

NOTES

TOTAL AREA TO BE DIVIDED: 41.19 ACRES (4 LOTS: 40.16) (ROADWAY: 1.03 ACRES)

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 MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 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.

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 USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS MAY BE LIMITED TO AN ALTERNATE SEWAGE DISPOSAL (I.E. DENITRIFYING) SYSTEM.

NO SECONDARY POWER IS PROVIDED AND IT IS THE RESPONSIBILITY OF THE PARCEL OWNER TO PROVIDE THE FACILITIES AND CONNECTIONS REQUIRED BY THE POWER PROVIDER FOR SECONDARY POWER, INCLUDING CONNECTION FEES, TRANSFORMERS, POLES AND LINE EXTENSIONS.

ALL CONSTRUCTION AND DEVELOPMENT WITHIN 'HILLSIDE' AREAS SHALL COMPLY WITH THE HILLSIDE GRADING STANDARDS OF DOUGLAS COUNTY CODE.

THESE PARCELS LIE WITHIN THE UNSHADED 'X' FLOOD ZONE AS SAID PARCELS PLOT BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, NEVADA, MAP NUMBER 32005C0500F DATED NOVEMBER 8, 1999.

THIS MAP IS A DIVISION OF PARCEL 1 AS SHOWN ON THE MAP OF DIVISION INTO LARGE PARCELS LDA 04-055 FOR LINDA BARTLETT AND KEITH AND ANN RUBEN RECORDED NOVEMBER 30, 2004 AS DOCUMENT NO. 630600.

BASIS OF BEARING

S88°58'55"E -- A PORTION OF THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 17, T.10N., R.22E., M.D.M., AS SHOWN ON THAT RECORD OF SURVEY FOR WALKER RIVER ENTERPRISES RECORDED APRIL 10, 1995 AS DOCUMENT NO. 359709.

EASEMENT TABLE

LINE	BEARING	DISTANCE
E1	N89°03'57"E	40.00'
E2	S00°50'03"E	125.00'
E3	N76°12'47"W	41.34'
E4	N76°12'47"W	134.97'
E5	S14°47'31"W	184.73'
E6	S84°57'33"E	137.26'
E7	S75°12'29"E	416.46'
E8	S71°53'43"E	190.34'
E9	S14°47'31"W	48.51'
E10	S14°47'31"W	45.55'
E11	S75°12'29"E	235.00'
E12	S74°16'13"E	215.23'
E13	S01°01'05"W	74.00'
E14	S88°58'55"E	50.00'
E15	S01°01'05"W	110.00'
E16	N00°50'03"E	506.50'

LEGEND

- ✕ FOUND SECTION CORNER, USGLO BRASS CAP
- FOUND POSITION AS INDICATED
- FOUND 5/8" REBAR WITH PLASTIC CAP PLS 3090
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 6899
- △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 6899
- ⊙ SET CENTERLINE MONUMENT IN WELL
- ⊖ 5/8" REBAR WITH ALUMINUM CAP PLS 6899
- NOTHING FOUND OR SET
- ▨ APPROXIMATE HILLSIDE AREAS WITH SLOPES BETWEEN 15% AND 25%
- ▩ APPROXIMATE HILLSIDE AREAS WITH SLOPES GREATER THAN 25%

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: *Donna E. Fesler*
PRINTED NAME: DONNA E. FESLER 9-27-06

VERIZON NEVADA
SIGNATURE: *Barbara B. Fesler*
PRINTED NAME: BARBARA B. FESLER 9-27-06

SOUTHWEST GAS COMPANY
SIGNATURE: *Daphne (No Gas)*
PRINTED NAME: DAPHNE BIANCHI 9-27-06

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:
DEEDS OF TRUST Book 1105, Page 6 7755; Book 076, Page 7419; Book 086, Page 6 6471
Janice K. Condon 9-28-06
JANICE K. CONDON, TITLE OFFICER 060101197
STEAKART TITLE OF DOUGLAS COUNTY

COUNTY ENGINEER'S CERTIFICATE

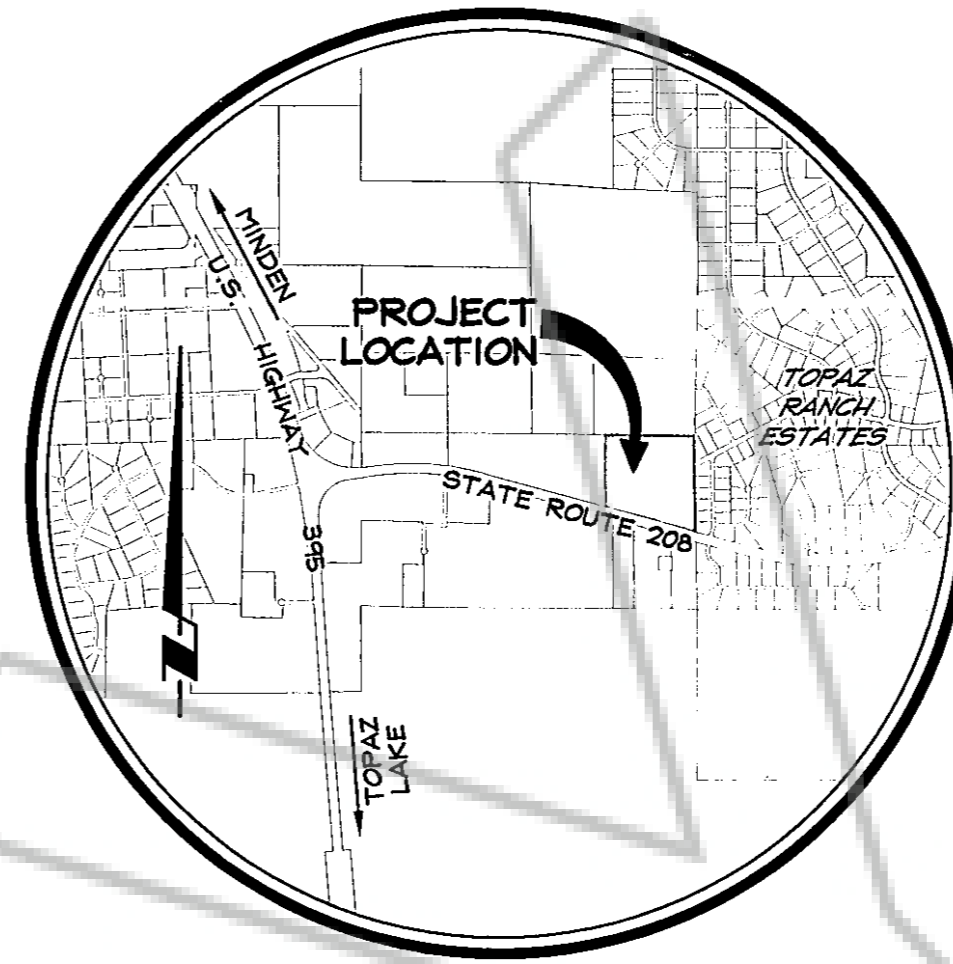
I, CARL RUSCHMEYER, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT. FURTHERMORE, ALL IMPROVEMENTS AS REQUIRED BY THIS MAP ARE COMPLETE.

Carl Ruschmeyer 11/16/06
CARL RUSCHMEYER, P.E.
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. 1022-17-002-013)

Barbara J. Griffin-Reed 11-16-06
BARBARA J. REED DATE
DOUGLAS COUNTY CLERK-TREASURER
Mary Ann Weimer



VICINITY MAP

NO SCALE

SCALE: 1" = 200'

OWNER'S CERTIFICATE

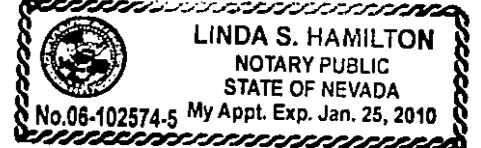
I, DUSTIN A. URTON, OWNER OF DA DEVELOPMENT, INC., CERTIFY THAT I AM THE LEGAL OWNER OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR PUBLIC ROAD RIGHT-OF-WAY, PUBLIC DRAINAGE AND SLOPE, PRIVATE DRAINAGE, PRIVATE DETENTION POND AND UTILITY INSTALLATION AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

Dustin A. Urton
DUSTIN A. URTON, OWNER

STATE OF NEVADA COUNTY OF DOUGLAS SS:
ON THIS 12th DAY OF *October*, IN THE YEAR 2006 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED DUSTIN A. URTON, 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 CAPACITY AND THAT BY HIS 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 S. Hamilton*

MY COMMISSION EXPIRES: 01-25-10



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 DUSTIN A. URTON.

- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE S1/2 OF SECTION 17, T.10N., R.22E., M.D.M. AND THE SURVEY WAS COMPLETED ON 10-27-06.
- 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
PROFESSIONAL LAND SURVEYOR
THOMAS I. McMANUS
Exp. 12-31-07
No. 6899 VOL 10-20-06

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 12th DAY OF *October*, 2006 AND WAS DULY APPROVED. IN ADDITION, ALL OFFERS OF DEDICATION FOR PUBLIC ROADS AND PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Barbara J. Reed 11-15-06
BARBARA REED
COUNTY CLERK
Mimi B. Moss

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 14th DAY OF *November*, 2006. 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 ROADS AND PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Mimi B. Moss 11-14-06
MIMI B. MOSS
ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR/PLANNING MANAGER

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 17th DAY OF *November*, 2006, AT 21 MINUTES PAST 11 O'CLOCK A.M., IN BOOK 1106 OF OFFICIAL RECORDS, AT PAGE 6434, DOCUMENT NO. 688964
RECORDED AT THE REQUEST OF DUSTIN A. URTON.

Colleen Fehel-Dapoly
DOUGLAS COUNTY RECORDER

SCALE: 1" = 200' SHEET 1 OF 1

PARCEL MAP # 1
LDA 05-026
FOR
DA DEVELOPMENT, INC.

LOCATED WITHIN A PORTION OF THE S1/2 OF SECTION 17, T.10N., R.22E., M.D.M. DOUGLAS COUNTY, NEVADA

1167-006-06
1167-006FM1.dwg 10/10/06

RO Anderson

1603 ESPERALDA AVENUE / POST OFFICE BOX 2294
TINDEN, NEVADA 89023
PHONE: (775) 782-2822 / FAX: (775) 782-7084
WEB SITE: WWW.ROANDERSON.COM

LINE TABLE

LINE	BEARING	LENGTH
L1	S14°47'31"W	129.60'
L2	S14°47'31"W	129.60'
L3	S14°47'31"W	129.60'
L4	N58°52'23"E	151.76'
L5	N51°07'37"W	33.00'
L6	N58°52'23"E	151.76'
L7	N58°52'23"E	70.52'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	44°04'52"	400.00'	307.74'	161.94'	S36°49'57"W	300.21'
C2	44°04'52"	430.00'	330.83'	174.08'	S36°49'57"W	322.73'
C3	16°11'07"	370.00'	104.52'	52.61'	S22°53'05"W	104.17'
C4	27°15'34"	370.00'	180.14'	91.89'	S44°55'30"W	178.37'
C5	78°10'52"	20.00'	27.29'	16.25'	N14°46'57"E	25.22'
C6	158°53'26"	63.00'	174.71'	335.12'	S60°08'14"W	123.87'
C7	69°19'20"	63.00'	65.23'	35.88'	N10°45'23"W	62.35'
C8	39°58'06"	63.00'	43.95'	22.91'	N38°53'20"E	43.06'

Z:\Projects\1167-006-06\Survey\Final Map\1167-006FM1.dwg, 10/11/2006, 2:04:38 PM, Shidde