

**LIENHOLDER'S CONSENT**

THIS IS TO CERTIFY THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY THE INSTRUMENT RECORDED AT DOCUMENT NO. 2016-877520.

MERS MIN 1000703 0000873655 2  
MERS SIS Phone # 888-670-6377  
P.O. Box 2026, Flint, MI 48501-2026

**NOTES**

1. THIS AREA IS IN FLOOD UNSHADED ZONE X, PURSUANT TO FLOOD INSURANCE RATE MAP NO. 32005C0090 G, REVISED JANUARY 20, 2010.
2. TOTAL AREA SURVEYED IS 2.227 ACRES.
3. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
4. THERE IS A 7.5' PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES UNLESS OTHERWISE SHOWN AND A 5' PUBLIC UTILITY EASEMENT ALONG ALL OTHER PROPERTY LINES.
5. OBSTRUCTING OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
6. THIS MAP REPRESENTS A DIVISION OF PARCEL A, AS SHOWN ON THE PARCEL MAP, RECORDED FEBRUARY 28, 1974, IN BOOK 274, AT PAGE 869, AS DOC. NO. 72111, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.
7. THE USE OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM IS FOR TEMPORARY USE ONLY. THE PARCELS MUST CONNECT TO A COMMUNITY SEWER SYSTEM IF THE EXISTING SYSTEMS FAIL OR NEED ANY UPGRADE.
8. UNTIL SUCH TIME THAT EITHER PARCEL IS CONNECTED TO A COMMUNITY SEWER OR WATER SYSTEM, ALL DEEDS OF CONVEYANCE MUST CONTAIN THE FOLLOWING DEED RESTRICTION: "ANY REPLACEMENT OR UPGRADE TO THE EXISTING SEPTIC SYSTEMS AND/OR WELLS WILL NOT BE PERMITTED AND CONNECTION TO THE PUBLIC SEWER AND/OR WATER SERVICE AT THAT TIME SHALL BE REQUIRED."
9. PARCELS WILL BE REQUIRED TO COMPLY WITH DOUGLAS COUNTY CODE, SECTION 20.100.040, IF THE PARCEL CONNECTS TO A PUBLIC WATER SYSTEM.
10. MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS MUST BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING AN HOA. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR EASEMENTS.
11. NO DRAINAGE ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY MAINTAINED BY DOUGLAS COUNTY.

**REFERENCES**

1) PARCEL MAP, RECORDED FEBRUARY 28, 1974, IN BOOK 274, AT PAGE 869, AS DOC. NO. 72111, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

**UTILITIES:**

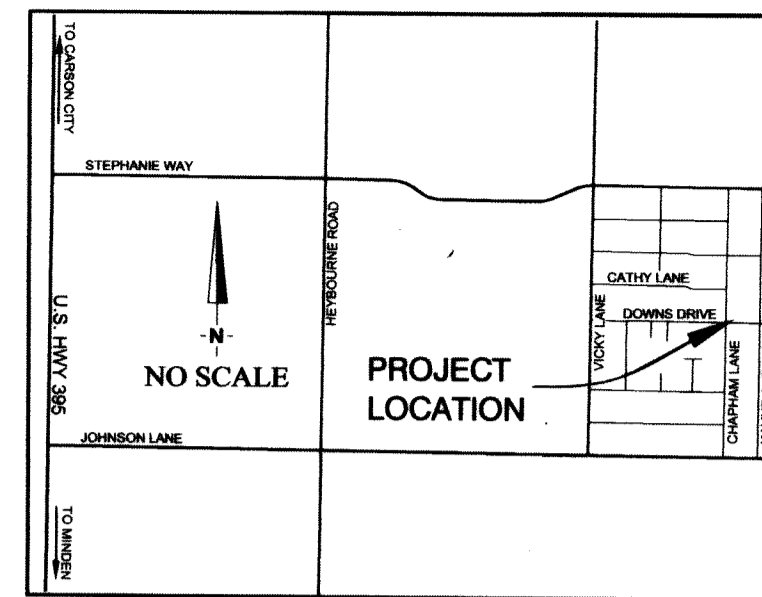
TELEPHONE: FRONTIER COMMUNICATIONS  
1520 CHURCH STREET  
GARDNERVILLE, NEVADA 89410  
(775) 782-0968  
POWER: NV ENERGY  
875 E. LONG STREET  
CARSON CITY, NEVADA 89706  
(775) 834-2930  
GAS: SOUTHWEST GAS  
PO BOX 1190  
CARSON CITY, NV 89702-1190  
(775) 887-2863

**OWNER / APPLICANT**

ROBERT MAXWELL  
1400 DOWNS DRIVE  
MINDEN, NV 89423

**PREPARED BY:**

RESOURCE CONCEPTS, INC.  
340 N. MINNESOTA STREET  
CARSON CITY, NEVADA 89703  
(775) 883-1600



Vicinity Map

**PUBLIC UTILITY CERTIFICATE**

WE, THE UNDERSIGNED PUBLIC UTILITIES, HEREBY ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, SUBJECT TO NOTATIONS INDICATED, IF ANY. SUCH ACCEPTANCE AND APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

*John G. Poole* *John G. Poole* 3/10/16  
FRONTIER COMMUNICATIONS *Engineer* DATE  
*John G. Poole*

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.

*R. David Snellgrove* *Row Agent* 2/3/16  
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE  
*R. David Snellgrove*

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.

*Steven Young* 2-2-16  
SOUTHWEST GAS DATE  
*Steven Young*

**LEGAL DESCRIPTION OF PROPERTY**

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST OF THE MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, PREVIOUSLY DESCRIBED AS PARCEL "A" ON THAT CERTAIN PARCEL MAP RECORDED AT DOCUMENT NO. 72111 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, AND HEREIN BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 34, THENCE N 89°55'20" E ALONG THE CENTER LINE OF SAID SECTION 34 A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°09'10" EAST 346.00 FEET; THENCE NORTH 89°55'20" EAST 280.06 FEET; THENCE SOUTH 0°02'47" WEST 346.00 FEET; THENCE SOUTH 89°55'20" WEST 280.70 FEET TO POINT OF BEGINNING, CONTAINING 2.227 ACRES, MORE OR LESS.

**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, EXCEPT APN: 1420-34-201-009 for Deed of Trust # 817356 Rec 1/31/13

*Vickie Taylor* 3/4/2016  
TITLE OFFICER DATE  
2495082 VICKIE TAYLOR

**COUNTY CLERK'S CERTIFICATE**

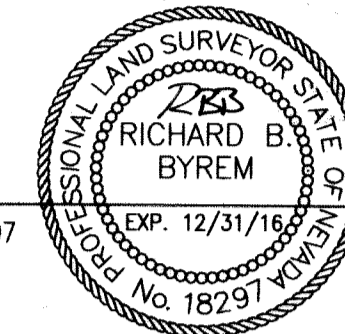
IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 17th DAY OF March, 2016 AND WAS DULY APPROVED. A 30 FOOT WIDE RIGHT-OF-WAY DEDICATION FOR DOWNS STREET IS ACCEPTED, BUT ALL OFFERS OF DEDICATION FOR OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

*Kathy Lewis* 3-11-16  
KATHY LEWIS DATE  
DOUGLAS COUNTY CLERK-TREASURER *Deputy Clerk*

**SURVEYOR'S CERTIFICATE**

- I, RICHARD B. BYREM, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA DO HEREBY STATE THAT:
1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF ROBERT MAXWELL.
  2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 34, T. 14 N., R. 20 E., M.D.M. AND THE SURVEY WAS COMPLETED ON JANUARY 7, 2016.
  3. THIS MAP IS NOT IN CONFLICT WITH THE PROVISION OF NRS 278.010 TO 278.630, INCLUSIVE.
  4. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
  5. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

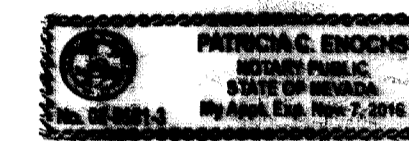
*Richard B. Byrem*  
RICHARD B. BYREM, PROFESSIONAL LAND SURVEYOR NO. 18297  
EXP. 12/31/16  
2/01/2016



**OWNER'S CERTIFICATE**

I, ROBERT MAXWELL, CERTIFY THAT I AM THE LEGAL OWNER OF THIS PARCEL, AND DO HEREBY GRANT PERMANENT EASEMENTS FOR UTILITY INSTALLATION.

*Robert Maxwell*  
ROBERT MAXWELL  
STATE OF NEVADA }  
COUNTY OF DOUGLAS } S.S.



ON THE 10th DAY OF March, 2016 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, ROBERT MAXWELL, PERSONALLY KNOWN (OR PROVED) TO BE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE INSTRUMENT.

*Patricia C. Gursch*  
NOTARY PUBLIC

**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 10th DAY OF March, 2016. THIS PLAT IS SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. A 30 FOOT WIDE RIGHT-OF-WAY DEDICATION FOR DOWNS STREET IS ACCEPTED, BUT ALL OFFERS OF DEDICATION FOR OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT THE OFFER AT A LATER DATE.

*Mimi Moss* 3-10-16  
MIMI MOSS, A.I.C.P. DATE  
COMMUNITY DEVELOPMENT DIRECTOR

**COUNTY TAX COLLECTOR CERTIFICATE**

I, KATHY LEWIS, 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: 1420-34-201-009  
*Kathy Lewis* 3-11-16  
KATHY LEWIS DATE  
DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR

*Mary Wanner*, Deputy Treasurer  
COUNTY ENGINEER'S CERTIFICATE

I, ERIK NILSSEN, P.E., COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

*Erik Nilsson* 3-10-16  
ERIK NILSSEN, P.E. DATE  
DOUGLAS COUNTY ENGINEER

**COUNTY RECORDER'S CERTIFICATE**

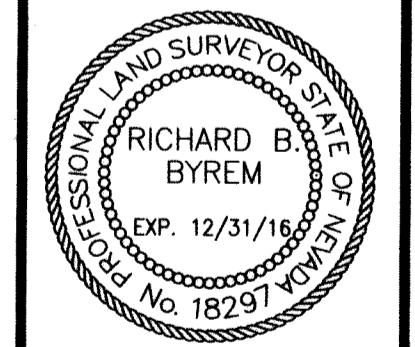
FILED THIS 17th DAY OF March, 2016, AT 13 MINUTES PAST 1 O'CLOCK P.M., O'CLOCK, AT DOCUMENT NUMBER 2016-878261

RECORDED AT THE REQUEST OF ROBERT MAXWELL.  
*Job L. Strahl*, Deputy  
DOUGLAS COUNTY RECORDER

Engineering • Surveying • Water Rights  
Resources & Environmental Services  
www-rdi-nv.com  
Zephyr Cove  
212 Elks Point Rd., Ste. 443  
Zephyr Cove, NV 89448-8020  
775-588-7500  
Carson City  
340 N. Minnesota St.  
Carson City, NV 89703-4152  
775-883-1600

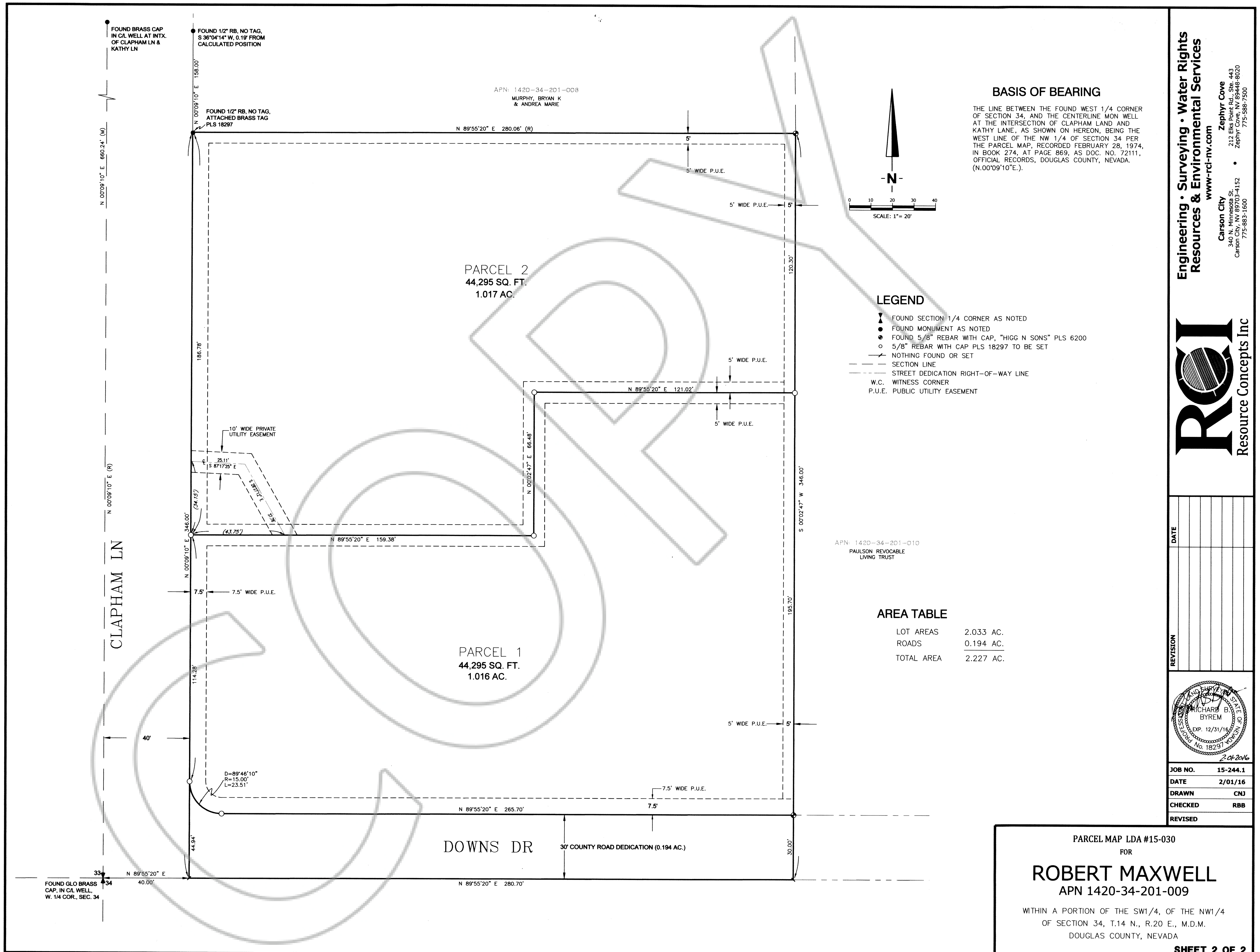


DATE	REVISION



JOB NO.	15-244.1
DATE	2/01/16
DRAWN	CNJ
CHECKED	RBB
REVISED	

PARCEL MAP LDA #15-030  
FOR  
**ROBERT MAXWELL**  
APN 1420-34-201-009  
WITHIN A PORTION OF THE SW1/4, OF THE NW1/4  
OF SECTION 34, T.14 N., R.20 E., M.D.M.  
**SHEET 1 OF 2**



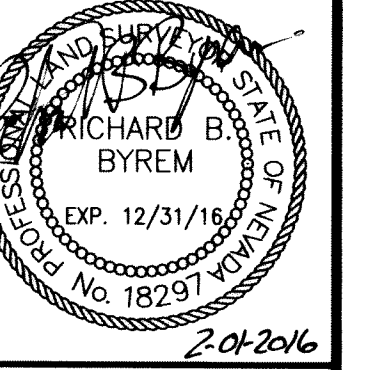
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340 N. Minto Blvd., Ste. 443  
Carson, NV 89101  
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Zephyr Cove  
212 E. Lake Point Rd., Ste. 443  
Zephyr, NV 89415  
775-588-7500



REVISION	DATE



JOB NO.	15-244.1
DATE	2/01/16
DRAWN	CNJ
CHECKED	RBB
REVISED	

PARCEL MAP LDA #15-030  
FOR  
**ROBERT MAXWELL**  
APN 1420-34-201-009

WITHIN A PORTION OF THE SW1/4, OF THE NW1/4  
OF SECTION 34, T.14 N., R.20 E., M.D.M.  
DOUGLAS COUNTY, NEVADA