

Owner's Certificate

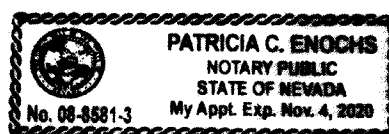
I, MERIE SUE WILSON, CERTIFY THAT I AM THE LEGAL OWNER OF THIS PARCEL, AND DO HEREBY GRANT PERMANENT EASEMENTS FOR ACCESS, UTILITY INSTALLATION, AND DRAINAGE AS DESIGNATED ON THIS MAP

Merie Sue Wilson 10/25/2017
MERIE SUE WILSON, TRUSTEE DATE
MERIE SUE WILSON TRUST

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

ON THE 25 DAY OF October, 2017, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, MERIE SUE WILSON, PERSONALLY KNOWN (OR PROVED) TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE INSTRUMENT.

Patricia C. Enochs 10/25/2017
NOTARY PUBLIC DATE

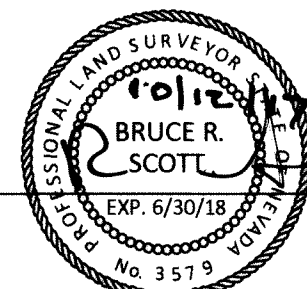


Surveyor's Certificate

I, BRUCE R. SCOTT, 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 MERIE SUE WILSON.
- 2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 31, T. 12 N., R. 20 E., M.D.M. AND THE SURVEY WAS COMPLETED ON OCTOBER 5, 2017.
- 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.

Bruce R. Scott
BRUCE R. SCOTT, PLS 3579



Utility Companies Certificate

WE, THE UNDERSIGNED UTILITY COMPANIES, HEREBY ACCEPT AND APPROVE THE EASEMENTS SHOWN AND/OR NOTES ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE THE ACCESSIBILITY FOR SERVICE.

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO NV ENERGY 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 THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

Leland Johnson 10/16/17
SIERRA PACIFIC POWER COMPANY DATE
d/b/a NV ENERGY
Leland Johnson
PRINT

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.

Cranace Ramsay 10/13/17
SOUTHWEST GAS DATE
Cranace Ramsay
PRINT
Judy 10/17/17
FRONTIER COMMUNICATIONS DATE
Judy Foote
PRINT

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 1220-31-001-002

TITLE OFFICER
PRINT
Merie Sue Wilson

Site Utilities:

POWER:
SIERRA PACIFIC POWER COMPANY
875 E. LONG STREET
CARSON CITY, NEVADA 89706
(775) 834-2930

TELEPHONE & INTERNET: FRONTIER COMMUNICATIONS
1520 CHURCH STREET
GARDNERVILLE, NEVADA 89410
(775) 782-0968

GAS: PROPANE

SEWER: INDIVIDUAL SEPTIC SYSTEM (ENGINEERED)

WATER: DOMESTIC WELL

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 25th DAY OF October, 2017. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THE COUNTY REJECTS THE OFFER OF DEDICATION OF PUBLIC ROADS AND OTHER PUBLIC USE ELEMENTS WITH THE RESERVATION TO ACCEPT AN OFFER AT A LATER DATE.

Mimi Moss 10-25-17
MIMI MOSS, A.I.C.P. COMMUNITY DEVELOPMENT DIRECTOR

County Clerk's Certificate

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 25th DAY OF October, 2017, 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.

Kathy Lewis 10-26-17
KATHY LEWIS, COUNTY CLERK

Tax Collector's Certificate

I, KATHY LEWIS, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR DO HEREBY CERTIFY THAT THE MERIE SUE WILSON TRUST HAS PAID TAXES FOR THE FISCAL YEAR.

APN: 1220-31-001-002

K. Bradshaw 10-26-17
K. BRADSHAW, Chief Deputy Treasurer
KATHY LEWIS, CPA
DOUGLAS COUNTY CLERK-TREASURER & EX-OFFICIO TAX COLLECTOR

County Engineer's Certificate

I, ERIK NILSSEN, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT. FURTHERMORE APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED TO INSURE THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS.

Erik Nilssen 10-25-17
ERIK NILSSEN, P.E., COUNTY ENGINEER

Notes:

- 1. THIS AREA IS IN UNSHADED FLOOD ZONE X, PURSUANT TO FLOOD INSURANCE RATE MAP NO. 32005C0360, REVISED JANUARY 20, 2010.
- 2. THE TOTAL AREA DIVIDED IS 80.826 ACRES.
- 3. ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3) AND MAY REQUIRE DEDICATION OF STREET RIGHT-OF-WAY PER DOUGLAS COUNTY CODE AND THE MINIMUM FACILITIES POLICY.
- 4. ALL EXISTING STRUCTURES TO REMAIN.
- 5. A SEVEN AND ONE-HALF (7.5') FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES, AND A FIVE (5') FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES.
- 6. DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT(S) WHERE WELLS OR SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.
- 7. THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (ISDS) IS LIMITED TO ALTERNATIVE TREATMENT SYSTEMS TO BE APPROVED AND PERMITTED BY THE DOUGLAS COUNTY BUILDING DIVISION PRIOR TO OBTAINING A BUILDING PERMIT.
- 8. THE OWNER IS SOLELY RESPONSIBLE FOR CONTINUED YEARLY MAINTENANCE OF THE ISDS PER THE MANUFACTURER'S SPECIFICATIONS.
- 9. THE USE OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM IS FOR TEMPORARY USE ONLY. THE PARCELS MUST CONNECT TO A COMMUNITY SEWER SYSTEM WHEN SUCH SYSTEM IS WITHIN 330 FEET OF THE PARCELS.
- 10. THE EXISTING SEWER SYSTEM FOR APN 1220-31-001-002 IS AN ENGINEERED INDIVIDUAL SEPTIC SYSTEM, PARCELS CREATED HEREON WILL BE REQUIRED TO HAVE INDIVIDUAL ENGINEERED SEWER SYSTEMS.
- 11. THIS MAP REPRESENTS A DIVISION OF ADJUSTED PARCEL 8, AS SHOWN ON THE RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR RONALD RICCI AND JACK MARTIN, RECORDED JUNE 10, 1998, IN BOOK 698, AT PAGE 2521, AS SHOWN ON DOCUMENT NO. 441711, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- 12. THIS MAP COMPLIES WITH NRS 278.325 AND NRS 625.340, SUB-SECTION 2.
- 13. MAINTENANCE OF ALL IRRIGATION AND 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.
- 14. OBSTRUCTING OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
- 15. 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.
- 16. NO ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT OF WAY MAINTAINED BY DOUGLAS COUNTY.
- 17. NO PHYSICAL IRRIGATION DITCH EXISTS TO PARCEL 2. THE FUTURE PROPERTY OWNER IS RESPONSIBLE FOR THE COSTS TO EXTEND ANY FUTURE IRRIGATION DITCH TO PARCEL 2 THROUGH THE USE OF THE 32-FOOT IRRIGATION EASEMENT CREATED BY THIS MAP ALONG THE EAST SIDE OF PARCEL 3.
- 18. IF THE PERSON OR ENTITY RESPONSIBLE FOR MAINTENANCE FAILS OR REFUSES TO CONDUCT SUCH MAINTENANCE, THEN THE DOWNSTREAM USER MAY ENTER UPON SUCH PROPERTY AND PERFORM THE MAINTENANCE. THE PERSON OR ENTITY RESPONSIBLE FOR THE MAINTENANCE WILL BE LIABLE TO THE DOWNSTREAM USER FOR THE REASONABLE COSTS OF THE MAINTENANCE, PLUS INTEREST, ATTORNEYS' FEES AND COURT COSTS.

Legal Description of Property

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE NE 1/4 OF SECTION 31, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCELS A AND B OF THE MAP OF DIVISION OF LAND INTO LARGE PARCELS FOR RONALD RICCI AND JACK MARTIN, FILED FOR RECORD IN BOOK 498 AT PAGE 103 AS DOCUMENT NUMBER 436384, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A AS SHOWN ON THE AFORESAID MAP; THENCE ALONG THE NORTH LINE OF PARCEL A NORTH 89°54'15" EAST A DISTANCE OF 1,361.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID LINE NORTH 89°54'15" EAST A DISTANCE OF 1,242.03 FEET TO THE NORTHEAST CORNER OF AFORESAID SECTION 31; THENCE ALONG THE EAST LINE OF SAID SECTION SOUTH 80°03'00" WEST A DISTANCE OF 2,657.08 FEET TO THE SOUTHEAST CORNER OF AFORESAID PARCEL B; THENCE ALONG THE SOUGHT LINE OF PARCEL B NORTH 89°56'56" WEST A DISTANCE OF 1,425.77 FEET TO THE SOUTH WEST CORNER OF PARCEL B; THENCE ALONG THE WEST LINE THEREOF NORTH 00°04'01" WEST A DISTANCE OF 1,214.43 FEET; THENCE LEAVING SAID LINE NORTH 89°53'08" EAST A DISTANCE OF 189.16 FEET; THENCE NORTH 00°04'01" WEST A DISTANCE OF 1,438.93 FEET TO THE POINT OF BEGINNING.

SAID PREMISES MORE FULLY SHOWN AS ADJUSTED PARCEL B SET FORTH ON THAT CERTAIN RECORD OF SURVEY PLAT SUPPORTING A BOUNDARY LINE ADJUSTMENT RECORDED JUNE 10, 1998 IN BOOK 698, PAGE 2521 AS DOCUMENT NO. 441711.

A.P.N. 1220-31-001-002

SUBJECT TO AN EASEMENT, THIRTY FEET IN WIDTH, FOR ALL PUBLIC PURPOSES, ADJACENT TO AND SOUTHERLY OF THE NORTHERLY BOUNDARY OF THIS PARCEL.

Owner / Applicant:

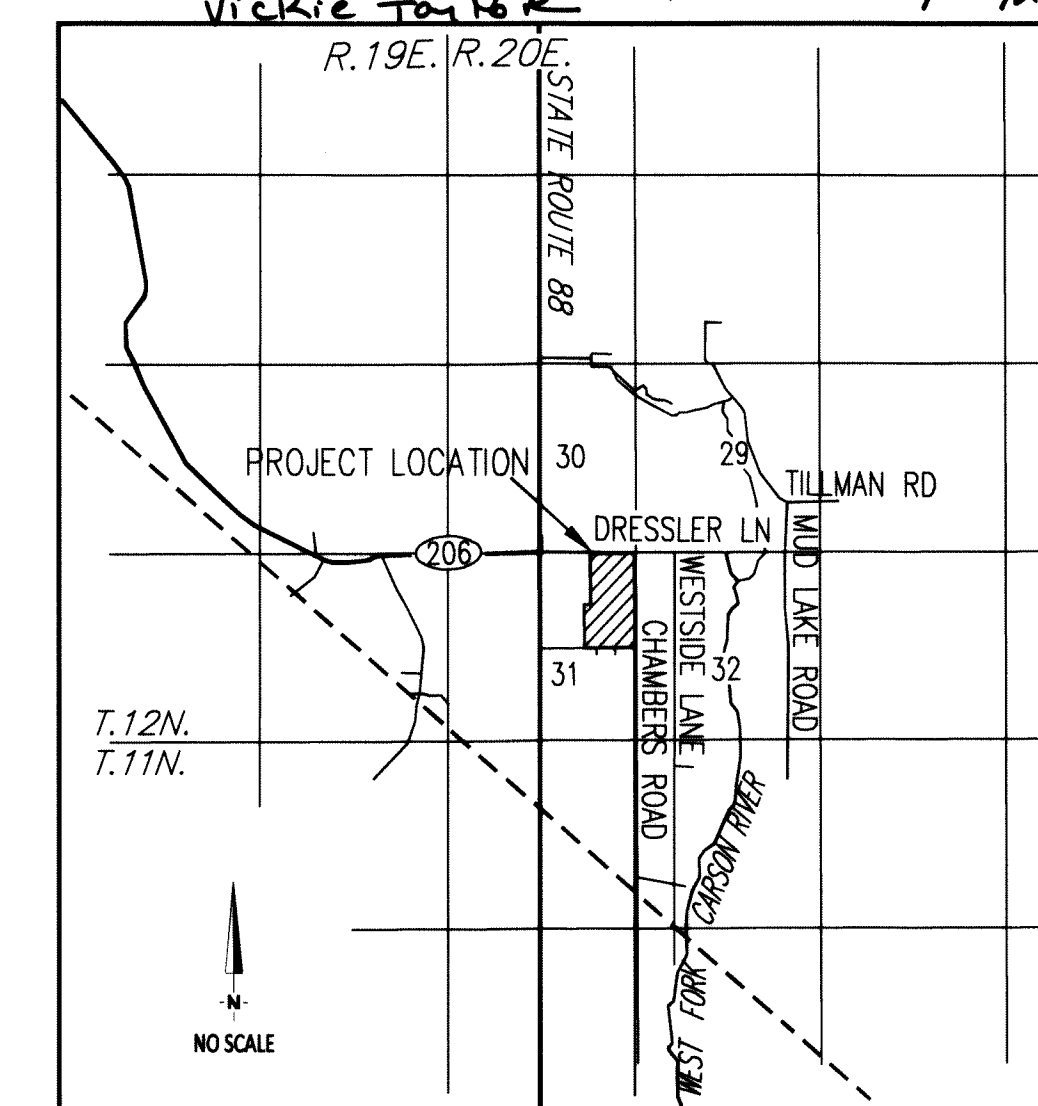
MERIE SUE WILSON, TRUST
MERIE SUE WILSON, TRUSTEE
P.O. BOX 286
GENOA, NEVADA 89411
(775) 790-7807

Prepared by:

RESOURCE CONCEPTS, INC.
340 N. MINNESOTA STREET
CARSON CITY, NEVADA 89703
(775) 883-1600
BRUCE R. SCOTT, P.E., P.L.S.

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.

First American Title Insurance Co.
By *Mike Johnson*, C.T.O. 10/25/2017 file 2496200
Vickie Tomlin

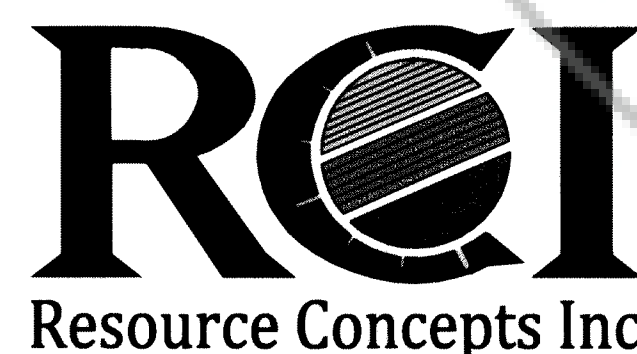


Vicinity Map

County Recorder's Certificate

FILED THIS 30th DAY OF October, 2017, AT 8 MINUTES PAST 8 O'CLOCK P.M., AT DOCUMENT NUMBER 2017-906240 RECORDED AT THE REQUEST OF MERIE SUE WILSON TRUST.

Shannon D. Cors
DOUGLAS COUNTY RECORDER



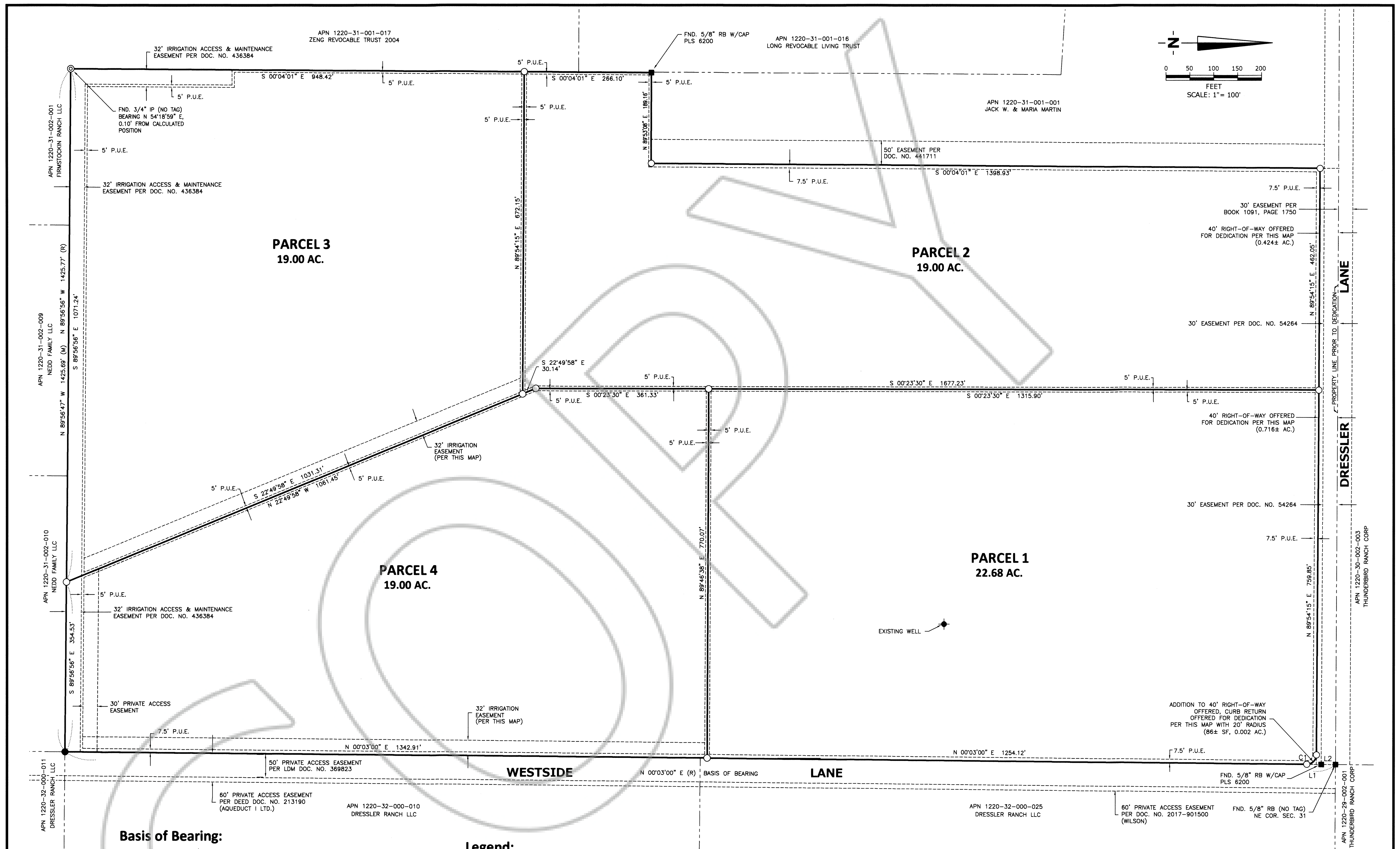
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Lake Tahoe
276 Kingsbury Grade, Ste. 206
Stateline, NV 89449
775-883-1600

| | |
|--------------|----------|
| JOB NO. | 15-261.1 |
| DATE | 10-12-17 |
| DRAWN | CNJ/MLM |
| CHECKED | BRS/MBC |
| SHEET 1 OF 2 | |

PARCEL MAP LDA-17-021
FOR
Merie Sue Wilson Trust
APN 1220-31-001-002
LOCATED WITHIN A PORTION OF SECTION 31, T.12N., R.20E., M.D.M.
DOUGLAS COUNTY, NEVADA



Basis of Bearing:
 THE EAST LINE OF THE NE 1/4 OF SECTION 31, T.12N., R.20E., M.D.M. AS SHOWN ON MAP OF DIVISION INTO LARGE PARCELS, FILED FOR RECORD IN BOOK 698, PAGE 2521, AS DOCUMENT NO. 441711, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA (N. 00°03'00" E.).

Total Site Acreage:

| | |
|----------------------------------|-------------------|
| EXISTING APN 1220-31-001-002 | 80.826 AC. |
| PROPOSED ROAD DEDICATION: | |
| LOT 1 (DRESSLER LN.) | 0.716 AC. |
| LOT 1 CURB RETURN (DRESSLER LN.) | 0.002 AC. |
| LOT 2 (DRESSLER LN.) | 0.424 AC. |
| TOTAL NET LOT ACREAGE | 79.684 AC. |

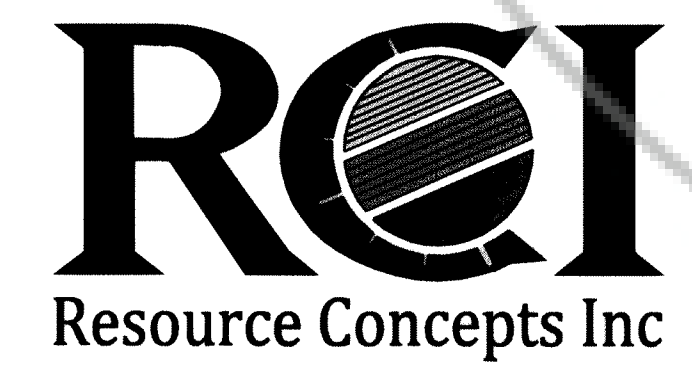
- Legend:**
- FOUND USGLO BRASS CAP
 - ⊙ FOUND 3/4" IRON PIPE, OR AS NOTED
 - FOUND 5/8" REBAR AS NOTED
 - SET 5/8" REBAR WITH CAP PLS 3579
 - (R) RECORD DATA PER DOCUMENT NO. 441711
 - (M) MEASURED DATA

CURVE TABLE

| CURVE NO. | LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-----------|---------|---------|-------------|---------------|--------------|
| C1 | 131.47' | 120.00' | 90°08'45" | N 45°01'22" W | 128.32' |

LINE TABLE (MEASURED)

| LINE BEARING | DISTANCE |
|-------------------|----------|
| L1 IN 00°04'22" E | 130.52' |
| L2 IN 00°01'37" E | 129.89' |



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| | |
|---------------------|----------|
| JOB NO. | 15-261.1 |
| DATE | 10-12-17 |
| DRAWN | CNJ/MLM |
| CHECKED | BRS/MBC |
| SHEET 2 OF 2 | |

PARCEL MAP LDA-17-021 FOR

Merie Sue Wilson Trust
 APN 1220-31-001-002

LOCATED WITHIN A PORTION OF SECTION 31, T.12N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA