

FINAL MAP
LDA 05-085
FOR
MORGAN MEADOWS
SUBDIVISION

**LOCATED WITHIN A PORTION OF
THE NE 1/4 OF THE SE 1/4 OF
SECTION 7, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.
DOUGLAS COUNTY, NEVADA**

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, EDWARD L. MASON AND JO-AN P. MASON, OWNERS OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 20, AND DO HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS PUBLIC FACILITIES AND DO HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE EASEMENTS SHOWN FOR PUBLIC ROAD RIGHT-OF-WAY, PUBLIC UTILITIES, PRIVATE STORM DRAINAGE, SEWER LIFT STATION, CLUSTER MAILBOX, NATURAL GAS, FOR POLES, ANCHORS, GUYS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL, CABLE TV, AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, ACROSS, AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN THEREON.


EDWARD L. MASON


JO-AN P. MASON

COUNTY OF
STATE OF

SS:

ON THIS 25 DAY OF March, IN THE YEAR 2008, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED EDWARD L. MASON AND JO-AN P. MASON, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

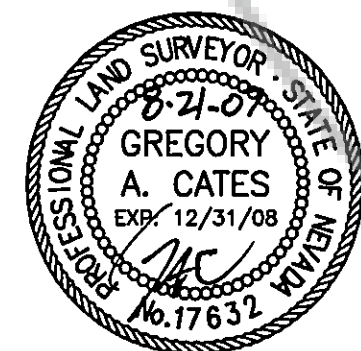
WITNESS MY HAND AND OFFICIAL SEAL 
NOTARY'S SIGNATURE


MY COMMISSION EXPIRES: Feb. 9, 2012

SURVEYOR'S CERTIFICATE

I, GREGORY A. CATES, 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 EDWARD L. MASON.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7, T.14N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON AUG. 21, 2007
- 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.




GREGORY A. CATES, P.L.S. 17632

BUREAU OF SAFE DRINKING WATER

THIS FINAL MAP IS APPROVED BY THE DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR PUBLIC WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL SYSTEMS.

DIVISION OF ENVIRONMENTAL PROTECTION
SIGNATURE: Richard P. Drew DATE 9/6/07
PRINTED NAME: RICHARD P. DREW

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

DIVISION OF WATER RESOURCES
SIGNATURE: THOMAS K. GALLAGHER, P.E. DATE 30 AUG 07
PRINTED NAME: THOMAS K. GALLAGHER, P.E.

COUNTY TAX COLLECTOR'S CERTIFICATE

I, BARBARA J. GRIFFIN, 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. 1420-07-703-003, 1420-07-703-004)

Barbara J. Griffin 5/28/08
BARBARA J. GRIFFIN DATE
DOUGLAS COUNTY CLERK-TREASURER
By: Jerry Lundgren, Chief Deputy Treasurer

COUNTY ENGINEER'S CERTIFICATE

I, CARL RUSCHMEYER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF TWO (2) SHEETS, ENTITLED "MORGAN MEADOWS", AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. FURTHERMORE ALL IMPROVEMENTS AS REQUIRED BY THIS MAP ARE COMPLETE.

Carl Ruschmeyer 5/22/08
CARL RUSCHMEYER, P.E. DATE
DOUGLAS COUNTY ENGINEER

UTILITY COMPANIES' CERTIFICATE

THE PUBLIC UTILITY EASEMENT AS GRANTED BY THE CORPORATION GRANT, BARGAIN AND SALE DEED FOR BIGHORN INVESTMENTS, INC., RECORDED APRIL 27, 1967, IN BOOK 49, AT PAGE 308, AS DOCUMENT NUMBER 36111, IS ABANDONED WITH THE RECORDING OF THIS MAP. WE, THE UNDERSIGNED PUBLIC UTILITIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

SIERRA PACIFIC POWER COMPANY
SIGNATURE: Michael Peck DATE: 8-30-07
PRINTED NAME: MICHAEL PECK

VERIZON NEVADA
SIGNATURE: Chris Brown DATE: 8/29/07
PRINTED NAME: CHRIS BROWN

SOUTHWEST GAS COMPANY
SIGNATURE: Lacey Gibert DATE: 8/29/07
PRINTED NAME: LACEY GIBERT

CHARTER COMMUNICATION
SIGNATURE: D. J. MENZEL DATE: 8/29/07
PRINTED NAME: D. J. MENZEL

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT

THE INDIAN HILLS GENERAL IMPROVEMENT DISTRICT WILL ACCEPT FOR MAINTENANCE ALL DRAINAGE FACILITIES.

Nancy Fredrickson 3/25/08
NANCY FREDRICKSON DATE
INDIAN HILLS GENERAL IMPROVEMENT DISTRICT

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 25 DAY OF March, 2008, AND WAS DULY APPROVED. IN ADDITION, ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Barbara J. Griffin 5-22-08
BARBARA J. GRIFFIN DATE
COUNTY CLERK

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 25 DAY OF MAY, 2008. 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 ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Harmon Zuckerman 5/21/08
HARMON ZUCKERMAN DATE
PRINCIPAL PLANNER

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 # 641189
Deed of Trust # 677968
Deed of Trust # 689007

Karen A. Ellison
JAMES D. ROSE, TITLE OFFICER, Karen A. Ellison
STEWART TITLE OF DOUGLAS COUNTY DATE 7/5/07

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 2nd DAY OF June, 2008, AT 15 MINUTES PAST 3 O'CLOCK P.M., IN BOOK 0008 OF OFFICIAL RECORDS, AT PAGE 336, DOCUMENT NO. 724371. RECORDED AT THE REQUEST OF EDWARD L. MASON.

Shannon DeBrosse
DOUGLAS COUNTY RECORDER

RO Anderson

4609 ESHERALDA AVENUE / POST OFFICE BOX 2224
MINDEN, NEVADA 89423
PHONE: (775) 782-2522 / FAX: (775) 782-7084
WEB SITE: WWW.ROANDERSON.COM

1254-001-05
1254001FM1.dwg
SHEET 1 OF 2

LDA 05-085
MORGAN MEADOWS



SCALE: 1" = 40'

NOTES

TOTAL AREA: 2.11 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 N.R.S. 278.462(3).
 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, UNLESS OFFERED AND ACCEPTED FOR MAINTENANCE BY THE INDIAN HILLS GENERAL IMPROVEMENT DISTRICT. 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 AUTHORIZED AGENCY.

LEGEND

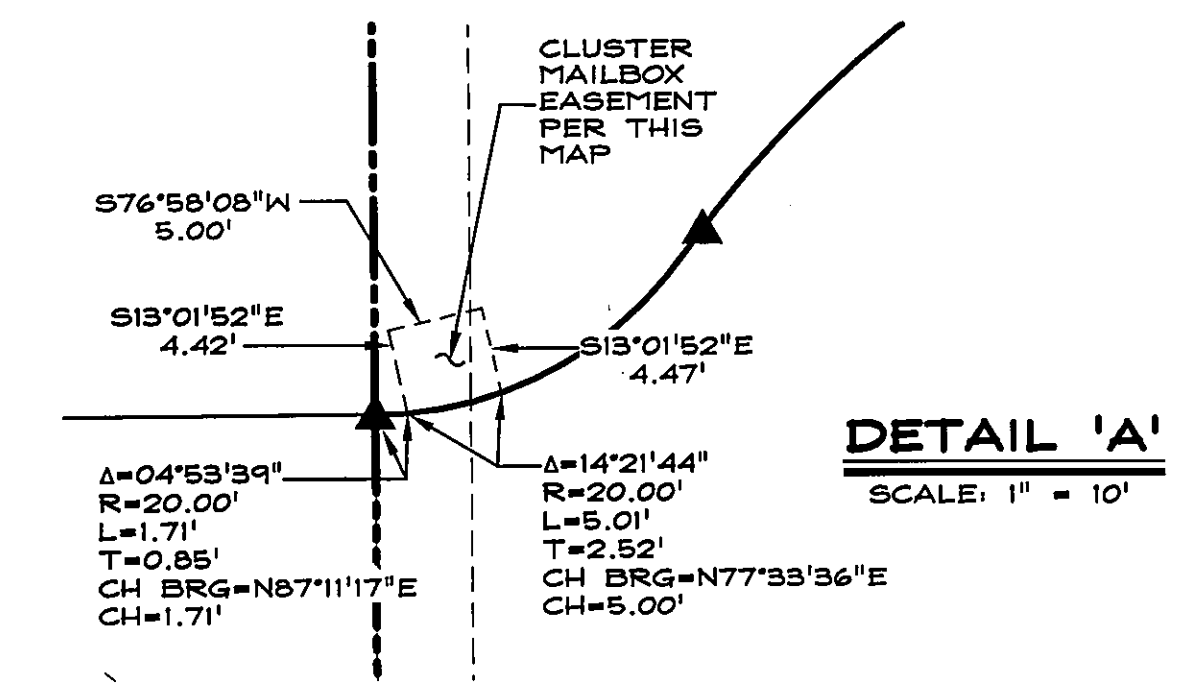
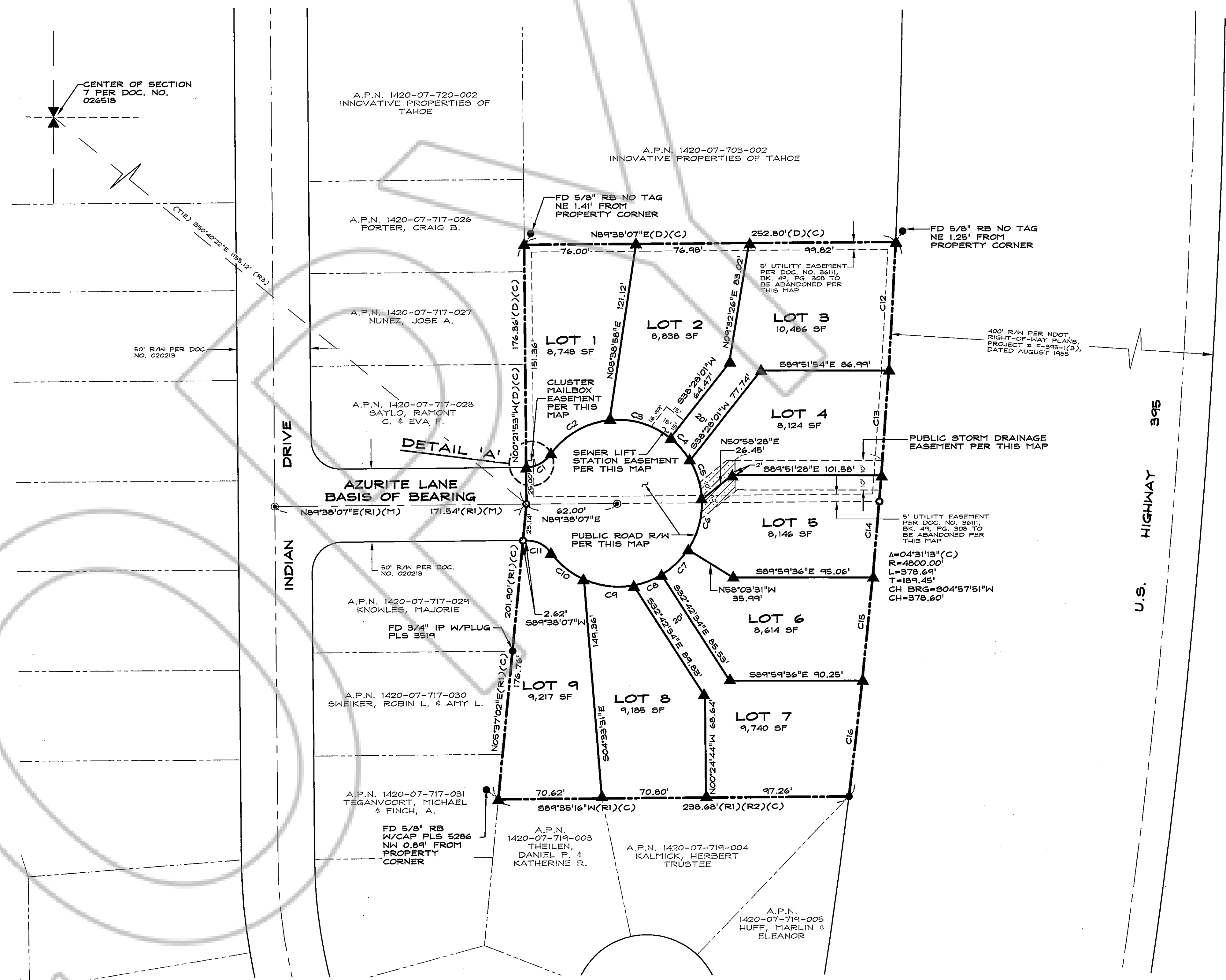
- ▲ FOUND 1/4 CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP PLS 3209
- FOUND 5/8" REBAR WITH PLASTIC CAP PLS 5286, UNLESS OTHERWISE NOTED
- FOUND NEVADA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY DOCUMENT
- ⊙ FOUND CENTERLINE MONUMENT IN WELL BRASS CAP PLS 3519
- ⊙ SET CENTERLINE MONUMENT IN WELL, 5/8" REBAR WITH ALUMINUM CAP, PLS 17632
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 17632
- (R1) RECORD OF SURVEY FOR FOREST GRIGGS, DOC. NO. 517827
- (R2) CAMERON HEIGHTS SUBDIVISION, DOC. NO. 194076
- (R3) VISTA GRANDE SUBDIVISION, DOC. NO. 026518
- (D) DEED- BOOK 405, PG. 2807, DOC. NO. 0641188
- (C) CALCULATED POSITION
- (M) MEASURED POSITION
- ▨ PORTION OF PRIVATE STORM DRAINAGE EASEMENT RESTRICTING FENCING AND ANY LANDSCAPING WHICH WOULD PROHIBIT VEHICLE ACCESS

BASIS OF BEARING

N 89°38'07" E - CENTERLINE OF AZURITE LANE AS SHOWN ON THE RECORD OF SURVEY FOR FORREST GRIGGS RECORDED IN BOOK 0701, PAGE 1804 AS DOCUMENT NO. 517827.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	54°14'18"	20.00'	18.93'	10.24'	N62°30'58"E	18.23'
C2	48°44'21"	57.00'	48.49'	25.82'	S59°45'59"W	47.04'
C3	44°24'04"	57.00'	44.17'	23.26'	N73°39'48"W	43.07'
C4	20°32'44"	57.00'	20.44'	10.33'	N41°11'24"W	20.33'
C5	28°21'15"	57.00'	28.21'	14.40'	N16°44'24"W	27.92'
C6	36°24'55"	57.00'	36.23'	18.75'	N15°35'41"E	35.62'
C7	25°13'43"	57.00'	25.10'	12.76'	N46°28'00"E	24.90'
C8	20°40'29"	57.00'	20.57'	10.40'	N69°25'06"E	20.46'
C9	34°35'18"	57.00'	34.41'	17.75'	S82°57'01"E	33.89'
C10	23°31'47"	57.00'	23.38'	15.02'	S50°53'29"E	29.05'
C11	54°14'18"	20.00'	18.93'	10.24'	N63°14'44"W	18.23'
C12	01°02'51"	4800.00'	87.76'	43.88'	N03°13'40"E	87.75'
C13	00°50'54"	4800.00'	71.18'	35.60'	N04°10'35"E	71.18'
C14	00°10'10"	4800.00'	70.03'	35.01'	N05°01'09"E	70.03'
C15	00°50'26"	4800.00'	70.42'	35.22'	N05°51'27"E	70.42'
C16	00°56'47"	4800.00'	79.29'	39.64'	N06°45'04"E	79.29'



RO Anderson

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SCALE: 1" = 40' SHEET 2 OF 2

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LDA 05-085
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MORGAN MEADOWS
 SUBDIVISION

LOCATED WITHIN A PORTION OF
 THE NE 1/4 OF THE SE 1/4 OF
 SECTION 7, T.14N., R.20E., M.D.M.
 DOUGLAS COUNTY, NEVADA

1254-001-05
 1254-001FM

07/16/07