

20.1
When recorded, return to:
Sheerin, Walsh & Keele
1692 County Road
Minden NV 89423

~~R.P.T.T.~~

APNs 19-450-010 through 19-450-130

ACKNOWLEDGEMENT AND CERTIFICATION OF COMPLIANCE
WITH DOUGLAS COUNTY CODE SECTION 20.676.110
IN EXTINGUISHING (RELEASING) RECORDED SUBDIVISION EASEMENTS
AND CREATING NEW (SUBDIVISION) EASEMENTS BY DEED

We, the undersigned, JERALD R. JACKSON, Trustee of The Jerald R. Jackson 1975 Trust as amended 8-11-92, and IRENE M. WINDHOLZ, Trustee of the Irene M. Windholz Trust dated 8-11-92, hereby acknowledge and certify as follows:

1. We are the owners in fee simple absolute of all the real property in Jackson Creek Ranch Estates, a subdivision created by and upon the recordation of Final Map PD 97-001, in the Official Records of Douglas County, Nevada, on February 23, 1998, as Document No. 433187, and further described in the Record of Survey filed in the Official Records of Douglas County, Nevada, on November 16, 1998, in Book 1198, at Page 3140, as Document No. 454054.

2. On or about March 24, 1998, we received a letter, a copy of which is attached hereto and made a part hereof as Exhibit A, from Pete Wysocki of the Douglas County Community Development Department.

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3. On or about April 20, 1998, we received from the Douglas County Community Development Department a copy of a Memorandum, a copy of which is attached hereto and made a part hereof as Exhibit B, written by Tom Perkins, Douglas County Deputy District Attorney, addressed to John Doughty, then Planning Manager in the Douglas County Community Development Department.

4. On or about April 29, 1998, we received a letter, a copy of which is attached hereto and made a part hereof as Exhibit C, from Pete Wysocki, Assistant Planner with the Douglas County Community Development Department.

5. By quitclaim deed to be recorded following the recordation of the instant Acknowledgment and Certification, we are extinguishing (releasing) the easements shown on the Final Map for PD 97-001 (Document No. 433187) and on the above-referenced Record of Survey (Document No. 454054).

6. By grant, bargain and sale deed to be recorded following the recordation of the quitclaim deed referred to in paragraph 7, above, we are creating and confining new easements upon the real property described on Parcel Map PD 97-001 and on the above-described Record of Survey (Document No. 454054).

7. When this process is completed, the easements of record for the parcels of real property shown on PD 97-001 and on the above-described Record of Survey will be those shown on the new

Record of Survey, a copy of which is attached hereto and made a part hereof as Exhibit D.

IN WITNESS WHEREOF, we hereby acknowledge, certify and sign this 31 day of May, 2001.

Jerald R. Jackson
Jerald R. Jackson, Trustee of
the Jerald R. Jackson 1975
Trust as amended 8-11-92

Irene M. Windholz
Irene M. Windholz, Trustee of
the Irene M. Windholz Trust
Dated 8-11-92

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 31st day of May, 2001, by JERALD R. JACKSON, Trustee of The Jerald R. Jackson 1975 Trust as amended 8-11-92.

Mary E. Baldecchi
NOTARY PUBLIC



STATE OF NEVADA)
 : SS.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 31st day of May, 2001, by IRENE M. WINDHOLZ, Trustee of The Irene M. Windholz Trust Dated 8-11-92.

Mary E. Baldecchi
NOTARY PUBLIC

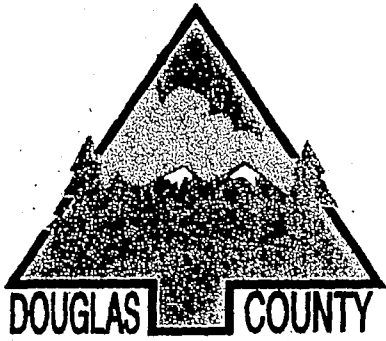


COOPY

EXHIBIT A

LETTER DATED MARCH 23, 1998, TO DAN JENKINS
FROM PETE WYSOCKI,
DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

COPY



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Bob Nunes
DIRECTOR

702-782-9005
702-782-9010
FAX: 702-782-9007

Planning Division
Engineering Division
Building Division
Regional Transportation
Water/Sewer Utility
Road Maintenance
Code Enforcement

March 23, 1998

FAX ONLY

Dan Jenkins
1692 County Road
Minden, NV 89423

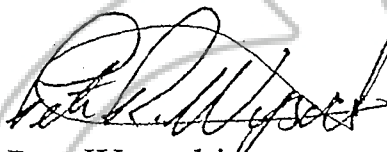
RE: Amended Map for Jackson Creek Estates PD

Dear Dan:

We are in receipt of your letter dated March 20, 1998 regarding the relocation of the private driveway easement to Lot 4. I have forwarded your letter and map to Tom Perkins for his determination if an amended map application can be used to modify the location of the easement. I will notify you of his opinion as soon as I hear back from him.

If you have any questions, please call me at 782-6215.

Sincerely,


Pete Wysocki
Assistant Planner

cc: Jerry Jackson (via mail only)
PD 97-01 file

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EXHIBIT B

MEMORANDUM DATED APRIL 20, 1998,
TO JOHN DOUGHTY, DOUGLAS COUNTY PLANNING MANAGER,
FROM TOM PERKINS, DEPUTY DISTRICT ATTORNEY

COPY

OFFICE OF THE DISTRICT ATTORNEY DOUGLAS COUNTY

CARSON VALLEY OFFICE
JUDICIAL & LAW ENFORCEMENT
CENTER
POST OFFICE BOX 218
MINDEN, NEVADA 89423
CRIMINAL (702) 782-9800
CIVIL (702) 782-9803
FAX (702) 782-9807



SCOTT W. DOYLE,
DISTRICT ATTORNEY

LAKE TAHOE OFFICE
POST OFFICE BOX 6708
STATELINE, NEVADA 89449
(702) 586-7215
(702) 586-7217

CHILD SUPPORT
ENFORCEMENT
P.O. BOX 1240 • MINDEN, NV 89423
(702) 782-9881
FAX: (702) 782-9880

M E M O R A N D U M

TO: John Doughty, Planning Manager

FROM: Tom Perkins, Deputy District Attorney

RE: Re-alignment of private road easements in Jackson Estates Planned Development

DATE: April 20, 1998

As you know, the owner has requested permission to move the private road easements. Although the final map has been recorded, the owner still owns all of the lots, and therefore has the legal ability to convey interests in the land. Changing the road easements, however, requires County approval, as provision of adequate access is one of the requirements of County Code and the conditions of the plan approval.

DCC 20.676.110 permits revision to the plan by the director because it does not involve changes in land use, expansion, or intensification of development, or changes in the standards of the development, and I understand that the re-alignment of the road easements is consistent with the plan. Ordinarily, this procedure would have to take place before recordation of the map, and your approval of this change does not license the owner to make other changes in the future. However, since there is still a common owner of all incidents of the development, with your permission he may release his interest in the existing easement by quit-claim deed, and create new easements by deed. If he wishes to file a record of survey, that is his business. It would not be an amended map; if he wants

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John Doughty
April 20, 1998
Page Two

that, he will have to go through the procedure provided in Part III for revision of a recorded map, and this would require board approval. Your approval of this change should take the form of a letter approving revision of the plan in the form shown.

TEP/vab

cc: Dan Jenkins
Pete Wysocki

COPY

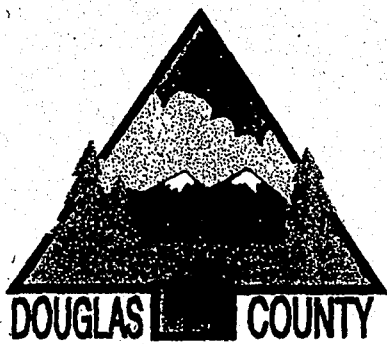
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EXHIBIT C

LETTER DATED APRIL 28, 1998, TO JERRY JACKSON
FROM PETE WYSOCKI

COPY



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Bob Nunes
DIRECTOR

702-782-9005
702-782-9010
FAX: 702-782-9007

Planning Division
Engineering Division
Building Division
Regional Transportation
Water/Sewer Utility
Road Maintenance
Code Enforcement

April 28, 1998

MAIL DELIVERED

Jerry Jackson
550 Foothill Road
Gardnerville, NV 89410

RE: Re-alignment of a Private Road Easement in Jackson Creek Estates

Dear Jerry:

The purpose of this letter is to approve your request to relocate the private driveway easement to Lot 4 as proposed by the Memo from Dan Jenkins dated March 20, 1998. Your proposed modification to the planned development was reviewed and approved by the Planning Manager pursuant to Douglas County Code Section 20.676.110. The existing driveway easement can be relinquished by recording a quit-claim deed and the new driveway easement can be created by recording a deed.

It would be appreciated if recorded copies of the quit-claim deed and the new deed were submitted to our office for County records. Should you have any questions or need additional information, please call me at (702) 782-6215.

Sincerely,

Pete Wysocki,
Assistant Planner

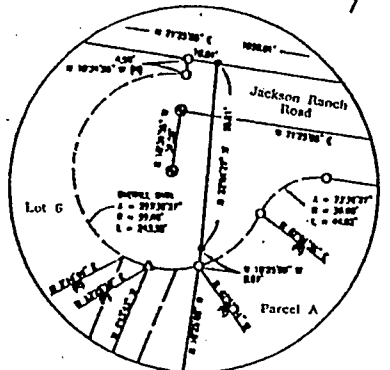
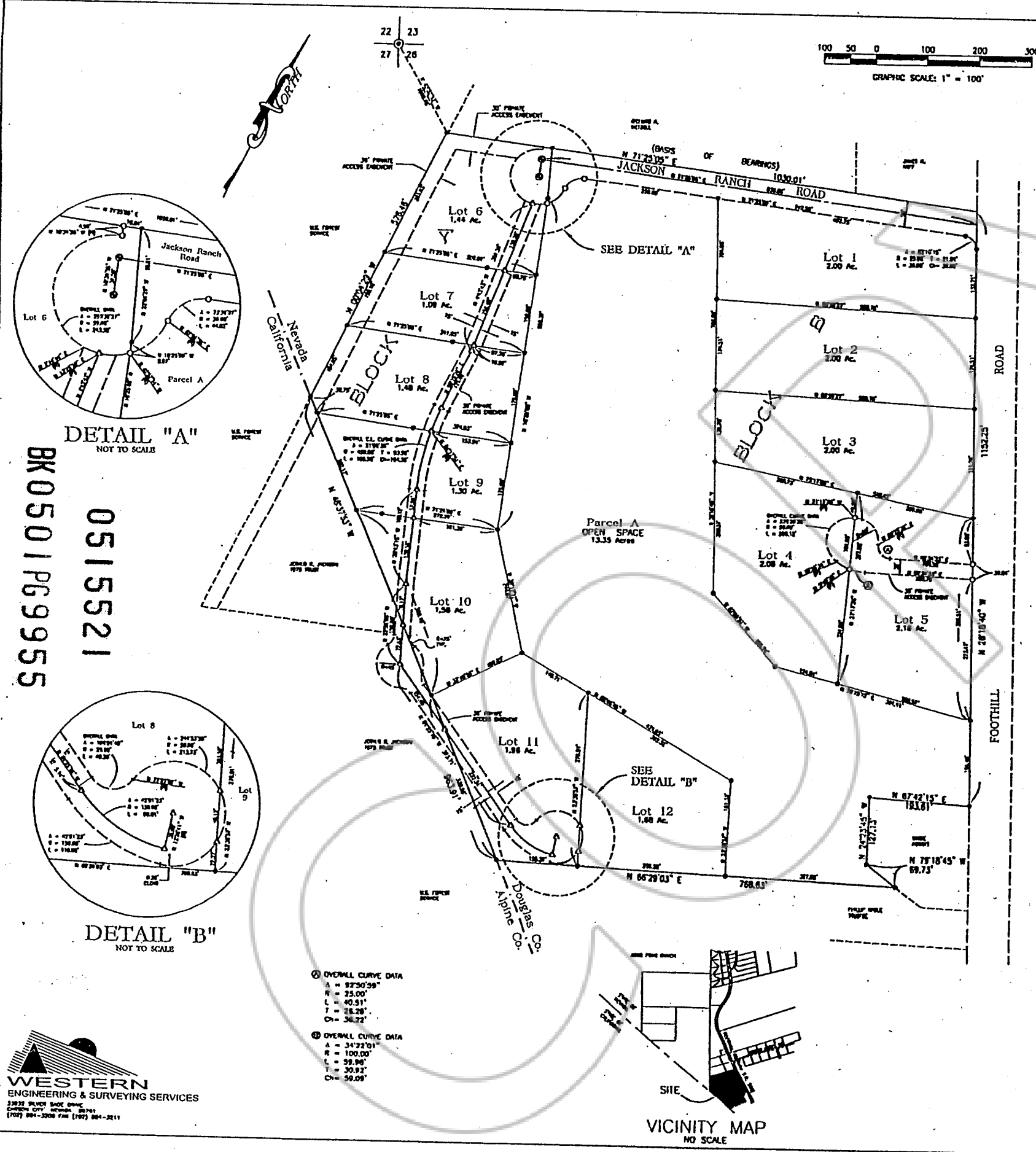
cc: Dan Jenkins, 1692 County Road, Minden, NV 89423 ✓
Steve Volk, Associate Engineer
PD 98-01 file

pete\letters\pd9801c.doc

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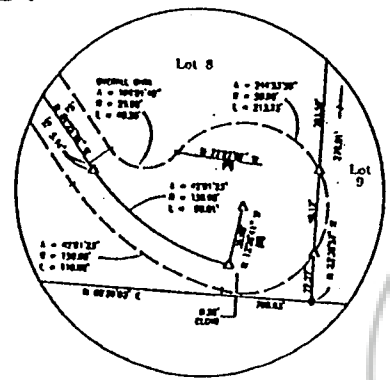
EXHIBIT D
RECORD OF SURVEY

COPY



DETAIL "A"
NOT TO SCALE

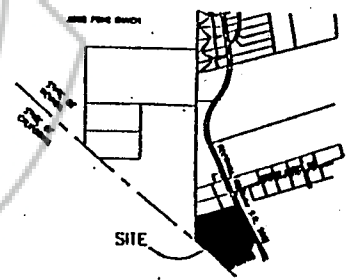
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DETAIL "B"
NOT TO SCALE

① OVERALL CURVE DATA
 A = 97°30'39"
 R = 25.00'
 L = 40.91'
 T = 28.28'
 Ch = 36.22'

② OVERALL CURVE DATA
 A = 31°22'01"
 R = 100.00'
 L = 59.96'
 T = 30.92'
 Ch = 59.09'



VICINITY MAP
NO SCALE

SURVEYOR'S CERTIFICATE:

1. DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:
2. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF JERALD R. JACKSON.
3. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M. AND THE SURVEY WAS COMPLETED ON OCTOBER 12, 1998.
4. THIS PLAT COMPLES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 825 OF THE NEVADA ADMINISTRATIVE CODE.
5. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

DAVID D. WINCHELL P.L.S. 3208 DATE _____

NOTES:

1. THE PURPOSE OF THIS RECORD OF SURVEY IS TO SHOW THE RELATIONSHIP OF THE CORRECTED LOCATIONS OF THE 30' PRIVATE ACCESS EASEMENT TO THE LOT LINES SHOWN ON THE ORIGINAL FINAL MAP FOR JACKSON CREEK RANCH ESTATES, DOC. No. 433187, OFFICIAL RECORDS OF DOUGLAS COUNTY.
2. THE LOT LINES THAT ARE SHOWN ON THE FINAL MAP FOR JACKSON CREEK RANCH ESTATES ARE TO REMAIN THE SAME.

LEGEND

- △ - INDICATES CALCULATED POINT, NOTHING FOUND OR SET
- - INDICATES 5/8" REBAR AND CAP SET PER THE FINAL MAP JACKSON CREEK RANCH ESTATES, DOC. No. 433187, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA
- - INDICATES SET 5/8" REBAR AND CAP P.L.S. 3208
- ⊙ - INDICATES SET CLASS "A" CENTERLINE MONUMENT P.L.S. 3208

BASIS OF BEARINGS

THE BEARING N 71°25'06" E FOR THE NORTHWESTERLY LINE AS SHOWN PER THE FINAL MAP FOR JACKSON CREEK RANCH ESTATES, AS DOCUMENT No. 433187, OFFICIAL RECORDS OF DOUGLAS COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

COUNTY RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ O'CLOCK _____ A.M. IN BOOK _____ AT PAGE _____, DOCUMENT NUMBER _____ RECORDED AT THE REQUEST OF _____ DOUGLAS COUNTY RECORDER

AMENDED RECORD OF SURVEY FOR JERALD R. JACKSON

(Trustee of the Jerald R. Jackson 1975 Trust)

A Record of Survey, originally filed in the Official Records of Douglas County, Nevada, on November 18, 1998, in Book 1198, at Page 3140, as Document No. 434054, is being amended and filed of record so that the Lot numbers shown on the Record of Survey will now coincide with the Assessor's Parcel Numbers which have now been assigned to each of the Lots in Jackson Creek Ranch Estates Subdivision.

BEING A PORTION OF THE N. 1/2 OF SECTION 26 TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M. DOUGLAS COUNTY NEVADA



COPY

✓ JERALD R JACKSON
542-JACKSON RANCH RD
CAROLANVILLE NV 89410

REQUESTED BY
Jerald Jackson
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2001 MAY 31 PM 2:42

LINDA SLATER
RECORDER

20⁰⁰ PAID K2 DEPUTY

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