

**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE THAT:

- 1) WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING;
2) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON;
3) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630;
4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID;
5) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE FOR THE TRANSFER OF LAND.

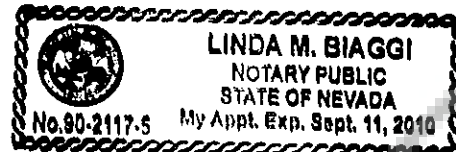
Signature of Michael Hakansson, Notary Public, State of Nevada.

STATE OF NEVADA SS:
COUNTY OF DOUGLAS

ON THIS 21st DAY OF May, IN THE YEAR 2007 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL HAKANSSON, 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 M. Biaggi

MY COMMISSION EXPIRES: 09-11-10



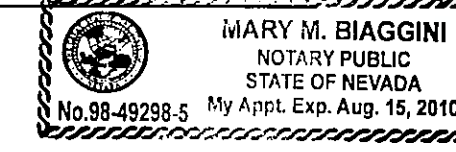
Signature of Margaret Hakansson, Notary Public, State of Nevada.

STATE OF NEVADA SS:
COUNTY OF DOUGLAS

ON THIS 30th DAY OF May, IN THE YEAR 2007 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MARGARET HAKANSSON, 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 Mary M. Biaggini

MY COMMISSION EXPIRES: Aug. 15, 2010



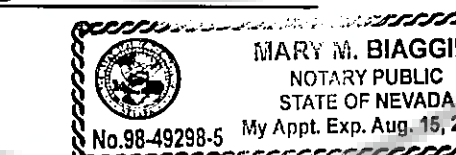
Signature of Doug Hugh Lippincott, Notary Public, State of Nevada.

STATE OF NEVADA SS:
COUNTY OF DOUGLAS

ON THIS 17th DAY OF May, IN THE YEAR 2007 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED DOUG HUGH LIPPINCOTT, A.K.A. 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 CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

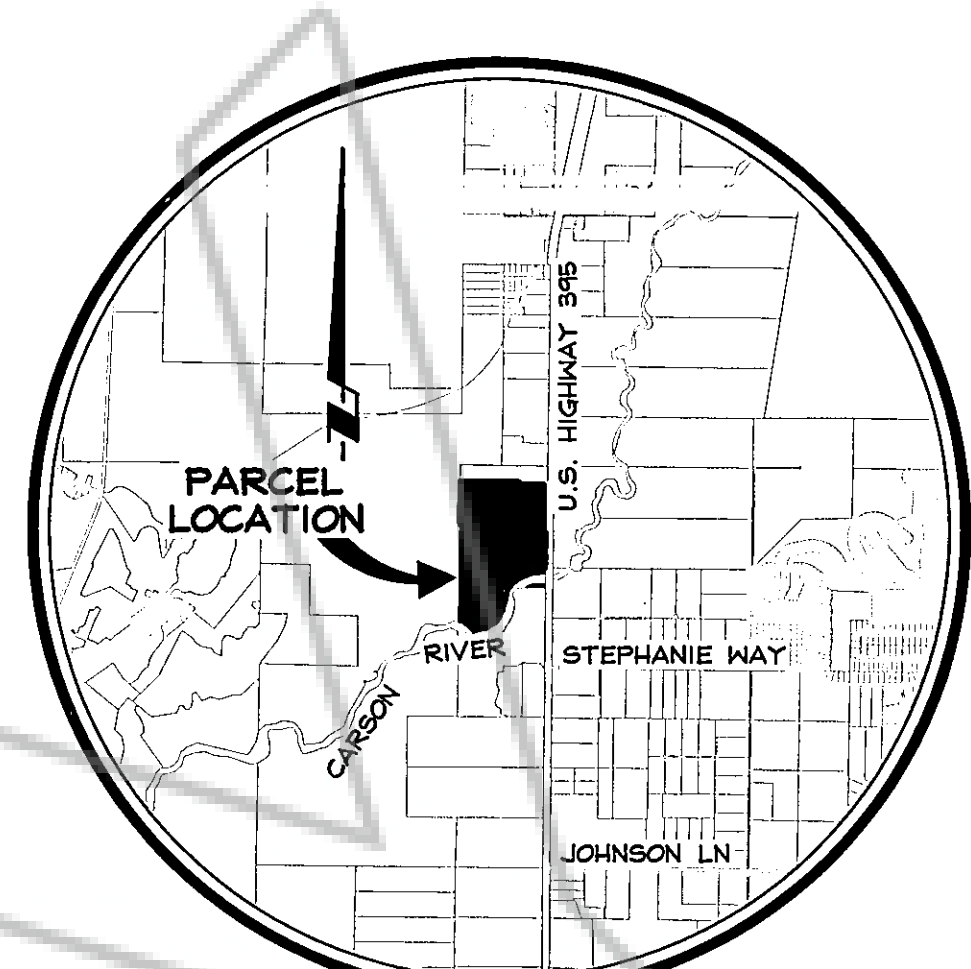
WITNESS MY HAND AND OFFICIAL SEAL. NOTARY'S SIGNATURE Mary M. Biaggini

MY COMMISSION EXPIRES: Aug. 15, 2010



**NOTES**

- 1. TOTAL AREA: 172.10 ACRES
2. THIS MAP REFERENCES THE FINAL PARCEL MAP LDA 02-085 FOR DOUG H. LIPPINCOTT, RECORDED MARCH 7, 2006 AS DOCUMENT No. 669335; RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR THEODORE H. STOKES, ET. AL., RECORDED NOVEMBER 1, 2001 AS DOCUMENT 526806; RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR DOUG AND PAULA LIPPINCOTT ET. AL., RECORDED MARCH 2, 1998 AS DOCUMENT No. 433854; RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR THEODORE H. STOKES, ET. AL., RECORDED JUNE 8, 1993 AS DOCUMENT No. 309238.
3. THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 395 WAS ESTABLISHED BY THE NDOT MONUMENTS SHOWN. THE POSITION OF THE CORNER COMMON WITH SECTIONS 19, 24, 25 & 30 WAS CONFIRMED BY EXTENDING A LINE THROUGH THE WEST 1/16 CORNER FOR SECTIONS 19 & 30 THE RECORD DISTANCE ACCORDING TO DOCUMENT No. 309238.
4. UTILITY EASEMENTS ALONG FORMER LOT LINES EXIST AS NOTED ON FINAL PARCEL MAP RECORDED AS DOCUMENT No. 669335, AND THAT FINAL PARCEL MAP ALSO CALLS FOR ALTERNATIVE FORMS OF SEPTIC SYSTEMS APPROVED BY NDEP. UTILITY EASEMENTS MAY EXIST ALONG FORMER LOT LINES AS NOTED ON THE RECORD OF SURVEY RECORDED AS DOCUMENT No. 309238.
5. THIS MAP MAY BE SUBJECT TO A RIGHT-OF-WAY FOR A DITCH PER BOOK E OF AGREEMENTS, PAGE 223.
6. DEED RESTRICTIONS EXIST AS NOTED IN BOOK 500, PAGE 6992 AND BOOK 306, PAGE 2071.
7. COURSES ALONG THE CARSON RIVER REPRESENT THE ORDINARY HIGH WATER LINE MEASURED ON DECEMBER 8, 2006 WITH NEVADA DIVISION OF STATE LANDS REPRESENTATIVES. THESE MEANDERS ARE SHOWN FOR AREA COMPUTATION ONLY. THE TRUE BOUNDARY FOLLOWS THE SINUOSITIES OF THE ORDINARY HIGH WATER LINE, WITH SIDE LINES EXTENDED OR SHORTENED. MEANDER COURSES SHOWN IN THE LINE TABLES AS COURSES L10-L13 ARE ALONG THE TOP OF A MAN-MADE EMBANKMENT. THE TRUE BOUNDARY ALONG THIS AREA MAY BE FIXED AT THE LAST NATURAL LINE OF ORDINARY HIGH WATER.
8. THE DOCUMENT RECORDED IN BOOK 607, AT PAGE 10217 ABANDONS EASEMENTS DESCRIBED IN THE FOLLOWING DOCUMENTS: THE FIRST OF TWO DESCRIPTIONS IN BK. 693 AT PG. 1587, BK. 693 AT PG. 1570, BK. 693 AT PG. 1583, BK. 893 AT PGS. 160 & 198, 50' ROAD EASEMENT AS SHOWN ON DOCUMENT 28932.
9. THIS RECORD OF SURVEY IS TO SUPPORT THOSE CERTAIN DEEDS RECORDED IN OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA IN BOOK 607, AT PAGE 10201, AS DOC. No. 0704 209; BOOK 607, AT PAGE 10203, AS DOC. No. 0704 210; BOOK 607, AT PAGE 10190, AS DOC. No. 0704 208.



VICINITY MAP
NO SCALE

**CLERK TREASURER'S CERTIFICATE**

ALL PROPERTY TAXES FOR THE PARCELS SHOWN ON THIS MAP HAVE BEEN PAID IN FULL FOR THE FISCAL TAX YEAR. (A.P.N.'S 1420-30-001-001, -002, -003, -005 & 1420-30-002-008, -010, -011)

Signature of Barbara J. Griffin, Treasurer, Douglas County.

**COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS BOUNDARY LINE ADJUSTMENT WAS PRESENTED TO THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND WAS DULY APPROVED.

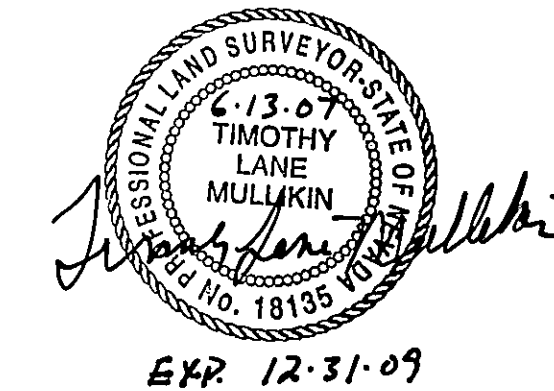
Signature of D. M. Ching, Community Development Department.

**SURVEYOR'S CERTIFICATE**

I, TIMOTHY LANE MULLIKIN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) A FIELD SURVEY OF THE BOUNDARIES OF THE AFFECTED PARCELS HAS BEEN PERFORMED BY ME OR UNDER MY SUPERVISION AT THE INSTANCE OF DOUG HUGH LIPPINCOTT, MARGARET HAKANSSON AND MICHAEL HAKANSSON.
2) THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED.
3) ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN SET AND THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY TO ENABLE THIS SURVEY TO BE RETRACED.
4) 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 3-06-07.
5) THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 THROUGH NRS 278.630 AND COMPLIES WITH ALL APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.

Signature of Timothy Lane Mullikin, Professional Land Surveyor, State of Nevada.



**BASIS OF BEARING**

900°45'21"W - THE WEST LINE OF SECTION 30, T.14N., R.20E., M.D.M., FROM SECTION CORNER TO SECTION CORNER, AS COMPUTED FROM THE RECORD OF SURVEY RECORDED JUNE 8, 1993 AS DOCUMENT No. 309238.

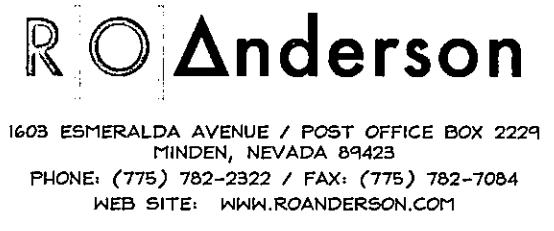
**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 29 DAY OF June, 2007, AT 46 MINUTES PAST 3 O'CLOCK P.M., IN BOOK 0607 OF OFFICIAL RECORDS, AT PAGE 10217, DOCUMENT NO. 704215. RECORDED AT THE REQUEST OF DOUG HUGH LIPPINCOTT, MARGARET HAKANSSON, AND MICHAEL HAKANSSON.

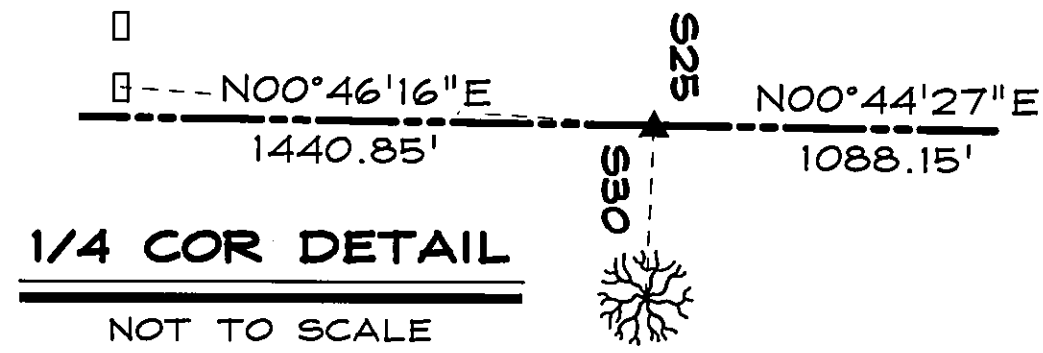
Signature of Colleen Fehal-Deputy, Douglas County Recorder.

RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR DOUG HUGH LIPPINCOTT, MARGARET HAKANSSON, MICHAEL HAKANSSON

SHOWING ADJUSTED LINES FOR PARCELS 1, 2, 3, FINAL PARCEL MAP, DOC. 669335; PARCEL 3A, RECORD OF SURVEY, DOC. 526806; PARCELS 2A1 AND 8A1, RECORD OF SURVEY DOC. 433854, LOCATED WITHIN A PORTION OF THE WEST 1/2 OF SECTION 30, T.14N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA

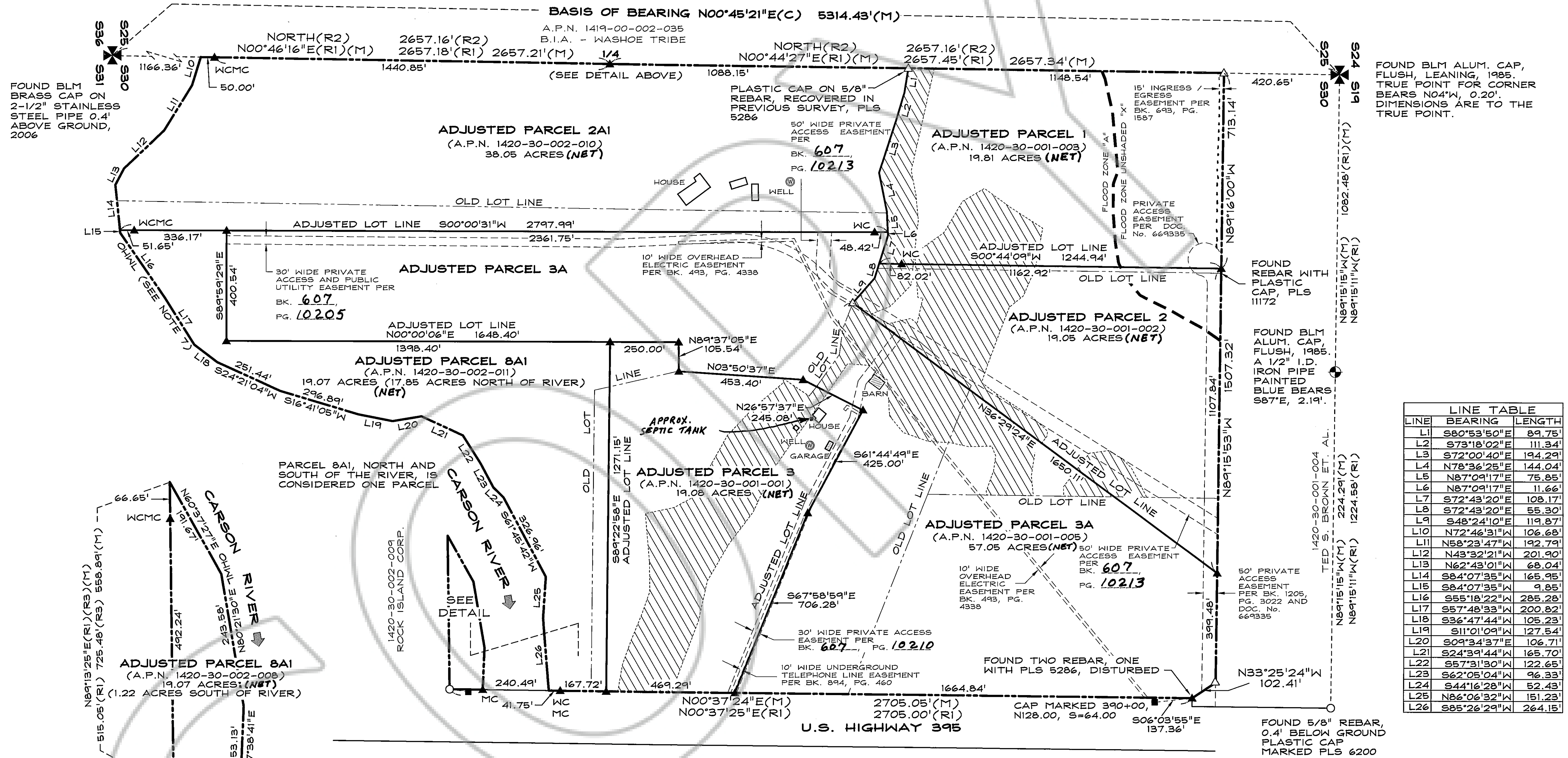






SET 1-1/2" ALUM. CAP ON 5/8" REBAR AT THE POSITION DETERMINED BY DAVID WINCHELL'S RECORD OF SURVEY RECORDED JUNE 8, 1993 AS DOCUMENT No. 309238, AND ASSOCIATED UNRECORDED TRAVERSE DIAGRAM, THE BEST AVAILABLE EVIDENCE OF THE 1985 BLM 1/4 CORNER MONUMENT POSITION. FROM THIS POINT, A 10" COTTONWOOD BLAZED AT BREAST HEIGHT AND AT THE ROOT CROWN WITH A 6" BRIDGE SPIKE AT THE ROOT CROWN ON

THE NORTH SIDE BEARS S89°22'E, 54.1'; A MAG NAIL SET IN THE TOP OF THE EASTERLY OF TWO 6" X 8" WOOD POSTS BEARS S05°46'W 32.8'; THE REMAINS OF A FENCE LINE BEARS WEST, 2.5', FENCE BEARS N-S. AT THE TIME THIS PLAT WAS FILED, A BLM SURVEY WAS IN PROGRESS. THE BLM RECORDS SHOULD BE CHECKED FOR OTHER MONUMENTS OR ACCESSORIES FOR THE 1/4 CORNER.

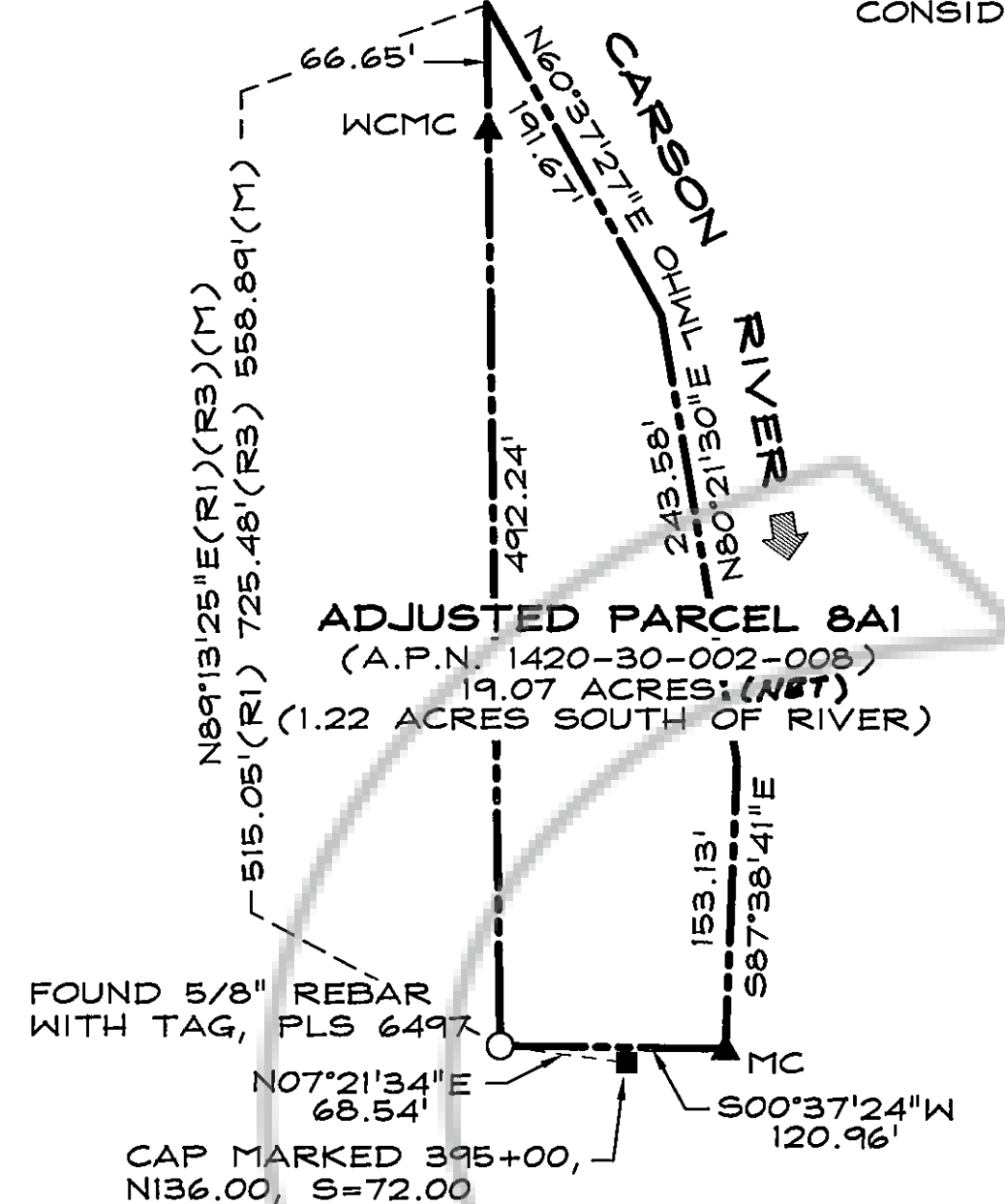


FOUND BLM ALUM. CAP, FLUSH, LEANING, 1985. TRUE POINT FOR CORNER BEARS N04°W, 0.20'. DIMENSIONS ARE TO THE TRUE POINT.

FOUND REBAR WITH PLASTIC CAP, PLS 11172

FOUND BLM ALUM. CAP, FLUSH, 1985. A 1/2" I.D. IRON PIPE PAINTED BLUE BEARS S87°E, 2.19'.

LINE	BEARING	LENGTH
L1	S80°53'50"E	89.75'
L2	S73°18'02"E	111.34'
L3	S72°00'40"E	194.29'
L4	N78°36'25"E	144.04'
L5	N87°09'17"E	75.85'
L6	N87°09'17"E	11.66'
L7	S72°43'20"E	109.17'
L8	S72°43'20"E	55.30'
L9	S48°24'10"E	119.87'
L10	N72°46'31"W	106.68'
L11	N58°23'47"W	192.79'
L12	N43°23'21"W	201.90'
L13	N62°43'01"W	68.04'
L14	S84°07'35"W	165.95'
L15	S84°07'35"W	9.85'
L16	S55°18'22"W	285.28'
L17	S57°48'33"W	200.82'
L18	S36°47'44"W	105.23'
L19	S11°01'09"W	127.54'
L20	S09°34'37"E	106.71'
L21	S24°39'44"W	165.70'
L22	S57°31'30"W	122.65'
L23	S62°05'04"W	96.33'
L24	S44°16'28"W	52.43'
L25	N86°06'32"W	151.23'
L26	S85°26'29"W	264.15'

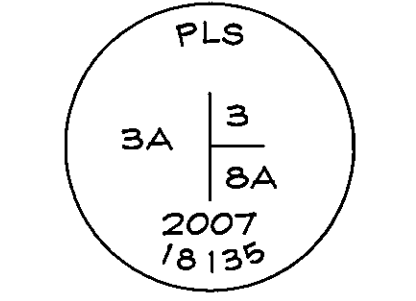


**DETAIL**  
SCALE: 1" = 100'

**LEGEND**

- ✕ FOUND SECTION CORNER AS NOTED
- ⊙ FOUND 1/16 CORNER AS NOTED
- △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 5286
- FOUND 4" BRASS CAP IN CONCRETE, NDOT, AS NOTED
- FOUND MONUMENT AS NOTED
- ▲ SET 5/8" REBAR WITH ALUMINUM CAP PLS 18135
- └─ NOTHING FOUND OR SET
- GRAPHIC BORDER, LIMITS OF PLAT
- ▨ RESTRICTED USE AND PRIVATE DRAINAGE EASEMENT AREA PER FINAL PARCEL MAP LDA 02-085, DOCUMENT No. 669335
- (R1) RECORD DATA FROM DOCUMENT No. 309238
- (R2) RECORD DATA, BLM, 1985
- (R3) RECORD DATA FROM DOCUMENT No. 651978
- (M) MEASURED POSITION
- WC WITNESS CORNER TO THE TRUE CORNER (TRUE COR. NOT SET)
- MC MEANDER CORNER
- OHWL ORDINARY HIGH WATER LINE, SEE NOTE 7

**TYPICAL SET CAP**



SCALE: 1" = 200' SHEET 2 OF 2

**RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR DOUG HUGH LIPPINCOTT MICHAEL HAKANSSON MARGARET HAKANSSON**

SHOWING ADJUSTED LINES FOR PARCELS 1, 2, 3, FINAL PARCEL MAP, DOC. 669335; PARCEL 3A, RECORD OF SURVEY, DOC. 526806; PARCELS 2A1 AND 8A1, RECORD OF SURVEY DOC. 433854, LOCATED WITHIN A PORTION OF THE WEST 1/2 OF SECTION 30, T.14N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA

1273-002-06  
1273-002 BLA.dwg 5/8/07

**RO Anderson**  
1603 ESPIERALDA AVENUE / POST OFFICE BOX 2291  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2522 / FAX: (775) 782-7084  
WEB SITE: WWW.ROANDERSON.COM