

FINAL SUBDIVISION MAP LDA 17-033 MACKLAND UNIT 4

LOCATED WITHIN A PORTION OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 20, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS PUBLIC WAYS AND RIGHTS-OF-WAY AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR PUBLIC UTILITIES, ROADWAYS, MAILBOX, NATURAL GAS, WATER, STORM DRAINAGE, SEWER, FOR POLES, ANCHORS, GUYS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL, CABLE T.V. AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, ACROSS, AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN THEREON.

DOOD, LLC, A Nevada Limited Liability Company

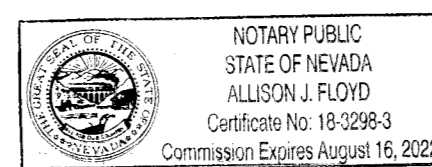
BY: Mike Gilbert
ITS: MANAGER

COUNTY OF Douglas
STATE OF Nevada SS:

ON THIS 14 DAY OF August, IN THE YEAR 2019, BEFORE ME, A NOTARY PUBLIC PERSONALLY APPEARED MIKE GILBERT, 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.

NOTARY'S SIGNATURE Allen Floyd
MY COMMISSION EXPIRES: 8/16/2022



TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTY AS LISTED WITHIN THE OWNERS CERTIFICATE IS THE ONLY PARTY 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 MORTGAGE HOLDERS OF RECORD:

NONE

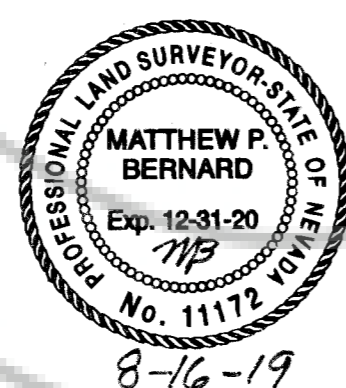
SIGNATURE: Thommy L. Wick DATE: 8-12-19
PRINTED NAME: THOMMY L. WICK
TITLE COMPANY: T300 TITLE

SURVEYOR'S CERTIFICATE

I, 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 DOOD, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 32, T.13N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 8-16-19
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES 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 AND OCCUPY THE POSITIONS INDICATED.

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



UTILITY COMPANIES' CERTIFICATE

WE, THE UNDERSIGNED UTILITY COMPANIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENTS GRANTED AND/OR ABANDONED PER THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE. ALL P.U.E.'S INCLUDE CATV.

FRONTIER COMMUNICATIONS
SIGNATURE: Corey Bolton DATE: 8/14/2019
PRINTED NAME: COREY BOLTON

MINDEN-GARDNERVILLE SANITATION DISTRICT
SIGNATURE: Frank Johnson DATE: 8/13/19
PRINTED NAME: FRANK JOHNSON

TOWN OF MINDEN
SIGNATURE: John Frisby DATE: 8/13/19
PRINTED NAME: John Frisby

CHARTER COMMUNICATIONS
SIGNATURE: Leibel Gonzalez DATE: 8.13.2019
PRINTED NAME: LEIBEL GONZALEZ

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS WITHIN EACH PARCEL AS SHOWN 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.

SOUTHWEST GAS CORPORATION
SIGNATURE: Amanda Marevcci DATE: 8/14/19
PRINTED NAME: Amanda Marevcci

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO NV ENERGY WITHIN EACH PARCEL AS SHOWN 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: Mike Johnson DATE: 8/15/19
PRINTED NAME: Mike Johnson

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

SIGNATURE: Malcolm J. Wilson, P.E. DATE: 8/12/19
PRINTED NAME: Malcolm J. Wilson, P.E.

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SEWAGE DISPOSAL SYSTEM.

SIGNATURE: Ryan Fahey DATE: 8/12/19
PRINTED NAME: Ryan Fahey-NDEP-BWPC

FIRE DEPARTMENT'S CERTIFICATE

THE FIRE FIGHTING FACILITIES AND ACCESS SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION DISTRICT.

Steve Eisele DATE: 8/14/19
STEVE EISELE
EAST FORK FIRE PROTECTION SERVICE

COUNTY ENGINEER'S CERTIFICATE

I, THOMAS A. DALLAIRE, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT. FURTHERMORE, ALL IMPROVEMENTS AS REQUIRED BY THE TENTATIVE MAP HAVE BEEN COMPLETED.

Thomas A. Dallaire DATE: 9.24.19
THOMAS A. DALLAIRE, P.E.
ACTING COUNTY ENGINEER

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. 1320-32-102-003)

Kathy Lewis DATE: 9/24/19
KATHY LEWIS
DOUGLAS COUNTY CLERK-TREASURER

COUNTY CLERK'S CERTIFICATE

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

Kathy Lewis DATE: 9-25-19
KATHY LEWIS
COUNTY CLERK

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

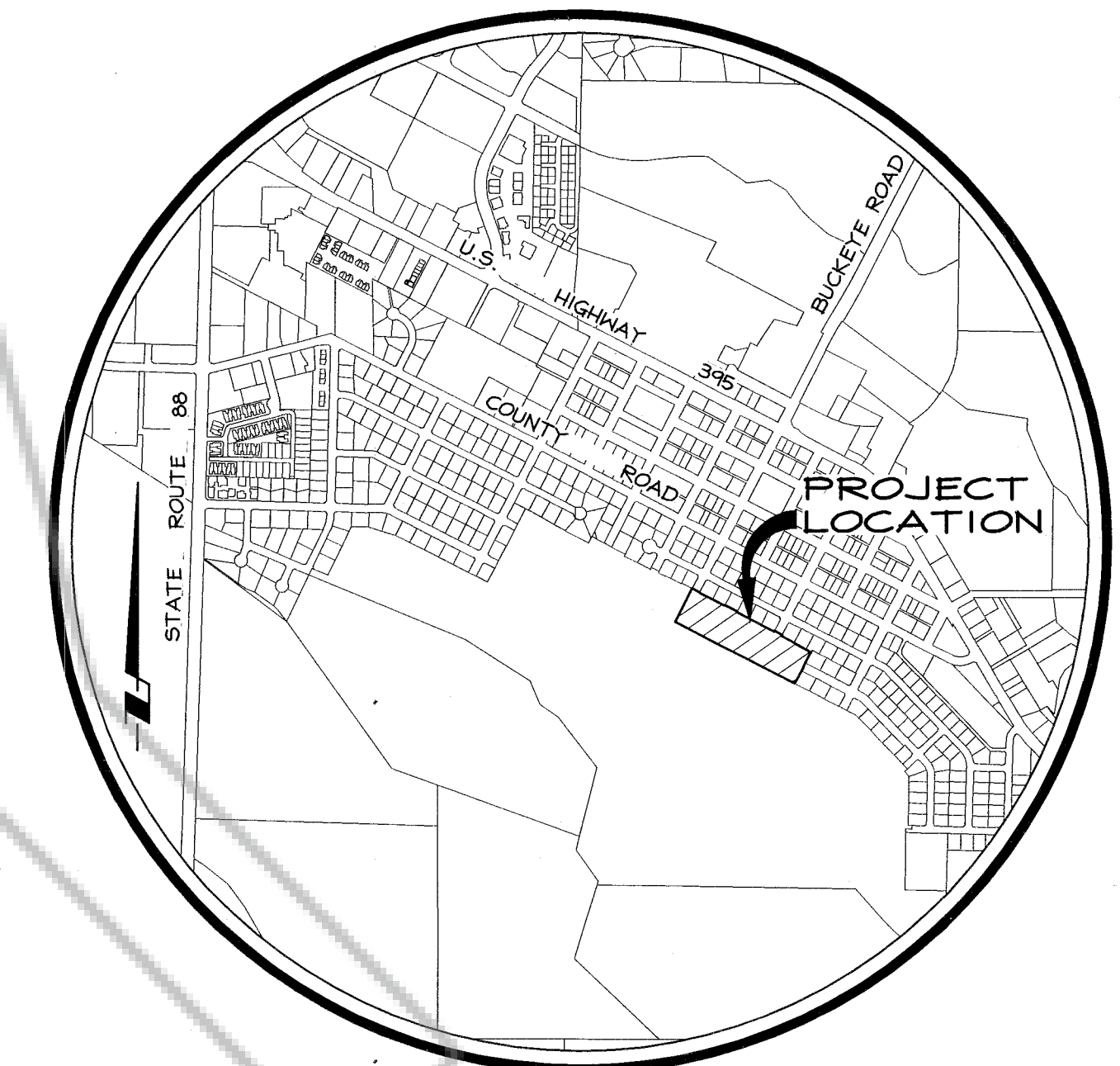
IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 24th DAY OF September, 2019. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, ALL OFFERS OF DEDICATION FOR PUBLIC ROADWAYS AND OTHER PUBLIC USE ELEMENTS 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.

Thomas A. Dallaire DATE: 9.24.19
THOMAS A. DALLAIRE, P.E.
COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 26th DAY OF September, 2019, AT 37 MINUTES PAST 11O'CLOCK A.M., AS DOCUMENT NO. 2019-935695, RECORDED AT THE REQUEST OF DOOD, LLC.

Karen Ellison
DOUGLAS COUNTY RECORDER - KAREN ELLISON



VICINITY MAP
NO SCALE

SCALE: 1" = 50'



LEGEND

- FOUND CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP PLS 6899
- SET CENTERLINE MONUMENT IN WELL WITH ALUMINUM CAP PLS 11172
- △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
- FOUND 5/8" REBAR WITH PLASTIC CAP PLS 6899, UNLESS OTHERWISE NOTED
- ∅ NOTHING FOUND OR SET
- SET 5/8" REBAR WITH PLASTIC CAP PLS 11172
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

NOTES

TOTAL AREA: 5.44 ACRES
 LOTS (14): 3.60 ACRES
 ROADWAYS: 1.84 ACRES

THIS MAP IS A DIVISION OF ADJUSTED PARCEL 2-A AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR MACK LAND & CATTLE COMPANY FILED FOR RECORD JANUARY 8, 2018 AS DOCUMENT NO. 2018-908905.

THE TEMPORARY DRAINAGE AND TURN-AROUND EASEMENT PER BK. 0503, PG. 11810 IS HEREBY ABANDONED PER THIS MAP WITH THE EXTENSION OF DESERET DRIVE.

A PORTION OF THE 37' WIDE DITCH IRRIGATION AND MAINTENANCE EASEMENT PER DOC. NO. 310040 IS ABANDONED AND RELOCATED WITH THE RELOCATION OF THE DITCH AS SHOWN HEREON.

A 7.5' PUBLIC UTILITY EASEMENT SHALL BE GRANTED ALONG ALL ROAD FRONTAGES AND AS SHOWN.

ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).

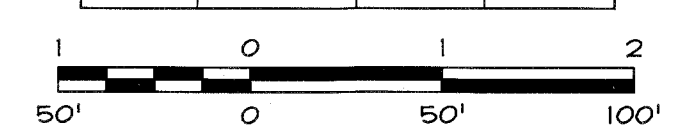
MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS MUST BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION. AS THE PROPOSED DETENTION FACILITIES ARE NOT ON A PARCEL DEDICATED TO DOUGLAS COUNTY NOR ARE THEY WITHIN THE RIGHT-OF-WAY, DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF OFFSITE DRAINAGE FACILITIES OR DRAINAGE EASEMENT.

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

BASIS OF BEARING

N63°25'00"W - THE SOUTHERLY LINE OF ADJUSTED PARCEL 2-A AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR MACK LAND & CATTLE COMPANY FILED FOR RECORD JANUARY 8, 2018 AS DOCUMENT NO. 2018-908905.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'



R/O Anderson
 www.roanderson.com

HINDEN 1603 Emerald Ave P.O. Box 22294 Henderson, NV 89123 P 775.782.2322 F 775.782.7084

RENO 9060 Double Pliny Unit 18 Reno, NV 89521 P 775.782.2322 F 775.782.7084

SCALE: 1" = 50' SHEET 2 OF 2

FINAL SUBDIVISION MAP
 LDA 17-033
 FOR
MACKLAND UNIT 4

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