

NOTES

- ALL UTILITIES SHALL BE UNDERGROUND.
- 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, DEPENDING ON THE TYPE OF SYSTEM BE MAINTAINED BETWEEN THE WELL AND SEPTIC SYSTEMS.
- ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER N.R.S. 278.462 (3).
- A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES. A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES.
- THIS MAP IS A DIVISION OF PARCEL 3 AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 3 FOR VALLEY INVESTMENTS WEST, LTD., RECORDED AS DOCUMENT NO. 205423.
- VEHICLE ACCESS TO KIMMERLING ROAD SHALL BE PROHIBITED EXCEPT FOR COMMON DRIVEWAYS BETWEEN PARCELS 3A AND PARCEL 3 OF THE VALLEY INVESTMENTS WEST PARCEL MAP AND PARCEL 3C AND PARCEL 1 OF THE VALLEY INVESTMENTS WEST PARCEL MAP.

ACREAGE

TOTAL AREA TO BE DIVIDED: 1.00 ACRES

BASIS OF BEARING

N 89°49'14" E - NORTHERLY RIGHT-OF-WAY OF KIMMERLING ROAD AS PER PARCEL MAP #3 FOR VALLEY INVESTMENTS WEST, LTD., DOCUMENT NO. 205423.

LEGEND

- ▲ SET 3/4" IRON PIPE W/ PLUG PLS 3519
- FOUND 5/8" REBAR AND CAP RLS 3209
- FOUND 5/8" REBAR RLS 5665

COUNTY ENGINEER'S CERTIFICATE

I, MARK B. PALMER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND ALL PHYSICAL IMPROVEMENTS AS REQUIRED BY THE PARCEL MAP REGULATIONS HAVE BEEN COMPLETED, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Mark B. Palmer 3/3/92
 MARK B. PALMER
 DOUGLAS COUNTY ENGINEER

UTILITY COMPANIES' CERTIFICATE

WE, THE UNDERSIGNED PUBLIC UTILITIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

Richard Clark 2/4/92
 SIERRA PACIFIC POWER COMPANY

S. Cassman 2-7-92
 CONTINENTAL TELEPHONE COMPANY

Wallace Mahr 2/6/92
 SOUTHWEST GAS COMPANY

COUNTY TAX COLLECTORS 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. *APR 27-100-26*

Barbara J. Reed 3/3/92
 BARBARA J. REED, CLERK-TREASURER
 DOUGLAS COUNTY

OWNER'S CERTIFICATE

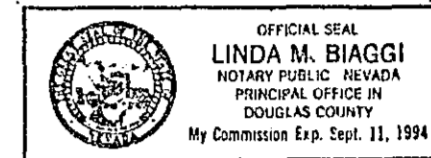
WE, GARY DEAN AND JANET HENDERSON PIERCE, AS TRUSTEES OF THE PIERCE REVOCABLE LIVING TRUST DATED AUGUST 7, 1989, CERTIFY THAT WE ARE THE LEGAL OWNERS OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR UTILITY INSTALLATION AS DESIGNATED ON THIS MAP.

Gary Dean Pierce
 GARY DEAN PIERCE, TRUSTEE

Janet Henderson Pierce
 JANET HENDERSON PIERCE, TRUSTEE

COUNTY OF DOUGLAS) ss
 STATE OF NEVADA)

ON THIS 31st DAY OF January, 1992, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, GARY DEAN AND JANET HENDERSON PIERCE, WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE INSTRUMENT.

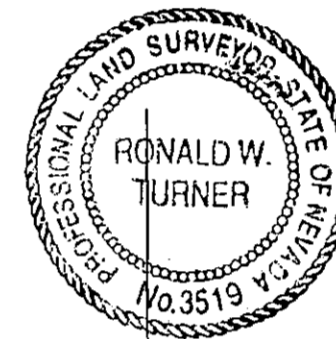


Linda M. Biaggi
 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, RONALD W. TURNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF GARY DEAN AND JANET HENDERSON PIERCE.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NW1/4 OF SECTION 21, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 1-31-92.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.



Ronald W. Turner
 RONALD W. TURNER, P.L.S. 3519

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT PIERCE REVOCABLE LIVING TRUST DATED AUGUST 7, 1989 IS THE ONLY PARTY OF RECORD HAVING INTEREST IN THE TRACTS 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: DEED OF TRUST DATED 11-21-91 BK 1101 PG. 3708

1-10-92 *Louise K. Cron*
 WESTERN TITLE CO.
 STUBBLE K. COVDYN, SUPERVISOR TITLE DEPT.

PUBLIC WORKS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED BEFORE THE DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT ON THE 9th DAY OF January, 1992, AND WAS DULY APPROVED. FURTHERMORE, THIS MAP IS IN SUBSTANTIAL CONFORMANCE WITH ALL APPLICABLE PROVISIONS OF STATE STATUTES AND COUNTY CODE.

John Renz 3-2-92
 JOHN RENZ
 CHIEF PLANNING OFFICIAL

RECORDER'S CERTIFICATE

FILED THIS 3rd DAY OF March, 1992, AT 11 MINUTES PAST 12 O'CLOCK P.M. IN BOOK 392 OF OFFICIAL RECORDS, AT PAGE 189, DOCUMENT NO. 272384.

RECORDED AT THE REQUEST OF GARY DEAN AND JANET HENDERSON PIERCE.

Claire Hill DePuy
 DOUGLAS COUNTY RECORDER

SCALE: 1" = 20' SHEET 1 OF 1

