

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, NTJ LIMITED, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE 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 N.R.S. CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY AND CABLE TELEVISION COMPANIES, THEIR SUCCESSORS AND ASSIGNS.

NTJ LIMITED, LLC
A NEVADA LIMITED LIABILITY COMPANY

BY: Tammy Dermody
Tammy Dermody - manager
NAME / TITLE (PRINT)

1/25/21
DATE

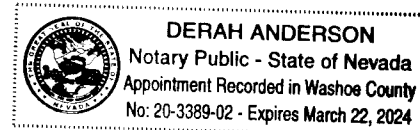
ACKNOWLEDGMENT:

STATE OF NEVADA
COUNTY OF DOUGLAS § 55

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25 DAY OF JANUARY, 2021.
BY: Tammy Dermody

BY: Derah Anderson
NOTARY PUBLIC

01/25/2021
DATE



TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT NTJ LIMITED, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNER FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS.

TICOR TITLE OF NEVADA, INC.

BY: Lori Frater
LORI FRATER - AVP
NAME / TITLE (PRINT)

2/11/2021
DATE

COUNTY TAX COLLECTOR'S CERTIFICATE:

I, AMY (POOLE) BURGANS, 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.

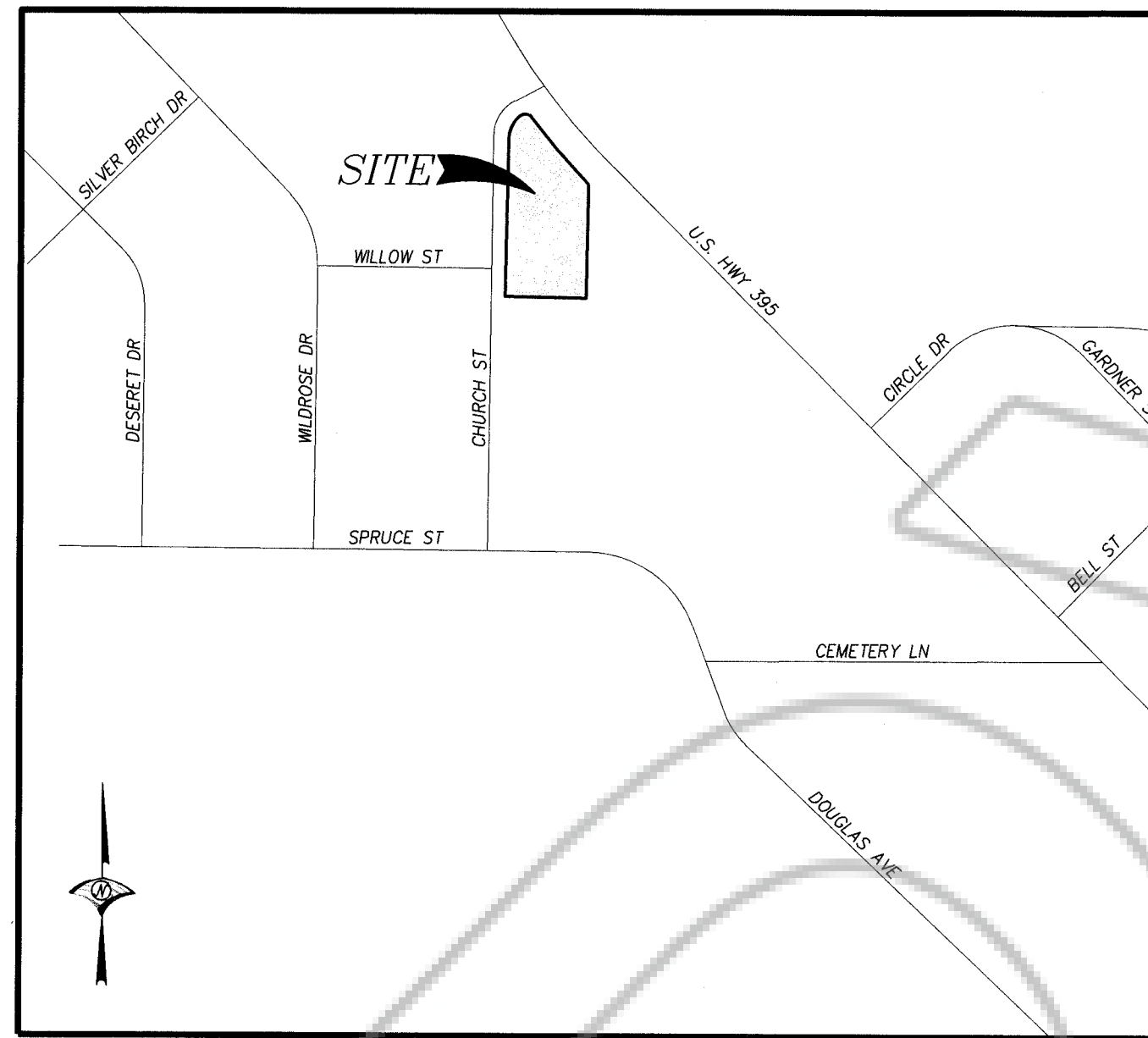
APN: 1320-32-612-008

BY: Amy (Poole) Burgans
AMY (POOLE) BURGANS, DOUGLAS COUNTY TREASURER

2-16-2021
DATE

NOTES:

1. THE SUBJECT PROPERTY ADDRESS IS 1521 CHURCH STREET, GARDNERVILLE, NEVADA.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH COINCIDENT WITH ALL DEDICATED STREET RIGHTS-OF-WAY, 5' IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES, UNLESS OTHERWISE SHOWN.
3. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
4. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
5. A BLANKET WATER FACILITIES EASEMENT IS HEREBY GRANTED WITHIN THE PARCELS SHOWN HEREON FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF THE EXISTING WATER FACILITIES.
6. A RECIPROCAL PRIVATE ACCESS EASEMENT, PUBLIC AND PRIVATE UTILITY EASEMENT, PRIVATE PARKING EASEMENT, AND PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED, FOR THE MUTUAL BENEFIT OF PARCEL 1-A AND PARCEL 1-B AS SHOWN HEREON, OVER ALL PAVED AREAS INTENDED FOR MOVEMENT OF MOTORIZED VEHICLES WITH THE EXCEPTION OF THE AREA NOTED AS PARKING AREA RESERVED FOR PARCEL 1-B.
7. NO WELLS OR SEPTIC TANKS WERE OBSERVED ON THE SURVEYED PROPERTY.
8. THE SUBJECT PROPERTY LIES WITHIN THE UNSHADED "X" FLOOD ZONE, DEPICTED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 32005C0234H, EFFECTIVE DATE JUNE 15, 2016.
9. ANY FURTHER SUBDIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
10. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY THE AUTHORIZING AGENCY.
11. MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS IS THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY. NO DRAINAGE EASEMENTS ARE OFFERED FOR PUBLIC DEDICATION WITH THIS MAP.
12. 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.



VICINITY MAP
NOT TO SCALE

UTILITY COMPANIES' CERTIFICATE:

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

BY: Armando Espino
CHARTER COMMUNICATIONS
NAME/TITLE (PRINT) DATE: 2/11/21

BY: Chris Willing
FRONTIER COMMUNICATIONS CORPORATION
NAME/TITLE (PRINT) DATE: 2/16/21

BY: Katherine Perkins
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY
NAME/TITLE (PRINT) DATE: 1/20/2021

BY: Clarence Ramsay
SOUTHWEST GAS CORPORATION
NAME/TITLE (PRINT) DATE: 2/2/2021

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.

BY: Katherine Perkins
ASSOC ROW AGENT
NAME/TITLE (PRINT) DATE: 1/20/2021

BY: Clarence Ramsay
SOUTHWEST GAS CORPORATION
NAME/TITLE (PRINT) DATE: 2/2/2021

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.

BY: Clarence Ramsay
SOUTHWEST GAS CORPORATION
NAME/TITLE (PRINT) DATE: 2/2/2021

BY: Clarence Ramsay
SOUTHWEST GAS CORPORATION
NAME/TITLE (PRINT) DATE: 2/2/2021

COUNTY CLERK'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 11 DAY OF MARCH, 2021 AND WAS DULY APPROVED. THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION AS A PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

BY: Amy (Poole) Burgans
AMY (POOLE) BURGANS
DOUGLAS COUNTY CLERK-TREASURER
DATE: 3-16-2021

COMMUNITY DEVELOPMENT CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THIS 11 DAY OF MARCH, 2021. THIS MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION AS A PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

BY: Thomas A. Dallaire
THOMAS A. DALLAIRE, P.E.
COMMUNITY DEVELOPMENT DIRECTOR
DATE: 03.11.2021

COUNTY ENGINEER'S CERTIFICATE:

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

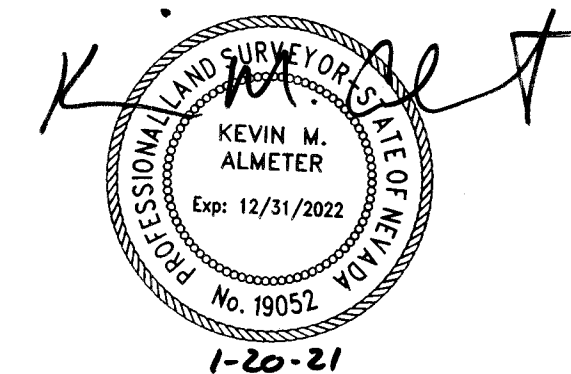
BY: Jeremy J. Hutchings
JEREMY J. HUTCHINGS, P.E.
DOUGLAS COUNTY ENGINEER
DATE: 03.10.2021

SURVEYOR'S CERTIFICATE:

I, KEVIN M. ALMETER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

I HAVE PREPARED THIS MAP AT THE INSTANCE OF NTJ LIMITED, LLC, A NEVADA LIMITED LIABILITY COMPANY;

1. THE PROPERTY SURVEYED LIES WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE MERIDIAN, COUNTY OF DOUGLAS, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON JANUARY 5, 2021;
2. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE;
3. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630 INCLUSIVE;
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



KEVIN M. ALMETER, P.L.S.
NEVADA CERTIFICATE NO. 19052

RECORDER'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF NTJ Limited LLC ON THIS 18 DAY OF March, 2021 AT 55 MINUTES PAST 9 O'CLOCK AM IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA. DOCUMENT NO. 2021-963721
FEE: \$42.00

BY: Karen Ellison
KAREN ELLISON, DOUGLAS COUNTY RECORDER

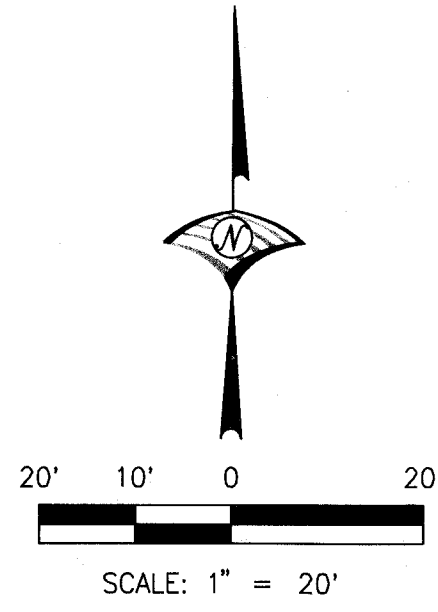
PARCEL MAP
DP 20-0276
FOR
NTJ LIMITED, LLC
A DIVISION OF LOT 1, BLOCK B OF SUBDIVISION TRACT MAP NO. 013016
BEING A PORTION OF THE NORTH EAST 1/4 OF SECTION 32
TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.M.
GARDNERVILLE DOUGLAS COUNTY NEVADA
JOB NO. 2551014

WOOD ROGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1901 Corporate Blvd Reno, NV 89502 Tel 775.823.4068 Fax 775.823.4068

SHEET 1
OF 2

LEGEND:

- ▲ NDOT SURVEY CONTROL MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- ⊙ FOUND CENTERLINE MONUMENT IN WELL PER T.M. 26425
- SET 5/8" REBAR & CAP OR NAIL & TAG - PLS 19052
- x + DIMENSION POINT, NOTHING FOUND OR SET
- ⊠ PLSS SECTION CORNER, AS NOTED
- T.M. TRACT MAP
- (R#) REFERENCE NUMBER
- (R) RADIAL BEARING
- S.F. SQUARE FEET
- BOUNDARY
- GRAPHIC BORDER
- PARCEL LINE
- ADJACENT RIGHT-OF-WAY
- CENTERLINE
- ADJACENT PARCEL
- EASEMENT AS NOTED
- TIE



APN: 1320-32-612-021
 NEW COMMUNICATIONS OF THE SW
 ZONING: 700, COMMUNICATION, TRANSPORTATION,
 AND UTILITIES
 USE: OPERATING COMMUNICATION,
 TRANSPORTATION, AND UTILITY PROPERTY OF
 AN INTERSTATE OR INTERCOUNTY NATURE

FOUND NAIL & TAG
 PLS 11172
 E. 0.3'

FOUND 5/8" REBAR
 NO ID.

NDOT 1584010M
 N=14657452.71
 E=2290514.16
 (GROUND)

NDOT 1584010M
 N=14658038.63
 E=2291717.79
 (GROUND)

N44°54'W(R1)
 N44°09'40"W
 7.80'

FOUND 5/8" REBAR & CAP
 ILLEGIBLE (DISTURBED)
 N. 0.3', W. 0.2'

LOT 2, BLOCK A, T.M. NO. 013016
 APN: 1320-32-612-002
 SMITH, MICHAEL J & LINDA V TTEE
 ZONING: 200, SINGLE FAMILY RESIDENCE
 USE: SINGLE FAMILY RESIDENTIAL

PARCEL 1-A
 18,304 S.F.±

APN: 1320-32-602-001
 KEITH J HART ET AL
 ZONING: 400, GENERAL COMMERCIAL
 USE: COMMERCIAL

WILLOW STREET
 (PER T.M. 013016 & T.M. 26425)

CHURCH STREET
 (PER T.M. 013016)

PARCEL 1-B
 11,759 S.F.±

APN: 1320-32-612-003
 CAROL L BOMMARITO
 ZONING: 200, SINGLE FAMILY RESIDENCE
 USE: SINGLE FAMILY RESIDENTIAL

LOT 2, BLOCK B, T.M. NO. 013016
 APN: 1320-32-612-009
 MICHAEL E ADAMS
 ZONING: 200, SINGLE FAMILY RESIDENCE
 USE: SINGLE FAMILY RESIDENTIAL

PARCEL 4-A, RECORD OF SURVEY NO. 479790
 APN: 1320-32-602-010
 STRATTON CENTER NORTH LLC
 ZONING: 400, GENERAL COMMERCIAL
 USE: COMMERCIAL

WILDROSE DRIVE
 (PER T.M. 26425)

5' UTILITY EASEMENT
 PER T.M. 013016
 TO REMAIN

NDOT 1584010M
 N=14658038.63
 E=2291717.79
 (GROUND)

FOUND 3/4" IRON PIPE & CAP
 PLS 3519

N84°38'18"W 2058.92'
 (1/4 SEC. COR. TIE
 CALCULATED PER T.M. 013016)

BASIS OF BEARINGS:

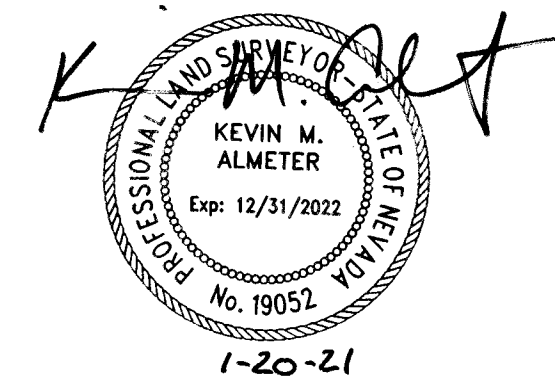
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS. THE BEARING BETWEEN NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) SURVEY MONUMENT CONTROL POINTS "1584010M" AND "1584011M" IS TAKEN AS NORTH 42°16'16" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000200000.

REFERENCES:

1. SUBDIVISION TRACT MAP DOCUMENT NO. 013016, MARCH 14, 1958
 2. VESTING DEED DOCUMENT NO. 793114, NOVEMBER 23, 2011
 3. VESTING DEED DOCUMENT NO. 764705, JUNE 2, 2010
 4. VESTING DEED DOCUMENT NO. 714672, DECEMBER 12, 2007
 5. SUBDIVISION TRACT MAP DOCUMENT NO. 26425, OCTOBER 28, 1964
 6. RECORD OF SURVEY DOCUMENT NO. 727332, JULY 23, 2008
 7. RECORD OF SURVEY DOCUMENT NO. 479790, NOVEMBER 2, 1999
 8. RECORD OF SURVEY DOCUMENT NO. 448569, SEPTEMBER 1, 1998
- ALL IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

AREA & ZONING SUMMARY:

TOTAL NO. OF PARCELS = 2
 PARCEL 1-A = 18,304 S.F.±
 PARCEL 1-B = 11,759 S.F.±
 TOTAL AREA = 30,063 S.F.±
 EXISTING ZONING = 400-GENERAL COMMERCIAL
 LAND USE = COMMUNITY FACILITIES



PARCEL MAP
 DP 20-0276
 FOR
NTJ LIMITED, LLC

A DIVISION OF LOT 1, BLOCK B OF SUBDIVISION TRACT MAP NO. 013016
 BEING A PORTION OF THE NORTH EAST 1/4 OF SECTION 32
 TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.M.
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SHEET 2
 OF 2