

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THIS 17 DAY OF February, 2021. THIS MAP IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. 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.

Thomas A. Dallaire 2.17.2022
 THOMAS A. DALLAIRE, P.E. DATE
 COMMUNITY DEVELOPMENT DIRECTOR

COUNTY ENGINEER'S CERTIFICATE

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

Jeremy J. Hutchings 02.14.2022
 JEREMY J. HUTCHINGS, P.E. DATE
 DOUGLAS COUNTY ENGINEER

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. APN 1419-01-801-017

Amy Burgans Senior Deputy Clerk-Treasurer 2-14-2022
 AMY BURGANS, DOUGLAS COUNTY CLERK-TREASURER DATE

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS MAP WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 17 DAY OF February, 2021, 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.

Amy Burgans 2/17/2022
 AMY BURGANS, DOUGLAS COUNTY CLERK-TREASURER DATE

UTILITY COMPANIES' CERTIFICATE

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

Chris Willing 8/2/21
 FRONTIER COMMUNICATIONS CORPORATION DATE

Chris Willing Engineer
 NAME / TITLE (PRINT)

Lequel Gonzalez 8-2-2021
 CHARTER COMMUNICATIONS DATE

Lequel Gonzalez Construction
 NAME / TITLE (PRINT)

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION 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.

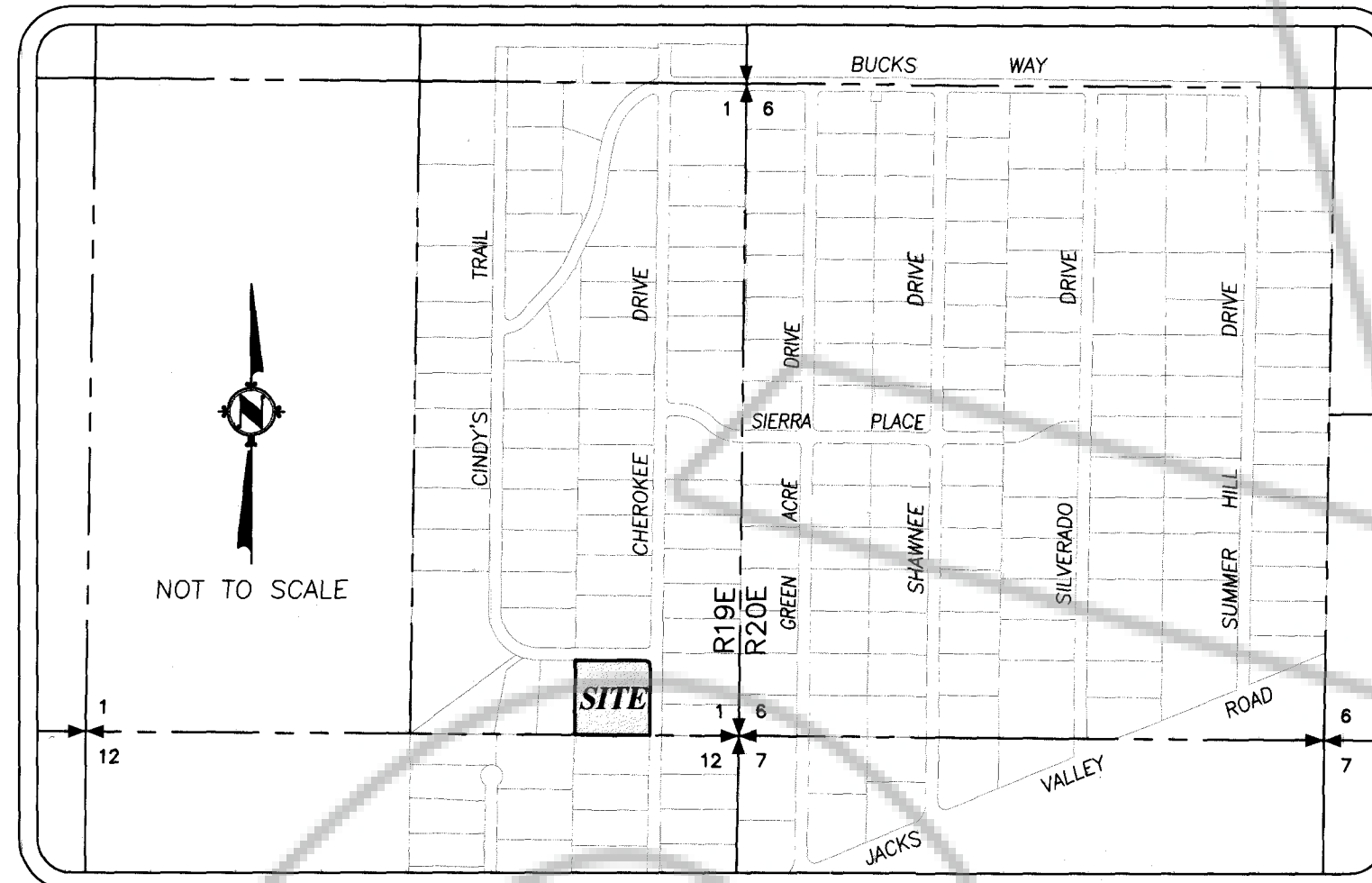
Amanda Marcucci 7/28/21
 SOUTHWEST GAS CORPORATION DATE

Amanda Marcucci Supervisor/Engineering
 NAME / TITLE (PRINT)

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL AS SHOWN HEREON 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 OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION OF THE UTILITY COMPANY.

Katharine Perkins 7/28/2021
 SIERRA PACIFIC POWER CO. D/B/A/ NV ENERGY DATE

Katharine Perkins Assoc. ROW AGENT
 NAME / TITLE (PRINT)

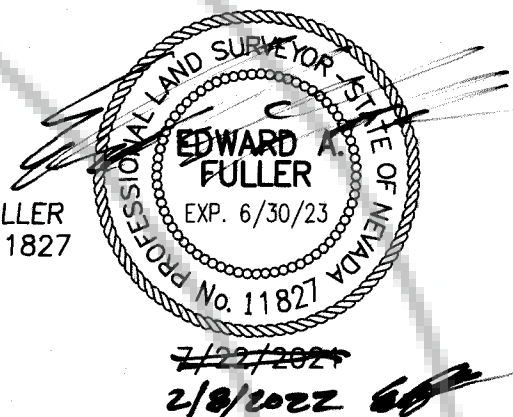


VICINITY MAP

SURVEYOR'S CERTIFICATE

I, EDWARD A. FULLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF CAROLYN K. KILPATRICK.
2. THE LANDS REPRESENTED ON THIS PLAT LIE WITHIN THE THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON MAY 26, 2021.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.
5. THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 THROUGH NRS 278.630 INCLUSIVE.



EDWARD A. FULLER
 NEVADA PLS 11827

NOTES:

1. THIS MAP IS A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN.
2. A SEVEN AND ONE-HALF (7.5) FOOT WIDE, FOR RESIDENTIAL, PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES AND A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES AND A TEN FOOT (10') WIDE PUBLIC UTILITY EASEMENT, LYING FIVE FEET (5') ON EITHER SIDE, ALONG THE COMMON LINE BETWEEN PARCELS 1 & 2 IS HEREBY GRANTED.
3. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
4. DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT(S) WHERE WELLS OR SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.
5. PARCEL 1 WILL BE REQUIRED TO COMPLY WITH DOUGLAS COUNTY CODE, SECTION 20.100.040, IF THE PARCEL CONNECTS TO A PUBLIC WATER SYSTEM.
6. THE USE OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM IS FOR TEMPORARY USE ONLY. THE PARCELS MUST CONNECT TO A COMMUNITY SEWAGE DISPOSAL SYSTEM WHEN SUCH SYSTEM IS WITHIN 330 FEET OF THE PARCELS.
7. NO ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT OF WAY MAINTAINED BY DOUGLAS COUNTY.
8. THE SUBJECT PROPERTY LIES WITHIN THE "UN-SHADED ZONE X" FLOOD ZONE, PER FEMA COMMUNITY FIRM PANEL No. 32005C0060G, HAVING AN EFFECTIVE DATE OF JANUARY 20, 2010.
9. MAINTENANCE OF DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OF THEIR RESPECTIVE PARCELS. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.
10. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF NATURAL DRAINAGE COURSES IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
11. 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. A COPY OF THIS REPORT SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DIRECTOR.
12. THE PARCELS CREATED HEREON ARE SUBJECT TO AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM DEED RESTRICTION PER DOCUMENT No. 2021-971952 RECORDED 8-3-21

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT CAROLYN K. KILPATRICK, SURVIVING JOINT TENANT, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND I HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND I HEREBY OFFER FOR DEDICATION TO DOUGLAS COUNTY THE PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES WITH THE RIGHT OF ACCESS THERETO FOREVER.

Carolyn K. Kilpatrick 8-2-2021
 CAROLYN K. KILPATRICK DATE

NOTARY'S CERTIFICATE

STATE OF NEVADA }
 COUNTY OF DOUGLAS } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 02 2021 BY CAROLYN K. KILPATRICK.

WITNESS MY HAND AND OFFICIAL SEAL:

Cynthia Haggard
 NOTARY PUBLIC

MY COMMISSION EXPIRES March 12 2025



SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., LISTED AS BENEFICIARY ON DEED OF TRUST DOCUMENT No. 2018-917478, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT PER DOCUMENT No. 2022-981415

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PARCEL MAP HAS BEEN EXAMINED AND THAT CAROLYN K. KILPATRICK, SURVIVING JOINT TENANT, IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON AND THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNER FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, EXCEPT DEED OF TRUST DOC. No. 2018-917478, AS OF July 26, 2021

WESTERN TITLE COMPANY.

Mary Dinsmore V.P. Regional Manager 7/30/2021
 BY: MARY DINSMORE, V.P. REGIONAL MANAGER DATE

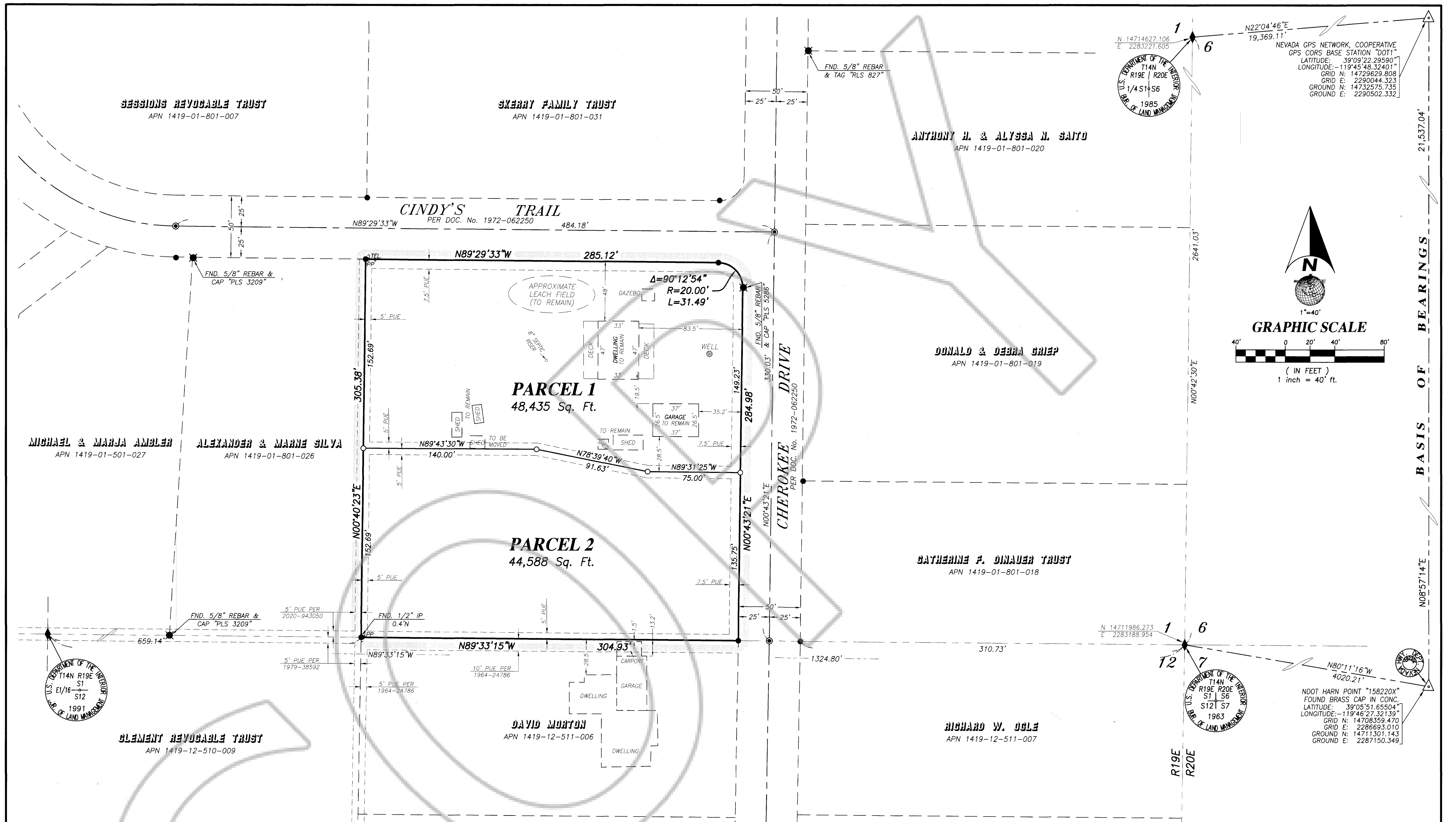
BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94 (HARN), PER OBSERVED MONUMENTS SHOWN HEREON, USING VRS RTK CORRECTIONS TRANSMITTED FROM THE NEVADA GPS NETWORK DOT1 CORS GPS BASE STATION (NGS PID D88660) AND RTK GPS OBSERVATIONS CALIBRATED TO NDOT HARN POINT 158220X (NGS PID A15106). THE COORDINATES AND SURVEY DIMENSIONS SHOWN HEREON ARE GROUND VALUES, TO OBTAIN GRID VALUES DIVIDE GROUND VALUES BY A COMBINED FACTOR OF 1.0002000001.

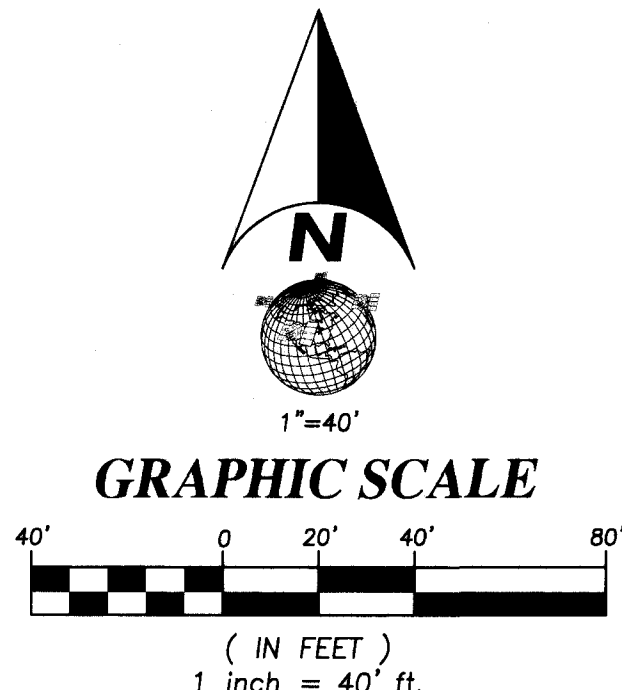
TOTAL AREA = 2.14 ACRES

PARCEL 1 = 48,435 Sq. Ft.
 PARCEL 2 = 44,588 Sq. Ft.

<p>COUNTY RECORDER'S CERTIFICATE FILE NO. 2022-981415 FILED FOR RECORD AT THE REQUEST OF <u>West Ridge Home Inc</u> ON THIS 18th DAY OF Sept., 2021, AT 52 MINUTES PAST 2 O'CLOCK, PM OFFICIAL RECORDS OF DOUGLAS COUNTY, NV KAREN ELLISON DOUGLAS COUNTY RECORDER BY: <u>Deputy</u> Deputy</p>	<p>PARCEL MAP (DP 21-0049) FOR CAROLYN K. KILPATRICK SITUATE WITHIN THE SE1/4 OF THE SE1/4 OF SECTION 1, T14N, R19E, MOUNT DIABLO MERIDIAN NEVADA DRAWN BY: EAF DATE: JULY 2021 SHEET 1 OF SHEETS 2</p>
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N 14714627.106
E 2283221.605
19,369.11'
N22°04'46"E
NEVADA GPS NETWORK, COOPERATIVE
GPS CORNERS BASE STATION "DOT1"
LATITUDE: 39°09'22.29590"
LONGITUDE: -119°45'48.32401"
GRID N: 14729629.808
GRID E: 2290044.323
GROUND N: 14732575.735
GROUND E: 2290502.332



BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94 (HARN), PER OBSERVED MONUMENTS SHOWN HEREON PER RTK CORRECTIONS TRANSMITTED FROM THE NEVADA GPS NETWORK "DOT1" GPS BASE STATION CALIBRATED TO NDOT HARN POINT "158220X", COORDINATES AND SURVEY DIMENSIONS SHOWN HEREON ARE GROUND VALUES CALCULATED FROM GRID VALUES PER FILE No. 403435, RECORDED AUGUST 11, 2010, OFFICIAL RECORDS OF CARSON CITY, NV., TO OBTAIN GRID VALUES DIVIDE GROUND VALUES BY 1.0002000001.

REFERENCE DOCUMENTS

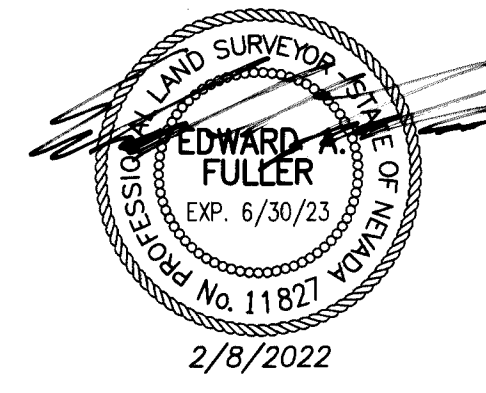
- BLM PLAT & FIELD NOTES OF DEPENDENT RESURVEY OF T14N, R20E, MDM, APPROVED APRIL 29, 1966.
- U.S. PATENT No. 27-69-0001 TO ROBERT W. HASS, DOCUMENT No. 1968-041655.
- UNIT 2 VALLEY VIEW SUBDIVISION, DOCUMENT No. 1964-024786.
- RECORD OF SURVEY FOR ERNEST N. NEWTON, DOCUMENT No. 1968-041877.
- RECORD OF SURVEY FOR JACK W. BAY, ET AL., DOCUMENT No. 1968-041941.
- DEED FOR PUBLIC ROAD & UTILITY PURPOSES, DOCUMENT No. 1972-062250.
- PARCEL MAP FOR KAY DIANE & DONALD E. DIETRICH, DOCUMENT No. 1979-036920.
- PARCEL MAP FOR BURTON R. & MARY D. MCCHESENEY, DOCUMENT No. 1979-037988.
- PARCEL MAP FOR LEONARD A. & DARLENE M. BRIGHT, DOCUMENT No. 1979-038592.
- PARCEL MAP FOR BURTON R. & MARY D. MCCHESENEY, DOCUMENT No. 1984-034980.
- BLM PLAT & FIELD NOTES OF DEPENDENT RESURVEY OF T14N, R19E, MDM, APPROVED MARCH 16, 1987.
- RECORD OF SURVEY FOR WILLIAM L. BOSTWICK, DOCUMENT No. 1990-223924.
- BLM PLAT & FIELD NOTES OF DEPENDENT RESURVEY OF SECTION 12, T14N, R19E, MDM, APPROVED MARCH 26, 1992.
- PARCEL MAP (DP 18-0268) FOR MID TOWN VENTURES, LLC, DOCUMENT No. 2020-943050.
- PARCEL MAP (DP 18-0269) FOR MID TOWN VENTURES, LLC, DOCUMENT No. 2020-943051.

NOTES:

- THIS MAP IS A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN.
- A SEVEN AND ONE-HALF (7.5) FOOT WIDE, FOR RESIDENTIAL PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES AND A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES AND A TEN FOOT (10') WIDE PUBLIC UTILITY EASEMENT, LYING FIVE FEET (5') ON EITHER SIDE, ALONG THE COMMON LINE BETWEEN PARCELS 1 & 2 IS HEREBY GRANTED.
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- THE SUBJECT PROPERTY LIES WITHIN THE "UN-SHADED ZONE X" FLOOD ZONE, PER FEMA COMMUNITY FIRM PANEL No. 320050060G, HAVING AN EFFECTIVE DATE OF JANUARY 20, 2010.
- MAINTENANCE OF DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OF THEIR RESPECTIVE PARCELS. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.
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- THE PARCELS CREATED HEREON ARE SUBJECT TO A INDIVIDUAL SEWAGE DISPOSAL SYSTEM DEED RESTRICTION PER DOCUMENT No. 2021-971952, RECORDED AUGUST 3, 2021.

LEGEND

- ◆ PLSS CORNER FOUND AS NOTED
- FOUND MAG NAIL IN AC PAVEMENT
- FOUND 1/2" REBAR OR 1/2" IRON PIPE
- FOUND POINT AS NOTED
- SET 5/8" REBAR WITH CAP "PLS 11827"
- PUE PUBLIC UTILITY EASEMENT
- β PP UTILITY POLE
- GRAPHIC BORDER, DELINEATES SUBJECT PROPERTY LIMITS



TOTAL AREA = 2.14 ACRES

PARCEL 1 = 48,435 Sq. Ft.
PARCEL 2 = 44,588 Sq. Ft.

**PARCEL MAP
(DP 21-0049)
FOR
CAROLYN K. KILPATRICK**

SITUATE WITHIN THE SE1/4 OF THE SE1/4 OF
SECTION 1, T14N, R19E, MOUNT DIABLO MERIDIAN
DOUGLAS COUNTY

Meridian Surveying & Mapping, Inc.
Land, Construction and Boundary Surveys
8725 Technology Way Ct., Reno, NV 89521 - (775) 690-4194

NEVADA
DRAWN BY: EAF
DATE: FEB. 2022
SHEET
2
OF SHEETS