

**OWNER'S CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, KEVIN A. COLEMAN, MANAGING PARTNER, K & S PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP, OWNER 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 DEDICATE FOR PARTICULAR PURPOSES THE EASEMENTS SHOWN FOR NATURAL GAS, WATER, SEWER, PRIVATE STORM DRAINAGE, DRAINAGE FACILITIES, AND DRAINAGE PIPES, CONDUIT FOR ELECTRICAL, CABLE T.V., AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, ACROSS, AND UNDER ALL LAND LYING WITHIN INDIVIDUAL SITES SHOWN HEREON.

K & S PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP  
APN'S 1320-30-711-001

*Kevin A. Coleman*  
KEVIN A. COLEMAN  
MANAGING PARTNER  
DATE: 6-28-04

**NOTARY CERTIFICATE:**

STATE OF Nevada } S.S.  
COUNTY Douglas }

ON THIS 28 DAY OF June, 2004, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, KEVIN A. COLEMAN, MANAGING PARTNER, K & S PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

MY COMMISSION EXPIRES ON 11-04-06

*Sandra L. Winchell*  
SANDRA L. WINCHELL  
NOTARY PUBLIC  
STATE OF NEVADA  
APPL. FILED IN THE COUNTY CLERK'S OFFICE  
MY EXPIRES NOVEMBER 4, 2006  
REG. #4-0256-B

**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.

*Michael Price*  
BY: MICHAEL PRICE  
SIERRA PACIFIC POWER COMPANY  
DATE: 6-21-04

*Larry Gibson*  
BY: LARRY GIBSON  
SOUTHWEST GAS CORPORATION  
DATE: 6/21/04

*S. Crossman*  
BY: LYNDEN CROSSMAN  
VERIZON  
DATE: 6-21-04

*Jerome Etteringham*  
BY: JEROME ETTERINGHAM  
MINDEN GARDNERVILLE SANITATION DISTRICT  
DATE: 6-3-04

*David C. Sheets*  
BY: DAVID C. SHEETS  
TOWN OF MINDEN  
DATE: 6/25/04

**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 RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

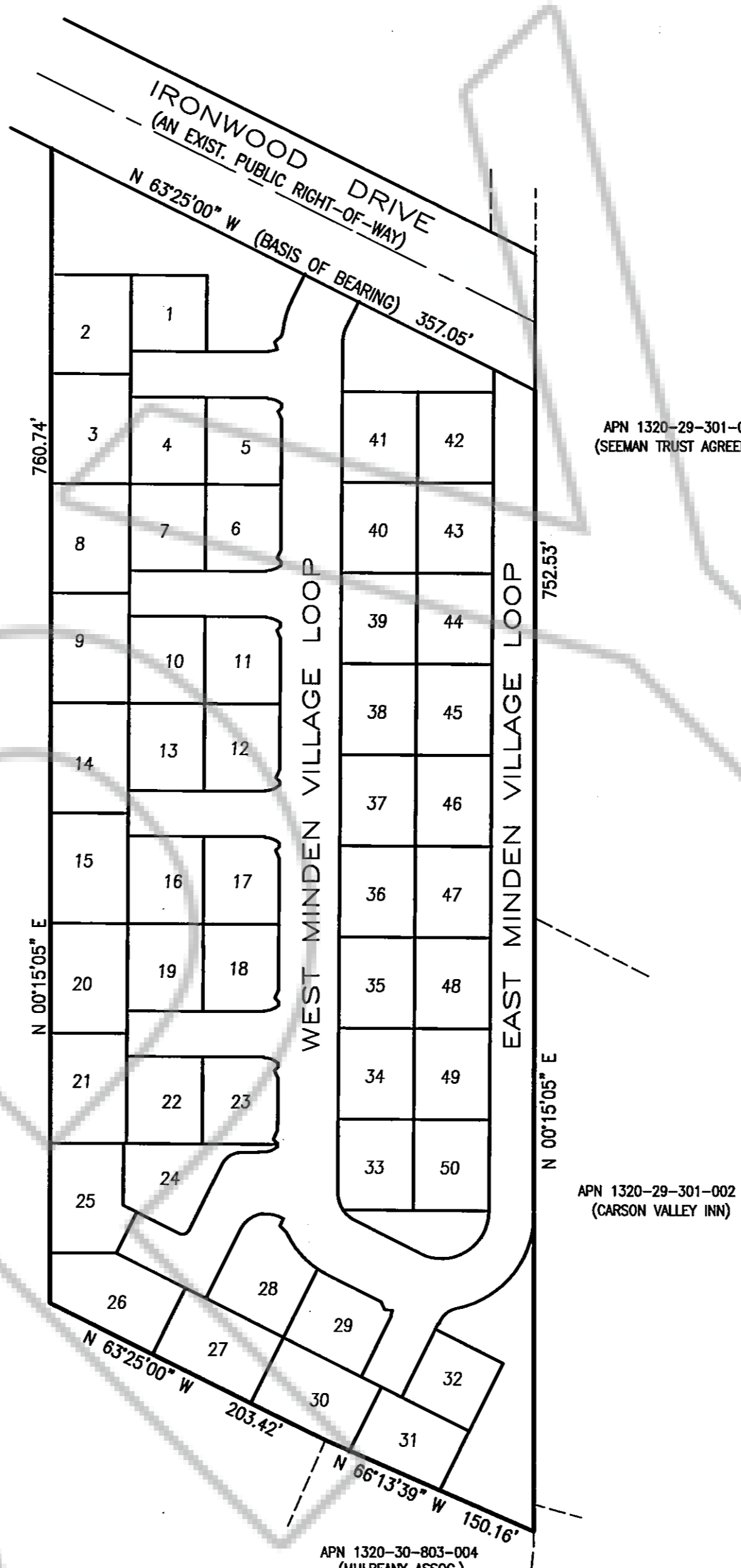
A DEED OF TRUST IN FAVOR OF WESTERN NEVADA PROPERTIES, DOCUMENT # 584 887

*Joellen Lester*  
BY: JOELLEN LESTER, CHIEF TITLE OFFICER  
MARQUIS TITLE & ESCROW INC.  
DATE: 6-22-04



**MINDEN VILLAGE**  
A PLANNED UNIT DEVELOPMENT

APN 1320-30-711-002  
(K & S PROPERTIES)



APN 1320-29-301-001  
(SEEMAN TRUST AGREEMENT)

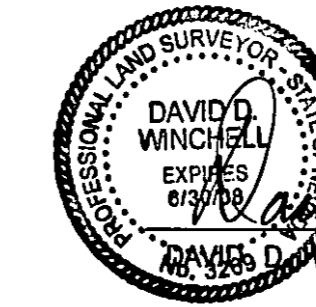
APN 1320-29-301-002  
(CARSON VALLEY INN)

APN 1320-30-803-004  
(MULREANY ASSOC.)

**SURVEYOR'S CERTIFICATE:**

I, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF KEVIN A. COLEMAN, MANAGING PARTNER, K & S PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP.
2. THE LANDS SURVEYED LIE WITHIN THE EAST 1/2 OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M., AND THE SURVEY WAS COMPLETED ON JUNE 11, 2004.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED BY JUNE 11, 2005 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO INSURE THEIR INSTALLATION.



*David D. Winchell*  
DAVID D. WINCHELL  
P.L.S. 3209  
DATE: 6/28/04

**COMMUNITY DEVELOPMENT CERTIFICATE:**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 19th DAY OF August, 2004. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THERE ARE NO PUBLIC ROADS OR OTHER PUBLIC USE ELEMENTS OFFERED FOR DEDICATION AS PART OF THIS MAP.

*Mimi Moss*  
MIMI MOSS  
PLANNING/ECONOMIC DEVELOPMENT MANAGER  
DATE: 8-19-04

**COUNTY ENGINEER'S CERTIFICATE:**

I, CARL RUSCHMEYER, P.E., COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT. FURTHERMORE AN APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED TO INSURE THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS AND THE SETTING OF THE SURVEY MONUMENTS PRIOR TO JUNE 11, 2005.

*Carl Ruschmeyer*  
CARL RUSCHMEYER, P.E.  
DOUGLAS COUNTY ENGINEER  
DATE: 8/2/04

**COUNTY CLERK'S CERTIFICATE:**

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 19th DAY OF August, 2004, AND WAS DULY APPROVED. THERE ARE NO PUBLIC ROADS OR OTHER PUBLIC USE ELEMENTS OFFERED FOR DEDICATION AS PART OF THIS MAP.

*Barbara J. Reed*  
BARBARA J. REED  
COUNTY CLERK/TREASURER  
DATE: 8-20-04

**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'S 1320-30-711-001 NO AG TAXES

*Barbara J. Reed*  
BARBARA J. REED, COUNTY CLERK/TREASURER  
DATE: 8-20-04

**COUNTY RECORDER'S CERTIFICATE**

FILED THIS 23rd DAY OF August, 2004 AT 44 MINUTES  
PAST 1 O'CLOCK P.M. IN BOOK 0804, AT PAGE 9492.  
DOCUMENT NUMBER 622268

RECORDED AT THE REQUEST OF KEVIN A. COLEMAN, MANAGING PARTNER, K & S PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP.

*Betty Henderson*  
BETTY HENDERSON, Deputy  
DOUGLAS COUNTY RECORDER

**FIRE DEPARTMENT'S APPROVAL:**

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

*Terry Taylor*  
BY: TERRY TAYLOR  
EAST FORK FIRE PROTECTION DISTRICT  
DATE: 6/21/04

**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*  
BY: JASON KING  
DIVISION OF WATER RESOURCES  
DATE: 7-30-04

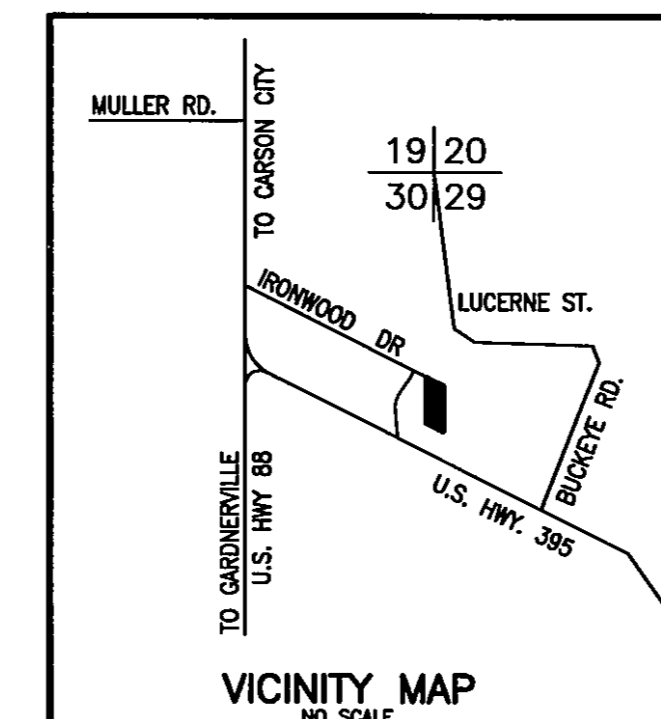
**HEALTH DIVISION CERTIFICATE:**

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*  
BY: RICHARD P. DREW  
HEALTH DIVISION  
DATE: 8/3/04

**NOTES**

1. TOTAL AREA TO BE SUBDIVIDED IS 5.576 ACRES. 3.553 Ac. (Lots) + 1.510 Ac. (Roads) + 0.513 Ac. (Lots A thru D) = 5.576 Ac.
2. TOTAL NUMBER OF LOTS IN THIS SUBDIVISION IS 50.
3. MAINTENANCE OF ALL OPEN SPACE, DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.
4. A BLANKET EASEMENT FOR PUBLIC UTILITIES IS HEREBY DEDICATED OVER ALL PRIVATE STREETS AND ALL COMMON OPEN SPACE AREAS, EXCEPTING THERE FROM BUILDING ENVELOPES LOCATED WITHIN THE COMMON OPEN SPACE AREAS.
5. THE AREA THAT LIES BETWEEN THE BUILDING ENVELOPE AND THE PROPERTY LINE SHALL BE COMMON OPEN SPACE FOR PUBLIC UTILITIES, DRAINAGE & LANDSCAPING.



**FINAL SUBDIVISION MAP PD#03-007-1**

FOR  
**MINDEN VILLAGE**

A PLANNED UNIT DEVELOPMENT

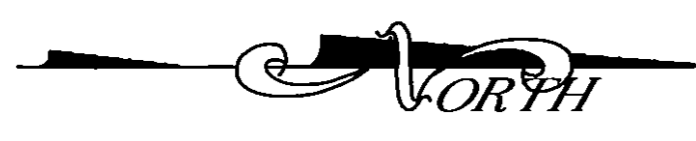
BEING A DIVISION OF PARCEL 4 OF THE FINAL SUBDIVISION MAP PD#03-007 FOR MINDEN VILLAGE, RECORDED IN BOOK 0504, PAGE 2786, AS DOC. #612540 LOCATED WITHIN A PORTION OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.

DOUGLAS COUNTY NEVADA

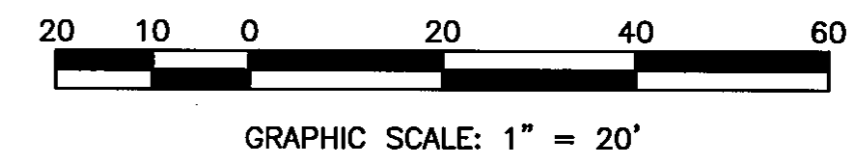
SHEET 1 OF 3 SHEETS

DOC # 622268



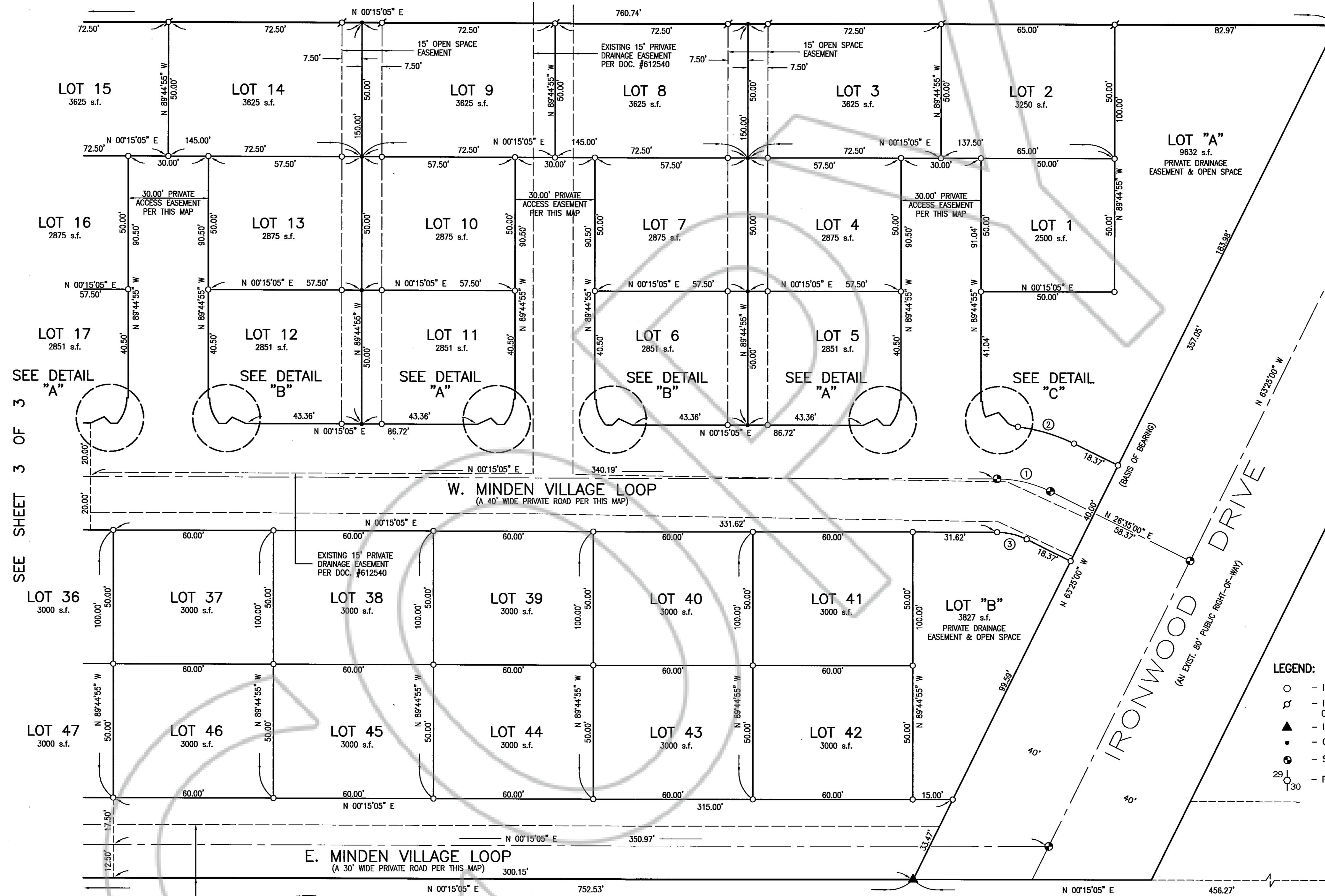


APN 1320-30-711-002  
(K & S PROPERTIES)



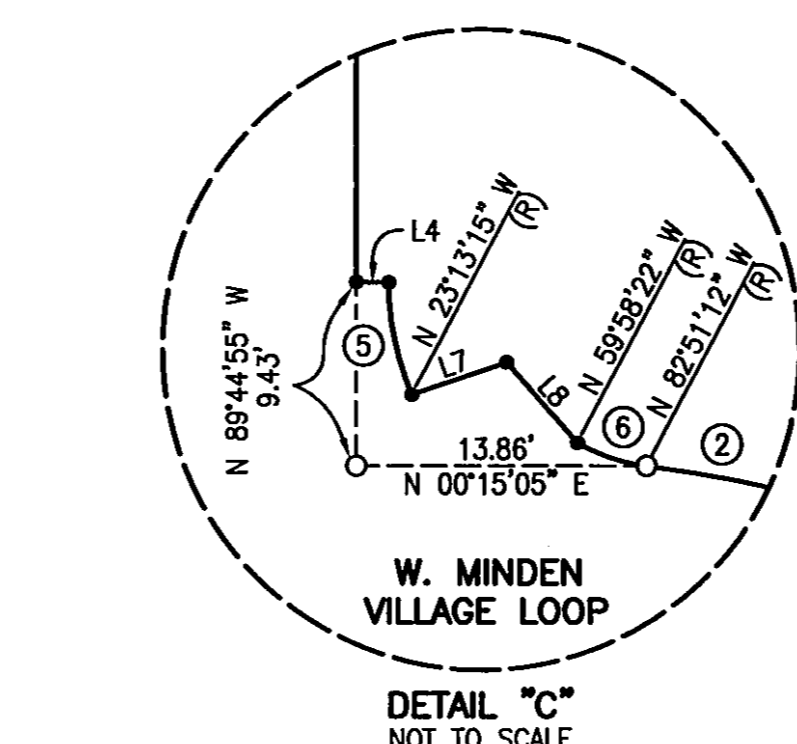
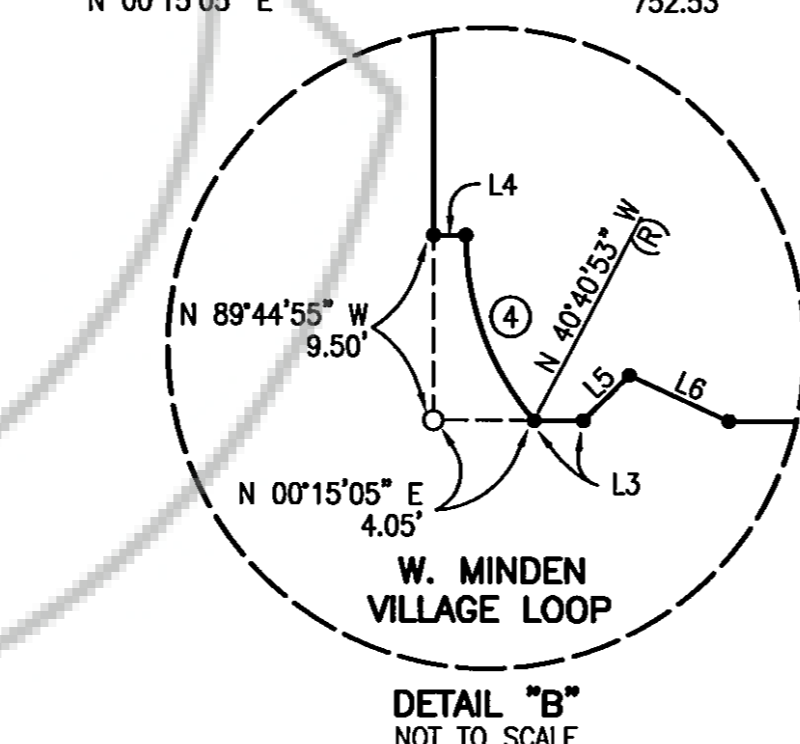
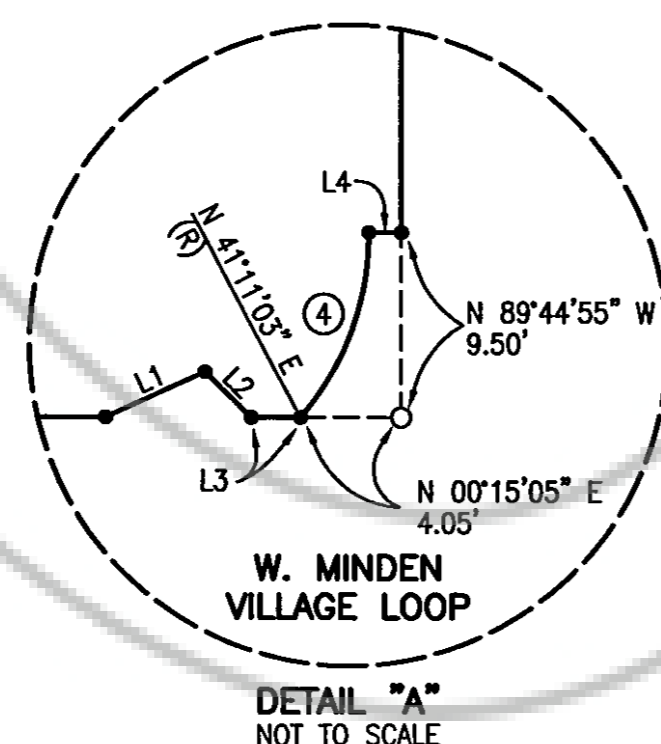
LINE DATA		
LINE	BEARING	DISTANCE
L1	N 24°16'56" W	5.66'
L2	N 44°46'05" E	3.35'
L3	N 00°15'05" E	2.55'
L4	N 00°15'05" E	0.50'
L5	N 44°15'55" W	3.35'
L6	N 24°47'06" E	5.66'
L7	N 18°36'48" W	5.19'
L8	N 48°41'57" E	5.54'

CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
CENTERLINE DATA				
①	28°19'55"	45.00'	20.68'	10.53'
RIGHT-OF-WAY DATA				
②	19°26'12"	65.00'	22.05'	11.13'
③	28°19'55"	25.00'	11.49'	5.85'
④	40°55'58"	14.50'	10.36'	5.41'
⑤	23°28'20"	14.50'	5.94'	3.01'
⑥	22°52'50"	9.50'	3.79'	1.92'



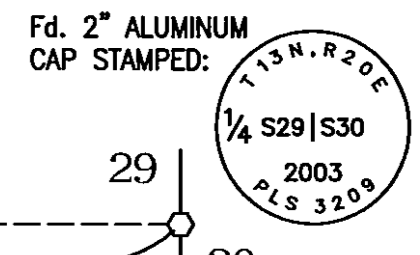
SEE SHEET 3 OF 3

**WESTERN**  
ENGINEERING & SURVEYING SERVICES  
3032 SILVER SAGE DRIVE  
CARSON CITY, NEVADA 89701  
(775) 884-3200 FAX (775) 884-3211



**BASIS OF BEARING**  
THE BEARING N 63°25'00\"/>

- LEGEND:**
- - INDICATES SET 5/8" REBAR & CAP PLS 3209
  - ⊙ - INDICATES SET 5/8" REBAR & CAP, 1.0' OFFSET ON LINE OF PROPERTY CORNER, PLS 3209
  - ▲ - INDICATES Fd. 5/8" REBAR & CAP PLS 3209
  - - CALCULATED POINT, NOTHING FOUND OR SET
  - ⊙ - SET CLASS "A" WELL MONUMENT, P.L.S. 3209
  - ⊙ - Fd. 1/4 CORNER



**FINAL SUBDIVISION MAP PD#03-007-1**  
FOR  
**MINDEN VILLAGE**  
A PLANNED UNIT DEVELOPMENT  
BEING A DIVISION OF PARCEL 4 OF THE FINAL SUBDIVISION MAP PD#03-007 FOR MINDEN VILLAGE, RECORDED IN BOOK 0504, PAGE 2786, AS DOC. #612540 LOCATED WITHIN A PORTION OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.  
DOUGLAS COUNTY NEVADA  
SHEET 2 OF 3 SHEETS

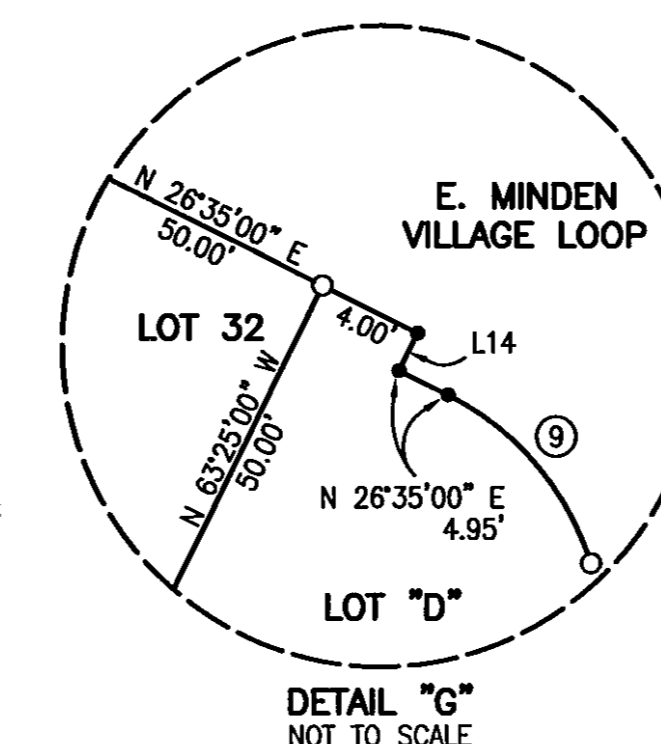
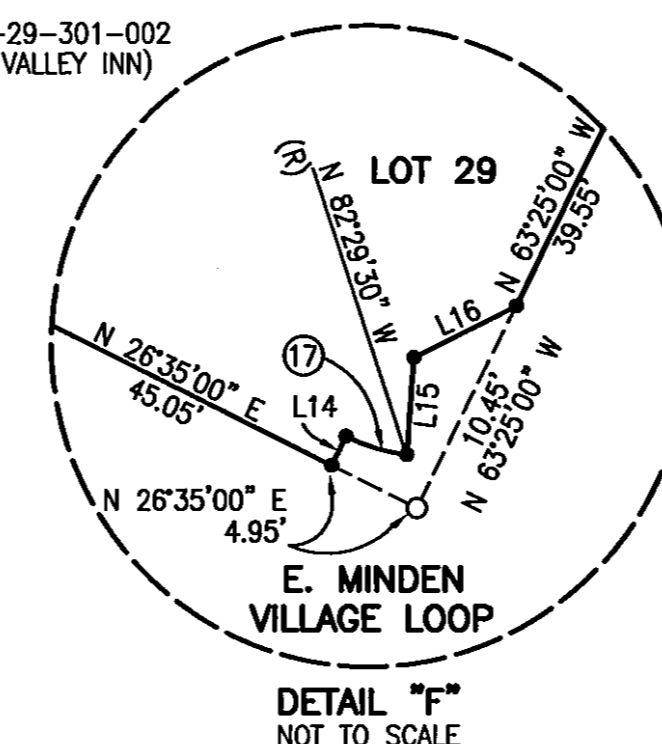
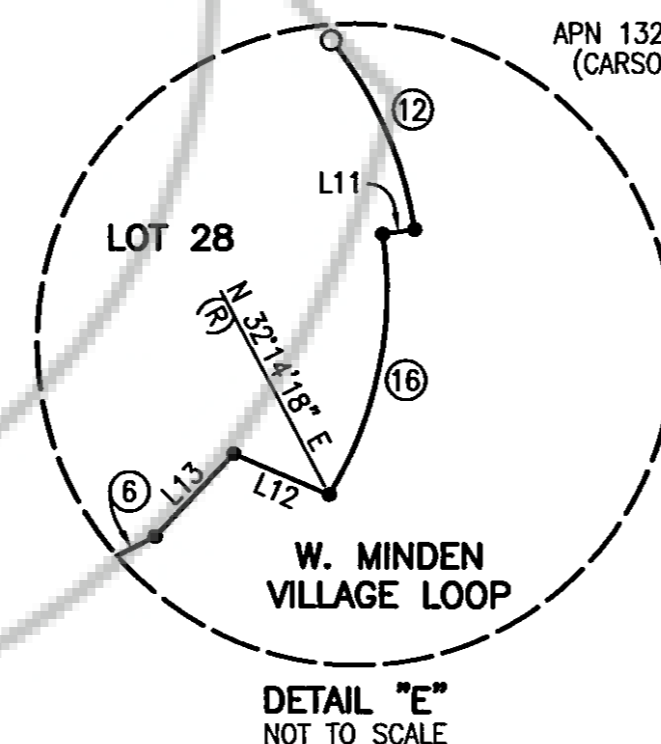
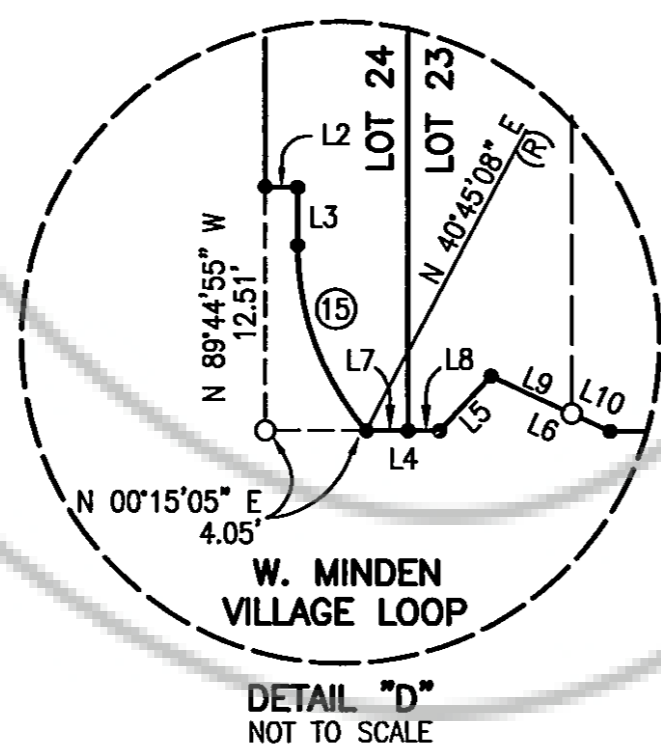
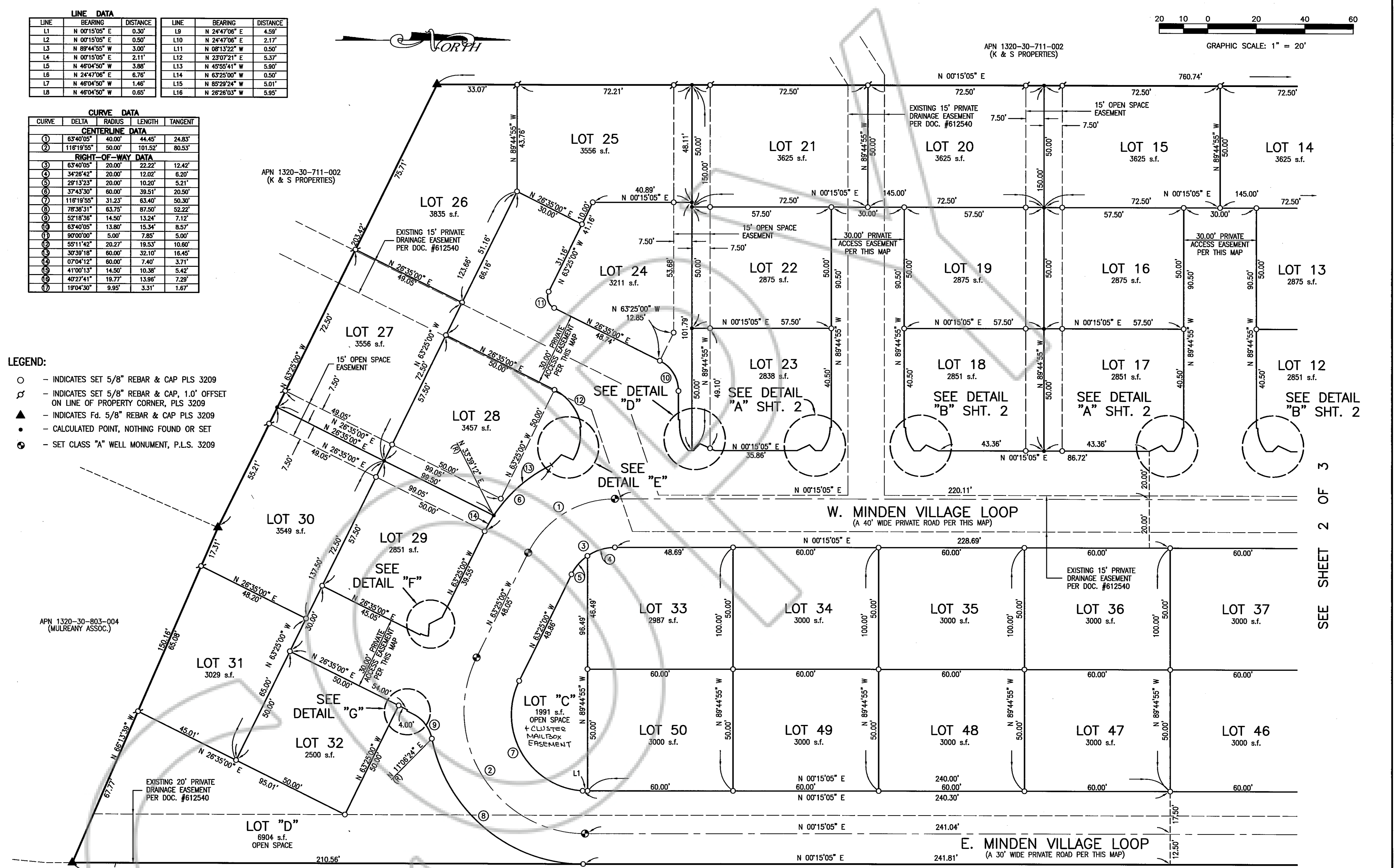
DOC # 622268



LINE DATA					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°15'05" E	0.30'	L9	N 24°47'06" E	4.58'
L2	N 00°15'05" E	0.50'	L10	N 24°47'06" E	2.17'
L3	N 89°44'55" W	3.00'	L11	N 08°13'22" W	0.50'
L4	N 00°15'05" E	2.11'	L12	N 23°07'21" E	5.37'
L5	N 46°04'50" W	3.88'	L13	N 45°55'41" W	5.90'
L6	N 24°47'06" E	6.76'	L14	N 63°25'00" W	0.50'
L7	N 46°04'50" W	1.46'	L15	N 85°29'24" W	5.01'
L8	N 46°04'50" W	0.65'	L16	N 26°26'03" W	5.95'

CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
CENTERLINE DATA				
1	63°40'05"	40.00'	44.45'	24.83'
2	116°19'55"	50.00'	101.52'	80.53'
RIGHT-OF-WAY DATA				
3	63°40'05"	20.00'	22.22'	12.42'
4	34°28'42"	20.00'	12.02'	6.20'
5	28°13'23"	20.00'	10.20'	5.21'
6	37°43'30"	60.00'	39.51'	20.50'
7	116°19'55"	31.23'	63.40'	50.30'
8	78°38'31"	63.75'	87.50'	52.22'
9	52°18'36"	14.50'	13.24'	7.12'
10	63°40'05"	13.80'	15.34'	8.57'
11	90°00'00"	5.00'	7.85'	5.00'
12	55°11'42"	20.27'	19.53'	10.80'
13	30°39'18"	60.00'	32.10'	16.45'
14	07°04'12"	60.00'	7.40'	3.71'
15	41°00'13"	14.50'	10.38'	5.42'
16	40°27'41"	19.77'	13.96'	7.29'
17	19°04'30"	9.95'	3.31'	1.67'

- LEGEND:**
- - INDICATES SET 5/8" REBAR & CAP PLS 3209
  - ⊕ - INDICATES SET 5/8" REBAR & CAP, 1.0' OFFSET ON LINE OF PROPERTY CORNER, PLS 3209
  - ▲ - INDICATES Fd. 5/8" REBAR & CAP PLS 3209
  - - CALCULATED POINT, NOTHING FOUND OR SET
  - ⊙ - SET CLASS "A" WELL MONUMENT, P.L.S. 3209



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**FINAL SUBDIVISION MAP PD#03-007-1**  
FOR  
**MINDEN VILLAGE**  
A PLANNED UNIT DEVELOPMENT  
BEING A DIVISION OF PARCEL 4 OF THE FINAL SUBDIVISION MAP PD#03-007 FOR MINDEN VILLAGE, RECORDED IN BOOK 0504, PAGE 2786, AS DOC. #612540 LOCATED WITHIN A PORTION OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.  
DOUGLAS COUNTY NEVADA  
SHEET 3 OF 3 SHEETS

DOC # 622268

SEE SHEET 2 OF 3