

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER / DEVELOPER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, WHICH IS LOCATED IN THE JURISDICTION OF THE COUNTY OF DOUGLAS, NEVADA.

DATE: 03/08/2024

SIGNATURE: HANI NARMANI

ON THIS 08 DAY OF MARCH, 2024, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, HANI NARMANI, WHO BEING DULY SWORN, DO SAY THAT HE IS THE PERSON WHO EXECUTED THE FOREGOING OWNER'S CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

Kristin L. Derr

NOTARY PUBLIC: KRISTIN L. DERR
MY APPT. EXPIRES: 05/17/2026

SURVEYOR'S CERTIFICATE:



I, DANIEL L. MAPES, P.L.S. 16337, HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF THE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY SUPERVISION AND COMPLIES WITH THE DOUGLAS COUNTY SUBDIVISION AND DEVELOPMENT CODE.

Daniel L. Mapes

DANIEL L. MAPES, P.L.S. 16337
DATE: 03/08/2024

**LOT SPLIT PLAT FOR
HANI NARMANI**

APN: 1419-23-801-013
2094 LAKESHORE BLVD.
INCLINE VILLAGE, NV. 89451
DOUGLAS COUNTY
NEVADA



VICINITY MAP

BASIS OF BEARINGS:

THE BEARING OF N02°35'48"E ALONG THE EASTERLY LINE OF LAND DESCRIBED IN DOC. #1967050 AS SHOWN HEREON WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT.

BASIS OF BEARINGS: NV. STATE PLANE

LEGEND:

- A.C. ASPHALT CONCRETE
- BLDG. BUILDING
- CALC. CALCULATED
- (E) (EXISTING)
- CONC. CONCRETE
- C/L CENTERLINE
- DNG DRAINAGE
- E ELECTRIC
- EL. ELEVATION
- EX. EXISTING
- FF FINISH FLOOR
- FG FINISH GRADE
- G GAS
- IRF IRON REBAR & CAP (S 4353)
- N NORTHING
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- S.U.E. SEWER UTILITY EASEMENT
- SS SANITARY SEWER
- W WATER
- () RECORD DATA PER DOC. #1967050

NOTES:

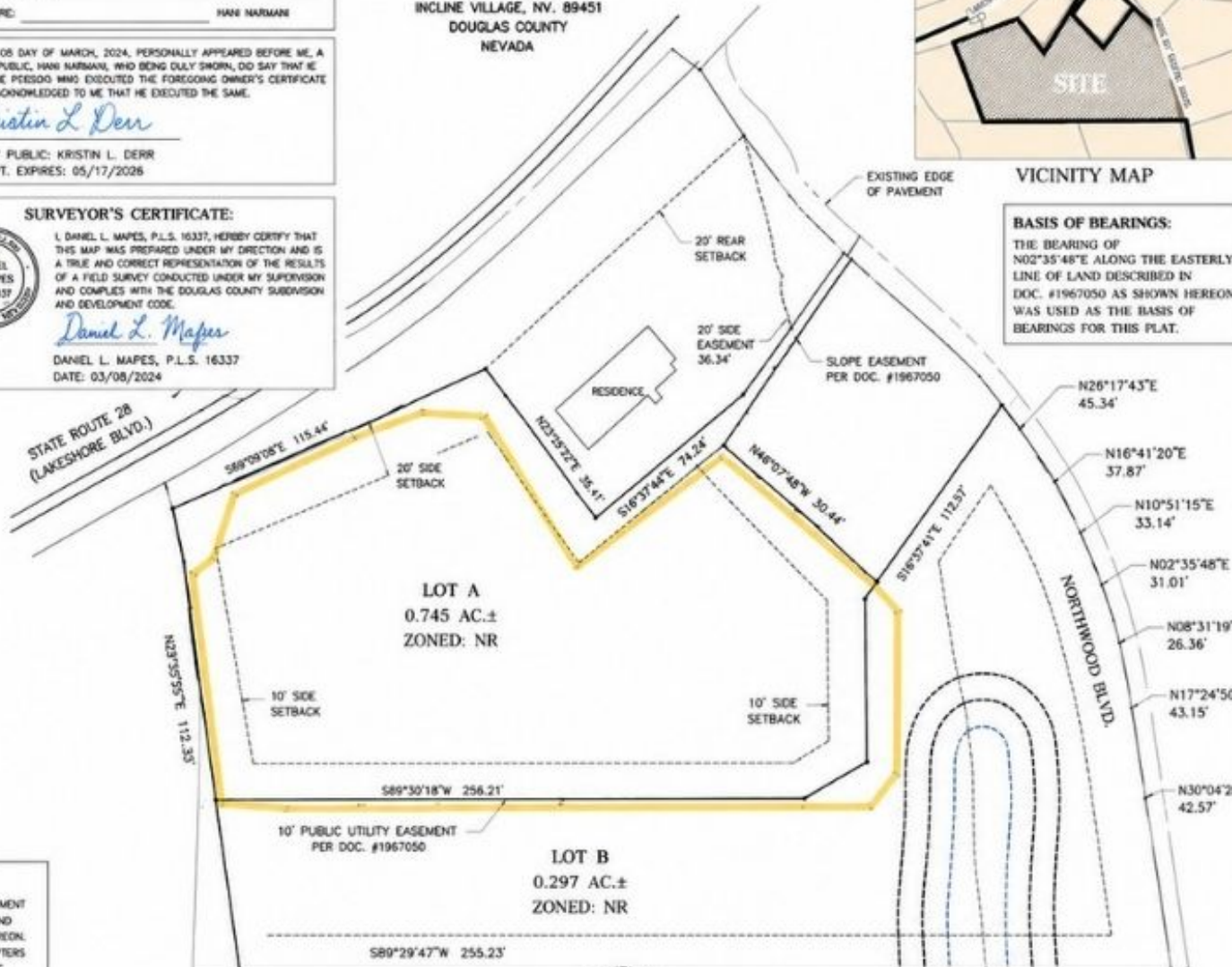
1. THIS MAP WAS PREPARED IN CONFORMANCE WITH THE 2021 DOUGLAS COUNTY SUBDIVISION REGULATIONS.
2. PROPERTY LIES WITHIN FEMA FLOOD ZONE X.
3. SUBJECT PARCEL IS ZONED NR (NEIGHBORHOOD RESIDENTIAL) AND LIES WITHIN THE FOREST CORE OVERLAY.
4. NO APPEARANCE OF ANY STRUCTURAL ENCROACHMENTS ONTO ADJOINING PROPERTY EXCEPT AS SHOWN HEREON.
5. THERE ARE NO APPARENT EVIDENCES OF ANY EASEMENTS OR ENCUMBRANCES OTHER THAN THOSE SHOWN HEREON.
6. AREA OF PARCEL: 1.042 AC.±
7. AREA OF LOT A: 0.745 AC.±
8. AREA OF LOT B: 0.297 AC.±
9. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A GEOLOGIC HAZARD AREA. (DOUGLAS COUNTY DEVELOPMENT CODE, SECTION 20.62.030)
10. PROPERTY IS SUBJECT TO DOUGLAS COUNTY DEVELOPMENT CODE, CHAPTERS 20.600 (GEOLOGIC HAZARD ORDINANCE) AND 20.800 (STORMWATER MANAGEMENT ORDINANCE).
11. SETBACKS: FRONT = 20 FT., REAR = 20 FT., SIDES = 10 FT.

DOUGLAS COUNTY NOTE:

THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DOES NOT ASSURE THE ACCURACY OF THIS DOCUMENT AND ASSUMES NO LIABILITY FOR ANY ERROR OR OMISSION HEREON. THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH CHAPTERS 20.600 THROUGH 22.999 OF THE DOUGLAS COUNTY CODE, AND AS SUCH IS APPROVED FOR RECORDATION.

DOUGLAS COUNTY PLANNING COMMISSION _____
BY: _____ DATE: _____

GRAPHIC SCALE



NOTE:
ALL AREAS AND DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE PENDING FINAL SURVEY.

OWNERS AND CONTRACTORS SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND GRADES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE THE ENGINEER IMMEDIATELY. DO NOT SCALE THIS DRAWING.

FRONTLINE DESIGNS, LLC
CIVIL ENGINEERS • LAND SURVEYORS
775 VISCOSER BRINE, SUITE 226
GARRETTVILLE, NV 89451
(970) 875-1175 www.frontlinedesigns.com

LOT SPLIT PLAT FOR

HANI NARMANI	DATE
2094 LAKESHORE, NV. 89451	NEVISION
	NO.

DRAWN BY: CLB
CHECKED BY: D.L.M.
DATE: 03/08/2024
JOB NO: 24-10724

