

**NOTES**

TOTAL AREA: 21.58 ACRES TOTAL PARCELS: (3) 21.58 ACRES  
 PARCEL AREAS AS SHOWN INDICATE THE GROSS/NET ACREAGE  
 (GROSS EQUALS NET).

REFERENCE IS MADE TO PARCEL MAP LDA 08-006 FOR WILLIAM S. AND  
 ALICE R. FURRY RECORDING CONCURRENTLY HERewith.

THESE PARCELS LIE WITHIN THE UNSHADED 'X' FLOOD ZONE AS SAID  
 PARCEL MAP 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 20.630.030(K)" WAS RECORDED IN BOOK 2311, AT  
 PAGE 1811, AS DOCUMENT NO. 778336.

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;

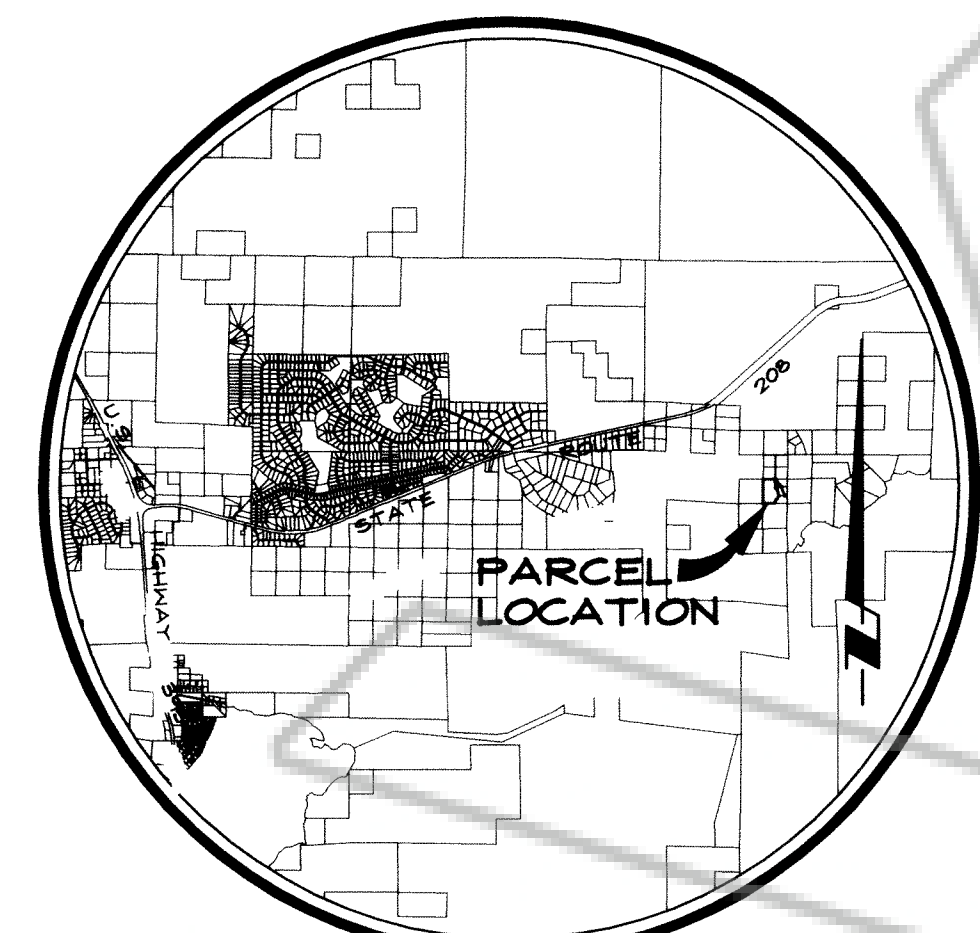
50' GRANTED AS A NON-EXCLUSIVE EASEMENT PER QUITCLAIM DEED  
 RECORDED 04/23/97 IN BOOK 0497, AT PAGE 3479, AS DOCUMENT NO. 41116;

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 10/01/79 AS DOCUMENT NO. 37256.

**BASIS OF BEARING**

N89°56'11"E -- THE NORTH LINE OF THE NORTHWEST 1/4 OF  
 SECTION 17, T.10N., R.23E., M.D.M. PER RECORD OF SURVEY  
 FOR VICTOR L. AND JANET L. BURON RECORDED APRIL 19,  
 1978 AS DOCUMENT NO. 19787.



**VICINITY MAP**

NO SCALE

**COUNTY ENGINEER'S CERTIFICATE**

I, MAHMOOD AZAD, DOUGLAS COUNTY ENGINEER, DO HEREBY STATE  
 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 DATE  
 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: *[Signature]* DATE: 1/10/11  
 PRINTED NAME: Carol Barton  
 SOUTHWEST GAS CORPORATION  
 SIGNATURE: *[Signature]* 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: *[Signature]* DATE: January 10, 2011  
 PRINTED NAME: FRANK BORGHETTI

**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, THERE ARE NO PUBLIC ROADS OFFERED FOR  
 DEDICATION AS A PART OF THIS MAP AND ALL OFFERS OF  
 DEDICATION FOR 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 EMPRACED WITHIN THE  
 GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A  
 COMPLETE LIST OF LIEN AND/OR HOLDERS OF RECORD:

Deed of Trust # 649861 Recorded 12/21/05 in favor  
 of Eldorado SAVINGS BANK  
 as of 12/23/2002  
*[Signature]*  
 FIRST AMERICAN TITLE INSURANCE COMPANY

**LEGEND**

- ✱ 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
- ∅ NOTHING FOUND OR SET
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 19808
- △ SET 5/8" REBAR WITH PLASTIC CAP PLS 19808
- (RAD) RADIAL
- P.U.E.: PUBLIC UTILITY EASEMENT
- SLOPE/PRIVATE DRAINAGE EASEMENT
- 7.5' DENOTES BOTH PUBLIC UTILITY EASEMENT AND SLOPE/PRIVATE DRAINAGE EASEMENT

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD BRG	CHORD
C1	39°08'42"	225.00'	153.72'	80.00'	S19°04'26"E	150.75'
C2	80°24'22"	15.00'	21.05'	12.68'	N01°33'24"E	19.36'
C3	44°19'30"	65.00'	50.29'	26.48'	S19°35'50"W	49.04'
C4	17°29'17"	225.00'	68.67'	34.61'	S11°18'33"E	68.41'
C5	18°07'31"	100.00'	31.63'	15.95'	N10°59'26"W	31.50'
C6	59°08'54"	15.00'	15.48'	8.51'	N27°38'46"E	14.81'
C7	91°03'28"	63.00'	100.12'	64.17'	S11°41'29"W	89.91'
C8	73°06'26"	63.00'	80.39'	46.71'	S70°23'27"E	75.04'

**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 UTILITY INSTALLATION AS DESIGNATED  
 ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING  
 OF THIS MAP.

*William S. Furry*  
 WILLIAM S. FURRY  
*Alice R. Furry*  
 ALICE R. FURRY

STATE OF California ss:  
 COUNTY OF Sacramento  
 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 *[Signature]*  
 MY COMMISSION EXPIRES: 12/1/11



**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 DATE  
 TED THRAN DOUGLAS COUNTY CLERK-TREASURER

**COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE**

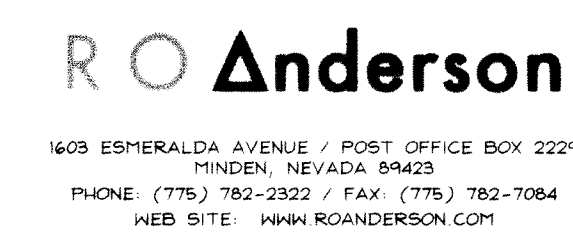
IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND  
 APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY  
 DEVELOPMENT ON THE 16th DAY OF February, 2011. THIS  
 PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP  
 AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN  
 ADDITION, THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION  
 AS A PART OF THIS MAP AND ALL OFFERS OF DEDICATION FOR  
 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 22 DAY OF February, 2011, AT  
 20 MINUTES PAST 9 O'CLOCK P.M., IN BOOK 0211 OF  
 OFFICIAL RECORDS, AT PAGE 3185, DOCUMENT NO. 778814  
 RECORDED AT THE REQUEST OF WILLIAM S. FURRY.

*Constance Miller*  
 DOUGLAS COUNTY RECORDER



SCALE: 1" = 100' SHEET 1 OF 1

**PARCEL MAP**  
**LDA 08-007**  
 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-2.dwg 01/07/11