

OWNER'S CERTIFICATE

THIS TO CERTIFY THAT THE UNDERSIGNED, 1652 HIGHWAY 395 MINDEN RE-I LLC IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278, AND THE OWNER HEREBY GRANTS TO ALL PUBLIC UTILITY COMPANIES (INCLUDING CABLE TV), THE PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. 1' NON-VEHICULAR ACCESS EASEMENT & 30' PRIVATE ACCESS & UTILITY EASEMENTS AS SHOWN ON THIS MAP. 10' FOR COMMERCIAL, PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES & 5' PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES.

BY: TAYLOR CAIN

Taylor Cain, Managing Member

STATE OF NEVADA COUNTY OF WASHOE } S.S.

SIGNED BEFORE ME ON THIS 30th DAY OF July, 2020 BY TAYLOR CAIN

Jana Wetting, Notary Public, 07.30.20

UTILITY COMPANY CERTIFICATE

THE UTILITY EASEMENTS SHOWN HEREON THIS PARCEL MAP HAVE BEEN CHECKED, BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES.

Sierra Pacific Power Company, D/B/A NV Energy, 8/21/2020

Katherine Merkin, Assoc. Low Voltage, 8/31/2020

John Frisby, Town of Minden - Water Company, 8/31/2020

Charter Communications, 8-31-2020

Amanda Marcucci, Southwest Gas Corp., 8/24/2020

Peter V Baratti, Minden-Gardnerville Sanitation District (MGSD), 8-31-2020

Chris Willing, Frontier Communications-Corporation, 8-31-2020

NOTES

- 1. 5' PUE ON BOTH SIDES OF INTERIOR LOT LINES AND 5' ON EXTERIOR LOT LINES OR AS SHOWN.
2. THREE NEW PARCELS HAVE BEEN CREATED AS A RESULT OF THIS MAP.
3. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED SPECIFICALLY TO NV ENERGY & CHARTER COMMUNICATIONS WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL/LOT AND THE RIGHT TO EXIT THAT PARCEL/LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS/LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNERS OF RECORD, AT THE TIME AND THE UTILITY COMPANY.
4. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED SPECIFICALLY TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INGRESS/EGRESS, INSTALLING, MAINTAINING, INSPECTING AND REPAIRING UTILITY FACILITIES WHICH PROVIDE SERVICE TO THAT PARCEL/LOT, WITH THE RIGHT TO EXIT THAT PARCEL/LOT WITH ADDITIONAL UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS/LOTS.
5. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED SPECIFICALLY TO NEVADA BELL COMPANY, D/B/A AT&T NEVADA, WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INGRESS/EGRESS, INSTALLING, MAINTAINING, INSPECTING AND REPAIRING UTILITY FACILITIES WHICH PROVIDE SERVICE TO THAT PARCEL/LOT, WITH THE RIGHT TO EXIT THAT PARCEL/LOT WITH ADDITIONAL UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS/LOTS.
6. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TV.
7. A TEN (10) FOOT WIDE, FOR COMMERCIAL, PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES AND A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES.
8. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
9. 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.
10. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.

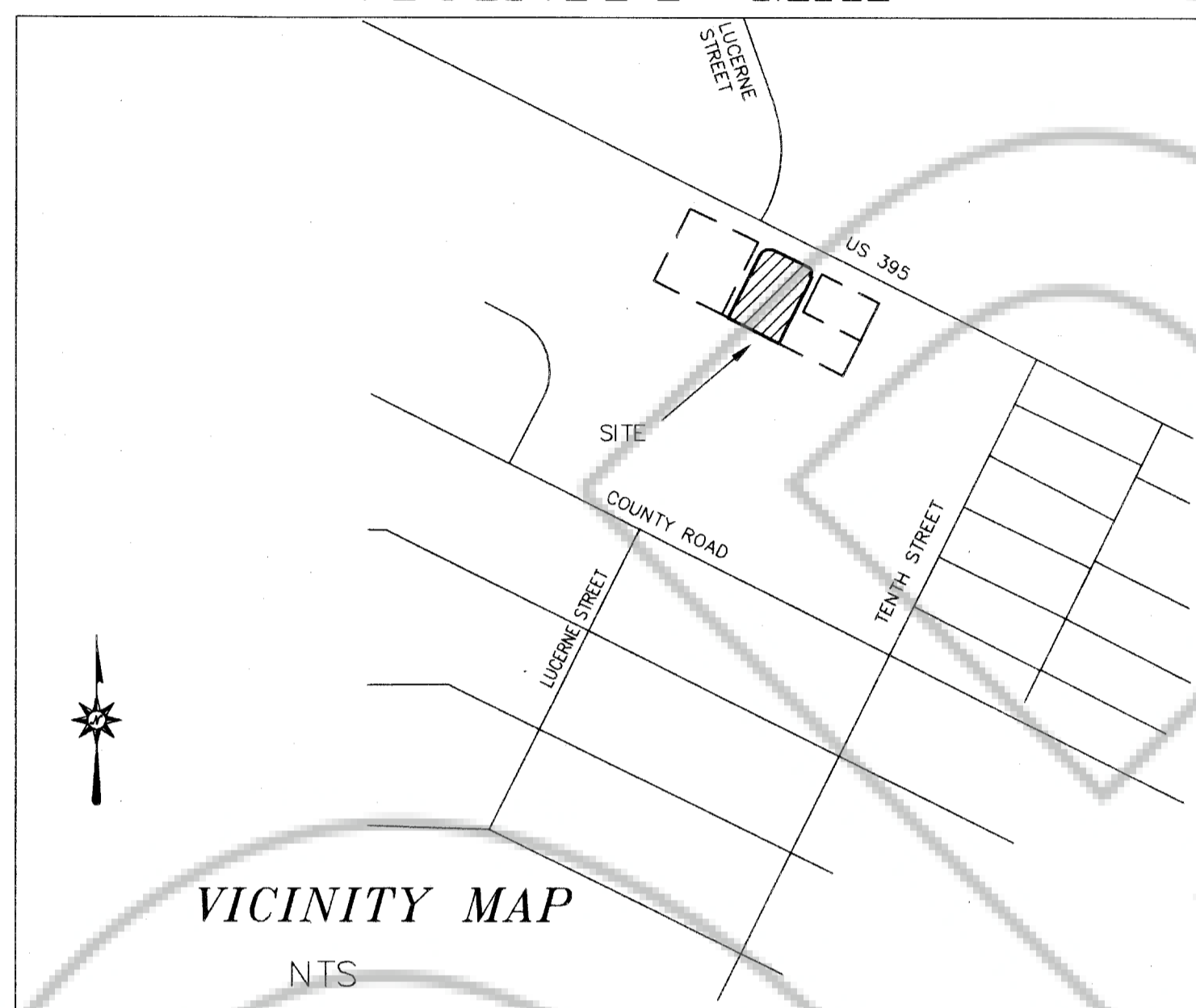
TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE SUB-DIVIDER OFFERING THIS PLAT, IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

FIRST CENTENNIAL TITLE COMPANY

By: Lisa Quilici, Secretary, 8-27-2020

VICINITY MAP



VICINITY MAP

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, COMMUNITY NATIONAL BANK AND TRUST, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, BENEFICIARY UNDER DEED OF TRUST DOCUMENT NO. 2015-858153. HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

COMMUNITY NATIONAL BANK AND TRUST, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

Name: Patience Simpson, 8/5/20

PRINT NAME / TITLE: Patience Simpson, VP

STATE OF Kansas, COUNTY OF Allen

ON THIS 5th DAY OF August, 2020, Patience Simpson, Vice President of the Community National Bank and Trust, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

Monica Selman, My Commission Expires: 4-8-2022

MONICA SELMAN, NOTARY PUBLIC - STATE OF KANSAS, MY APPT. EXPIRES 4-8-2022

UTILITY CONTACTS

Table with utility contacts including Electric (NV Energy), Cable T.V./Telephone (Charter Communications), Water Utility (Town of Minden Water), Telephone (Frontier Communications), Sanitary Sewer (Minden-Gardnerville Sanitation), and Gas (Southwest Gas Corporation).

COMMUNITY DEVELOPEMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PARCEL MAP WAS REVIEWED BY THE COUNTY OF DOUGLAS COMMUNITY DEVELOPMENT ON 20th DAY OF October, 2020. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP AND ALL OFFERS OF DEDICATION FOR OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Thomas A. Dallaire, P.E., Community Development Director, 10-2-2020

COUNTY ENGINEERS CERTIFICATE

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

Jeremy J. Hutchings, P.E., County Engineer, 09-29-2020

COUNTY CLERKS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 20th DAY OF OCTOBER, 2020 AND WAS DULY APPROVED. THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

Kathy Lewis, CPA, County Clerk, 10-5-2020

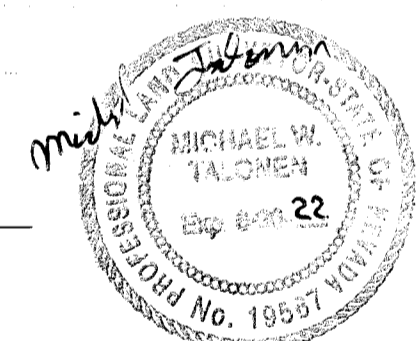
COUNTY TREASURER'S CERTIFICATE

I, KATHY LEWIS, DOUGLAS COUNTY CLERK/TREASURER HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON PROPERTY, THE SUBJECT OF THIS MAP. (APN 1320-30-802-030)

Kathy Lewis, CPA, County Treasurer, 10-6-2020

SURVEYOR'S CERTIFICATE

- 1. MICHAEL TALONEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS IS A TRUE & ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF 1652 HIGHWAY 395 MINDEN RE-I LLC.
2. THE LANDS SURVEYED LIE WITHIN SECTION 30, T13N, R20E, MDB&M.
3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES & ANY LOCAL ORDINANCES.
4. THE MONUMENTS ARE OF THE CHARACTER SHOWN & OCCUPY THE POSITIONS INDICATED.



MICHAEL TALONEN (PLS), 9-9-2020

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF MST Surveying ON THIS 8th DAY OF OCTOBER, 2020 AT 12:34 P.M. IN BOOK 1414 PAGE N/A OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA. RECORDING FEE: 42.00. FILE No. 2020-954123. KAREN ELLISON, RECORDER.

PARCEL MAP DP 20-0068 FOR

1652 HIGHWAY 395 MINDEN RE-I LLC

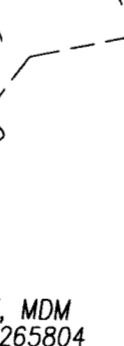
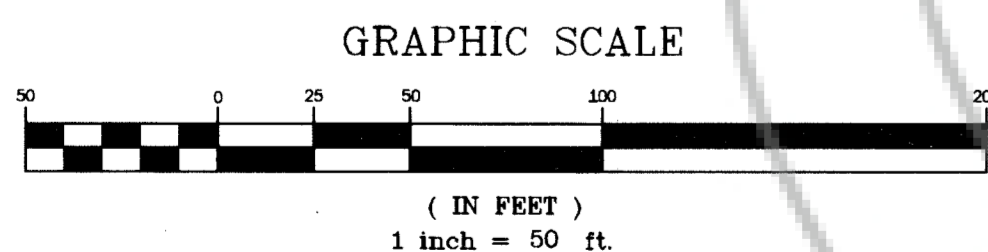
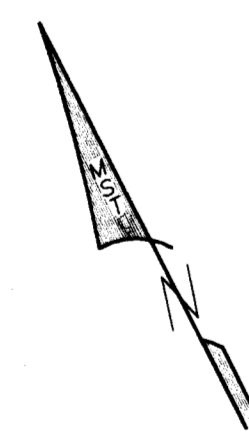
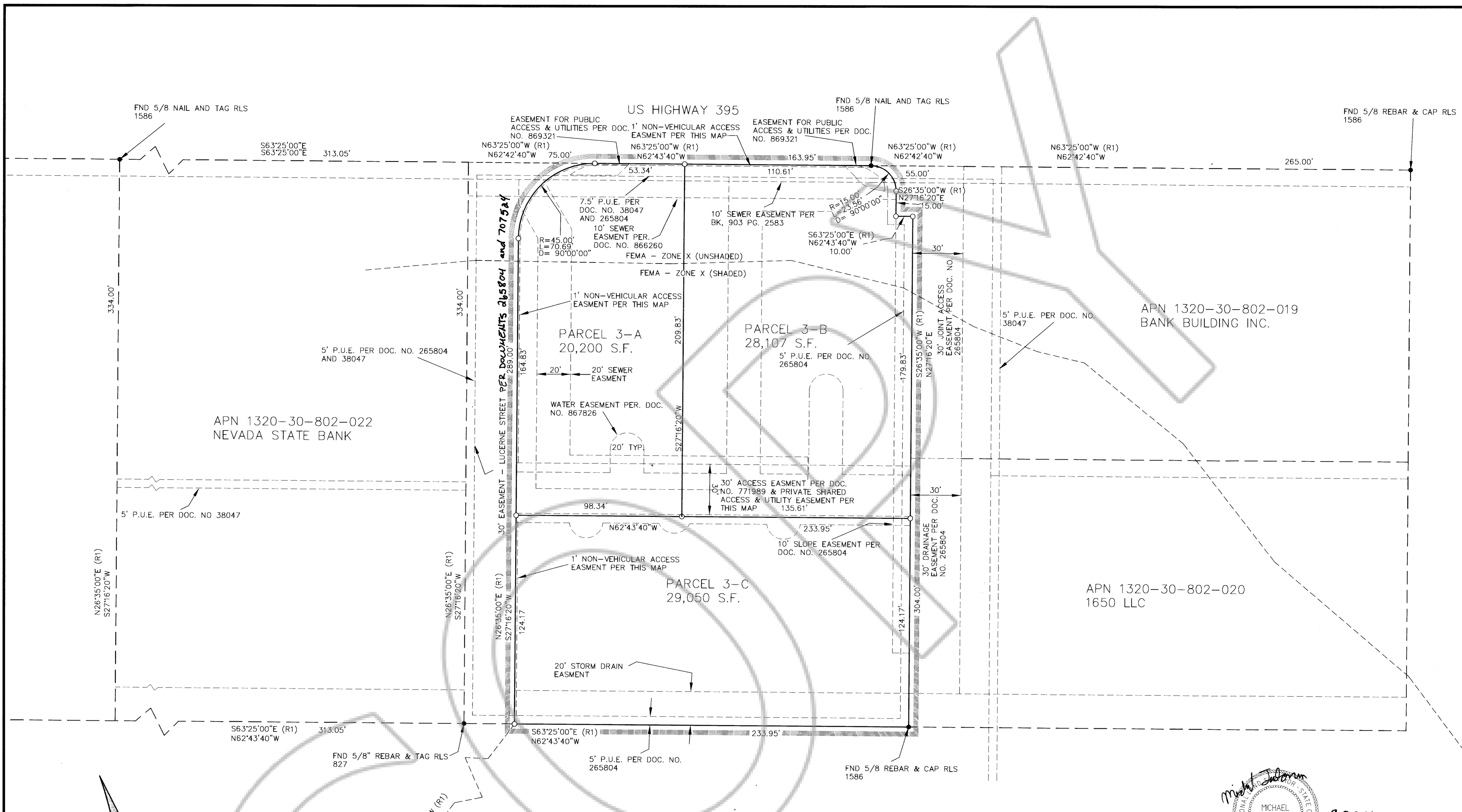
A DIVISION OF PARCEL 3 OF PARCEL MAP FILE NO. 265804 SITUATE IN SE 1/4 OF SECTION 30, T13N, R20E, MDB&M

DOUGLAS COUNTY, NEVADA

SHEET 1 OF 2

MST Surveying

SURVEYORS 15506 QUICKSILVER DR Reno, Nevada 89511 (775) 544-7817 * (775) 677-8408 Fax * mstsurveying@hotmail.com



LEGEND

- FOUND MONUMENT AS INDICATED
- SET 5/8" REBAR CAPPED OR NAIL & TAG PLS 19567
- ▲ 1/4 SECTION CORNER
- EASEMENT
- FEMA FLOOD ZONE
- PUE - PUBLIC UTILITY EASEMENT
- RAD. - RADIAL BEARING
- (R) - REFERENCE NUMBER

NOTES CONTINUED

11. A RECIPROCAL BLANKET INGRESS AND EGRESS ACCESS EASEMENT ACROSS PARCELS 3A & 3B IS HEREBY GRANTED PER THIS MAP.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, OBTAINED BY GPS OBSERVATIONS AND THE TOWN OF GARDNERVILLE BASE STATION. A COMBINED GRID SCALE FACTOR OF 1.000197939 WAS USED TO MODIFY THE NEVADA STATE PLANE GRID VALUES. ALL DISTANCES AND COORDINATE VALUES SHOWN HEREON ARE GROUND VALUES.

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS: PARCEL 3, AS SET FORTH ON PARCEL MAP FOR BANK BUILDING, INC., FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON NOVEMBER 25, 1991, IN BOOK 1191, PAGE 4010, AS DOCUMENT NO. 265804. REFERENCE IS MADE TO RECORD OF SURVEY RECORDED MARCH 20, 2003 IN BOOK 0303, AT PAGE 8642, AS DOCUMENT NO. 570468. ASSESSOR'S PARCEL NO. 1320-30-802-021

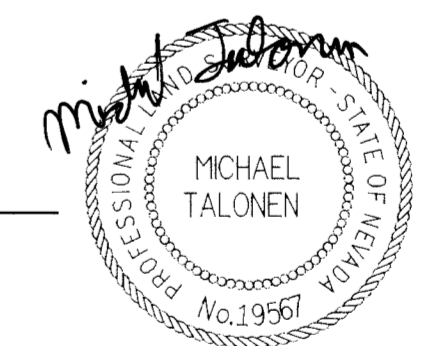
REFERENCES

1. PARCEL MAP NO. 265805 RECORDED NOVEMBER 25, 1991 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY.
2. RECORD OF SURVEY MAP NO. 570468 RECORDED MARCH 20, 2003 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY.
3. TITLE REPORT PREPARED BY FIRST CENTENNIAL TITLE COMPANY COMMITMENT NO. 20000079-COM-1 1-20-2020.

FEMA INFORMATION

COMMUNITY: DOUGLAS COUNTY
 PANEL NO. 320008 0234 H.
 JUNE 15, 2016

MICHAEL TALONEN (PLS)



9-9-2020
 DATE

EXP. 06/30/2022

MST Surveying

SURVEYORS
 15906 QUICKSILVER DR. Reno, Nevada 89511
 (775) 544-7817 * (775) 677-8408 Fax * mstsurveying@hotmail.com

PARCEL MAP
 DP 20-0068
 FOR

1652 HIGHWAY 395 MINDEN RE-I LLC
 A DIVISION OF PARCEL 3 OF PARCEL MAP FILE NO. 265804
 SITUATE IN SE 1/4 OF SECTION 30, T13N, R20E, MDM

DOUGLAS COUNTY, NEVADA
 SHEET 2 OF 2