

OWNER'S CERTIFICATE

WE, KENT R. NEDDENRIEP & MARIE C. JOHNSON, TRUSTEES OF THE NEDDENRIEP/JOHNSON FAMILY TRUST DATED DECEMBER 18, 2002 & MARK W. NEDDENRIEP, MANAGER OF NEDD FAMILY, LLC, CERTIFY THAT WE ARE THE LEGAL OWNERS OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR IRRIGATION, PRIVATE DRAINAGE AND ACCESS, VEHICULAR NON-ACCESS, CLUSTER MAILBOX & UTILITY INSTALLATION AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

[Signature]
KENT R. NEDDENRIEP, TRUSTEE
THE NEDDENRIEP/JOHNSON FAMILY TRUST
DATED DECEMBER 18, 2002

[Signature]
MARIE C. JOHNSON, TRUSTEE
THE NEDDENRIEP/JOHNSON FAMILY TRUST
DATED DECEMBER 18, 2002

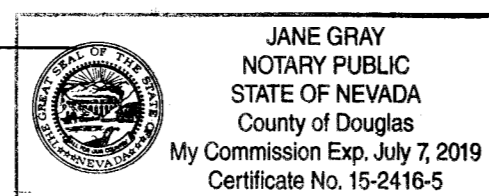
[Signature]
MARK W. NEDDENRIEP, MANAGER
NEDD FAMILY, LLC

STATE OF NEVADA ss:
COUNTY OF DOUGLAS

ON THIS 17 DAY OF May, IN THE YEAR 2019, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED KENT R. NEDDENRIEP, 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.

[Signature]

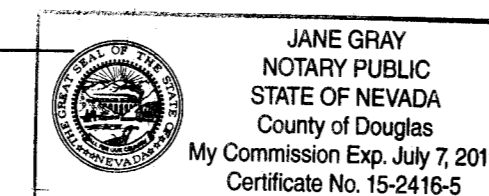


STATE OF NEVADA ss:
COUNTY OF DOUGLAS

ON THIS 17 DAY OF May, IN THE YEAR 2019, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MARIE C. 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.

[Signature]

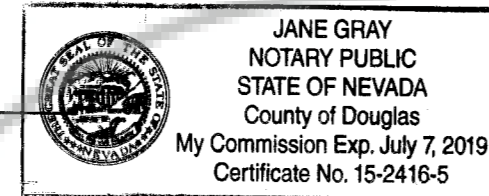


STATE OF NEVADA ss:
COUNTY OF DOUGLAS

ON THIS 17 DAY OF May, IN THE YEAR 2019, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MARK W. NEDDENRIEP, 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.

[Signature]



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. NO DEEDS OF TRUST

[Signature]
TAMMY L. MAY, TITLE OFFICER 6-11-19
TICOR TITLE OF NEVADA, INC. DATE

COUNTY ENGINEER'S CERTIFICATE

THOMAS A. DALLAIRE, 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.

[Signature]
THOMAS A. DALLAIRE
DOUGLAS COUNTY ENGINEER DATE 6.24.19

BASIS OF BEARING

S26°47'10"E - THE WESTERLY LINE OF THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR LOUIS AND PATRICIA VAN VIET & JESSEE E. AND CYNTHIA J. PERRY FILED FOR RECORD SEPTEMBER 3, 1998 AS DOCUMENT NO. 448738, AS MEASURED ON NEVADA STATE PLANE NEST ZONE (NAD83) ESTABLISHED BY GPS OBSERVATIONS AND SCALED TO GROUND USING A COMBINED FACTOR OF 1.000190366.

NOTES

TOTAL AREA TO BE DIVIDED: 10.90 ACRES
PARCELS (4): 10.90 ACRES
ALL WATER SUPPLY WELLS TO ONLY BE LOCATED WITHIN THE DESIGNATED WATER SUPPLY ENVELOPES SHOWN ON THIS MAP, AND ALSO LOCATED IN ACCORDANCE WITH THE NEVADA ADMINISTRATIVE CODE.

ALL WELLS TO BE SEALED IN ACCORDANCE WITH THE NEVADA ADMINISTRATIVE CODE.

ALL SEWAGE TREATMENT TANKS AND TREATED EFFLUENT DISPOSAL FIELDS TO BE LOCATED WITHIN THE DESIGNATED TREATMENT TANK AND DISPOSAL FIELD ENVELOPES ON THIS MAP AND ALSO LOCATED IN ACCORDANCE WITH THE NEVADA ADMINISTRATIVE CODE.

SECONDARY POWER IS AVAILABLE AT THE ELECTRICAL TRANSFORMER WITHIN CORDES LANE AND EMPTY ELECTRICAL CONDUITS FROM THE LOCATION OF THE TRANSFORMER TO EACH LOT ARE PROVIDED FOR SECONDARY POWER CONDUCTORS TO EACH LOT IN ACCORDANCE WITH NV ENERGY LINE EXTENSION AGREEMENT, I.D. NO. 3002029448. IT IS THE RESPONSIBILITY OF THE PARCEL OWNER TO PROVIDE ADDITIONAL FACILITIES, CONDUCTORS AND CONNECTIONS, INCLUDING CONNECTION FEES, REQUIRED BY THE POWER PROVIDER TO OBTAIN POWER SERVICE. DEPENDING UPON THE DISTANCE FROM THE TRANSFORMER AND THE SECONDARY POWER LOAD, THE INSTALLED FACILITIES COULD BE INADEQUATE AND IT WILL BE THE PARCEL OWNER'S RESPONSIBILITY TO PROVIDE ADEQUATE SECONDARY FACILITIES IN ACCORDANCE WITH THE POWER PROVIDERS REQUIREMENTS.

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 IS HEREBY GRANTED.

ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 279.462(3).

DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT(S) WHERE WELLS OR SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND 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 400 FEET OF THE PARCELS.

THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS 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 ISDS PER THE MANUFACTURER'S SPECIFICATIONS.

THE SUBJECT PROPERTY LIES WITHIN THE "AO-1" FLOOD ZONE, PER COMMUNITY FIRM PANEL NO. 32005C0245G, DATED JANUARY 20, 2010.

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

MAINTENANCE OF ALL DRAINAGE FACILITIES AND 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 ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY MAINTAINED BY DOUGLAS COUNTY.

THERE EXISTS AN EASEMENT FOR THE WINKLEMAN DITCH ALONG THE EASTERLY BOUNDARY AND AN EASEMENT FOR AN UNNAMED DITCH ALONG THE NORTHERN BOUNDARY PER BOOK 689, PAGE 1356. BOTH EASEMENTS ARE OF AN UNKNOWN WIDTH.

UTILITY COMPANIES' CERTIFICATE

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

CHARTER COMMUNICATIONS
SIGNATURE: [Signature] DATE: 6-22-19
PRINTED NAME: Brandon Thompson

FRONTIER COMMUNICATIONS
SIGNATURE: [Signature] DATE: 5/21/19
PRINTED NAME: Corey Solton

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: [Signature] DATE: 5-24-19
PRINTED NAME: Daniel Pace

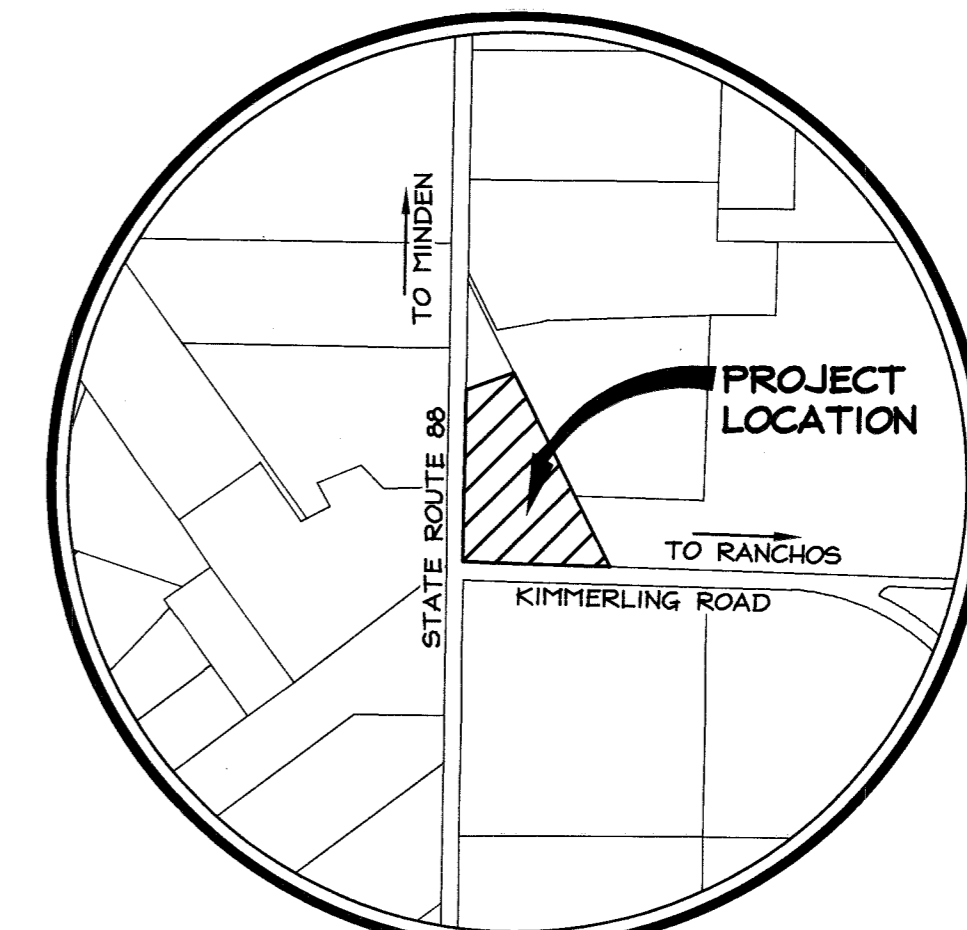
A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY
SIGNATURE: [Signature] DATE: 5/21/19
PRINTED NAME: Leland Johnson

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. 1220-18-002-003)

[Signature]
KATHY LEWIS, Senior Deputy Clerk/Treasurer
DOUGLAS COUNTY CLERK-TREASURER DATE 6/25/19



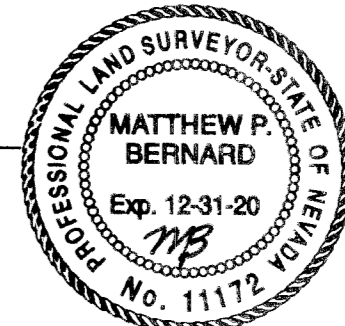
VICINITY MAP NO SCALE

SURVEYOR'S CERTIFICATE

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

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE NEDDENRIEP/JOHNSON FAMILY TRUST DATED DECEMBER 18, 2002.
2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 18, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON DECEMBER 6, 2018.
3) 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.
4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

[Signature]
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 24 DAY OF June, 2019. 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. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION OF THE PUBLIC UTILITY EASEMENT(S).

[Signature]
THOMAS A. DALLAIRE, P.E.
COMMUNITY DEVELOPMENT DIRECTOR DATE 6.24.19

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 24 DAY OF June, 2019, AND WAS DULY APPROVED. 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. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION OF THE PUBLIC UTILITY EASEMENTS.

[Signature]
KATHY LEWIS
COUNTY CLERK DATE 6-25-19

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 27 DAY OF June, 2019, AT 21 MINUTES PAST 1 O'CLOCK P.M., AS DOCUMENT NO. 2019-931024 RECORDED AT THE REQUEST OF THE NEDDENRIEP/JOHNSON FAMILY TRUST DATED DECEMBER 18, 2002.

[Signature]
KAREN ELLISON, Deputy
DOUGLAS COUNTY RECORDER

PARCEL MAP NO. 1 (LDA 17-015, LDA 17-017 & LDA 17-018) FOR NEDDENRIEP/JOHNSON FAMILY TRUST DATED DECEMBER 18, 2002 & NEDD FAMILY, LLC

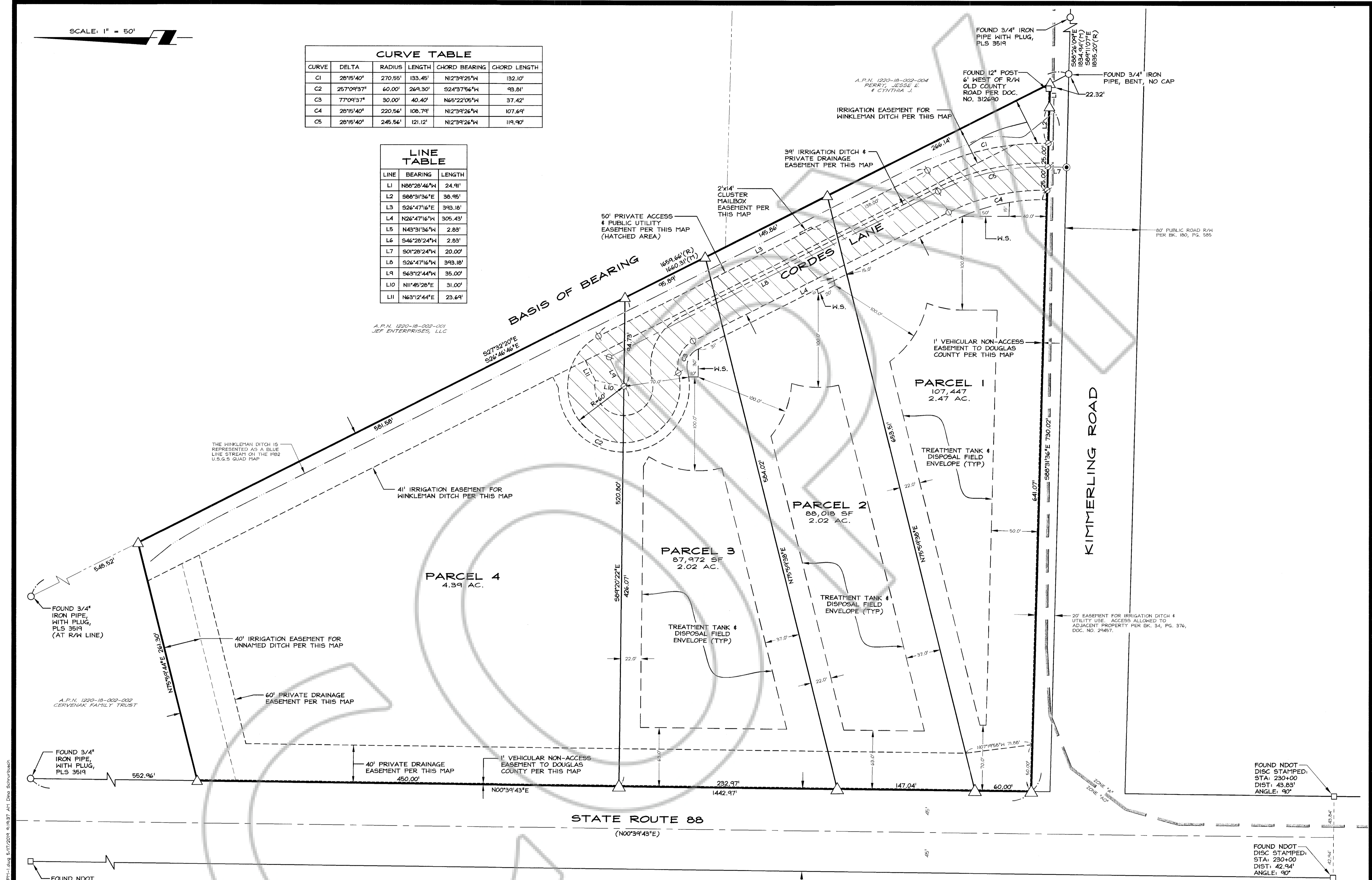
LOCATED WITHIN A PORTION OF SECTION 18, T.12N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA

RO Anderson
6025 Emeraldale Ave P.O. Box 2229 Minden, NV 89423
9060 Durbin Diamond Pkwy, Unit 13 Reno, NV 89501
P 775.782.2322 F 775.782.2324

SCALE: 1" = 50'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	28°15'40"	270.55'	133.45'	N12°39'25"W	132.10'
C2	25°7'09"37"	60.00'	269.30'	S24°37'56"W	93.81'
C3	77°09'37"	30.00'	40.40'	N65°22'05"W	37.42'
C4	28°15'40"	220.56'	108.79'	N12°39'26"W	107.69'
C5	28°15'40"	245.56'	121.12'	N12°39'26"W	119.90'

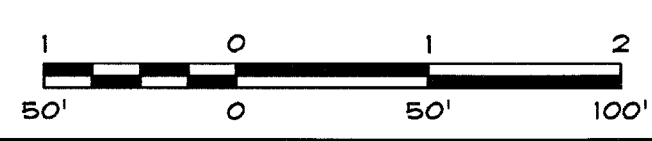
LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°28'46"W	24.91'
L2	S88°31'36"E	38.95'
L3	S26°47'16"E	343.18'
L4	N26°47'16"W	305.43'
L5	N43°31'36"W	2.83'
L6	S46°28'24"W	2.83'
L7	S01°28'24"W	20.00'
L8	S26°47'16"W	343.18'
L9	S63°12'44"W	35.00'
L10	N11°45'28"E	31.00'
L11	N63°12'44"E	23.69'



A.P.N. 1220-18-002-001
JEF ENTERPRISES, LLC

A.P.N. 1220-18-002-002
CERVENAK FAMILY TRUST

X:\Client_Files\1220-18-002-002\1220-18-002-002_P1.dwg 5/17/2018 9:18:37 AM Doc: Schuchman



- LEGEND**
- SET CENTERLINE MONUMENT IN WELL, PLS 11172
 - ▲ SET 5/8" REBAR & PLASTIC CAP, PLS 11172
 - FOUND NDOT MONUMENT AS INDICATED
 - FOUND POSITION AS INDICATED
 - NOTHING FOUND OR SET
 - W.S. WATER SUPPLY WELL ENVELOPE (TYP) PER THIS MAP
 - (M) MEASURED POSITION
 - (R) RECORD POSITION PER RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR LOUIS AND PATRICIA VAN VLIET & JESSEE E. AND CYNTHIA J. PERRY FILED FOR RECORD SEPTEMBER 3, 1998 AS DOC. NO. 448738.

RO Anderson
www.ROANDERSON.COM

HINDEN 1423 Eisenhower Ave P.O. Box 2228 Hinden, NV 89423 p 775.782.2322 f 775.782.7054

RENO 4960 Double Plucky, Unit 15 Reno, NV 89521 p 775.782.2322 f 775.782.7054

SCALE: 1" = 50' SHEET 2 OF 2

PARCEL MAP NO. 1
(LDA 17-015, LDA 17-017 & LDA 17-018)
FOR
NEDDENRIEP/JOHNSON FAMILY TRUST DATED DECEMBER 18, 2002 & NEDD FAMILY, LLC

LOCATED WITHIN A PORTION OF SECTION 18, T.12N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA