

VICINITY MAP
NO SCALE

SCALE: 1" = 60'

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:
Wells Fargo - Doc # 574180 / Bank of America - Doc # 623968

Vicky Morrison 3-21-05
VICKY MORRISON, PRESIDENT DATE
MARGUIS TITLE & ESCROW, INC.

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 13TH DAY OF April, 2005. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP AND ALL OFFERS OF DEDICATION FOR PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE

Mimi B. Moss 4-18-05
MIMI B. MOSS DATE
PLANNING/ECONOMIC DEVELOPMENT MANAGER

COUNTY ENGINEER'S CERTIFICATE

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

Carl Ruschmeyer 4/18/05
CARL RUSCHMEYER, P.E. DATE
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. 1420-34-201-055) **NO AG TAXES**

Barbara J. Reed 4-19-05
BARBARA J. REED DATE
DOUGLAS COUNTY CLERK-TREASURER
by *Mary Ann Lester*

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: *Maui Rice* DATE: 3-17-05
PRINTED NAME: MAUI RICE

VERIZON
SIGNATURE: *Debbie Payne* DATE: 3-17-05
PRINTED NAME: DEBBIE PAYNE

SOUTHWEST GAS COMPANY
SIGNATURE: *Lisbeth Gibson* DATE: 3/17/05
PRINTED NAME: LISBETH GIBSON

NOTES

TOTAL AREA TO BE DIVIDED: 2.50 ACRES

THIS MAP IS A DIVISION OF PARCEL 1 AS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR LAWRENCE W. AND JOELLEN LESTER RECORDED MARCH 25, 2003 AS DOCUMENT NO. 571058.

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.

ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER N.R.S. 278.462(3).

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 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.

THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS IS LIMITED TO DENITRIFYING SYSTEMS APPROVED BY THE STATE BUREAU OF HEALTH PROTECTION.

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.

THE PARENT PARCEL, PARCEL 1, 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.

BASIS OF BEARING

N00°09'10"E - THE WESTERLY LINE OF PARCEL 1 AS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR LAWRENCE W. AND JOELLEN LESTER RECORDED MARCH 25, 2003 AS DOCUMENT NO. 571058.

LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP PLS 3204
- FOUND 1/2" IRON PIPE - NO TAG
- FOUND 5/8" REBAR WITH PLASTIC CAP PLS 6200
- ⊙ FOUND CENTERLINE MONUMENT IN WELL PER DOC. NO. 571058
- ⊕ FOUND 1/4 SECTION CORNER, MONUMENT IN WELL
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172
- (R) RECORD POSITION PER THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR LAWRENCE W. AND JOELLEN LESTER RECORDED MARCH 25, 2003 AS DOCUMENT NO. 571058.
- (M) MEASURED POSITION

OWNER'S CERTIFICATE

WE, LAWRENCE W. LESTER & JOELLEN LESTER, CERTIFY THAT WE ARE THE LEGAL OWNERS OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR UTILITY INSTALLATION AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

Joellen Lester 3-18-05
JOELLEN LESTER DATE

Lawrence W. Lester 3-18-05
LAWRENCE W. LESTER DATE

COUNTY OF DOUGLAS
STATE OF NEVADA

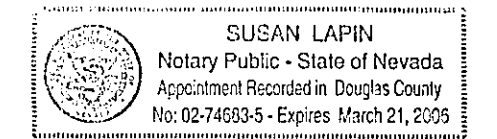
SS:

ON THIS 18TH DAY OF March, 2005, IN THE YEAR 2005, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED LAWRENCE W. LESTER & JOELLEN LESTER, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY'S SIGNATURE

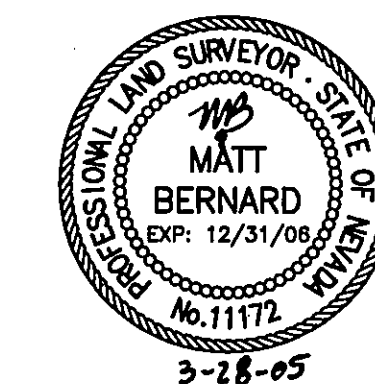
MY COMMISSION EXPIRES: 3-21-06



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 LAWRENCE W. & JOELLEN LESTER.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, T.14N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 3-28-05
- 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

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 19TH DAY OF April, 2005 AT 30 MINUTES PAST 3 O'CLOCK P.M., IN BOOK 0405 OF OFFICIAL RECORDS, AT PAGE 7555, DOCUMENT NO. 642168
RECORDED AT THE REQUEST OF LAWRENCE W. & JOELLEN LESTER.

Pamela Kronenberg, Deputy
DOUGLAS COUNTY RECORDER

SCALE: 1" = 60' SHEET 1 OF 1

PARCEL MAP
LDA 04-014
FOR
LAWRENCE W. & JOELLEN LESTER

LOCATED WITHIN A PORTION OF THE NW1/4,
SECTION 34, T.14N., R.20E., M.D.M.
DOUGLAS COUNTY, NEVADA

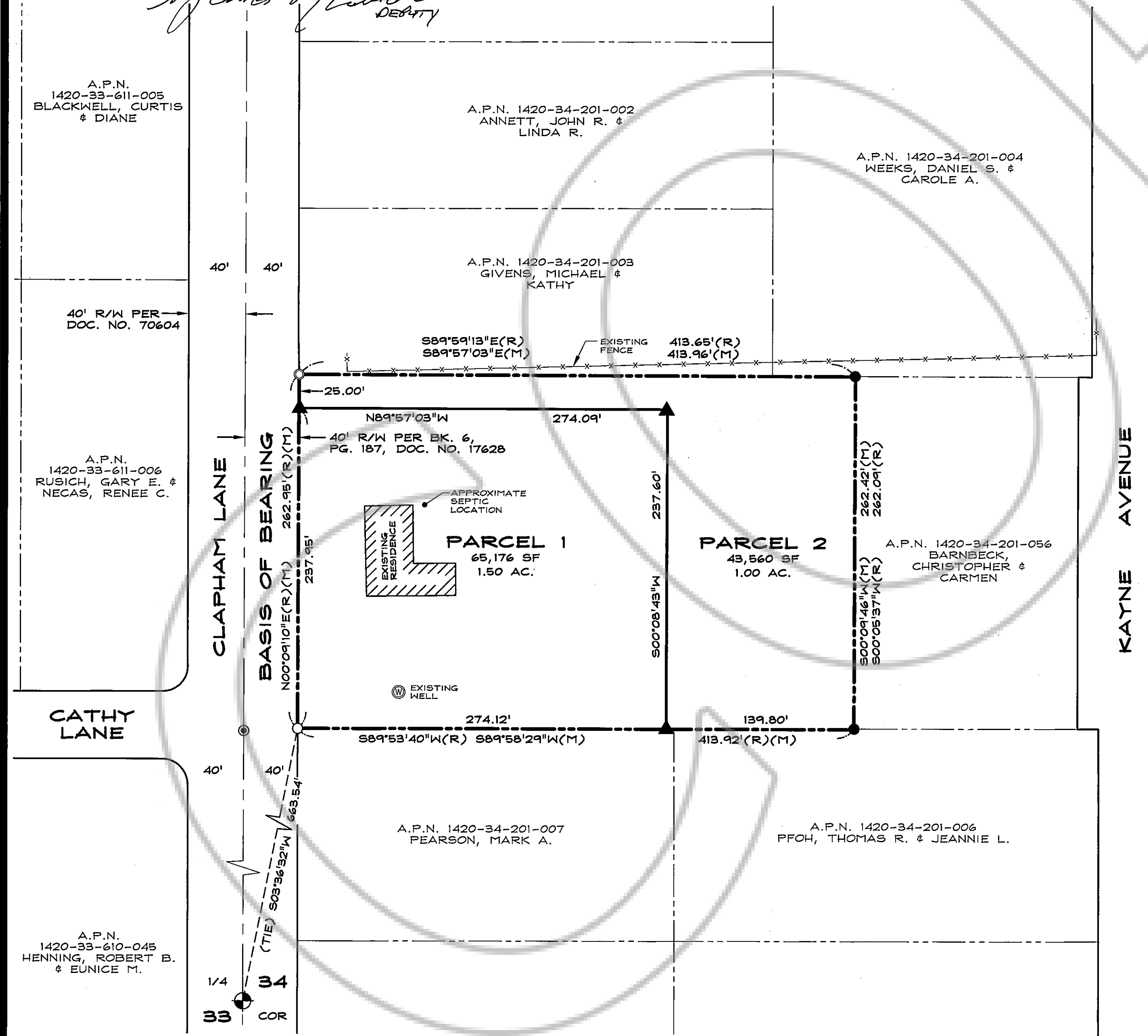
1131-01-03
113101PM.DWG

02/28/05

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, 2005, AND WAS DULY APPROVED. THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP AND ALL OFFERS OF DEDICATION FOR PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Barbara J. Reed 4-19-05
BARBARA REED DATE
COUNTY CLERK
by *Carolyn G. Lester* DEPUTY



Z:\PROJECTS\113101\113101.dwg, 03/14/2005 04:00:40 PM, Chibon

