

**LEGEND**

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SET 5/8" REBAR WITH PLASTIC CAP, PLS 17616, OR AS NOTED
- FOUND 3/4" REBAR WITH PUNCH OR AS NOTED
- (M) MEASURED COURSE & DISTANCE
- (C) CALCULATED COURSE & DISTANCE
- (R) RECORD COURSE & DISTANCE PER REFERENCED NUMBER
- \* I FOUND SECTION CORNER AND 1/4 CORNER
- PP POWER POLE
- PUE PUBLIC UTILITY EASEMENT
- OHE OVERHEAD ELECTRIC/UTILITY LINE

**LINE TABLE**

LINE	LENGTH	BEARING
L1	40.11'	N53°39'47"W
L2	101.59'	N32°06'22"E
L3	40.00'	N09°47'52"E
L4	137.29'	N73°42'36"E
L5	59.12'	N73°42'36"E
L6	17.35'	N80°11'31"W
L7	208.96'(C)	N89°06'09"W
L8	208.72'(R5)	N89°06'09"W
L9	90.82'	N81°56'11"E
L10	81.66'	N81°56'11"E
L11	27.54'	N80°12'45"W
L12	24.05'	N80°11'31"W
L13	54.96'	N89°48'34"W
L14	69.29'	N73°42'36"E
L15	158.74'	N40°34'04"E
L16	33.00'	N32°53'47"E
L17	215.16'	N32°06'22"E
L18	178.12'	N40°34'04"E
L19	251.38'	N85°12'22"E
L20	145.45'	N85°12'22"E
L20	66.85'	N73°42'36"E

**CURVE TABLE**

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	121°54'56"	53.20'	25.00'	N28°51'06"W	43.71'
C2	80°30'14"	35.13'	25.00'	N39°57'38"W	32.31'
C3	89°53'57"	39.23'	25.00'	N45°14'26"E	35.32'

**LAND AREA**

PARCEL 1 = 1.00± ACRES  
 PARCEL 2 = 9.48± ACRES  
 DEDICATIONS = 0.60± ACRES  
 OVERALL = 11.07± ACRES

**REFERENCES**

- (R1) RECORD OF SURVEY Doc. No. 661505
- (R2) TOPAZ SUBDIVISION Doc. No. 214
- (R3) PARCEL MAP Doc. No. 61372
- (R4) RECORD OF SURVEY Doc. No. 468784
- (R5) GRANT DEED Doc. No. 22820
- (R6) GRANT DEED Doc. No. 14199

OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

**TAX COLLECTOR'S CERTIFICATE**

I, **TED K. THIRAN**, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT ALL TAXES ON THIS LAND, APN 1022-29-301-002, FOR THE FISCAL YEAR HAVE BEEN PAID.

*Ted K. Thiran* 12-22-08  
 TED K. THIRAN, DOUGLAS COUNTY CLERK-TREASURER  
 BY: *Debra Ann Delbert* 12-22-08

**COUNTY ENGINEER'S CERTIFICATE**

I, **MAHMOOD AZAD**, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT. THERE WERE NO IMPROVEMENTS REQUIRED BY THIS MAP.

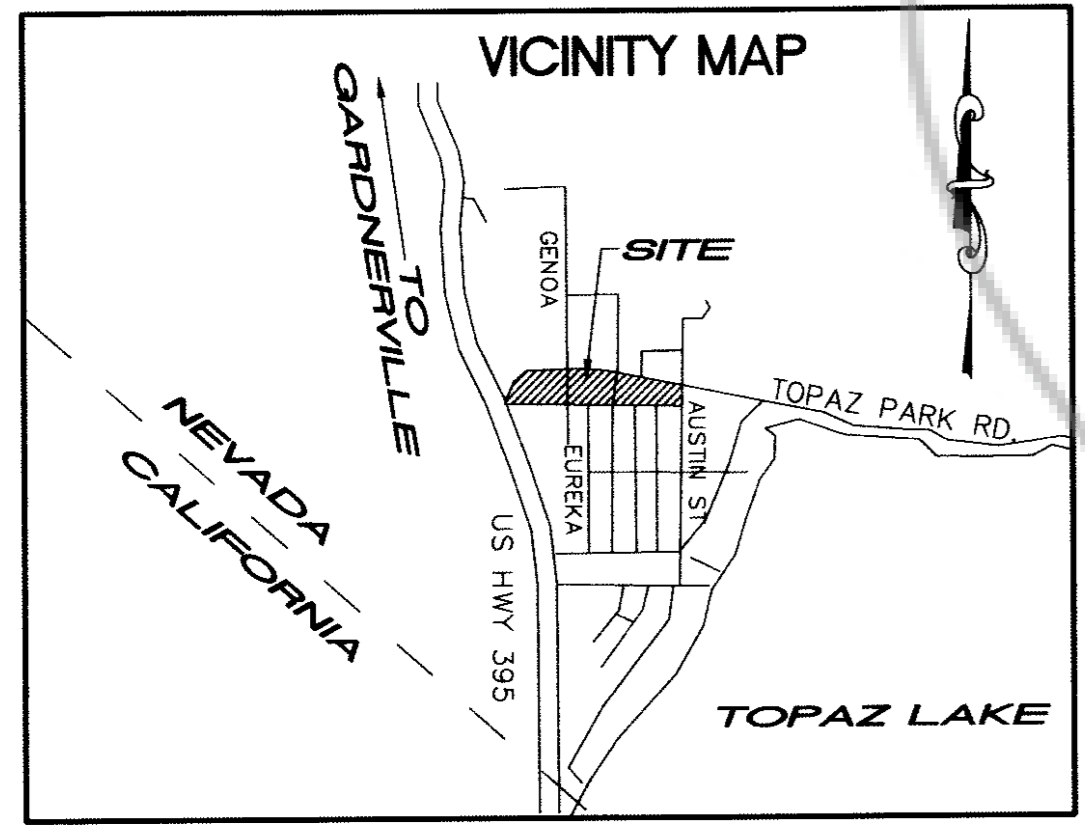
*Mahmood Azad* 18 Dec 08  
 MAHMOOD AZAD, P.E., COUNTY ENGINEER

**TITLE CERTIFICATE**

THIS IS TO CERTIFY THAT **WALKER RIVER IRRIGATION DISTRICT** IS THE ONLY PARTY HAVING RECORD INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDERS SHOWN ON THIS PLAT. THERE ARE NO LIEN OR MORTGAGE HOLDERS OF RECORD.

*Debra Ann Delbert* 12-8-08  
 DEBRA ANN DELBERT, CHIEF TITLE OFFICER

TITLE CO.: STEWART TITLE OF NEVADA



**OWNER'S CERTIFICATE**

THIS UNDERSIGNED DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED HEREON, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY DEDICATE AND SET ASIDE ALL EASEMENTS AND PUBLIC RIGHT OF WAYS AS SHOWN.

WALKER RIVER IRRIGATION DISTRICT  
 BY: *Ken Spooner* 25 November 2008  
 KEN SPOONER, MANAGER

**NOTARY ACKNOWLEDGEMENT**

STATE OF Nevada SS  
 COUNTY OF Washoe  
 ON THIS 25<sup>th</sup> DAY OF November, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED **KEN SPOONER**, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

*Amy C. Matcham*  
 NOTARY PUBLIC

**UTILITY COMPANY 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: *John J. Perra* DATE: 12/3/08  
 PRINTED NAME: **JOHN PERRA**

VERIZON  
 SIGNATURE: *John G. Poole* DATE: 12-2-08  
 PRINTED NAME: **John G. Poole**

CHARTER COMMUNICATIONS  
 SIGNATURE: *Jared Beisner* DATE: 12-5-08  
 PRINTED NAME: **Jared Beisner**

**BASIS OF BEARINGS**

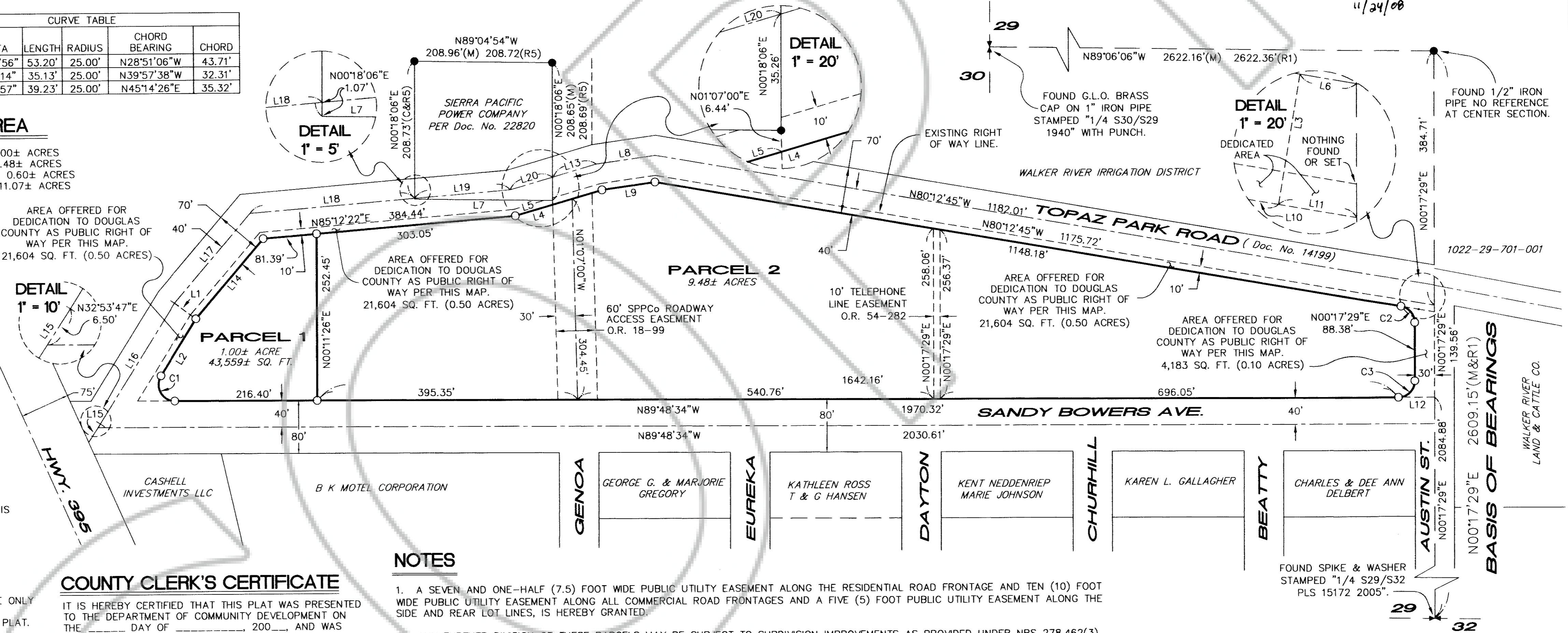
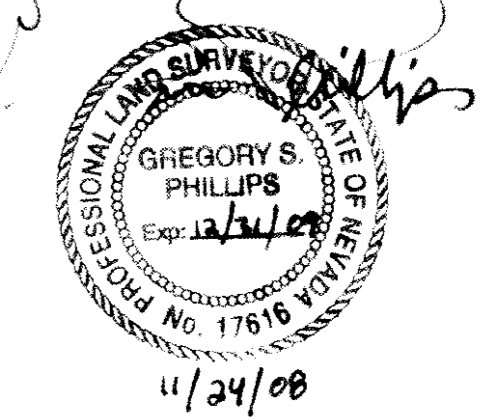
NORTH 00°17'29" EAST, AS SHOWN HEREON BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29, T.10N., R.22E., M.D.M., PER RECORD OF SURVEY MAP FOR PAUL J. II & DOLORES L. FRY, DOCUMENT NO. 661505, DOUGLAS COUNTY, NEVADA.

**SURVEYOR'S CERTIFICATE**

I, **GREGORY S. PHILLIPS**, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR TRI STATE SURVEYING, LTD., DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE WALKER RIVER IRRIGATION DISTRICT.
- LANDS SURVEYED LIE WITHIN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND THIS SURVEY WAS COMPLETED ON November 25, 2008.
- 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, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GREGORY S. PHILLIPS  
 PROFESSIONAL LAND SURVEYOR  
 NEVADA CERTIFICATE NO. 17616



**NOTES**

- A SEVEN AND ONE-HALF (7.5) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE RESIDENTIAL ROAD FRONTAGE AND TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL COMMERCIAL ROAD FRONTAGES AND A FIVE (5) FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES, IS HEREBY GRANTED.
- 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 TEMPORARY ONLY. THE PARCELS SHALL CONNECT TO A COMMUNITY SEWER SYSTEM WITHIN ONE YEAR OF A COMMUNITY SYSTEM BECOMING AVAILABLE AND BEING WITHIN 400 FEET OF THE PARCELS.
- THE USE OF INDIVIDUAL AND COMMERCIAL SEWAGE DISPOSAL SYSTEMS FOR BOTH PARCELS SHALL BE LIMITED TO AN ALTERNATIVE SEWAGE DISPOSAL DENTRIFYING SYSTEM AND MEET THE CONDITIONS STATED IN THE **DECEMBER 1**, 2008, DOUGLAS COUNTY COMMUNITY DEVELOPMENT LETTER OF CONDITIONAL APPROVAL, AND ANY SUBSEQUENT REVISIONS. THE DENTRIFYING SYSTEM MUST: BE REVIEWED, APPROVED, AND CONDITIONED AS DEEMED NECESSARY, BY THE COUNTY PRIOR TO INSTALLATION; BE PERMITTED AS REQUIRED BY STATE AND COUNTY LAWS; AND MUST BE INSPECTED AND MAINTAINED BY THE PROPERTY OWNER. IF THE COUNTY OBTAINS EVIDENCE OF GROUNDWATER CONTAMINATION THE RESPONSIBLE PARCELS SHALL BE ASSESSED TO PROVIDE FOR GROUNDWATER CLEANUP.
- 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.
- AN EASEMENT FOR THE COMMERCIAL SEPTIC SYSTEM SHALL BE REVIEWED BY DOUGLAS COUNTY AND SUBSEQUENTLY RECORDED BY SEPARATE DOCUMENT PRIOR TO OBTAINING A BUILDING PERMIT CONSISTENT WITH THE CONDITIONS STATED ON THE **DECEMBER 1**, 2008, DOUGLAS COUNTY COMMUNITY DEVELOPMENT LETTER OF CONDITIONAL APPROVAL, AND ANY SUBSEQUENT REVISIONS.
- A TRAFFIC STUDY WILL BE REQUIRED AS A PART OF THE DESIGN REVIEW PROCESS FOR DEVELOPMENT OF THE COMMERCIAL-ZONED AREAS. THE INTERSECTIONS TO BE STUDIED AT THAT TIME WILL BE AGREED UPON IN ADVANCE OF PREPARATION OF THE STUDY. BASED ON THE INFORMATION IN THE TRAFFIC STUDY, THE COUNTY MAY REQUIRE THAT THE DEVELOPER PARTICIPATE IN THE COST OF INTERSECTION IMPROVEMENTS, OR BUILD THE IMPROVEMENTS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- FUTURE COMMERCIAL AND/OR RESIDENTIAL DEVELOPMENT ON PARCELS 1 & 2 IS SUBJECT TO THE **DECEMBER 1**, 2008, DOUGLAS COUNTY COMMUNITY DEVELOPMENT LETTER OF CONDITIONAL APPROVAL REGARDING LDA 07-066 ON FILE WITH DOUGLAS COUNTY COMMUNITY DEVELOPMENT.

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 18<sup>th</sup> DAY OF December, 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.

*Ted K. Thiran* 12-22-08  
 TED K. THIRAN, COUNTY CLERK

**COMMUNITY DEVELOPMENT CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 18<sup>th</sup> DAY OF December, 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 USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

*Harmon Zuckerman* 12/18/2008  
 HARMON ZUCKERMAN, PRINCIPAL PLANNER

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 23<sup>rd</sup> DAY OF Dec, 2008  
 AT 53 MINUTES PAST 12 O'CLOCK P.M., IN BOOK 1208  
 OFFICIAL RECORDS, AT PAGE 443 DOCUMENT NUMBER 734878  
 RECORDED AT THE REQUEST OF WALKER RIVER IRRIGATION DISTRICT.  
*Shawna Starnes*  
 DOUGLAS COUNTY RECORDER

**PARCEL MAP**  
**LDA 07-066**  
 FOR  
**THE WALKER RIVER IRRIGATION DISTRICT**  
 BEING A DIVISION OF A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.M. DOUGLAS COUNTY, NEVADA.

**TRI STATE SURVEYING, LTD** 06002.01.CM  
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 CARSON CITY, NEVADA 89706-2418  
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SHEET 1 OF 1