

DRAWING NUMBER  
Cottonwood Meadows  
Subdivision 1 of 2 Ms.  
PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER 0784

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# Cottonwood Meadows Subdivision

LOCATED WITHIN  
**SECTION 34 & SECTION 35**  
OF  
**TOWNSHIP 13 NORTH, RANGE 20 EAST**  
**N.D.B.M.**  
DOUGLAS COUNTY, NEVADA

### OWNER'S CERTIFICATE

Know all men by these presents, that the undersigned, 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 16, 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 public ways and does hereby, offer and dedicate for particular purposes the rights of way and easements as shown for gas, water, sewer and drainage pipes, for poles, anchors and guys for conductor wire and conduit for electrical and telephone service together with any and all appurtenances thereto, on, across and under all land lying outside the individual sites shown hereon.

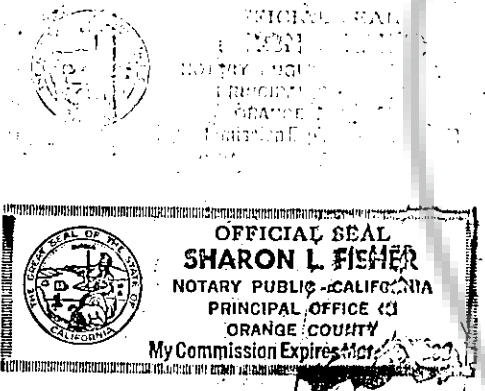
Philip Carter  
Philip Carter  
Mary June Adams  
Mary June Adams, Trustee of the Adams Family Revocable Estate Trust U/A April 5, 1983  
William C. Adams  
William C. Adams, Trustee of the Adams Family Revocable Estate Trust U/A April 5, 1983

State of Nevada  
Douglas County ss  
On the 23 day of February, 1985, personally appeared before me, a Notary Public, Philip Carter, to acknowledge that he executed the above instrument  
Sharon L. Fisher  
Notary Public in and for Douglas County



State of **CALIFORNIA**  
County of **ORANGE**  
On the 27 day of **JANUARY**, 1985 personally appeared before me, a Notary Public, William C. Adams and Mary June Adams, Trustees of the Adams Family Revocable Estate Trust U/A April 5, 1983, who acknowledge that they executed the above instrument.

Sharon L. Fisher  
Notary Public in and for Douglas County

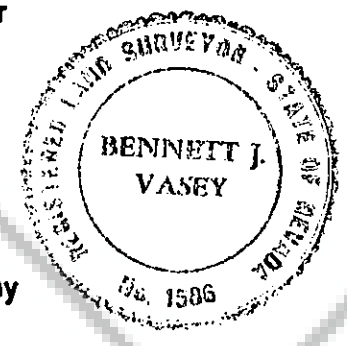


**VASEY ENGINEERING CO., INC.**  
Post Office Box 1164, Minden, Nevada 89423  
702-782-2382 782-5642 882-5417

### SURVEYOR'S CERTIFICATE

I, B.J. Vasey, 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 Phillip Carter and the Adams Family Revocable Estate Trust.  
2. The lands surveyed lie within Sections 34 & 35 Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian and the survey was completed on FEB 28, 1985.  
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 JUNE 30, 1985 and that an appropriate letter of credit has been posted with Douglas County to assure their installation.

B.J. Vasey 8 Feb 85  
B.J. VASEY R.L.S. 686 DATE



### COUNTY CERTIFICATE

I, Yvonne Bernard Clerk in and for the County of Douglas, State of Nevada, do hereby certify that the above and foregoing plat, entitled "Cottonwood Meadows Subdivision" was presented to the Board of Commissioners of Douglas County, at a regular meeting thereof, held on the 21st day of February, 1985, and that said Board of Commissioners did thereon, by resolution duly passed and adopted at said meeting, approve this final map and accept the dedications as designated hereon.

In witness whereof, I have hereunto set my hand this 1st day of March, 1985.  
Yvonne Bernard  
Clerk in and for Douglas County, Nevada

### COUNTY ENGINEER'S CERTIFICATE

I, Warner Phillips, Engineer in and for the County of Douglas, State of Nevada, do hereby certify that I have examined this final map entitled "Cottonwood Meadows Subdivision" and that said map is substantially the same as it appears on the Tentative Map, that all conditions of state laws and local ordinances have been complied with and that I am satisfied the same is technically correct.

Warner C. Phillips 3/1/85  
Douglas County Engineer DATE

### PLANNING COMMISSION CERTIFICATE

Reviewed, approved and recommended to the County Commissioners of Douglas County by the Douglas County Planning Commission.  
Dated this 31st day of January, 1985.  
Robert L. Ranz (Senior Planner) for  
John Ranz Community Development Director

### TITLE CERTIFICATE

This is to certify that Phillip Carter and The Adams Family Revocable Estate Trust U/A April 5, 1983, are the only parties having record interest in the tract of land embraced within the graphic border shown on this plat, the following is a complete list of lien and or mortgage holders of record; Ronald E. and LaVerle M. Hite, Deed of Trust, Book 783, Page 1390.  
Denise Neth  
Denise Neth, Vice-President

### UTILITY COMPANIES CERTIFICATE

The easements as shown on this map, unless otherwise indicated, are utility easements to be used for the specific purpose of electrical, telephone and gas service and are hereby checked and approved.  
Sierra Pacific Power Company 1-16-85  
Date  
Continental Telephone Company 1-16-85  
Date

### FIRE DEPARTMENT APPROVAL

The firefighting facilities and accesses shown on these plans are hereby approved by the Douglas County Fire Department.  
F. Wm. Driscoll 2/24/85  
F. Wm. Driscoll, Chief Date  
Douglas County Fire Department

### HEALTH DEPARTMENT APPROVAL

This final map is approved by the Division of Health of the Department of Human Resources concerning sewage disposal, water pollution, water quality and water supply facilities in accordance with Nevada Revised Statutes. This Approval predates individual water supply and individual sewage disposal.  
James A. Weston 1/28/85  
Division of Health Date

### DIVISION OF WATER RESOURCES APPROVAL

This final map is approved by the 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.  
Thomas K. Gullag 5F8885  
Division of Water Resources Date

### RECORDER'S CERTIFICATE

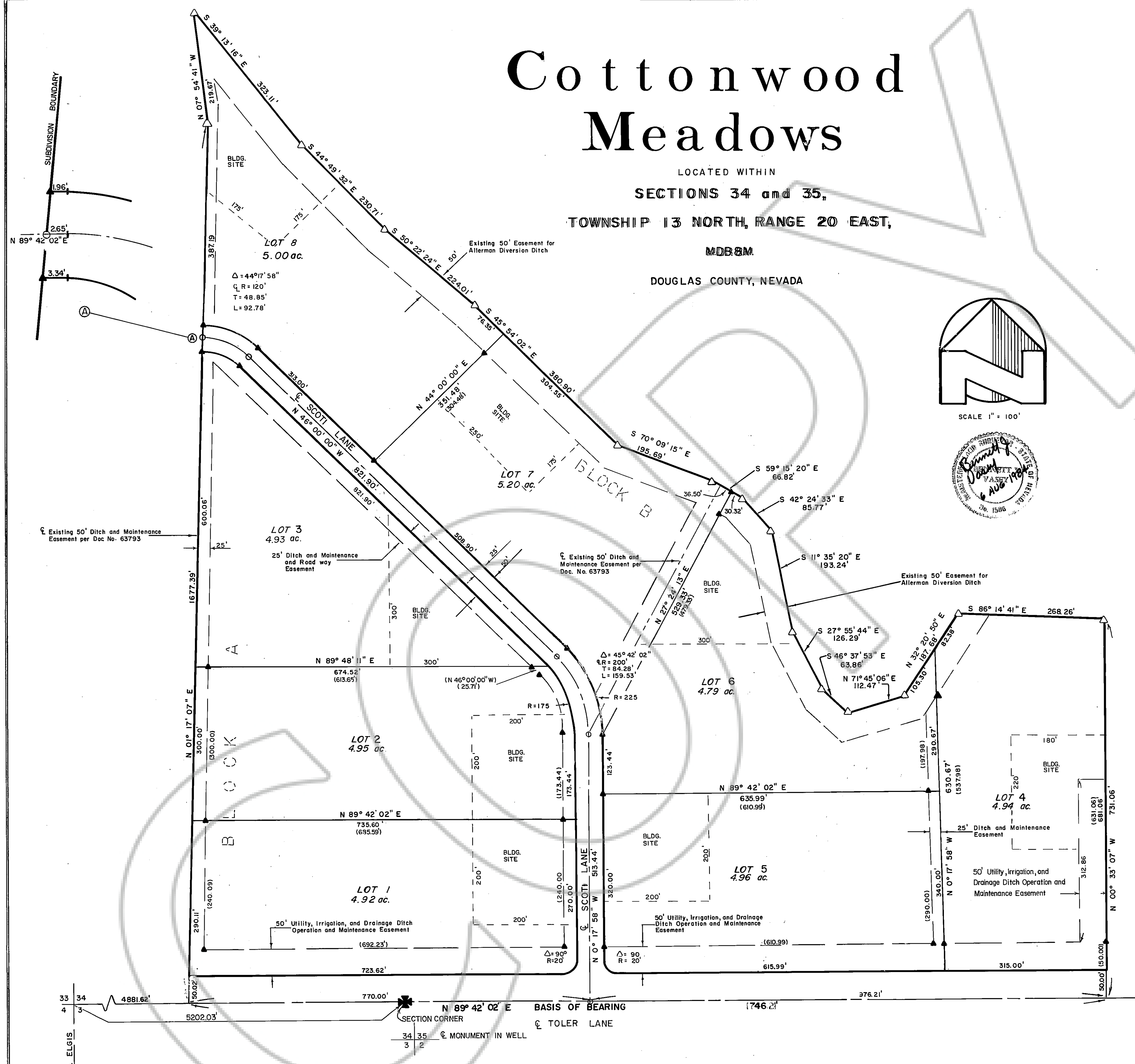
Filed for record at the request of Philip Carter & Wm. Adams on the 13th day of MARCH, 1985, at 22 minutes past 2 o'clock P.M., as instrument No. 114249 in Book 385 of Maps, Page 150, in the Official Records of Douglas County, Nevada.  
Carol J. Pratt - Deputy  
Douglas County Recorder

Certificate of Amendment  
Books 687 Page 2258 Doc # 156696



# Cottonwood Meadows

LOCATED WITHIN  
SECTIONS 34 and 35,  
TOWNSHIP 13 NORTH, RANGE 20 EAST,  
MDB&M  
DOUGLAS COUNTY, NEVADA

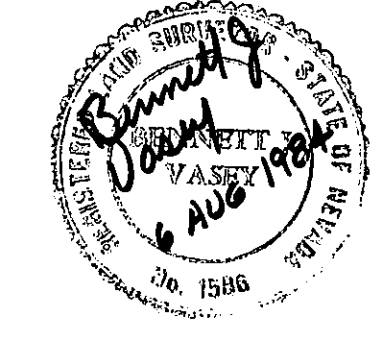
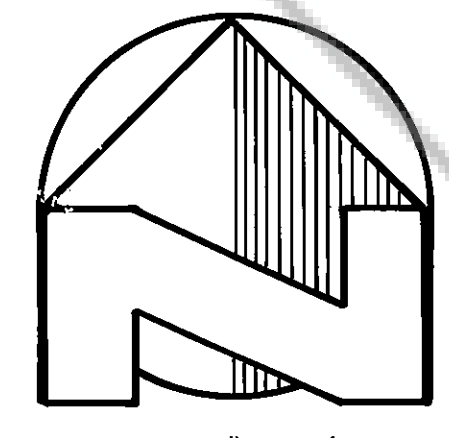


**NOTES:**

1. BASIS OF BEARING- N 89° 42' 02" E - The South line of the Land Division Map for Ronald and LaVerle Hile Recorded as Document No. 63793 in the Official Records of Douglas County, Nevada.
2. All Easements along side property lines are 5-foot Utility Easements, and along roadway are 7.5-foot Utility Easements, unless otherwise noted.
3. Property Corners were set at the Intersection of the Lot Lines and the Irrigation and Drainage Ditch Operation and Maintenance Easement Dimensions between set corners are shown in parenthesis.
4. Electrical service to water source to be separate from all other electrical service.
5. Each dwelling using water well supply shall be provided with pressurized water storage in excess of 300 gallon capacity.
6. Combustibles shall be cleared within 30' of all structures.

**LEGEND:**

- ▲ = 5/8" Rebar w/pc. Stamped RLS 1586 set per this survey
- △ = Found 5/8" Rebar w/pc. Stamped RLS 1586
- = Standard  $\phi$  R/W Monument
- + = Calculated point nothing set



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Date	Drawn By
Job No.	Approved By