

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.

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 NRS 278.462 (3).

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.

<u>Richard A. Galt</u>	11/6/95
Sierra Pacific Power Company	Date
<u>Radomir K. Feiler</u>	11-15-95
ConTel of Nevada	Date
<u>David Williamson</u>	11/15/95
Southwest Gas Corporation	Date

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

It is hereby certified that this plat was presented before the Douglas County Community Development Department on the 5th day of MAY, 1995, and was duly approved; in addition to 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
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 10/11/96
Chris M. Tschirhart, P.E. Date
Douglas County Engineer / Manager



SURVEYOR'S CERTIFICATE

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

- That this is a true and accurate representation of the lands surveyed under my supervision at the instance of Debbie Jacobson.
- The lands surveyed lie within Section 29, Township 14 North, Range 20 East, M.D.M., and the survey was completed on August 11, 1995.
- This plat complies with applicable state statutes and any local ordinances.
- The monuments are of the character shown and occupy the positions indicated.

Paul Dean Higginbotham 8-10-95
Paul "Dean" Higginbotham Date
Professional Land Surveyor No. 6200

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; IN FAVOR OF MILTON MANOUKIAN; ETUX RECORDED 12-20-91 BOOK 1291 AT PG. 4234.

Jim Rose 10/17/95
Jim Rose, Vice President
Stewart Title Co.

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. A.P.N. 21-290-47

Barbara J. Reed 10-14-96
Barbara J. Reed
Douglas County Clerk-Treasurer
By: J. Funderglen S. Deputy Treas.

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 Newis Industries, Inc. map doc.44253.

OWNER'S CERTIFICATE

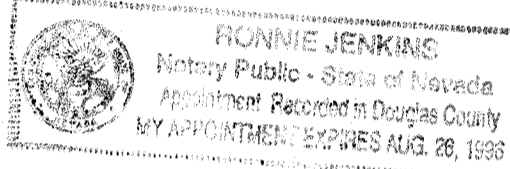
We, Debbie Jacobson and Tony Avanzino, do hereby certify that we are the legal owners of this parcel, and do hereby grant permanent easements for utility installation right-of-way as designated on this map and do hereby consent to the preparation and recording of this map.

Debbie Jacobson Tony Avanzino
Debbie Jacobson Tony Avanzino

State of Nevada }
County of Douglas }

On the 14th day of August, 1995, personally appeared before me, a Notary Public, Debbie Jacobson, personally known (or proved) to me to be the person whose name is subscribed to the above instrument and acknowledged to me that she executed the same.

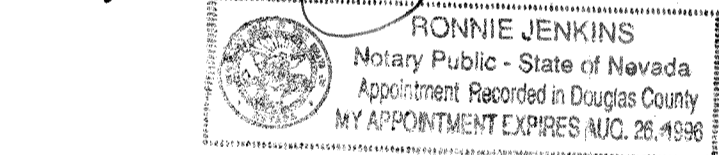
Ronnie Jenkins
Notary Public



State of Nevada }
County of Douglas }

On the 14th day of August, 1995, personally appeared before me, a Notary Public, Tony Avanzino, personally 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.

Ronnie Jenkins
Notary Public



LEGEND

- ▲ set 5/8" rebar with yellow plastic cap stamped, PLS 6200
- found 2" iron pipe with brass cap stamped, RLS 2280, or as noted
- nothing found or set

THE TOTAL AREA OF THIS SURVEY IS: 38.16 acres.

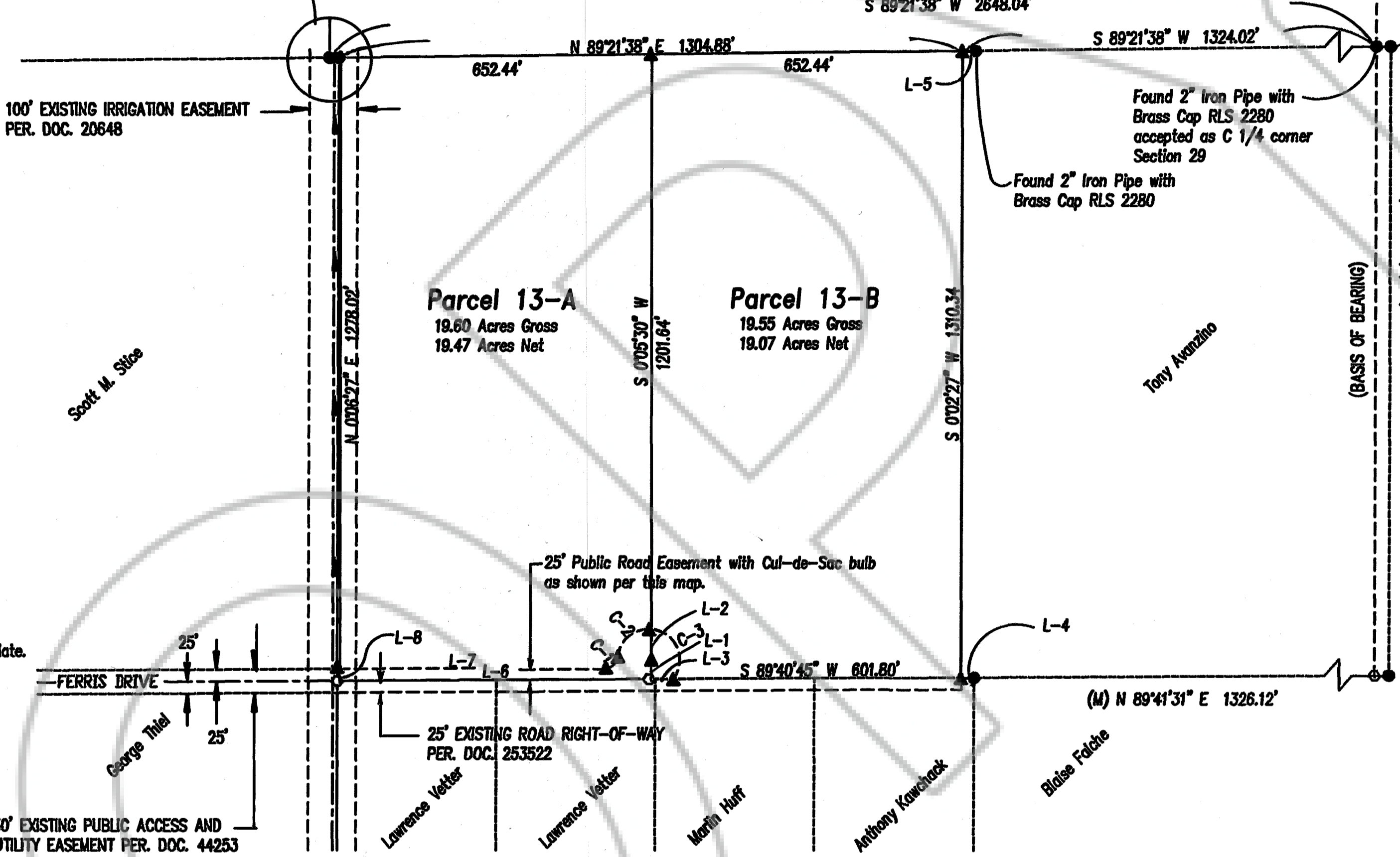
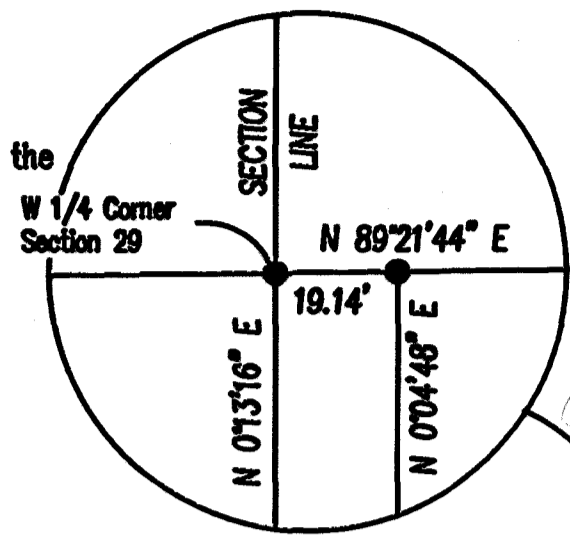
COUNTY RECORDER'S CERTIFICATE

Filed for record this 14th day of OCTOBER, 1996, at 58 minutes past 1 o'clock P.M., in Book 1096 of Official Records at page 2383

Document Number 398693 Recorded at the request of Debbie Jacobson
Linda Stettin
Douglas County Recorder

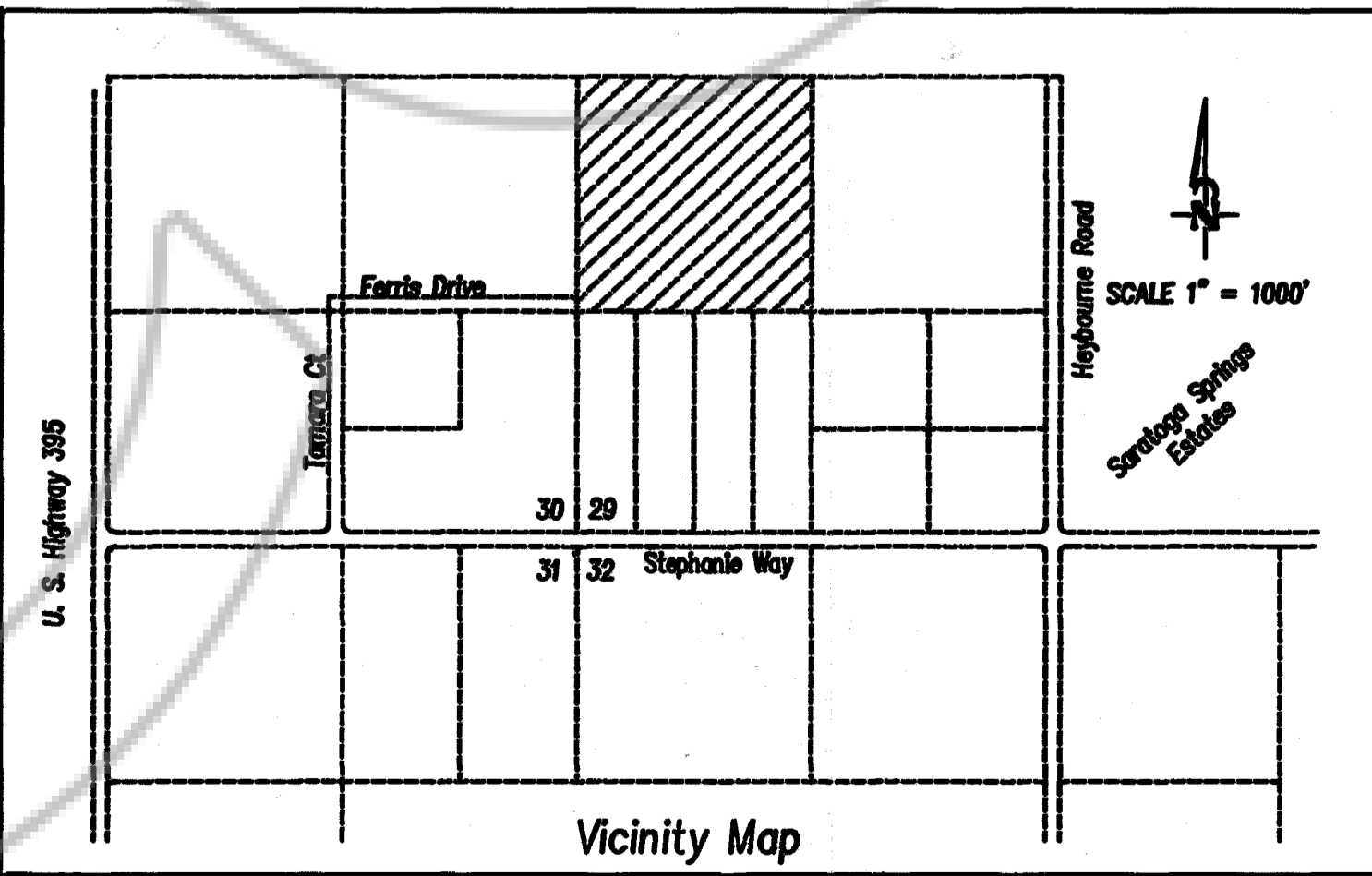
Parcel Map - 2005
for Debbie Jacobson and Tony Avanzino
being a portion of the NW 1/4 of the SW 1/4 of
Section 29, Township 14 North, Range 20 East
Mount Diablo Meridian
Douglas County, Nevada

Sheet 1 of 1 sheet



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C-1	83°37'14"	25.00'	36.49'	22.36'	33.33'	N 47°52'08" E
C-2	84°02'00"	65.00'	95.33'	58.56'	87.01'	S 48°04'31" W
C-3	127°34'02"	65.00'	144.72'	132.00'	116.63'	N 26°07'29" W

LINE	BEARING	DISTANCE
L-1	S 01°01'15" E	40.00'
L-2	S 07°05'30" W	65.00'
L-3	S 89°40'45" W	51.23'
L-4	N 89°32'38" E	27.21'
L-5	N 89°17'21" E	27.98'
L-6	S 89°40'45" W	653.05'
L-7	S 89°40'45" W	563.42'
L-8	N 07°06'27" E	25.00'



Prepared by: HIGGINS & SONS, INC.
Professional Land Surveyors
P. O. Box 425
Carlinville, NV 89410
(702) 782-7444

