## NOTES TITLE CERTIFICATE COUNTY TAX COLLECTOR'S CERTIFICATE OWNER'S CERTIFICATE TOTAL AREA TO BE DIVIDED: 40.00 ACRES THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE , BARBARA REED, DOUGLAS COUNTY CLERK-TREASURER AND I, TERRY A. GALLAGHER, CERTIFY THAT I AM THE LEGAL OWNER OWNERS CERTIFICATE ARE THE ONLY PARTIES OF RECORD EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT ALL OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE FOR UTILITY INSTALLATION AND DITCH IRRIGATION AND FRONTAGES. A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING BEEN PAID. (A.P.N. 1319-34-002-019) MAINTENANCE AS DESIGNATED ON THIS MAP, AND CONSENT TO ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE SHOWN. IS A COMPLETE LIST OF LIEN AND/OR HOLDERS OF RECORD: NOVE THE PREPARATION AND RECORDING OF THIS MAP. THIS MAP IS A DIVISION OF ADJUSTED PARCEL A.P.N. 19-070-12 AS Well 1 Ose 01-13-03 Barbara Q. Reed 4/1/03 SHOWN ON THAT CERTAIN RECORD OF SURVEY TO SUPPORT A BARBARA J/ REED DATE BOUNDARY LINE ADJUSTMENT RECORDED AS DOCUMENT, NO. 387655. DOUGLAS COUNTY CLERK-TREASURER ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO By: Tury Jundergreen COUNTY OF DOUGLAS SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER N.R.S. 278.462(3). STATE OF NEVADA COUNTY ENGINEER'S CERTIFICATE PORTIONS OF THESE PARCELS LIE WITHIN THE 'AO' AND UNSHADED 'X' ON THIS \_ 197 DAY OF ECHNAM\_ , IN THE YEAR 20.03, BEFORE FLOOD ZONES AS SAID PARCELS PLOT BY SCALE ON THE FLOOD ME, A NOTARY PUBLIC, PERSONALLY APPEARED TERRY A. I, CARL RUSCHMEYER, DOUGLAS COUNTY ENGINEER, DO HEREBY INSURANCE RATE MAPS FOR DOUGLAS COUNTY, F.I.R.M. MAP PANEL UTILITY COMPANIES' CERTIFICATE GALLAGHER, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE CERTIFY THAT I HAVE EXAMINED THIS MAP; AND ALL PHYSICAL 32005C0230F DATED NOVEMBER 8, 1999. NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO IMPROVEMENTS AS REQUIRED BY THE PARCEL MAP REGULATIONS ACKNOWLEDGED THAT SHE EXECUTED THE SAME IN HER AUTHORIZED HAVE BEEN COMPLETED; AND I AM SATISFIED THAT THIS MAP IS WE, THE UNDERSIGNED PUBLIC UTILITIES, ACCEPT AND APPROVE THE USE OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM IS FOR CAPACITIES AND THAT BY HER SIGNATURE ON THE INSTRUMENT, THE TECHNICALLY CORRECT. THE PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAT. THIS TEMPORARY USE ONLY. THE PARCELS SHALL CONNECT TO A COMMUNITY PERSONS, OR THE ENTITY ON BEHALF OF WHICH THE PERSONS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE. SEWER SYSTEM WHEN SUCH SYSTEM IS WITHIN 330 FEET OF THE ACTED, EXECUTED THE INSTRUMENT. PARCELS. CARL RUSCHMEYER, P.E. WITNESS MY HAND AND OFFICIAL SEAL SIERRA PACIFIC POWER COMPANY DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT NOTARY'S SIGNATURE LINDA M. BILLER DOUGLAS COUNTY ÉNGINEER SIGNATURE: Many WHERE WELLS AND SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND MY COMMISSION EXPIRES: 09-11-06 SEWER SERVICE. PRINTED NAME: MICHAEL PRICE THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS IS LIMITED TO AN LINDA M. BIAGGI VERIZON NEVADA INDIVIDUAL SEPTIC SYSTEM APPROVED BY NDEP. NOTARY PUBLIC - NEVADA 1. Smith 2-5-03 PRINTED NAME: TAREN 4. SMITH Appt. Recorded in DOUGLAS CO MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE No.90-2117-5 My Appt. Exp. Sept. 11, 2006 THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION. DOUGLAS SOUTHWEST GAS COMPANY COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES SIGNATURE: PRINTED NAME: LARRY & 13510 2503 SURVEYOR'S CERTIFICATE OR DRAINAGE EASEMENTS. PARCEL OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE I, MATT BERNARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN LOCATION CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY. 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. COUNTY CLERK'S CERTIFICATE 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\_\_\_\_. IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 2821 LANE DAY OF TOUCH, 2003, AND WAS DULY APPROVED. 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART AND ANY LOCAL ORDINANCE IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL. OF THIS MAP. BARBARA REED OUNTY CITTED 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY. DEPHIN mast Ber VICINITY MAP MATT BERNARD, P.L.S. 11172 SCALE: NO SCALE NOTE: A PORTION OF THESE PARCELS MAY BE AFFECTED BY AN EXISTING 4" WATERLINE WHICH CONVEYS MOTT CREEK WATERS FOR 1319-34-002-010 IRRIGATION PURPOSES. THE LOCATION OF HICKEY, DANIEL & LAURIE THE WATERLINE IS UNDETERMINED PER BERNARD & **DOCUMENT NO. 305160.** S89'52'22"E 2729.53 1410.49 755.61 COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE 1319-34-002-023 BETTIE KENNARD KANELOS TRUST IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 28th DAY OF MATCH, 2003. THIS 35' WIDE DITCH IRRIGATION AND MAINTENANCE EASEMENT (9.5' NORTH OF AND 25.5' SOUTH OF EXISTING DITCH CENTERLINE) PER DOC. NO. PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP PARCEL 2 WOODY'S PLACE PARCEL AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN 20.00 ACRES 20.00 ACRES ADDITION, ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAY'S AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. 35' WIDE DITCH IRRIGATION—AND MAINTENANCE EASEMENT (9.5' NORTH OF AND 25.5' SOUTH OF DITCH CENTERLINE) PER THIS MAP EXIST. HOUSE 1319-34-002-018 40' WIDE DITCH IRRIGATION -AND MAINTENANCE EASEMENT (CENTERED BETWEEN PIPES) PER THIS MAP JANICE G. HANSEN POND MIMI B. MOSS EXIST. DITCH PLANNING/ECONOMIC DEVELOPMENT MANAGER PIPELINE 1319-34-002-017 HIXSON, RECORDER'S CERTIFICATE 20' WIDE IRRIGATION AND ----JOHN C. & SHERRY L. EXIST. MAINTENANCE EASEMENT EXIST. OVERHEAD CENTERED OVER EXISTING FILED FOR RECORD THIS 2Nd DAY OF April , 2003, AT POWER LINE CENTER 30' EXIST. PIPELINE) PER DOC. NO. EASEMENT PER ┌∟ 」 EXIST. 37 MINUTES PAST 9 O'CLOCK 4.M., IN BOOK OYO3 OF HOUSE OFFICIAL RECORDS, AT PAGE 774, DOCUMENT NO. 572/80 POND MAINTENANCE EASEMENT PER DOC. NO. 519468 FD. CORNER ON-WELL (1) HOUSE PROPERTY LINE 37' WIDE DITCH IRRIGATION AND MAINTENANCE EASEMENT RECORDED AT THE REQUEST OF TERRY A. GALLAGHER. (EXIST. FENCE 80' R/W-APPROX. 2.5' SOUTH (10.5' WEST OF AND 26.5' EAST OF DITCH OF PROPERTY LINE) -10' IRRIGATION AND HOUSE -CENTERLINE) PER THIS —12' PRIVATE EQUESTRIAN EASEMENT PER BK. 596, PG. 2128 MAINTENANCE IRRIGATION AND MAINTENANCE EASEMENT EASEMENT PER DOC. NO. 519468 555.61 HANSEN 654.88' LANI 1210.49 SCALE: 1" = 200' SHEET 1 OF ₹ WEST 5178.36 FD. CORNER ON PROPERTY BASIS BEARING LINE (EXIST. FENCE -50' PRIVATE ACCESS 50' OVERHEAD -FD. U.S.G.L.O.-EASEMENT PER DOC. NO. 305160 POWERLINE EASEMENT PER DOC. NO. 21625 PARCEL MAP APPROX. 5.5' SOUTH OF BRASS CAP PROPERTY LINE) FD. 1939 U.S.G.L.O. LDA 02-080 1219-03-001-059 1219-03-001-058 1219-03-001-061 BRASS CAP STONE FAMILY TRUST STONE FAMILY TRUST DUBIN INVESTMENT GROUP LLC LEGEND BASIS OF BEARING TERRY A. GALLAGHER FOUND SECTION CORNER AS NOTED WEST -- SOUTH LINE OF SECTION 34, T.13N., R.19E., M.D.M. ---- EXISTING PIPELINE PER RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ---- EXISTING DITCH ADJUSTMENT FOR HELEN M. CLARK TRUST AND LONNIE D. O FOUND 5/8" REBAR WITH PLASTIC CAP PLS 6899 LOCATED WITHIN A PORTION OF THE SOUTH 1/2 EXISTING WELL NGINEERING INC MASON AND ALICE EIDE-MASON RECORDED AS DOCUMENT FOUND 5/8" REBAR RLS 1586 PER DOCUMENT NO. 89686 SECTION 34, T.13N., R.19E., M.D.M. NO. 387655. 603 ESMERALDA AVENUE / POST OFFICE BOX 2229 DOUGLAS COUNTY, NEVADA O FOUND 3/4" IRON PIPE RLS 3519 MINDEN, NEVADA 89423 A FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172 PHONE: (775) 782-2322 / FAX: (775) 782-7084 535-02-02 53502PM.dwg WEB SITE: WWW.ROANDERSON.COM ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172 09/11/02