

FINAL SUBDIVISION MAP LDA 01-047
 PLANNED UNIT DEVELOPMENT

ARBOR GARDENS

PHASE 2

LOCATED WITHIN PORTIONS OF THE NW1/4 OF SECTION 3,
 TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN
 DOUGLAS COUNTY, NEVADA

OWNER'S CERTIFICATE

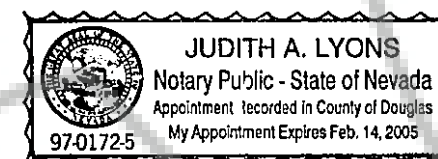
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, SYNCON HOMES, INC., a Nevada Corporation, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, 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-WAY AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR NATURAL GAS, WATER, SEWER, 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.

Andrew W. Mitchell Pres.
 SYNCON HOMES, INC., a Nevada Corporation
 ANDREW W. MITCHELL
 President

COUNTY OF Douglas
 STATE OF Nevada SS:

ON THIS 22 DAY OF April, IN THE YEAR 2004, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED ANDREW W. MITCHELL, PRESIDENT OF SYNCON HOMES, INC., PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY'S SIGNATURE: *Judith A. Lyons*
 MY COMMISSION EXPIRES: Feb. 14, 2005



UTILITY COMPANIES' CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY
 SIGNATURE: *Michael Price* DATE: 4-6-04
 PRINTED NAME: MICHAEL PRICE

VERIZON NEVADA
 SIGNATURE: *Debbie Payne* DATE: 4-7-04
 PRINTED NAME: DEBBIE PAYNE

SOUTHWEST GAS COMPANY
 SIGNATURE: *LARRY GIBSON* DATE: 4/6/04
 PRINTED NAME: LARRY GIBSON

MINDEN-GARDNERVILLE SANITATION DISTRICT
 SIGNATURE: *Jerome Etchegoyhen* DATE: 4-28-04
 PRINTED NAME: Jerome Etchegoyhen

GARDNERVILLE WATER COMPANY
 SIGNATURE: *Mark V. Gonzalez* DATE: 4/19/04
 PRINTED NAME: Mark V. Gonzalez

FIRE DEPARTMENT'S CERTIFICATE

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

Steve Eisele 4/12/04
 STEVE EISELE
 EAST FORK FIRE PROTECTION SERVICE

DIVISION OF WATER RESOURCES CERTIFICATE

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

DIVISION OF WATER RESOURCES
 SIGNATURE: *JASON KING* DATE: 4-26-04
 PRINTED NAME: JASON KING

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.
 (A.P.N. 1220-03-210-066) 1210-03-210-066

Barbara J. Reed 6-29-04
 BARBARA J. REED
 DOUGLAS COUNTY CLERK-TREASURER
by Mary Ann Wanner

COUNTY ENGINEER'S CERTIFICATE

I, CARL RUSCHMEYER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF TWO (2) SHEETS, ENTITLED "ARBOR GARDENS, PHASE 2", THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLETED; THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, AND THAT APPROPRIATE FINANCIAL SECURITY FOR THE IMPROVEMENTS HAS BEEN POSTED WITH DOUGLAS COUNTY.

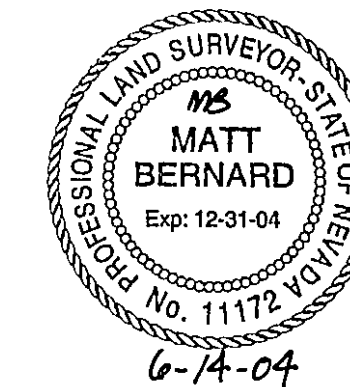
Carl Ruschmeyer 6/28/04
 CARL RUSCHMEYER, P.E.
 DOUGLAS COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

I, MATT BERNARD, 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 SYNCON HOMES, INC.
- 2) THE LANDS SURVEYED LIE WITHIN PORTIONS OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 3, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 6-14-04.
- 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 DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED BY 6-14-04 AND AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Matt Bernard
 MATT BERNARD, P.L.S. 11172



BUREAU OF HEALTH PROTECTION SERVICES

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 COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL SYSTEMS.

HEALTH DIVISION
 SIGNATURE: *Richard P. Drew* DATE: 5/28/04
 PRINTED NAME: RICHARD P. DREW

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 22 DAY OF April, 2004, 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
 BARBARA REED
 COUNTY CLERK
by Carol W. Gallock

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 22 DAY OF April, 2004. 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 B. Moss 6-28-04
 MIMI B. MOSS
 PLANNING/ECONOMIC DEVELOPMENT MANAGER

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:
 DEED OF TRUST BOOK 602, PAGE 5683, DOC # 545000

Juanita K. Condon dated 3-10-04
 JUANITA K. CONDON
 STEWART TITLE OF DOUGLAS COUNTY

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 30th DAY OF June, 2004, AT 52 MINUTES PAST 9 O'CLOCK A.M., IN BOOK 0604 OF OFFICIAL RECORDS, AT PAGE 14461, DOCUMENT NO. 617515, RECORDED AT THE REQUEST OF SYNCON HOMES, INC.

Barbara Clark, Deputy
 DOUGLAS COUNTY RECORDER

CERTIFICATE OF AMENDMENT
 DOC# 619458 BK 0704 PG 9327



1608 ESHERALDA AVENUE POST OFFICE BOX 2224
 MINDEN, NEVADA 89423
 PHONE (775) 792-2822 FAX (775) 792-7084
 WEB SITE: WWW.ANDERSON.COM

Z:\PROJECTS\57424.dwg\57424fm-R.dwg, 04/01/2004 12:27:03 P.M. Ineathbriston

BASIS OF BEARING:

N89°20'34"W - NORTH LINE OF SECTION 3, T.12N., R.20E., M.D.M. PER PARCEL MAP, LDA 99-053 FOR HERBIG PROPERTIES LIMITED RECORDED SEPTEMBER 14, 1999 IN BOOK 999 OF OFFICIAL RECORDS, AT PAGE 2558, AS DOCUMENT NO. 476559, AND AS AMENDED BY THAT CERTIFICATE OF AMENDMENT, RECORDED NOVEMBER 3, 2000, IN BOOK 1100, AT PAGE 468, AS DOCUMENT NO. 502690.

LEGEND

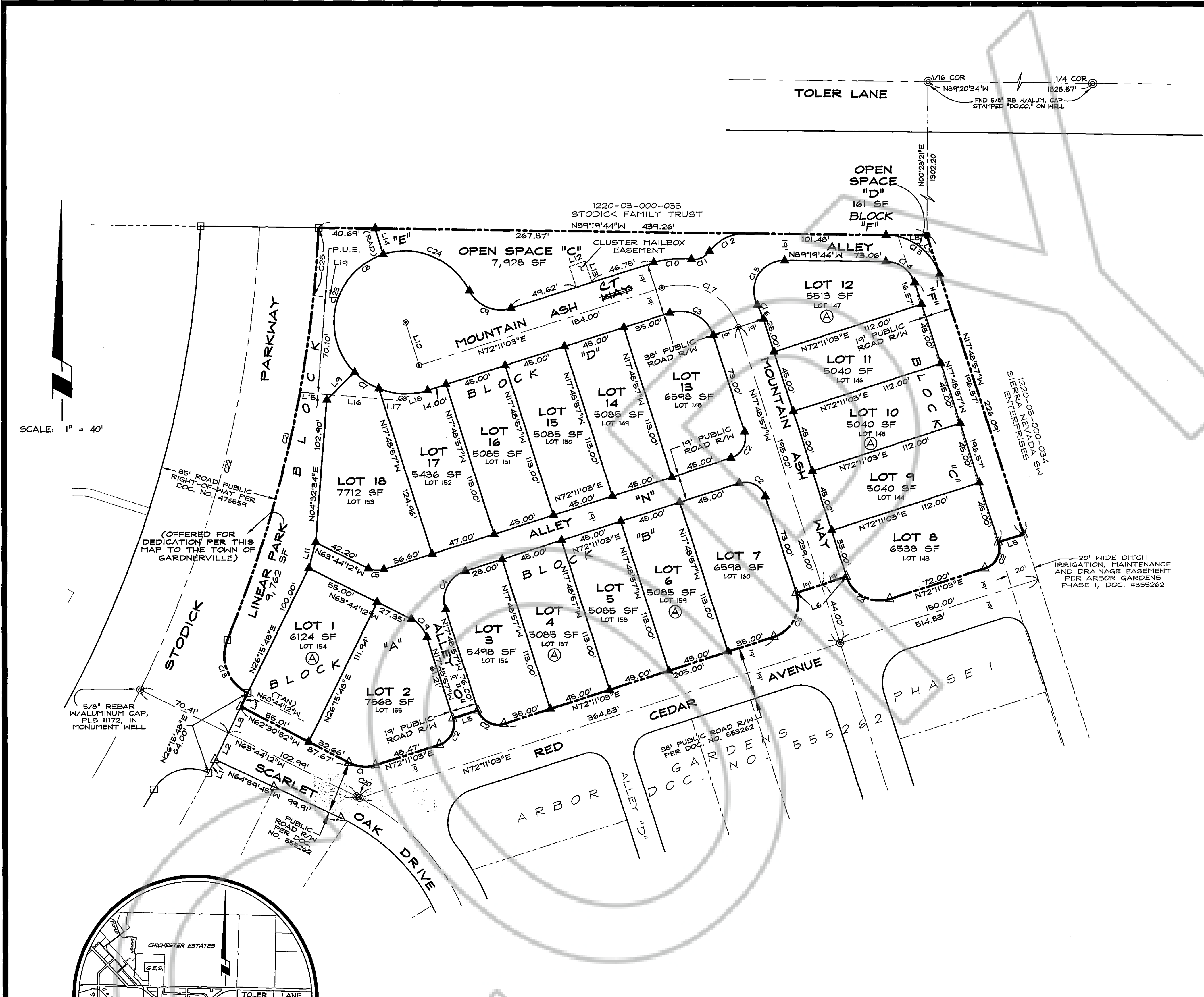
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 11172
 - △ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 8659 PER BK. 203, PG. 7818
 - FOUND 5/8" REBAR WITH TAG, PLS 5665
 - ⊙ FOUND CENTERLINE MONUMENT IN WELL (5/8" REBAR WITH ALUMINUM CAP, PLS 8659), OR AS NOTED
 - ▲ SET 5/8" REBAR WITH PLASTIC CAP, PLS 11172
 - ⊙ SET CENTERLINE MONUMENT IN WELL, 5/8" REBAR WITH ALUMINUM CAP, PLS 11172
- LOT 12 FINAL MAP LOT NUMBER**
7025 SF LOT SQUARE FOOTAGE
- ¹²⁹ IMPROVEMENT PLAN LOT NUMBER PER APPROVED PHASING PLAN
- (A) AFFORDABLE HOUSING LOT
- (TAN) TANGENT BEARING
- (RAD) RADIAL BEARING

CURVE TABLE

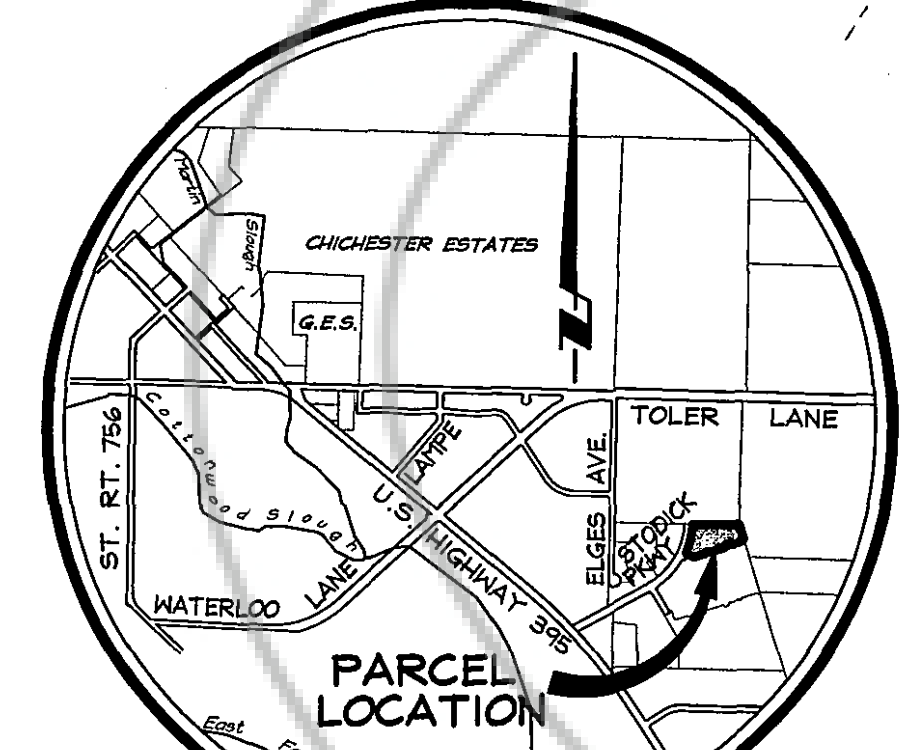
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	45°18'05"	25.00'	13.77'	10.43'
C2	90°00'00"	15.00'	23.56'	15.00'
C3	90°00'00"	25.00'	39.27'	25.00'
C4	90°00'00"	22.00'	34.56'	22.00'
C5	44°04'45"	15.00'	11.54'	6.07'
C6	39°50'51"	51.50'	35.82'	18.67'
C7	23°29'09"	51.50'	21.11'	10.71'
C8	26°12'15"	51.50'	29.49'	15.84'
C9	81°11'15"	25.00'	35.50'	21.49'
C10	28°16'30"	63.00'	27.79'	14.15'
C11	61°48'37"	14.00'	15.10'	8.35'
C12	54°15'16"	31.83'	30.14'	16.31'
C13	71°30'47"	41.00'	51.17'	29.52'
C14	71°30'47"	22.00'	27.46'	15.84'
C15	118°28'06"	22.00'	45.49'	36.96'
C16	09°58'53"	63.00'	12.98'	5.50'
C17	90°00'00"	44.00'	69.12'	44.00'
C18	86°08'47"	30.00'	45.11'	28.05'
C19	45°55'15"	22.00'	17.63'	9.32'
C20	00°56'08"	160.00'	2.61'	1.31'
C21	19°36'00"	892.50'	305.31'	154.16'
C22	23°20'48"	850.00'	346.36'	175.61'
C23	116°40'00"	51.50'	104.87'	83.49'
C24	81°21'15"	51.50'	73.12'	44.26'
C25	03°09'08"	892.50'	49.10'	24.56'

LINE TABLE

LINE	BEARING	LENGTH
L1	N26°15'48"E	10.77'
L2	N26°15'48"E	21.23'
L3	N26°15'48"E	21.24'
L4	N26°15'48"E	10.76'
L5	N72°11'03"E	19.00'
L6	N72°11'03"E	38.00'
L7	N17°48'57"W	29.52'
L8	N89°19'44"W	23.52'
L9	N45°31'56"E	28.18'
L10	N17°48'57"W	32.50'
L11	N14°59'54"E	13.37'
L12	N72°11'03"E	12.00'
L13	N17°48'57"W	16.00'
L14	N17°48'57"W	19.47'
L15	N58°25'24"W	23.04'
L16	N58°25'24"W	36.41'
L17	N58°25'24"W	10.91'
L18	N72°11'03"E	22.92'
L19	N58°25'24"W	17.84'



SCALE: 1" = 40'



VICINITY MAP
NO SCALE

NOTES

- TOTAL AREA: 3.71 ACRES ROADWAY: 40,340 SF/0.93 ACRES LOTS: 18 - 2.37 ACRES OPEN SPACE AREAS: 3 - 17,851 SF/0.41 ACRE
- THIS MAP IS A DIVISION OF LOT 65 OF ARBOR GARDENS PHASE 1, RECORDED OCTOBER 18, 2002, IN BOOK 1002, AT PAGE 8115, AS DOCUMENT NO. 555262, AND AS AMENDED BY THAT CERTIFICATE OF AMENDMENT, RECORDED FEBRUARY 20, 2003, IN BOOK 203, AT PAGE 7818, AS DOCUMENT NO. 567590.
- A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES; AND, A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES, INCLUDING ALLEYS.
- A 10' PUBLIC ACCESS EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES.
- ALL REAL PROPERTY CONVEYANCES SHALL COMPLY WITH THE AFFORDABLE HOUSING AGREEMENT FOR THE SUBDIVISION.
- FRONT-YARD LANDSCAPING ON EACH PARCEL SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE RESIDENCE.
- THE MAINTENANCE OF THE PARK STRIP BETWEEN THE SIDEWALK AND THE STREET IS THE RESPONSIBILITY OF THE HOMEOWNER.

SCALE: 1" = 40' SHEET 2 OF 2

**FINAL SUBDIVISION MAP
PLANNED UNIT DEVELOPMENT
LDA 01-047
FOR
ARBOR GARDENS
PHASE 2**

LOCATED WITHIN A PORTION OF THE NW1/4
OF SECTION 3, T.12N., R.20E., M.D.M.
DOUGLAS COUNTY, NEVADA

574-24-03
57424fm-R.dwg

04/01/04

**Anderson
ENGINEERING INC.**

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