

Owner's Certificate

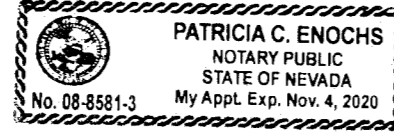
I, SANDRA D. GARREN, CERTIFY THAT I AM THE LEGAL OWNER OF THIS PARCEL, AND DO HEREBY GRANT PERMANENT EASEMENT FOR PUBLIC UTILITIES AS DESIGNATED ON THIS MAP AND OFFER FOR DEDICATION PUBLIC RIGHT OF WAY AS SHOWN.

Sandra D. Garren, Trustee 9/25/18
 SANDRA D. GARREN, TRUSTEE DATE
 GARREN FAMILY REVOCABLE LIVING TRUST

STATE OF NEVADA }
 COUNTY OF DOUGLAS } s.s.

ON THE 25 DAY OF September 2018, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, SANDRA D. GARREN, PERSONALLY KNOWN (OR PROVED) TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT SHE EXECUTED THE INSTRUMENT.

Patricia C. Encls 9/25/2018
 NOTARY PUBLIC DATE

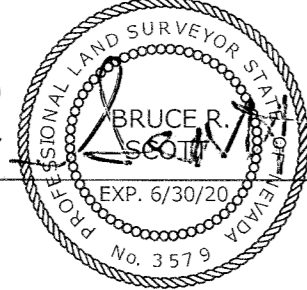


Surveyor's Certificate

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 THE GARREN FAMILY REVOCABLE LIVING TRUST.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE E1/2, OF SECTION 26, T. 13 N., R. 20 E., M.D.M. AND THE SURVEY WAS COMPLETED ON JUNE 29, 2018.
3. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS 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 8/17/18
 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 SIERRA PACIFIC POWER COMPANY, d/b/a 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.

Seth J. Horn 9/26/18
 SIERRA PACIFIC POWER COMPANY DATE
 d/b/a NV ENERGY
 SETH J. HORN
 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.

Clarence Ramsay 9/26/18
 SOUTHWEST GAS DATE
 CLARENCE RAMSAY
 PRINT

John Poole 9-25-18
 FRONTIER COMMUNICATIONS DATE
 JOHN POOLE
 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. NONE

APN 1320-26-002-012

Tammy May TITLE OFFICER
 TITLE OFFICER
 TAMMY MAY
 PRINT
 TICOR TITLE CO.

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

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 27th DAY OF September 2018. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THE COUNTY ACCEPTS THE OFFER OF DEDICATION OF PUBLIC UTILITY EASEMENTS AND PUBLIC RIGHT OF WAY AS SHOWN ON THE MAP.

Mimi Moss 9-27-18
 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 27th DAY OF September 2018, AND WAS DULY APPROVED. IN ADDITION THE COUNTY ACCEPTS THE OFFER OF DEDICATION OF PUBLIC UTILITY EASEMENTS AND PUBLIC RIGHT OF WAY AS SHOWN ON THE MAP.

Kathy Lewis DEPUTY CLERK
 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 GARREN FAMILY REVOCABLE LIVING TRUST HAS PAID TAXES FOR THE FISCAL YEAR.

APN: 1320-26-002-012

Kathy Lewis 9/28/18
 KATHY LEWIS, CPA
 DOUGLAS COUNTY CLERK-TREASURER &
 EX-OFFICIO TAX COLLECTOR

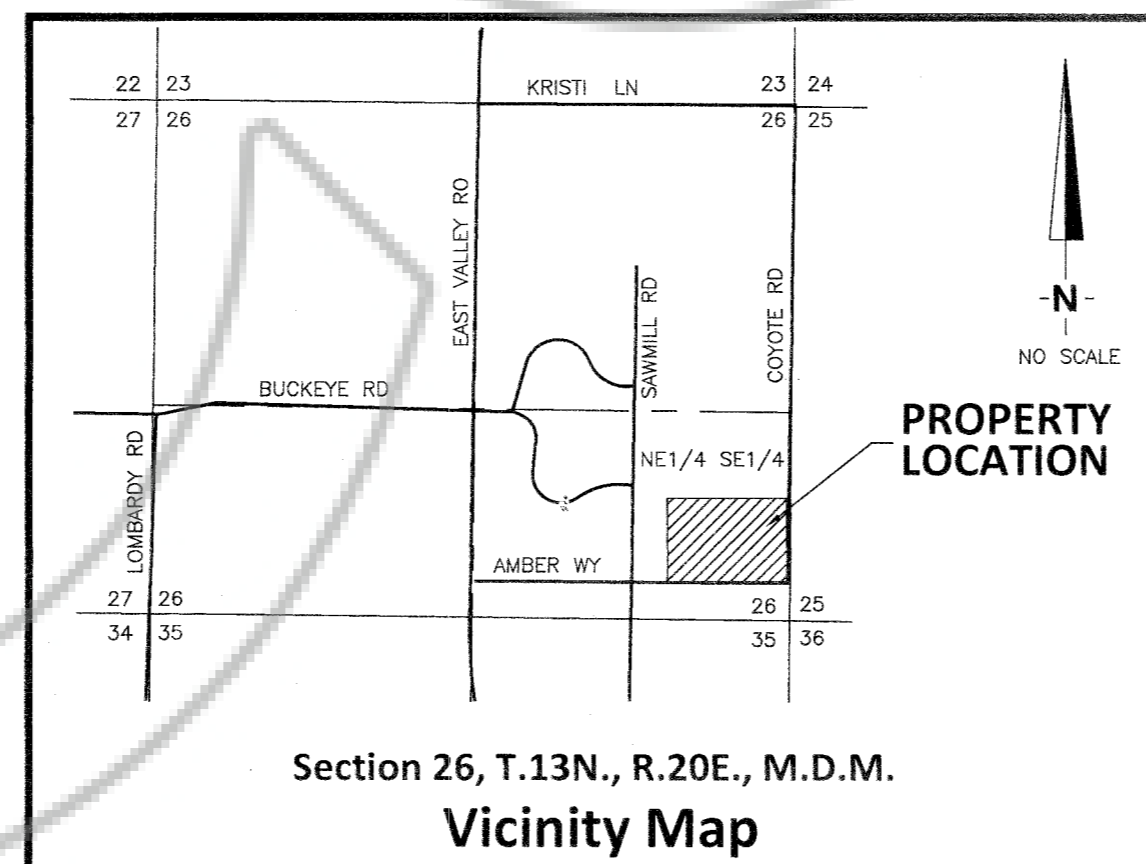
County Engineer's Certificate

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

Erik Nilssen 9-27-18
 ERIK NILSSEN, P.E., COUNTY ENGINEER

Notes:

1. THE TOTAL AREA DIVIDED IS 15.00 ACRES.
2. ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
3. 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 ARE GRANTED AS SHOWN.
4. DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT(S) WHERE WELLS OR SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.
5. THE OWNER IS SOLELY RESPONSIBLE FOR CONTINUED YEARLY MAINTENANCE OF THE ISDS PER THE MANUFACTURER'S SPECIFICATIONS.
6. 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.
7. THIS MAP COMPLIES WITH NRS 278.325 AND NRS 625.340, SUB-SECTION 2.
8. 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.
9. NO ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT OF WAY MAINTAINED BY DOUGLAS COUNTY.
10. ALL PARCELS WILL BE REQUIRED TO COMPLY WITH DOUGLAS COUNTY CODE, SECTION 20.100.040, IF THE PARCEL CONNECTS TO A PUBLIC WATER SYSTEM.
11. THE SUBJECT PROPERTY LIES WITHIN THE "ZONE X" FLOOD ZONE, PER COMMUNITY FIRM PANEL NO. 32005C0254H, EFFECTIVE DATE 2016.
12. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
13. AS PART OF THE GEOTECHNICAL INVESTIGATION PERFORMED BY RESOURCE CONCEPTS INC. FAULT LINE TRACES WERE DELINEATED FOR PARCELS 1 AND 2. THROUGH FIELD INVESTIGATION THESE TRACES WERE FOUND TO BE CONSIDERED INACTIVE FOR RESIDENTIAL DEVELOPMENT. SEE THE GEOTECHNICAL REPORT PREPARED BY RESOURCE CONCEPTS INC. DATED APRIL 24, 2018 ON FILE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT FOR FURTHER INFORMATION AND FAULT LINE TRACE LOCATIONS.



Legal Description of Property

(PER DEED DOC. NO. 2018-913444)

ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH A DISTANCE OF 30.00 FEET; THENCE WEST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING NORTH A DISTANCE OF 660.00 FEET; THENCE WEST A DISTANCE OF 990.00 FEET; THENCE SOUTH A DISTANCE OF 660.00 FEET; THENCE EAST A DISTANCE OF 990.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 30 FEET OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER AND THE EAST 30 FEET OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER, AND THE SOUTH 30 FEET OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 26.

References:

- (R1) PARCEL MAP FOR ALVIN M. & MILDRED L. MAY, FILED FOR RECORD OCTOBER 10, 1975 IN BOOK 1075, PAGE 458, OFFICIAL RECORDS AS DOCUMENT NO. 83774.
- (D) DEED, FILED FOR RECORD APRIL 25, 2018 IN BOOK 1208, PAGE 580, OFFICIAL RECORDS OF DOUGLAS COUNTY, AS DOCUMENT NO. 2018-913444.

Owner / Applicant:

GARREN FAMILY REVOCABLE LIVING TRUST
 SANDRA D. GARREN, TRUSTEE
 1780 AMBER WAY
 GARDNERVILLE, NEVADA 89410
 (775) 782-9025

Prepared by:

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

County Recorder's Certificate

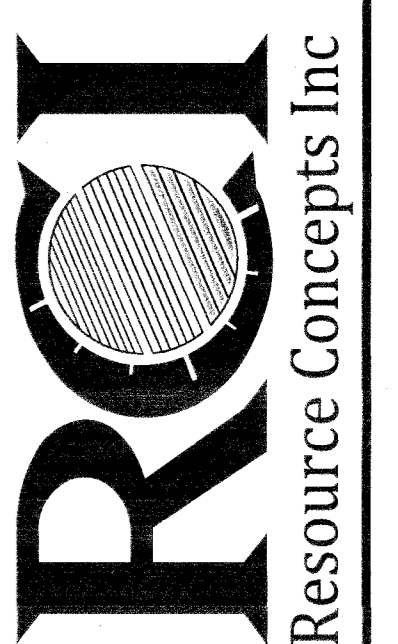
FILED THIS 28 DAY OF September, 2018, AT 13 MINUTES PAST 3 O'CLOCK P.M., AS

DOCUMENT NUMBER 2018-920257. RECORDED AT THE REQUEST OF THE GARREN FAMILY REVOCABLE LIVING TRUST.

Shawayne Laven Deputy
 DOUGLAS COUNTY RECORDER

Carson City
 340 N. Minnesota St.
 Carson City, NV 89703-4152
 (775) 883-1600
 Lake Tahoe
 276 Kingsbury Grade, Ste. 206
 Stateline, NV 89449
 (775) 588-7500

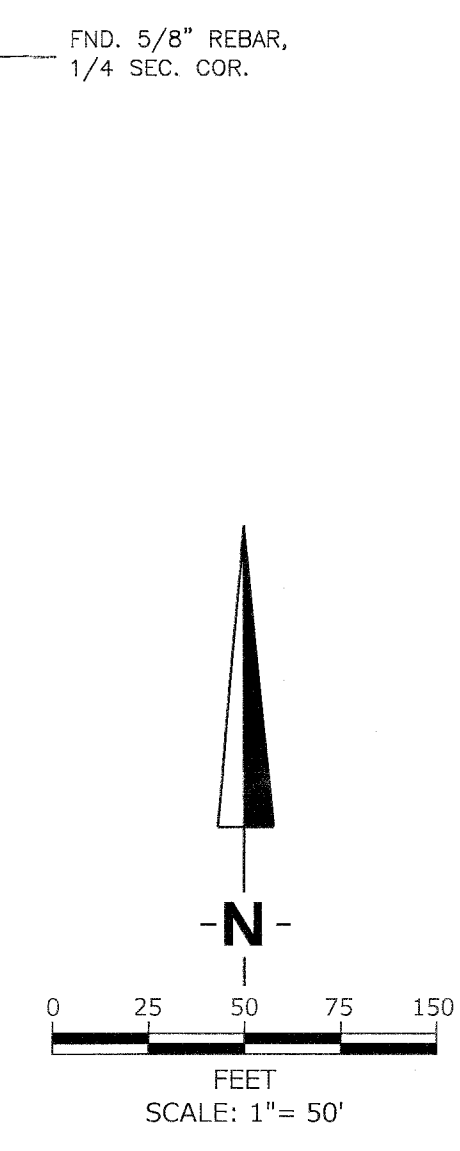
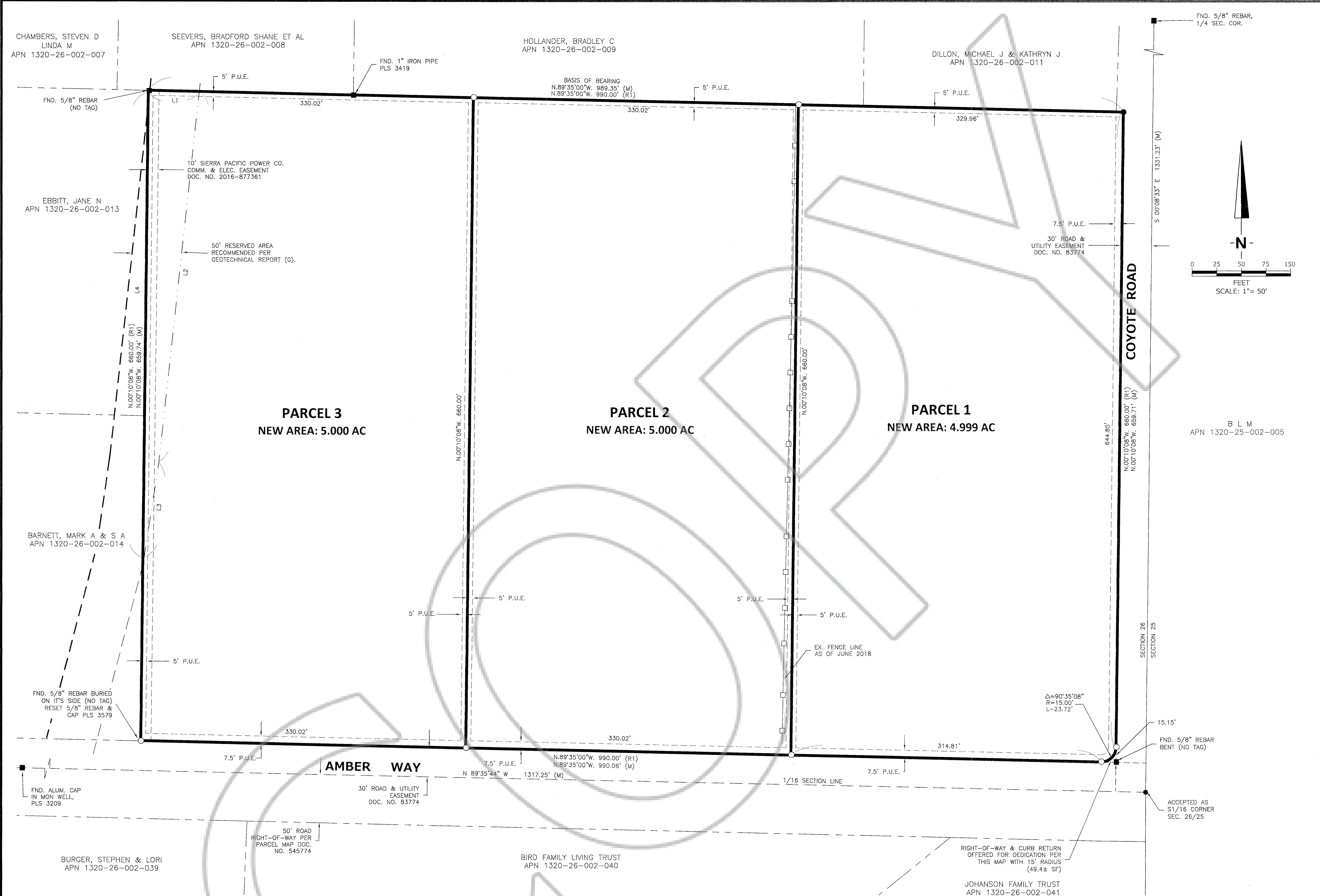
Engineering • Surveying • Water Rights
 Resources & Environmental Services



JOB NO.	18-107.1
DATE	9-17-18
DRAWN	CNJ/MLM
CHECKED	MBC/BRS

SHEET 1 OF 2

PARCEL MAP LDA 18-006
 FOR
Garren Family Revocable Living Trust
 APN 1320-26-002-012
 LOCATED WITHIN A PORTION OF THE NE1/4 SE1/4,
 SECTION 26, T.13N., R.20E., M.D.M.
 DOUGLAS COUNTY, NEVADA



B L M
APN 1320-25-002-005

Basis of Bearing:

THE NORTH LINE OF APN 1320-26-002-012 BETWEEN FOUND MONUMENTS AS SHOWN ON THE PARCEL MAP FOR ALVIN M. & MILDRED L. MAY, FILED FOR RECORD OCTOBER 10, 1975 IN BOOK 1075, PAGE 458, OFFICIAL RECORDS AS DOCUMENT NO. 83774 (N 89°35'00" W).

Total Site Acreage:

EXISTING APN 1220-31-001-002	15.00 AC.
PROPOSED ROAD DEDICATION:	
LOT 1	0.001 AC.
LOT 2	0.00 AC.
LOT 3	0.00 AC.
TOTAL NET LOT ACREAGE	14.999 AC.

Legend:

- FOUND 5/8" REBAR W/ TAG PLS 827
- FOUND MONUMENT AS NOTED ON MAP
- SET 5/8" REBAR WITH CAP PLS 3579
- (R1) RECORD DATA PER DOCUMENT NO. 83774
- (M) MEASURED DATA
- EXISTING FENCE
- - - FAULT LINE OFFSET
- - - FAULT LINE TRACE

References:

- (R1) PARCEL MAP FOR ALVIN M. & MILDRED L. MAY, FILED FOR RECORD OCTOBER 10, 1975 IN BOOK 1075, PAGE 458, OFFICIAL RECORDS AS DOCUMENT NO. 83774.
- (G) GEOTECHNICAL REPORT PRODUCED BY RESOURCE CONCEPTS, INC. DATED APRIL 24, 2018.

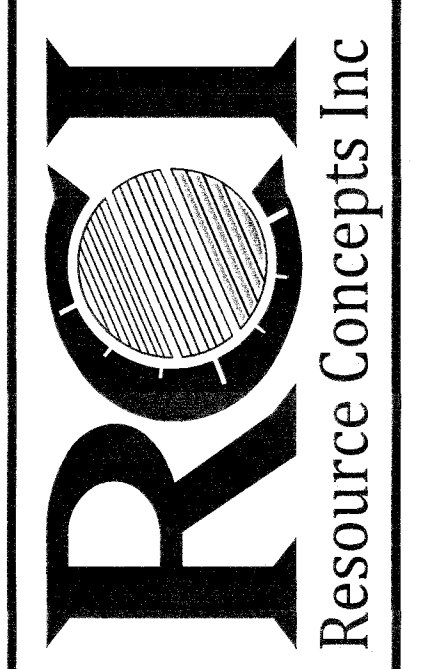
50' RESTRICTED AREA LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°35'00" W	51.47'
L2	S 05°25'45" W	378.11'
L3	S 07°54'08" W	103.89'
L4	N 00°10'08" W	479.69'

Carson City
340 N. Minnesota St.
Carson City, NV 89703-4152
(775) 883-1600

Lake Tahoe
276 Kingsbury Grade, Ste. 206
Stateline, NV 89449
(775) 588-7500

**Engineering • Surveying • Water Rights
Resources & Environmental Services**



JOB NO.	18-107.1
DATE	9-17-18
DRAWN	CNJ/MLM
CHECKED	MBC/BRS
SHEET 2 OF 2	

PARCEL MAP LDA 18-006
FOR
Garren Family Revocable Living Trust
APN 1320-26-002-012

LOCATED WITHIN A PORTION OF THE NE1/4 SE1/4,
SECTION 26, T.13N., R.20E., M.D.M.
DOUGLAS COUNTY, NEVADA