

VICINITY MAP  
NO SCALE

**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:  
Deed of Trust recorded 9-20-02, Book 0902, Page 4803 Doc. # 552454

*Elynn Coyne* 10-24-05  
Elynn Coyne DATE  
MARQUIS TITLE AND ESCROW INC.

**COUNTY ENGINEER'S CERTIFICATE**

I, CARL RUSCHMEYER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; AND ALL PHYSICAL IMPROVEMENTS AS REQUIRED BY THE PARCEL MAP REGULATIONS HAVE BEEN COMPLETED; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

*Carl Ruschmeyer* 10/24/05  
CARL RUSCHMEYER, P.E. 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 27th DAY OF October, 2005, 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 J. Reed* 10-27-05  
BARBARA REED DATE  
COUNTY CLERK  
*Carl M. Culbreth* DEPUTY

**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. 1420-34-401-001)

*Barbara J. Reed* 10-31-05  
BARBARA J. REED DATE  
DOUGLAS COUNTY CLERK-TREASURER  
*Mary Ann Wilmer*

**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: *Michael Paves* DATE: 10-24-05  
PRINTED NAME: Michael Paves

VERIZON NEVADA  
SIGNATURE: *J. Cassman* DATE: 10-24-05  
PRINTED NAME: JYNDEN CASSMAN

SOUTHWEST GAS COMPANY  
SIGNATURE: *Ron Castle* DATE: 10-24-05  
PRINTED NAME: Ron Castle

**NOTES**

TOTAL AREA TO BE DIVIDED: 3.53 AC.

THE PARCELS SHOWN HEREON LIE WITHIN THE SHADED 'X' FLOOD ZONE AS SAID PARCEL PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, NEVADA, MAP NUMBER 32005C0090 F DATED NOVEMBER 8, 1999.

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).

PARCEL 1 AND PARCEL 3, SHALL BE REQUIRED TO SATISFY THE WATER RIGHTS REQUIREMENTS OF TITLE 20.100.040 PRIOR TO CONNECTING TO THE PUBLIC WATER SYSTEM.

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 NDEP.

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.

**BASIS OF BEARING**

N00°08'48"E - THE CENTERLINE OF CLAPHAM LANE AS SHOWN ON THE RECORD OF SURVEY FOR WILLIAM B. ROUNTT RECORDED ON SEPTEMBER 25, 2000 AS DOC. NO. 500024.

**LEGEND**

- ✦ FOUND SECTION CORNER - 2" ALUMINUM PIPE
- ▲ FOUND 1/4 CORNER - MONUMENT IN WELL
- FOUND 5/8" REBAR WITH PLASTIC CAP PLS 3209
- FOUND 5/8" REBAR WITH PLASTIC CAP PLS 3090
- ◎ FOUND 5/8" REBAR AND TAG LS 1350
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 6899
- (D) KUYPER DEED RECORDED SEPTEMBER 20, 2002 IN BK. 0902, AT PG. 6801 AS DOC. NO. 552653
- (R1) ARTEMESIA SUBDIVISION RECORDED AUGUST 10, 1959 AS DOC. NO. 14758
- (R2) THE RE-SUBDIVISION OF PORTIONS OF ARTEMESIA SUBDIVISION RECORDED APRIL 23, 1962 AS DOC. NO. 1990
- (R3) THE RECORD OF SURVEY FOR WILLIAM B. ROUNTT RECORDED SEPTEMBER 25, 2000 AS DOC. NO. 500024
- (C) CALCULATED POSITION
- (M) MEASURED POSITION

**OWNER'S CERTIFICATE**

I, CLEO S. KUYPER, CERTIFY THAT I AM THE LEGAL OWNER OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR PUBLIC ROAD RIGHT-OF-WAY AND UTILITY INSTALLATION AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

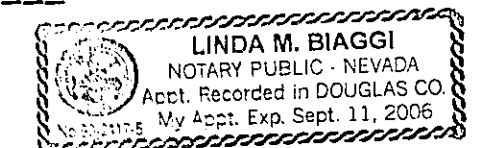
*Cleo S. Kuyper*  
CLEO S. KUYPER

COUNTY OF DOUGLAS  
STATE OF NEVADA SS:

ON THIS 24th DAY OF October, IN THE YEAR 2005, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED CLEO S. KUYPER, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT 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  
NOTARY'S SIGNATURE *Linda M. Biaggi*

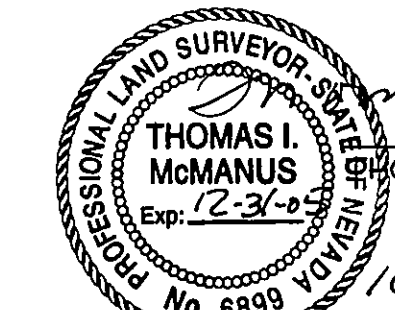
MY COMMISSION EXPIRES: 09-11-06



**SURVEYOR'S CERTIFICATE**

I, THOMAS I. McMANUS, 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 CLEO S. KUYPER.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, T.14N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 10-20-05
- 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.



*Thomas I. McManus*  
THOMAS I. McMANUS, P.L.S. 6899

**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 27th DAY OF October, 2005. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND 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 SAID OFFERS AT A LATER DATE.

*Mimi B. Moss* 10-27-05  
MIMI B. MOSS DATE  
ASST. COMMUNITY DEVELOPMENT DIRECTOR/PLANNING MGR.

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 1st DAY OF November 2005, AT 56 MINUTES PAST 9 O'CLOCK A.M., IN BOOK 1105 OF OFFICIAL RECORDS, AT PAGE 159, DOCUMENT NO. 659440  
RECORDED AT THE REQUEST OF CLEO S. KUYPER.

*Barbara Clark, Deputy*  
DOUGLAS COUNTY RECORDER

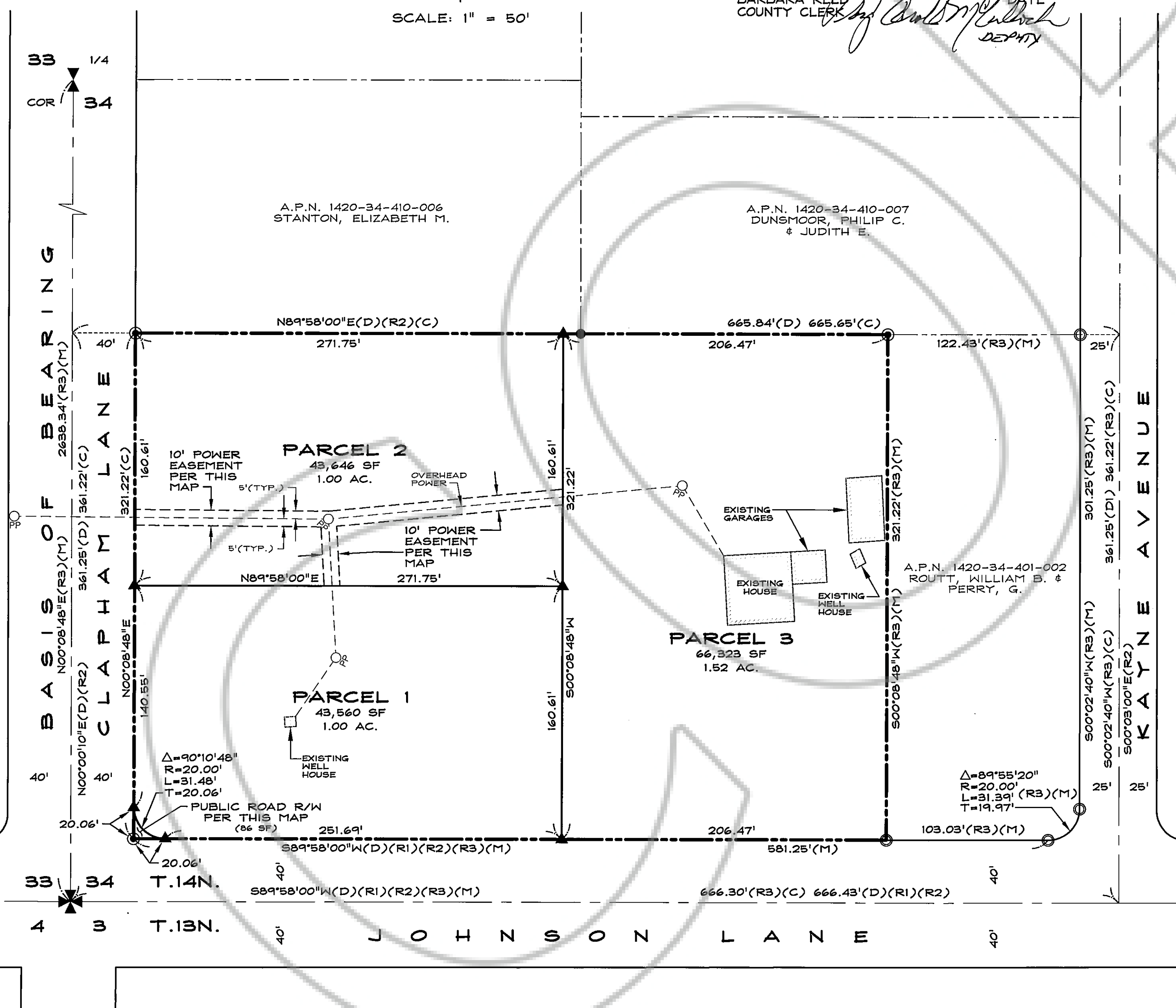
SCALE: 1" = 50' SHEET 1 OF 1

PARCEL MAP  
LDA 03-045  
FOR  
CLEO S. KUYPER

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

918-02-03  
91802PM.dwg

10/19/05



603 ESHERALDA AVENUE / POST OFFICE BOX 2224  
HENDERSON, NEVADA 89023  
PHONE: (775) 782-2922 / FAX: (775) 782-7094  
WEB SITE: WWW.ANDERSONENGINEERING.COM