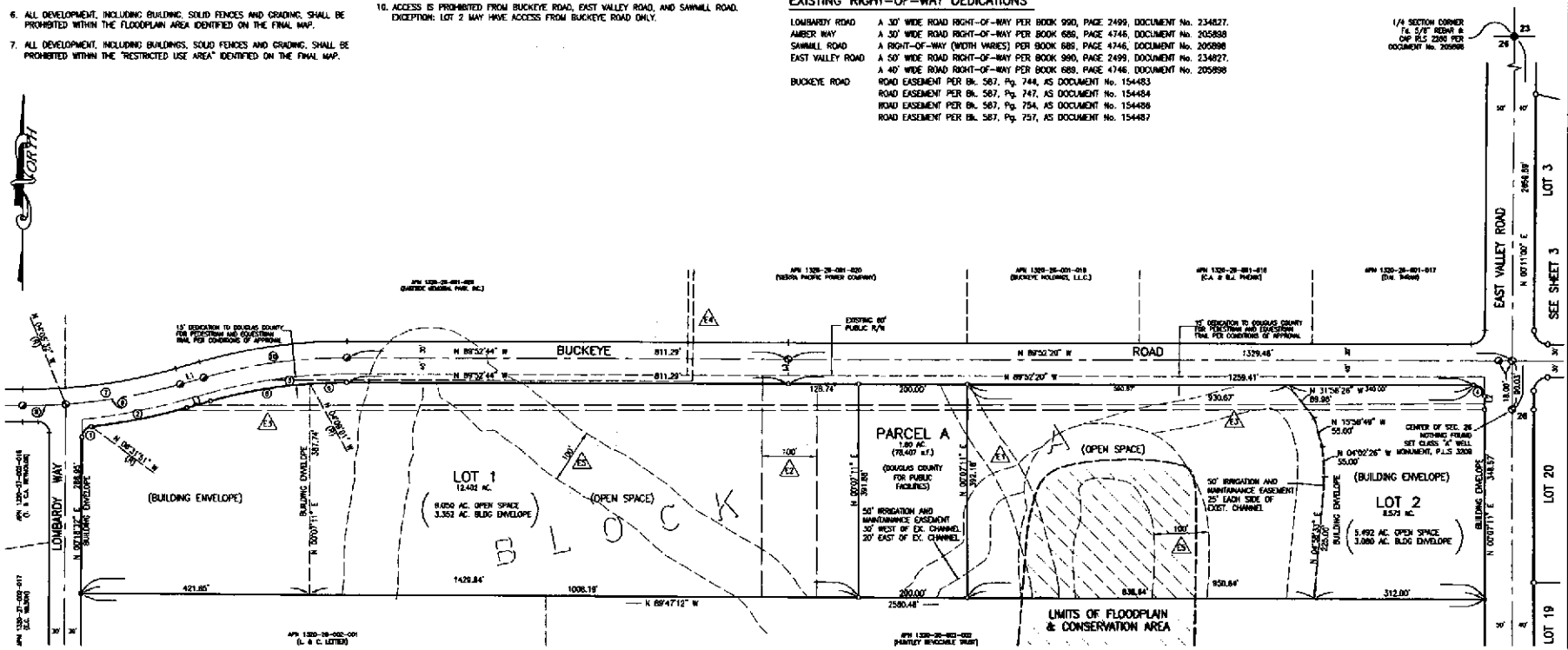
- A 50' WIDE ACCESS AND UTILITY EASEMENT PER DOCUMENT No. 238005
- A 100' WIDE EASEMENT FOR POLE LINES, AND INCIDENTAL PURPOSES PER DOCUMENT No. 82622
- A 10' WIDE EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN TELEPHONE LINES PER DOCUMENT No. 111342
- A 10' WIDE EASEMENT FOR POLE LINES PER DOCUMENT No. 82622
- 100' WIDE RIGHT OF ENTRY PER AN AGREEMENT AND CONVEYANCES OF EASEMENTS AND WATER RIGHTS PER DOCUMENT No. 20648

BASIS OF BEARINGS

THE BEARING N 00°09'52" E, FOR THE CENTERLINE OF SAWMILL ROAD AS SHOWN ON THE PARCEL MAP (LDA 99-065), DOCUMENT No. 501089, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

EXISTING RIGHT-OF-WAY DEDICATIONS

LOMBARDY ROAD	A 30' WIDE ROAD RIGHT-OF-WAY PER BOOK 990, PAGE 2499, DOCUMENT No. 234827.
AMBER WAY	A 30' WIDE ROAD RIGHT-OF-WAY PER BOOK 686, PAGE 4746, DOCUMENT No. 205898
SAWMILL ROAD	A RIGHT-OF-WAY (WIDTH VARIES) PER BOOK 689, PAGE 4746, DOCUMENT No. 205898
EAST VALLEY ROAD	A 50' WIDE ROAD RIGHT-OF-WAY PER BOOK 990, PAGE 2499, DOCUMENT No. 234827.
	A 40' WIDE ROAD RIGHT-OF-WAY PER BOOK 689, PAGE 4746, DOCUMENT No. 205898
BUCKEYE ROAD	ROAD EASEMENT PER Bk. 587, Pg. 744, AS DOCUMENT No. 154483
	ROAD EASEMENT PER Bk. 587, Pg. 747, AS DOCUMENT No. 154484
	ROAD EASEMENT PER Bk. 587, Pg. 754, AS DOCUMENT No. 154486
	ROAD EASEMENT PER Bk. 587, Pg. 757, AS DOCUMENT No. 154487



GRAPHIC SCALE: 1" = 100'

NOTES

1. TOTAL AREA TO BE SUBDIVIDED IS 99.362 ACRES.
   65.907 Ac. (Lots) + 8.839 Ac. (Roads) + 24.616 Ac. (Open Space & Lot A) = 99.362 Ac.
2. TOTAL NUMBER OF LOTS IN THIS SUBDIVISION IS 20, AND PARCEL "A" WHICH IS TO BE DEDICATED TO DOUGLAS COUNTY FOR PUBLIC UTILITIES.
3. THERE SHALL BE A TWELVE (12.0) FOOT PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES AND FIVE (5) FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES. (NOT SHOWN FOR CLARITY)

LEGEND:

- ○ – INDICATES SET 5/8" REBAR & CAP PLS 3209
- ● – Fd. 5/8" REBAR & CAP PLS 3209, OR AS NOTED.
- ◎ – Fd. CLASS "A" WELL MONUMENTS WITH NAIL CROSS TIES
- ⊙ – SET CLASS "A" WELL MONUMENT, P.L.S. 3209
- ◆ – Fd. 1/4 CORNER

LINE DATA

LINE	BEARING	DISTANCE
L1	N 74°13'22" E	45.09'
L2	N 00°55'24" E	25.01'
L3	N 00°07'28" E	30.00'

CURVE DATA

○	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1	83°15'13"	20.00'	29.06'	17.77'	26.57'
2	09°27'29"	1085.00'	179.16'	89.76'	178.90'
3	16°00'29"	915.00'	255.64'	128.66'	254.81'
4	90°03'20"	20.00'	31.44'	20.02'	28.30'
5	11°44'12"	915.00'	187.43'	94.04'	187.10'
6	04°16'17"	915.00'	68.21'	34.12'	68.20'
7	15°58'35"	1040.00'	289.99'	145.94'	289.06'
8	04°10'23"	1040.00'	75.75'	37.89'	75.73'
9	11°48'11"	1040.00'	214.24'	107.50'	213.87'
10	16°00'29"	980.00'	268.22'	134.99'	267.35'

WESTERN
ENGINEERING & SURVEYING SERVICES
3032 SILVER SAGE DRIVE
CARSON CITY, NEVADA 89701
(775) 884-3000 FAX (775) 884-3211

FINAL SUBDIVISION MAP PD#02-003

FOR

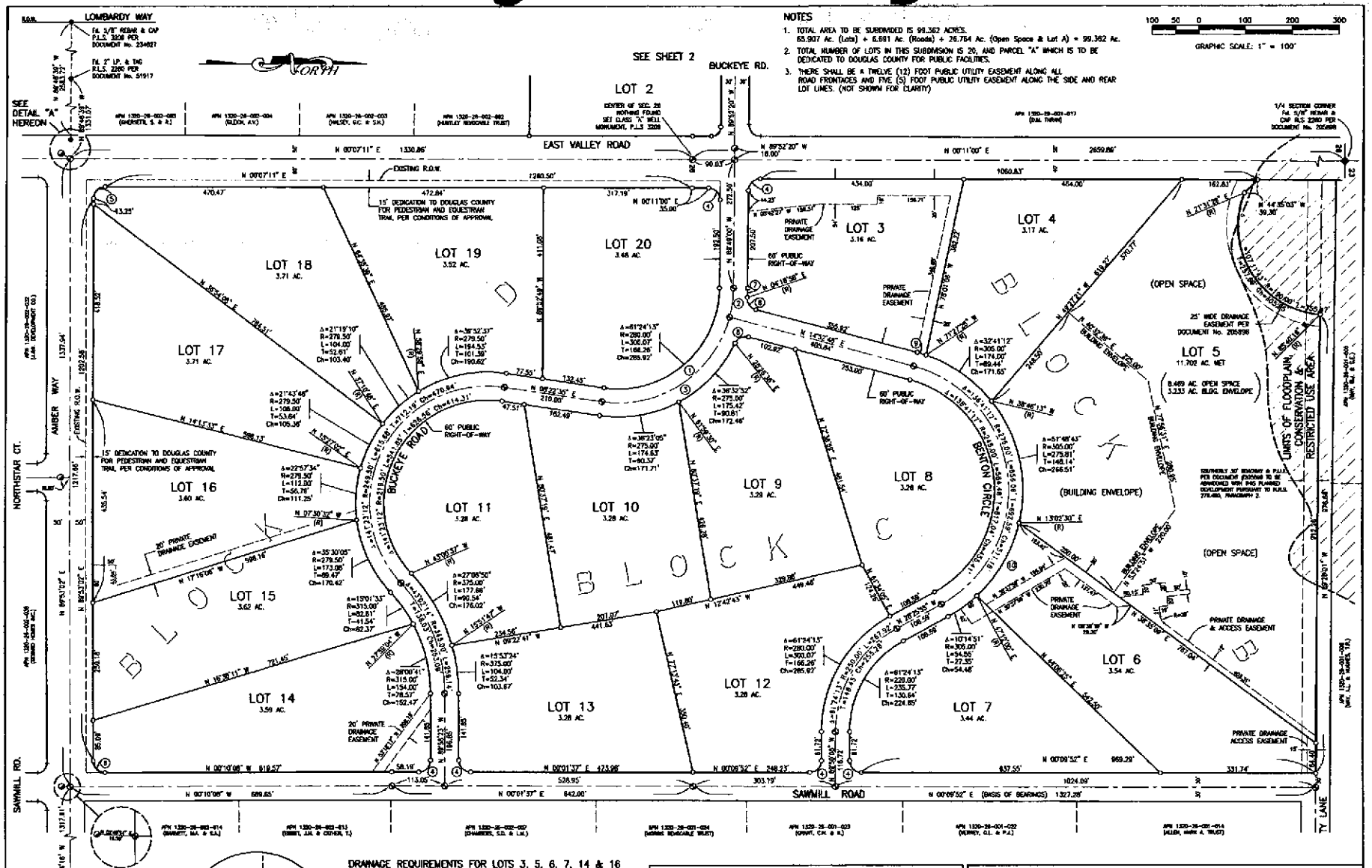
AURORA

A PLANNED DEVELOPMENT

LOCATED WITHIN A PORTION OF SECTION 26
TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.

DOUGLAS COUNTY NEVADA

SHEET 2 OF 3 SHEETS



DRAINAGE REQUIREMENTS FOR LOTS 3, 5, 6, 7, 14 & 16

MAINTENANCE OF ALL DRAINAGE FACILITIES AND DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS. MAINTENANCE INCLUDES ALL ACTIVITIES NECESSARY TO PASS DRAINAGE WATER ACROSS THE PRIVATE PARCELS, REGARDLESS OF THE ORIGIN OF THE WATER. DOUGLAS COUNTY IS NOT RESPONSIBLE FOR ANY DRAINAGE FACILITIES, EASEMENTS OR THE WATER FLOWING THEREIN, ON ANY PRIVATE PROPERTY.

LEGEND:

- ○ - INDICATES SET 5/8" REBAR & CAP PLS 3209
- ● - Fd. 5/8" REBAR & CAP PLS 3209, OR AS NOTED.
- Ⓐ - Fd. CLASS "A" WELL MONUMENTS WITH NAIL CROSS TIES
- Ⓢ - SET CLASS "A" WELL MONUMENT, P.L.S. 3209
- ◆ - Fd. 1/4 CORNER

CURVE DATA

	LOCATION	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1	CENTERLINE	98°11'35"	245.00'	419.88'	282.80'	370.35'
2	CENTERLINE	14°41'48"	245.00'	62.84'	31.60'	62.67'
3	CENTERLINE	83°29'47"	245.00'	357.04'	218.66'	326.23'
4	R.O.W.	90°00'00"	25.00'	39.27'	25.00'	35.36'
5	R.O.W.	90°14'09"	25.00'	39.37'	25.10'	35.43'
6	R.O.W.	90°03'10"	25.00'	39.29'	25.02'	35.37'
7	R.O.W.	04°07'58"	275.00'	19.84'	9.92'	19.83'
8	R.O.W.	79°26'10"	25.00'	34.66'	20.77'	31.95'
9	R.O.W.	03°39'47"	305.00'	19.50'	9.75'	19.50'
10	R.O.W.	34°19'30"	305.00'	182.72'	94.19'	180.00'

FINAL SUBDIVISION MAP PD#02-003

FOR

AURORA

A PLANNED DEVELOPMENT

LOCATED WITHIN A PORTION OF SECTION 26
TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.

DOUGLAS COUNTY NEVADA

SHEET 3 OF 3 SHEETS

Douglas County, Nevada

Assessor's Parcels
Douglas County Assessor

Map Legend

Parcel Boundary	001	Parcel Number
Sub'd Boundary	110	Parcel Sub/Seq Number
Easements - See Recorded Documents	1.00	Parcel Acreage
Town Boundary	B L K A	Parcel Block Number
Township/Range/Section	I	Parcel Lot Number
Open Space/Conserv. Ease.	1100	Parcel Address
Receiving Area		

T13 N R20 E

SEC. 26

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N 2 SEC

1	5
2	6
3	7
4	8

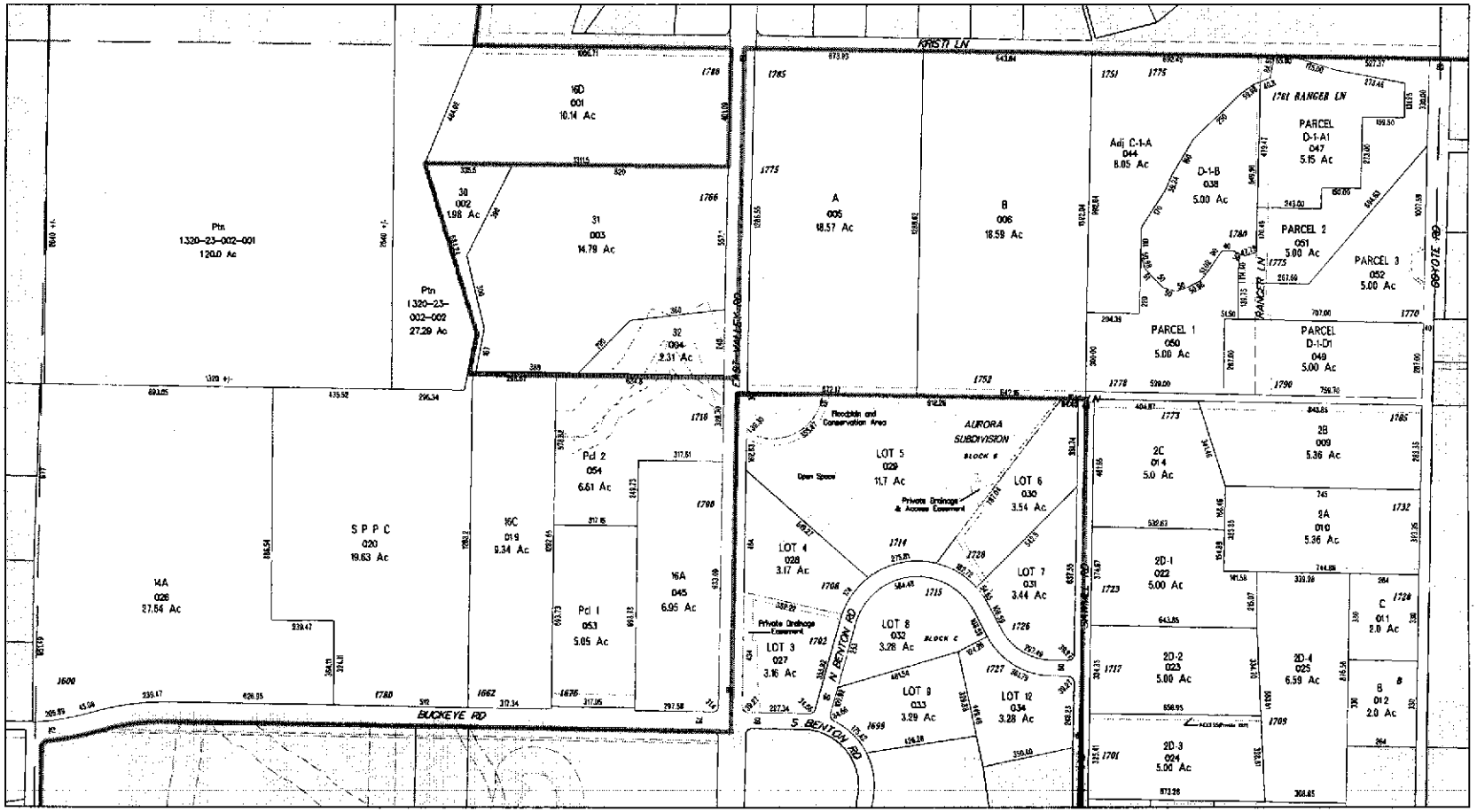
1320-26-001

N

MAGIC
DOUGLAS COUNTY
Multi-Agency Geographic Information Center

SCALE: 1" = 400'
REVS'D: 09/24/2010

NOTE: This map is prepared for the use of Douglas County Assessor, for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



49416R07
49416R08

Douglas County, Nevada

Assessor's Parcels
Douglas County Assessor

Map Legend

Parcel Boundary	001	Parcel Number
Sub'd Boundary	110	Parcel Sub/Seq Number
Easements - See Recorded Documents	1.00	Parcel Acreage
Town Boundary	B L K A	Parcel Block Number
Township/Range/Section	1	Parcel Lot Number
Open Space/Conserv. Ease.	1100	Parcel Address
Receiving Area		

T13 N R20 E

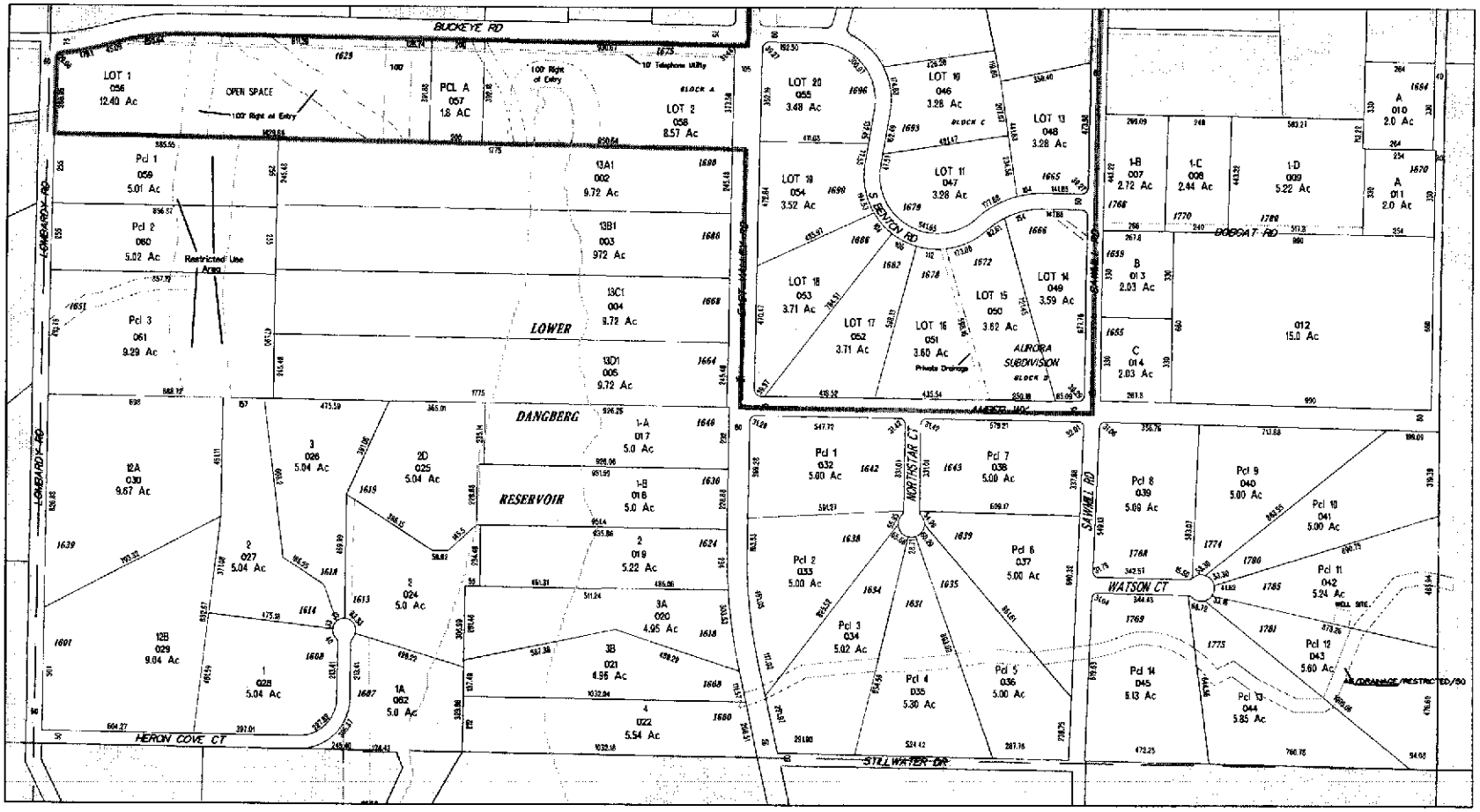
SEC. 26

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

S 2 SEC

1	5
2	6
3	7
4	8

1320-26-002

SCALE: 1" = 400'
REVS'D: 05/31/2011

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