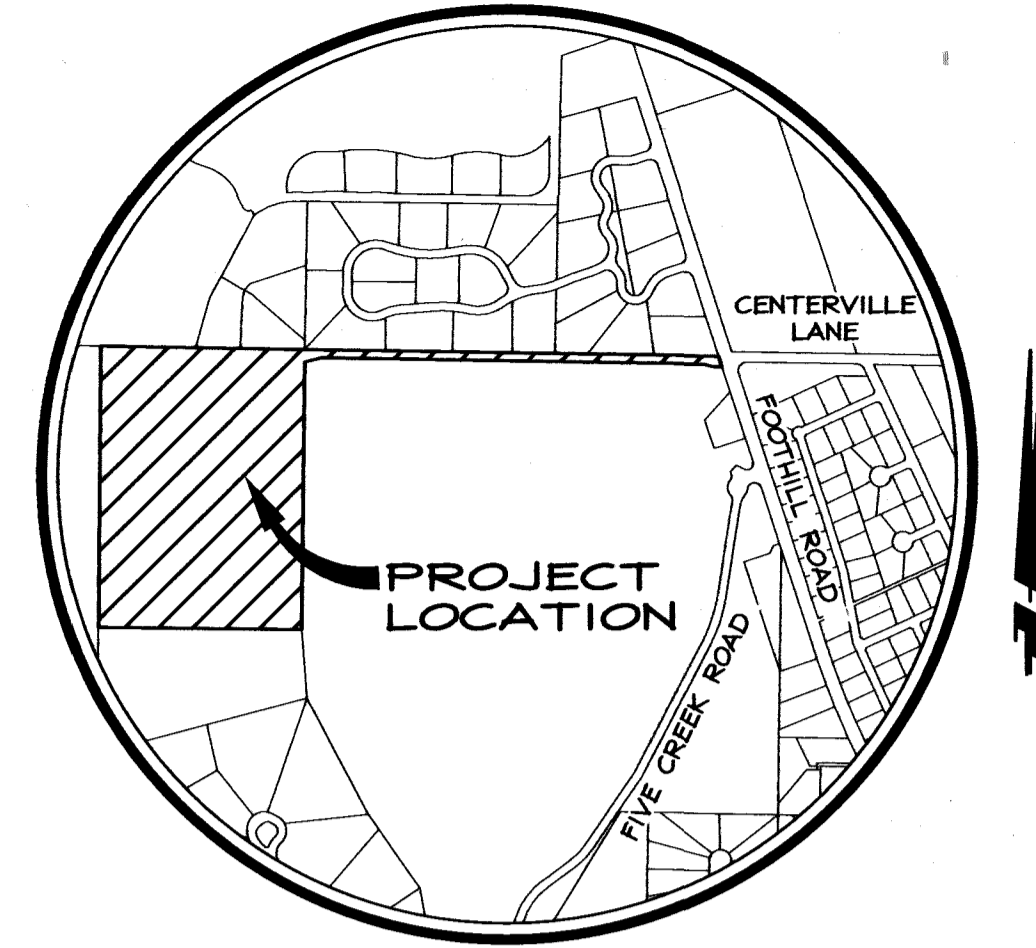


**OWNER'S CERTIFICATE**

I, JACK S. HALL, POWER OF ATTORNEY HOLDER FOR DAVID M.W. HARVEY, TRUSTEE OF THE ATAHUALPA TRUST CERTIFY THAT I AM THE LEGAL OWNER OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR PRIVATE ACCESS, AND UTILITY INSTALLATION AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

*Jack S. Hall* Attorney in fact for David M.W. HARVEY TRUSTEE OF THE ATAHUALPA TRUST  
 JACK S. HALL  
 POWER OF ATTORNEY FOR David M.W. Harvey, Trustee of the Atahualpa Trust  
 THE ATAHUALPA TRUST



VICINITY MAP  
NO SCALE

**COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE**

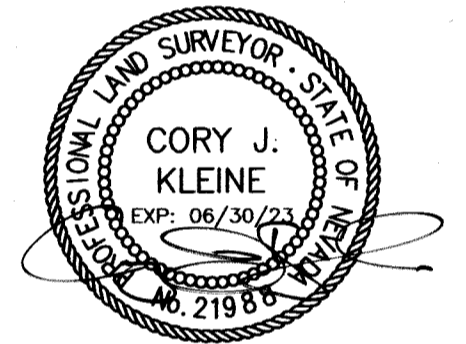
IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 27<sup>th</sup> DAY OF October, 2021. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, THERE ARE NO PUBLIC RIGHT-OF-WAYS OFFERED FOR DEDICATION AS A PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION OF THE PUBLIC UTILITY EASEMENTS.

*T. Dallaire*  
 THOMAS A. DALLAIRE, P.E.  
 COMMUNITY DEVELOPMENT DIRECTOR  
 DATE: 10.27.2021

**SURVEYOR'S CERTIFICATE**

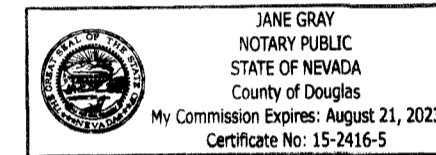
I, CORY J. KLEINE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:  
 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JACK S. HALL, POWER OF ATTORNEY HOLDER FOR THE ATAHUALPA TRUST.  
 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 15, T.12N., R.19E., M.D.M. AND THE SURVEY WAS COMPLETED ON 9-18-21, 2021.  
 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.

*Cory J. Kleine*  
 CORY J. KLEINE, P.L.S. 21988



STATE OF NEVADA SS:  
 COUNTY OF DOUGLAS  
 ON THIS 15<sup>th</sup> DAY OF October, IN THE YEAR 2021, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JACK S. HALL, 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.  
 Power of Attorney for David M.W. Harvey, Individual and as Trustee for the Atahualpa Trust  
 WITNESS MY HAND AND OFFICIAL SEAL.

*Jane Gray*



**UTILITY COMPANIES' CERTIFICATE**

WE, THE UNDERSIGNED UTILITY COMPANIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENTS AS GRANTED AND/OR ABANDONED AS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE. ALL P.U.E.'S INCLUDE C.A.T.V.

FRONTIER COMMUNICATIONS  
 SIGNATURE: *Chris Willing* DATE: 7/27/21  
 PRINTED NAME: Chris Willing  
 CHARTER COMMUNICATIONS  
 SIGNATURE: *Leonel Gonzalez* DATE: 10/11/21  
 PRINTED NAME: LEONEL GONZALEZ

**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: None

*Cory Miller* 9/30/21  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 VP, Nevada Division File# 256677A DATE

**COUNTY ENGINEER'S CERTIFICATE**

I, JEREMY J. HUTCHINGS, 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.

*Jeremy J. Hutchings* 10.26.2021  
 JEREMY J. HUTCHINGS  
 DOUGLAS COUNTY ENGINEER DATE

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: *Paul Brown* DATE: 10/14/2021  
 PRINTED NAME: PAUL BROWN

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: *Katherine Perkins* DATE: 9/30/2021  
 PRINTED NAME: KATHERINE PERKINS / ASSOC. ROW AGENT

**COUNTY TAX COLLECTOR'S CERTIFICATE**

I, AMY 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 (A.P.N. 1219-15-001-111)

*Amy Burgans* 10-28-2021  
 AMY BURGANS, Senior Deputy Clerk-Treasurer  
 AMY BURGANS  
 DOUGLAS COUNTY CLERK-TREASURER DATE

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 15<sup>th</sup> DAY OF October, 2021, AND WAS DULY APPROVED. IN ADDITION, THERE ARE NO PUBLIC RIGHT-OF-WAYS OFFERED FOR DEDICATION AND THE COUNTY ACCEPTS THE OFFER OF DEDICATION OF THE PUBLIC UTILITY EASEMENTS.

*Amy Burgans* 10/27/21  
 AMY BURGANS  
 COUNTY CLERK DATE

**RECORDER'S CERTIFICATE**

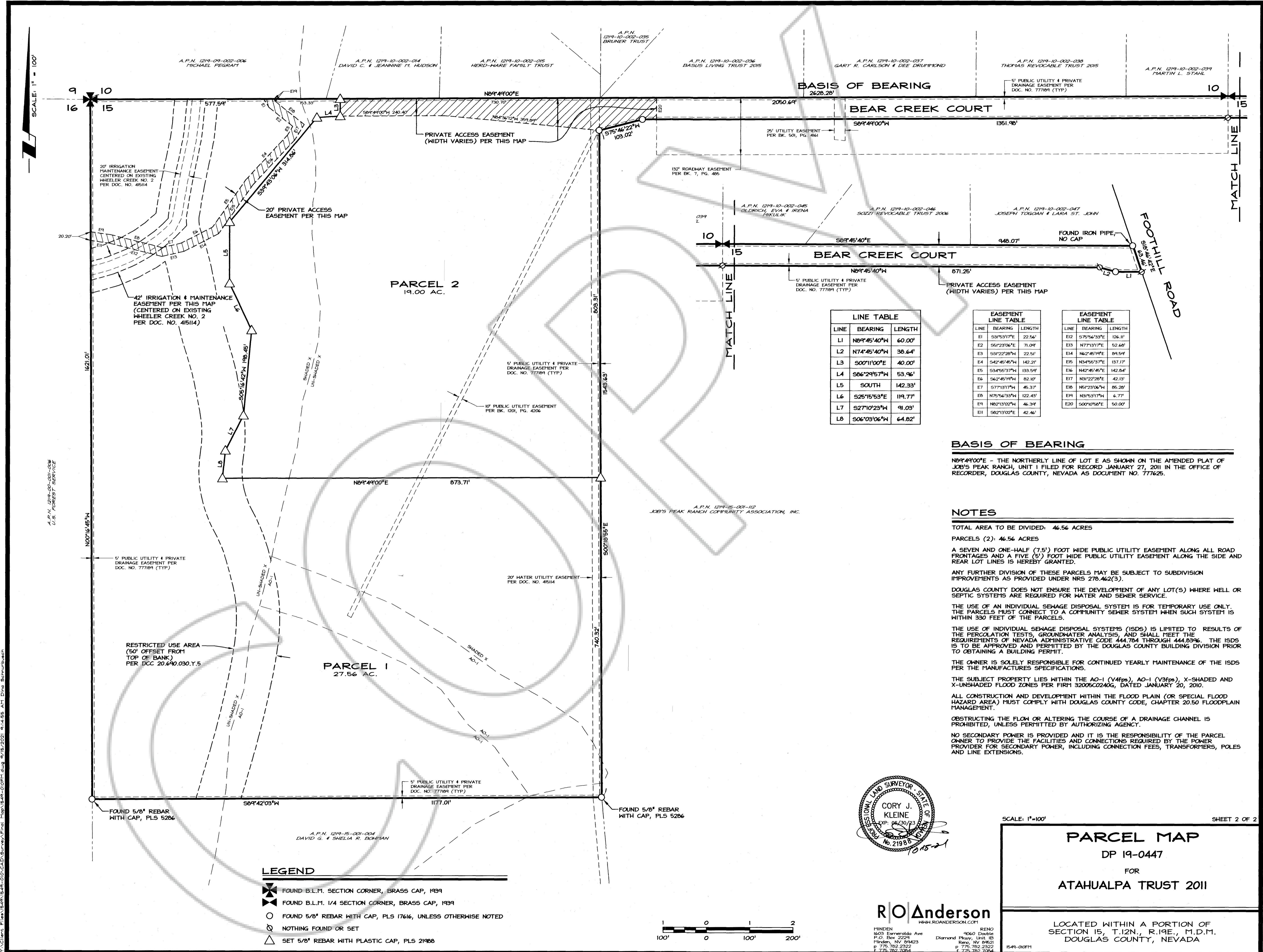
FILED FOR RECORD THIS 4<sup>th</sup> DAY OF November, 2021, AT 4 MINUTES PAST 2 O'CLOCK P.M., AS DOCUMENT NO. 2021-976559 RECORDED AT THE REQUEST OF JACK S. HALL, POWER OF ATTORNEY HOLDER FOR ATAHUALPA TRUST.

*Karen Ellison*  
 KAREN ELLISON  
 DOUGLAS COUNTY RECORDER

**PARCEL MAP**  
 DP 19-0447  
 FOR  
 ATAHUALPA TRUST 2011

**R/O Anderson**  
 WWW.ROANDERSON.COM

MINDEN 1623 Emerald Ave P.O. Box 2224 Minden, NV 89423 P 775-782-2322 F 775-782-7884  
 RENO 4060 Double Diamond Hwy, Unit 15 Reno, NV 89501 P 775-782-2322 F 775-782-7884



SCALE: 1" = 100'

A.P.M. 1219-09-001-002  
U.S. FOREST SERVICE

Y:\Client\1549\1549-001-CAD\CAD\Survey\Final\1549-001-CAD.dwg 9/18/2021 9:14:55 AM Dina Schunmayer

LINE	BEARING	LENGTH
L1	N89°45'40"W	60.00'
L2	N74°45'40"W	38.64'
L3	S00°11'00"E	40.00'
L4	S86°29'57"W	53.96'
L5	SOUTH	142.33'
L6	S25°15'53"E	119.77'
L7	S27°10'23"W	91.03'
L8	S06°03'06"W	64.82'

LINE	BEARING	LENGTH
E1	S3°53'17"E	22.56'
E2	S75°56'33"E	126.11'
E3	N77°13'17"E	52.60'
E4	N62°45'19"E	89.59'
E5	N42°45'37"E	142.21'
E6	N42°45'37"E	133.59'
E7	S42°45'19"W	82.10'
E8	S77°13'17"W	46.37'
E9	N75°56'33"W	122.43'
E10	N82°13'02"W	46.39'
E11	S82°13'02"E	42.46'

LINE	BEARING	LENGTH
E12	S75°56'33"E	126.11'
E13	N77°13'17"E	52.60'
E14	N62°45'19"E	89.59'
E15	N42°45'37"E	142.21'
E16	N42°45'37"E	133.59'
E17	S42°45'19"W	82.10'
E18	S77°13'17"W	46.37'
E19	N75°56'33"W	122.43'
E20	N82°13'02"W	46.39'
E21	S82°13'02"E	42.46'

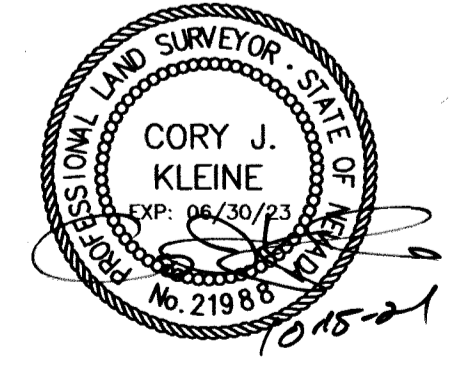
**BASIS OF BEARING**

N89°49'00"E - THE NORTHERLY LINE OF LOT E AS SHOWN ON THE AMENDED PLAT OF JOB'S PEAK RANCH, UNIT 1 FILED FOR RECORD JANUARY 27, 2011 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 777625.

**NOTES**

- TOTAL AREA TO BE DIVIDED: 46.56 ACRES
- PARCELS (2): 46.56 ACRES
- 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 27B.462(3).
- DOUGLAS COUNTY DOES NOT ENSURE THE DEVELOPMENT OF ANY LOT(S) WHERE WELL 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 330 FEET OF THE PARCELS.
- THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (ISDS) IS LIMITED TO RESULTS OF THE PERCOLATION TESTS, GROUNDWATER ANALYSIS, AND SHALL MEET THE REQUIREMENTS OF NEVADA ADMINISTRATIVE CODE 444.784 THROUGH 444.836. THE ISDS IS 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 (V4fps), AO-1 (V3fps), X-SHADED AND X-UNSHADED FLOOD ZONES PER FIRN 32005C0240G, DATED JANUARY 20, 2010.
- ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE FLOOD PLAIN (OR SPECIAL FLOOD HAZARD AREA) MUST COMPLY WITH DOUGLAS COUNTY CODE, CHAPTER 20.50 FLOODPLAIN MANAGEMENT.
- OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
- 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.

- LEGEND**
- ✱ FOUND B.L.M. SECTION CORNER, BRASS CAP, 1939
  - ✱ FOUND B.L.M. 1/4 SECTION CORNER, BRASS CAP, 1939
  - FOUND 5/8" REBAR WITH CAP, PLS 17616, UNLESS OTHERWISE NOTED
  - NOTHING FOUND OR SET
  - △ SET 5/8" REBAR WITH PLASTIC CAP, PLS 21988



**RO Anderson**  
www.roanderson.com  
HINDEN 1625 Esmeralda Ave Reno, NV 89521  
P.O. Box 2223 Diamond Pt. Hwy. Unit 13 Reno, NV 89521  
P: 775.782.2322 F: 775.782.2322

SCALE: 1"=100' SHEET 2 OF 2

**PARCEL MAP**  
DP 19-0447  
FOR  
**ATAHUALPA TRUST 2011**

LOCATED WITHIN A PORTION OF SECTION 15, T.12N., R.19E., M.D.M. DOUGLAS COUNTY, NEVADA