

**PLANNING COMMISSION CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED BEFORE THE DOUGLAS COUNTY PLANNING COMMISSION ON THE 24<sup>TH</sup> DAY OF SEPTEMBER, 1992, AND WAS DULY APPROVED.

*Joan Patrick* 3/5/93  
 JOAN PATRICK, CHAIRMAN  
 DOUGLAS COUNTY PLANNING COMMISSION

**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.
- THE SUBJECT PARCEL OWNERS, SUCCESSORS AND ASSIGNS AGREE TO PARTICIPATE FINANCIALLY IN THE PAVING OF EAST VALLEY ROAD. OWNERS SHALL PARTICIPATE BASED ON AN EQUITABLE PROPORTIONATE SHARE OF THE TOTAL BENEFITTED NUMBER OF PARCELS.
- THERE SHALL BE NO RESIDENTIAL CONSTRUCTION WITHIN THE 100 YEAR FLOODPLAIN.

**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* 1/15/93  
 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.

*Bruce Matthews* 11/25/92  
 SIERRA PACIFIC POWER COMPANY  
*Dennis Payne* 11-30-92  
 CONTINENTAL TELEPHONE COMPANY  
*Frank Canary* 11/25/92  
 SOUTHWEST GAS 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. APR 23-28-92

*Barbara J. Reed* 3-5-93  
 BARBARA J. REED  
 DOUGLAS COUNTY CLERK-TREASURER  
 by *Joan Patrick* Deputy

**OWNER'S CERTIFICATE**

WE, JEFFREY S. AND SHERI L. PETERSON, CERTIFY THAT WE ARE THE LEGAL OWNERS OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR PRIVATE ROAD ACCESS, UTILITY INSTALLATION, AND DRAINAGE AS DESIGNATED ON THIS MAP.

*Jeffrey S. Peterson*  
 JEFFREY S. PETERSON  
*Sheri L. Peterson*  
 SHERI L. PETERSON

COUNTY OF DOUGLAS ss  
 STATE OF NEVADA )

ON THIS 24<sup>th</sup> DAY OF November, 1992, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, JEFFREY S. AND SHERI L. PETERSON, 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.

*Linda M. Biaggi*  
 NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

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 JEFFREY S. AND SHERI L. PETERSON.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTH 1/2, SECTION 35, T.13N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 11-25-92.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

*Thomas I. McManus*  
 THOMAS I. McMANUS, P.L.S. 6892

**TITLE CERTIFICATE**

THIS IS TO CERTIFY THAT JEFFREY S. AND SHERI L. PETERSON ARE THE ONLY PARTIES HAVING RECORD 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 1201831 # 290568  
 DEED OF TRUST 5913769 # 257413

11/1/92  
*Janice K. Condon*  
 JANICE K. CONDON, CHIEF TITLE OFFICER  
 WESTERN TITLE COMPANY

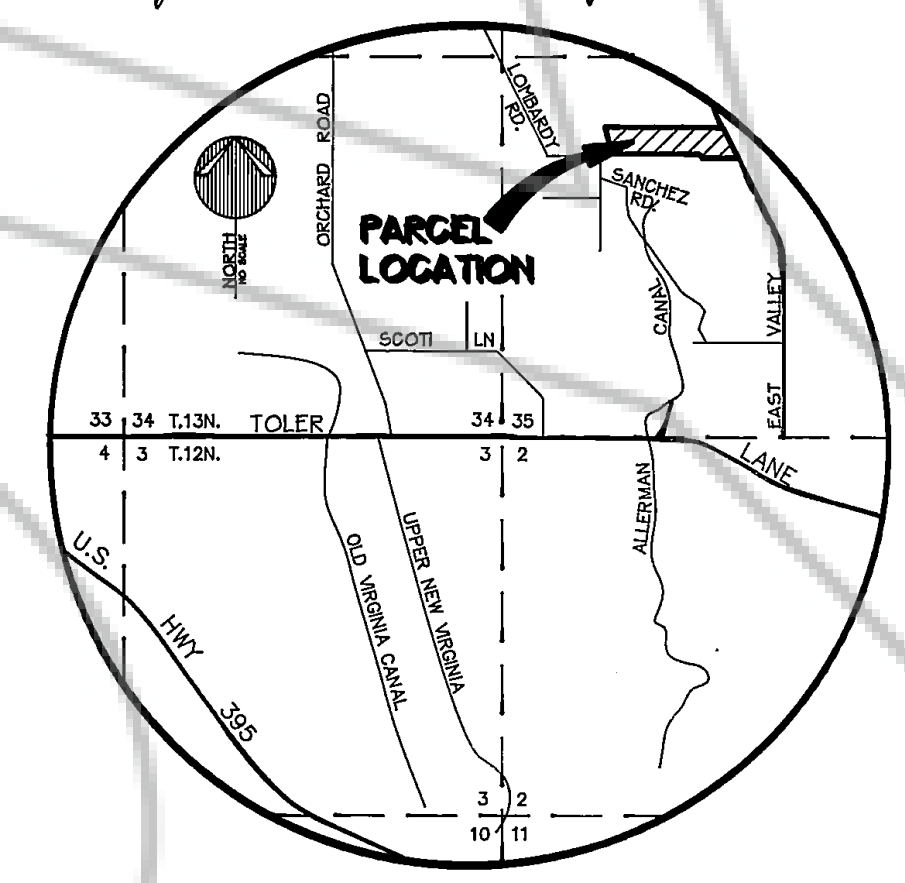
**RECORDER'S CERTIFICATE**

FILED THIS 5<sup>th</sup> DAY OF March, 1993, AT 16 MINUTES PAST 3 O'CLOCK P.M., IN BOOK 393 OF OFFICIAL RECORDS, AT PAGE 1294; DOCUMENT NO. 301335.  
 RECORDED AT THE REQUEST OF JEFFREY S. AND SHERI L. PETERSON.

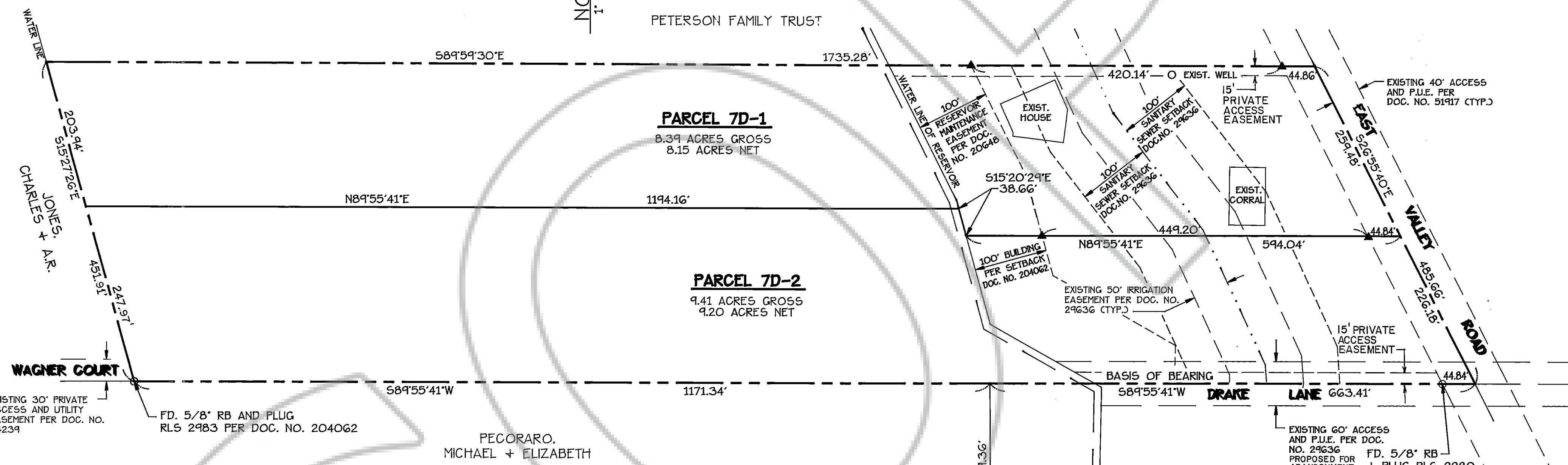
*Pamela Kronenberg*, Deputy  
 DOUGLAS COUNTY RECORDER

SCALE: 1" = 100' SHEET 1 OF 1

**PARCEL MAP**  
 FOR  
**JEFFREY S. AND SHERI L. PETERSON**  
 LOCATED WITHIN PORTIONS OF THE N1/2 SECTION 35  
 T.13N., R.20E., M.D.M.  
 DOUGLAS COUNTY, NEVADA  
 244-01-92 07/06/92



**VICINITY MAP**  
 NO SCALE



**BASIS OF BEARING**

N 89°55'41" E - NORTH LINE OF PARCEL 3A-1 AS SHOWN ON THE PARCEL MAP FOR JAMES F. JORDAN, DOCUMENT NO. 220191.

**LEGEND**

- FOUND POSITION AS INDICATED
- △ FOUND 5/8" REBAR AND CAP PLS 6899
- ▲ SET 5/8" REBAR AND CAP PLS 6899

**AREA**

TOTAL AREA TO BE DIVIDED: 17.80 ACRES

FD. 2" I.P. + BRASS CAP  
 RLS 2280  
 C1/4 SECTION 35

*34* N 44°21'24" E  
 3740.56' PER DOC. NO. 283734  
 3 | 2

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