

NOTES

TOTAL AREA TO BE DIVIDED: 8.04 ACRES.
 ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO THE SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).

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.

THE USE OF PRIVATE WELLS IS PROHIBITED ON ANY OF THE PARCELS. ALL PARCELS SHALL OBTAIN WATER SUPPLY BY CONNECTING TO THE WATER SYSTEM CONSTRUCTED FOR THE TEDSEN ESTATES PER BOOK 119B, PAGE 4531.

THIS MAP IS A DIVISION OF THE REMAINDER PARCEL AS SHOWN ON THAT CERTAIN PARCEL MAP FOR ALTON A. AND SUSAN L. ANKER AND HARRY AND BILLIE TEDSEN RECORDED AS DOCUMENT NO. 468700.

MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PERTINENT HOMEOWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT, PER BK 499, PAGE 2751.

THE OWNER(S) OF THE PARCELS WAIVE TO PROTEST FOR ANY COMMUNITY SEWER SYSTEM ASSESSMENT DISTRICT FORMED TO PROVIDE SEWER SERVICE TO THE PARCELS AND THAT THE USE OF A SEPTIC SYSTEM IS AN INTERIM MEASURE ONLY. THE USE OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM IS FOR TEMPORARY USE ONLY. THE PARCELS SHALL CONNECT TO A COMMUNITY SEWER SYSTEM WHEN SUCH SYSTEM IS WITHIN 330 FEET OF THE PARCELS' PER BK 499, PG 2749.

DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT WHERE WELLS OR SEPTIC SYSTEMS HAVE BEEN PLACED ON THE LOT OR ADJOINING LOTS IN COMPLIANCE WITH THE SEPARATIONS REQUIRED BY NEVADA STATE HEALTH CODE.

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:

Janice K. Condon 7-23-99
 JANICE K. CONDON, SUPERVISOR TITLE DEPARTMENT
 WESTERN TITLE COMPANY, 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 11/29/99
 ERIC M. TEITELMAN, P.E.
 DOUGLAS COUNTY ENGINEER

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. 1220-12-210-010) No PG TAXES AS OF 11/30/99

Barbara J. Reed 11/30/99
 BARBARA J. REED DATE
 DOUGLAS COUNTY CLERK-TREASURER
 By: *Serry Henderson* Chief 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.

Donna E. From 8/6/99
 SIERRA PACIFIC POWER COMPANY
 DONALD F. FREEMAN
Tara A. Smith 8/10/99
 GENERAL TELEPHONE AND ELECTRONICS
 KAREN A. SMITH
Kim Johnson 8-10-99
 SOUTHWEST GAS COMPANY
 KIM JOHNSON

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 29th DAY OF November, 1999, 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 Reed by *Janice Condon*
 BARBARA REED
 COUNTY CLERK

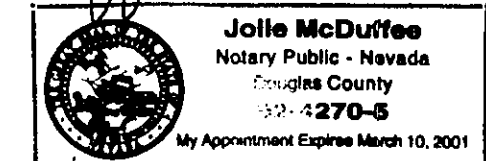
OWNER'S CERTIFICATE

WE, ALTON A. AND SUSAN L. ANKER, AND HARRY AND BILLIE TEDSEN, CERTIFY THAT WE ARE THE LEGAL OWNERS OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR UTILITY INSTALLATION AND SLOPE AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

Alton A. Anker
 ALTON A. ANKER
Susan L. Anker
 SUSAN L. ANKER
Harry Tedsen
 HARRY TEDSEN
Billie Tedsen
 BILLIE TEDSEN

COUNTY OF DOUGLAS) ss
 STATE OF NEVADA)
 ON THIS 16th DAY OF August, 1999, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, ALTON A. AND SUSAN L. ANKER AND HARRY AND BILLIE TEDSEN, PERSONALLY KNOWN (OR PROVED) TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED IT.

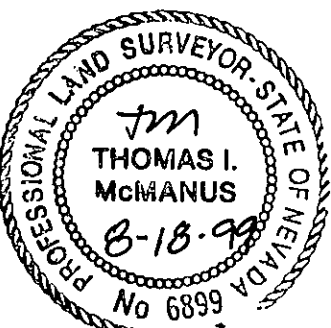
Jolie Manuzee
 NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I, 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 ALTON A. AND SUSAN L. ANKER.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 12, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON Aug. 12, 1999.
- 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

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED BEFORE THE DOUGLAS COUNTY PLANNING COMMISSION ON DOUGLAS COUNTY ON THE 18th DAY OF November, 1999, 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 11-29-99
 JOHN T. DOUGHTY MIM MOSS
 PLANNING / ECONOMIC DEVELOPMENT MANAGER

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 1st DAY OF December, 1999, AT 38 MINUTES PAST 2 O'CLOCK P.M., IN BOOK 1299 OF OFFICIAL RECORDS, AT PAGE 114; DOCUMENT NO. 481793
 RECORDED AT THE REQUEST OF ALTON A. AND SUSAN L. ANKER.

Patricia Klembers
 DOUGLAS COUNTY RECORDER

SCALE: 1" = 200' SHEET 1 OF 1

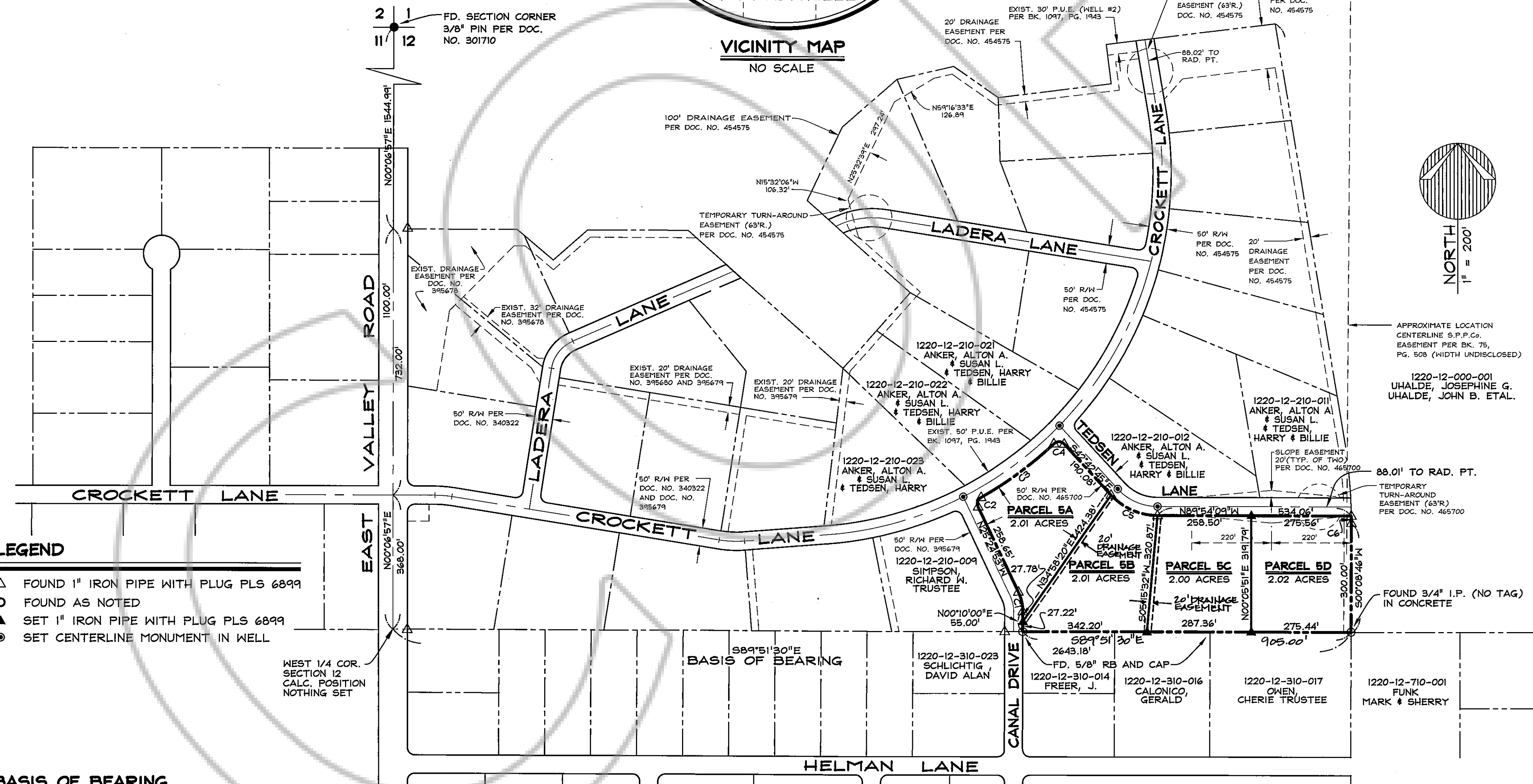
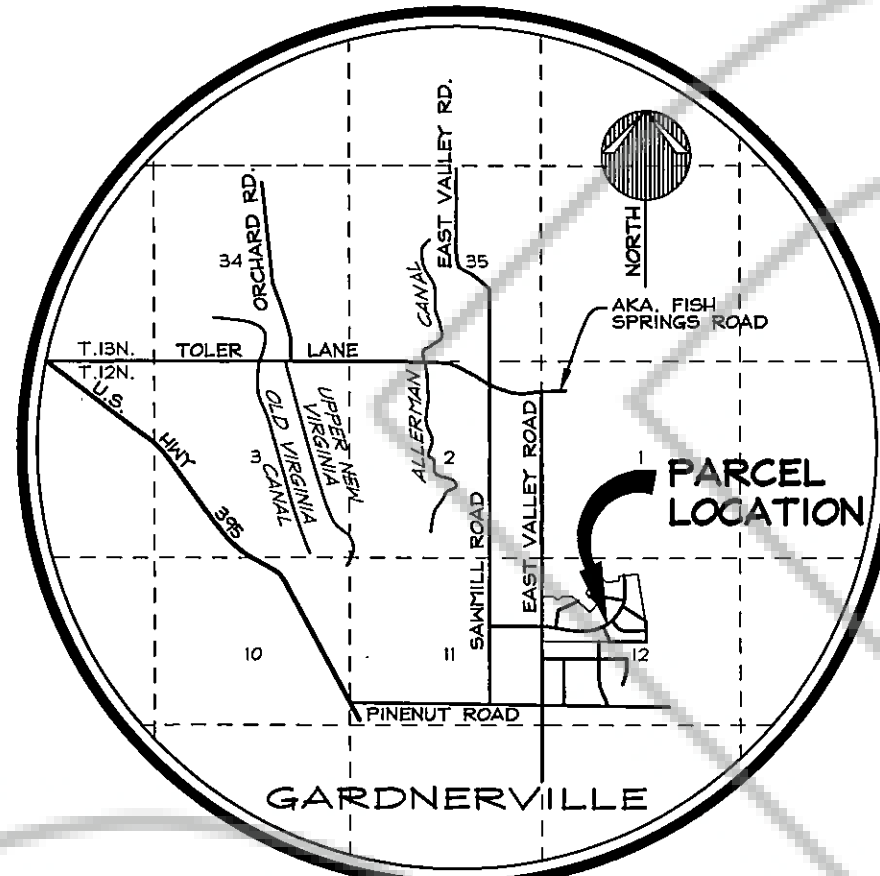
PARCEL MAP
 LDA 99-044
 FOR
 ALTON A. & SUSAN L. ANKER
 AND
 HARRY & BILLIE TEDSEN

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

356-07-98
 35607P16.dwg 05/28/99

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	25°34'53"	125.00'	55.81'	28.38'	S12°27'27"E	55.35'
C2	86°09'33"	20.00'	30.08'	18.70'	N17°39'54"E	27.32'
C3	13°56'16"	1025.00'	249.33'	125.29'	N83°46'31"E	248.73'
C4	90°28'52"	20.00'	31.58'	20.17'	N87°57'11"W	28.40'
C5	47°11'24"	175.00'	144.13'	76.44'	N66°18'27"W	140.09'
C6	00°50'56"	1350.00'	20.00'	10.00'	S00°16'42"E	10.00'



- LEGEND**
- △ FOUND 1" IRON PIPE WITH PLUG PLS 6899
 - FOUND AS NOTED
 - ▲ SET 1" IRON PIPE WITH PLUG PLS 6899
 - SET CENTERLINE MONUMENT IN WELL

BASIS OF BEARING
 THE SOUTH LINE OF THE UNRECORDED PLAT OF PINENUT PARK SUBDIVISION UNIT NO. 1 PER BANKRUPTCY CASE 281-03865-C-11 AS ROTATED TO BE IDENTICAL TO THE NORTH LINE OF PINENUT SUBDIVISION UNIT NO. 1 - N89°51'30"W RECORDED AS DOCUMENT NO. 22783.

