

**COUNTY TAX COLLECTOR 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. 1022-18-001-001)

*Ted Thran* 4-23-10  
 TED THRAN  
 DOUGLAS COUNTY CLERK-TREASURER  
 AND EX-OFFICIO TAX COLLECTOR

**UTILITY COMPANIES CERTIFICATE**

WE, THE UNDERSIGNED COMPANIES, HEREBY ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

5-14-09 DATE *Michael P. King*  
 NV ENERGY MICHAEL KING  
 5/13/09 DATE *Corey Bolton*  
 VERIZON COREY BOLTON

**TITLE COMPANY CERTIFICATE**

THIS IS TO CERTIFY THAT BRENT T. TUOHY IS THE ONLY PARTY HAVING RECORD 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 MORTGAGE HOLDERS OF RECORD:

Doc. No. 687107 - RESIDENTIAL FUNDING COMPANY  
 Doc. No. 688431 - CITIBANK

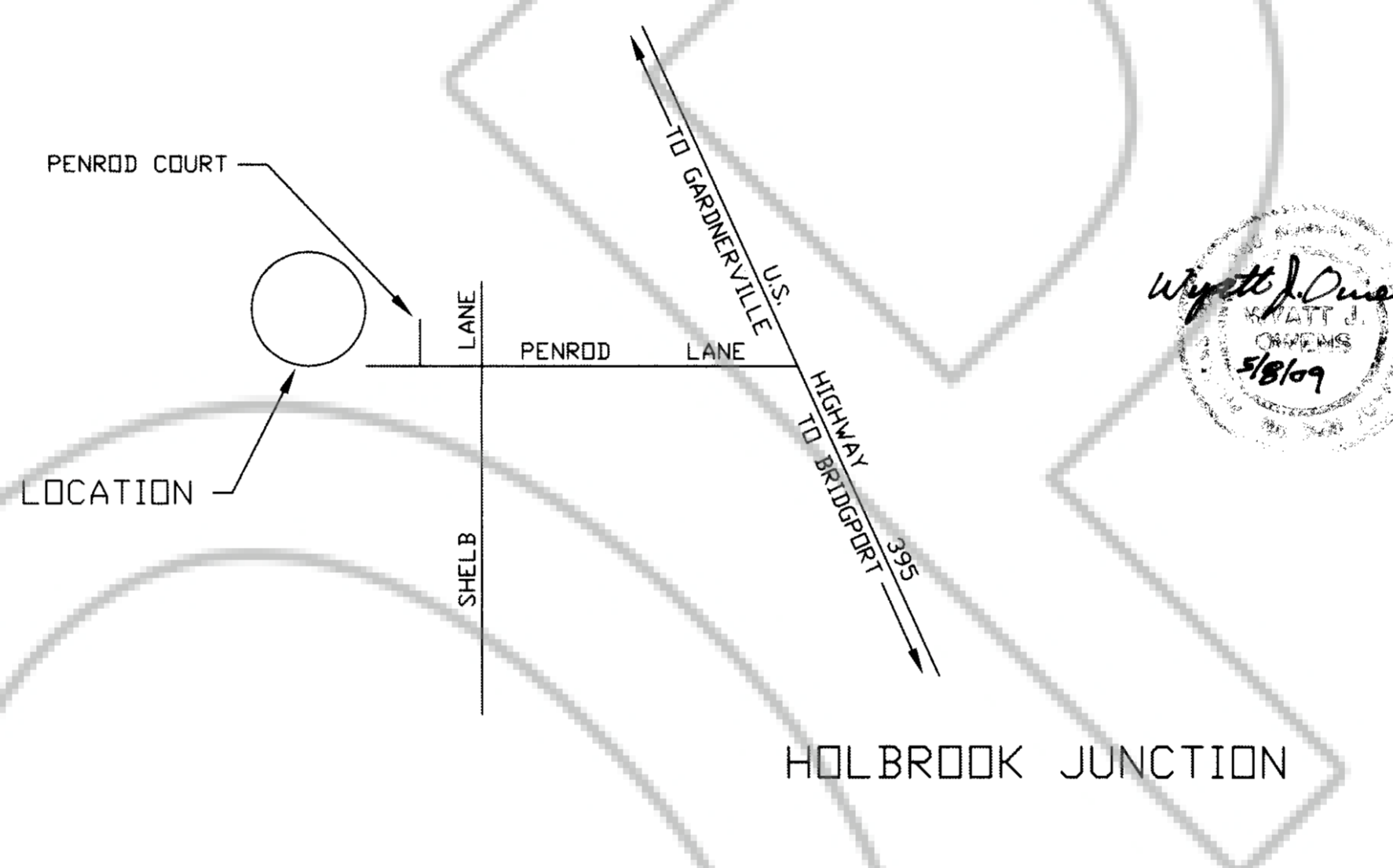
3-19-2010 DATE *Ron Bazzano*  
 RON BAZZANO  
 FIRST AMERICAN TITLE COMPANY

**UTILITY EASEMENTS**

THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY MADE A PART OF THIS MAP:  
 1. A 7.5' PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES.  
 2. A 5' PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.

**GENERAL NOTES**

- EXISTING ZONING IS RA-5.
- AREA TO BE DIVIDED IS 10.30 ACRES.
- THIS IS A DIVISION OF A.P.N. 1022-18-001-001.
- ANY FURTHER DIVISION OF THESE PARCELS SHALL 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 INDIVIDUAL SEWAGE DISPOSAL SYSTEM IS FOR TEMPORARY USE ONLY. THE PARCELS SHALL CONNECT TO A COMMUNITY SEWER SYSTEM WHEN SUCH SYSTEM IS WITHIN 400 FEET OF THE PARCEL.
- IT IS THE EXPRESSED RESPONSIBILITY OF THE PROPERTY OWNER TO INSURE ACCURATE PLACEMENT AND LOCATION OF WELLS AND SEPTIC SYSTEMS ON EACH INDIVIDUAL PARCEL DESIGNATED ON THIS MAP. NEVADA STATE LAW REQUIRES A 100 FOOT MINIMUM SEPARATION BETWEEN A WELL AND A SHALLOW SEPTIC SYSTEM AND A 150 FOOT MINIMUM SEPARATION FOR A DEEP SYSTEM.
- 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.
- 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.
- THE PARCELS LIE IN ZONE X (AREA OF 500-YEAR FLOOD).
- THE PARENT PARCEL, PARCEL 1, WILL BE REQUIRED TO COMPLY WITH TITLE 20.100.040 IF AT ANY TIME IN THE FUTURE THE PARCEL CONNECTS TO THE PUBLIC WATER SYSTEM.
- THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS IS LIMITED TO ALTERNATIVE SEWAGE DISPOSAL (I.E. DENITRIFYING) SYSTEM.
- ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE 'HILLSIDE' AREAS IDENTIFIED ON THE FINAL MAP SHALL COMPLY WITH CHAPTER 20.690.030.K HILLSIDE GRADING IN TITLE 20.
- OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.



VICINITY MAP  
 NOT TO SCALE

**OWNER/SUBDIVIDER**

BRENT TUOHY  
 1515 LDU CT.  
 GARDNERVILLE, NEVADA 89460-8905

**COMMUNITY DEVELOPMENT CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 21st DAY OF APRIL, 2010. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP AND ALL OFFERS OF DEDICATION FOR OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

4-21-10 DATE  
*Mimi Moss*  
 MIMI MOSS, COMMUNITY DEVELOPMENT DIRECTOR

**OWNER'S CERTIFICATE**

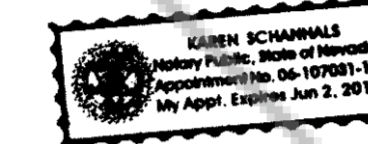
I, Brent Tuohy, CERTIFY THAT I AM THE LEGAL OWNER OF THIS PARCEL, AND DO HEREBY GRANT PERMANENT EASEMENTS FOR UTILITY INSTALLATION. I CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

*Brent Tuohy*  
 BRENT TUOHY

**STATE OF NEVADA**

COUNTY OF DOUGLAS S.S.

ON THIS 18th DAY OF March, IN THE YEAR 2010, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED BRENT TUOHY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR 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.



*Karen Schuchat*  
 KAREN SCHUCHAT  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: June 2, 2010

**SURVEYOR'S CERTIFICATE**

I, WYATT J. OWENS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF BRENT TUOHY.
- THE LANDS SURVEYED LIE WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M., AND THE SURVEY WAS COMPLETED ON MAY 12, 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 THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

5/8/09 DATE  
 WYATT J. OWENS, PLS 3090

**COUNTY ENGINEER'S CERTIFICATE**

I, MAHMOOD AZAD, DOUGLAS COUNTY ENGINEER, DO HEREBY STATE THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT. FURTHERMORE ALL IMPROVEMENTS AS REQUIRED BY THIS MAP ARE COMPLETE.

Apr 21, 2010 DATE  
 MAHMOOD AZAD, P.E., COUNTY ENGINEER

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 21st DAY OF APRIL, 2010, AND WAS DULY APPROVED; THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP.

4-23-10 DATE  
 TED THRAN, COUNTY CLERK

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 11th DAY OF May, 2010, AT 38 MINUTES PAST 6 O'CLOCK P.M. IN BOOK 0510 OF OFFICIAL RECORDS PAGE 1883, DOCUMENT NUMBER 763396, RECORDED AT THE REQUEST OF WYATT J. OWENS.

*Dana Konechneva*  
 DOUGLAS COUNTY RECORDER

FINAL PARCEL MAP #LDA 08-39  
 FOR  
 BRENT TUOHY  
 WITHIN THE NW1/4 OF SECTION 18, T. 10 N., R. 22 E.,  
 M.D.B. & M.  
 DOUGLAS COUNTY, NEVADA

OWENS  
 ENGINEERING  
 Civil Engineering, Land Surveying  
 P.O. Box 16  
 Gardnerville, Nevada 89410  
 (775) 782-2881

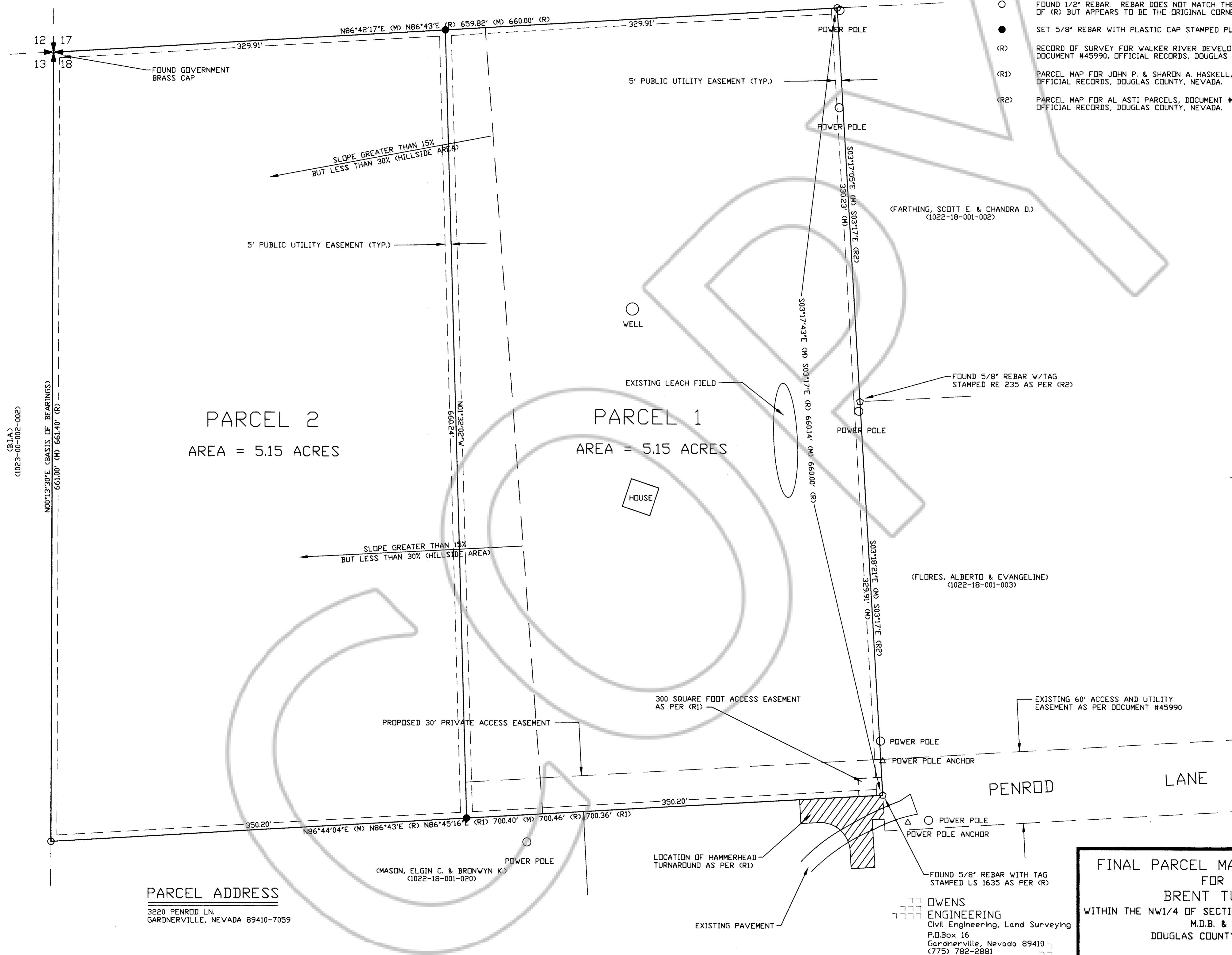
**BASIS OF BEARINGS**

THE BASIS OF BEARINGS OF THIS MAP IS THE WEST LINE OF PARCEL 1 OF THE RECORD OF SURVEY MAP FOR THE WALKER RIVER DEVELOPMENT COMPANY, DOCUMENT #45990, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA. SAID LINE BEARS N00°13'30"E AS PER (R).

(U.S.F.S.)  
(1022-07-002-001)

**LEGEND**

- FOUND 1/2" REBAR. REBAR DOES NOT MATCH THE DESCRIPTION OF (R) BUT APPEARS TO BE THE ORIGINAL CORNER.
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED PLS 3090.
- (R) RECORD OF SURVEY FOR WALKER RIVER DEVELOPMENT COMPANY, DOCUMENT #45990, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.
- (R1) PARCEL MAP FOR JOHN P. & SHARON A. HASKELL, DOCUMENT #513201, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.
- (R2) PARCEL MAP FOR AL ASTI PARCELS, DOCUMENT #084095, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.



SCALE: 1" = 40'

SHEET 2 OF 2

**PARCEL ADDRESS**  
3220 PENROD LN.  
GARDNERVILLE, NEVADA 89410-7059

OWENS  
ENGINEERING  
Civil Engineering, Land Surveying  
P.O. Box 16  
Gardnerville, Nevada 89410  
(775) 782-2881

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FOR  
**BRENT TUOHY**  
WITHIN THE NW1/4 OF SECTION 18, T. 10 N., R. 22 E.,  
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