

NOTES

- EXISTING ZONING IS RA-5.
- MASTER PLAN DESIGNATION IS RR.
- 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.
- ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUB-DIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
- DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOTS WHERE WELLS AND SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.
- 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 OF THE PARCEL.
- INDIVIDUAL SANITARY SEPTIC DISPOSAL SYSTEMS SHALL EMPLOY DENITRIFICATION UNITS. THE DENITRIFICATION UNITS MUST BE ON NEVADA DIVISION OF ENVIRONMENTAL PROTECTION'S LIST OF APPROVED DENITRIFICATION SYSTEMS. MAINTENANCE OF THE DENITRIFICATION UNITS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.
- OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED UNLESS PERMITTED BY AUTHORIZING AGENCY.
- ALL UTILITIES SHALL BE UNDERGROUND.
- COMBUSTIBLES SHALL BE CLEARANCES WITHIN 30 FEET OF ALL STRUCTURES.
- EACH DWELLING USING WATER SUPPLIED FROM A WELL SHALL BE PROVIDED WITH PRESSURIZED WATER STORAGE IN EXCESS OF 300 GALLON CAPACITY.
- ELECTRICAL SERVICE TO WATER SOURCE TO BE SEPARATE FROM ALL OTHER ELECTRICAL SERVICE.
- IT IS THE EXPRESSED RESPONSIBILITY OF THE PROPERTY OWNER TO INSURE ACCURATE PLACEMENT AND LOCATION OF WELLS AND SEPTIC SYSTEMS ON EACH INDIVIDUAL PARCEL DESIGNATED ON THIS MAP. NEVADA STATE LAW REQUIRES A 100' MINIMUM SEPARATION BETWEEN A CASED WELL AND A SEPTIC SYSTEM.

OWNER'S CERTIFICATE

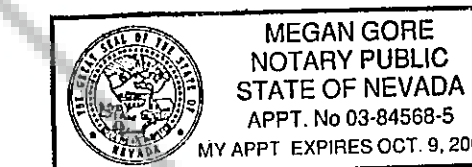
I, ANNETTE R. JONES
CERTIFY THAT I AM THE LEGAL OWNER OF THIS PARCEL, AND DO HEREBY GRANT PERMANENT EASEMENTS FOR UTILITY INSTALLATION AND DRAINAGE AND ROADS AS DESIGNATED ON THIS MAP. I CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

Annette R. Jones
ANNETTE R. JONES

STATE OF NEVADA

COUNTY OF DOUGLAS S.S.

ON THIS 21 DAY OF January, IN THE YEAR 2004 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED ANNETTE R. JONES, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY AND THAT BY HER SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL.



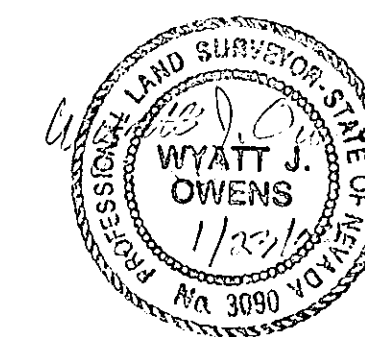
Megan Gore
NOTARY PUBLIC
MY COMMISSION EXPIRES: Oct. 9, 2007

SURVEYOR'S CERTIFICATE

I, WYATT A. OWENS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ANNETTE JONES
- THE LANDS SURVEYED LIE WITHIN SECTION 35, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M., AND THE SURVEY WAS COMPLETED ON JANUARY 9, 2003.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

1/23/04 Wyatt A. Owens
DATE WYATT A. OWENS, PLS 3090



COUNTY ENGINEER'S CERTIFICATE

I, CARL RUSCHMEYER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT. THE APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED TO INSURE THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS.

4/13/04 Carl Ruschmeyer
DATE DOUGLAS COUNTY ENGINEER

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 13th DAY OF April 2004 AND WAS DULY APPROVED. IN ADDITION ALL OFFERS OF DEDICATION FOR PUBLIC ROADWAYS AND OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Barbara Reed
BARBARA REED
DOUGLAS COUNTY CLERK
Myra Gault
DEPUTY CLERK

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 20th DAY OF APRIL 2004, AT 02 MINUTES PAST 3 O'CLOCK P. M. IN BOOK 0404 OF OFFICIAL RECORDS PAGE 9522, DOCUMENT NUMBER 0070719 RECORDED AT THE REQUEST OF WYATT J. OWENS.
Barbara Reed
DOUGLAS COUNTY RECORDER

COUNTY TAX COLLECTOR 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. 1320-35-001-015)

Barbara J. Reed 4/14/04

BARBARA J. REED
DOUGLAS COUNTY CLERK-TREASURER
AND EX-OFFICIO TAX COLLECTOR

By: Jerry Spindler, Chief Deputy Treasurer

UTILITY COMPANIES CERTIFICATE

WE, THE UNDERSIGNED COMPANIES, HEREBY ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

1-21-04 Michael Price
DATE SIERRA PACIFIC POWER CO. MICHAEL PRICE
1-23-04 Debbie Payne
DATE VERIZON DEBBIE PAYNE

TITLE COMPANY CERTIFICATE

THIS IS TO CERTIFY THAT ANNETTE R. JONES IS/ARE THE ONLY PARTY(S) HAVING RECORD 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:

DEED of TRUST Recorded in Book 1114
PAGE 1764 # 190566

4020707253
1/8/04 Judice R. Coulson
DATE STEWART TITLE

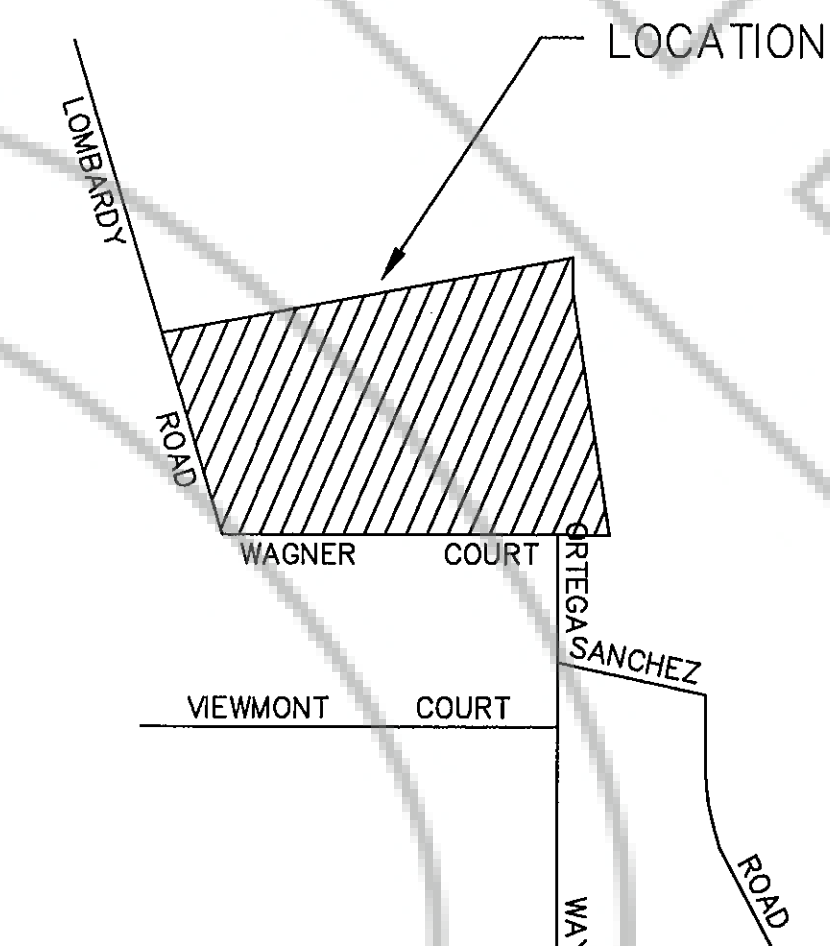
UTILITY EASEMENTS

- THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY MADE A PART OF THIS MAP:
- A 7.5' PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES.
 - A 5' PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED BEFORE THE COMMUNITY DEVELOPMENT DEPARTMENT ON THE 13th DAY OF April 2004 AND WAS DULY APPROVED; THE OFFER OF DEDICATION OF THE PUBLIC ROAD IS REJECTED WITH THE RESERVATION TO ACCEPT THE OFFER AT A LATER DATE. FURTHERMORE, THIS MAP IS IN SUBSTANTIAL CONFORMANCE WITH ALL APPLICABLE PROVISIONS OF STATE STATUTES AND COUNTY CODES.

4-13-04 Mimi Moss
DATE MIMI MOSS, PLANNING/ECONOMIC DEVELOPMENT MANAGER



VICINITY MAP

NOT TO SCALE

FINAL PARCEL MAP #LDA 03-030
FOR
ANNETTE R. JONES
WITHIN THE NW1/4 OF SECTION 35,
T. 13 N., R. 20 E., M.D.B. & M.
DOUGLAS COUNTY, NEVADA

