

DRAWING NUMBER
Jewel Commercial Park
Phase II
Page 1 of 2
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 02049

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FINAL SUBDIVISION MAP FSM-2010-2

JEWEL COMMERCIAL PARK PHASE 2

LOCATED WITHIN A PORTION OF SECTION 10,
TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN
DOUGLAS COUNTY, NEVADA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED STODDARD M. JACOBSEN, VIRGINIA C. JACOBSEN, TERRY M. JACOBSEN, AND MARK E. AMODEI, CO-TRUSTEES OF THE JACOBSEN FAMILY RESIDUAL TRUST AND CO-TRUSTEES OF THE JACOBSEN FAMILY SURVIVORS TRUST AND ALAN R. FLEMING, PARTNER OF JEWEL COMMERCIAL PARK, A LIMITED PARTNERSHIP, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 16, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS PUBLIC WAYS AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR NATURAL GAS, WATER, SEWER, DRAINAGE FACILITIES, AND DRAINAGE PIPES, FOR POLES, ANCHORS, GUTS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL, CABLE T.V. AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON ACROSS, AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN THEREON.

Stoddard M. Jacobsen
STODDARD M. JACOBSEN, CO-TRUSTEE
JACOBSEN FAMILY RESIDUAL/SURVIVORS TRUST
Virginia C. Jacobsen
VIRGINIA C. JACOBSEN, CO-TRUSTEE
JACOBSEN FAMILY RESIDUAL/SURVIVORS TRUST
Terry M. Jacobsen
TERRY M. JACOBSEN, CO-TRUSTEE
JACOBSEN FAMILY RESIDUAL/SURVIVORS TRUST
Mark E. Amodei
MARK E. AMODEI, CO-TRUSTEE
JACOBSEN FAMILY RESIDUAL/SURVIVORS TRUST

Alan R. Fleming
ALAN R. FLEMING, PARTNER
JEWEL COMMERCIAL PARK, A Limited Partnership

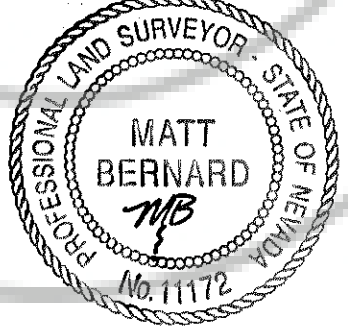
COUNTY OF DOUGLAS SS
STATE OF NEVADA SS
ON THIS 13th DAY OF March, 1997, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, STODDARD M. JACOBSEN, VIRGINIA C. JACOBSEN, TERRY M. JACOBSEN, MARK E. AMODEI AND ALAN R. FLEMING, KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE INSTRUMENT.

C. Aceves
NOTARY PUBLIC
C. ACEVES
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES JULY 14, 1998

SURVEYOR'S CERTIFICATE

I, MATT BERNARD, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:
1) THIS PLAT REPRESENTS RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF STODDARD M. JACOBSEN.
2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 10, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 4-10-97.
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 THIS PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND WILL BE OF SUFFICIENT NUMBER AND DURABILITY BY 4-10-1998 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Matt Bernard
MATT BERNARD, P.L.S. 11172
4-10-97



HEALTH DIVISION CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF HEALTH OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.
Steve Eisele
DIVISION OF HEALTH
DATE Mar 31, 1997

DIVISION OF WATER RESOURCES CERTIFICATE

THE FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.
Justin Lee
DIVISION OF WATER RESOURCES
DATE 28 MAR 97

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. 25-740-01, 25-740-02, 25-740-09, 25-740-10)
Barbara J. Reed
BARBARA J. REED
DOUGLAS COUNTY CLERK-TREASURER
DATE 1-23-97
By: *J. Jundegren*, Sr. Deputy Treas.

COUNTY ENGINEER'S CERTIFICATE

I, JOSEPH ROBERT NUNES, INTERIM DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF TWO (2) SHEETS, ENTITLED "JEWEL COMMERCIAL PARK, PHASE 2", AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLETED, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT AND PROPER FINANCIAL SECURITY HAS BEEN POSTED TO INSURE THE COMPLETION OF THE PHYSICAL IMPROVEMENTS AND PLACEMENT OF SURVEY MONUMENTS.
Joseph Robert Nunes
JOSEPH ROBERT NUNES, INTERIM
DOUGLAS COUNTY ENGINEER
DATE 6/3/97

UTILITY COMPANIES' CERTIFICATE

WE, THE UNDERSIGNED PUBLIC UTILITIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENT AND RIGHT-OF-WAY AS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.
Sierra Pacific Power Company
SIERRA PACIFIC POWER COMPANY
DATE 3/31/97
Shirley Layne
G.T.E.
DATE 4-1-97
Salli Jones
SOUTHWEST GAS COMPANY
DATE 3-28-97
Van R. Hill
MINDEN-GARDNERVILLE SANITATION DISTRICT
DATE 4/2/97

FIRE DEPARTMENT'S CERTIFICATE

THE FIREFIGHTING FACILITIES AND ACCESS SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION DISTRICT.
Steve Eisele
STEVE EISELE
EAST FORK FIRE PROTECTION SERVICE
DATE 4/24/97

PLANNING COMMISSION CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED BEFORE THE DOUGLAS COUNTY PLANNING COMMISSION ON THE 24th DAY OF APRIL, 1997, AND WAS DULY APPROVED. IN ADDITION, THE OFFER OF DEDICATION FOR ALL PUBLIC ROADWAYS AND APPURTENANCES AND ALL DRAINAGE FACILITIES AND APPURTENANCES WAS REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER DATE.
Michael E. Jarrett
MICHAEL E. JARRETT, CHAIRMAN
DOUGLAS COUNTY PLANNING COMMISSION

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

I, JOHN DOUGHTY, PLANNING, BUILDING AND ECONOMIC DEVELOPMENT DIRECTOR, DO HEREBY CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP OF THIS SUBDIVISION, AS APPROVED ON THE 20th DAY OF NOVEMBER, 1992, BY THE DOUGLAS COUNTY PLANNING COMMISSION AND THAT ALL CONDITIONS OF SAID APPROVAL HAVE BEEN MET.
John Doughty
JOHN DOUGHTY
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT DIRECTOR
DATE 4/24/97

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTY AS LISTED WITHIN THE OWNER'S CERTIFICATE 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 COMPLETE LIST OF LIEN AND/OR MORTGAGE HOLDERS OF RECORD:
DEED OF TRUST RECORDED 10-3-96 1096/400 # 397883
U.C.C. RECORDED 12-23-96
1096/3786 # 403468
DEED OF TRUST RECORDED 12-30-96
4-24-92 492/4670 # 276887
Janice K. Condon
JANICE K. CONDON, SUPERVISOR TITLE DEPARTMENT
WESTERN TITLE COMPANY, INC.

RECORDER'S CERTIFICATE

FILED THIS 24th DAY OF July, 1997, AT 01 MINUTES PAST 9 O'CLOCK A.M., IN BOOK 297 OF OFFICIAL RECORDS, AT PAGE 4043; DOCUMENT NO. 417846 RECORDED AT THE REQUEST OF STODDARD M. JACOBSEN.
Amela Krosenbers
DOUGLAS COUNTY RECORDER

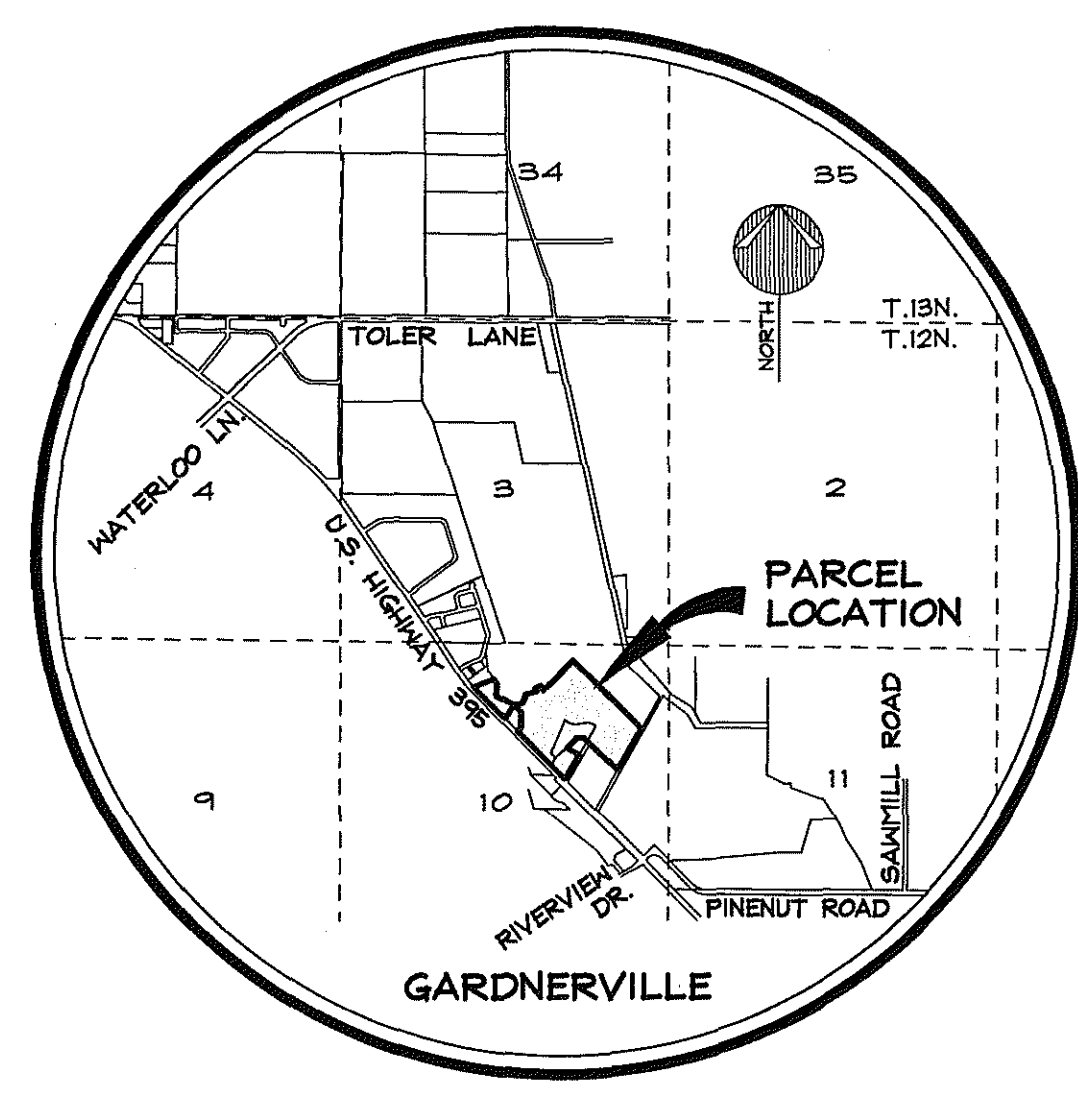
R.O. ANDERSON ENGINEERING, INC.
1624 10th STREET - P.O. BOX 2294 - MINDEN, NEVADA 89423
(702) 782-2322 • FAX (702) 782-7084
028-18-96
02818FM1.dwg
SHEET 1 OF 2
JEWEL COMMERCIAL PARK
PHASE 2
FSM-2010

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Jewel Commercial Park
Phase II
Page 2 of 2

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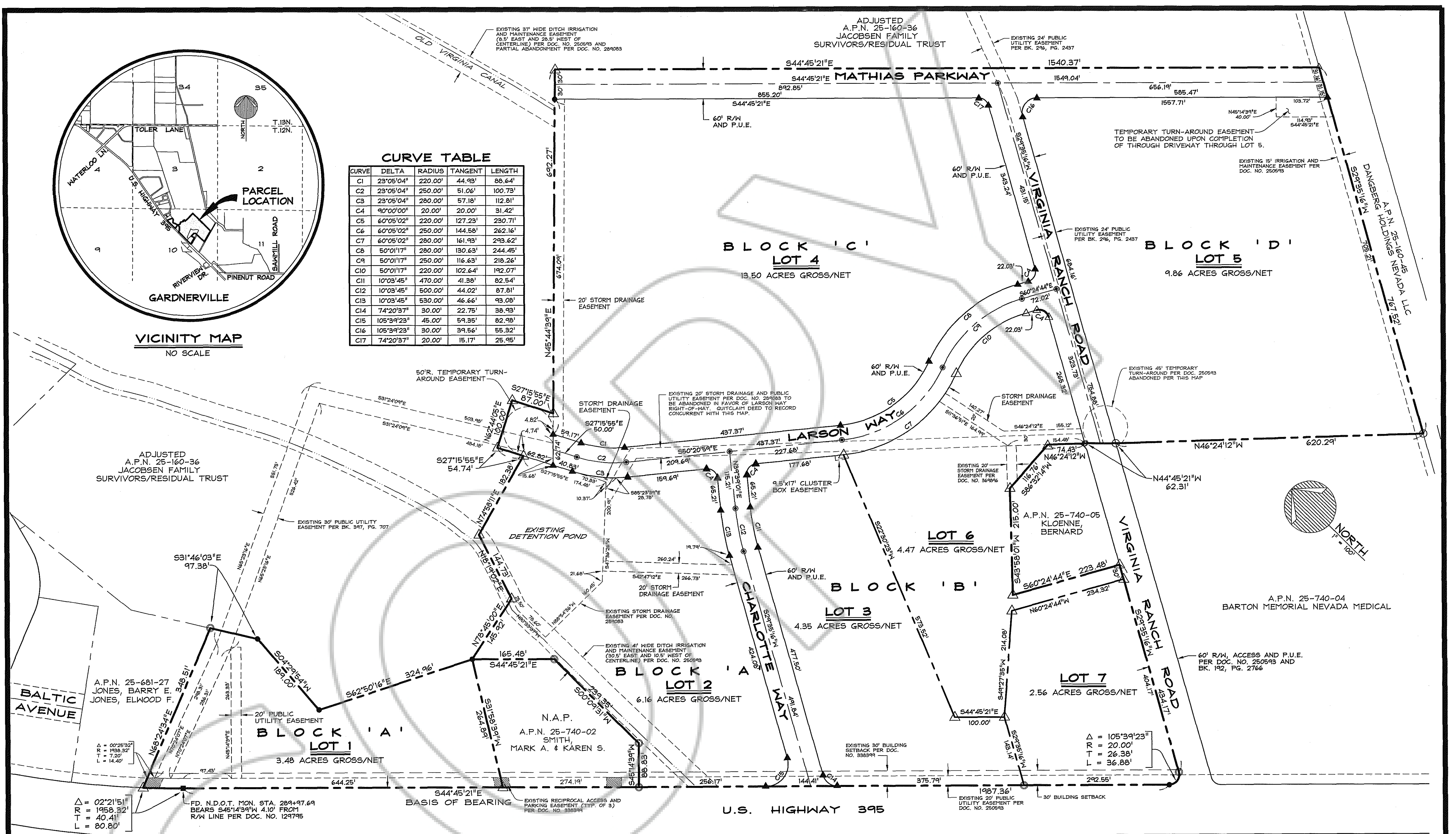
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CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	23°05'04"	220.00'	44.93'	89.64'
C2	23°05'04"	250.00'	51.06'	100.73'
C3	23°05'04"	280.00'	57.18'	112.81'
C4	90°00'00"	20.00'	20.00'	31.42'
C5	60°05'02"	220.00'	127.23'	230.71'
C6	60°05'02"	250.00'	144.58'	262.16'
C7	60°05'02"	280.00'	161.93'	293.62'
C8	50°01'17"	280.00'	130.63'	244.45'
C9	50°01'17"	250.00'	116.63'	218.26'
C10	50°01'17"	220.00'	102.64'	192.07'
C11	10°03'45"	470.00'	41.38'	82.54'
C12	10°03'45"	500.00'	44.02'	87.81'
C13	10°03'45"	530.00'	46.66'	93.08'
C14	74°20'37"	30.00'	22.75'	38.93'
C15	105°39'23"	45.00'	59.35'	82.98'
C16	105°39'23"	30.00'	39.56'	55.32'
C17	74°20'37"	20.00'	15.17'	25.95'



- NOTES**
- TOTAL AREA: 49.99 ACRES (44.38 LOTS + 5.61 ROADS)
 - THIS MAP DOES NOT LIE WITHIN THE FLOOD PLAIN AS DETERMINED BY F.E.M.A. MAP PANEL 32005C0105 D, SEPTEMBER 30, 1992.
 - A RIGHT-OF-WAY FOR POLE LINES EXISTS AS SET FORTH IN BOOK B OF MISCELLANEOUS AT PAGE 217.
 - A 10' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES. A 10' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES.
 - ACCESS DIRECTLY FROM U.S. HIGHWAY 395 SHALL BE PROHIBITED PER FINAL MAP FOR JEWEL COMMERCIAL PARK, PHASE I, DOCUMENT NO. 289083 EXCEPTING LOT 1 WHICH IS SUBJECT TO RECIPROCAL ACCESS AND PARKING EASEMENTS PER PARCEL MAP #4 FOR JACOBSEN FAMILY TRUST OF 1982, DOCUMENT NO. 338399.
 - WHEN DEVELOPMENT ON EITHER LOT 4 OR LOT 5 SUBMITS FOR A RECORD OF SURVEY OR BUILDING PERMIT, THE OWNER MUST CONSTRUCT 3/4" STANDARD STREET IMPROVEMENTS FOR THE MATHIAS PARKWAY CONNECTOR ALONG THE RESPECTIVE LOT FRONTAGE. IN ADDITION, THE FIRST OF THESE TWO LOTS TO SUBMIT FOR THE AFOREMENTIONED APPLICATIONS SHALL BE REQUIRED TO COMPLETE THE EXTENDED PORTION OF VIRGINIA RANCH ROAD WITH FULL INTERSECTION IMPROVEMENTS AS NECESSARY.
 - THE TEMPORARY TURN-AROUND AT THE EASTERLY END OF VIRGINIA RANCH ROAD ESTABLISHED IN PHASE I OF JEWEL COMMERCIAL PARK DOCUMENT NO. 289083 IS HEREBY ABANDONED AND RELINQUISHED BY THE RECORDATION OF THIS MAP.

BASIS OF BEARING
N 44°45'21" W - EAST RIGHT-OF-WAY U.S. HIGHWAY 395 PER RECORD OF SURVEY FOR STODDARD JACOBSEN, DOCUMENT NO. 129795.

- LEGEND**
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT AS NOTED
 - FOUND 5/8" REBAR WITH PLASTIC CAP PLS 9104
 - FOUND 3/4" IRON PIPE WITH PLUG PLS 3519
 - FOUND 5/8" REBAR WITH PLASTIC CAP PLS 6899
 - △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
 - ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172
 - ◎ SET CENTERLINE MONUMENT IN WELL

TOWN OF GARDNERVILLE
THE RIGHTS OF WAY AND EASEMENTS SHOWN HEREON FOR ROADS, DRAINAGE FACILITIES, TOGETHER WITH ANY AND ALL APPURTENANCES HAVE BEEN APPROVED AND ACCEPTED FOR MAINTENANCE BY THE TOWN OF GARDNERVILLE, SUBJECT TO FINAL INSPECTION PROCESS AND TOWN BOARD APPROVAL OF RECORD DOCUMENTS.

William J. Pappas
William G. Byer, CHAIRMAN DATE

R.O. ANDERSON ENGINEERING, INC.
1624 10th STREET • P.O. BOX 2294 • HINDEN, NEVADA 89423
(702) 782-2322 • FAX (702) 782-7084

SCALE: 1" = 100' SHEET 2 OF 2

FINAL SUBDIVISION MAP
FSM-2010-2
FOR
**JEWEL COMMERCIAL PARK
PHASE 2**

LOCATED WITHIN A PORTION OF SECTION 10,
T.12N., R.20E., M.D.M.
DOUGLAS COUNTY, NEVADA 01/20/97