

OWNERS CERTIFICATE:

THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS SHOWN ON THIS MAP, DO HEREBY STATE:

- 1) THEY HAVE EXAMINED THIS MAP, AND APPROVE AND AUTHORIZE IT'S RECORDATION;
- 2) THEY AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENTS SHOWN HEREON;
- 3) THEY AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENTS PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE;
- 4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID;
- 5) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER OF THE LAND.

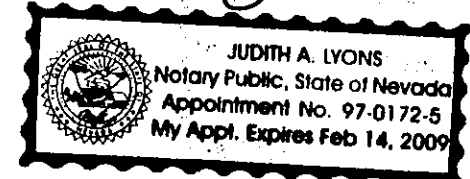
Coy Sanders 4-5-05
COY SANDERS DATE

Nancy Sanders 4-5-05
NANCY SANDERS DATE

STATE OF Nevada } s.s.
COUNTY OF Douglas }

ON THIS 5 DAY OF April, 2005, COY AND NANCY SANDERS, HUSBAND AND WIFE DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT THEY EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

Judith Lyons MY COMMISSION EXPIRES: Feb 14, 2009
NOTARY'S SIGNATURE



COUNTY ENGINEER'S CERTIFICATE:

I CARL RUSCHMEYER, 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 4-7-05
CARL RUSCHMEYER, P.E., 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 27th DAY OF April 2005. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THERE ARE NO PUBLIC ROADS OR OTHER PUBLIC USE ELEMENTS OFFERED FOR DEDICATION AS A PART OF THIS MAP.

Mimi Moss 4-8-05
MIMI MOSS, PLANNING / ECONOMIC DEVELOPMENT MANAGER

COUNTY CLERK'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 27th DAY OF April, 2005, AND WAS DULY APPROVED. THERE ARE NO PUBLIC ROADWAYS OR OTHER PUBLIC USE ELEMENTS OFFERED FOR DEDICATION AS A PART OF THIS MAP.

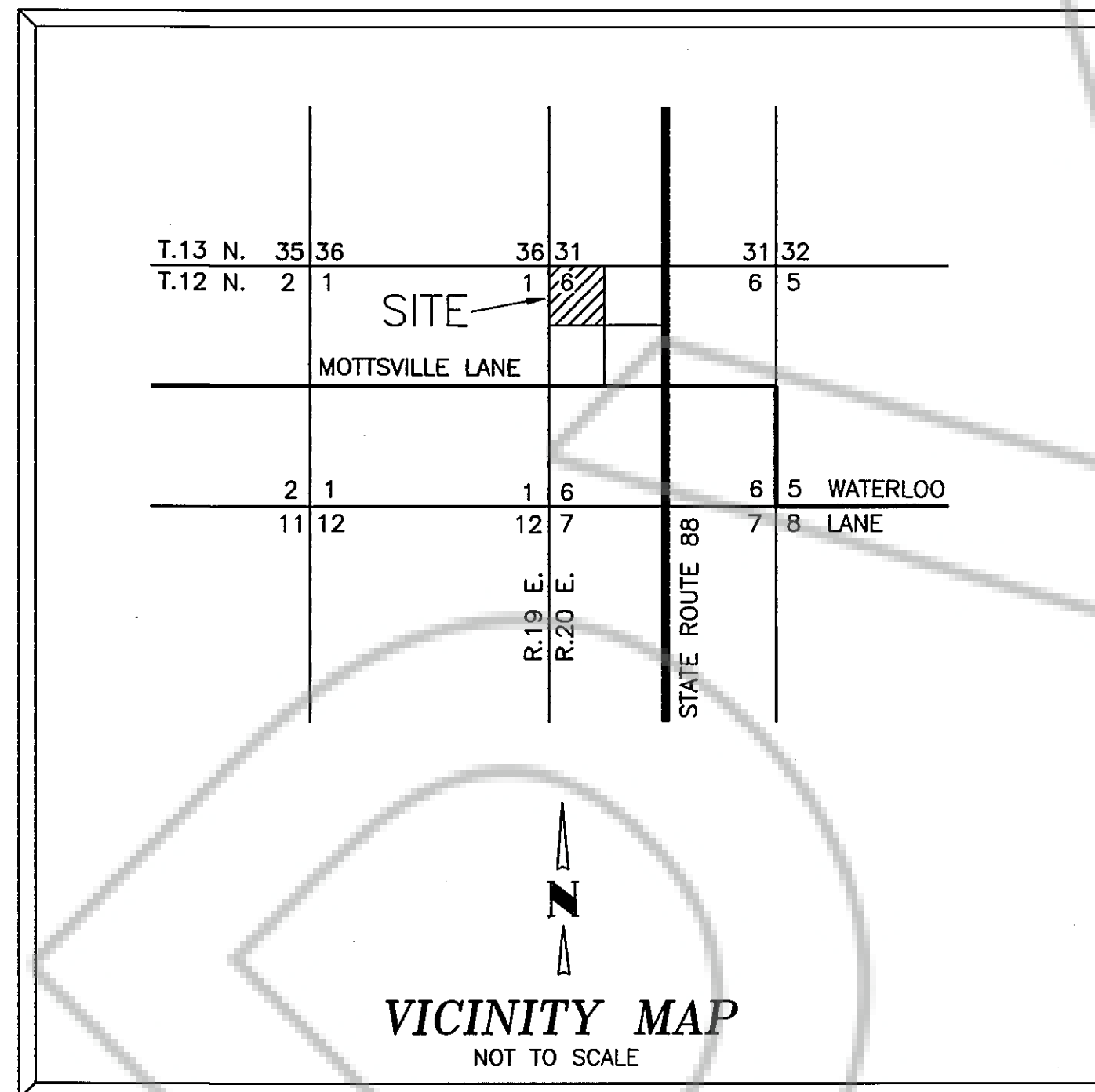
Barbara J. Reed
BARBARA REED, COUNTY CLERK

BASIS OF BEARING:

THE NORTH LINE OF SECTION 6 T12N R20E MDM BEING N89° 58' 09" E AS SHOWN ON RECORD OF SURVEY DOCUMENT # 354909 RECORDED JANUARY 24, 1995.

REFERENCES:

- 1) RECORD OF SURVEY, RECORDED JANUARY 24, 1995 IN BOOK 195, AT PAGE 3157, AS DOCUMENT NO. 354909, OFFICIAL RECORDS.
- 2) LAND DIVISION MAP, RECORDED JUNE 30, 1993 IN BOOK 693, AT PAGE 1076 AS DOCUMENT NO. 311336, OFFICIAL RECORDS.
- 3) RECORD OF SURVEY MAP, RECORDED JUNE 9, 1992 IN BOOK 692, AT PAGE 1672, AS DOCUMENT NO. 280617, OFFICIAL RECORDS.
- 4) PARCEL MAP, RECORDED MARCH 16, 1982, AS DOUMENT NO. 65928, OFFICIAL RECORDS.



EAST FORK FIRE DISTRICT CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE EAST FORK FIRE DISTRICT.

Steve Eisele 4/6/05
STEVE EISELE, FIRE MARSHAL DATE

NOTES:

1. THE TOTAL AREA OF THIS SURVEY IS 41.44 ACRES
2. PUBLIC UTILITY EASEMENTS ON ALL PARCELS ARE 7.5 FEET ON THE STREET SIDE AND 5.0 FEET ON ALL OTHER PROPERTY LINES.
3. THIS MAP IS A DIVISION OF DOCUMENT #354909.
4. THE APPLICANT SHALL MEET THE WATER RIGHTS REQUIREMENT IN TITLE 20.100.040 FOR THE ONE NEW PARCEL BY RELINQUISHING 2.02 AC-FT OF WATER RIGHTS TO THE STATE ENGINEER. 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.
5. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
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 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.
8. MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR PRIVATE ENTITY, INCLUDING A HOMEOWNERS ASSOCIATION. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
9. THE PARCELS BEING CREATED ARE LOCATED IN FLOOD ZONE "X" BEING OUT SIDE THE 500-YEAR FLOOD ZONE PER THE NATIONAL FLOOD INSURANCE RATE MAP 32005C0360 F, DATED NOVEMBER 08, 1999.
10. THE APPLICANT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED.
11. DOUGLAS COUNTY QUESTION 4, THE SUSTAINABLE GROWTH INITIATIVE, WAS APPROVED BY THE VOTERS IN THE 2002 ELECTION, AND IS THE SUBJECT OF PENDING LITIGATION. APPROVAL OF THE SANDERS PARCEL MAP DOES NOT BIND DOUGLAS COUNTY TO THE ISSUANCE OF RESIDENTIAL BUILDING PERMITS, WHICH WILL BE SUBJECT TO APPLICABLE LAW AT THE TIME APPLICATIONS FOR THE ISSUANCE THEREOF ARE FILED.
12. THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS IS LIMITED TO AN ALTERNATIVE SEWAGE DISPOSAL SYSTEM. AN ENGINEERED ABOVE GROUND SEPTIC SYSTEM IS REQUIRED.

SURVEYOR'S CERTIFICATE:

- I, RICHARD D. KNOWLES, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, HEREBY STATE THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF COY AND NANCY SANDERS.
 2. THE LANDS SURVEYED LIE WITHIN SECTION 6 TOWNSHIP 12 NORTH, RANGE 20 EAST M.D.M., DOUGLAS COUNTY, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 16, 2003.
 3. 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.
 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

Richard D. Knowles
RICHARD D. KNOWLES
PLS 10348
EXP. 06/30/05

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT COY AND NANCY SANDERS HUSBAND AND WIFE OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE PARCEL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED 1/29, 2008 ORDER # 2189398, FOR THE BENEFIT OF THE COUNTY OF DOUGLAS, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST AMERICAN TITLE
William J. Swisher
TITLE OFFICER 4-6-05
DATE

William J. Swisher
TITLE OFFICER

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. NO H6 TAXES ✓
A.P.N. 1220-06-001-005

Barbara J. Reed 4-14-05
BARBARA REED, COUNTY CLERK
by Mary Ann Lehner

UTILITY COMPANIES' CERTIFICATE:

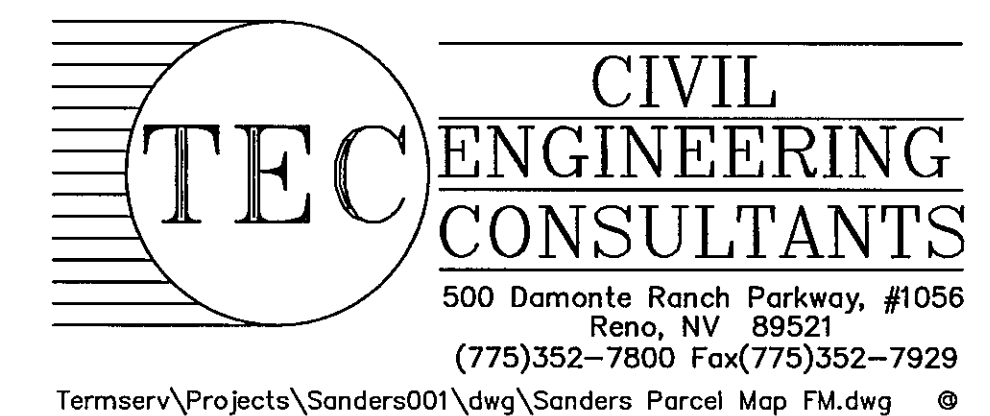
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

Michael Price 4-5-05
SIERRA PACIFIC POWER COMPANY DATE

Michael Price
MICHAEL PRICE

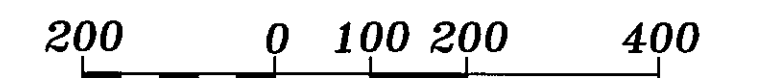
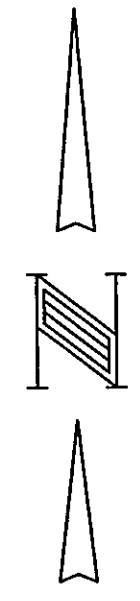
S. Crossman 04-05-05
VERIZON DATE

Lynden Crossman
LYNDEN CROSSMAN

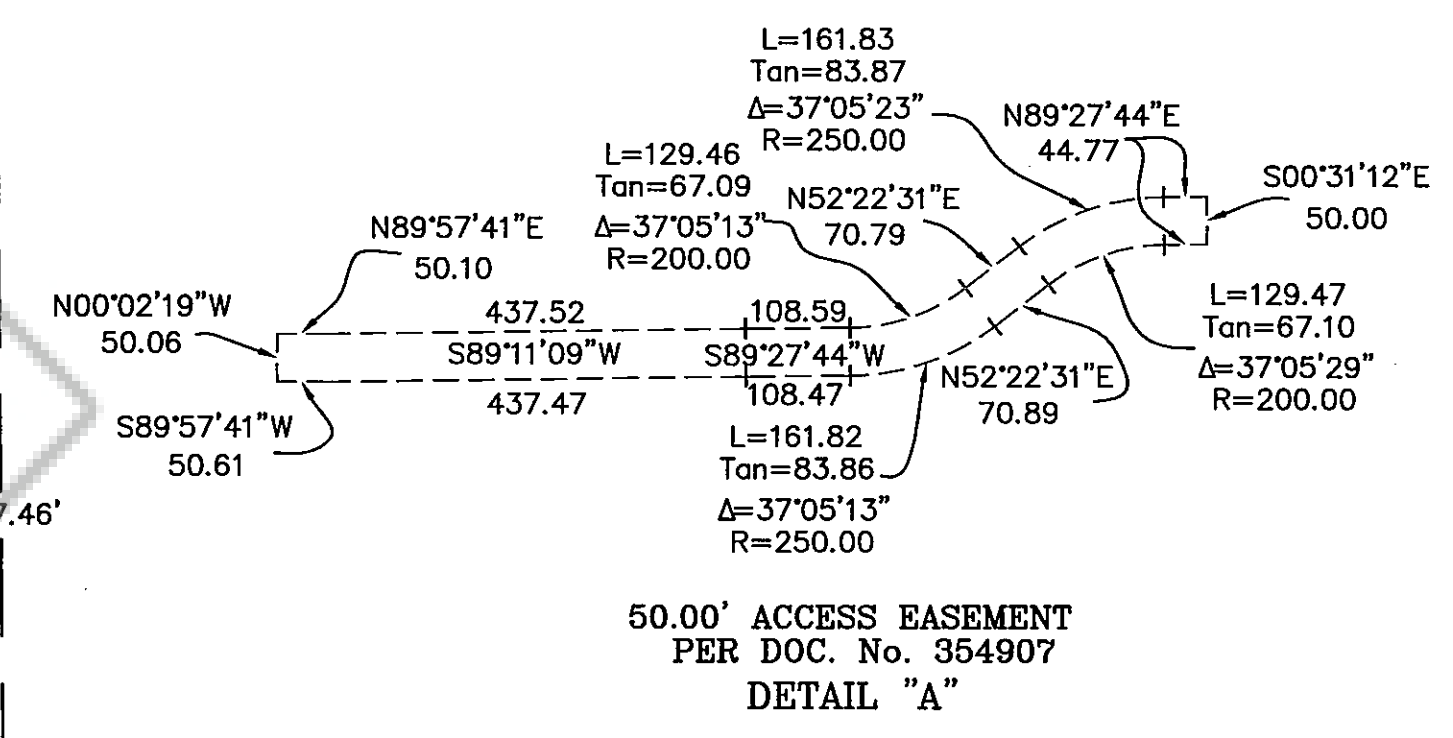
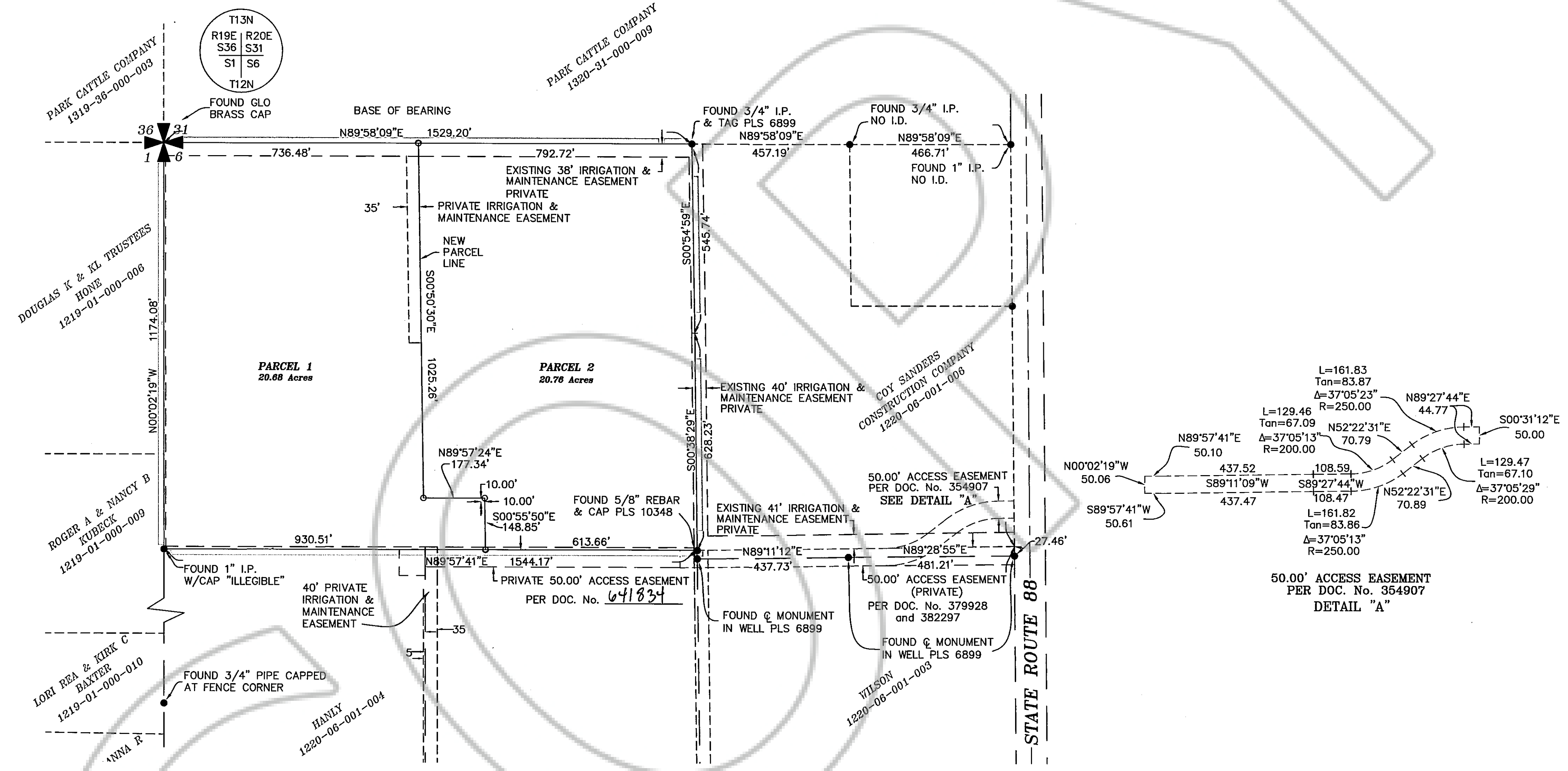


FILE NO. 641836
FILED FOR RECORD AT THE REQUEST OF THE ENGINEERING INC. THIS 15 DAY OF APRIL, 2005, AT 3:00 MINUTES PAST 2 O'CLOCK P.M., OFFICIAL RECORDS OF DOUGLAS COUNTY NEVADA
Werner Christen
COUNTY RECORDER
BY: Barbara J. Reed
DEPUTY
FEE: 31.00

LDA 04-079
PARCEL MAP
FOR
COY & NANCY SANDERS
A PORTION OF ADJUSTED APN 19-100-24 OF RECORD OF SURVEY DOCUMENT No. 354909 RECORDED JANUARY 24, 1995. BEING A PORTION OF THE N.W. 1/4 OF SECTION 6 TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M. DOUGLAS COUNTY SHEET 1 OF 2 NEVADA



SCALE: 1" = 200'



WATER RIGHTS:
 SURFACE WATER PER #19326
 CERT #5447
 SURFACE WATER PER #19327
 CERT #5448
 UNDERGROUND WATER PER #30286
 CLAIM # 217, 218, 219 & 220

LEGEND:

- SET 5/8" REBAR & CAP PLS 10348
- FOUND AS NOTED
- + NOTHING FOUND OR SET DIMENSION POINT
- I.P. IRON PIPE
- ⊕ SECTION CORNER AS NOTED
- ⚡ 1/4 CORNER AS NOTED

TEC CIVIL ENGINEERING CONSULTANTS
 500 Damonte Ranch Parkway, #1056
 Reno, NV 89511
 (775)352-7800 Fax(775)352-7929

LDA 04-079
 PARCEL MAP
 FOR
 COY & NANCY SANDERS
 A PORTION OF ADJUSTED APN 19-100-24 OF RECORD OF SURVEY DOCUMENT No. 354909 RECORDED JANUARY 24, 1995.
 BEING A PORTION OF THE N.W. 1/4 OF SECTION 6 TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M.
 DOUGLAS COUNTY NEVADA
 SHEET 2 OF 2

Termserv\Projects\Sanders001\dwg\Sanders Parcel Map FM.dwg