NOTES

ALL UTILITIES SHALL BE UNDERGROUND.

-FD. DOUGLAS

CO. CAP IN MON. WELL PER DOC.

NO. 129795

JACOBSEN

FAMILY 1982

FD. N.D.O.T. MON.-

BEARS S56'24'33'W 4.37'

FROM R/W LINE PER DOC. NO. 129795

STA. 293+87.29

TRUST

∠N40°27′20°W

2257.86

W/ TAG

RLS 5665

W/ TAG

RLS 5665

60' R/W-

NO. 250593 / FAMILY 1982

 $\Delta = 11.09.5\overline{4}$

R = 1958.32'

T = 191.41'L = 381.61'

PER DOC.

565.78

- ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER N.R.S. 278.462
- 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 UNLESS OTHERWISE NOTED.
- THIS MAP IS A DIVISION OF LOT 3-C AS SHOWN ON THAT CERTAIN FINAL MAP FOR JEWEL COMMERCIAL PARK, PHASE 1 RECORDED AS DOCUMENT NO. 289083.
- INGRESS AND EGRESS TO PARCEL 3-C-1 AND 3-C-2 SHALL BE RESTRICTED TO VIRGINIA RANCH ROAD; ACCESS DIRECTLY FROM U.S. HIGHWAY 395 SHALL BE PROHIBITED.

PARCEL LOCATION

NO SCALE

FD. 5/8° RB W/ TAG

RLS 5665

JACOBSEN

FAMILY 1982

TRUST

FD. N.D.O.T. MON.

STA. 289+97.69

BEARS S45'14'39'W 4.10'

FROM R/W LINE PER DOC. NO. 129795

5 78.45.00. W

N 44'45'21' W

80' R/W PER-

DOC. NO. 129795

U.S.

HIGHWAY

HUSSMAN LAND

AND LIVESTOCK CO.

STRUCTURES\

- WATER RIGHT CLAIM #'S 141. 142. 146. AND 147. ALPINE DECREE, MAY BE APPURTENANT TO THESE PARCELS.
- A RIGHT-OF-WAY FOR POLE LINES AS SET FORTH IN BOOK B OF MISCELLANEOUS. PAGE 217. DOUGLAS COUNTY. NEVADA SHALL EXIST.

COUNTY ENGINEER'S CERTIFICATE

1. 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.

DOUGLAS COUNTY ENGINEER

UTILITY COMPANIES' CERTIFICATE

N 44'45'21' W

- Existing 20' Storm Drainage and Public Utility Easement Per Doc. No. 289083

N 46'24'12' W 587.95'

EXISTING STORM DRAINAGE EASEMENT

EXISTING 41' WIDE DITCH IRRIGATION

EXISTING 20' PUBLIC UTILITY

395

EASEMENT PER DOC. NO. 250593

AND MAINTENANCE EASEMENT (30.5' EAST AND 10.5' WEST OF

PER DOC. NO. 289083

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.

EXISTING 37' WIDE DITCH IRRIGATION AND MAINTENANCE EASEMENT

(8.5' EAST AND 28.5' WEST OF CENTERLINE) PER DOC. NO. 250593

- 527°15′55°E

\ 576°42′46°E \ ₇97.25′

CONTINENTAL TELEPHONE COMPANY

COUNTY 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 25-160-37

> 12-18-92 DOUGLAS COUNTY CLERK-TREASURER by Lain Brook, Clepate

BASIS OF BEARING

N 44'45'21" W - EAST R/W LINE U.S. HIGHWAY 395 PER RECORD OF SURVEY FOR STODDARD JACOBSEN, DOCUMENT NO. 129795.

LEGEND

UPPER NEW VIRGINIA CANAL

JACOBSEN

FAMILY 1982 TRUST

1350.00

N 46'24'12" W

PARCEL 3-C-1

5.00 ACRES

GROSS/NET

 $\triangle = 105^{\circ}39^{\circ}23^{\circ}$

— 292.55'—

R = 20.00'

T = 26.30'

L = 36.82'

- O FOUND 3/4" IRON PIPE WITH TAG PLS 3519 UNLESS OTHERWISE NOTED
- HIGHWAY RIGHT-OF-WAY MONUMENT AS NOTED
- △ FOUND 5/8' REBAR WITH CAP PLS 6899
- ▲ SET 5/8" REBAR WITH CAP PLS 6899

EXISTING 15' IRRIGATION AND ----

TURN-AROUND PER DOC. NO. 250593

N 46°24'12" W 620.29'

BARTON

MEMORIAL

NEVADA MEDICAL

(A.P.N. 25-160-38)

DOC. NO. 250593

— 60′ R/W PER

SIERRA VIEW

ENTERPRIZE

NELSON 1976 TRUST

WILLIAM F. + JOHANNA

- N 44'45'21' W

PUBLIC UTILITY EASEMENT PER

DOC. NO. 250593

OWNER'S CERTIFICATE

WE. STODDARD JACOBSEN, TERRY JACOBSEN, VIRGINIA JACOBSEN, AND MARK AMODEI. TRUSTEES OF THE JACOBSEN FAMILY 1982 TRUST. CERTIFY THAT WE ARE THE LEGAL OWNERS OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR IRRIGATION AND UTILITY INSTALLATION AS DESIGNATED

ODDARD JACOBSEN. TRUSTEE
JACOBSEN FAMILY 1982 TRUST JACOBSEN, TRUSTEE JACOBSEN FAMILY 1982 TRUST

VIRGINIA JACOBSEN, TRUSTEE JACOBSEN FAMILY 1982 TRUST

MARK AMODĖI, TRUSTEE JACOBSEN FAMILY 1982 TRUST

COUNTY OF DOUGLAS) 55 STATE OF NEVADA)

VIRGINIA JACOBSEN AND MARK AMODEI. PERSONALLY KNOWN (OR PROVED) TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE INSTRUMENT.



AREA

TOTAL AREA TO BE DIVIDED: 49.76 ACRES

W. A. & C. RANCH

_FD. 5/8* RB

W/ TAG

RLS 5665

I. THOMAS I. McMANUS. 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 STODDARD JACOBSEN. TRUSTEE OF THE JACOBSEN FAMILY 1982 TRUST.
- 2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 10, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 11-25-92
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- 4. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY_THI POSITIONS INDICATED.

SURVEYOR'S CERTIFICATE

THOMAS I. McMANUS, P.L.S. 6899 McMANUS

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE JACOBSEN FAMILY 1982 TRUST 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 COMPLETED LIST OF LIEN AND/OR MORTGAGE HOLDERS OF RECORD LIEN 492-518 # 274908 DEED OF TRUST 492-4670 # 276887

JANICE K. CONDON, CHIEF TITLE OFFICER WESTERN TITLE COMPANY

PUBLIC WORKS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED BEFORE THE DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT ON THE 11th DAY OF September. 19_92 ... AND WAS DULY APPROVED. FURTHERMORE. THIS MAP IS IN SUBSTANTIAL CONFORMANCE WITH ALL APPLICABLE PROVISIONS OF STATE STATUTES AND COUNTY CODE.

CHIEF PLANNING OFFICIAL

RECORDER'S CERTIFICATE

FILED THIS 21st DAY OF December 1992, AT 43 MINUTES PAST 9 O'CLOCK A M. IN BOOK 1292 OF OFFICIAL RECORDS. AT PAGE 3335; DOCUMENT NO. 295705

RECORDED AT THE REQUEST OF STODDARD JACOBSEN.

SCALE: 1" = 200'

PARCEL MAP #2

JACOBSEN FAMILY 1982 TRUST

LOCATED WITHIN A PORTION OF SECTION 10. T.12N.. R.**20**E.. M.D.M. DOUGLAS COUNTY. NEVADA

023-13-92

07/23/92

SHEET 1 OF 1

R.O. ANDERSON 1616 Highway 395
P.O. Box 2294
Minden, NV 89423