

LEGEND

1. A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES. A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES.

2. THIS MAP IS SUBJECT TO EASEMENTS AS INDICATED IN THE PRELIMINARY TITLE REPORT BY WESTERN TITLE COMPANY,

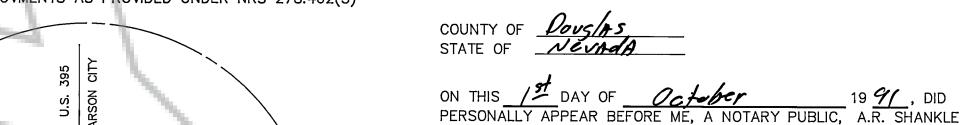
3, THE PROPERTY SHOWN ON THIS MAP IS IN BOTH THE B FLOOD ZONE AND THE C FLOOD ZONE ON THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY

THIS MAP IS A DIVISION OF ADJUSTED PARCEL 4 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED AS DOC. NO. 234225.

IRONWOOD DRIVE

ANY FUTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVMENTS AS PROVIDED UNDER NRS 278.462(3)

-SUBJECT PARCEL



ANDREW R. BURNHAM Notary Public — Nevada Douglas County

My Appointment Expires Sep. 10, 199

A.R. SHANKLE - GENERAL PARTNER

MINDEN IRONWOOD PARTNERS

!, A.R. SHANKLE GENERAL PARTNER OF MINDEN IRONWOOD PARTNERS DO

MENTS FOR UTILITY INSTALATION AND DRAINAGE AS DESIGNATED ON THIS MAP

OWNER OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASE-

CERTIFY THAT MINDEN IRONWOOD PARTNERS IS THE LEGAL

GROSS ACREAGE

_PARG	CEL S	SQUARE FEET		ACRES	
4-4		438,614 s	q. ft.	10.07	acres
4-B	1	32,000 sq. ft.		0.73 acres	
TOTAL		470,614 s	sq. ft.	10.80	acres

NET ACREAGE

		_	
PARCEL	SQUARE FEET	ACRES	
4-A	423,102 sq. ft.	9.71 acres	
4-B	26,175 sq. ft.	0.60 acres	
TOTAL	449,277 sq. ft.	10.31 acres	

* NET ACREAGE CALCULATIONS DO NOT INCLUDE 30' DITCH EASEMENT ALONG

BLANKET EASEMENT

THERE IS HEREBY GRANTED FOR AND ACROSS ALL OF PARCELS 1, 2, 3, AND 4 AND ANY PORTION THEREOF, RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS, UTILITIES, FIRE ACCESS, AND PUBLIC ACCESS.

THOSE OWNERS OF PORTIONS OF THE PROPERTY BOUNDED BY U.S. HIGHWAY 395, IRONWOOD DRIVE, PINEWOOD DRIVE, OR THE FIRE LANE ON THE SOUTH SIDE OF THE PROPERTY ABUTTING DOUGLAS HIGH SCHOOL MAY NOT AND SHALL NOT RESTRICT ACCESS TO INTERIOR PARCELS FROM THOSE ARTERIAL ACESSESS.

EACH INTERIOR PARCEL IS BURDENED WITH THE OBLIGATION TO MAINTAIN AN ACCEPTABLE THIRTY—FOOT (30') EASEMENT TO AND THROUGH ITS PROPERTY TO CONTIGUOUS PARCELS.

VICINITY MAP

UTILITY COMPANIES' CERTIFICATE

WE, THE UNDERSIGNED COMPANIES, HEREBY ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

> 9/30/91 SIERRA PACIFIC POWER COMPANY DATE 9-30-91 CONTINENTAL TELEPHONE COMPANY DATE Malle and 9/30/91 SOUTHWEST GAS CORPORATION DATE

TAX COLLECTOR'S CERTIFICATE

I, BARBARA J. REED, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT MINDEN IRONWOOD PARTNERS HAS PAID TAXES CURRENT TO THIS DATE AND THERE ARE NO DELINQUENT TAXES DUE ON THIS PROPERTY. TAYES ON This PARCEL have been Pad in full for The fiscal year 1991-1992 APN 17-222-06

> BARBARA J. REED L. TO Brook, M. DATE
> DOUGLAS COUNTY OLERK-TREASURER AND T EX-OFFICIO TAX COLLECTOR

COUNTY ENGINEER'S CERTIFICATE

I, MARK B. PALMER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED WITH THE COUNTY TO INSURE THE COMPLETION OF ALL PHYSICAL IMPROVEMENTS AS REQUIRED BY THE PARCEL MAP REG-ULATIONS AND I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

> 10-9-91 DOUGLAS COUNTY ENGINEER

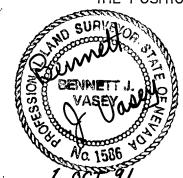
SURVEYOR'S CERTIFICATE

OWNER'S CERTIFICATE

I, B. J. VASEY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA CERTIFY:

WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF MINDEN IRONWOOD PARTNERS
- 2) THE LAND SHOWN LIES WITHIN A PORTION OF SECTION 30 T. 13 N., R 20 E., M.D.B.& M.
- AND THE SURVEY WAS COMPLETED ON SEPT. 30 1991. 3) THIS MAP COMPLIES WITH THE APPLICABLE STATE STATUTES AND
- LOCAL ORDINANCES. 4) THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.



B. J. VASEY (A.L.S. 158

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT MINDEN IRONWOOD PARTNERS IS THE ONLY PARTY HAVING RECORD INTEREST IN THE TRACTS OF LAND EM-BRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THERE ARE NO LIENS AND OR MORTGAGE HOLDERS OF RECORD.

DEED OF TRUST DECORDED BOOK 690, pg. 3460 # 228835

FINANCING STATEMENT RECORDED BOOK 690, pg 3492 # 228836

WESTERN TITLE COMPANY JAMCE K. CONDON SUPERVISOR, TITLE DEPARTMENT 9-20-91

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS MAY OF October 19 91 AT 03 MINUTES PAST / O'CLOCK P.M. IN BOOK /09/, OF OFFICIAL RECORDS, PAGE 2940, DOCUMENT NO. 262864. RECORDED AT THE REQUEST OF MINDEN IRONWOOD PARTNERS

PARCEL MAP #2

MINDEN IRONWOOD PARTNERS

LOCATED IN PORTIONS OF SECTION 30 T. 13 N., R. 20 E., M.D.B.& M. DOUGLAS COUNTY, NEVADA

MINDEN IRONWOOD PARTNERS - DOCUMENT #262864