

NOTES

TOTAL AREA TO BE DIVIDED: 44.01 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 11-C AS SHOWN ON THAT CERTAIN PARCEL MAP #2 FOR MARK W. NEDDENRIEP RECORDED APRIL 7, 1992 AS DOCUMENT NO. 275207.

ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER N.R.S. 27B.462(3).

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

THESE PARCELS WILL BE SUBJECT TO RECIPROCAL RIGHTS TO USE, OPERATE, MAINTAIN, REPLACE AND REPAIR ALL IRRIGATION AND OTHER DITCHES TRAVERSING THE PARCELS IN ACCORDANCE WITH HISTORICAL CUSTOMS AND USAGE PER DOCUMENT NO. 275207.

ACCESS TO STATE ROUTE 88 SHALL BE LIMITED TO THE SOUTH SIDE OF THE PARCELS PER DOCUMENT NO. 275207; SPECIFICALLY TO THE COMMON PRIVATE ACCESS EASEMENT AS SHOWN ON THIS MAP.

THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS IS LIMITED TO SYSTEMS APPROVED BY THE NEVADA STATE BUREAU OF HEALTH PROTECTION SERVICES.

MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNERS'S ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.

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

LANDS WITHIN THESE PARCELS MAY BE SUBJECT TO WATER RIGHT CLAIM 537-000-00-4 PER OFFICE OF THE WATER MASTER, CARSON RIVER AND TRIBUTARIES.

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:

Steven C. Cook
STEVEN C. COOK, TITLE OFFICER DATE 10/27/01
FIRST AMERICAN TITLE COMPANY

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
ERIC M. TEITELMAN, P.E. DATE 10/31/01
DOUGLAS COUNTY ENGINEER

COUNTY TAX COLLECTOR'S CERTIFICATE

I, BARBARA 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. 1220-31-002-003) *RE TAXES PAID AS OF 11/20/01*

Barbara J. Reed
BARBARA J. REED DATE 11/20/01
DOUGLAS COUNTY CLERK-TREASURER

Larry Gibson
By: *Larry Gibson*, 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.

SIERRA PACIFIC POWER COMPANY
SIGNATURE: *[Signature]* DATE: 9-27-01
PRINTED NAME: Kelly Toulouse

VERIZON
SIGNATURE: *[Signature]* DATE: 9-27-01
PRINTED NAME: Lynne Crossman

SOUTHWEST GAS COMPANY
SIGNATURE: *[Signature]* DATE: 9/27/01
PRINTED NAME: LARRY GIBSON

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 1st DAY OF *November*, 2001, AND WAS DULY APPROVED. THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP.

Barbara J. Reed
BARBARA REED
COUNTY CLERK
By: *Carol M. Cullock*

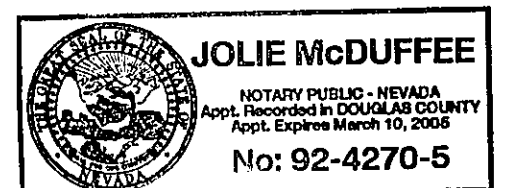
OWNER'S CERTIFICATE

I, MARK W. NEDDENRIEP, CERTIFY THAT I AM THE LEGAL OWNER OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR UTILITY INSTALLATION, IRRIGATION AND MAINTENANCE, AND COMMON PRIVATE ACCESS AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

Mark W. Neddenriep
MARK W. NEDDENRIEP

COUNTY OF DOUGLAS STATE OF NEVADA SS:
ON THIS *23rd* DAY OF *October*, THE YEAR 2001, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MARK W. NEDDENRIEP, 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 CAPACITIES AND THAT BY HIS 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: *[Signature]*
MY COMMISSION EXPIRES: *March 10, 2005*

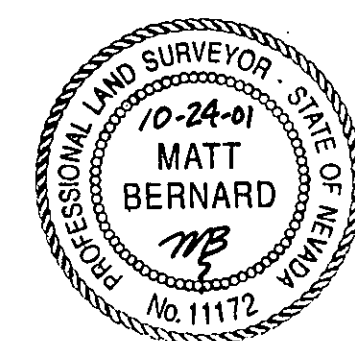


SURVEYOR'S CERTIFICATE

I, MATT BERNARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MARK W. NEDDENRIEP.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON *10-24-01*.
- 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.
- 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 REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 1st DAY OF *November*, 2001. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Mimi B. Moss
MIMI B. MOSS
PLANNING/ECONOMIC DEVELOPMENT MANAGER

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS *27th* DAY OF *November*, 2001, AT *04* MINUTES PAST *2* O'CLOCK *P.M.*, IN BOOK *1101* OF OFFICIAL RECORDS, AT PAGE *7992*, DOCUMENT NO. *528513*.
RECORDED AT THE REQUEST OF MARK W. NEDDENRIEP.

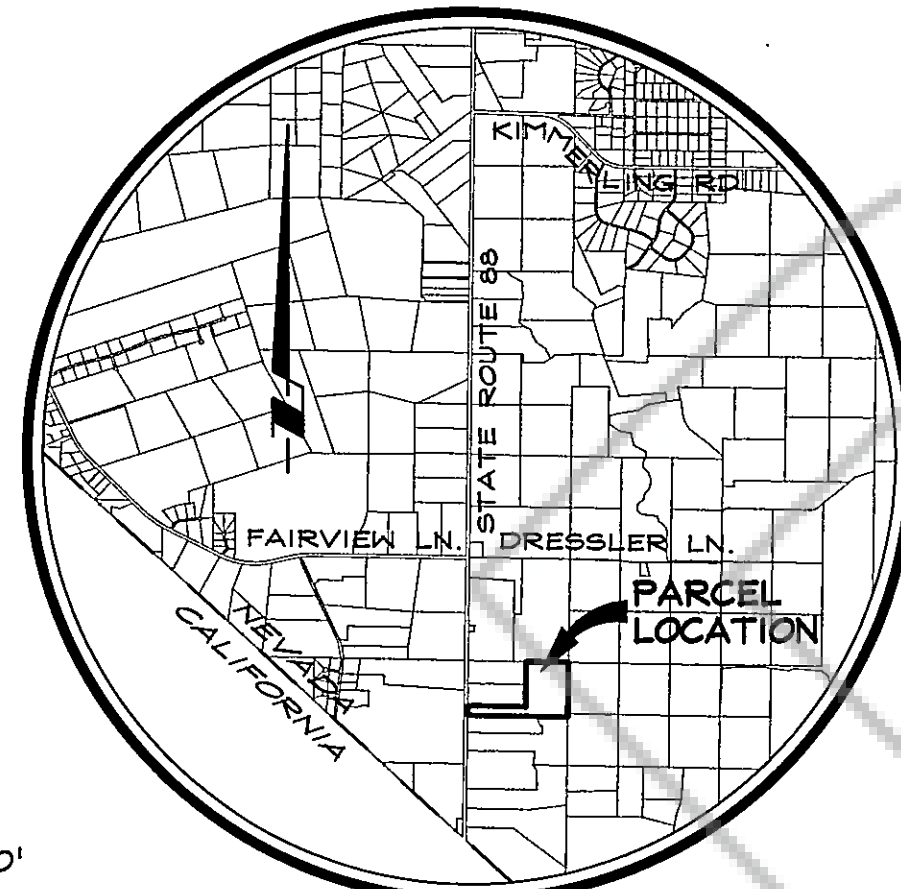
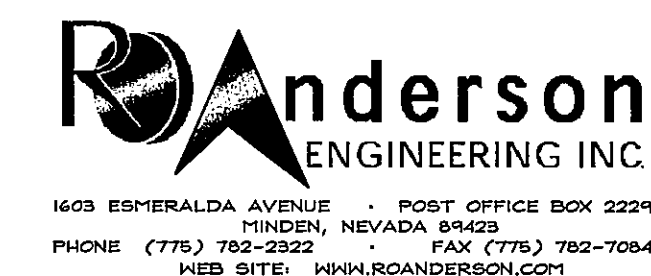
Pamela Kronenberg
DOUGLAS COUNTY RECORDER

SCALE: 1" = 200' SHEET 1 OF 1

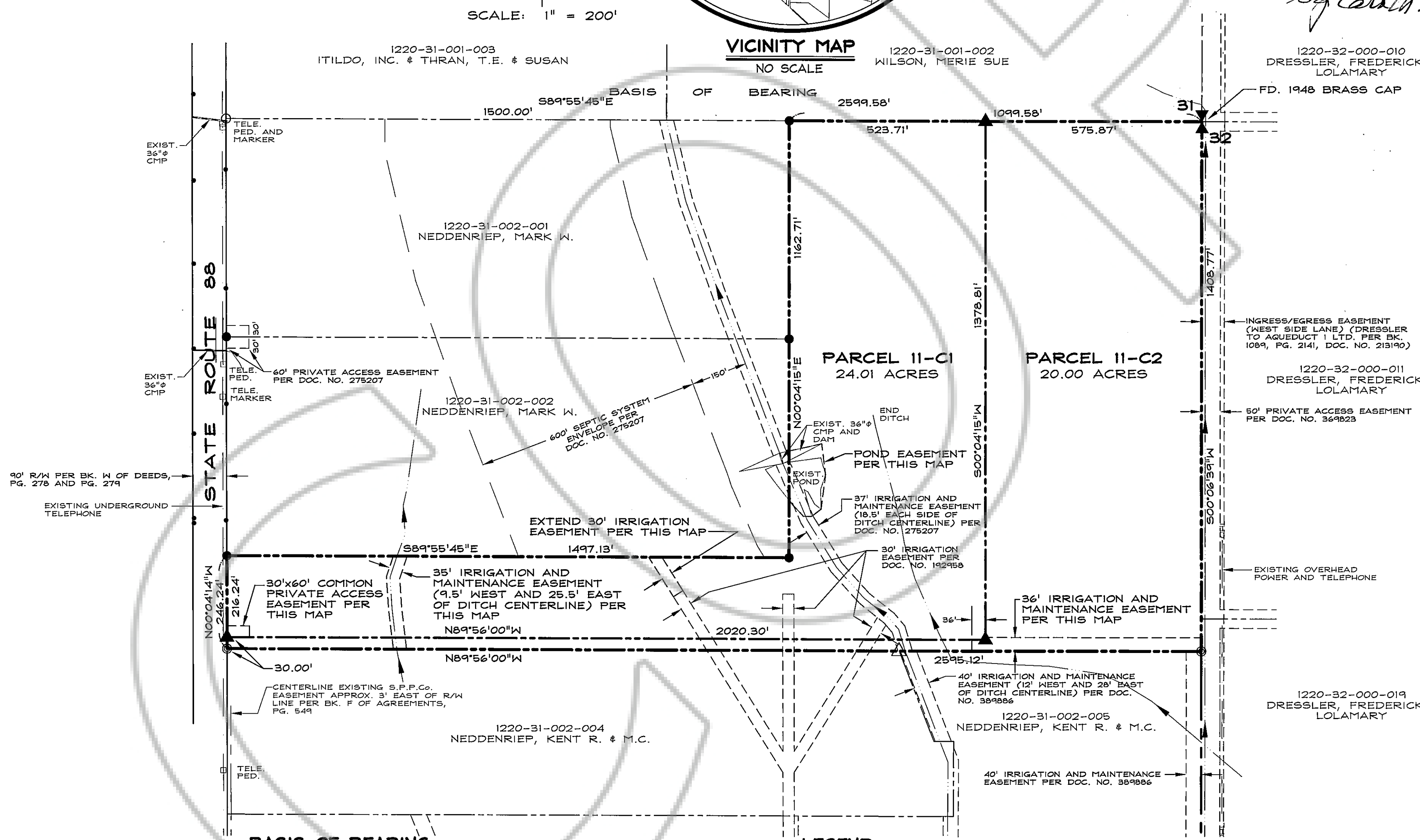
PARCEL MAP
LDA 01-060
FOR
MARK W. NEDDENRIEP

LOCATED WITHIN A PORTION OF THE SE1/4 SECTION 31, T.12N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA

120-03-01 12003PM.dwg 05/29/01



VICINITY MAP NO SCALE



BASIS OF BEARING

LEGEND

- ▲ FOUND SECTIONAL CORNER AS NOTED
- FOUND 1/2" IRON PIPE PER DOCUMENT NO. 52464
- FOUND 3/4" IRON PIPE WITH PLUG PLS 3519
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP RLS 1586
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172

S 89°55'45" E - NORTH LINE OF PARCEL 11-A AND 11-C AS SHOWN ON PARCEL MAP #2 FOR MARK W. NEDDENRIEP RECORDED APRIL 7, 1992 AS DOCUMENT NO. 275207.

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