



**NOTES**

TOTAL AREA TO BE DIVIDED: 26.52 ACRES.

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, UNLESS OTHERWISE SHOWN.

THIS MAP IS A DIVISION OF PARCEL 3 OF PARCEL MAP LDA 95-071 FOR DAVID H. BOWERS REVOCABLE TRUST, RECORDED AS DOCUMENT NO. 491773.

ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).

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

MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNERS ASSOCIATION.

OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED.

DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAY.

RESIDENTIAL CONSTRUCTION ON PARCELS 3B AND 3C IS RESTRICTED TO THE WEST SIDE OF THE RESTRICTED USE AREA IDENTIFIED ON THIS MAP UNTIL JACOBSEN LANE IS ACCEPTED FOR MAINTENANCE TO THE PARCEL FRONTAGE BY DOUGLAS COUNTY. A DEED RESTRICTION STATING THE SAME IS RECORDING CONCURRENTLY WITH THIS MAP.

DEVELOPMENT, INCLUDING BUT NOT LIMITED TO GRADING, CONSTRUCTION AND VEHICULAR ACCESS, IS PROHIBITED WITHIN THE "RESTRICTED USE AREA" AS SHOWN ON THIS MAP AND PER DOCUMENT NO. 491773.

PURSUANT TO NAC 444.792, ALL SEPTIC TANKS AND SHALLOW DISPOSAL FIELDS MUST BE LOCATED A MINIMUM OF 100 FEET FROM ANY EXISTING STREAM OR WATERCOURSE. ALL DEEP DISPOSAL FIELDS MUST BE LOCATED A MINIMUM OF 150 FEET FROM ANY EXISTING STREAM OR WATERCOURSE PER DOCUMENT NO. 491773.

THE FOLLOWING EASEMENTS AFFECT THESE PARCELS.

10' WIDE SIERRA PACIFIC POWER COMPANY EASEMENT PER BOOK 576, PAGE 806.

10' WIDE SIERRA PACIFIC POWER COMPANY AND CONTINENTAL TELEPHONE EASEMENT PER BOOK 278, PAGE 359.

SIERRA PACIFIC POWER COMPANY EASEMENT PER BOOK F OF AGREEMENTS, PAGE 413.

15' WIDE CONTINENTAL TELEPHONE EASEMENT PER BOOK 482, PAGE 471.

7.5' PUBLIC UTILITY EASEMENT ALONG ROAD FRONTAGES AND 5' ALONG SIDE AND REAR LOT LINES PER DOC. NO. 491773.

A PORTION OF THIS MAP LIES WITHIN FLOOD ZONE AE AS SHOWN ON FEMA MAP PANEL 32005C0286F, DATED NOVEMBER 8, 1999.

**BASIS OF BEARING**

THE BASIS OF BEARING OF THIS SURVEY IS IDENTICAL TO THAT OF THE B.L.M. DEPENDENT RESURVEY DATED MAY 5, 1976, PER DOCUMENT NO. 338006.

**LEGEND**

▲ SET 5/8" REBAR W/ CAP PLS 6899

△ FOUND 5/8" REBAR W/ CAP PLS 6899

● FOUND 3/4" REBAR & TAG RLS 2983 PER DOC. NO. 127028

▶ FOUND STANDARD BLM BRASS CAP PER DOC. NO. 375343

**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  
SIGNATURE: *Michael Price*  
PRINTED NAME: MICHAEL PRICE

VERIZON OF CALIFORNIA  
SIGNATURE: *L. Donna K. Fessler*  
PRINTED NAME: L. DONNA K. FESSLER

SOUTHWEST GAS COMPANY  
SIGNATURE: *Steve Holden*  
PRINTED NAME: STEVE HOLDEN

**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* 4/10/01  
ERIC M. TEITELMAN, P.E.  
DOUGLAS COUNTY ENGINEER

**COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED BEFORE THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT ON THE 17 DAY OF APRIL 2001 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.

by: *Pete Wysocki* FOR  
MIMI B. MOSS  
PLANNING/ECONOMIC DEVELOPMENT MANAGER

**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 EMPRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR HOLDERS OF RECORD:

NO LIENS  
OF  
RECORD  
4-5-01

*Dave Robinson*  
DAVE ROBINSON, VICE PRESIDENT REGIONAL MANAGER  
WESTERN TITLE COMPANY, INC.

**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. 35-380-190)

*Barbara J. Reed* 4/10/01  
BARBARA J. REED  
DOUGLAS COUNTY CLERK-TREASURER  
By: *Jerry Andrusgreen*  
Chief Deputy Treasurer

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 17 DAY OF APRIL 2001, 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*  
BARBARA J. REED  
COUNTY CLERK  
By: *Carol M. Colloch*

**OWNER'S CERTIFICATE**

I, DAVID H. BOWERS, TRUSTEE OF THE DAVID H. BOWERS REVOCABLE TRUST, CERTIFY THAT I AM THE LEGAL OWNER OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR PUBLIC ROAD RIGHT-OF-WAY, DRAINAGE, SLOPE AND UTILITY INSTALLATION AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

*David H. Bowers*  
DAVID H. BOWERS, TRUSTEE  
DAVID H. BOWERS REVOCABLE TRUST

COUNTY OF WYVAPAI  
STATE OF NEVADA SS:

ON THIS 17 DAY OF MARCH, IN THE YEAR 2001, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED DAVID H. BOWERS, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY'S SIGNATURE: *Dusan Bishop*  
MY COMMISSION EXPIRES: 3-15-02

*Vivian Bishop*  
VIVIAN BISHOP  
Notary Public - Arizona  
WYVAPAI COUNTY  
My Commission Expires  
MARCH 15, 2002

**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 DAVID H. BOWERS.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTIONS 9 AND 10, T.12N., R.21E., M.D.M. AND THE SURVEY WAS COMPLETED ON 4-10-01, 2001, AND WAS DULY APPROVED.
- 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.

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 17 DAY OF APRIL, 2001, AT 57 MINUTES PAST 8 O'CLOCK A.M., IN BOOK 0461 OF OFFICIAL RECORDS, AT PAGE 2802; DOCUMENT NO. 512142.  
RECORDED AT THE REQUEST OF DAVID H. BOWERS.

*Barbara Clark*  
BARBARA CLARK, DEPUTY RECORDER  
DOUGLAS COUNTY RECORDER

SCALE: 1" = 100' SHEET 1 OF 1

**PARCEL MAP**  
LDA 00-043  
FOR  
DAVID H. BOWERS  
REVOCABLE TRUST

LOCATED WITHIN PORTIONS OF SECTION 9 AND 10,  
T.12N., R.21E., M.D.M.  
DOUGLAS COUNTY, NEVADA

240-04-98  
24004PM2.dwg

07/10/00