

FINAL SUBDIVISION MAP PD# 01-21

FOR

COTTAGES IN MOUNTAIN GLEN

DOUGLAS COUNTY NEVADA

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED OWNERS OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 20, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS PUBLIC WAYS AND RIGHTS-OF-WAYS AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR PRIVATE ACCESS, NATURAL GAS, WATER, SEWER, PRIVATE STORM DRAINAGE, DRAINAGE FACILITIES, AND DRAINAGE PIPES, FOR POLES, ANCHORS, GUYS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL, CABLE T.V. AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, ACROSS, AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN THEREON.

Dennis McDuffee 2/20/02
 DENNIS McDUFFEE DATE

Jolie McDuffee 2/20/02
 JOLIE McDUFFEE DATE

Charles Nick Grant 2/20/02
 CHARLES NICK GRANT DATE

Vinnie Madrid 2/9/02
 BY: VINNIE MADRID DATE
 THE MOUNTAIN GLENN II HOMEOWNERS ASSOCIATION

STATE OF NEVADA }
 Douglas County } s.s.
 ON THIS 20th DAY OF February, 2002, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DENNIS McDUFFEE, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

MY COMMISSION EXPIRES ON Nov. 4, 2002

Sandra L. Winchell
 NOTARY PUBLIC

SANDRA L. WINCHELL
 Notary Public - State of Nevada
 Appointment Recorded in County of Douglas
 No. 94-03545
 My Appointment Expires Nov. 4, 2002

STATE OF NEVADA }
 Douglas County } s.s.
 ON THIS 22nd DAY OF FEBRUARY, 2002, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, JOLIE McDUFFEE, WHO ACKNOWLEDGED THAT SHE EXECUTED THE ABOVE INSTRUMENT.

MY COMMISSION EXPIRES ON Feb. 12, 2006

Sandy Storto
 NOTARY PUBLIC

NOTARY PUBLIC
 STATE OF NEVADA
 County of Douglas
 SANDY STORTE
 No. 94-03545
 My Appointment Expires February 12, 2006

STATE OF NEVADA }
 Douglas County } s.s.
 ON THIS 20th DAY OF February, 2002, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CHARLES NICK GRANT, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

MY COMMISSION EXPIRES ON Nov. 4, 2002

Sandra L. Winchell
 NOTARY PUBLIC

SANDRA L. WINCHELL
 Notary Public - State of Nevada
 Appointment Recorded in County of Douglas
 No. 94-03545
 My Appointment Expires Nov. 4, 2002

STATE OF NEVADA }
 Douglas County } s.s.
 ON THIS 9th DAY OF JULY, 2002, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, VINNIE MADRID REPRESENTING THE MOUNTAIN GLENN II HOMEOWNERS ASSOCIATION IN AN OFFICIAL CAPACITY, WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE ABOVE INSTRUMENT.

MY COMMISSION EXPIRES ON Aug. 13, 2004

Kathy Swain
 NOTARY PUBLIC

KATHY SWAIN
 Notary Public - State of Nevada
 Appointment Recorded in County of Douglas
 No. 96-41485
 My Appointment Expires Aug. 13, 2004

HEALTH DIVISION CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Richard P. Drew 2/7/02
 BY: RICH DREW DATE
 HEALTH DIVISION

FIRE DEPARTMENT'S APPROVAL:

THE FIRE FIGHTING FACILITIES AND ACCESSES SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION DISTRICT.

Terry Taylor 2/26/02
 BY: CAPT. TERRY TAYLOR DATE
 EAST FORK FIRE PROTECTION DISTRICT

DIVISION OF WATER RESOURCES CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE STATE OF NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Jason King 2-11-02
 BY: JASON KING P.E. DATE
 DIVISION OF WATER RESOURCES

UTILITY COMPANY APPROVALS:

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

Kelly Toulouse 2-21-02
 BY: KELLY TOULOUSE DATE
 SIERRA PACIFIC POWER COMPANY

Larry Wilson 2/8/02
 BY: LARRY WILSON DATE
 SOUTHWEST GAS CORPORATION

Debbie Payne 2-08-02
 BY: DEBBIE PAYNE DATE
 VERIZON

Bruce N. Jacobsen 2/14/02
 BY: BRUCE N. JACOBSEN DATE
 TOWN OF MINDEN

Jeanne Etcheberry 2-15-02
 BY: JEANNE ETCHEBERRY DATE
 MINDEN-GARDNERVILLE SANITATION DISTRICT

COUNTY ENGINEER'S CERTIFICATE:

I, CARL RUSCHMEYER, P.E., COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP ENTITLED "FINAL SUBDIVISION MAP PD# 01-21 FOR COTTAGES IN MOUNTAIN GLEN", AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED FOR THE IMPROVEMENTS.

Carl Ruschmeyer 8/2/02
 CARL RUSCHMEYER, P.E. DATE
 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.
 (APN 1320-30-813-010 THRU -035, -042 THRU -047 AND 1320-30-813-050)
 No ag tax as of 8/8/02

Barbara J. Reed 8/8/02
 BARBARA J. REED, COUNTY CLERK/TREASURER DATE
 By: Serry Jankovic
 Chief Deputy Treasurer

COMMUNITY DEVELOPMENT CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 6th DAY OF August, 2002. 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 Moss 8/6/02
 MIMI MOSS DATE
 PLANNING/ECONOMIC DEVELOPMENT MANAGER

COUNTY CLERK'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON August 26, 2002, AND WAS DULY APPROVED. 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.

Barbara J. Reed 8-7-02
 BARBARA J. REED, COUNTY CLERK/TREASURER DATE
 By: Carole M. Plutcher
 DEPUTY

SURVEYOR'S CERTIFICATE:

I, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF DENNIS McDUFFEE.
2. THE LANDS SURVEYED LIE WITHIN PORTIONS OF SECTION 30 & 31, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M. AND WAS COMPLETED ON NOVEMBER 8, 2001.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED.

David D. Winchell 2/7/2002
 DAVID D. WINCHELL DATE
 P.L.S. 3209

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
 No. 3209

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OF MORTGAGE HOLDERS ARE LISTED AND THAT OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

A DEED OF TRUST TO CARSON VALLEY PARTNERS, LTD., RECORDED NOVEMBER 7, 2001, IN Bk. 1101, Pg. 2255, DOCUMENT No. 527222, OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

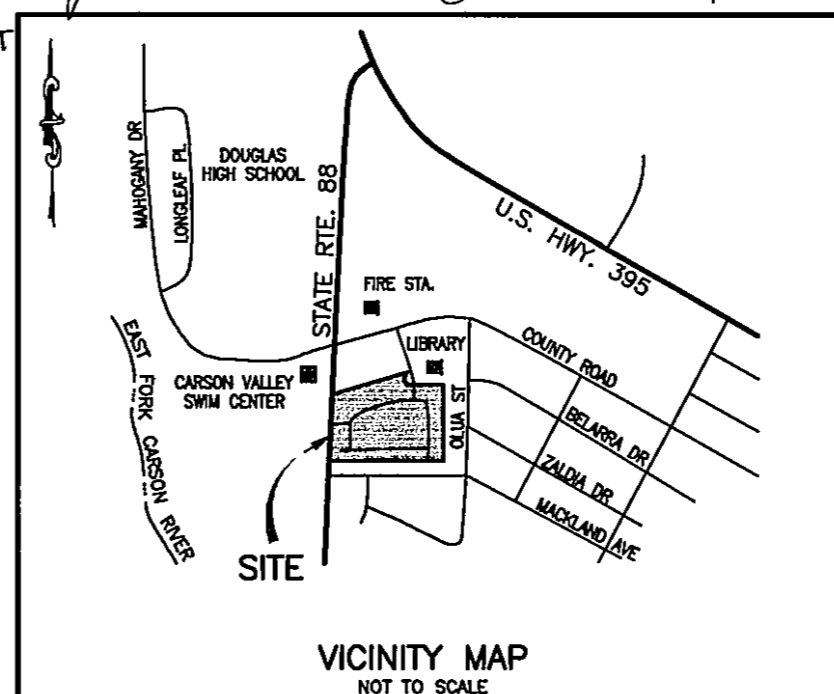
Shan Morton 2/6/02
 TITLE COMPANY DATE
 By: Shan Morton
 Western Title Co.

COUNTY RECORDER'S CERTIFICATE:

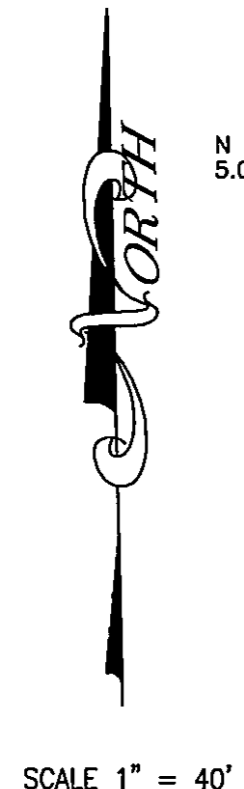
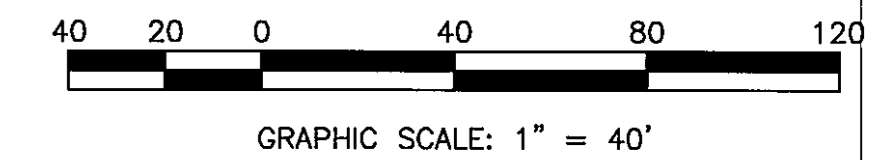
FILED FOR RECORD THIS 9th DAY OF August, 2002, AT 4:15 CLOCK P.M., IN BOOK 0802, PAGE 2902 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY AT THE REQUEST OF DENNIS McDUFFEE.

RECORDING FEE: \$16400 FILE No. 549206

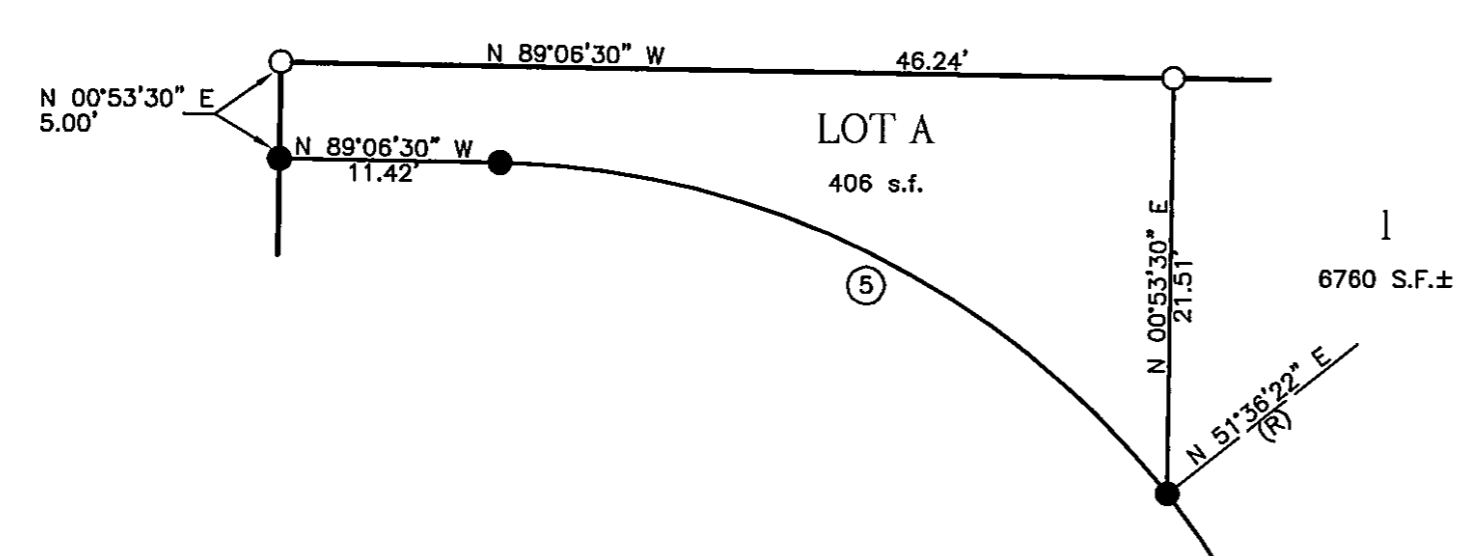
Barbara Clark Deputy 8-9-02
 BY: BARBARA CLARK DEPUTY DATE
 DOUGLAS COUNTY RECORDER



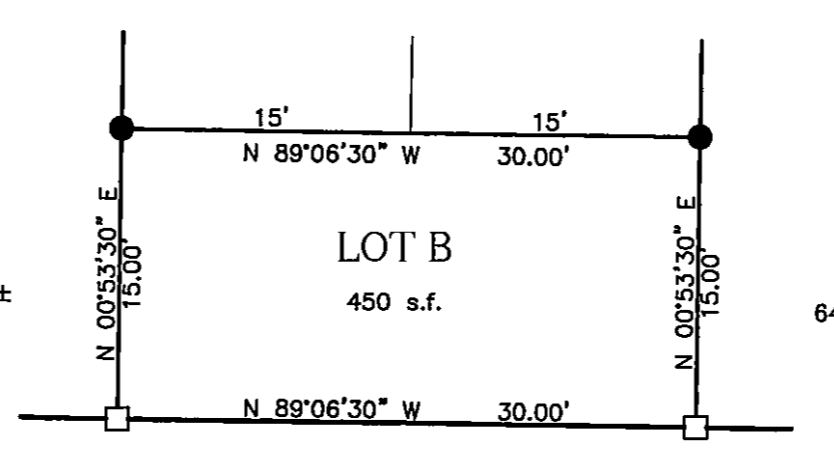
FINAL SUBDIVISION MAP PD# 01-21
 FOR
COTTAGES IN MOUNTAIN GLEN
 BEING A PORTION OF SECTIONS 30 & 31
 TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M.
 DOUGLAS COUNTY NEVADA
 SHEET 1 OF 2 SHEETS



SCALE 1" = 40'

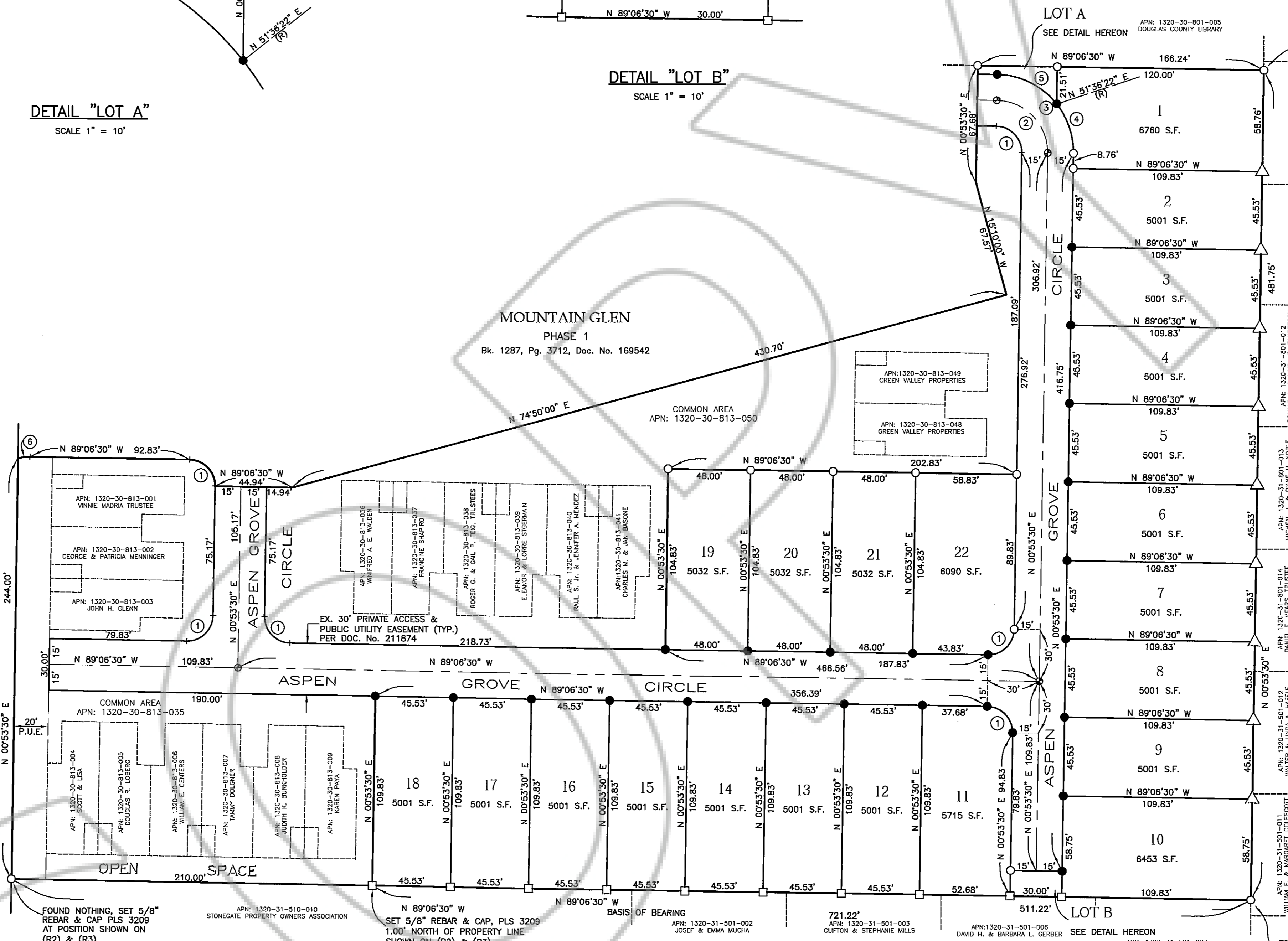


DETAIL "LOT A"
SCALE 1" = 10'



DETAIL "LOT B"
SCALE 1" = 10'

STATE ROUTE 88



- REFERENCES:**
- (R1) PLAT OF MACKLAND SUBDIVISION, RECORDED IN BOOK 1280, PAGE 475, DOC. No. 51372, WITHIN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY RECORDER.
 - (R2) FINAL MAP FOR MOUNTAIN GLEN PHASE I, RECORDED IN BOOK 1287, PAGE 3712, DOC. No. 169542, WITHIN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY RECORDER.
 - (R3) FINAL MAP FOR MOUNTAIN GLEN PHASE II, RECORDED IN BOOK 989, PAGE 3823, DOC. No. 211874, WITHIN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY RECORDER.
 - (R4) PARCEL MAP NUMBER TWO FOR DOUGLAS COUNTY, NEVADA, RECORDED IN BOOK 781, PAGE 1222, DOC. No. 58342, WITHIN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY RECORDER.

BASIS OF BEARING:
 THE SOUTHERLY PROPERTY LINE OF MOUNTAIN GLEN SUBDIVISION PHASE II, BEARING N 89°06'30" W, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

- NOTES:**
1. TOTAL LAND AREA BEING SUBDIVIDED BY THIS MAP IS 115,985 sq.ft. (2.66 Acres).
 2. TOTAL NUMBER OF LOTS BEING RECORDED ON THIS MAP IS 22 WITH REMAINDER LOTS "A & B".
 3. PUBLIC UTILITY EASEMENTS (P.U.E.) SHALL BE 5.00' ON ALL SIDES AND REAR LOT LINES, AND 7.50' ADJACENT TO STREETS OR AS SHOWN ON MAP.
 4. LOTS "A & B" ARE TO BE AN EASEMENT FOR PUBLIC UTILITIES, LANDSCAPING, AND RECREATIONAL USE.
 5. ALL LAND WITHIN THE SUBDIVISION BOUNDARY IS IN THE "AH" FLOOD ZONE PER "FIRM" MAP NUMBER 32005C0235F. (REVISED NOVEMBER 8, 1999)

- LEGEND:**
- ⊙ - INDICATES SET 5/8" REBAR AND CAP P.L.S. 3209 IN WELL MONUMENT.
 - - INDICATES SET 5/8" REBAR AND CAP P.L.S. 3209.
 - △ - INDICATES SET 5/8" REBAR AND CAP P.L.S. 3209 1' WEST OF PROPERTY CORNER ON LINE.
 - - INDICATES SET 5/8" REBAR AND CAP P.L.S. 3209 1' NORTH OF PROPERTY CORNER ON LINE.
 - ⊕ - INDICATES SET NAIL AND BRASS TAG P.L.S. 3209.

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
①	90°00'00"	15.00'	23.56'	15.00'	21.21'
②	90°00'00"	30.00'	47.12'	30.00'	42.42'
③	90°00'00"	45.00'	70.68'	45.00'	63.64'
④	39°17'08"	45.00'	30.85'	16.06'	30.25'
⑤	50°42'52"	45.00'	39.83'	21.33'	38.54'
⑥	16°15'37"	25.00'	7.09'	3.57'	7.07'

WESTERN
 ENGINEERING & SURVEYING SERVICES
 3032 SILVER SAGE DRIVE
 CARSON CITY, NEVADA 89701
 (775) 884-3200 FAX (775) 884-3211

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 FOR
COTTAGES IN MOUNTAIN GLEN
 BEING A PORTION OF SECTIONS 30 & 31
 TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M.
 DOUGLAS COUNTY NEVADA
 SHEET 2 OF 2 SHEETS