

LEGEND

- ✕ FOUND SECTION CORNER, MONUMENT IN WELL
- FOUND 1/2" IRON PIPE, NO TAG
- FOUND POSITION AS INDICATED
- ⊙ FOUND CENTERLINE MONUMENT IN WELL, PLS 21988
- ∅ NOTHING FOUND OR SET
- FOUND 5/8" REBAR & PLASTIC CAP, PLS 21988
- △ SET 5/8" REBAR & PLASTIC CAP, PLS 21988

BASIS OF BEARING

N89°58'00"E - THE NORTH LINE OF THE NE 1/4 OF SECTION 3 AS SHOWN ON THE PARCEL MAP FOR DOROTHY S. DUDLEY RECORDED SEPTEMBER 7, 1984 AS DOCUMENT NO. 106410.



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.

Mary Annmore, Vice President 9-8-2017 As of 9-5-17
 DATE Doc# 877780
 Doc# 892086

WESTERN TITLE COMPANY

COUNTY ENGINEER'S CERTIFICATE

I, ERIK NILSSEN, DOUGLAS COUNTY ENGINEER, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND IT IS TECHNICALLY CORRECT. FURTHERMORE, ALL IMPROVEMENTS AS REQUIRED BY THIS MAP ARE COMPLETE.

Erik Nilssen 6-28-18
 ERIK NILSSEN, P.E. DATE
 DOUGLAS COUNTY ENGINEER

OWNER'S CERTIFICATE

I, PETER M. BEEKHOF, JR., PRESIDENT OF WEST RIDGE HOMES, INC., CERTIFY THAT I AM THE LEGAL OWNER OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR PUBLIC ROAD RIGHT-OF-WAY & UTILITY INSTALLATION AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

WEST RIDGE HOMES, INC.
Peter M. Beekhof, Jr.
 PETER M. BEEKHOF, JR., PRESIDENT

STATE OF NEVADA SS.
 COUNTY OF DOUGLAS

ON THIS 12 DAY OF September IN THE YEAR 2017 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED PETER M. BEEKHOF, JR., PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS 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.
Allison J. Floyd
 NOTARY PUBLIC STATE OF NEVADA
 County of Douglas
 ALLISON J. FLOYD
 My Commission Expires August 18, 2018
 Certificate No. 10-2786-8

MY COMMISSION EXPIRES: 8/18/18

UTILITY COMPANIES' CERTIFICATE

WE, THE UNDERSIGNED UTILITY COMPANIES, ACCEPT, APPROVE & RELOCATE 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.

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.

CHARTER COMMUNICATIONS
 SIGNATURE: *Jim Hill* DATE: 9-5-17
 PRINTED NAME: Jim Hill NEPP Designer

FRONTIER COMMUNICATIONS
 SIGNATURE: *Chris* DATE: 9/6/17
 PRINTED NAME: Chris

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY
 SIGNATURE: *Subitha* DATE: 9/1/17
 PRINTED NAME: Subitha

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 Mancini* DATE: 9/1/17
 PRINTED NAME: Amanda Mancini

NOTES

TOTAL AREA TO BE DIVIDED: 8.14 ACRES (GROSS)
 ALL PARCEL ACREAGES SHOWN ARE BOTH GROSS & NET.

THIS MAP IS A DIVISION OF PARCEL 4D-3 AS SHOWN ON PARCEL MAP NO. 3 FOR WEST RIDGE HOMES, INC.

THE SUBJECT PROPERTY LIES WITHIN BOTH THE 'AE' & SHADED 'X' FLOOD ZONES PER COMMUNITY FIRM PANEL 32006C0090H, REVISED 06/15/2016.

THE FOLLOWING NOTES ARE ADDED AT THE REQUEST OF DOUGLAS COUNTY:

THE USE OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM IS LIMITED TO ALTERNATIVE TREATMENT SYSTEMS TO BE APPROVED AND PERMITTED BY THE DOUGLAS COUNTY BUILDING DIVISION PRIOR TO OBTAINING A BUILDING PERMIT. THE OWNER IS SOLELY RESPONSIBLE FOR CONTINUED YEARLY MAINTENANCE OF THE I.S.D.S. PER THE MANUFACTURER'S SPECIFICATIONS.

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. ALL P.U.E.'S INCLUDE C.A.T.V.

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(S) WHERE WELLS OR SEPTIC SYSTEMS ARE REQUIRED FOR WATER & SEWER SERVICE.

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 350 FEET OF THE PARCELS.

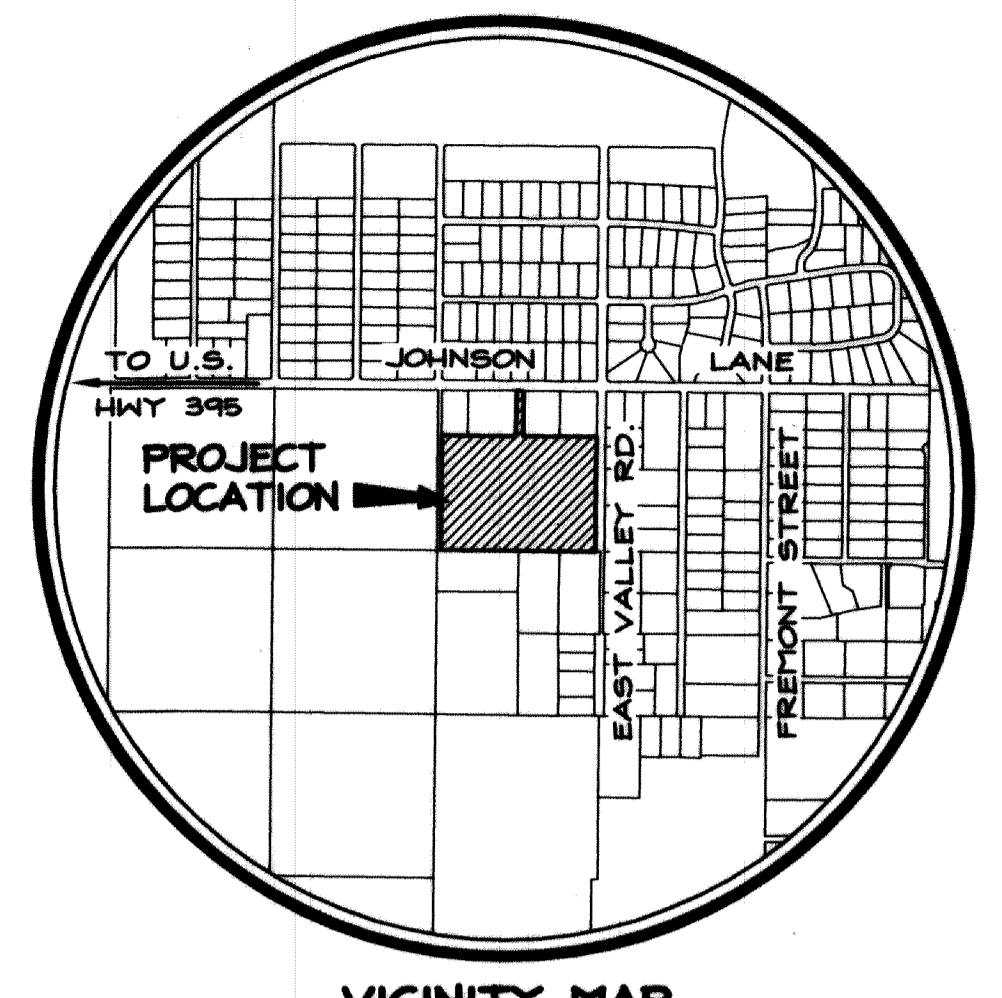
ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE FLOODPLAIN OR SPECIAL HAZARD AREA MUST COMPLY WITH DOUGLAS COUNTY CODE, SECTION 20.50, FLOODPLAIN MANAGEMENT.

ALL RUNOFF FROM A PUBLIC RIGHT-OF-WAY SHALL BE CONVEYED TO A FACILITY PROPOSED TO BE MAINTAINED BY DOUGLAS COUNTY OR OTHER APPLICABLE AGENCY. ACCESS SHALL BE PROVIDED TO THE DRAINAGE FACILITY IN ACCORDANCE WITH THE DOUGLAS COUNTY DESIGN CRITERIA AND IMPROVEMENT STANDARDS DIVISION 2.12.15. THE DRAINAGE FACILITY AND ACCESS SHALL BE LOCATED EITHER WITHIN A PARCEL TO BE DEDICATED TO DOUGLAS COUNTY OR A PUBLIC DRAINAGE EASEMENT WHICH THE COUNTY MAY ACCEPT FOR MAINTENANCE IN CONJUNCTION WITH ACCEPTANCE OF THE RIGHT-OF-WAY. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS AT THIS TIME.

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

NO ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY MAINTAINED BY DOUGLAS COUNTY.

BANK STABILIZATION SHALL BE REQUIRED ON THE SOUTH BANK OF JOHNSON LANE WASH FOR PARCEL 4D-1 (PARCEL MAP NO. 3) FROM EAST VALLEY ROAD TO WEST OF THE PROPOSED BUILDING FOUNDATION AT THE TIME OF BUILDING CONSTRUCTION.



SURVEYOR'S CERTIFICATE

I, CORY J. KLEINE, 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 WEST RIDGE HOMES, INC.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE 1/4 OF SECTION 3, T.13N., R.20E. M.D.M. AND THE SURVEY WAS COMPLETED ON AUGUST 14, 2017.
- 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.

Cory J. Kleine
 CORY J. KLEINE, R.L.S. 21988

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 29 DAY OF June 2018. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Mimi Moss 6-29-18
 MIMI MOSS DATE
 COMMUNITY DEVELOPMENT DIRECTOR

Kathy Lewis 6-29-18
 KATHY LEWIS DATE
 COUNTY CLERK

COUNTY TAX COLLECTOR'S 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.

(A.P.N. 1320-03-001-000) 031 EN

Deanna M. Habel 6/29/18
 DEANNA M. HABEL DATE
 DOUGLAS COUNTY CLERK-TREASURER

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 29 DAY OF June, 2018, AT 15 MINUTES PAST 4 O'CLOCK P.M., AS DOCUMENT NO. 2018-916320. RECORDED AT THE REQUEST OF WEST RIDGE HOMES, INC.

Joe O'Hara Deputy
 JOE O'HARA DEPUTY
 DOUGLAS COUNTY RECORDER

PARCEL MAP NO. 4
 (LDA 17-001)
 FOR
WEST RIDGE HOMES, INC.

LOCATED WITHIN A PORTION OF THE NE 1/4 SECTION 3, T.13N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA

0019-094P14