



**SURVEYOR'S CERTIFICATE**

I, GERALD D. JUAREZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF TODD AND JULIE GANSBERG FAMILY TRUST.
- THE LANDS SURVEYED LIE WITHIN PORTIONS OF SECTION 6 & 7, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON April 1, 2024.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

GERALD D. JUAREZ, P.L.S. 12140

**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 1st DAY OF May, 2024. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, ALL OFFERS OF DEDICATION FOR PUBLIC RIGHTS-OF-WAY 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).

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, P.E. DOUGLAS COUNTY ENGINEER

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 9th DAY OF May, 2024, AT 3 MINUTES PAST 9 O'CLOCK a.m., AS DOCUMENT NO. 2024-1007528. RECORDED AT THE REQUEST OF R.O. ANDERSON ENGINEERING, INC.

SHAWNNE GARREN DOUGLAS COUNTY RECORDER

**PARCEL MAP**  
DP 22-0084  
FOR  
**THE TODD AND JULIE GANSBERG FAMILY TRUST**  
A DIVISION OF ADJUSTED PARCEL 1B-1 PER DOCUMENT NO. 981721

LOCATED WITHIN THE SE 1/4 OF THE SE 1/4 OF SECTION 6 & THE NE 1/4 OF THE NE 1/4 OF SECTION 7, T.12N., R.20E., M.D.M., DOUGLAS COUNTY, NEVADA

**PRIVATE ACCESS EASEMENT DETAIL**

SCALE: 1" = 80'

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N88°59'38"E	40.00'	L6	S01°00'22"E	20.00'
L2	S01°00'22"E	14.97'	L7	S01°00'22"E	20.00'
L3	S00°56'24"E	20.03'	L8	S88°59'38"W	40.00'
L4	S88°59'38"W	40.00'	L9	N01°00'22"W	40.00'
L5	N01°00'22"W	40.00'	L10	N88°59'38"E	40.00'

**OWNER'S CERTIFICATE**

WE, TODD AND JULIE GANSBERG, TRUSTEES OF THE TODD AND JULIE GANSBERG FAMILY TRUST, CERTIFY THAT WE ARE THE LEGAL OWNERS 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.

THE TODD AND JULIE GANSBERG FAMILY TRUST

BY: Todd Gansberg IT'S: TRUSTEE

BY: Julie Gansberg IT'S: TRUSTEE

STATE OF NEVADA

COUNTY OF DOUGLAS

ON THIS 10 DAY OF April, IN THE YEAR 2024, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED TODD AND JULIE GANSBERG, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Allison J. Kehara

MY COMMISSION EXPIRES: 8/16/2026

**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 INTEREST HOLDERS AND SECURITY INTEREST HOLDERS:

None as of April 1, 2024.

SIGNATURE: Christine Bureau DATE 4/10/24

PRINTED NAME: Christine Bureau

TITLE COMPANY: Stewart Title

**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.

FRONTIER COMMUNICATIONS

SIGNATURE: Chris Willyng DATE 4/10/24

PRINTED NAME: Chris Willyng

DTS FIBER

SIGNATURE: Cathren Ewell DATE 4/15/2024

PRINTED NAME: Cathren Ewell

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.

**Charter Communications**

SIGNATURE: Armando Grajeda DATE 4/18/24

PRINTED NAME: Armando Grajeda

**Sierra Pacific Power Company d/b/a NV Energy**

SIGNATURE: Caris Robinson DATE 4/18/2024

PRINTED NAME: CARIS ROBINSON

**COUNTY CLERK'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 1st DAY OF May, 2024, AND WAS DULY APPROVED. IN ADDITION, THERE ARE PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER OF DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

Amy Burgans

AMY BURGANS COUNTY CLERK

DATE 5/2/24

**NOTES**

TOTAL AREA TO BE DIVIDED: 26.88 ACRES

THIS MAP IS A DIVISION OF ADJUSTED PARCEL 1B-1 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR TODD AND JULIE GANSBERG FAMILY TRUST FILED FOR RECORD FEBRUARY 25, 2022 AS DOCUMENT NO. 981721.

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 278.462(3).

ADDITIONAL DRIVEWAYS ONTO WATERLOO LANE ARE PROHIBITED.

THERE ARE MAPPED EMERGENT WETLANDS ON THE PARCEL.

DOUGLAS COUNTY DOES NOT ENSURE THE DEVELOPMENT OF ANY LOT(S) WHERE WELLS OR SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.

THE PARCELS MUST CONNECT TO A COMMUNITY SEWER SYSTEM WITHIN ONE YEAR OF PUBLIC SEWER BECOMING AVAILABLE WITHIN 330 FEET OF A GIVEN 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 444.834. THE ISDS IS TO BE APPROVED AND PERMITTED BY THE DOUGLAS COUNTY BUILDING ENGINEERING 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' FLOOD ZONE PER COMMUNITY FIRM PANEL NO. 32005C0245G, EFFECTIVE DATE JANUARY 20, 2010.

ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE FLOODPLAIN (OR SPECIAL FLOOD HAZARD AREA) MUST COMPLY WITH DOUGLAS COUNTY CODE, TITLE 20.50 FLOODPLAIN MANAGEMENT.

THE PROPERTY IS LOCATED WITHIN AN AREA OF THE CARSON VALLEY PHYSICAL MAP REVISION OF THE FLOODPLAIN, COMMONLY REFERRED TO AS THE 'H10R MODEL AREA'. ANY FILL, GRADING, STRUCTURES ETC. WILL REQUIRE A CUMULATIVE EFFECT MODEL BE PERFORMED UNLESS THE IMPROVEMENTS ARE FOR AGRICULTURAL PURPOSES.

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.

**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. 1220-06-002-018)

Amy Burgans

AMY BURGANS DOUGLAS COUNTY CLERK-TREASURER

DATE 5/2/24