

VICINITY MAP  
NO SCALE

**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 NEVADA BANKING COMPANY RECORDED AS DOCUMENT NO. 274887.

*Barbara J. Reed* CTD 9-4-98  
MARRIUS TITLE & ESCROW, INC.

**COUNTY ENGINEER'S CERTIFICATE**

I, ERIC M. TEITELMAN, 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.

*Eric M. Teitelman* 10/1/98  
ERIC M. TEITELMAN, P.E.  
DOUGLAS COUNTY ENGINEER

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S89°09'56"E	274.70'(C) 274.68'(R)
L2	N14°52'30"E	126.82'
L3	N05°55'25"W	309.40'
L4	N31°46'03"W	261.00'
L5	N04°29'54"E	189.00'
L6	N62°50'16"W	324.96'
L7	S78°45'00"W	145.92'
L8	S18°19'02"W	144.73'
L9	S74°58'11"W	182.38'
L10	N27°15'55"W	54.74'
L11	S62°44'05"W	100.00'
L12	S27°15'55"E	87.00'

**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. 1220-03-000-008) *No 994965 Due*

*Barbara J. Reed* by *10-2-98*  
BARBARA J. REED DATE  
DOUGLAS COUNTY CLERK-TREASURER  
By *Margaret Haines*  
Deputy Treasurer

**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.

*Sierra Pacific Power Company* 9-4-98  
SIERRA PACIFIC POWER COMPANY  
*Robbman Feeler*  
GENERAL TELEPHONE AND ELECTRONICS  
*Sally Jones*  
SOUTHWEST GAS COMPANY

**OWNER'S CERTIFICATE**

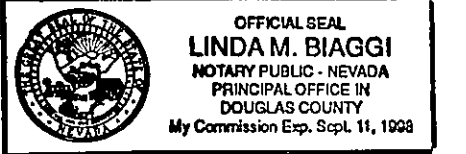
WE, TERRY M. JACOBSEN, VIRGINIA C. JACOBSEN AND MARK E. AMODEI, CO-TRUSTEES OF THE JACOBSEN FAMILY SURVIVORS TRUST; AND TERRY M. JACOBSEN, TRUSTEE OF THE JACOBSEN FAMILY RESIDUAL TRUST, CERTIFY THAT WE ARE THE LEGAL OWNERS OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR UTILITY INSTALLATION AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

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

COUNTY OF DOUGLAS  
STATE OF NEVADA SS:

ON THIS 4<sup>th</sup> DAY OF September, IN THE YEAR 1998, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED TERRY M. JACOBSEN, VIRGINIA C. JACOBSEN AND MARK E. AMODEI, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY'S SIGNATURE *Linda M. Biaggi*  
MY COMMISSION EXPIRES: 09-11-98

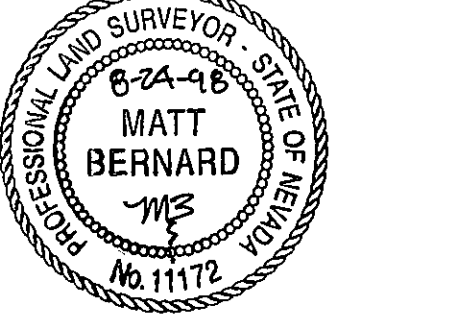


**SURVEYOR'S CERTIFICATE**

I, MATT BERNARD, 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 GARDNERVILLE TOWN WATER COMPANY.
- 2) THE LANDS SURVEYED LIE WITHIN PORTIONS OF SECTIONS 3 AND 10, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 9-25-98.
- 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.

*Matt Bernard*  
MATT BERNARD, P.L.S. 11172



**COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED BEFORE THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT ON THE 4<sup>th</sup> DAY OF September, 1998, 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 T. Doughty* 9/29/98  
JOHN T. DOUGHTY  
PLANNING / ECONOMIC DEVELOPMENT MANAGER

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 2<sup>nd</sup> DAY OF October, 1998, AT 2 MINUTES PAST 3 O'CLOCK P.M., IN BOOK 1098 OF OFFICIAL RECORDS, AT PAGE 470, DOCUMENT NO. 450962

RECORDED AT THE REQUEST OF GARDNERVILLE TOWN WATER COMPANY.

*Betty Hendon*, Deputy  
DOUGLAS COUNTY RECORDER

SCALE: 1" = 300' SHEET 1 OF 1

PARCEL MAP  
LDA 98-009  
FOR  
JACOBSEN FAMILY SURVIVORS/  
RESIDUAL TRUST

LOCATED WITHIN PORTIONS OF SECTIONS 3 AND 10,  
T.12N., R.20E., M.D.M.  
DOUGLAS COUNTY, NEVADA  
020-08-97  
02008PMT.dwg 01/22/98

**NOTES**

- TOTAL AREA: 196.87 ACRES
- A RIGHT OF WAY FOR POLE LINES EXISTS AS SET FORTH IN BOOK B OF MISCELLANEOUS AT PAGE 217.
- U.S. HIGHWAY 395 RIGHT-OF-WAY (100') ALONG JEWEL COMMERCIAL PARK FRONTAGE PER BK. 9 OF DEEDS, PG. 369; BK. 992, PG. 5678; BK. 992, PG. 3034; BK. 892, PG. 1434; AND PRESCRIPTIVE RIGHT BY STATE OF NEVADA.
- PORTIONS OF THIS PARCEL LIE WITHIN SHADED ZONE 'X' FLOOD AREA PER F.E.M.A. MAP PANEL 32005C0105 E, JUNE 5, 1997.
- 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.
- THIS MAP IS A DIVISION OF LOT 2 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR JACOBSEN FAMILY SURVIVORS/RESIDUAL TRUST RECORDED AS DOCUMENT NO. 408805.
- ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER N.R.S. 278.462(3).
- THESE PARCELS ARE SUBJECT TO DEED RESTRICTIONS REGARDING AGRICULTURAL OPERATIONS RECORDED CONCURRENT WITH THIS MAP.

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 4<sup>th</sup> DAY OF September, 1998, AND WAS DULY APPROVED. IN ADDITION ALL OFFERS OF DEDICATION FOR PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

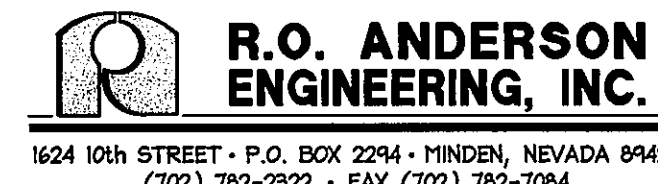
*Barbara J. Reed* by *Andie Condon*  
BARBARA REED  
COUNTY CLERK

**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 TAG RLS 5665 UNLESS OTHERWISE INDICATED
- 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
- (C) CALCULATED POSITION
- (R) RECORD POSITION PER DOCUMENT NO. 129795



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