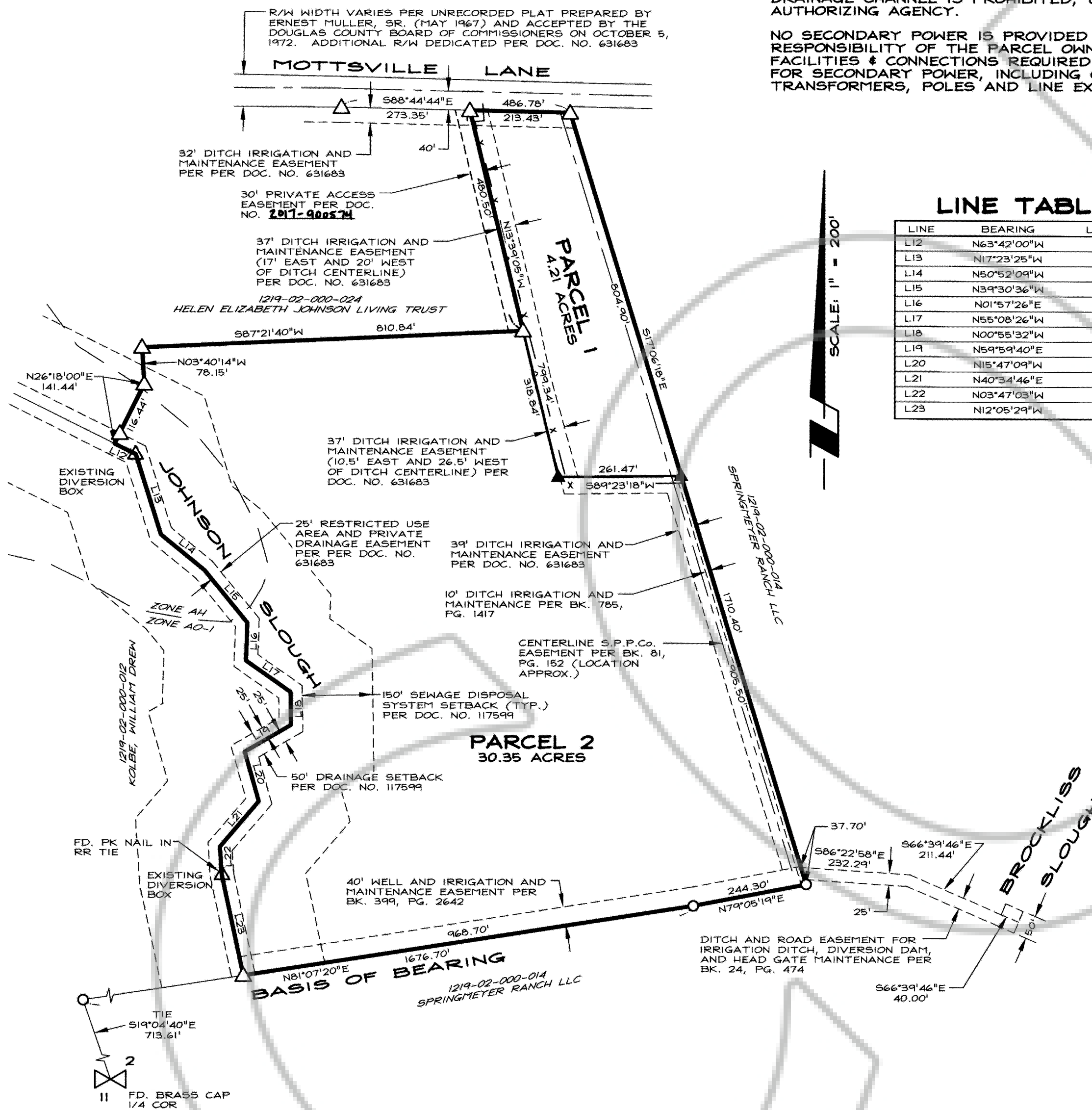


VICINITY MAP  
NO SCALE



**BASIS OF BEARING**

S81°07'20"W - SOUTH LINE OF ADJUSTED PARCEL A-1 AND ADJUSTED PARCEL A-2 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR KNOX AND ELIZABETH JOHNSON FAMILY TRUST AND WILLIAM JAMES AND HELEN ELIZABETH KOLBE RECORDED MARCH 10, 1999 AS DOCUMENT NO. 463037.

**LEGEND**

- FOUND 1/2" IRON PIPE, NO TAG
- FOUND 5/8" REBAR WITH CAP RLS 6304
- △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 6899 OR PLS 11172 UNLESS OTHERWISE NOTED
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172
- └ CORNERS FALL AT APPROXIMATE SLOUGH CENTERLINE NOTHING FOUND OR SET

**NOTES**

THIS MAP IS A DIVISION OF PARCEL A-2B OF PARCEL MAP LDA 02-044 FOR HELEN ELIZABETH KOLBE, RECORDED DECEMBER 13, 2004, AS DOCUMENT NO. 631683.

A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES & A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE & REAR LOT LINES, UNLESS OTHERWISE SHOWN.

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 & SEPTIC SYSTEMS ARE REQUIRED FOR WATER & 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.

THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS MAY BE LIMITED TO AN ALTERNATIVE TREATMENT SYSTEM TO BE APPROVED AND PERMITTED BY DOUGLAS COUNTY BUILDING DIVISION AND THE NEVADA BUREAU OF HEALTH PROTECTION SERVICES PRIOR TO OBTAINING A BUILDING PERMIT.

THE OWNER IS SOLELY RESPONSIBLE FOR CONTINUED YEARLY MAINTENANCE OF THE ISDS PER THE MANUFACTURER'S SPECIFICATIONS.

THE SUBJECT PROPERTY LIES WITHIN THE "AH" AND "AO1" FLOOD ZONE PER COMMUNITY FIRM PANEL NO. 32005C00240G AND 23005C00245G, EFFECTIVE DATE 2010.

ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE FLOODPLAIN MUST COMPLY WITH DOUGLAS COUNTY CODE, CHAPTER 20.50 FLOODPLAIN MANAGEMENT.

MAINTENANCE OF ALL DRAINAGE FACILITIES & EASEMENTS MUST BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNERS ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.

OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.

NO SECONDARY POWER IS PROVIDED AND IT IS THE RESPONSIBILITY OF THE PARCEL OWNER TO PROVIDE THE FACILITIES & CONNECTIONS REQUIRED BY THE POWER PROVIDER FOR SECONDARY POWER, INCLUDING CONNECTION FEES, TRANSFORMERS, POLES AND LINE EXTENSIONS.

**LINE TABLE**

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L12  | N63°42'00"W | 50.00'  |
| L13  | N72°23'26"W | 178.00' |
| L14  | N0°52'00"W  | 119.00' |
| L15  | N84°30'36"W | 144.00' |
| L16  | N01°57'26"E | 81.00'  |
| L17  | N85°08'26"W | 115.00' |
| L18  | N00°55'32"W | 70.00'  |
| L19  | N84°54'40"E | 115.00' |
| L20  | N87°47'04"W | 110.00' |
| L21  | N40°24'16"E | 127.00' |
| L22  | N03°47'03"W | 59.46'  |
| L23  | N12°06'24"W | 217.90' |

**COUNTY TAX COLLECTOR'S CERTIFICATE**

I, 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. 1219-02-000-025)

6-28-17  
Kathy Lewis, Chief Deputy Treasurer for Kathy Lewis  
KATHY LEWIS DATE  
DOUGLAS COUNTY CLERK-TREASURER

**UTILITY COMPANIES' CERTIFICATE**

WE, THE UNDERSIGNED UTILITY COMPANIES, ACCEPT AND APPROVE THE EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE. ALL P.U.E.'S INCLUDE C.A.T.V.

CHARTER COMMUNICATIONS  
SIGNATURE: *Jim A. A...* DATE: 6/15/2017  
PRINTED NAME: JIM A. A...

FRONTIER COMMUNICATIONS  
SIGNATURE: *Corey Boston* DATE: 6/9/17  
PRINTED NAME: COREY BOSTON

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.

SOUTHWEST GAS COMPANY  
SIGNATURE: *Amanda Marucci* DATE: 6/15/17  
PRINTED NAME: AMANDA MARUCCI

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.

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY  
SIGNATURE: *Tabitha Sullert* DATE: 6/16/17  
PRINTED NAME: TABITHA SULLERT

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COUNTY DEVELOPMENT ON THE 22<sup>ND</sup> DAY OF JUNE 2017 AND WAS DULY APPROVED. IN ADDITION, THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS 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.

*Kathy Lewis* 6-28-17  
KATHY LEWIS  
COUNTY CLERK

**COUNTY ENGINEER'S CERTIFICATE**

I, ERIK NILSSEN, 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.

*Erik Nilsson* 6-27-17  
ERIK NILSSEN, P.E.  
DOUGLAS COUNTY ENGINEER

**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.

Doc # 825667 in favor of OneWest Bank  
Rec 6-19-13.

*Vickie Taylor* 6/22/17  
BY: Vickie Taylor DATE  
FIRST AMERICAN TITLE INSURANCE COMPANY 2514647

**OWNER'S CERTIFICATE**

I, HELEN E. JOHNSON, CERTIFY THAT I AM THE LEGAL OWNER 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.

*Helen E. Johnson* 6-26-17  
HELEN E. JOHNSON DATE

COUNTY OF DOUGLAS  
STATE OF NEVADA

ON THIS 26<sup>TH</sup> DAY OF JUNE, IN THE YEAR 2017, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED HELEN E. JOHNSON, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY'S SIGNATURE: *Jane Gray*

JANE GRAY  
NOTARY PUBLIC  
STATE OF NEVADA  
County of Douglas  
My Commission Exp. July 7, 2019  
Certificate No. 18-0418-8

**SURVEYOR'S CERTIFICATE**

I, MATHEW P. BERNARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF HELEN JOHNSON.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTH 1/2 OF SECTION 2, T.12N., R.19E., M.D.M. AND THE SURVEY WAS COMPLETED ON 6-26-17.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

MATHEW P. BERNARD  
Exp: 12/31/18  
No. 11172

*Matthew P. Bernard*  
MATTHEW P. BERNARD, P.L.S. 11172

**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 22<sup>ND</sup> DAY OF JUNE 2017. 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 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* 6-27-17  
MIMI MOSS  
COMMUNITY DEVELOPMENT DIRECTOR

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 29<sup>TH</sup> DAY OF JUNE, 2017, AT 33 MINUTES PAST 8 O'CLOCK A.M., AS DOCUMENT NO. 2017-900734

RECORDED AT THE REQUEST OF HELEN JOHNSON.

*Shannon DeCorte*  
DOUGLAS COUNTY RECORDER

SCALE: 1" = 200' SHEET 1 OF 1

PARCEL MAP  
LDA 17-002  
FOR  
HELEN E. JOHNSON

LOCATED WITHIN A PORTION OF THE S1/2, SECTION 2, T.12N., R.19E., M.D.M. DOUGLAS COUNTY, NEVADA

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