

NOTES

- ACCESS TO PARCEL 2 SHALL NOT BE LOCATED WITHIN 150' OF INTERSECTION OF JO LANE AND JULIAN WAY.
- THE TOTAL AREA SURVEYED IS 17.38± ACRES.
- ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
- THERE IS A SEVEN AND ONE-HALF (7.5) FOOT PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES AND FIVE (5) FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES.
- 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 FOR TEMPORARY USE ONLY. THE PARCELS SHALL CONNECT TO A COMMUNITY SEWER SYSTEM WHEN SUCH SYSTEM IS WITHIN 330 FEET OF THE PARCELS.
- OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
- THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS MAY BE LIMITED TO AN ALTERNATIVE SEWAGE DISPOSAL (I.E. DENITRIFYING SYSTEM).
- ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE "HILLSIDE" AREAS MUST COMPLY WITH DOUGLAS COUNTY DESIGN CRITERIA AND IMPROVEMENT STANDARDS MANUAL, APPENDIX G HILLSIDE GRADING.
- MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS MUST 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.
- NO USGS 7.5' QUAD BLUE-LINE STREAMS EXIST ON SUBJECT PARCEL.

UTILITIES:

TELEPHONE: FRONTIER COMMUNICATIONS
1520 CHURCH STREET
GARDNERVILLE, NEVADA 89410
(775) 782-0988

POWER: NV ENERGY
875 E. LONG STREET
CARSON CITY, NEVADA 89706
(775) 834-2830

GAS: PROPANE

WATER: DOMESTIC WELL

SEWER: INDIVIDUAL SEPTIC SYSTEM (ENGINEERED)

PUBLIC UTILITY CERTIFICATE

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

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.

Matt Gingerich
SIERRA PACIFIC POWER
D/B/A NV ENERGY
DATE: 5-19-14

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.

Steve Young
SOUTHWEST GAS
DATE: 5-19-14

John G. Roole
FRONTIER COMMUNICATIONS
DATE: 5/16/14

Helmut Huttenmayer

LEGAL DESCRIPTION OF PROPERTY

DESCRIPTION PER DEED DOCUMENT RECORDED MARCH 15, 2005 AS DOCUMENT NO. 639108, AT PAGE 0305, BOOK 6519, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

APN 1220-01-002-035

A PORTION OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., FURTHER DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., AS SHOWN AS PARCEL 6 OF LAND DIVISION MAP FOR GSF DEVELOPMENT, NO.34176, OFFICIAL RECORDS, LYING SOUTHEASTERLY OF THE CENTERLINE OF JO LANE AS DESCRIBED IN DEED RECORDED DECEMBER 13, 1987, BOOK 1278, PAGE 713, AS DOCUMENT NO. 28146, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

REFERENCE IS MADE TO A RECORD OF SURVEY RECORDED JUNE 10, 2002, IN BOOK 0602, AT PAGE 2500, AS DOCUMENT NO. 544174.

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTY AS LISTED WITHIN THE OWNER'S CERTIFICATE IS THE ONLY PARTY OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT; THERE ARE NO LIENS AND/OR MORTGAGE HOLDERS OF RECORD.

APN 1220-01-002-035
WESTERN TITLE COMPANY, LLC
By *Debbie H. Cimjosec*
TITLE OFFICER: Debbie H. Cimjosec, RVP DATE: 6-9-14

OWNER / APPLICANT

HUTTENMAYER, HELMUT & SALLY
P.O. BOX 1288
ZEPHYR COVE, NV 89448
(775) 782-7351

PREPARED BY:

RESOURCE CONCEPTS, INC.
340 N. MINNESOTA STREET
CARSON CITY, NEVADA 89703
(775) 883-1800

REFERENCES

- RECORD OF SURVEY MAP FOR DIANE G. ASHEN, FILED FOR RECORD JUNE 10, 2002 IN BOOK 0602, PAGE 2500, AS DOCUMENT NO. 544174, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

SURVEYOR'S CERTIFICATE

- I, DARRYL M. HARRIS, A PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT:
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF HELMUT AND SALLY HUTTENMAYER;
 - THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE1/4 OF THE SE 1/4 OF SECTION 1, T.12 N., R. 20 E., MDM, AND THE SURVEY WAS COMPLETED ON MAY 7, 2014;
 - 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 PLAN ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

Darryl M. Harris
DARRYL M. HARRIS, P.L.S. 6497
PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
DARRYL M. HARRIS
HARRIS
EXP. 6/30/15
LICENSE NO. 6497
5/13/14

OWNER'S CERTIFICATE

WE, HELMUT AND SALLY HUTTENMAYER, CERTIFY THAT WE ARE THE LEGAL OWNERS OF THIS PARCEL, AND DO HEREBY GRANT PERMANENT EASEMENTS FOR UTILITY INSTALLATION.

Helmut Huttenmayer
HELMUT HUTTENMAYER
Sally Huttenmayer
SALLY HUTTENMAYER

STATE OF NEVADA }
COUNTY OF DOUGLAS } S.S.

ON THE 19th DAY OF MAY, 2014, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, HELMUT HUTTENMAYER AND SALLY HUTTENMAYER, PERSONALLY KNOWN (OR PROVED) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE INSTRUMENT.

Col. O'Hall
NOTARY PUBLIC

JODI O. STOVALL
Notary Public - State of Nevada
Appointment Received in Douglas County
No. 09-78475-5 - Expires August 3, 2018

COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 29th DAY OF MAY, 2014. THIS PLAT IS SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS A PART OF THIS MAP AND ALL OFFERS OF DEDICATION FOR OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT THE OFFER AT A LATER DATE.

Theresa
MIMI MOSS, A.I.C.P.
COMMUNITY DEVELOPMENT DIRECTOR
DATE: 5/29/14

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.

AFFECTED APN: 1220-01-002-035

Ted Thran
TED THRAN
DOUGLAS COUNTY CLERK-TREASURER
AND EX-OFFICIO TAX COLLECTOR
by *Mary Wender*
Deputy Treasurer
DATE: 5-30-14

COUNTY ENGINEER'S CERTIFICATE

I, ERIK NILSSEN, P.E., 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.

Erik Nilsson
ERIK NILSSEN, P.E.
DOUGLAS COUNTY ENGINEER
DATE: 5-29-14

COUNTY RECORDER'S CERTIFICATE

FILED THIS 9th DAY OF June, 2014, AT 31 MINUTES PAST 11 O'CLOCK IN BOOK 6024, AT PAGE 1047, DOCUMENT NUMBER 844154, RECORDED AT THE REQUEST OF HELMUT AND SALLY HUTTENMAYER.
Shannon DeRose
DOUGLAS COUNTY RECORDER

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 29th DAY OF MAY, 2014, AND WAS DULY APPROVED. THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS A 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.

Theodore K. Thran
THEODORE K. THRAN, COUNTY CLERK
DATE: 5-29-14

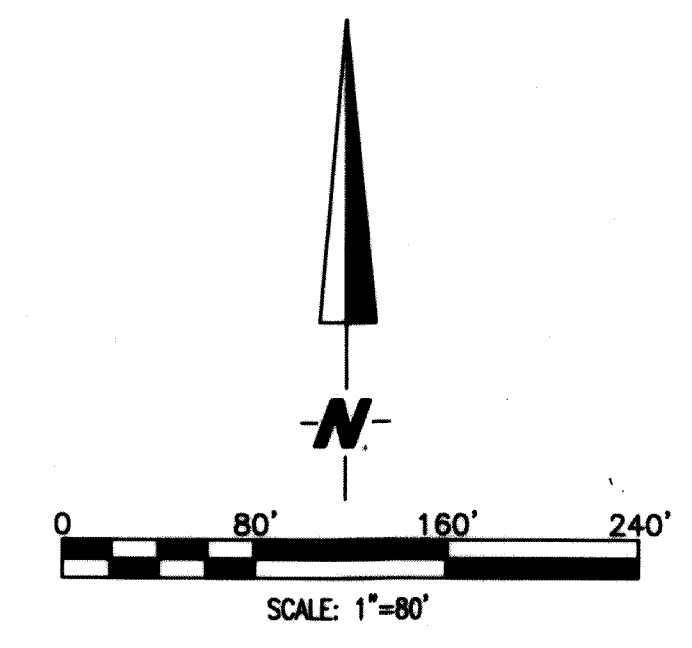
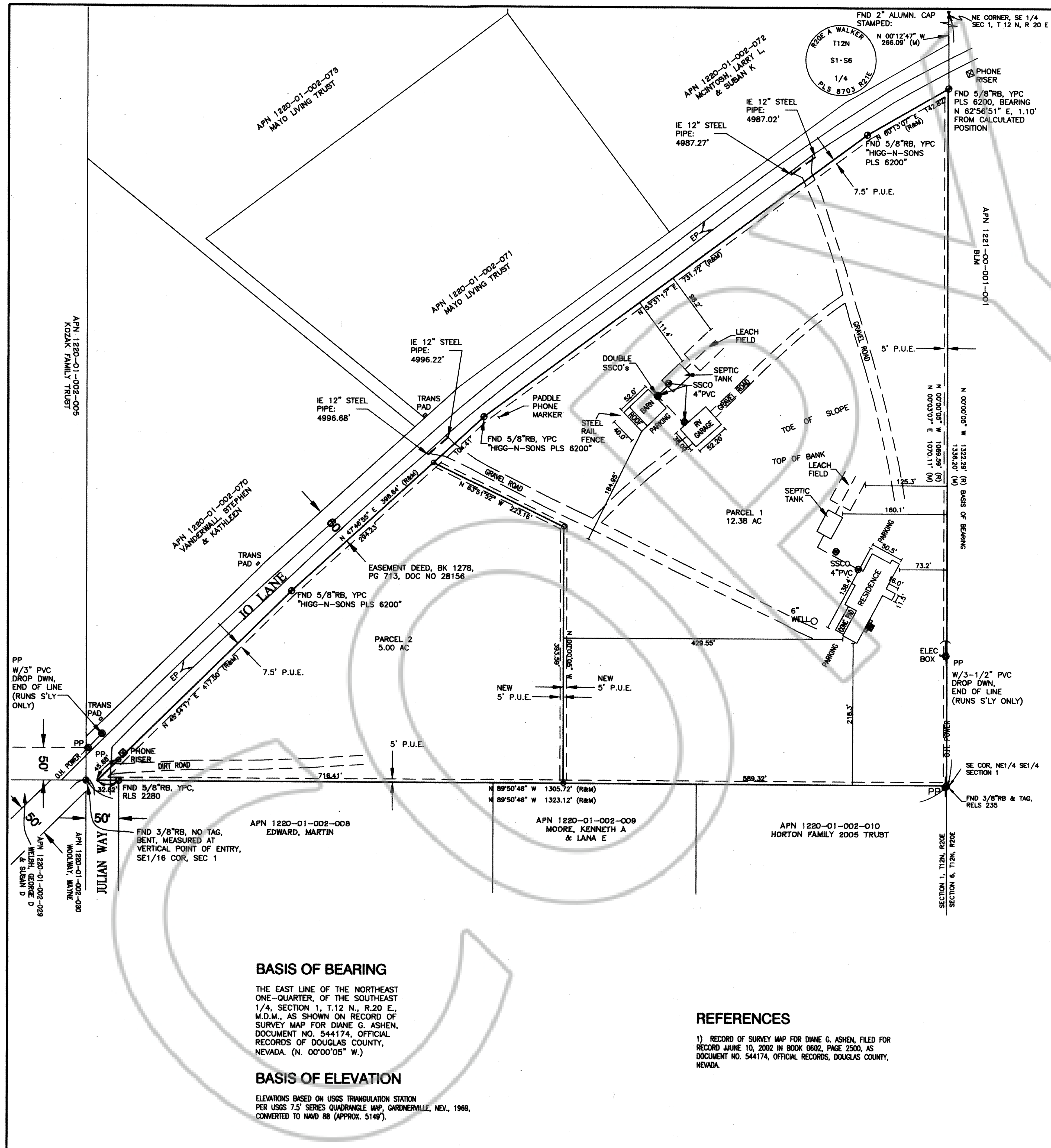
FINAL PARCEL MAP LDA 13-008
FOR

Helmut & Sally Huttenmayer

LOCATED WITHIN A PORTION OF THE
NE1/4 OF THE SE1/4 OF SECTION 1
T.12 N., R.20 E., M.D.M.
DOUGLAS COUNTY, NEVADA

REVISION	DATE	DESCRIPTION

JOB NO. 12-145.1
DATE 5/07/14
DRAWN: CNJ
CHECKED: DMH
SHEET 1 OF 2



- LEGEND:**
- I FOUND 1/4 CORNER AS NOTED
 - FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR WITH CAP PLS 6497
 - RB REBAR
 - YPC YELLOW PLASTIC CAP
 - R DOCUMENT NO. 544174, SEE REFERENCE #1.
 - M MEASURED
 - POWER POLE
 - EP EDGE OF PAVEMENT

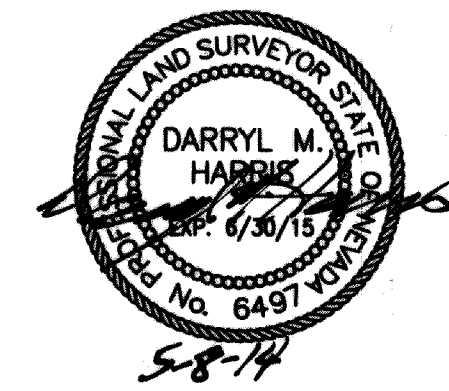
BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST ONE-QUARTER, OF THE SOUTHEAST 1/4, SECTION 1, T.12 N., R.20 E., M.D.M., AS SHOWN ON RECORD OF SURVEY MAP FOR DIANE G. ASHEN, DOCUMENT NO. 544174, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA. (N. 00°00'05" W.)

BASIS OF ELEVATION

ELEVATIONS BASED ON USGS TRIANGULATION STATION PER USGS 7.5 SERIES QUADRANGLE MAP, GARDNERVILLE, NEV., 1969, CONVERTED TO NAVD 88 (APPROX. 5149').

- REFERENCES**
- 1) RECORD OF SURVEY MAP FOR DIANE G. ASHEN, FILED FOR RECORD JUNE 10, 2002 IN BOOK 0602, PAGE 2500, AS DOCUMENT NO. 544174, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.



FINAL PARCEL MAP LDA 13-008
FOR
Helmut & Sally Huttenmayer
LOCATED WITHIN A PORTION OF THE
NE1/4 OF THE SE1/4 OF SECTION 1
T.12 N., R.20 E., M.D.M.
DOUGLAS COUNTY, NEVADA

REVISION	DATE

JOB NO. 12-145.1
DATE 5/07/14
DRAWN: CNJ
CHECKED: DMH
SHEET 2 OF 2

ENGINEERING · PLANNING · RESOURCE MANAGEMENT
RESOURCE CONCEPTS, INC.

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