

**NOTES**

TOTAL AREA: 39.08 ACRES TOTAL PARCELS: (4) 36.89 ACRES  
 PUBLIC ROAD RIGHT-OF-WAY: 2.19 ACRES  
 PARCEL ACREAGES AS SHOWN INDICATE THE GROSS/NET ACREAGE  
 (GROSS EQUALS NET).

PARCELS 1 AND 2 CONSIST OF AREA ON BOTH SIDES OF SPEAR POINT COURT AND SHALL NOT BE CONSIDERED SEVERED BY THE PUBLIC ROAD RIGHT-OF-WAY.

THESE PARCELS LIE WITHIN THE UNSHADED 'X' FLOOD ZONE AS SAID PARCELS PILOT BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, NEVADA, MAP NUMBER 32005C0525G DATED JANUARY 20, 2010.

A 7.5' PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES AND A 5' PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR LOTLINES SHALL BE GRANTED PER THIS MAP.

A DEED RESTRICTION STATING "ANY FUTURE DEVELOPMENT OF THESE PARCELS WITH SLOPES GREATER THAN 15% WILL BE REQUIRED TO COMPLY WITH THE HILLSIDE GRADING STANDARDS OF DOUGLAS COUNTY CODE SECTION 20.640.030(K)" WAS RECORDED IN BOOK 0211, AT PAGE 111, AS DOCUMENT NO. 778315.

ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER N.R.S. 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.

INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ARE FOR TEMPORARY USE ONLY. THE PARCELS SHALL CONNECT TO A COMMUNITY SEWER SYSTEM WHEN SUCH SYSTEM IS WITHIN 400 FEET OF THE PARCELS.

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.

OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY. HISTORIC UN-CONCENTRATED STORM DRAINAGE FLOW ACROSS PROPERTY LINES IS ALLOWED.

NO EVIDENCE OF EARTHQUAKE FAULTS ARE PRESENT ON SITE PER GEOTECHNICAL INVESTIGATION REPORT PREPARED BY BLACK EAGLE CONSULTING, INC., DECEMBER 2009. THE POTENTIAL EXISTS ALTHOUGH NO KNOWN ACTIVE FAULTS HAVE BEEN MAPPED FOR THIS SITE.

NO LANDLINE PHONE SERVICE IS PROVIDED FOR ANY PARCEL.

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.

EXISTING ACCESS TO THE SUBJECT PARCEL IS VIA THE FOLLOWING:  
 66' B.L.M. RIGHT-OF-WAY GRANT N-19672 (AMERICAN WAY) ASSIGNED TO DOUGLAS COUNTY 06/84;

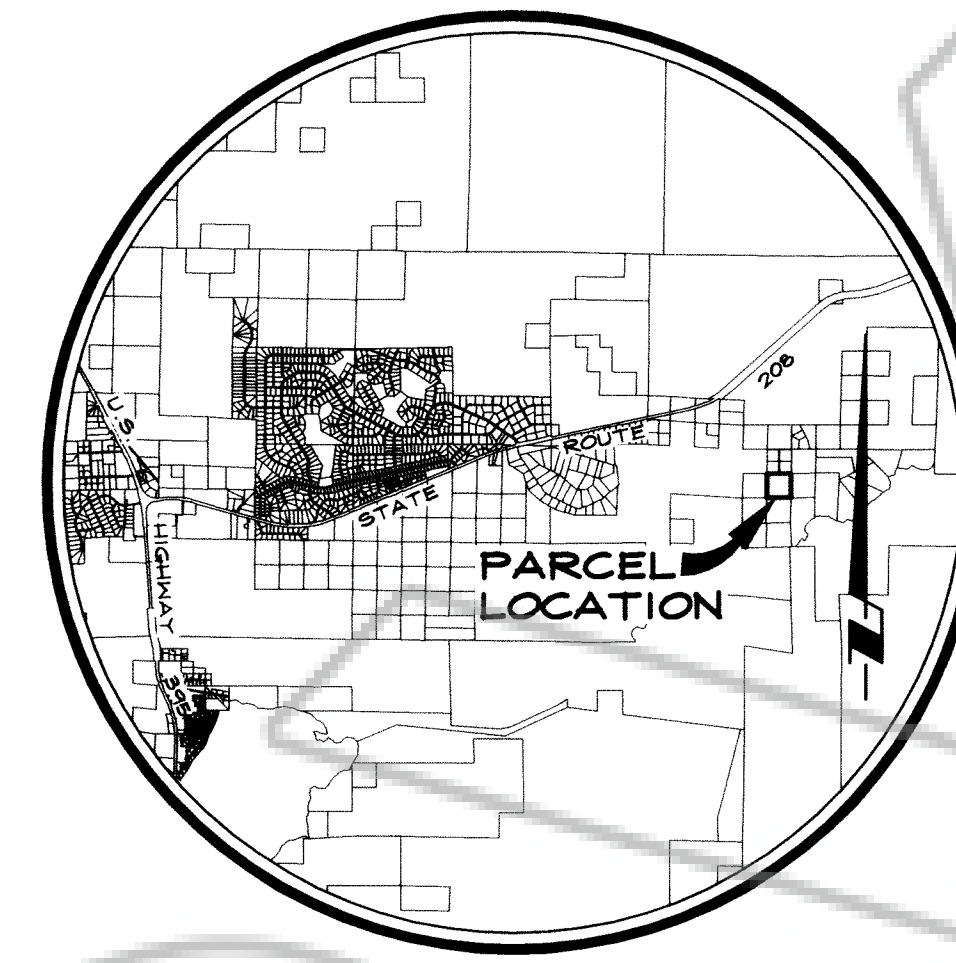
60' B.L.M. RIGHT-OF-WAY GRANT N-80346 TO ROSSO, ROBERTS, HELMS AND FURRY 03/29/06;

60' INGRESS/EGRESS SHOWN ON RECORD OF SURVEY FOR BANNER AND BOSLER RECORDED 06/07/79 AS DOCUMENT NO. 33203 AND PORTION OF SAID INGRESS/EGRESS GRANTED AS A NON-EXCLUSIVE EASEMENT PER QUITCLAIM DEED RECORDED 04/23/97 IN BOOK 0497, AT PAGE 3479, AS DOCUMENT NO. 41116, AND 60' PUBLIC ROAD RIGHT-OF-WAY SHOWN ON PARCEL MAP FOR ROSSO RECORDED MAY 28, 2009 AS DOCUMENT NO. 743960;

50' GRANTED AS A NON-EXCLUSIVE EASEMENT PER QUITCLAIM DEED RECORDED 04/23/97 IN BOOK 0497, AT PAGE 3479, AS DOCUMENT NO. 41116;

50' ROADWAY AND PUBLIC UTILITY EASEMENT SHOWN ON RECORD OF SURVEY FOR BANNER AND BOSLER RECORDED 06/07/79 AS DOCUMENT NO. 33203 AND 5' ROADWAY AND PUBLIC UTILITY EASEMENT SHOWN ON PARCEL MAP FOR ROSSO RECORDED MAY 28, 2009 AS DOCUMENT NO. 743960;

50' ROADWAY AND PUBLIC UTILITY EASEMENT SHOWN ON PARCEL MAP FOR GARDNER RECORDED 10/01/74 AS DOCUMENT NO. 37256.



**VICINITY MAP**

NO SCALE

SCALE: 1" = 200'

**COUNTY ENGINEER'S CERTIFICATE**

I, MAHMOOD AZAD, DOUGLAS COUNTY ENGINEER, DO HEREBY STATE 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 16 Feb. 2011  
 MAHMOOD AZAD, P.E.  
 DOUGLAS COUNTY ENGINEER

**UTILITY COMPANIES' CERTIFICATES**

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.

FRONTIER COMMUNICATIONS  
 SIGNATURE: Corey Borton DATE: 1/10/11  
 PRINTED NAME: Corey Borton

SOUTHWEST GAS CORPORATION  
 SIGNATURE: Larry Gibson DATE: 1/10/11  
 PRINTED NAME: Larry Gibson

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.

NV ENERGY  
 SIGNATURE: Frank Borshetti DATE: 1/10/2011  
 PRINTED NAME: Frank Borshetti

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 16th DAY OF February, 2011, 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 2-17-11  
 TED THRAN  
 COUNTY CLERK

**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 # 66486, Recorded 12/21/05 in favor of El Dorado Savings Bank, as of 12/23/2010, Vickie Taylor, Asst. Secretary, 233376-VT

1023-17-000-008  
 GREGORY, GARY G. ET AL

FD. 5/8" RB W/ CAP PLS 4045 27.8' WEST AND 0.8' SOUTH OF ACCEPTED AS 1/16 COR.

**OWNER'S CERTIFICATE**

WE, WILLIAM S. FURRY AND ALICE R. FURRY, CERTIFY THAT WE ARE THE LEGAL OWNERS OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR PUBLIC ROAD RIGHT-OF-WAY, RESTRICTED USE, SLOPE, PRIVATE DRAINAGE, AND UTILITY INSTALLATION AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

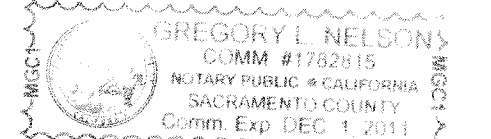
William S. Furry  
 Alice R. Furry

STATE OF California  
 COUNTY OF Esmeralda  
 ON THIS 14th DAY OF January, IN THE YEAR 2011

BEFORE ME, A NOTARY PUBLIC PERSONALLY APPEARED WILLIAM S. FURRY AND ALICE R. FURRY, 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 SIGNATURE 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: Gregory L. Nelson

MY COMMISSION EXPIRES: 12/31/11



**SURVEYOR'S CERTIFICATE**

I, LINDA M. BIAGGI, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

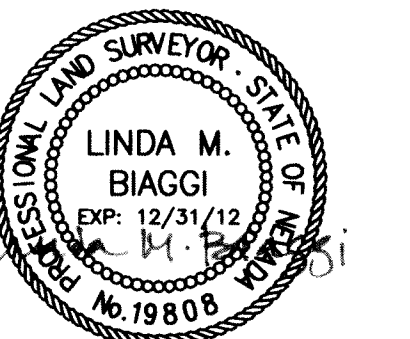
1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF WILLIAM S. FURRY.

2) THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, T.10N., R.23E., M.D.M. AND THE SURVEY WAS COMPLETED ON 10/27/10.

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.

Linda M. Biaggi  
 LINDA M. BIAGGI, P.L.S. 19808



**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. 1023-17-000-009)

Ted Thran 2-18-11  
 TED THRAN  
 DOUGLAS COUNTY CLERK-TREASURER

**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 16th DAY OF February, 2011. 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 2-16-11  
 MIMI MOSS  
 COMMUNITY DEVELOPMENT DIRECTOR

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 22nd DAY OF February, 2011, AT 19 MINUTES PAST 9 O'CLOCK A.M., IN BOOK 0211 OF OFFICIAL RECORDS, AT PAGE 2384, DOCUMENT NO. 778813.

RECORDED AT THE REQUEST OF WILLIAM S. FURRY.  
 Cameron M. Anderson, Deputy  
 DOUGLAS COUNTY RECORDER

RO Anderson  
 1605 EMERALDA AVENUE / POST OFFICE BOX 2224  
 HENDEN, NEVADA 89423  
 PHONE: (775) 782-2322 / FAX: (775) 782-7084  
 WEB SITE: WWW.ROANDERSON.COM

SCALE: 1" = 200' SHEET 1 OF 2

**PARCEL MAP**  
 LDA 08-006

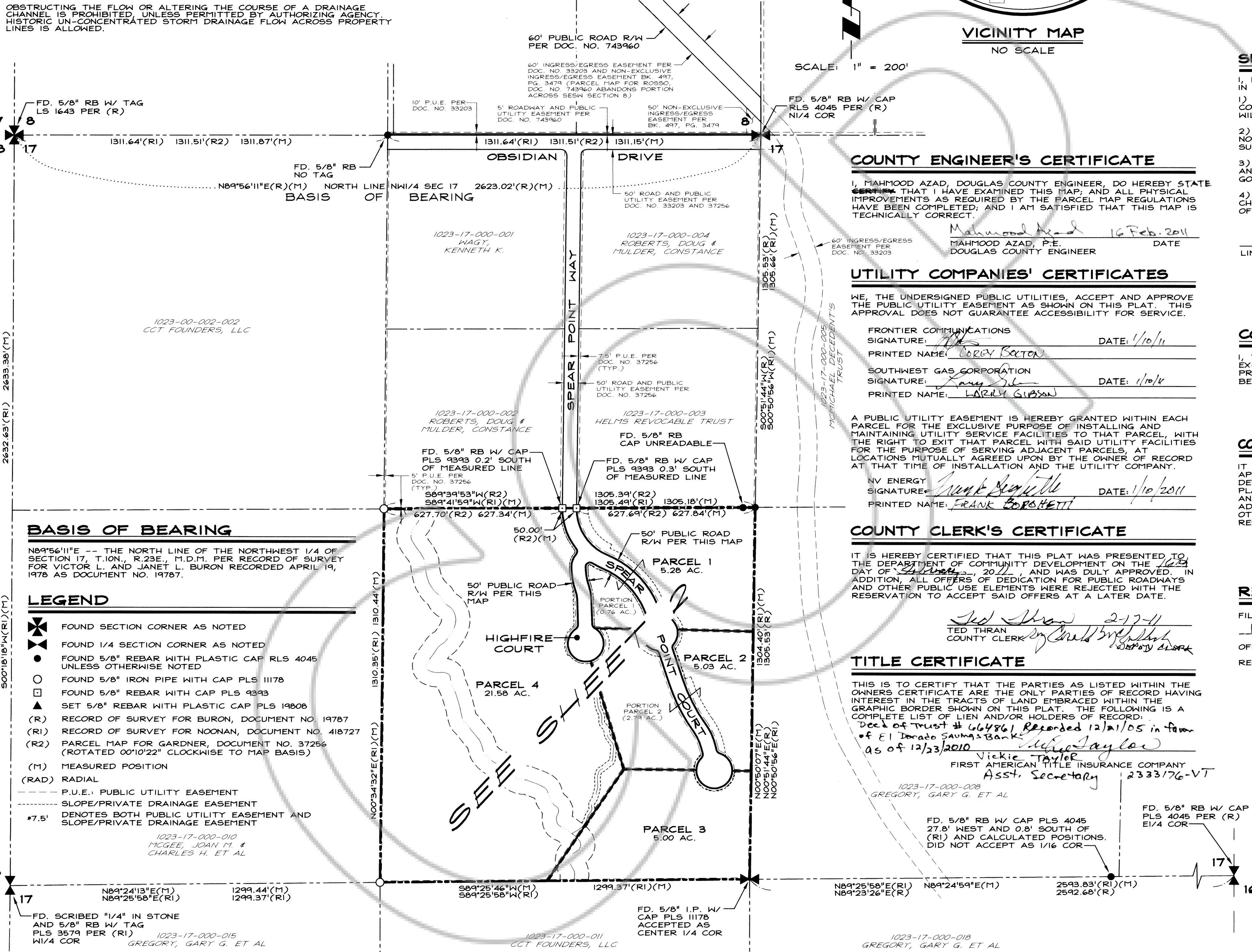
FOR

WILLIAM S. AND ALICE R. FURRY

LOCATED WITHIN THE SENW SECTION 17, T.10N., R.23E., M.D.M. DOUGLAS COUNTY, NEVADA

1476-002-07  
 1476-002FPM-1.dwg

01/07/11





1023-00-002-002  
CCT FOUNDERS, LLC

1023-17-000-002  
ROBERTS, DOUG &  
MULLER, CONSTANCE

1023-17-000-003  
HELMS REVOCABLE TRUST

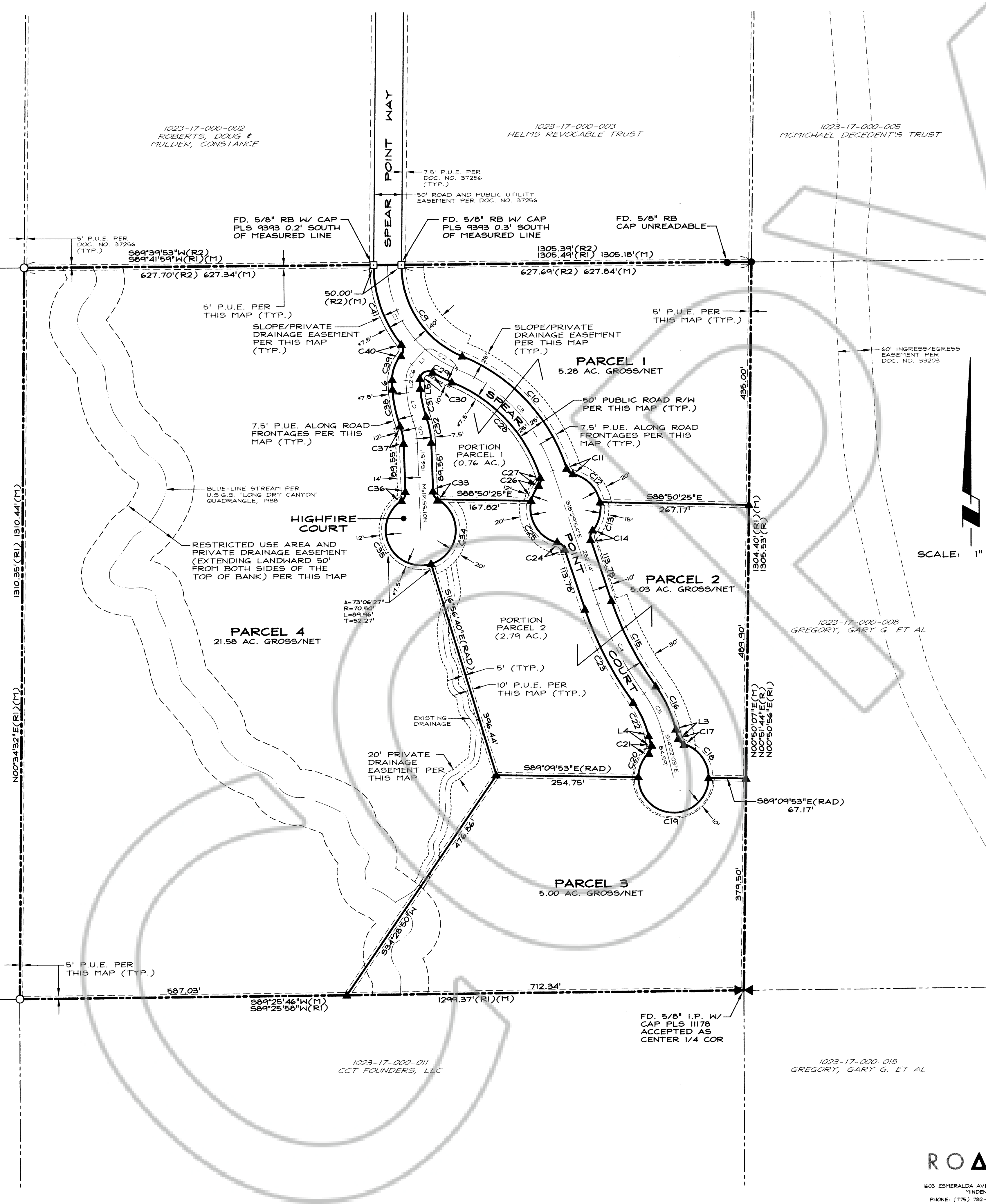
1023-17-000-005  
MCMICHAEL DECEDENT'S TRUST

1023-17-000-010  
MCGEE, JOAN M. &  
CHARLES H. ET AL

1023-17-000-015  
GREGORY, GARY G. ET AL

1023-17-000-011  
CCT FOUNDERS, LLC

1023-17-000-018  
GREGORY, GARY G. ET AL



- LEGEND**
- ✕ FOUND SECTION CORNER AS NOTED
  - ✕ FOUND 1/4 SECTION CORNER AS NOTED
  - FOUND 5/8" REBAR WITH PLASTIC CAP RLS 4045 UNLESS OTHERWISE NOTED
  - FOUND 5/8" IRON PIPE WITH CAP PLS 11178
  - FOUND 5/8" REBAR WITH CAP PLS 9393
  - ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 19808
  - (R) RECORD OF SURVEY FOR BURON, DOCUMENT NO. 19787
  - (RI) RECORD OF SURVEY FOR NOONAN, DOCUMENT NO. 418727
  - (R2) PARCEL MAP FOR GARDNER, DOCUMENT NO. 37256 (ROTATED 00°10'22" CLOCKWISE TO MAP BASIS)
  - (M) MEASURED POSITION
  - (RAD) RADIAL
  - P.U.E.: PUBLIC UTILITY EASEMENT
  - - - SLOPE/PRIVATE DRAINAGE EASEMENT
  - #7.5' DENOTES BOTH PUBLIC UTILITY EASEMENT AND SLOPE/PRIVATE DRAINAGE EASEMENT

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N41°45'35"E	36.64'
L2	N02°33'55"W	13.64'
L3	S14°02'03"E	17.63'
L4	S14°02'03"E	17.63'
L5	N02°33'55"W	13.64'
L6	N02°33'55"W	13.64'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD BRG	CHORD
C1	48°50'19"	200.00'	170.48'	90.81'	S23°49'15"E	165.37'
C2	19°27'04"	200.00'	67.90'	34.28'	S57°57'57"E	67.57'
C3	49°11'35"	300.00'	257.58'	137.33'	N43°05'42"W	249.74'
C4	17°16'40"	600.00'	180.93'	91.16'	S27°08'14"E	180.25'
C5	21°44'31"	200.00'	75.89'	38.41'	N24°54'18"W	75.44'
C6	44°19'30"	40.00'	30.94'	16.29'	S19°35'50"W	30.18'
C7	17°29'17"	200.00'	61.04'	30.76'	S11°18'53"E	60.81'
C8	18°07'31"	125.00'	39.54'	19.94'	N10°59'26"W	39.38'
C9	68°25'06"	175.00'	208.97'	118.97'	S33°28'56"E	196.78'
C10	49°56'14"	325.00'	283.26'	151.33'	N42°43'22"W	274.38'
C11	59°55'00"	15.00'	15.69'	8.65'	S47°42'45"E	14.98'
C12	67°33'22"	63.00'	74.28'	42.14'	N43°53'34"W	70.05'
C13	50°45'53"	63.00'	55.82'	29.89'	N15°16'03"E	54.01'
C14	59°08'54"	15.00'	15.48'	8.51'	S11°04'33"W	14.81'
C15	17°16'40"	575.00'	173.40'	87.36'	S27°08'14"E	172.74'
C16	21°44'31"	225.00'	85.38'	43.21'	N24°54'18"W	84.87'
C17	59°08'53"	15.00'	15.48'	8.51'	S43°36'29"E	14.81'
C18	74°01'03"	63.00'	81.39'	47.49'	N36°10'24"W	75.84'
C19	180°00'00"	63.00'	197.92'	---	S89°09'53"E	126.00'
C20	44°16'44"	63.00'	48.69'	25.63'	S22°58'29"E	47.48'
C21	59°08'54"	15.00'	15.48'	8.51'	N15°32'24"E	14.81'
C22	21°44'31"	175.00'	66.41'	33.61'	N24°54'18"W	66.01'
C23	17°16'40"	625.00'	188.47'	94.96'	S27°08'14"E	187.76'
C24	59°08'53"	15.00'	15.48'	8.51'	N48°04'26"W	14.81'
C25	90°04'49"	63.00'	99.05'	63.09'	S32°36'22"E	89.16'
C26	28°11'00"	63.00'	30.99'	15.81'	S26°31'32"W	30.68'
C27	58°08'01"	15.00'	15.22'	8.34'	N11°33'02"E	14.57'
C28	50°10'30"	275.00'	240.82'	128.75'	N42°36'14"W	233.20'
C29	09°51'25"	225.00'	38.71'	19.40'	S62°45'47"E	38.66'
C30	124°43'51"	15.00'	32.65'	28.65'	S59°48'00"W	26.58'
C31	17°29'17"	175.00'	53.41'	26.92'	S11°18'33"E	53.21'
C32	18°07'31"	150.00'	47.45'	23.93'	N10°59'26"W	47.25'
C33	59°08'53"	15.00'	15.48'	8.51'	S31°30'07"E	14.81'
C34	134°07'54"	63.00'	147.49'	148.89'	N05°59'23"E	116.04'
C35	164°09'54"	63.00'	180.51'	452.99'	S24°51'44"E	124.80'
C36	59°08'54"	15.00'	15.48'	8.51'	N27°38'46"E	14.81'
C37	18°07'31"	100.00'	31.63'	15.95'	N10°59'26"W	31.50'
C38	17°29'17"	225.00'	68.67'	34.61'	S11°18'33"E	68.41'
C39	44°19'30"	65.00'	50.29'	26.48'	S19°35'50"W	49.04'
C40	80°24'22"	15.00'	21.05'	12.68'	N01°33'24"E	19.36'
C41	39°08'42"	225.00'	153.72'	80.00'	S19°04'26"E	150.75'

SCALE: 1" = 100'

SCALE: 1" = 100' SHEET 2 OF 2

**PARCEL MAP**  
**LDA 08-006**

FOR

**WILLIAM S. AND ALICE R. FURRY**

**R O Anderson**

1603 ESPERALDA AVENUE / POST OFFICE BOX 2229  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2322 / FAX: (775) 782-7084  
WEB SITE: WWW.ROANDERSON.COM

LOCATED WITHIN THE SENW  
SECTION 17, T.10N., R.23E., M.D.M.  
DOUGLAS COUNTY, NEVADA

1476-002-07  
1476-002FPM-1.dwg 01/07/11