

OWNERS CERTIFICATE:

WE, STEVE AND SUZANNE C. BROWN, CERTIFY THAT WE ARE THE LEGAL OWNERS OF THIS PARCEL OF LAND, AND DO HEREBY GRANT PERMANENT EASEMENTS FOR UTILITY INSTALLATION, PUBLIC ROAD RIGHT-OF-WAY AND THE PRIVATE DRAINAGE AS SPECIFICALLY DESIGNATED ON THIS MAP AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

Steve Brown 6-4-04 DATE
SUZANNE C. BROWN 6-4-04 DATE

NOTARY CERTIFICATE:

STATE OF NEVADA
COUNTY OF Douglas } S.S.

ON THIS 4th DAY OF June 2004 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, STEVE BROWN AND SUZANNE C. BROWN, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

MY COMMISSION EXPIRES ON July 20th 2005

BY: Linda M. O'Neill
NOTARY PUBLIC
LINDA M. O'NEILL
Notary Public - State of Nevada
Appointment recorded in County of Douglas
My Appointment Expires July 20, 2005
01-70733-5

TITLE 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.

DEED OF TRUST IN FAVOR OF LEE W. BERGEVIN
ETAL RECORDED: 02/20/03, BOOK 0203 AT PAGE 7607

James D. Rose 05-14-04 DATE
BY: JAMES D. ROSE, V.P.
TITLE COMPANY STEWART TITLE

COUNTY ENGINEER'S CERTIFICATE:

I, CARL RUSCHMEYER, P.E., COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT. FURTHERMORE ALL IMPROVEMENTS AS REQUIRED BY THIS MAP ARE COMPLETE.

Carl Ruschmeyer 6/11/04 DATE
CARL RUSCHMEYER, P.E.
DOUGLAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 11th DAY OF June 2004. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION ALL OFFERS OF DEDICATION FOR PUBLIC ROADWAYS AND OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT THE OFFER AT A LATER DATE.

Mimi Moss 6-11-04 DATE
PLANNING/ECONOMIC DEVELOPMENT MANAGER

PUBLIC UTILITY CERTIFICATE:

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

Michael Price 6-4-04 BY: SIERRA PACIFIC POWER Co.
LARRY GAYSON 6/16/04 BY: SOUTHWEST GAS Co.
S. Crossman 06-04-04 BY: LYNOEN CROSSMAN VERIZON

NOTES:

- 1. TOTAL AREA TO BE SUBDIVIDED: 83.08 AC. (LOTS) + 3.42 AC. (ROADS) = 86.50 AC.
2. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
3. THE 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.
4. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL WITHIN A DRAINAGE EASEMENT IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
5. PUBLIC UTILITY EASEMENTS (P.U.E.) SHALL BE 5.00' ON ALL SIDES AND REAR LOT LINES, AND 7.50' ADJACENT TO STREETS.
6. DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT WHERE WELLS AND SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.
7. THE USE OF 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.
8. THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS IS LIMITED TO ENGINEERED SYSTEMS APPROVED BY NEVADA STATE HEALTH.
9. THE LIMITS OF THE BUILDING PADS SHOWN ON THIS MAP ARE APPROVED BY FEMA CLOMR-F (CONDITIONAL LETTER OF MAP REVISION-FILL) CASE No. 04-09-0739-X. ANY CHANGES TO BUILDING PAD LOCATIONS, CONFIGURATIONS, OR ELEVATIONS SHALL REQUIRE A NEW CLOMR-F AND/OR LOMR-F APPROVED BY FEMA.
10. THE PARENT PARCEL, PARCEL 2A, WILL BE REQUIRED TO COMPLY WITH TITLE 20.100.040 IF AT ANY TIME IN THE FUTURE THE PARCEL CONNECTS TO THE PUBLIC WATER SYSTEM.

REFERENCE DOCUMENTS

RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR STEVE AND SUZANNE C. BROWN, RECORDED IN BOOK 403, PAGE 12074, AS DOCUMENT No. 574619

RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR LEE W. & SHARON BERGEVIN, RUSSELL FAMILY TRUST AND DRESSLER FAMILY TRUST, RECORDED IN BOOK 600, PAGE 6236, AS DOCUMENT No. 495047, OFFICIAL RECORDS OF DOUGLAS COUNTY.

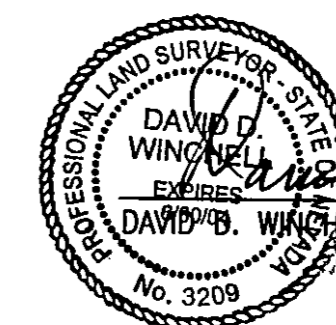
BASIS OF BEARINGS

THE BEARING N 19°00'58" W, BEING THE EASTERLYMOST PROPERTY LINE OF ADJUSTED PARCEL 1, RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR LEE W. & SHARON BERGEVIN, RUSSELL FAMILY TRUST AND DRESSLER FAMILY TRUST, RECORDED IN BOOK 600, PAGE 6236, AS DOCUMENT No. 495047, RECORDS OF DOUGLAS COUNTY, NEVADA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

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 LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF STEVE & SUZANNE C. BROWN.
2. THE LANDS SURVEYED LIE WITHIN PORTIONS OF SECTIONS 2 AND 11, T. 12 N., R. 19 E., M.D.B. & M. AND WAS COMPLETED ON APRIL 12, 2004.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS DEPICTED ON THE PLAT SHALL ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED.



David D. Winchell 6/07/04 DATE
P.L.S. 3209

COUNTY CLERK'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 11th DAY OF June 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 THE OFFER AT A LATER DATE.

Barbara J. Reed 6-14-04 DATE
BARBARA J. REED
DOUGLAS COUNTY CLERK-TREASURER

COUNTY TAX COLLECTOR'S CERTIFICATE:

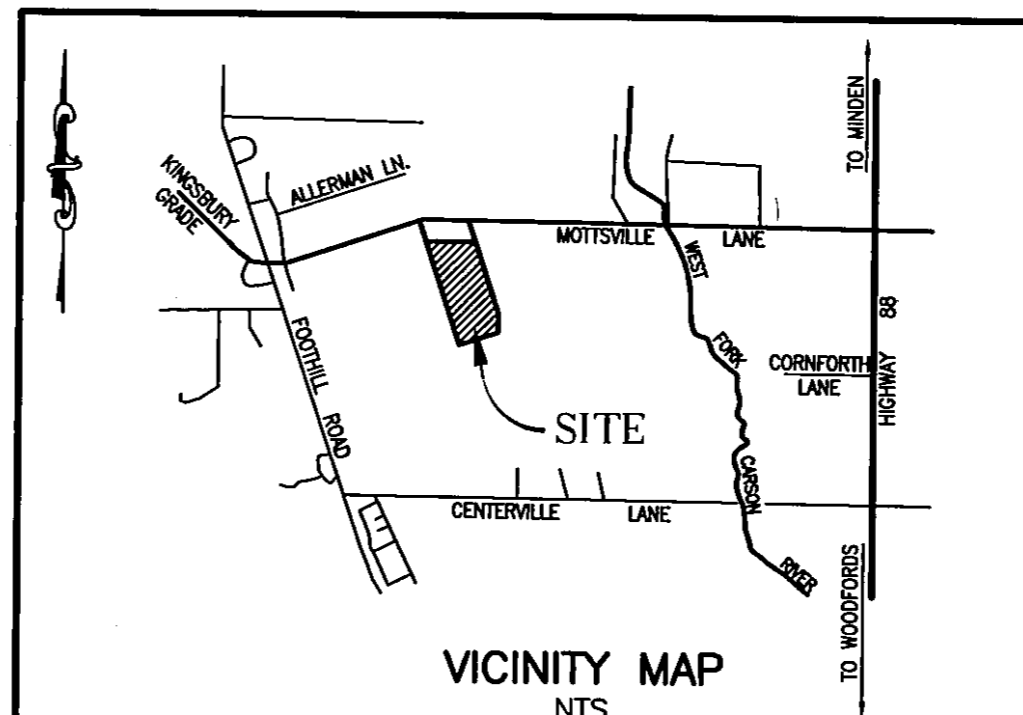
I BARBARA J. REED, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR DO HEREBY CERTIFY THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID. (APN 1219-02-000-020)

Barbara J. Reed 6/14/04 DATE
BARBARA J. REED
DOUGLAS COUNTY CLERK-TREASURER
By: Jerry Lundquist
Chief Deputy Treasurer

COUNTY RECORDER'S CERTIFICATE:

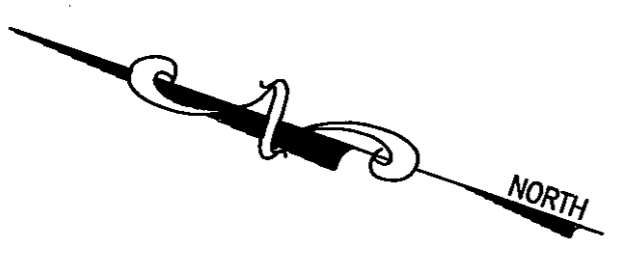
FILED THIS 15th DAY OF June 2004 AT
47 MINUTES PAST 9 O'CLOCK A.M. IN BOOK 0604
AT PAGE 7430, DOCUMENT NUMBER 616151
RECORDED AT THE REQUEST OF STEVE BROWN.

Werner Christen
BY: Pamela Kronenberg, Deputy
DOUGLAS COUNTY RECORDER



PARCEL MAP LDA #03-032
FOR
MOTTSVILLE MEADOWS
LOCATED WITHIN PORTIONS OF SEC. 2 AND 11, T. 12 N., R. 19 E., M.D.B. & M. BEING ADJUSTED PARCEL 2-A PER RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR STEVE & SUZANNE C. BROWN, RECORDED IN BOOK 403, PAGE 12074, AS DOCUMENT No. 574619
DOUGLAS COUNTY NEVADA
SHEET 1 OF 3 SHEETS



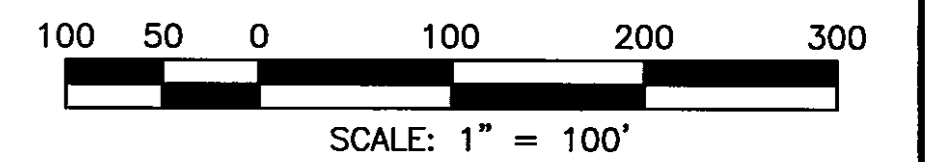


**CURVE DATA**

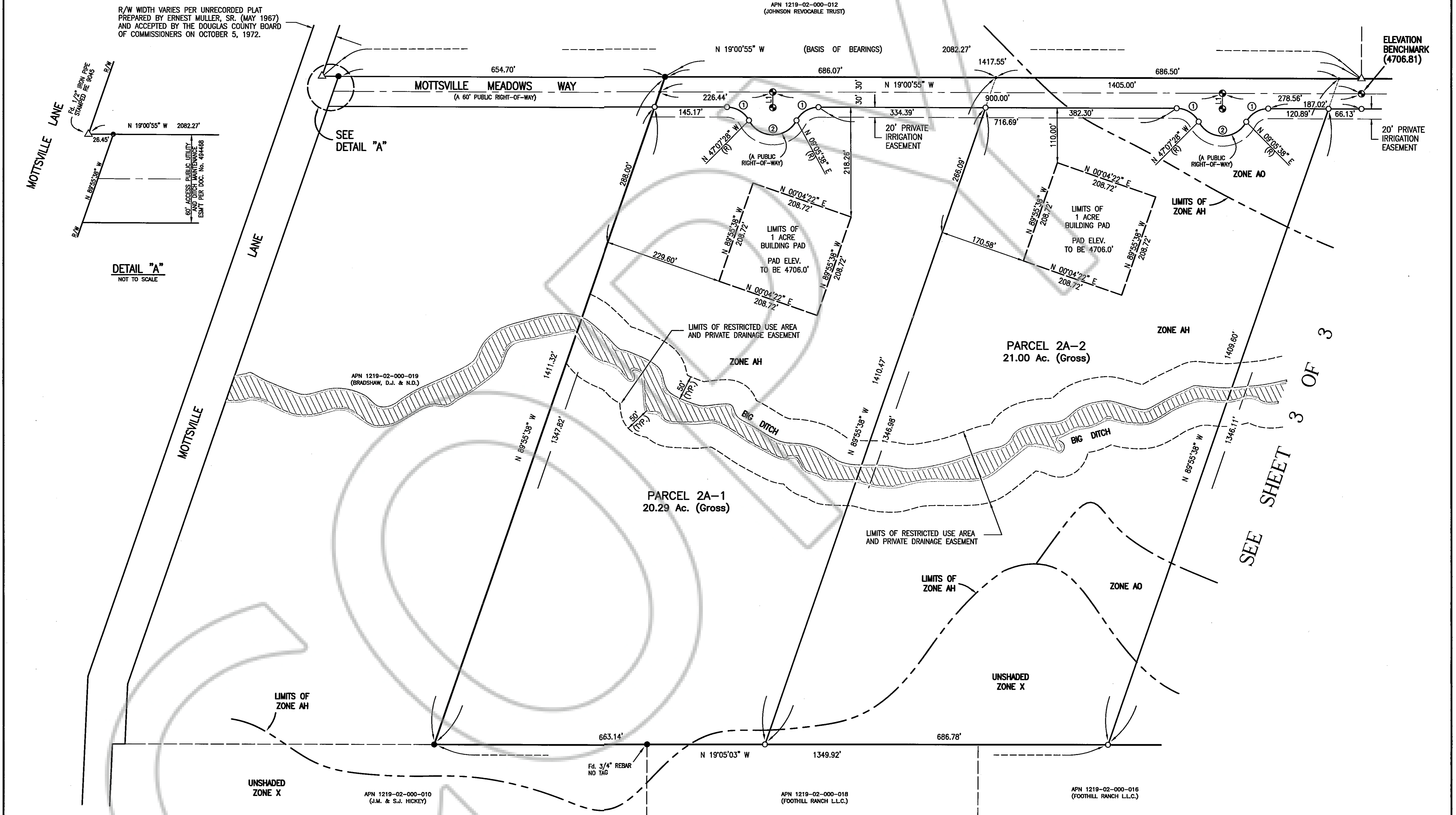
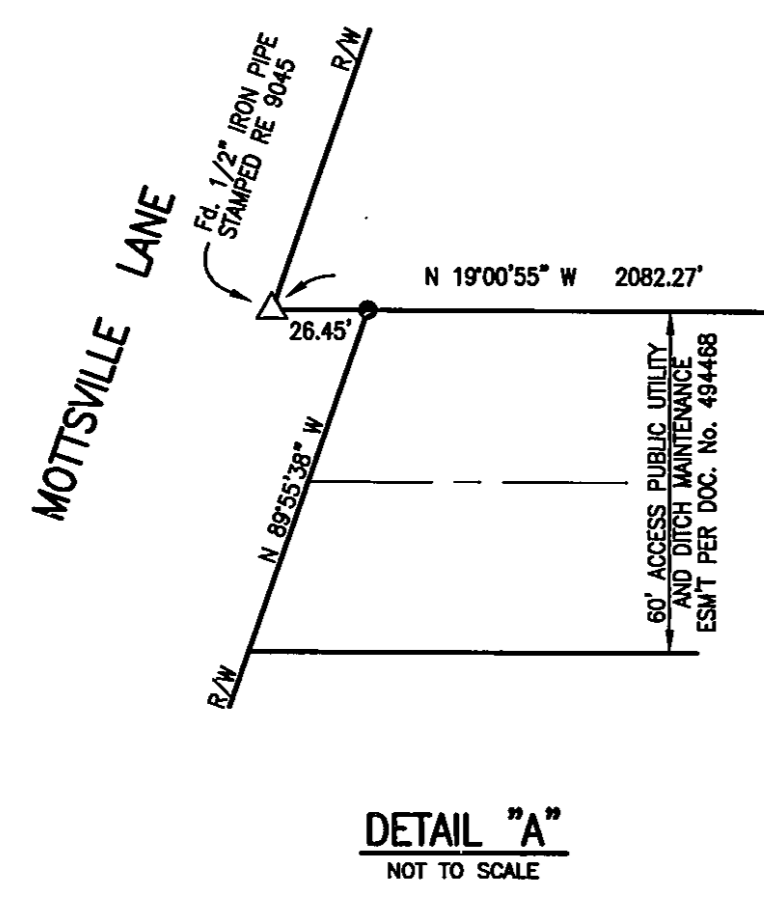
NO.	Δ	R	L	T
1	61°53'27"	50.00'	54.01'	29.98'
2	123°46'53"	54.00'	116.66'	101.09'

**LINE DATA**

BEARING	DIST
L1 N 70°59'05" E	31.00'



R/W WIDTH VARIES PER UNRECORDED PLAT PREPARED BY ERNEST MULLER, SR. (MAY 1967) AND ACCEPTED BY THE DOUGLAS COUNTY BOARD OF COMMISSIONERS ON OCTOBER 5, 1972.



**NOTES:**  
 1. FLOOD ZONE DESIGNATION: UNSHADED ZONE X, ZONE AO (DEPTH 1) & ZONE AH, FIRM PANEL No. 32005C0240 F MAP DATED NOVEMBER 8, 1999

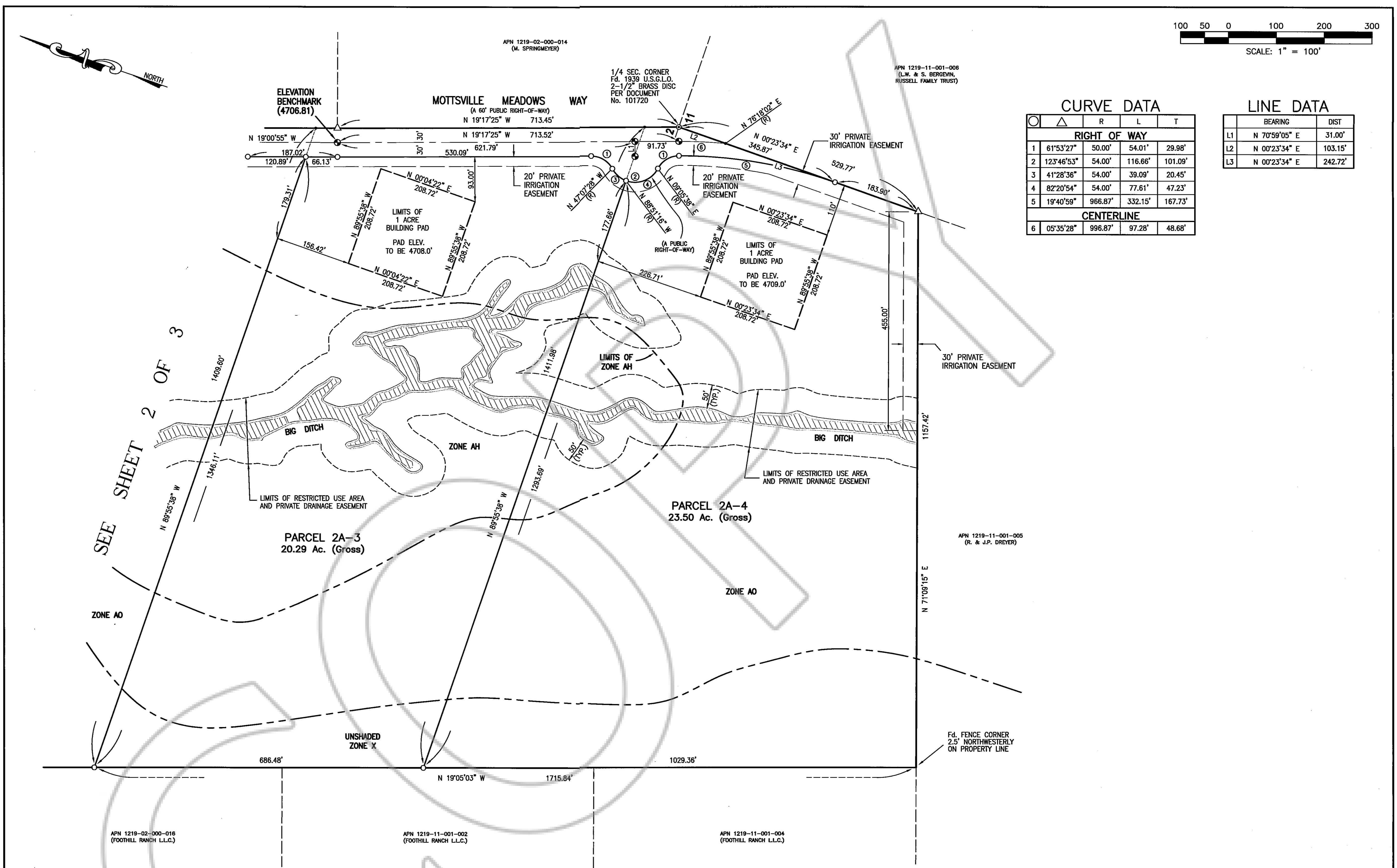
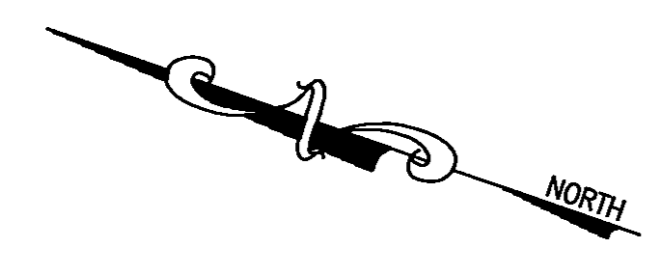
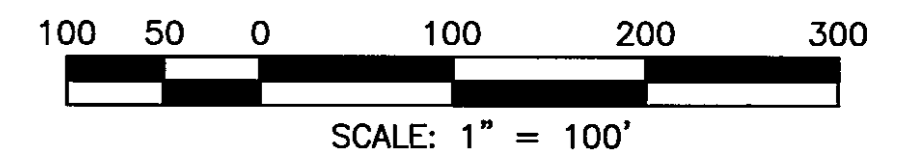
- LEGEND**
- - INDICATES SET 5/8" REBAR AND CAP P.L.S. 3209
  - - INDICATES Fd. 5/8" REBAR & CAP P.L.S. 3209 OR AS NOTED
  - △ - INDICATES Fd. 1/2" IRON PIPE, NO TAG OR AS NOTED
  - - CALCULATED POINT, NOTHING FOUND OR SET
  - ⊕ - INDICATES Fd. 1/4 SECTION CORNER AS NOTED
  - DESIGNATED WETLANDS - WATERS OF THE UNITED STATES DEPARTMENT OF ARMY AUTHORIZATION MAY BE REQUIRED PRIOR TO PLACING ANY DREDGE OR FILL MATERIAL INTO WATERS OF THE UNITED STATES

**PARCEL MAP LDA #03-032**  
 FOR  
**MOTTSVILLE MEADOWS**

LOCATED WITHIN PORTIONS OF SEC. 2 AND 11, T. 12 N., R. 19 E., M.D.B. & M. BEING ADJUSTED PARCEL 2-A PER RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR STEVE & SUZANNE C. BROWN, RECORDED IN BOOK 403, PAGE 12074, AS DOCUMENT No. 574619

DOUGLAS COUNTY NEVADA  
 SHEET 2 OF 3 SHEETS

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



**CURVE DATA**

Station	R	L	T
<b>RIGHT OF WAY</b>			
1	61°53'27"	50.00'	54.01'
2	123°46'53"	54.00'	116.66'
3	41°28'36"	54.00'	39.09'
4	82°20'54"	54.00'	77.61'
5	19°40'59"	966.87'	332.15'
<b>CENTERLINE</b>			
6	05°35'28"	996.87'	97.28'

**LINE DATA**

Station	BEARING	DIST
L1	N 70°59'05" E	31.00'
L2	N 00°23'34" E	103.15'
L3	N 00°23'34" E	242.72'

SEE SHEET 2 OF 3

**NOTES:**  
 1. FLOOD ZONE DESIGNATION: UNSHADED ZONE X, ZONE AO (DEPTH 1) & ZONE AH, FIRM PANEL No. 32005C0240 F MAP DATED NOVEMBER 8, 1999

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  - - INDICATES Fd. 5/8" REBAR & CAP P.L.S. 3209 OR AS NOTED
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 SHEET 3 OF 3 SHEETS

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