

NOTES

TOTAL AREA TO BE DIVIDED: 40.00 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 ADJUSTED PARCEL A.P.N. 19-070-12 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT RECORDED AS DOCUMENT NO. 387655.
ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER N.R.S. 278.462(3).
PORTIONS OF THESE PARCELS LIE WITHIN THE 'AO' AND UNSHADED 'X' FLOOD ZONES AS SAID PARCELS PLOT BY SCALE ON THE FLOOD INSURANCE RATE MAPS FOR DOUGLAS COUNTY, F.I.R.M. MAP PANEL 32005C0230F DATED NOVEMBER 8, 1999.
THE USE OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM IS FOR TEMPORARY USE ONLY. THE PARCELS SHALL CONNECT TO A COMMUNITY SEWER SYSTEM WHEN SUCH SYSTEM IS WITHIN 330 FEET OF THE PARCELS.
DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT WHERE WELLS AND SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.
THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS IS LIMITED TO AN INDIVIDUAL SEPTIC SYSTEM APPROVED BY NDEP.
MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNER'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, UNLESS PERMITTED BY AUTHORIZING AGENCY.

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: NONE
James D. Rose 01-13-03
JAMES D. ROSE V.P.
STEWART TITLE OF DOUGLAS COUNTY

COUNTY ENGINEER'S CERTIFICATE

I, CARL RUSCHMEYER, 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.
Carl Ruschmeyer
CARL RUSCHMEYER, P.E.
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. 1319-34-002-019)
Barbara J. Reed 4/1/03
BARBARA J. REED DATE
DOUGLAS COUNTY CLERK-TREASURER
By: *Terry J. Underguren*
Chief Deputy Treasurer

OWNER'S CERTIFICATE

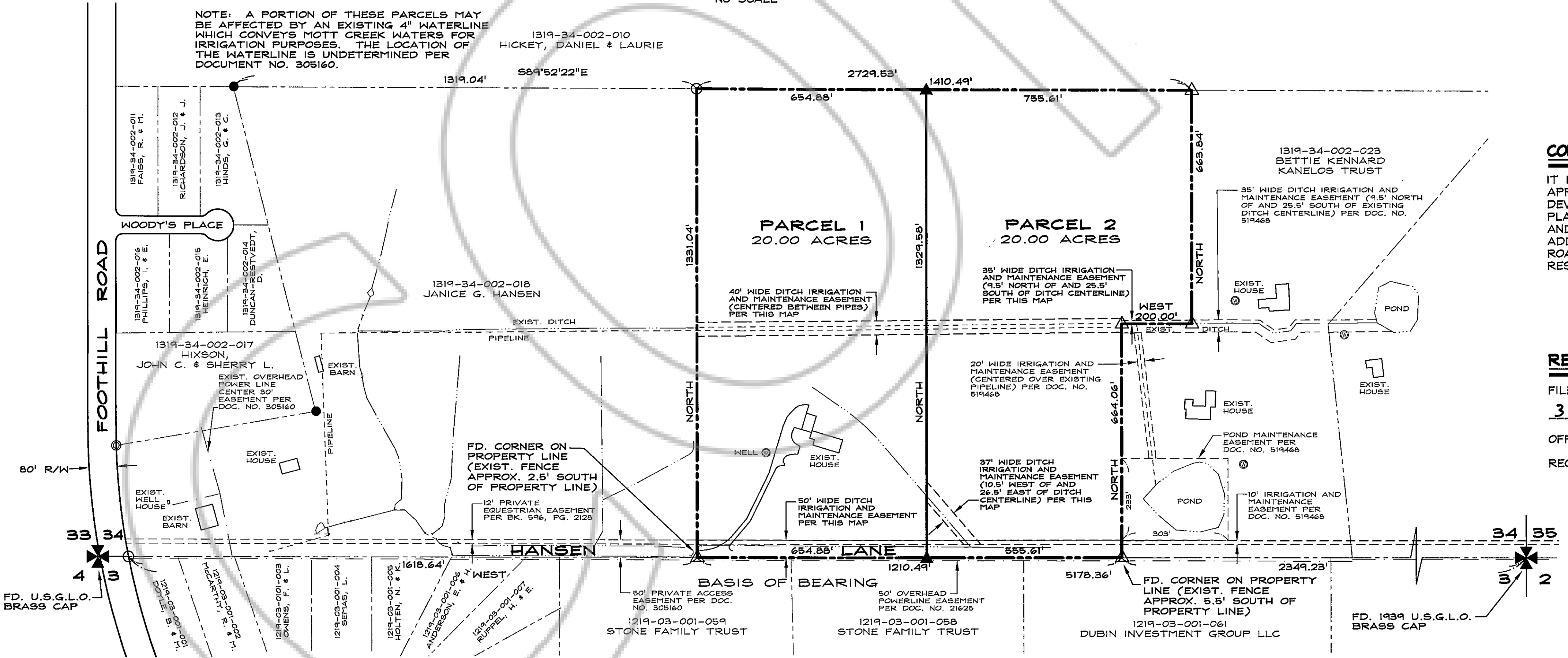
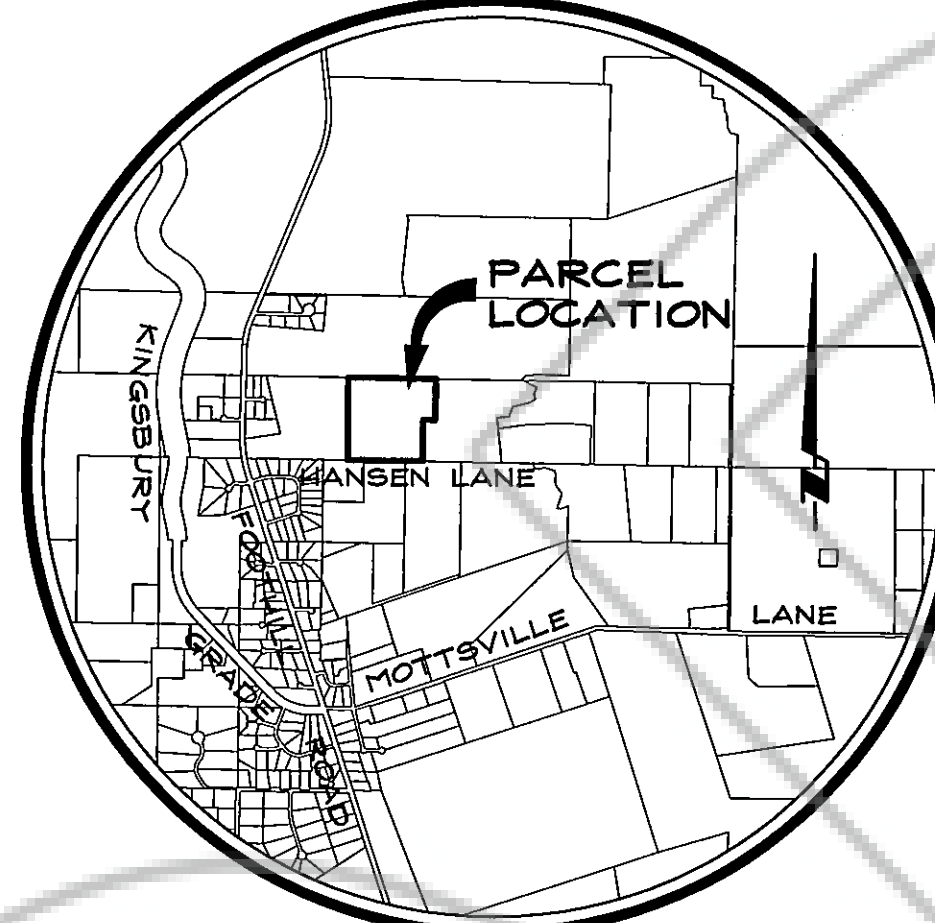
I, TERRY A. GALLAGHER, CERTIFY THAT I AM THE LEGAL OWNER OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR UTILITY INSTALLATION AND DITCH IRRIGATION AND MAINTENANCE AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.
Terry A. Gallagher
TERRY A. GALLAGHER

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* 2-5-03
PRINTED NAME: MICHAEL PRICE
VERIZON NEVADA
SIGNATURE: *Karen A. Smith* 2-5-03
PRINTED NAME: KAREN A. SMITH
SOUTHWEST GAS COMPANY
SIGNATURE: *LARRY GIBBINS* 2/5/03
PRINTED NAME: LARRY GIBBINS 2/5/03

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 28th DAY OF *March*, 2023, AND WAS DULY APPROVED. THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP.
Barbara J. Reed
BARBARA REED
COUNTY CLERK



BASIS OF BEARING
WEST -- SOUTH LINE OF SECTION 34, T.13N., R.19E., M.D.M. PER RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR HELEN M. CLARK TRUST AND LONNIE D. MASON AND ALICE EIDE-MASON RECORDED AS DOCUMENT NO. 387655.

- LEGEND**
- ✱ FOUND SECTION CORNER AS NOTED
 - FOUND 5/8" REBAR WITH PLASTIC CAP PLS 6899
 - FOUND 5/8" REBAR RLS 1586 PER DOCUMENT NO. 89686
 - FOUND 3/4" IRON PIPE RLS 3519
 - △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
 - ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172
 - - - EXISTING PIPELINE
 - - - EXISTING DITCH
 - EXISTING WELL

SURVEYOR'S CERTIFICATE

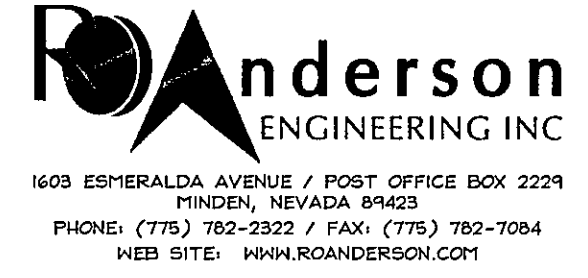
I, MATT BERNARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:
1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF TERRY A. GALLAGHER.
2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTH 1/2 OF SECTION 34, T.13N., R.19E., M.D.M. AND THE SURVEY WAS COMPLETED ON 2-19-03.
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.
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 28th DAY OF March, 2023. 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 3/28/03
MIMI B. MOSS
PLANNING/ECONOMIC DEVELOPMENT MANAGER

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 2nd DAY OF April, 2003, AT 37 MINUTES PAST 9 O'CLOCK A.M., IN BOOK 0903 OF OFFICIAL RECORDS, AT PAGE 774, DOCUMENT NO. 572180.
RECORDED AT THE REQUEST OF TERRY A. GALLAGHER.
Kathy LeJordan
DOUGLAS COUNTY RECORDER



SCALE: 1" = 200' SHEET 1 OF 1
PARCEL MAP
LDA 02-080
FOR
TERRY A. GALLAGHER
LOCATED WITHIN A PORTION OF THE SOUTH 1/2 SECTION 34, T.13N., R.19E., M.D.M. DOUGLAS COUNTY, NEVADA
535-02-02
53502PM.dwg 09/11/02