

# FINAL SUBDIVISION MAP LDA #99-052

# BUCKBRUSH ESTATES

# PHASE 3

**LOCATED WITHIN A PORTION OF THE SW1/4 OF SECTION 27,  
 TOWNSHIP 14 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN  
 DOUGLAS COUNTY, NEVADA**

**OWNER'S CERTIFICATE**

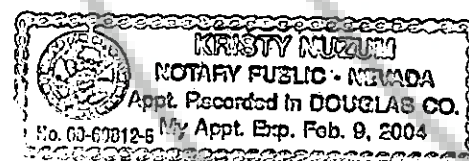
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED THEODORE GAINES, TRUSTEE OF THE THEODORE GAINES 1996 TRUST, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 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 ROAD RIGHTS-OF-WAY AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR NATURAL GAS, WATER, SEWER, 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.

*Theodore Gaines Trustee*  
 THEODORE GAINES, TRUSTEE  
 THEODORE GAINES 1996 TRUST

COUNTY OF DOUGLAS  
 STATE OF NEVADA

ON THIS 5th DAY OF February, IN THE YEAR 2003, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED THEODORE GAINES, 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 *Debbie Payne*  
 MY COMMISSION EXPIRES: Feb. 9, 2007



**SURVEYOR'S CERTIFICATE**

I, THOMAS I. McMANUS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THEODORE GAINES.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW1/4 OF SECTION 27, T.14N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON Feb. 24, 2003.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT <sup>WILL</sup> BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED BY Mar. 31, 2003 AND AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.



*Thomas I. McManus*  
 THOMAS I. McMANUS, P.L.S. 6899

**BUREAU OF HEALTH PROTECTION SERVICES**

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. Dren*  
 RICHARD P. DREN  
 HEALTH DIVISION  
 2/6/03  
 DATE

**DIVISION OF WATER RESOURCES CERTIFICATE**

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

*Jason K. P.E.*  
 JASON KING, P.E.  
 DIVISION OF WATER RESOURCES  
 2-5-03  
 DATE

**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.'S 1420-27-311-006, 1420-27-311-010, AND 1420-27-310-009)

*Barbara J. Reed*  
 BARBARA J. REED  
 DOUGLAS COUNTY CLERK-TREASURER  
 By: *Jerry Sundgreen*, Chief Deputy Treasurer  
 3/12/03  
 DATE

**COUNTY ENGINEER'S CERTIFICATE**

I, CARL RUSCHMEYER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF TWO (2) SHEETS, ENTITLED "BUCKBRUSH ESTATES, PHASE 3", AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLETED, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. FURTHERMORE, APPROPRIATE FINANCIAL SECURITY FOR THE COMPLETION OF THE REQUIRED WORK HAS BEEN POSTED WITH DOUGLAS COUNTY.

*Carl Ruschmeyer*  
 CARL RUSCHMEYER, P.E.  
 DOUGLAS COUNTY ENGINEER  
 3/10/03  
 DATE

**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* 2-4-03  
 PRINTED NAME: MICHAEL PRICE

VERIZON  
 SIGNATURE: *Debbie Payne* 2-6-03  
 PRINTED NAME: DEBBIE PAYNE

SOUTHWEST GAS COMPANY  
 SIGNATURE: *Angie Gilman* 2/4/03  
 PRINTED NAME: ANGIE GILMAN

**FIRE DEPARTMENT'S CERTIFICATE**

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

*Steve Eisele*  
 STEVE EISELE  
 EAST FORK FIRE PROTECTION SERVICE  
 2/09/03

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 10th DAY OF March, 2003, 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*  
 BARBARA REED  
 COUNTY CLERK  
 By: *Carol McCallister*  
 03/07/03

**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 10th DAY OF March, 2003. 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*  
 MIMI MOSS  
 PLANNING/ECONOMIC DEVELOPMENT MANAGER  
 3/10/03

**TITLE CERTIFICATE**

THIS IS TO CERTIFY THAT THE PARTY AS LISTED WITHIN THE OWNER'S CERTIFICATE IS THE ONLY PARTY 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 MORTGAGE HOLDERS OF RECORD: DT - 011199, BOOK 699 PAGE 2682; DOC # 470155, RECORDED 6/29/99; Book 699, Page 5617, Doc. # 471199

*Shon Morton*  
 SHON MORTON, ASST. SECRETARY  
 WESTERN TITLE COMPANY  
 2/10/03

**RECORDER'S CERTIFICATE**

FILED THIS 13th DAY OF MARCH, 2003, AT 23 MINUTES PAST 9 O'CLOCK A. M., IN BOOK 0303 OF OFFICIAL RECORDS, AT PAGE 5272; DOCUMENT NO. 569784.  
 RECORDED AT THE REQUEST OF THEODORE GAINES.

*Barbara Clark*, Deputy  
 DOUGLAS COUNTY RECORDER

CERTIFICATE OF AMENDMENT  
 DOC# 578032 BK 0503 PG 13355



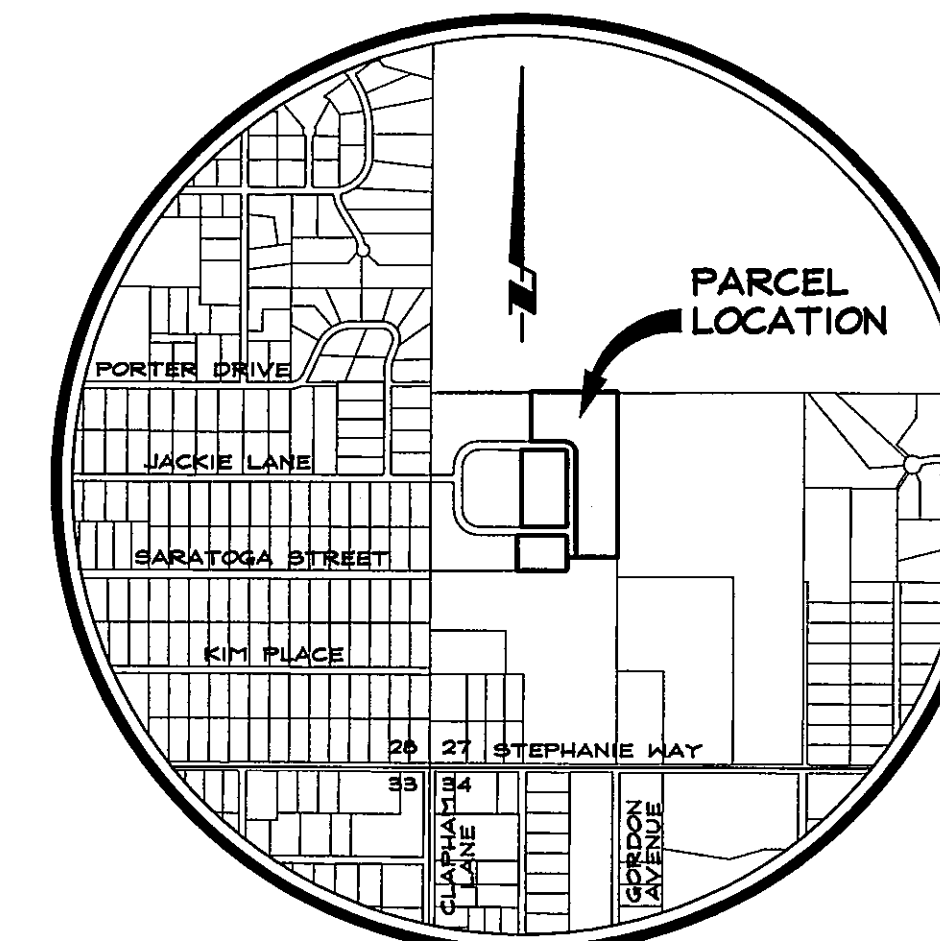
1603 ESHERALDA AVENUE / POST OFFICE BOX 2229  
 PRINDEN, NEVADA 89423  
 PHONE: (775) 782-5522 / FAX: (775) 782-7084  
 WEB SITE: WWW.ANDERSON.COM



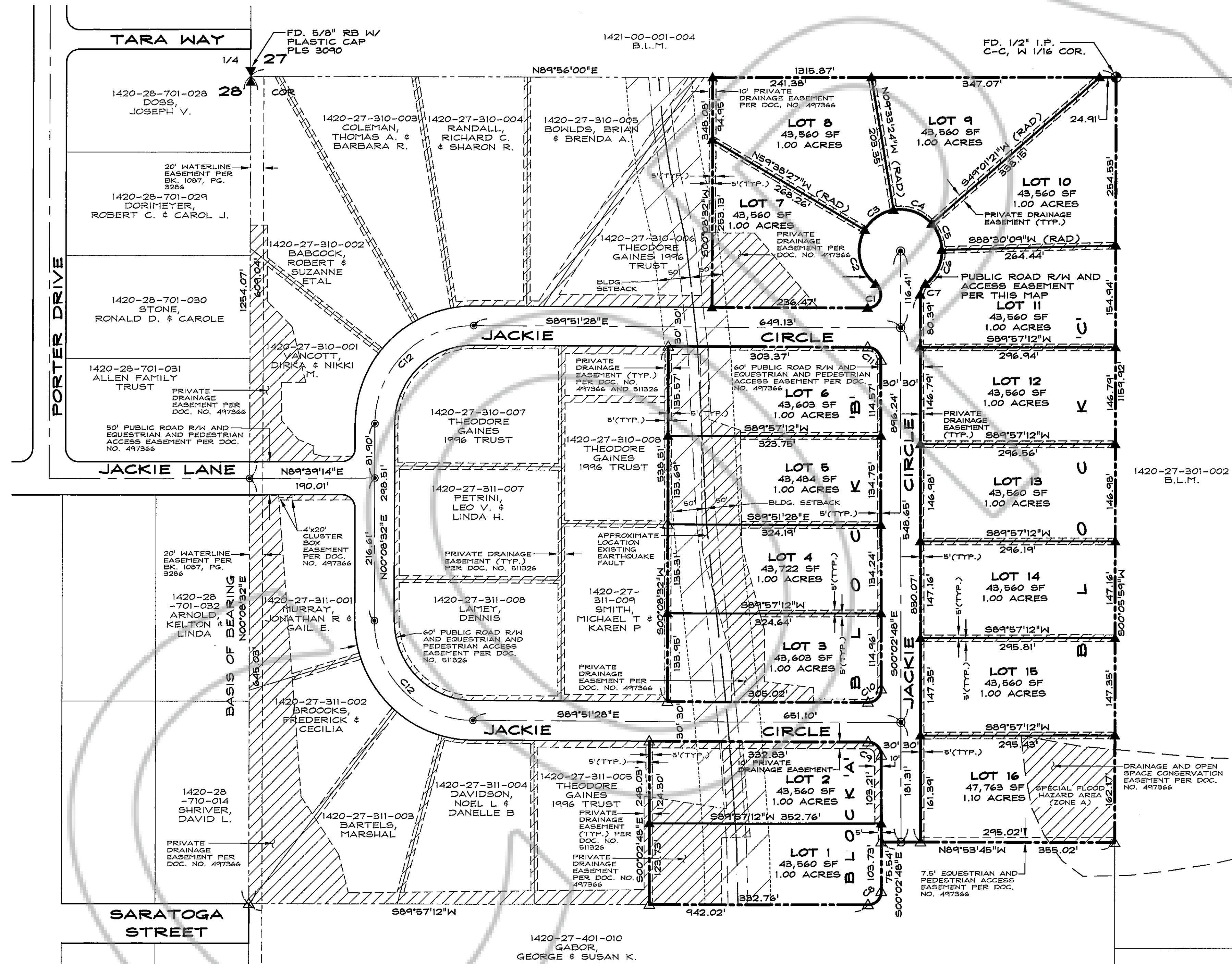
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	143°08'49"	20.00'	49.97'	60.03'
C2	83°21'47"	63.00'	41.66'	56.09'
C3	50°05'03"	63.00'	55.07'	29.43'
C4	58°34'45"	63.00'	64.41'	35.34'
C5	39°28'48"	63.00'	43.41'	22.61'
C6	54°24'29"	63.00'	59.82'	32.38'
C7	52°57'26"	20.00'	18.49'	9.96'
C8	90°00'00"	20.00'	31.42'	20.00'
C9	89°48'40"	20.00'	31.35'	19.93'
C10	90°11'20"	20.00'	31.48'	20.07'
C11	89°48'40"	20.00'	31.35'	19.93'
C12	90°00'00"	150.00'	235.62'	150.00'

SCALE: 1" = 100'



VICINITY MAP  
NO SCALE



BASIS OF BEARING

N 00°08'32" E -- WEST LINE OF PARCEL NO. 1 AS SHOWN ON THE RECORD OF SURVEY FOR WEST RIDGE DEVELOPMENT & CONSTRUCTION, INC. RECORDED FEBRUARY 10, 1995 AS DOCUMENT NO. 355970.

LEGEND

- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 6899
- △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 6899
- ⊙ FOUND CENTERLINE MONUMENT IN WELL
- ⊙ SET CENTERLINE MONUMENT IN WELL
- ⊘ NOTHING FOUND OR SET
- ⊕ FOUND 1/16 CORNER AS NOTED
- ▶ FOUND 1/4 CORNER AS NOTED
- (RAD) RADIAL

5' PRIVATE DRAINAGE EASEMENT WHERE SHOWN (TYPICAL UNLESS OTHERWISE NOTED)

NOTES

AREA: 16.45 ACRES (16 LOTS-16.10 ACRES, ROADWAY-0.35 ACRES)

A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALLONG ALL ROAD FRONTAGES. A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALLONG ALL SIDE AND REAR LOT LINES.

EACH LOT OWNER, FOR THEIR BENEFIT, AND THE BENEFIT OF OTHER LOT OWNERS IN THE BUCKBRUSH ESTATES SUBDIVISION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND UPKEEP OF ALL DRAINAGE EASEMENTS, CHANNELS, PONDS, AND OTHER DRAINAGE INFRASTRUCTURE ON THEIR LOT AS THE SAME APPEAR ON THE FINAL MAPS FOR BUCKBRUSH ESTATES SUBDIVISION AND AS SHOWN ON THE IMPROVEMENT PLANS AS APPROVED BY AND ON FILE WITH DOUGLAS COUNTY. THIS LANGUAGE SHALL ALSO APPEAR AS A DEED RESTRICTION. IF A LOT OWNER SHALL FAIL TO MAINTAIN, REPAIR OR KEEP UP THE DRAINAGE EASEMENTS, CHANNELS, PONDS OR OTHER DRAINAGE INFRASTRUCTURE ON THEIR LOT, ANY OTHER LOT OWNER IN BUCKBRUSH ESTATES SUBDIVISION MAY EXERCISE ANY AND ALL REMEDIES AT LAW OR IN EQUITY AGAINST A DEFAULTING LOT OWNER INCLUDING LIEN RIGHTS IN ACCORDANCE WITH THE PROVISIONS OF N.R.S. SECTION 116.2101. THE PREVAILING PARTY SHALL BE ENTITLED TO AN AWARD OF FEES AND COSTS. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE EASEMENTS AND FACILITIES.

THIS MAP REFERENCES BUCKBRUSH ESTATES, PHASE 1, RECORDED AUGUST 9, 2000 AS DOCUMENT NO. 497366, AND BUCKBRUSH ESTATES, PHASE 2, RECORDED MARCH 30, 2001 AS DOCUMENT NO. 511326

SCALE: 1" = 100'

SHEET 2 OF 2

FINAL MAP  
LDA 99-052

FOR  
BUCKBRUSH ESTATES  
PHASE 3

LOCATED WITHIN A PORTION OF THE SW1/4 SECTION 27, T.14N., R.20E., M.D.M.1. DOUGLAS COUNTY, NEVADA



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