

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, MATTHEW A. JOHNSON, OWNER OF RECORD TITLE INTEREST, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH, AND FOR THE PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 & 278 AND SUBSEQUENT AMENDMENTS THERETO AND DOUGLAS COUNTY CODE 20, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC, THE RIGHTS OF WAY AND EASEMENTS AS SHOWN FOR ACCESS, GAS, WATER, SEWER, AND DRAINAGE PIPES, FOR POLES, ANCHORS AND GUYS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, ACROSS AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN HEREON.

Edwin Willis Higgins T.W.H. 11-2-05
EDWIN WILLIS HIGGINS DATE

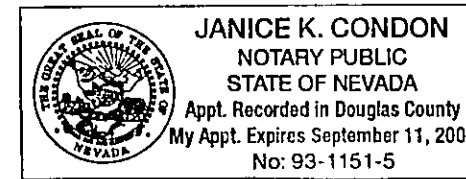
Lorraine Avelsdon Higgins L.A.H. 11-2-05
LORRAINE AVELSDON HIGGINS DATE

NOTARY CERTIFICATE

STATE OF NEVADA
S.S.
COUNTY OF DOUGLAS

ON THIS 2nd DAY OF November, 2006, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, EDWIN WILLIS HIGGINS AND LORRAINE AVELSDON HIGGINS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGE THAT THEY EXECUTED IT.
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL.

Janice K. Condon
NOTARY PUBLIC JANICE K. CONDON



NOTES:

A. THERE IS A SEVEN AND ONE-HALF (7.5') FOOT PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES AND A FIVE (5') FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES.

B. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462 (3).

C. DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT WHERE WELLS AND SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.

D. 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.

E. MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNERS ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.

F. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.

G. THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS MAY BE LIMITED TO AN ALTERNATIVE SEWAGE DISPOSAL (i.e. denitrifying system).

FIRE DEPARTMENT'S APPROVAL

THE FIRE FIGHTING FACILITIES AND ACCESSES SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE AND PARAMEDIC DISTRICT (EFFPD).

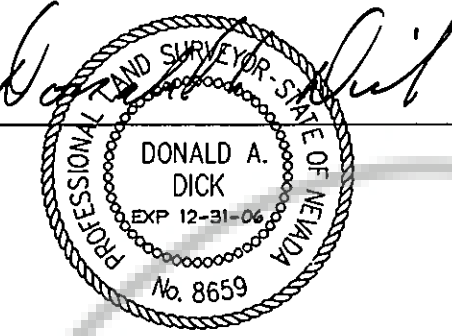
Steve Eisele 11/2/05
STEVE EISELE, EAST FORK FIRE & PARAMEDIC DISTRICT DATE

SURVEYOR'S CERTIFICATE

I, DONALD A. DICK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF EDWIN HIGGINS.
- THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF THE NE 1/4 OF SECTION 24, T. 12 N., R. 20 E., M.D.M. AND THE SURVEY WAS COMPLETED ON DECEMBER 15, 2004.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

DONALD A. DICK
P.L.S. 8659



10-31-05
DATE

COUNTY ENGINEER'S CERTIFICATE

I, CARL RUSCHMEYER, P.E., DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL 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
CARL RUSCHMEYER, P.E.
DOUGLAS COUNTY ENGINEER

11/1/06
DATE

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT ON THIS 11th DAY OF JANUARY, 2006. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THE OFFER OF DEDICATION FOR THE PUBLIC ROADS IS REJECTED AT THIS TIME WITH THE RESERVATION TO ACCEPT THE OFFER AT A LATER DATE.

Mimi Moss 1-11-06
MIMI MOSS
PLANNING / ECONOMIC DEVELOPMENT MANAGER

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.

Michael Price 11-2-05
SIERRA PACIFIC POWER COMPANY DATE
MICHAEL PRICE
PRINT NAME

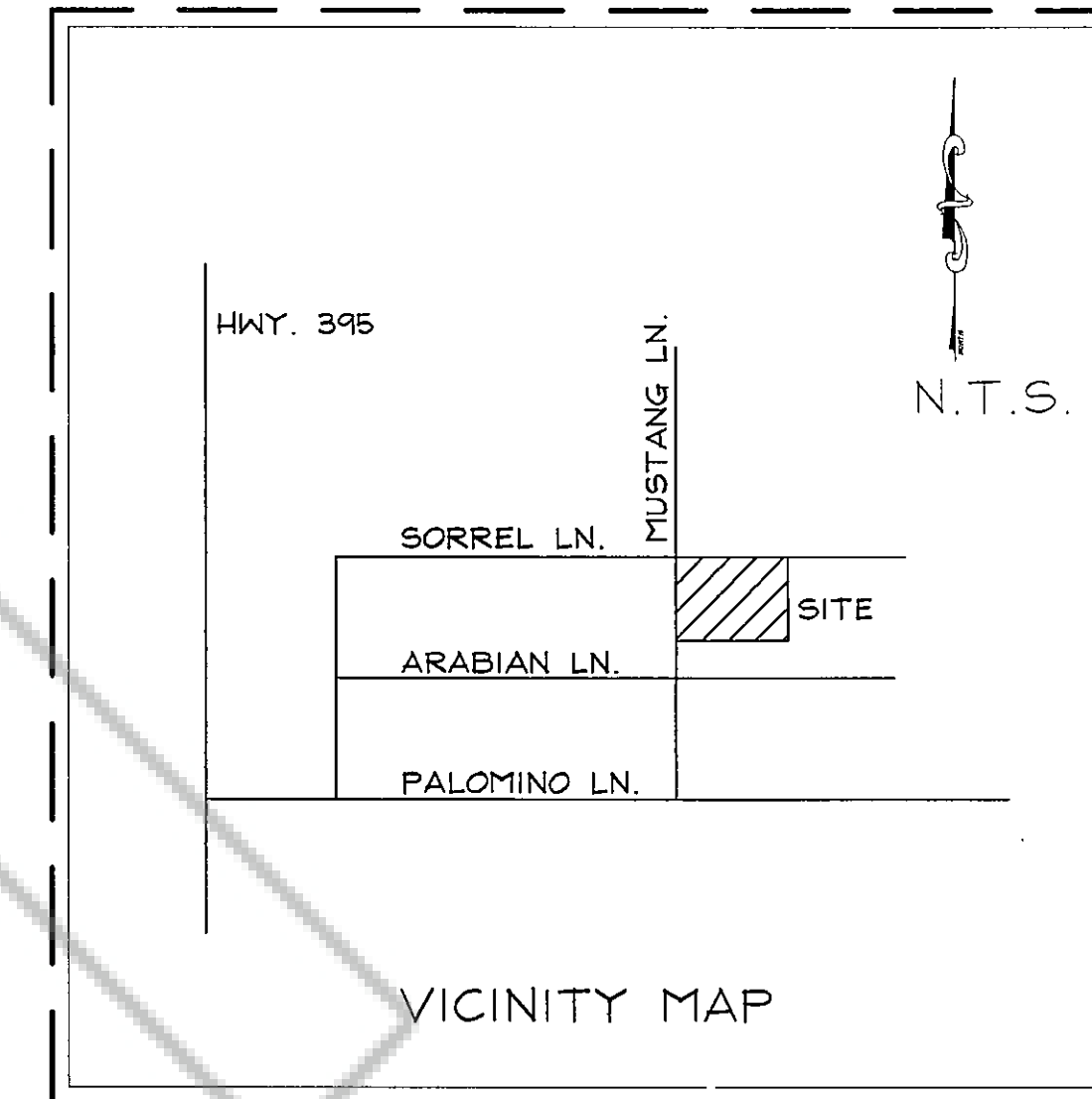
Lynden Classman 11-2-05
VERIZON LYNDEN CLASSMAN DATE

PRINT NAME

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 1220-24-601-037)

Barbara J. Reed 1-13-06
BARBARA J. REED DATE
DOUGLAS COUNTY CLERK-TREASURER AND
EX-OFFICIO TAX COLLECTOR
MaryAnn Wanner



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 MAP.

None
NAME OF LIEN HOLDER TYPE OF LIEN RECORDING DATE

Janice K. Condon PLANT DATE 11-2-05
NAME JANICE K. CONDON 9-8-05 DATE
TITLE TITLE OFFICER
TITLE CO. STEWART TITLE OF DOUGLAS CO.
050101076

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THIS 11th DAY OF January, 2006, AND WAS DULY APPROVED. THE OFFER OF DEDICATION FOR THE PUBLIC ROADS IS REJECTED AT THIS TIME WITH RESERVATION TO ACCEPT THE OFFER AT A LATER DATE.

Barbara J. Reed 1-12-06
BARBARA J. REED DATE
DOUGLAS COUNTY CLERK

RECORDER'S CERTIFICATE

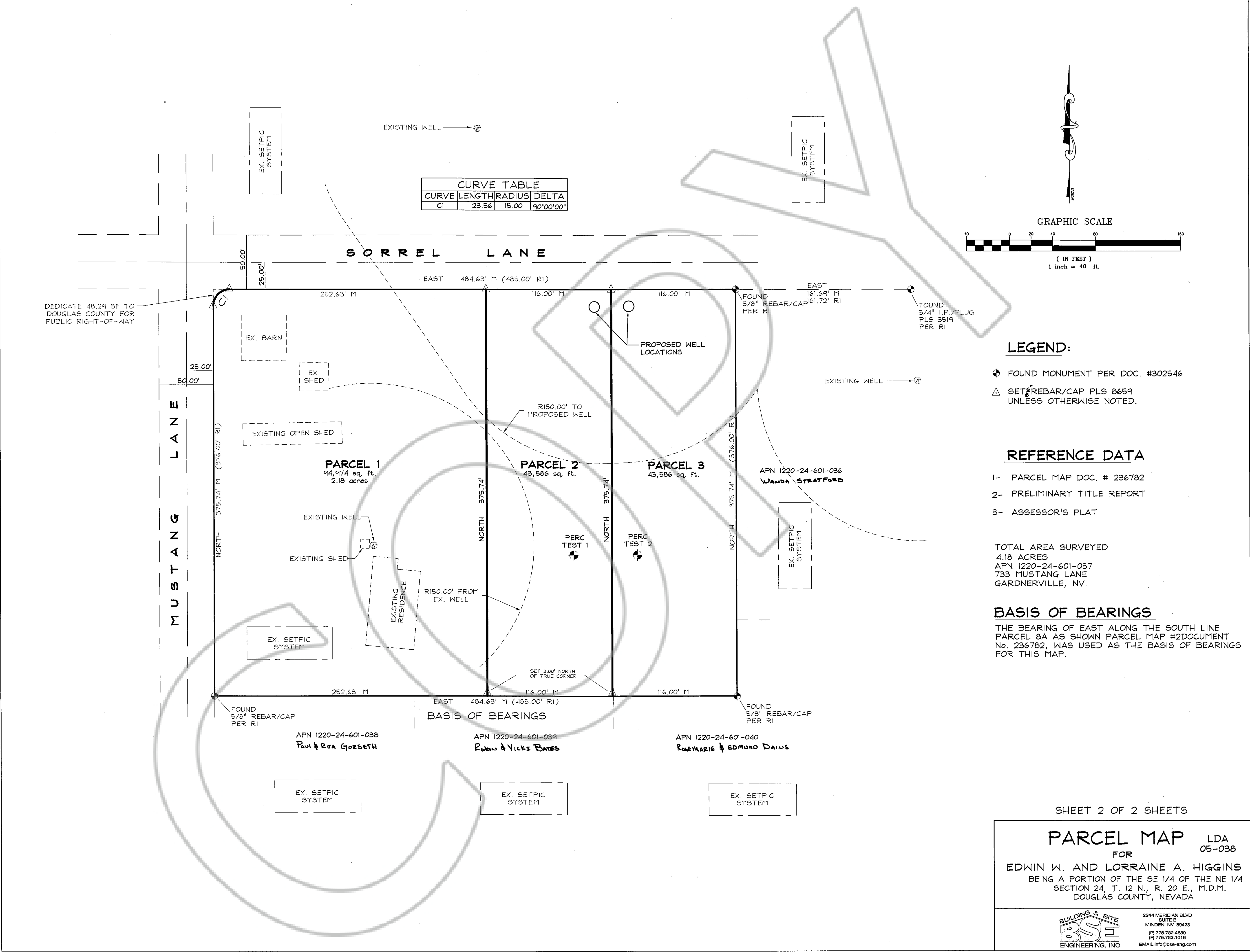
FILED FOR RECORD THIS 19th DAY OF January, 2006 AT 07
MINUTES PAST 11 O'CLOCK A. M., IN BOOK 0106
OF OFFICIAL RECORDS, AT PAGE 6354 DOCUMENT NUMBER 666015
RECORDED AT THE REQUEST OF EDWIN HIGGINS

Pamela Koenigberg, Deputy
DOUGLAS COUNTY RECORDER

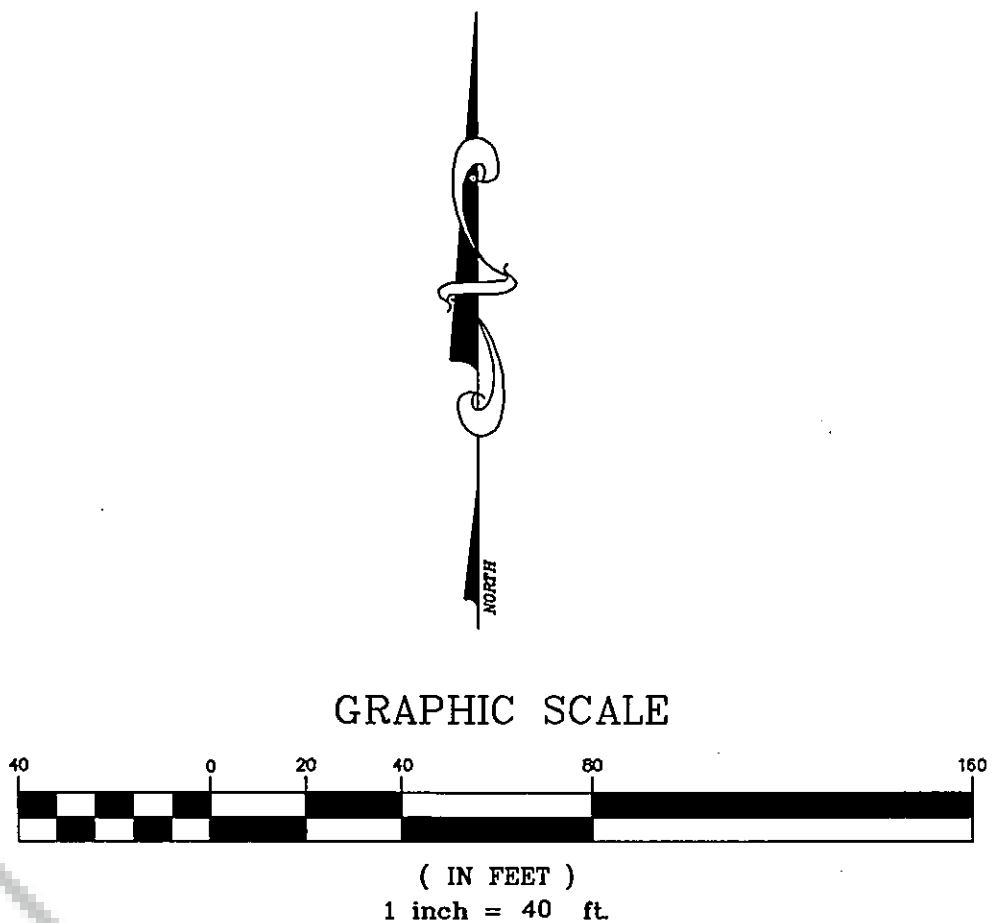
SHEET 1 OF 2 SHEETS

PARCEL MAP LDA
FOR OS-038
EDWIN W. AND LORRAINE A. HIGGINS
BEING A PORTION OF THE SE 1/4 OF THE NE 1/4
SECTION 24, T. 12 N., R. 20 E., M.D.M.
DOUGLAS COUNTY, NEVADA

2244 MERIDIAN BLVD
SUITE B
MINDEN NV 89423
(775) 752-4600
(775) 752-1016
EMAIL: info@bse-eng.com



CURVE TABLE		
CURVE	LENGTH	RADIUS DELTA
C1	23.56	15.00 90°00'00"



LEGEND:

- ⊕ FOUND MONUMENT PER DOC. #302546
- ⚠ SET REBAR/CAP PLS 8659 UNLESS OTHERWISE NOTED.

REFERENCE DATA

- 1- PARCEL MAP DOC. # 236782
- 2- PRELIMINARY TITLE REPORT
- 3- ASSESSOR'S PLAT

TOTAL AREA SURVEYED
 4.18 ACRES
 APN 1220-24-601-037
 733 MUSTANG LANE
 GARDNERVILLE, NV.

BASIS OF BEARINGS

THE BEARING OF EAST ALONG THE SOUTH LINE PARCEL 8A AS SHOWN PARCEL MAP #2 DOCUMENT No. 236782, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SHEET 2 OF 2 SHEETS

PARCEL MAP LDA 05-038
 FOR
 EDWIN W. AND LORRAINE A. HIGGINS
 BEING A PORTION OF THE SE 1/4 OF THE NE 1/4 SECTION 24, T. 12 N., R. 20 E., M.D.M. DOUGLAS COUNTY, NEVADA

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 2244 MERIDIAN BLVD SUITE B MINDEN NV 89423
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