

FINAL SUBDIVISION MAP LDA# 97-008-7

FOR SILVER RANCH PHASE 7 DOUGLAS COUNTY NEVADA

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED OWNERS OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 20, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS PUBLIC WAYS AND RIGHTS-OF-WAYS AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR PRIVATE ACCESS, NATURAL GAS, WATER, SEWER, PRIVATE STORM DRAINAGE, DRAINAGE FACILITIES, AND DRAINAGE PIPES, FOR POLES, ANCHORS, GUYS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL, CABLE T.V. AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, ACROSS, AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN THEREON.

Harold E. Porter 04/25/02
 HAROLD E. PORTER DATE

Sherrri Porter 04/25/02
 SHERRI PORTER DATE

STATE OF NEVADA }
 Douglas COUNTY } S.S.

ON THIS 25th DAY OF April, 2002, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HAROLD E. PORTER, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

MY COMMISSION EXPIRES ON 11-04-02
Sandra L. Winchell
 NOTARY PUBLIC

STATE OF NEVADA }
 Douglas COUNTY } S.S.

ON THIS 25th DAY OF April, 2002, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, SHERRI PORTER, WHO ACKNOWLEDGED THAT SHE EXECUTED THE ABOVE INSTRUMENT.

MY COMMISSION EXPIRES ON 11-04-02
Sandra L. Winchell
 NOTARY PUBLIC

HEALTH DIVISION CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Richard P. Drew 4/22/02
 BY: RICHARD P. DREW DATE
 HEALTH DIVISION

FIRE DEPARTMENT'S APPROVAL:

THE FIREFIGHTING FACILITIES AND ACCESSES SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION DISTRICT.

Steve Eisele 5-2-02
 BY: STEVE EISELE DATE
 EAST FORK FIRE PROTECTION DISTRICT

DIVISION OF WATER RESOURCES CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE STATE OF NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Jason King 4-24-02
 BY: JASON KING DATE
 DIVISION OF WATER RESOURCES

GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DIST.:

THE RIGHTS OF WAY AND EASEMENTS SHOWN HEREON FOR ROADS, WATER AND UNDERGROUND DRAINAGE FACILITIES, TOGETHER WITH ANY AND ALL APPURTENANCES WILL BE ACCEPTED UPON COMPLETION OF SAID IMPROVEMENTS, FINAL INSPECTION AND APPROVAL BY THE BOARD OF TRUSTEES OF THE GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT.

Robert Spellberg 5/9/02
 BY: ROBERT SPELLBERG, DISTRICT MANAGER DATE
 GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT

UTILITY COMPANY APPROVALS:

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

Kelly Toulouse 4-12-02
 BY: KELLY TOULOUSE DATE
 SIERRA PACIFIC POWER COMPANY

Martin Strong 4-23-02
 BY: MARTIN STRONG DATE
 SOUTHWEST GAS CORPORATION

Debbie Payne 4-19-02
 BY: DEBBIE PAYNE DATE
 VERIZON

COUNTY ENGINEER'S CERTIFICATE:

I, CARL RUSCHMEYER, P.E., COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP ENTITLED "FINAL SUBDIVISION MAP LDA# 97-008-7 FOR SILVER RANCH PHASE 7", AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED FOR THE IMPROVEMENTS AND SETTING OF THE SURVEY MONUMENTS.

Carl Ruschmeyer 5/28/02
 CARL RUSCHMEYER, P.E., COUNTY ENGINEER DATE

COUNTY TAX COLLECTOR'S CERTIFICATE:

I, BARBARA J. REED, 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 1220-09-410-032)

Barbara J. Reed 5/31/02
 BARBARA J. REED, COUNTY CLERK/TREASURER DATE
 By: Jerry Sundengen, Chief Deputy Treasurer

COMMUNITY DEVELOPMENT CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 28th DAY OF MAY, 2002. 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 ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Mimi Moss 5/28/02
 MIMI MOSS DATE
 PLANNING/ECONOMIC DEVELOPMENT MANAGER

COUNTY CLERK'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON May 28, 2002, AND WAS DULY APPROVED. IN ADDITION ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Barbara J. Reed 5-28-02
 BY: BARBARA J. REED, COUNTY CLERK/TREASURER DATE
 By: Carol McElbrock DEPUTY

SURVEYOR'S CERTIFICATE:

- DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF HAROLD E. PORTER.
- THE LANDS SURVEYED LIE WITHIN THE SOUTH 1/2 OF SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M. AND THE SURVEY WAS COMPLETED ON APRIL 21, 2001.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY DECEMBER 17, 2002, AND THAT AN APPROPRIATE PERFORMANCE BOND OR GUARANTEE HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.



David D. Winchell 4/11/2002
 DAVID D. WINCHELL DATE
 P.L.S. 3209

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OF MORTGAGE HOLDERS ARE LISTED AND THAT OWNERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON. Deed of Trust Book 1293, PAGE 5721, Doc # 325992, Deed of Trust Book 0400, PAGE 5786, Doc # 0490747

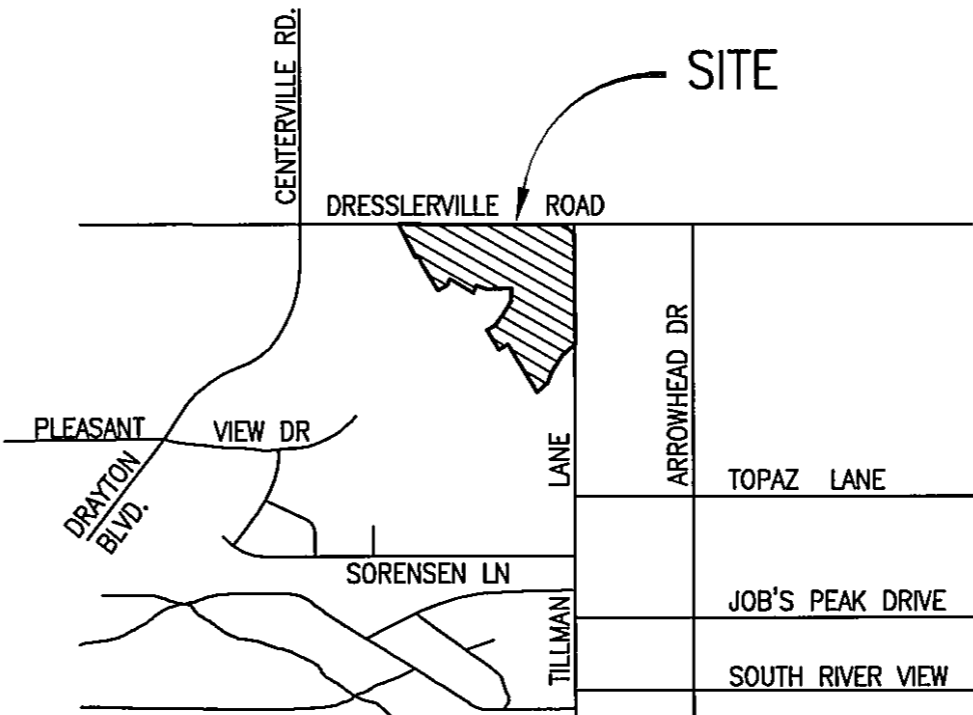
Western Title Co. 5-1-02
 WESTERN TITLE COMPANY DATE
 BY: Shawn Morton Assistant Secretary

COUNTY RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 7th DAY OF JUNE, 2002, AT 10:4 O'CLOCK P. M., IN BOOK 0602, PAGE 2203 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY AT THE REQUEST OF HAROLD E. PORTER.

RECORDING FEE: 64.00 FILE NO. 544102

Alma Burnell 6/7/2002
 BY: ALMA BURNELL DATE
 DOUGLAS COUNTY RECORDER

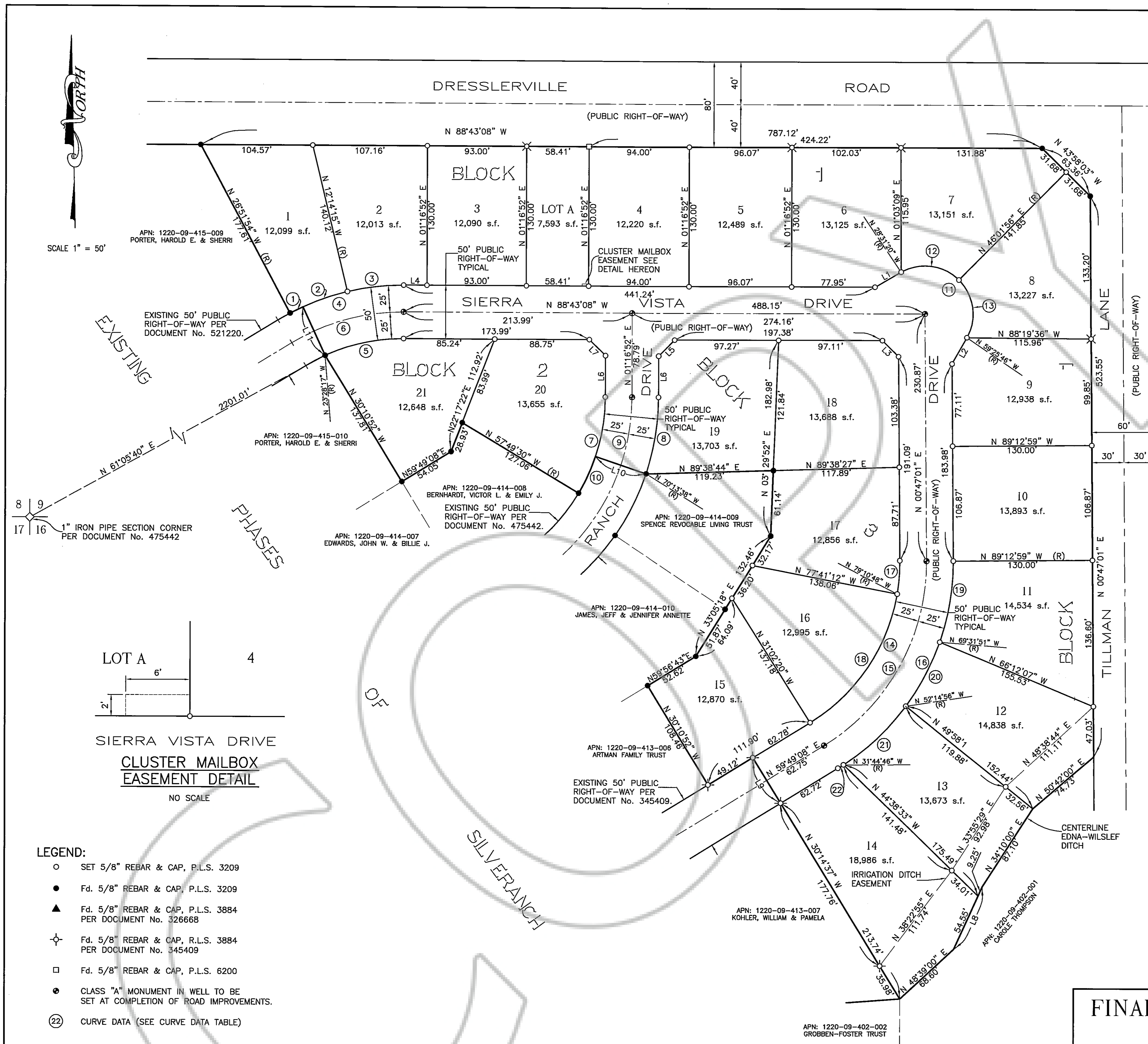


VICINITY MAP
 NTS

FINAL SUBDIVISION MAP LDA# 97-008-7 FOR SILVER RANCH PHASE 7

BEING THE REMAINDER PARCEL "A" AS SHOWN ON THE FINAL SUBDIVISION MAP LDA 97-008-6 PHASE 6 SILVER RANCH AS DOCUMENT NUMBER 521220. LOCATED WITHIN A PORTION OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M.





SCALE 1" = 50'

EXISTING 50' PUBLIC RIGHT-OF-WAY PER DOCUMENT No. 521220.

APN: 1220-09-415-010 PORTER, HAROLD E. & SHERRI

APN: 1220-09-414-008 BERNHARDT, VICTOR L. & EMILY J.

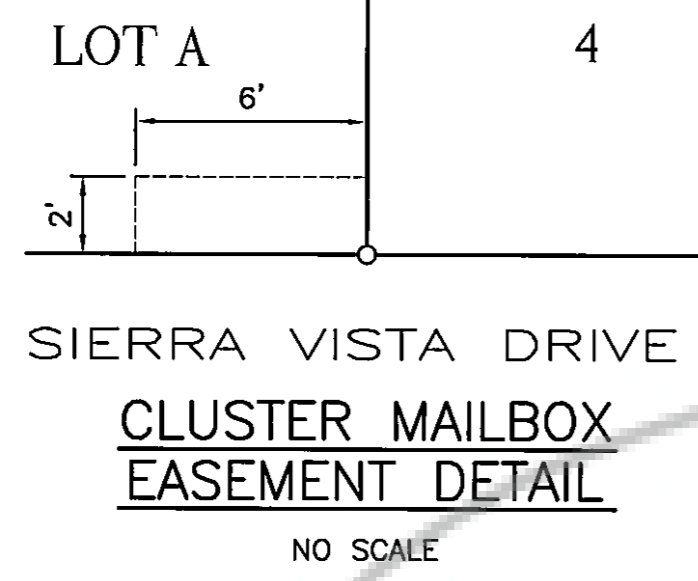
APN: 1220-09-414-007 EDWARDS, JOHN W. & BILLIE J.

APN: 1220-09-414-010 JAMES, JEFF & JENNIFER ANNETTE

APN: 1220-09-413-006 ARTMAN FAMILY TRUST

APN: 1220-09-413-007 KOHLER, WILLIAM & PAMELA

APN: 1220-09-402-002 GROBEN-FOSTER TRUST



- LEGEND:**
- SET 5/8" REBAR & CAP, P.L.S. 3209
 - Fd. 5/8" REBAR & CAP, P.L.S. 3209
 - ▲ Fd. 5/8" REBAR & CAP, P.L.S. 3884 PER DOCUMENT No. 326668
 - ⊕ Fd. 5/8" REBAR & CAP, R.L.S. 3884 PER DOCUMENT No. 345409
 - Fd. 5/8" REBAR & CAP, P.L.S. 6200
 - CLASS "A" MONUMENT IN WELL TO BE SET AT COMPLETION OF ROAD IMPROVEMENTS.
 - Ⓢ CURVE DATA (SEE CURVE DATA TABLE)

- REFERENCES:**
1. FINAL MAP FOR THE SILVERANCH UNIT 1A, RECORDED IN BOOK 194 AT PAGE 256 AS DOCUMENT No. 326668.
 2. FINAL MAP FOR THE SILVERANCH UNIT 2A, RECORDED IN BOOK 994 AT PAGE 342 AS DOCUMENT No. 345409.
 3. FINAL MAP FOR THE SILVERANCH PHASE 5, RECORDED IN BOOK 899 AT PAGE 5280 AS DOCUMENT No. 475442.
 4. FINAL MAP FOR THE SILVERANCH PHASE 6, RECORDED IN BOOK 801 AT PAGE 6153 AS DOCUMENT No. 521220.

BASIS OF BEARINGS:
 THE BEARING N 30°14'37" W, BEING THE NORTHEAST LINE OF LOT 7, UNIT 2A AS SHOWN ON THE FINAL MAP FOR THE SILVERANCH UNIT 2A, RECORDED IN BOOK 994 AT PAGE 342 AS DOCUMENT No. 345309, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
①	03°23'41"	225.00'	13.33'	6.67'	13.33'
②	14°37'42"	225.00'	57.44'	28.88'	57.29'
③	13°31'07"	225.00'	53.09'	26.67'	52.96'
④	24°45'05"	225.00'	97.20'	49.37'	96.44'
⑤	24°45'09"	175.00'	75.60'	38.40'	75.02'
⑥	24°45'05"	200.00'	86.40'	43.88'	85.73'
⑦	66°54'01"	175.00'	204.34'	115.61'	192.92'
⑧	18°29'30"	225.00'	72.62'	36.63'	72.30'
⑨	18°29'32"	200.00'	64.55'	32.56'	60.27'
⑩	12°24'06"	175.00'	37.88'	19.01'	37.80'
⑪	149°05'28"	45.00'	117.10'	162.77'	86.75'
⑫	74°33'24"	45.00'	58.56'	34.25'	54.51'
⑬	74°32'04"	45.00'	58.54'	34.24'	54.50'
⑭	59°14'50"	175.00'	180.96'	99.51'	173.01'
⑮	59°02'07"	200.00'	206.07'	113.24'	197.08'
⑯	59°02'07"	225.00'	231.83'	127.39'	221.71'
⑰	10°14'54"	175.00'	31.30'	15.69'	31.26'
⑱	48°59'56"	175.00'	149.66'	79.75'	145.14'
⑲	19°41'08"	225.00'	77.31'	39.04'	76.93'
⑳	17°16'55"	225.00'	67.87'	34.19'	67.61'
㉑	20°30'10"	225.00'	80.51'	40.69'	80.09'
㉒	01°33'54"	225.00'	6.15'	3.07'	6.15'

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 61°29'23" E	28.28'
L2	N 30°34'30" E	28.28'
L3	N 43°58'04" W	21.30'
L4	N 88°43'08" W	21.81'
L5	N 45°56'47" E	21.19'
L6	N 01°16'52" E	38.79'
L7	N 43°43'08" W	21.21'
L8	N 25°42'00" E	63.80'
L9	N 30°14'37" W	50.00'
L10	N 70°13'38" W	50.00'
L11	N 23°28'18" W	50.00'

- NOTES:**
1. TOTAL AREA TO BE SUBDIVIDED:
6.64 Ac. (LOTS) + 1.43 Ac. (ROADS) = 8.07 TOTAL ACRES.
 2. ALL LOT CORNERS AND ANGLE POINTS TO BE SET WITH 5/8" REBAR AND CAP, P.L.S. 3209
 3. TOTAL NUMBER OF LOTS IN THIS SUBDIVISION PHASE IS 21 WITH LOT "A".
 4. ALL PARCELS CREATED BY THIS MAP SHALL HAVE PUBLIC UTILITY EASEMENTS 5.00' ON BOTH SIDES OF ALL SIDE AND REAR LOT LINES AND 7.50' ADJACENT TO ALL STREET RIGHT-OF-WAY.
 5. NO INGRESS OR EGRESS WILL BE ALLOWED TO ANY PARCELS ALONG TILLMAN LANE OR DRESSLERVILLE ROAD.
 6. THIS MAP IS SUBJECT TO EASEMENTS AS SET FORTH IN THE PRELIMINARY TITLE REPORT PREPARED BY TICOR TITLE INSURANCE COMPANY, ORDER No. B54324JC, DATED MARCH 11, 1993.



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 FOR
SILVERANCH PHASE 7
 BEING THE REMAINDER PARCEL "A" AS SHOWN ON THE FINAL SUBDIVISION MAP LDA 97-008-6 PHASE 6 SILVERANCH AS DOCUMENT NUMBER 521220. LOCATED WITHIN A PORTION OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M.
 DOUGLAS COUNTY NEVADA
 SHEET 2 OF 2 SHEETS