OWNER'S CERTIFICATE We, Ronold E. & Laverle M. Hite, certify that we are the legal owners of this parcel, and do hereby grant permanent easements for utility installation and DETAIL B drainage as designated on this map. 89° Bill M. Green Wilson P. Meeks Richard Ronold E. Hite 1309.76 Jackson 43.69 1259.86 State of Nevada Detail B ∼Existing overhead County of Douglas power lines Found 2" iron pipe with -On the 12 3 day of July 89° Found 5/8" rebar-Brass cap R.L.S. 2280 ,1990, personally appeared before me, a Notary painted orange per map Doc. No. 44253 Public. Ronold E. & Laverle M. Hite . who acknowledged that they 1259.86 accepted as the 1/16 line executed the above instrument. Irrgin. Structure -Vinie K Cordon LALTIGE II. GELLION. NOTARY GUELIO - NEVADA Notary Public Found 5/8"rebar painted orange My Appt. Енріпо До. 24, 1993 no tag PARCEL 1-B COUNTY TAX COLLECTORS CERTIFICATE 19.06 Ac. Net & Gross NOTICE: * : * : * : * : I, BARBARA J. REED, DOUGLAS COUNTY CLERK—TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT THE OWNERS OF THIS PROPERTY HAVE PAID TAXES 1. DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT DUE TO Drctn. of Irrgtn. CURRENT TO THIS DATE AND THERE ARE NO DELINQUENT TAXES DUE ON THIS PROPERTY. RESTRICTIONS CREATED BY SUBSEQUENTLY PLACED WELLS AND SEPTIC SYSTEMS. APN 21-020-01 Area 2. IT IS THE EXPRESSED RESPONSIBILITY OF THE PROPERTY OWNER TO INSURE Settlemeyer Bashan Joseph 1.44 ac. tot. Ranches Inc. ACCURATE PLACEMENT AND LOCATION OF WELLS AND SEPTIC SYSTEMS ON EACH BARBARA J. REED, DOUGLAS COUNTY CLERK-TREASURER 1255.78 AND EX-OFFICIO TAX COLLECTOR by Las In Brooks apali INDIVIDUAL PARCEL DESIGNATED ON THIS MAP. NEVADA STATE LAW REQUIRES THAT Dedication A ONE HUNDRED FOOT MINIMUM SEPARATION <ONE HUNDRED FIFTY FOOT MINIMUM 32' Irrigation Easement 32' Irrigation Esmt. SEPARATION, DEPENDANT ON THE TYPE OF SYSTEM>, BE MAINTAINED BETWEEN THE WELL AND SEPTIC SYSTEMS. PARCEL I-A TITLE CERTIFICATE LEGEND 19.04 Ac. Net & Gross This is to certify that <u>Ronold E. & Laverle M. Hite</u> are the only parties having record interest in the tracts of land embraced within the graphic border • FOUND POINT AS NOTED Drctn, of Irrgtn, Found 3/8" rebar shown on this plat: there are no lien and or mortgage ▲ SET 5/8" REBAR WITH CAP P.L.S. 6200 painted orange holders of record. no tag Agricultural LIEN RECORDED DOC # 250719 House & Condon 6/19/91 1251.69 Janice K. Condon, Supervisor Title Dept., Western Title Co. *58' 55"* Existing overhead power lines VICINITY MAP UTILITY EASEMENTS Existing 40' Private Driveway Road & Utility Easement per The following Public Utility Easements are hereby made a part of this map Settlemeyer Map Doc. No. 87429 Marvin L. Smith SUBJECT 7.5' Public Utility Easement along all road frontages.
5' Public Utility Easement along all side and rear lot lines. PARCEL Ranches Inc. Hite John Drayton UTILITY COMPANIES' CERTIFICATE 1985 Family Trust We, the undersigned companies, hereby accept and approve the public utility easements shown on this plat. This approval does not guarantee accessibility JOHUSON LANE for service. T14 N 6 Found N.D.O.T. Brass Frenchark 10/25/90 cap mon. stamped -Sierra Pacific Power Company N-/339+00 Section cor steel rod OW Joseph 10-24-90 in road Per Map s 89°52′06″ W , 4.00′ Doc. No. 87429 Southwest Gas Corporation NOT TO SCALE Claim No. Year Acres Area Found 1/2" rebar Sec. T. R. 1895 38.8 SWNE painted orange 31 89° 58′ 56″ DETAIL S'89° 41' 49" W . 4.00' COUNTY ENGINEER'S CERTIFICATE Found N.D.O.T. Brass 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 cap mon. stamped TOTAL AREA of Parcel being divided is 38.10 Acres N-/312+00 County to insure the completion of all physical improvements as required by the parcel map regulations; and, I am satisfied that this map is technically correct. Any further division of these parcels may be subject to subdivision improvements as provided under N.R.S. 278.462(3). Walthalun 9-9-91 Mark B. Palmer BASIS OF BEARING RECORDER'S CERTIFICATE Douglas County Engineer The Basis of Bearing of this map is the East line of Parcel I which bears S 00°12'00"W as shown on the Parcel Map Rolph Parcel Filed for record this 10th day of September, 1991, at 57 minutes past 8 O'clock A.m., in Book 991 of Official Records, at Page 1102; PUBLIC WORKS CERTIFICATE recorded as Document Number 87429 , Official Records of Douglas County, NV. Document Number 259818 . Recorded at the request of Dan Jenkins It is hereby certified that this plat was presented before the Douglas County Public Samos Hill Doputy Works Department on the 11th day of October, 1990 and was duly approved; SURVEYOR'S CERTIFICATE Furthermore, this map is in substantial conformance with all applicable provisions Douglas County Recorder of State Statutes and County Code. I, Paul Dean Higginbotham, a Professional Land Surveyor in the State of Nevada, 9-9-91 certify that: this is a true and accurate representation of the lands surveyed under PARCEL MAP #2 FOR RON HITE my supervision at the instance of <u>Dan Jenkins</u>; the lands surveyed lie within Section <u>31</u> of Township <u>14</u> North, Range <u>20</u> East, M.D.B.& M., and the survey was completed on <u>6-24-91</u>; this plat complies with the applicable state statutes and any local ordinances; and the monuments are of John Renz, Chief Planning Official Prepared by BEING A REDIVISION OF PARCEL NO.1 OF THE AMENDED the character shown and occupy the positions indicated. PARCEL MAP ROLPH PARCEL, DOCUMENT NO. 87429 HIGG-N-SONS, Inc. Paul Dean Higginbotham Nevada P.L.S. 6200 LAND SURVEYORS Box 425 ALSO BEING A PORTION OF THE SW. 1/4 OF THE NE. 1/4 Gardnerville, NV 89410 OF SECTION 31 , T. 14 N. , R. 20 E. , M.D.B. AND M. (702) 782-7444

HITE, RON - DOCUMENT #259818

31-14-20

DOUGLAS COUNTY, NEVADA

1374