

OWNER'S CERTIFICATE

I, JEFF JARBOE, CHIEF FINANCIAL OFFICER OF BENTLY FAMILY, LLC CERTIFY THAT I AM THE LEGAL OWNER OF THIS PARCEL AND DO HEREBY OFFER FOR DEDICATION THE PUBLIC ROADWAYS, AND GRANT PERMANENT EASEMENTS FOR UTILITY INSTALLATION AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

BENTLY FAMILY, LLC (a Nevada Limited Liability Company)

Jeff Jarboe
BY: JEFF JARBOE
ITS: CHIEF FINANCIAL OFFICER

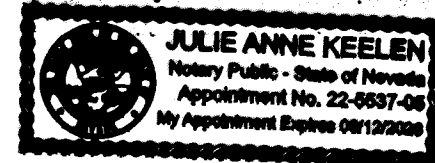
STATE OF NEVADA SS:
COUNTY OF DOUGLAS

ON THIS 30th DAY OF August, IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JEFF JARBOE, PERSONALLY KNOWN BY ME TO BE THE PERSON WHO'S 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.

Julie Anne Keelen

MY COMMISSION EXPIRES: 8-2-26



TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE OWNER'S 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

SIGNATURE: *Rishale Thompson*

PRINTED NAME: Rishale Thompson avp

TITLE COMPANY: Tior Titu

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. 1920-28-000-048)

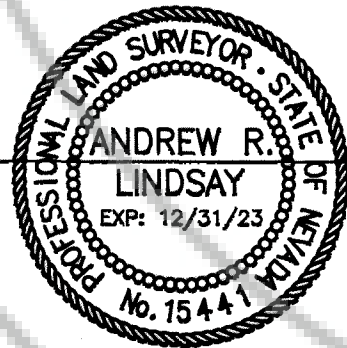
Amy Burgans Deputy Clerk/Treasurer 9/19/23
DATE
AMY BURGANS
DOUGLAS COUNTY CLERK-TREASURER

SURVEYOR'S CERTIFICATE

I, ANDREW R. LINDSAY, 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 BENTLY FAMILY, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 28, T.13N., R.20E. M.D.M. AND THE SURVEY WAS COMPLETED ON 05/25/2023.
- 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 ARE OF CHARTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

Andrew R. Lindsay
ANDREW R. LINDSAY, P.L.S. 15441
18 August 2023



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.

CHARTER COMMUNICATIONS
SIGNATURE: *Leonel Gonzalez* DATE 8.31.23

PRINTED NAME: LEONEL GONZALEZ

FRONTIER COMMUNICATIONS
SIGNATURE: *Chris Willing* DATE 8-22-23

PRINTED NAME: Chris Willing

DTS FIBER
SIGNATURE: *Cathren Erell* DATE 8-18-23

PRINTED NAME: Cathren Erell

TOWN OF MINDEN
SIGNATURE: *John Frisby* DATE 8-17-23

PRINTED NAME: John Frisby

MINDEN GARDNERVILLE SANITATION DISTRICT (MGSD)
SIGNATURE: *Peter V. Baratti* DATE 8-18-23

PRINTED NAME: Peter V. Baratti

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.

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY
SIGNATURE: *Chris Robinson* DATE 9/1/2023

PRINTED NAME: CHRIS ROBINSON

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.

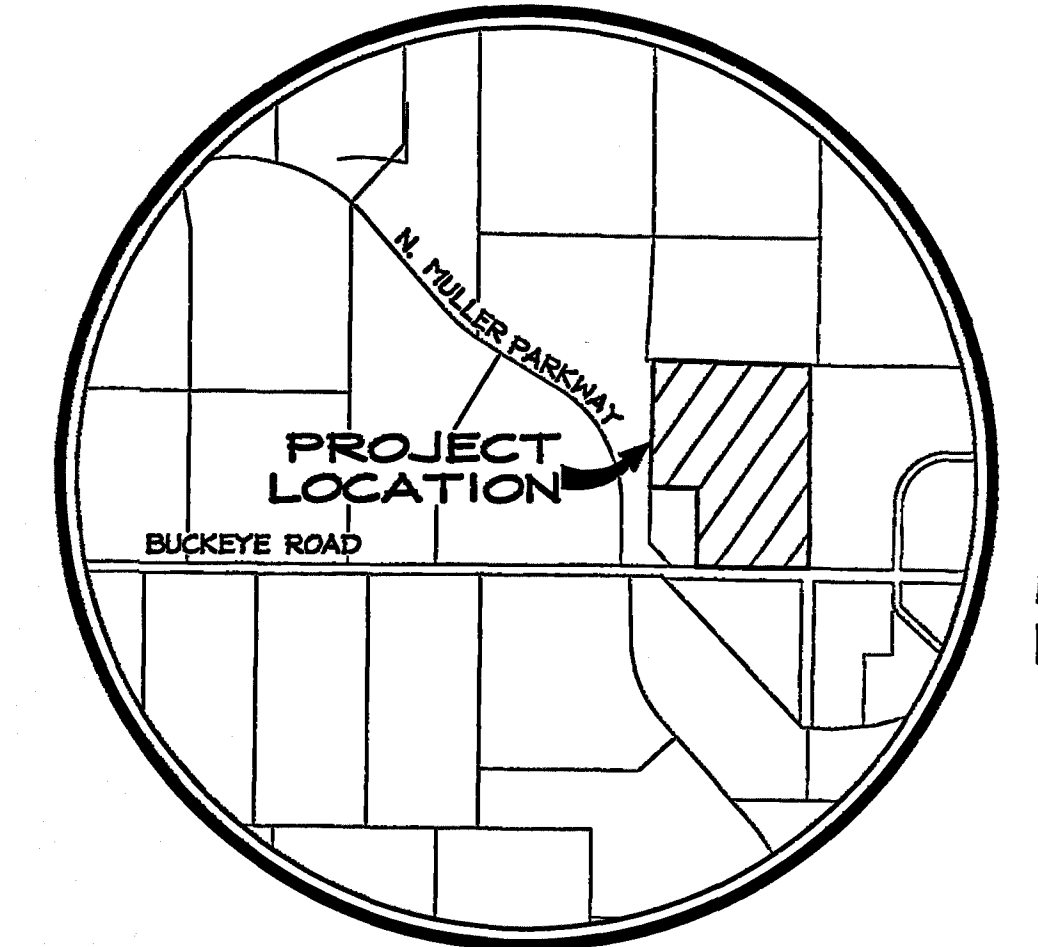
SOUTHWEST GAS CORPORATION
SIGNATURE: *Brent Roberts* DATE 8/28/23

PRINTED NAME: Brent Roberts

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 18th DAY OF September 2023, 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 OF DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

Amy Burgans Deputy Clerk 9/19/23
DATE
AMY BURGANS
COUNTY CLERK



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 18th DAY OF SEPTEMBER, 2023. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATIONS AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER OF DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

Thomas A. Dallaire 9.18.2023
DATE
THOMAS A. DALLAIRE, P.E.
COMMUNITY DEVELOPMENT DIRECTOR

COUNTY ENGINEER'S CERTIFICATE

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

Jeremy J. Hutchings 09.14.2023
DATE
JEREMY J. HUTCHINGS, P.E.
DOUGLAS COUNTY ENGINEER

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 19th DAY OF September 2023, AT 4 MINUTES PAST 1 O'CLOCK P.M., AS DOCUMENT NO. 2023-1000583. RECORDED AT THE REQUEST OF R.O. ANDERSON ENGINEERING, INC.

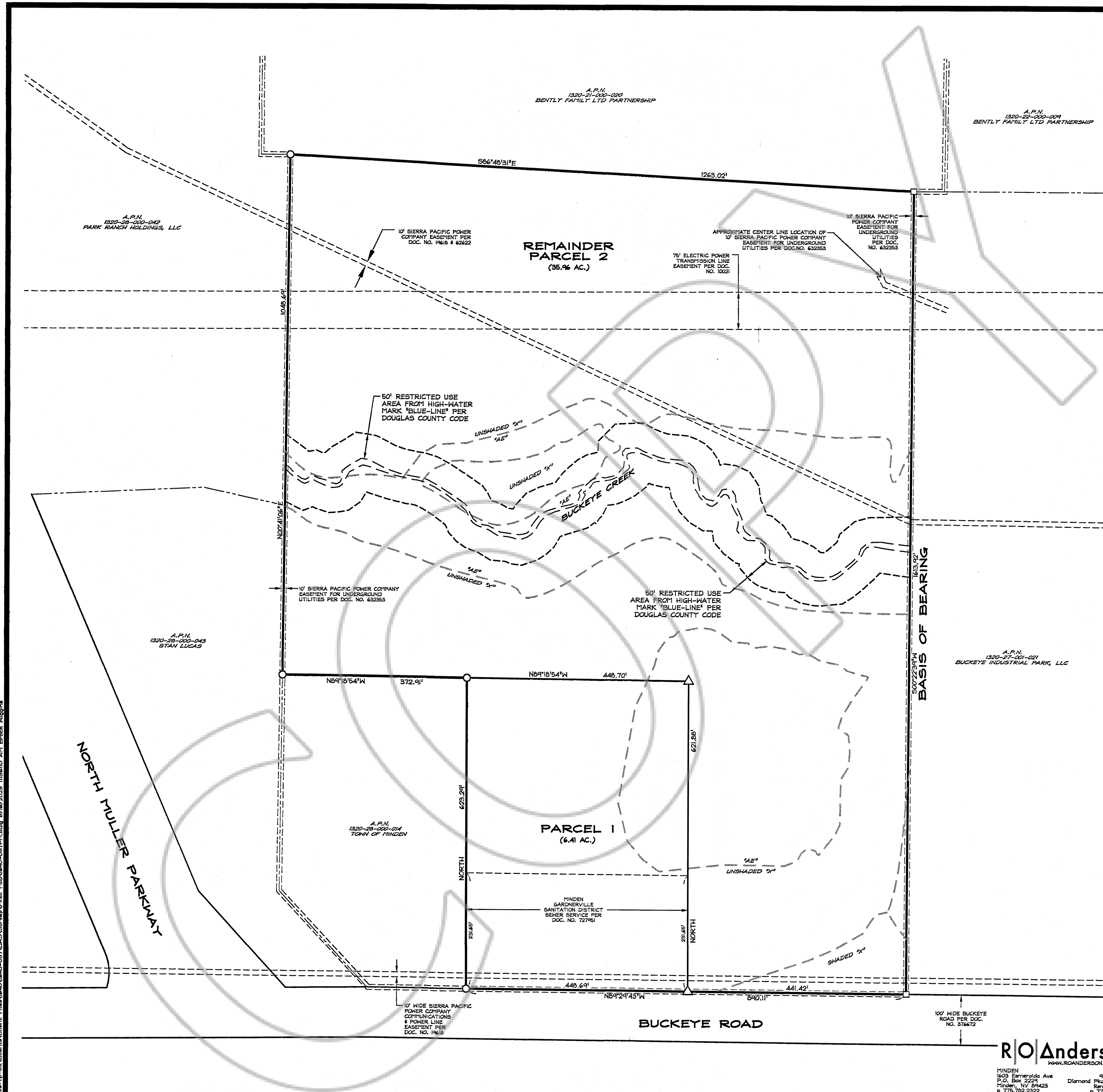
Shannynne Carren Deputy
SHANNYNNE CARREN
DOUGLAS COUNTY RECORDER

PARCEL MAP
DP 23-0016
FOR
BENTLY FAMILY, LLC

RO Anderson
WWW.ROANDERSON.COM

MINDEN 1640-05791
1603 Barnwell Ave. Reno, NV 89501
P.O. Box 2228 Diamond Pkwy, Unit 18 Reno, NV 89501
Minden, NV 89423 P 775-782-2322 F 775-782-2322
P 775-782-7054 F 775-782-7054

LOCATED WITHIN A PORTION OF SECTION 28, T.13N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA



LEGEND

○	FOUND 5/8" REBAR & TAG P.L.S. 6497
□	FOUND 5/8" REBAR & TAG P.L.S. 3579
△	SET 5/8" REBAR & TAG P.L.S. 15441

BASIS OF BEARING

$S00^{\circ}22'39"W$ - THE EAST LINE OF ADJUSTED PARCEL 36 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR BENTLY BIOFUELS COMPANY AND BENTLY FAMILY LTD PARTNERSHIP FILED FOR RECORD NOVEMBER 16, 2022 AS DOCUMENT NO. 991657 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA.

NOTES

TOTAL AREA TO BE DIVIDED: 42.37 ACRES
 PARCEL 1 = 6.41 AC. / REMAINDER PARCEL 2 = 35.96 AC.

THIS MAP IS A DIVISION OF ADJUSTED PARCEL 36 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR BENTLY BIOFUELS COMPANY AND BENTLY FAMILY LTD PARTNERSHIP FILED FOR RECORD NOVEMBER 16, 2022 AS DOCUMENT NO. 991657.

A TEN (10') FOOT WIDE EASEMENT 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 IS HEREBY GRANTED.

ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 27B.462(3). ADDITIONAL DRIVEWAYS ONTO BUCKEYE ROAD ARE PROHIBITED.

THE SUBJECT PROPERTY LIES WITHIN THE 'AE', 'X' AND UNSHADED 'X' FLOOD ZONES, PER COMMUNITY FIRM PANEL NO.32008C0263H, EFFECTIVE DATE JUNE 15, 2016. ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE FLOODPLAIN (OR SPECIAL FLOOD HAZARD AREA) MUST COMPLY WITH DOUGLAS COUNTY CODE, CHAPTER 20.50 FLOODPLAIN MANAGEMENT.

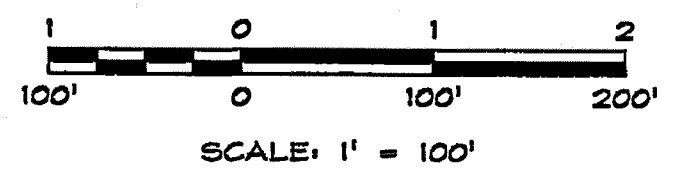
OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.

NO LANDSCAPING ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY MAINTAINED BY DOUGLAS COUNTY.

SUBJECT TO EASEMENTS AND RIGHTS PER DOCUMENT NUMBER E33950.

SUBJECT TO A UTILITY EASEMENT FOR SIERRA PACIFIC POWER COMPANY PER DOCUMENT NUMBER 072993.

Andrew R. Lindsay
 ANDREW R. LINDSAY
 EXP: 12/31/23
 No. 15441
 AUGUST 16 2023



SHEET 2 OF 2

PARCEL MAP
 DP 23-0016
 FOR
BENTLY FAMILY, LLC

LOCATED WITHIN A PORTION OF SECTION 28, T.13N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA

R/O Anderson
 www.roanderson.com

RENO 9160
 1620 Enterprise Ave
 P.O. Box 2224
 Minden, NV 89423
 P 775.782.2322
 F 775.782.7064

RENO 9160
 Double Diamond Pkwy, Unit 18
 Reno, NV 95651
 P 775.782.2322
 F 775.782.7064

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