

NOTE:

Douglas County does not insure the development of any lot where wells and septic systems have been placed on the lot or adjoining lots in noncompliance with the separations required by Nevada State Health Codes.

Any further division of these parcels shall be subject to subdivision improvements as provided under NRS 278.462 (3).

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 21-290-48

Barbara J. Reed 4-20-96
By: J. Hundigler, Sr. Deputy
Douglas County Clerk-Treasurer

PUBLIC UTILITY EASEMENTS

The following Public Utility Easements are hereby made a part of this map:
7.50' Public Utility Easements along all road frontages.
5.00' Public Utility Easements along all side and rear lot lines.

PUBLIC-UTILITY CERTIFICATE

We the undersigned public utilities, hereby accept and approve the public utility easements shown on this map. This approval does not guarantee accessibility for service.

Sierra Pacific Power Company 3/26/96
Cantel of Nevada 3-26-96
Southwest Gas Corporation 2-13-96

TITLE CERTIFICATE

This is to certify that the parties as listed in the Owner's 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 all mortgages and/or lien-holders of record:

Deed of Trust : BK 395, PG 2854 DOC. #358295
Deed of Trust : BK 694, PG 1901 DOC. #339431

Janice K Condon 4/4/96
Western Title Company
Janice K Condon, Title Department Supervisor

NOTE : The applicant hereby waives the protest for the fair, equitable and reasonable assessments and fees of any community water system assessment district on this property.

Prepared:

By: HIGG-N-SONS, INC
Professional Land Surveyors
P. O. Box 425
Gardnerville, NV 89410
(702) 782-7444

SURVEYOR'S CERTIFICATE

I, Paul "Dean" Higginbotham, a Professional Land Surveyor registered in the State of Nevada, certify that:

- 1. That this plat represents the results of a survey conducted under my direct supervision at the instance of Tony Avanzino.
2. The lands surveyed lie within Section 29, Township 14 North, Range 20 East, M.D.M., and the survey was completed on April 28, 1994.
3. This plat complies with the applicable state statutes and any local ordinances 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.

Paul "Dean" Higginbotham 2-9-96
Professional Land Surveyor No. 6200



BASIS OF BEARING

The Basis of Bearing of this map is the easterly line of Parcel 14 which bears N 00°04'48" E as shown on the Record of Survey for Nevis Industries, Inc. map doc. 44253.

LEGEND

- ▲ set 5/8" rebar with yellow plastic cap stamped, PLS 6200
● found 2" iron pipe with brass cap RLS 2280
○ found 5/8" rebar with cap, PLS 3209

THE TOTAL AREA OF THIS SURVEY IS: 39.93 ACRES

OWNER'S CERTIFICATE

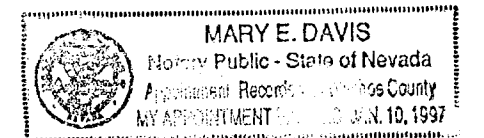
I, Tony Avanzino, do hereby certify that I am the legal owner of this parcel, and do hereby grant permanent easements for utility installation rights-of-way and irrigation rights-of-way as designated on this map. I hereby also consent to the recordation of this map.

Tony Avanzino

State of Nevada }
County of Douglas }

On the 11th day of April, 1994, personally appeared before me, a Notary Public, Tony Avanzino, known (or proved) to me to be the person whose name is subscribed to the above instrument and acknowledged to me that he executed the same.

Mary E. Davis
Notary Public



COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

It is hereby certified that this plat was presented before the Douglas County Community Development Department on the 14th day of April, 1994, 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 code.

John F. Doughty 4/29/96
John Doughty
Planning, Building and Economic
Development Director

COUNTY ENGINEER'S CERTIFICATE

I, Chris M. Tschirhart, 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 4-26-96
Chris M. Tschirhart, P.E.
Douglas County Engineer

COUNTY RECORDER'S CERTIFICATE

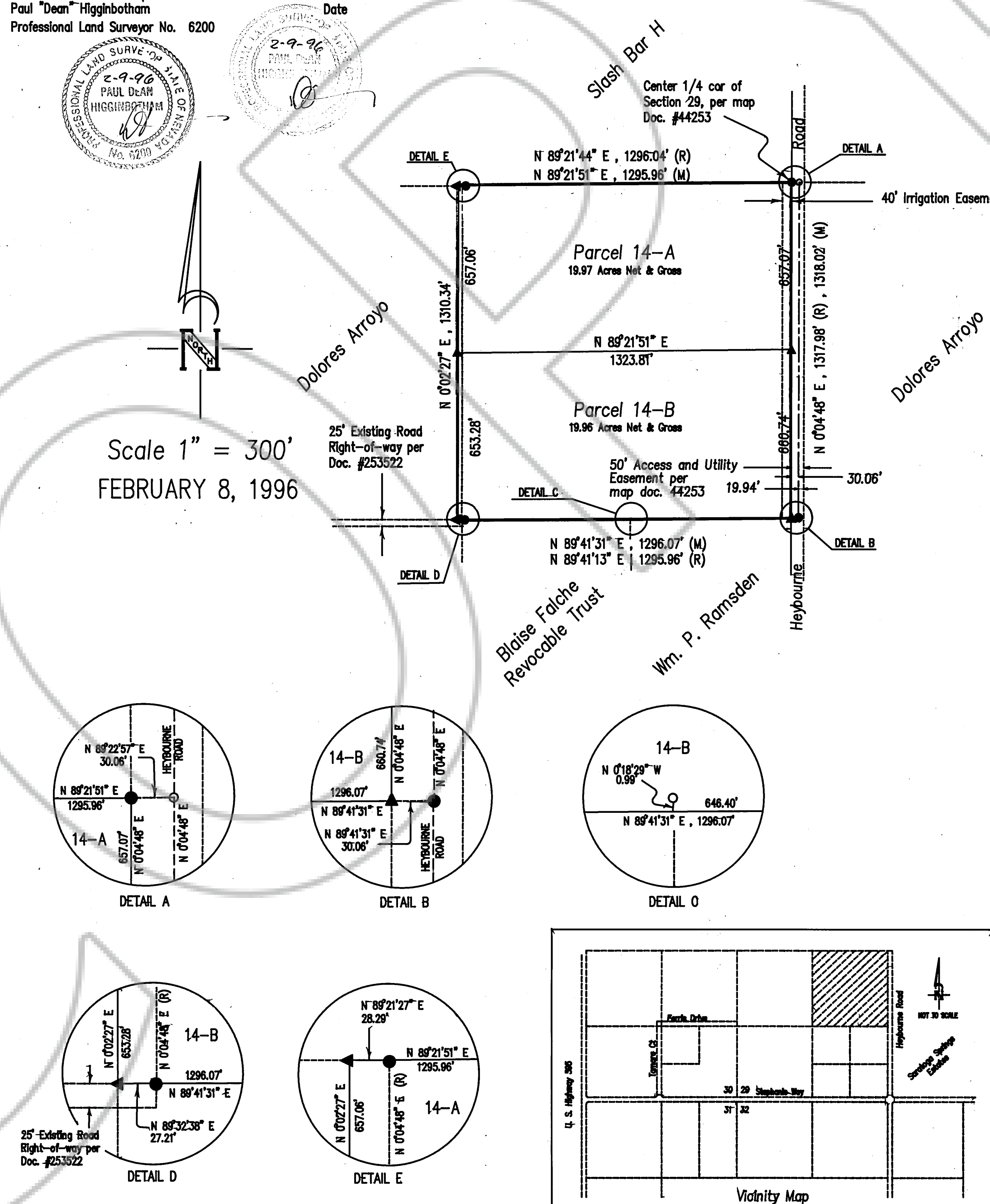
Filed for record this 30th day of April, 1994 at 29 minutes past 2 o'clock P.M., in Book 496 of Official Records at page 5949

Document Number 386624 Recorded at the request of DAN JENKINS
Betty Hendon, Deputy
Douglas County Recorder

PARCEL MAP NO.# 1018

for Tony Avanzino
being the NW 1/4 of the SW 1/4 of
Section 29, Township 14 North, Range 20 East,
Mount Diablo Meridian
Douglas County, Nevada

Sheet 1 of 1 sheet



Scale 1" = 300'
FEBRUARY 8, 1996

