

BOUNDARY DESCRIPTION OF PROPERTY

APN 1318-26-101-001

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST OF THE MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KINGSBURY GRADE, A COUNTY ROAD, LYING S 60°17' E, 285.20 FEET (R) FROM THE NW CORNER OF SAID SECTION 26, SAID POINT BEING A 5/8 INCH REBAR WITH PLASTIC CAP BEARING THE PLS NO. 11172; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF KINGSBURY GRADE, 141.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°25'11", A RADIUS OF 960.00 FEET, AND A CHORD WHICH BEARS N 68°07'25" E 140.80 FEET TO A 1 INCH IRON PIPE; THENCE S 17°41'59" E A DISTANCE OF 315.90 FEET TO A 3/4 INCH IRON PIPE SET ON THE NORTHERLY BOUNDARY LINE OF THE PARK CATTLE COMPANY PARCEL AS RECORDED AT DOCUMENT NO. 238118 IN THE DOUGLAS COUNTY RECORDS; THENCE N 60°36'51" W ALONG SAID NORTHERLY BOUNDARY LINE A DISTANCE OF 391.90 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF KINGSBURY GRADE, SAID POINT BEING MARKED BY A 5/8 INCH REBAR WITH ALUMINUM CAP BEARING THE PLS NO. 3819; THENCE N 83°54'49" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 127.64 FEET TO THE POINT OF BEGINNING;

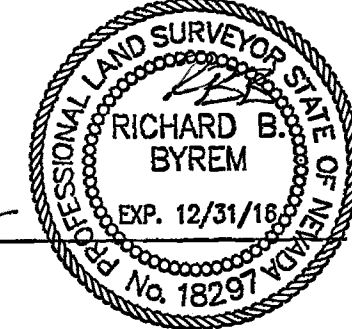
CONTAINING 43,052 SQUARE FEET, OR 0.988 ACRE.

SURVEYOR'S CERTIFICATE

I, RICHARD B. BYREM, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA DO HEREBY STATE THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE TAHOE DOUGLAS FIRE PROTECTION DISTRICT, RECIPIENT OF PARCEL 1, ON BEHALF OF FRONTIER COMMUNICATIONS OF THE SOUTHWEST, INC., A DELAWARE CORPORATION (FORMERLY KNOWN AS NEW COMMUNICATIONS OF THE SOUTHWEST INC., A DELAWARE CORPORATION)
- 2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 26, T.13 N., R. 18 E., MDM, AND THE SURVEY WAS COMPLETED ON JANUARY 13, 2015;
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES;
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

Richard B. Byrem 1/14/2015
RICHARD B. BYREM, PROFESSIONAL LAND SURVEYOR NO. 18297



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 1318-26-101-001

Cindy Dillon 1-20-2015
CINDY DILLON
PRINT NAME
TITLE OFFICER

TRPA REVIEW

REVIEWED AND APPROVED BY THE TAHOE REGIONAL PLANNING AGENCY

Tate Lobb 1/14/2015
TATE LOBB
PRINT NAME
TRPA EXECUTIVE DIRECTION/DESIGNEE

NOTES

- 1. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") PER FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, NEVADA AND INCORPORATED AREAS, PANEL 210 OF 600, MAP NUMBER 3200SC0210G, MAP REVISED JANUARY 20, 2010, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 2. THE TOTAL AREA SURVEYED IS 0.988± ACRES.
- 3. ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
- 4. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
- 5. 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.
- 6. THE FOOTPRINT OF EXISTING STRUCTURES ON THE SUBJECT PARCELS SHOWN HEREON ARE INCLUDED FOR REFERENCE PURPOSES ONLY. SUCH REFERENCE DOES NOT INDICATE ANY PERMANENT RIGHT OF TITLE OR ANY FURTHER LAND DIVISION.

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT: FRONTIER COMMUNICATIONS OF THE SOUTHWEST, INC., A DELAWARE CORPORATION (FORMERLY KNOWN AS NEW COMMUNICATIONS OF THE SOUTHWEST INC., A DELAWARE CORPORATION), BEING THE OWNER OF THE PROPERTY HEREON DESCRIBED, HEREBY CONSENTS TO THE RECORDING AND PREPARATION OF THIS MAP, AND HEREBY OFFERS FOR DEDICATION THOSE PORTIONS INDICATED AS PUBLIC UTILITY EASEMENTS, RECIPROCAL ACCESS EASEMENTS, SNOW STORAGE EASEMENTS, SNOW REMOVAL EASEMENTS, AND PARKING EASEMENTS, AS SHOWN HEREON.

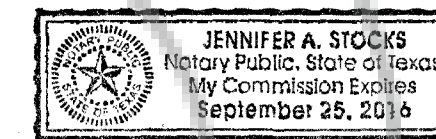
Kelley Stewart 1-16-2015
KELLEY STEWART
MANAGER REAL ESTATE SERVICES
FRONTIER COMMUNICATIONS OF THE SOUTHWEST, INC., A DELAWARE CORPORATION
(FORMERLY KNOWN AS NEW COMMUNICATIONS OF THE SOUTHWEST INC., A DELAWARE CORPORATION)

TEXAS ACKNOWLEDGMENT OF CORPORATION

STATE OF TEXAS
COUNTY OF Collin

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1/16/2015 BY KELLEY STEWART, MANAGER REAL ESTATE SERVICES OF CITIZENS TELECOMMUNICATIONS OF CALIFORNIA INC., A CALIFORNIA CORPORATION, ON BEHALF OF SAID CORPORATION.

Jennifer A. Stocks
SIGNATURE OF NOTARY



NOTARY SEAL TO BE ATTACHED

COMMUNITY DEVELOPMENT DIRECTOR'S 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 January, 2015. 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 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.

Mimi Moss 1-21-15
MIMI MOSS, A.I.C.P.
COMMUNITY DEVELOPMENT DIRECTOR

COUNTY TAX COLLECTOR CERTIFICATE

I, TED THIRAN, 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: 1318-26-101-001 exempt.

N/A
TED THIRAN
DOUGLAS COUNTY CLERK-TREASURER
AND EX-OFFICIO TAX COLLECTOR
Mary K. Turner 1-22-2015
BY
DEPUTY CLERK - TURNER

COUNTY ENGINEER'S CERTIFICATE

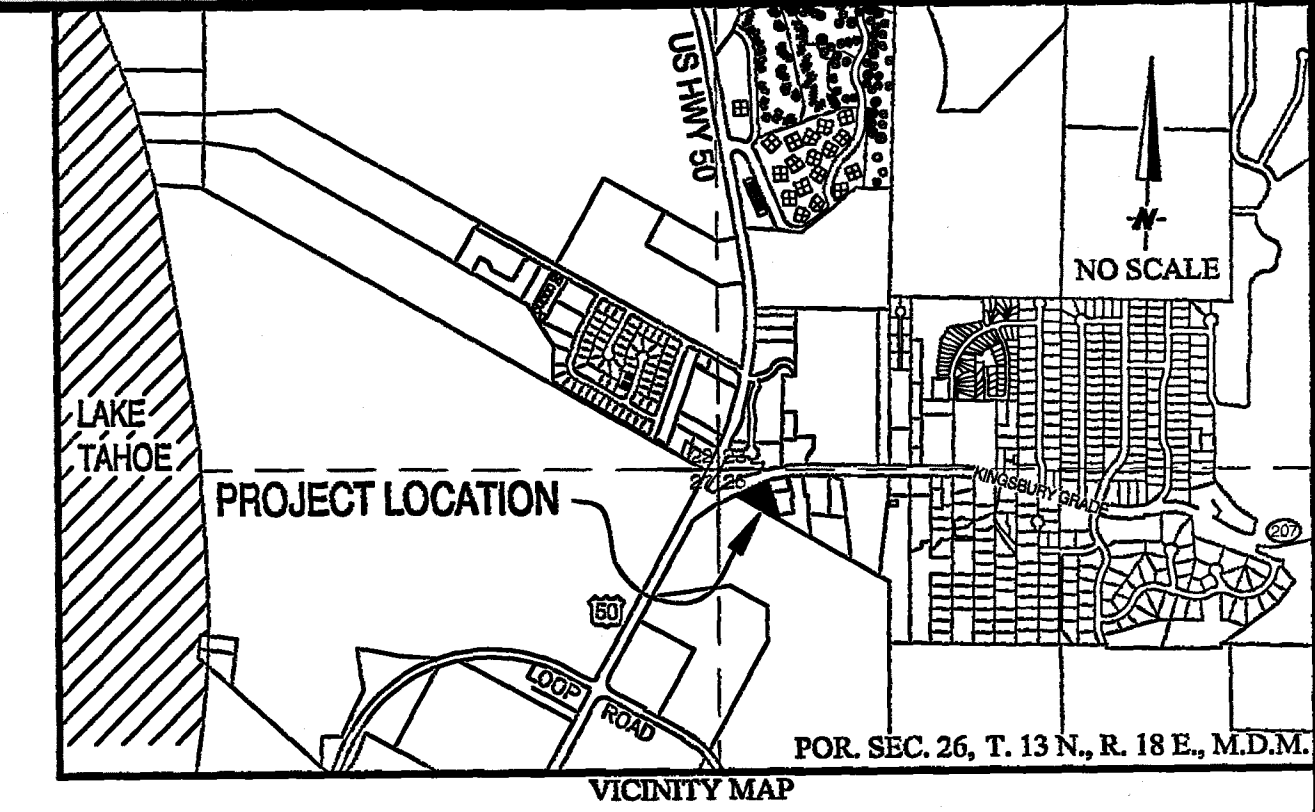
I, ERIK NILSSEN, P.E., COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; AND ALL PHYSICAL IMPROVEMENTS AS REQUIRED BY THE PARCEL MAP REGULATIONS HAVE BEEN COMPLETED; AND, I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Erik Nilsson 1-21-15
ERIK NILSSEN, P.E.
DOUGLAS 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 January, 2015 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 Thiran 1-22-15
TED THIRAN
DOUGLAS COUNTY CLERK-TREASURER
AND EX-OFFICIO TAX COLLECTOR



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.

Marcy Fox 1/20/15
MARCY FOX
FRONTIER COMMUNICATIONS,
1520 CHURCH ST, GARDNERVILLE, NV 89401 775-782-0869
James K. Padilla 01/14/2015
JAMES K. PADILLA
DOUGLAS COUNTY SEWER IMPROVEMENT DISTRICT
391 HIGHWAY 50, ZEPHYR COVE, NV 89448 775-588-3558
Mitchell Kuszell 1/15/15
MITCHELL KUSZELL
KINGSBURY GENERAL IMP. DISTRICT
P.O. BOX 2220, STATELINE, NV 89449 775-588-3548

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY:
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 UTILITIES 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.

Nathan Hastings 1/14/15
NATHAN HASTINGS
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY
6100 NEIL RD, RENO, NV 89511

SOUTHWEST GAS:
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 UTILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

Larry Glass 01/15
LARRY GLASS
SOUTHWEST GAS COMPANY,
400 EAGLE STATION LN, CARSON CITY, NV 89702 775-882-2126

UTILITIES:

SEWER: DOUGLAS COUNTY SEWER IMPROVEMENT DISTRICT
391 HIGHWAY 50
GARDNERVILLE, NEVADA 89448
(775) 588-3558
TELEPHONE: FRONTIER COMMUNICATIONS
1520 CHURCH STREET
GARDNERVILLE, NEVADA 89410
(775) 782-0868
WATER: KINGSBURY GRADE G.I.D.
P.O. BOX 220
STATELINE, NEVADA 89449
(775) 588-3584
POWER: NV ENERGY
875 E. LONG STREET
CARSON CITY, NEVADA 89706
(775) 834-2930
GAS: SOUTHWEST GAS
400 EAGLE STATION LN.
CARSON CITY, NEVADA 89706
(775) 887-2883

COUNTY RECORDER'S CERTIFICATE

FILED THIS 20th DAY OF January, 2015, AT 12 MINUTES PAST 12 pm O'CLOCK, IN BOOK _____, AT PAGE _____, DOCUMENT NUMBER 20150229 RECORDED AT THE REQUEST OF FRONTIER COMMUNICATIONS OF THE SOUTHWEST, INC., A DELAWARE CORPORATION (FORMERLY KNOWN AS NEW COMMUNICATIONS OF THE SOUTHWEST INC., A DELAWARE CORPORATION)
Marian De Gbdh 1/30/15
DOUGLAS COUNTY RECORDER

OWNER / APPLICANT

FRONTIER COMMUNICATIONS OF THE SOUTHWEST, INC., A DELAWARE CORPORATION
(FORMERLY KNOWN AS NEW COMMUNICATIONS OF THE SOUTHWEST INC., A DELAWARE CORPORATION)
3 HIGH RIDGE PARK
STAMFORD, CT 06905
(203) 614-5043

PREPARED BY:

RESOURCE CONCEPTS, INC.
212 ELKS POINT ROAD, SUITE 443
ZEPHYR COVE, NEVADA 89448
(775) 588-7500

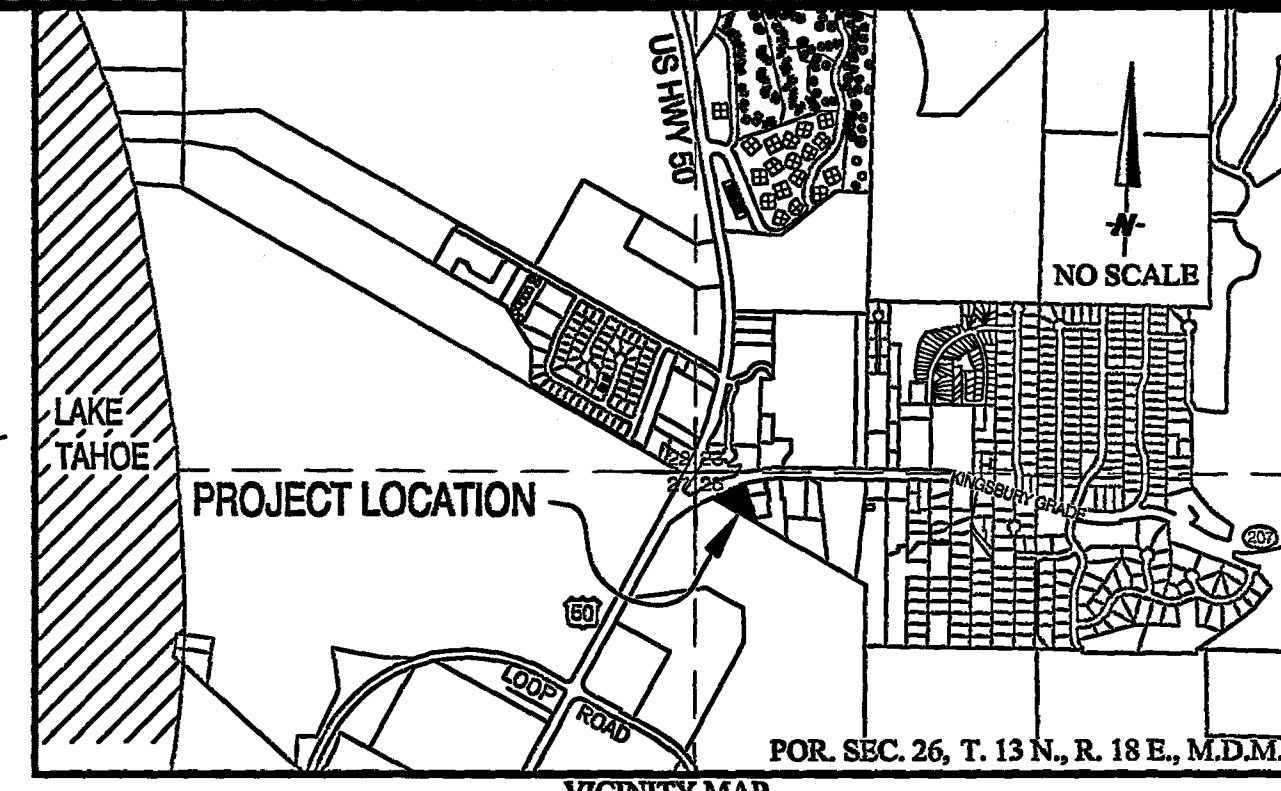
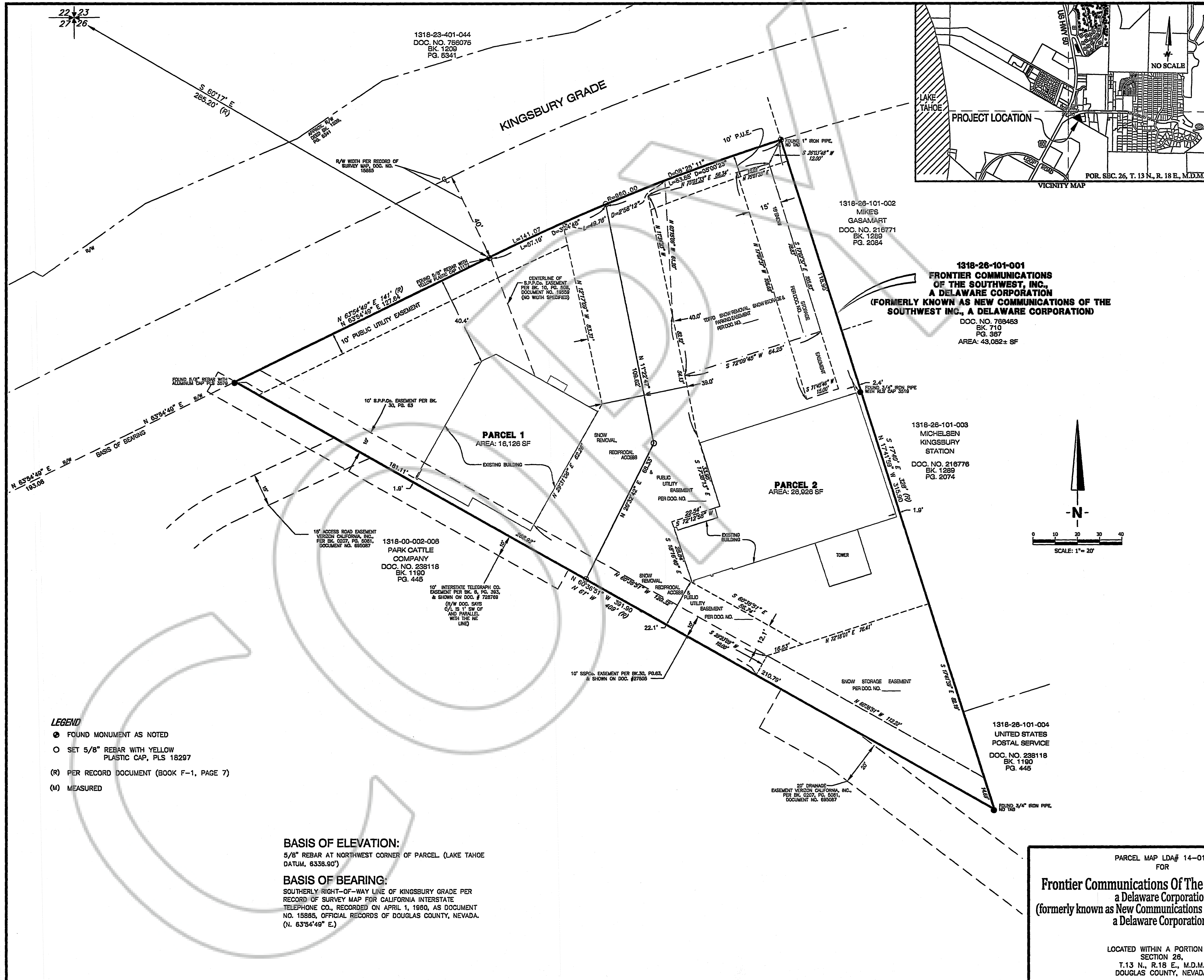
PARCEL MAP LDA# 14-016 FOR
Frontier Communications Of The Southwest, Inc., a Delaware Corporation
(formerly known as New Communications of the Southwest Inc., a Delaware Corporation)
LOCATED WITHIN A PORTION OF SECTION 26, T.13 N., R.18 E., M.D.M. DOUGLAS COUNTY, NEVADA

Engineering • Surveying • Water Rights
Resources & Environmental Services
www.rci-nv.com
Zephyr Cove
212 Elks Point Rd., Ste. 443
Zephyr Cove, NV 89448-6020
775-588-7500
Carson City
340 N. Minnesota St.
Carson City, NV 89703-4152
775-663-1600



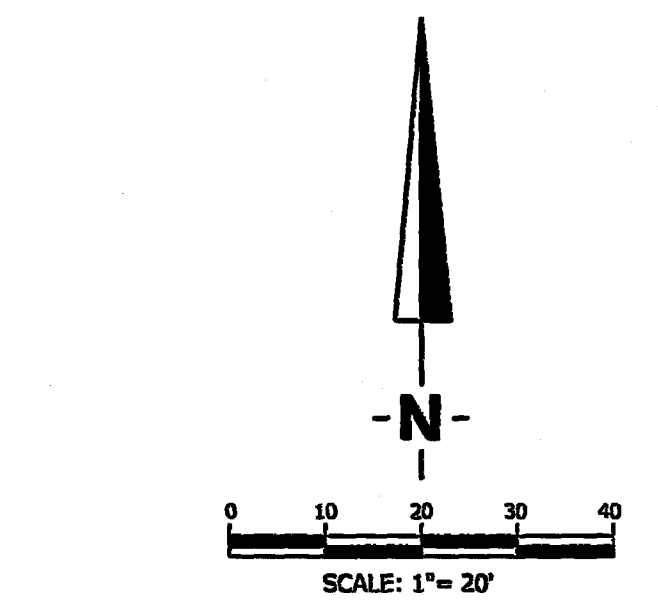
DATE	
REVISION	

JOB NO.	12-201-1
DATE	1-13-15
DRAWN	CNJ
CHECKED	RBB
SHEET 1 OF 2	



1318-26-101-001
FRONTIER COMMUNICATIONS OF THE SOUTHWEST, INC., A DELAWARE CORPORATION
 (FORMERLY KNOWN AS NEW COMMUNICATIONS OF THE SOUTHWEST INC., A DELAWARE CORPORATION)
 DOC. NO. 768483
 BK. 710
 PG. 367
 AREA: 43,082± SF

1318-26-101-003
 MICHELSEN
 KINGSBURY
 STATION
 DOC. NO. 216776
 BK. 1289
 PG. 2074



- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, PLS 18297
 - (R) PER RECORD DOCUMENT (BOOK F-1, PAGE 7)
 - (M) MEASURED

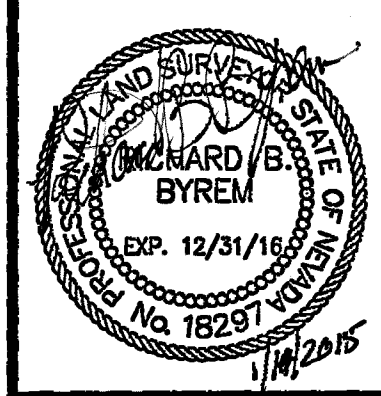
BASIS OF ELEVATION:
 5/8" REBAR AT NORTHWEST CORNER OF PARCEL. (LAKE TAHOE DATUM, 6338.90')

BASIS OF BEARING:
 SOUTHERLY RIGHT-OF-WAY LINE OF KINGSBURY GRADE PER RECORD OF SURVEY MAP FOR CALIFORNIA INTERSTATE TELEPHONE CO., RECORDED ON APRIL 1, 1950, AS DOCUMENT NO. 15885, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA. (N. 63°54'49" E.)

Engineering • Surveying • Water Rights Resources & Environmental Services
 www-fci-nv.com
 Zephyr Cove
 212 Elk Point Rd., Ste. 443
 Zephyr Cove, NV 89448-8020
 775-568-7500

ROI
 Resource Concepts Inc

REVISION	DATE



JOB NO. 12-201.1
 DATE 1-13-15
 DRAWN CNJ
 CHECKED RBB
 SHEET 2 OF 2

PARCEL MAP LDA# 14-016
 FOR
Frontier Communications Of The Southwest, Inc., a Delaware Corporation
 (formerly known as New Communications of the Southwest Inc., a Delaware Corporation)

LOCATED WITHIN A PORTION OF SECTION 26, T. 13 N., R. 18 E., M.D.M. DOUGLAS COUNTY, NEVADA