

NOTES

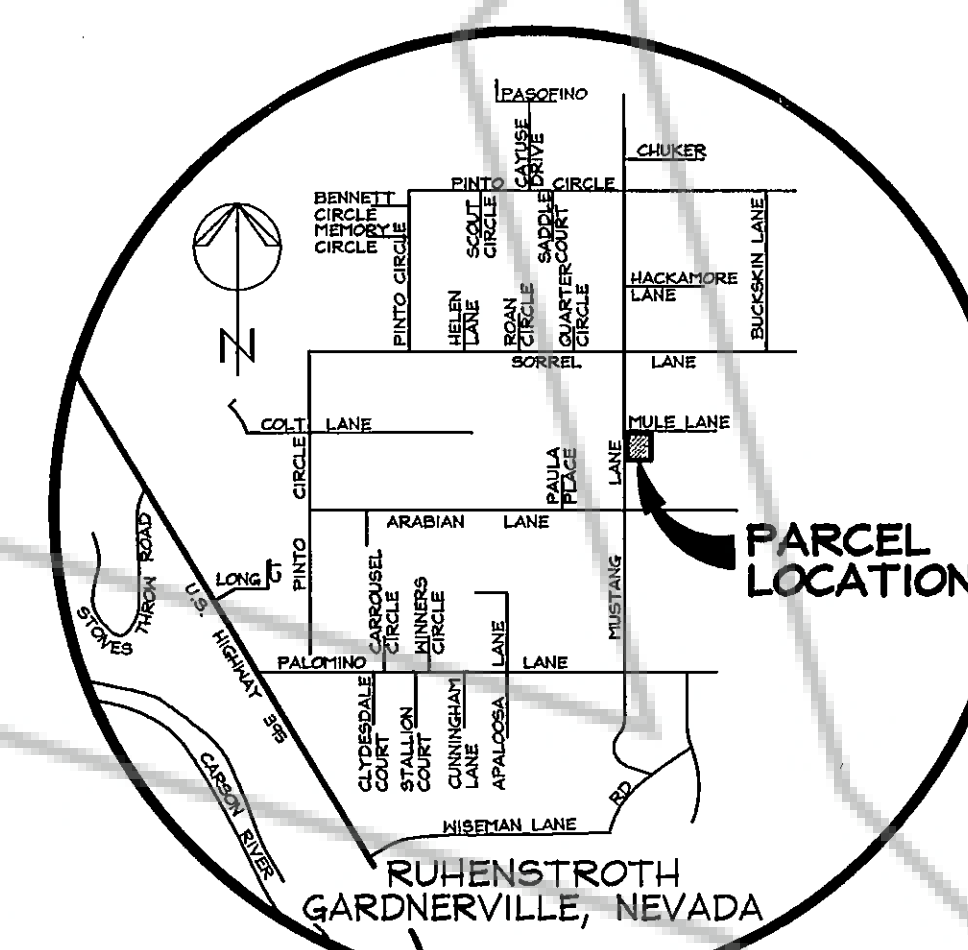
- TOTAL AREA TO BE DIVIDED: 2.36 ACRES / 102,628 SF
- A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES. A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE SHOWN.
- THIS MAP IS A DIVISION OF PARCEL "A" AS SHOWN ON THAT CERTAIN PARCEL MAP FOR PHIL SULLIVAN, RECORDED AS DOCUMENT NO. 45330.
- ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER N.R.S. 278.462(3).
- DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT WHERE WELLS AND SEPTIC SYSTEMS HAVE BEEN PLACED ON THE LOT OR ON ADJOINING LOTS IN NONCOMPLIANCE WITH THE SEPARATIONS REQUIRED BY NEVADA STATE HEALTH CODE.
- THESE PARCELS SHALL CONNECT WITH ANY WATER AND/OR SEWER SYSTEM WHEN SUCH SYSTEM IS WITHIN 660' OF ANY PORTION OF THIS MAP.
- THE OWNERS OF THESE PARCELS SHALL PARTICIPATE IN ANY ASSESSMENT DISTRICT FORMED WITHIN THE AREA TO PROVIDE WATER AND/OR SEWER SERVICE TO THE AREA.
- THESE PARCELS SHALL COMPLY WITH ANY DOUGLAS COUNTY POLICY REGARDING SCHOOL MITIGATION FEES AS MAY BE ADOPTED BY THE BOARD OF COMMISSIONERS AND UNIFORMLY APPLIED.

BASIS OF BEARING

EAST - THE SOUTH LINE OF PARCEL A AS SHOWN ON THE PARCEL MAP FOR PHIL SULLIVAN, DOCUMENT NO. 45330.

LEGEND

- △ SET 5/8" REBAR WITH CAP PLS 6899
- FOUND 3/4" IRON PIPE WITH PLASTIC CAP PLS 3519
- ⊙ FOUND 1/2" PIPE RLS 2350
- FOUND 5/8" REBAR WITH CAP RLS 6200



VICINITY MAP
NO SCALE

OWNER'S CERTIFICATE

WE, CHARLES EVERETT AND MAFALDA ANN HILL, TRUSTEES OF THE HILL FAMILY TRUST, CERTIFY THAT WE ARE THE LEGAL OWNERS OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR PUBLIC ROAD RIGHT-OF-WAY AND UTILITY INSTALLATION AS DESIGNATED ON THIS MAP.

Charles Everett Hill, Trustee
CHARLES EVERETT HILL, TRUSTEE
HILL FAMILY TRUST

Mafalda Ann Hill, Trustee
MAFALDA ANN HILL, TRUSTEE
HILL FAMILY TRUST

COUNTY OF DOUGLAS) ss
STATE OF NEVADA

ON THIS 19TH DAY OF July, 1995, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, CHARLES EVERETT AND MAFALDA ANN HILL, PERSONALLY KNOWN (OR PROVED) TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT WHO WHO ACKNOWLEDGED THAT THEY EXECUTED IT.

Linda M. Biaggi
NOTARY PUBLIC



COUNTY TAX COLLECTOR'S CERTIFICATE

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.
A/N 24-451-03

Barbara J. Reed 8-2-95
BARBARA J. REED DATE
DOUGLAS COUNTY CLERK-TREASURER
By [Signature]

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED BEFORE THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT ON THE 12TH DAY OF AUGUST, 1995 AND WAS DULY APPROVED. IN ADDITION, THE OFFER OF DEDICATION FOR ALL PUBLIC WAYS WAS REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER DATE. FURTHERMORE, THIS MAP IS IN SUBSTANTIAL CONFORMANCE WITH ALL APPLICABLE PROVISIONS OF STATE STATUTES AND COUNTY CODES.

John F. Doughty
JOHN DOUGHTY
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT DIRECTOR

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.

Maui Bin 7-20-95
SIERRA PACIFIC POWER COMPANY
Debbie Payne 7-19-95
CONTINENTAL TELEPHONE COMPANY
Lilli Jones 7-20-95
SOUTHWEST GAS COMPANY

COUNTY ENGINEER'S CERTIFICATE

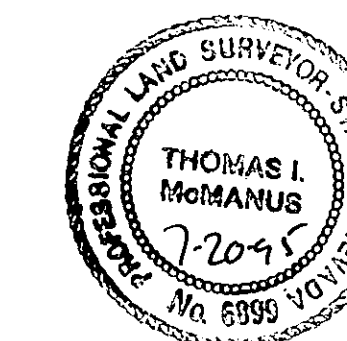
I, CHRIS M. TSCHIRHART, ACTING DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND ALL PHYSICAL IMPROVEMENTS AS REQUIRED BY THE PARCEL MAP REGULATIONS HAVE BEEN COMPLETED, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Chris M. Tschirhart Aug 01, 1995
CHRIS M. TSCHIRHART, P.E.
ACTING DOUGLAS COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

THOMAS I. McMANUS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CHARLES EVERETT AND MAFALDA ANN HILL.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 24, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 07-20-95.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCE IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



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

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE OWNERS CERTIFICATE ARE THE ONLY PARTIES 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 HOLDERS OF RECORD:

DEED OF TRUST IN FAVOR OF COMSTOCK BANK RECORDED 2-25-93 BOOK 293 PAGE 3990
James B. Rose VP 3-17-95
James B. Rose, Vice President
STEWART TITLE OF DOUGLAS COUNTY

RECORDER'S CERTIFICATE

FILED THIS 20TH DAY OF August, 1995, AT 8 MINUTES PAST 3 O'CLOCK P.M., IN BOOK 825 OF OFFICIAL RECORDS, AT PAGE 271; DOCUMENT NO. 367422
RECORDED AT THE REQUEST OF CHARLES EVERETT AND MAFALDA ANN HILL.

Linda M. Biaggi
DOUGLAS COUNTY RECORDER

SCALE: 1" = 40' SHEET 1 OF 1

FINAL PARCEL MAP
FPM-1012
FOR
HILL FAMILY TRUST
LOCATED WITHIN A PORTION OF SECTION 24
T.12N., R.20E., M.D.M.
DOUGLAS COUNTY, NEVADA
07/19/95

