

VICINITY MAP  
NO SCALE

**LEGEND**

- FOUND REBAR AS NOTED
- FOUND 5/8" REBAR WITH ALUMINUM CAP MARKED PLS 6899
- ▲ SET 5/8" REBAR WITH PLASTIC CAP MARKED PLS 6899 UNLESS OTHERWISE NOTED
- (R1) PARCEL MAP FOR JAMES MCKILLOP RECORDED SEPTEMBER 23, 1983 AS DOC. NO. 87664
- (R2) FINAL SUBDIVISION MAP FOR ASHLEY PARK RECORDED JUNE 2, 1995 AS DOC. NO. 363385
- (C) CALCULATED POSITION
- (M) MEASURED POSITION

**BASIS OF BEARING**

N 00°02'53" W -- THE CENTERLINE OF GINA WAY, AS SHOWN ON THE FINAL SUBDIVISION MAP FOR ASHLEY PARK RECORDED JUNE 2, 1995 AS DOCUMENT NO. 363385.

**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:  
*Doc of Trust: Document No. 674529*  
*James P. Rose, Trust Officer* DATE 01/20/2009  
 MARQUIS TITLE & ESCROW, INC.

**COUNTY TAX COLLECTOR'S CERTIFICATE**

I, TED THRAN, 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. 1220-16-101-020) 1220-16-101-004  
*Ted Thran* DATE 3-3-09  
 TED THRAN  
 DOUGLAS COUNTY CLERK-TREASURER

**COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 27th DAY OF February, 2009. 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 ROADWAYS AND OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.  
*Mimi Moss* DATE 2-27-09  
 MIMI MOSS  
 COMMUNITY DEVELOPMENT DIRECTOR

**COUNTY ENGINEER'S CERTIFICATE**

I, MAHMOOD AZAD, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND ALL PHYSICAL IMPROVEMENTS AS REQUIRED BY THE PARCEL-MAP REGULATIONS HAVE BEEN COMPLETED, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.  
*Mahmood Azad* DATE 27 Feb 2009  
 MAHMOOD AZAD, P.E.  
 DOUGLAS COUNTY ENGINEER

**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.

NV ENERGY  
 SIGNATURE: *Michael Price* DATE: 2-9-09  
 PRINTED NAME: MICHAEL PRICE

VERIZON  
 SIGNATURE: *Corey Bolton* DATE: 2/9/09  
 PRINTED NAME: COREY BOLTON

SOUTHWEST GAS COMPANY  
 SIGNATURE: *Larry Gussel* DATE: 2/9/09  
 PRINTED NAME: LARRY GUSSEL

GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT  
 SIGNATURE: *Robert Engelberg* DATE: 2/23/09  
 PRINTED NAME: ROBERT ENGELBERG

**NOTES**

- TOTAL AREA TO BE DIVIDED: 3.10 ACRES
- A 7.5' PUBLIC UTILITY EASEMENT SHALL BE GRANTED ALONG ALL RESIDENTIAL ROAD FRONTAGES. A 5' PUBLIC UTILITY EASEMENT SHALL BE GRANTED ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE SHOWN.
- THIS MAP IS SUBJECT TO THE PROVISIONS OF THE RECORDED SETTLEMENT AGREEMENT PER DOC. NO. 690892.
- DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT WHERE WELLS AND SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.
- 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 THE AUTHORIZING AGENCY.
- ANY NECESSARY DRAINAGE IMPROVEMENTS WILL BE CONSTRUCTED AT THE TIME OF A FUTURE BUILDING PERMIT.

**OWNER'S CERTIFICATE**

WE, VINCENT SHEEHAN AND JOAN SHEEHAN CERTIFY THAT WE ARE THE LEGAL OWNERS OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR PUBLIC ROADS, PRIVATE STORMWATER DETENTION, PRIVATE DRAINAGE, CLUSTER BOXES AND UTILITY INSTALLATION AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

*Vincent Sheehan* DATE 2/17/09  
 VINCENT SHEEHAN

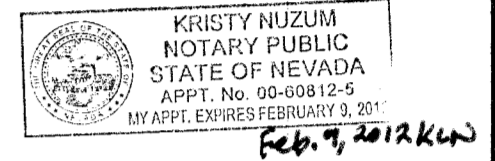
*Joan Sheehan* DATE 2/17/09  
 JOAN SHEEHAN

COUNTY OF DOUGLAS  
 STATE OF NEVADA SS:

ON THIS 17 DAY OF Feb., IN THE YEAR 2009, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED VINCENT SHEEHAN AND JOAN SHEEHAN, 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 CAPACITY AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL  
 NOTARY'S SIGNATURE *Kristy Nuzum*

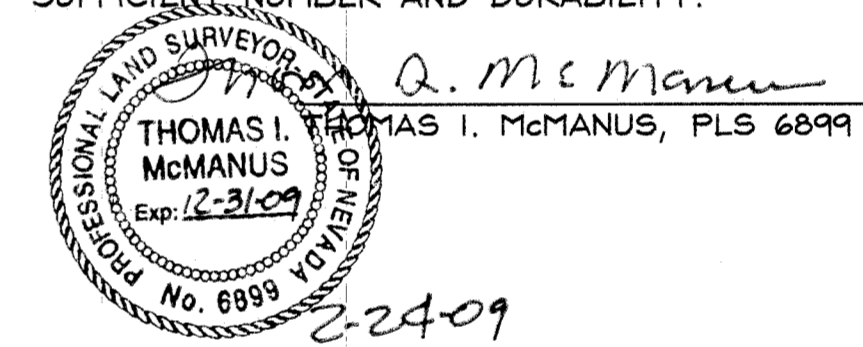
MY COMMISSION EXPIRES: Feb. 9, 2012



**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 VINCENT & JOAN SHEEHAN.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 16, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 2-24-09.
- 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.



**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, 2009, AND WAS DULY APPROVED. IN ADDITION, ALL OFFERS OF DEDICATION FOR PUBLIC ROADWAYS AND OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

*Ted Thran* DATE 2/22/09  
 TED THRAN  
 COUNTY CLERK  
*Carol McElhenny*  
 DEPUTY

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 5th DAY OF March, 2009, AT 06 MINUTES PAST 4 O'CLOCK P.M., IN BOOK 0309 OF OFFICIAL RECORDS, AT PAGE 952, DOCUMENT NO. 739028. RECORDED AT THE REQUEST OF VINCENT & JOAN SHEEHAN.

*Karen D. Ellison*  
 DOUGLAS COUNTY RECORDER

SCALE: 1" = 40' SHEET 1 OF 1

PARCEL MAP  
 LDA 06-072  
 FOR  
 VINCENT & JOAN SHEEHAN

LOCATED WITHIN A PORTION OF SECTION 16, T.12N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA

1201-003-05  
 1201-003FM.DWG 02/09/09

