

COUNTY ENGINEER'S CERTIFICATE

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

Carl Ruschmeyer 2/24/06
 CARL RUSCHMEYER, P.E. DATE
 DOUGLAS COUNTY ENGINEER

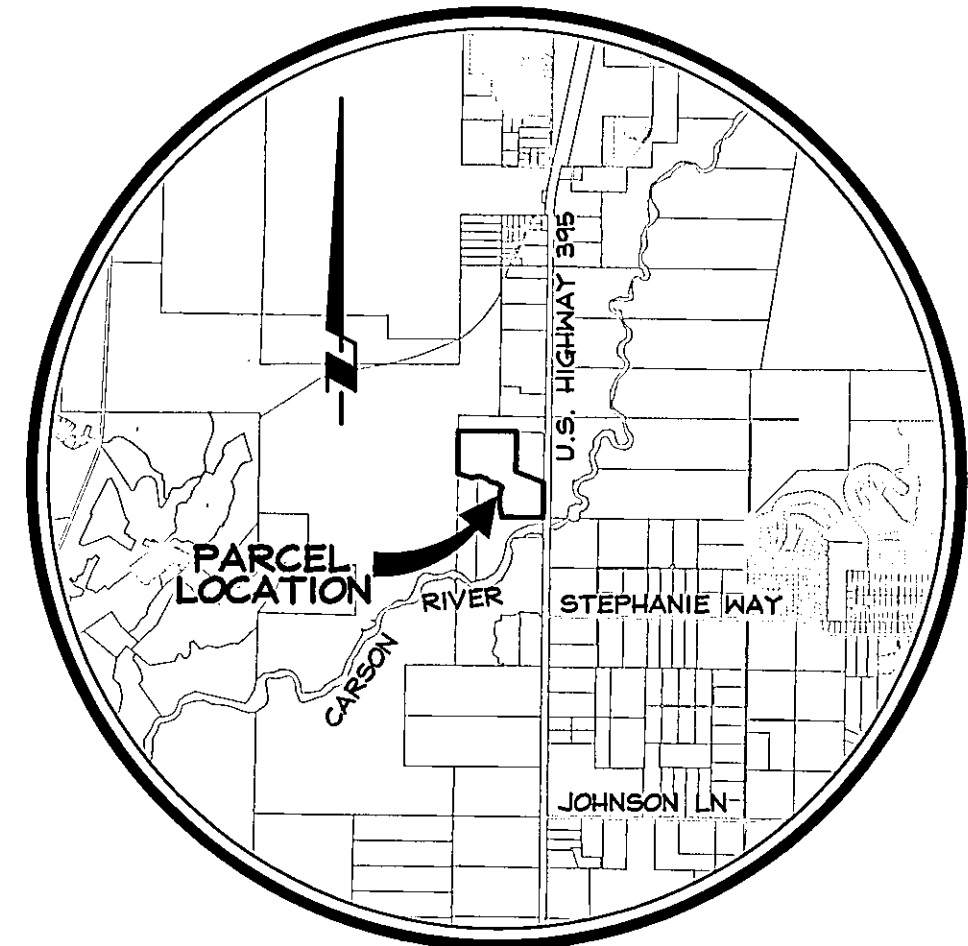
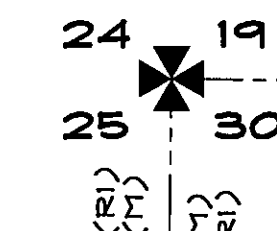
COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 22nd DAY OF February, 2006, AND WAS DULY APPROVED. THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP AND ALL OFFERS OF DEDICATION FOR OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Barbara J Reed 2-28-06
 BARBARA REED DATE
 COUNTY CLERK *by [Signature]*

LINE TABLE

LINE	BEARING	LENGTH
L1 (R1)	N80°53'27"W	89.71'
L2 (R1)	N73°17'39"W	111.34'
L3 (R1)	N72°00'17"W	194.29'
L4 (R1)	S72°39'48"W	144.04'
L5 (R1)	S87°09'40"W	87.51'
L6 (R1)	N72°42'56"W	125.62'
L7 (R1)	N72°42'56"W	37.85'
L8 (C)	N48°23'47"W	119.87'
L9 (C)	N68°47'28"W	100.07'
L10 (R1)	N82°25'26"W	95.33'
L11 (R1)	N54°30'06"W	146.63'
L12 (R1)	N50°39'15"W	39.84'
L13 (R1)	N33°49'23"E	114.16'
L14 (R2)	N04°37'26"E	117.46'



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:
NONE.

Terri Burton 12-6-05
 TERRI BURTON, TITLE OFFICER DATE
 MARQUIS TITLE & ESCROW INC.

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. 1420-00-002-025) *Ag taxes*

Barbara J Reed 3-1-06
 BARBARA J. REED DATE
 DOUGLAS COUNTY CLERK-TREASURER

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 Price* DATE: 12-6-05
 PRINTED NAME: MICHAEL PRICE

VERIZON NEVADA
 SIGNATURE: *Debbie Payne* DATE: 12-6-05
 PRINTED NAME: DEBBIE PAYNE

SOUTHWEST GAS COMPANY
 SIGNATURE: *Larry G. Adams* DATE: 12/6/05
 PRINTED NAME: LARRY G. ADAMS

LEGEND

- ✖ FOUND SECTION CORNER, BLM ALUMINUM CAP
- ▲ SET 5/8" REBAR W/ PLASTIC CAP PLS 11172
- FOUND POSITION AS INDICATED
- FOUND 5/8" REBAR W/ CAP PLS 5286
- ▨ RESTRICTED USE AND PRIVATE DRAINAGE EASEMENT AREA, PER THIS MAP
- ∟ POINT FALLS IN SLOUGH, NOTHING FOUND OR SET.
- (R1) RECORD INFORMATION PER RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR THEODORE H. STOKES, DOCUMENT NO. 526806.
- (R2) RECORD INFORMATION PER RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR THEODORE H. STOKES, DOCUMENT NO. 309238
- (M) MEASURED POSITION
- (C) CALCULATED POSITION

NOTES

TOTAL AREA TO BE DIVIDED: 72.52 ACRES

A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTS. A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE SHOWN.

THIS MAP IS A DIVISION OF PARCEL 4A AS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR THEODORE H. STOKES RECORDED NOVEMBER 1, 2001 AS DOCUMENT NO. 526806.

THIS MAP IS SUBJECT TO A RIGHT-OF-WAY FOR A DITCH PER BOOK E OF AGREEMENTS, PAGE 223.

PORTIONS OF THESE PARCELS LIE WITHIN THE "A" FLOOD ZONE AS SAID PARCELS PLOT BY SCALE ON THE ON THE FLOOD INSURANCE RATE MAPS FOR DOUGLAS COUNTY, NEVADA, MAP NUMBER 32005C0070 F DATED NOVEMBER 8, 1999.

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 ALTERNATIVE FORMS OF SEPTIC 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 HOMEOWNERS 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.

PARCEL 1420-00-002-023 (LIPPINCOTT) WILL RETAIN THE RIGHT TO USE THE ACCESS ROAD ACROSS PARCEL 2 AND PARCEL 3.

THE PRIVATE ROAD MUST BE MAINTAINED BY THE PROPERTY OWNERS WHO GAIN ACCESS VIA THE PRIVATE ROAD.

THERE ARE NO SURFACE WATER RIGHTS ASSOCIATED WITH THESE PARCELS.

OWNER'S CERTIFICATE

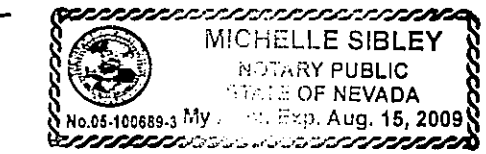
I, DOUG H. LIPPINCOTT CERTIFY THAT I AM THE LEGAL OWNER OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR PRIVATE ACCESS, UTILITY INSTALLATION, AND PRIVATE DRAINAGE AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

Doug H. Lippincott
 DOUG H. LIPPINCOTT

COUNTY OF DOUGLAS
 STATE OF NEVADA

ON THIS 6th DAY OF December, IN THE YEAR 2005 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED DOUG H. LIPPINCOTT, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES AND THAT BY HIS 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: *Michelle Sibley*
 MY COMMISSION EXPIRES: 8/15/2009



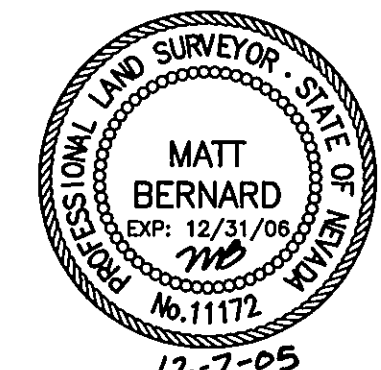
BASIS OF BEARING

SOUTH 89°15'11" EAST - THE NORTH LINE OF PARCEL 3A AS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR THEODORE H. STOKES, DOCUMENT NO. 526806.

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 DOUG H. LIPPINCOTT.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE WEST 1/2 OF SECTION 30, T.14N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 12-7-05.
- 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

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 24th DAY OF February, 2006. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP AND ALL OFFERS OF DEDICATION FOR OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Mimi B. Moss 2-24-06
 MIMI B. MOSS DATE
 ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR/
 PLANNING MANAGER

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 17th DAY OF March, 2006, AT 26 MINUTES PAST 9 O'CLOCK A.M., IN BOOK 0306 OF OFFICIAL RECORDS, AT PAGE 2066 DOCUMENT NO. 669335.
 RECORDED AT THE REQUEST OF DOUG H. LIPPINCOTT.

Kathy LeJordan
 DOUGLAS COUNTY RECORDER

SCALE: 1" = 200' SHEET 1 OF 1

FINAL PARCEL MAP
 LDA 02-085
 FOR
DOUG H. LIPPINCOTT

LOCATED WITHIN A PORTION OF THE WEST 1/2 OF SECTION 30, T.14N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA

1273-001-05
 1273001P1.dwg 12/06/05

RO Anderson
 1603 ESPERALDA AVENUE / POST OFFICE BOX 2229
 PRINDEN, NEVADA 89425
 PHONE: (775) 782-2922 / FAX: (775) 782-7004
 WEB SITE: WWW.ROANDERSON.COM