



**COUNTY TAX COLLECTOR CERTIFICATE**

I, BARBARA J. REED, DOUGLAS COUNTY CLERK TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT HAS PAID TAXES CURRENT TO THIS DATE, AND THERE ARE NO DELINQUENT TAXES DUE ON THIS PROPERTY. *APN 23-260-05*

*Barbara J. Reed* 4/22/90  
 BARBARA J. REED, CLERK TREASURER AND EX-OFFICIO TAX COLLECTOR

**NOTE:**

- DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT DUE TO RESTRICTIONS CREATED BY SUBSEQUENTLY PLACED WELLS AND SEPTIC SYSTEMS.
- IT IS THE EXPRESSED RESPONSIBILITY OF THE PROPERTY OWNER TO INSURE ACCURATE PLACEMENT AND LOCATION OF WELLS AND SEPTIC SYSTEMS ON EACH INDIVIDUAL PARCEL DESIGNATED ON THIS MAP. NEVADA STATE LAW REQUIRES THAT A ONE HUNDRED FOOT MINIMUM SEPARATION (ONE HUNDRED FIFTY FOOT MINIMUM SEPARATION, DEPENDENT ON THE TYPE OF SYSTEM), BE MAINTAINED BETWEEN THE WELL AND SEPTIC SYSTEMS.
- DOUGLAS COUNTY REJECTS ALL OFFERS OF DEDICATION, RESERVING THE RIGHT TO ACCEPT SUCH DEDICATION AT A LATER TIME.

**CHIEF PLANNING OFFICIAL'S CERTIFICATE**

I, JOHN RENZ, CHIEF PLANNING OFFICIAL, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT IT IS IN SUBSTANTIAL CONFORMANCE WITH ALL APPLICABLE PROVISIONS OF STATE STATUTES AND COUNTY CODES.

*John Renz* 6-22-90  
 JOHN RENZ, CHIEF PLANNING OFFICIAL

**LEGEND :**

- SET 5/8" REBAR W/ PLASTIC CAP, P.L.S. 6304
- FOUND SURVEY MARKER AS INDICATED
- ( ) RECORD DIMENSION, EXPONENT DENOTES REFERENCE DOCUMENT.

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE "PARCEL 3 A" AS SHOWN ON A MAP OF DIVISION INTO LARGE PARCELS FOR JOHN B. ANDERSON, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER IN BOOK 381, PAGE 2114 AS DOCUMENT NO. 54709. THE BEARING OF SAID LINE BEING "S. 01° 04' 26" E."

**REFERENCE DOCUMENTS**

- ANDERSON R.O.S., BOOK 483, O.R. PAGE 1794, DOCUMENT 79278.
- ANDERSON LAND DIVISION MAP, BOOK 381, O.R. PAGE 2114, DOCUMENT 54709 (REFERENCE DOCUMENT B).
- BURNS PARCEL MAP, BOOK 182, O.R. PAGE 1204, DOCUMENT 64133.
- BENTLY R.O.S. (AMENDED), BOOK 688, O.R. PAGE 2520, DOCUMENT 180280.
- PETERSON R.O.S., BOOK 883, O.R. PAGE 1074, DOCUMENT 85517.
- BENTLY PARCEL MAP, BOOK 289, O.R. PAGE 3414, DOCUMENT 197193.
- BENTLY R.O.S., BOOK 288, O.R. PAGE 721, DOCUMENT 172069.
- PETERSON PARCEL MAP, BOOK 682, O.R. PAGE 514, DOCUMENT 68401.

**NOTES**

- THIS IS A DIVISION OF "PARCEL 3 A" AS SHOWN ON A MAP OF DIVISION INTO LARGE PARCELS FOR JOHN B. ANDERSON, DOC. NO. 54709 (REFERENCE DOCUMENT B).
- ELECTRICAL SERVICE TO WATER SUPPLY SHALL BE SEPARATE FROM ALL STRUCTURE ELECTRICAL SERVICES
- EACH DWELLING USING WATER WELL SUPPLY SHALL BE PROVIDED WITH A PRESSURIZED WATER STORAGE TANK IN EXCESS OF 300 GALLON CAPACITY.
- COMBUSTIBLES SHALL BE CLEARED 30' FROM ALL STRUCTURES.
- A FIVE FOOT PUBLIC UTILITY EASEMENT IS GRANTED ALONG ALL SIDE AND REAR LOT LINES. A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTS.

TOTAL ACREAGE PARCEL 3-A = 58.416

NOTE: ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462 (3).

**COUNTY ENGINEERS CERTIFICATE**

I, MARK B. PALMER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED WITH THE COUNTY TO INSURE THE COMPLETION OF ALL PHYSICAL IMPROVEMENTS AS REQUIRED BY THE PARCEL MAP REGULATIONS AND, I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

*Mark B. Palmer* 6-22-90  
 MARK B. PALMER, DOUGLAS COUNTY ENGINEER, ACTING

**TITLE CERTIFICATE**

THIS IS TO CERTIFY THAT ALICE L. ROBERTSON 1982 RESTATED TRUST, IS THE ONLY PARTY HAVING RECORD INTEREST IN THE TRACT OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THERE ARE NO LIENS OR MORTGAGES AGAINST THE PROPERTY SHOWN ON THIS PLAT.

*Carol Costa* 6-1-90  
 CAROL COSTA, VICE PRES. FIRST NEVADA TITLE CO.

**COUNTY CLERK CERTIFICATE**

I, BARBARA REED, DOUGLAS COUNTY CLERK, DO HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE DOUGLAS COUNTY BOARD OF COMMISSIONERS ON 21 DAY OF June, 1990.

*Barbara Reed* June 22, 1990  
 BARBARA REED by *Jondra Condon*, DOUGLAS COUNTY CLERK, deputy

**OWNERS CERTIFICATE**

I, ROBERT L. EASTERWOOD, TRUSTEE, DO CERTIFY THAT THE ALICE L. ROBERTSON 1982 RESTATED TRUST IS THE LEGAL OWNER OF THE PARCELS SHOWN ON THIS PLAT AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP, AND DEDICATE AND SET APART ALL EASEMENTS FOR UTILITY INSTALLATION, DRAINAGE, AND PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON TO BE USED FOREVER.

*R. L. Easterwood*  
 ROBERT L. EASTERWOOD, TRUSTEE,  
 ALICE L. ROBERTSON 1982 RESTATED TRUST

**STATE OF NEVADA**  
**COUNTY OF DOUGLAS**

ON THIS 21 DAY OF MAY, 1990, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, ROBERT L. EASTERWOOD, KNOWN BY ME TO BE THE TRUSTEE OF THE ALICE L. ROBERTSON 1982 RESTATED TRUST, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF SAID ALICE L. ROBERTSON 1982 RESTATED TRUST.

*Louise M. Sorenson*  
 LOUISE M. SORENSON  
 Notary Public - Nevada  
 Douglas County  
 My Appointment Expires Feb. 15, 1994

**SURVEYORS CERTIFICATE**

I, WAYNE KOCHER, A PROFESSIONAL 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 ROBERT L. EASTERWOOD.

- THE LANDS SURVEYED LIE WITHIN SEC. 27, T. 13 N., R. 20 E., M.D.B. & M., AND THE SURVEY WAS COMPLETED ON MARCH, 1990.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

*Wayne Kocher*  
 WAYNE KOCHER, P.L.S. 6304  
 3/12/89  
 No. 6304

**PUBLIC UTILITY CERTIFICATE**

WE, THE UNDERSIGNED COMPANIES, HEREBY ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

*Sierra Pacific Power Co.* 4-9-90  
 SIERRA PACIFIC POWER CO. DATE

*Continental Telephone Co.* 4-11-90  
 CONTINENTAL TELEPHONE CO. DATE

*Southwest Gas Corp.* 4-9-90  
 SOUTHWEST GAS CORP. DATE

**RECORDERS CERTIFICATE**

FILED FOR RECORD THIS 25<sup>TH</sup> DAY OF JUNE, 1990, AT 8 MINUTES PAST 9 O'CLOCK P.M., IN BOOK 690 OF OFFICIAL RECORDS, AT PAGE 3254; DOCUMENT NUMBER 228752 RECORDED AT THE REQUEST OF White Rabbit

*Diana Steen* Chief Deputy  
 DOUGLAS COUNTY RECORDER

**PARCEL MAP**  
 FOR  
**ALICE L. ROBERTSON, TRUST**  
 A PORTION OF SECTION 27,  
 TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.,  
 DOUGLAS COUNTY, NEVADA

DATE: MARCH 1990  
 Job No.: 380-06-1680  
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