

COUNTY CLERK'S CERTIFICATE

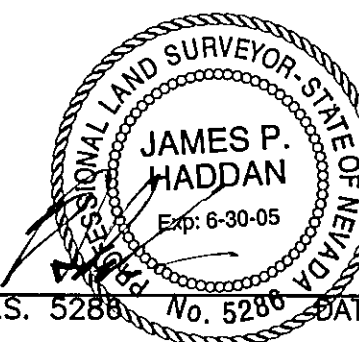
IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 29th DAY OF September 2004. IN ADDITION ALL OFFERS OF DEDICATION FOR OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Barbara J. Reed 9-29-04
BARBARA J. REED DATE
COUNTY CLERK by *[Signature]*

SURVEYOR'S CERTIFICATE:

I, JAMES P. HADDAN, 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 AVONMORE DEVELOPMENT LLC.
- 2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE W. 1/2 N.W. 1/4 OF SECTION 7, T.14., R.20E., MD.B.&M., DOUGLAS COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON THE 4TH DAY OF JUNE 2003.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



James P. Haddan P.L.S. 5286 No. 5286 DATE 5/1/04

NOTES:

- 1. PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENTS ARE 5 FEET ON EACH SIDE OF INTERIOR LOT LINES AND 5 FEET ADJACENT TO REAR LOT LINES AND 10.0 FEET ADJACENT TO STREETS, UNLESS OTHERWISE SHOWN.
- 2. ANY FURTHER DIVISION OF THESE PARCELS SHALL BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER N.R.S. 278.462(3).
- 3. THERE WERE NO WELLS, SEPTIC SYSTEMS OR STRUCTURES LOCATED ON THIS PARCEL ON THE DATE OF THIS SURVEY EXCEPT AS SHOWN.
- 4. ALL PARCELS SHALL OBTAIN ACCESS FROM THE APPLICABLE SHARED-ACCESS EASEMENT IDENTIFIED ON THIS FINAL MAP.
- 5. MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.
- 6. OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY THE AUTHORIZING AGENCY.

OWNERS CERTIFICATE:

AVONMORE DEVELOPMENT LLC, IS THE LEGAL OWNER OF THIS PARCEL AND DOES HEREBY GRANT PERMANENT EASEMENTS FOR UTILITY INSTALLATION, DRAINAGE AND PUBLIC ROAD RIGHT OF WAY AS DELINEATED ON THIS MAP. WE DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

Glenn Sheard 5-18-04
AUTHORIZED REPRESENTATIVE FOR DATE
AVONMORE DEVELOPMENT LLC GLENN SHEARD

STATE OF Nevada }
COUNTY OF Douglas } SS.

ON THIS 27 DAY OF September 2004, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, THE AUTHORIZED REPRESENTATIVE FOR AVONMORE DEVELOPMENT LLC WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

Gunda K. Tegha
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-27-05

UTILITY COMPANIES:

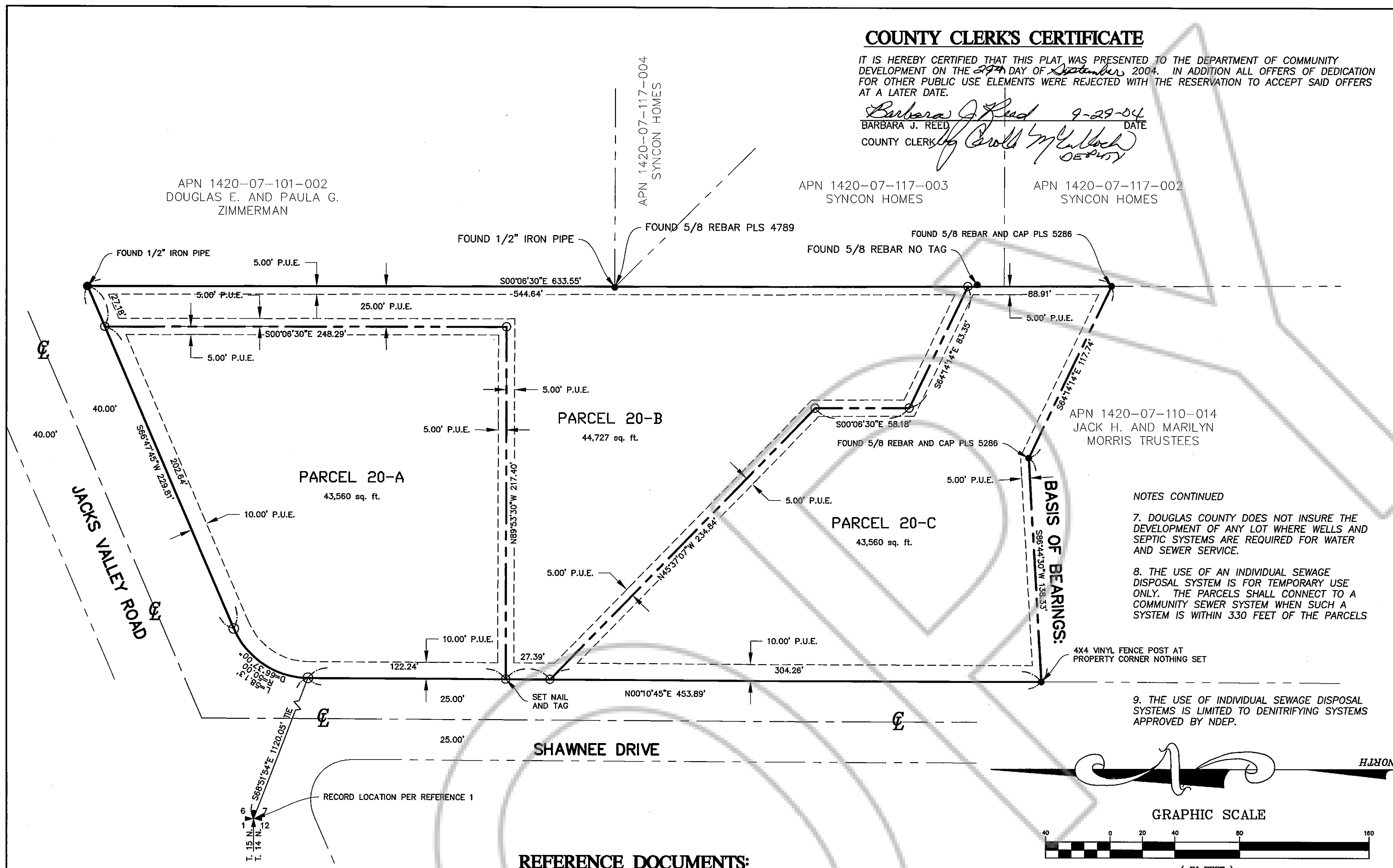
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN APPROVED AND ACCEPTED. (ACCEPTANCE DOES NOT GUARANTEE ACCESSIBILITY)

Jim Dawn 5-21-04 DATE
CHAPTER COMMUNICATIONS (CABLE) VERIZON
Sim Galvan
Michael Rice 6-3-04 DATE
SIERRA PACIFIC POWER COMPANY SOUTHWEST GAS CORPORATION
LARRY GIBSON DATE

ZONING: SF1A SHEET 1 OF 1
TOTAL AREA = 131,847 sq.ft. 4-6-04

PARCEL MAP LDA 03-078
FOR
AVONMORE DEVELOPMENT LLC
A DIVISION OF APN 1420-07-110-015 PER PLAT MAP FILED AS DOCUMENT NO. 594545 BEING A PORTION OF THE WEST 1/2 N.W. 1/4 OF SECTION 7, T.14., R.20E., MD.B.&M., DOUGLAS COUNTY, NEVADA

HADDAN ENGINEERING, INC.
206 S. Minnesota Street
Carson City, Nevada 89703
(775) 883-6595
FAX (775) 883-6582 3063851



REFERENCE DOCUMENTS:

- 1. A PLAT MAP FOR VALLEY VIEW SUBDIVISION BY JOHNSTONE ENGINEERS FILED AS PLAT No. 231 DOUGLAS COUNTY RECORDS, 2001.
- 2. A PLAT MAP FOR AVONMORE DEVELOPMENT BY HADDAN ENGINEERING FILED AS DOCUMENT NO. 594545 DOUGLAS COUNTY RECORDS.
- 3. A BOUNDARY LINE ADJUSTMENT BY HADDAN ENGINEERING FILED AS DOCUMENT NO. 0290155 DOUGLAS COUNTY RECORDS.

BASIS OF BEARINGS:

THE NORTH WEST PROPERTY LINE OF APN 1420-07-110-014 PER A BOUNDARY LINE ADJUSTMENT BY HADDAN ENGINEERING FILED AS DOCUMENT No. 0290155 DOUGLAS COUNTY RECORDS.

COUNTY TAX COLLECTOR

I, BARBARA J. REED, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT ALL TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID. APN 1420-07-110-015

Barbara J. Reed 9-30-04
BARBARA J. REED DATE
DOUGLAS COUNTY CLERK-TREASURER
by Mary Ann Klemmer

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE:

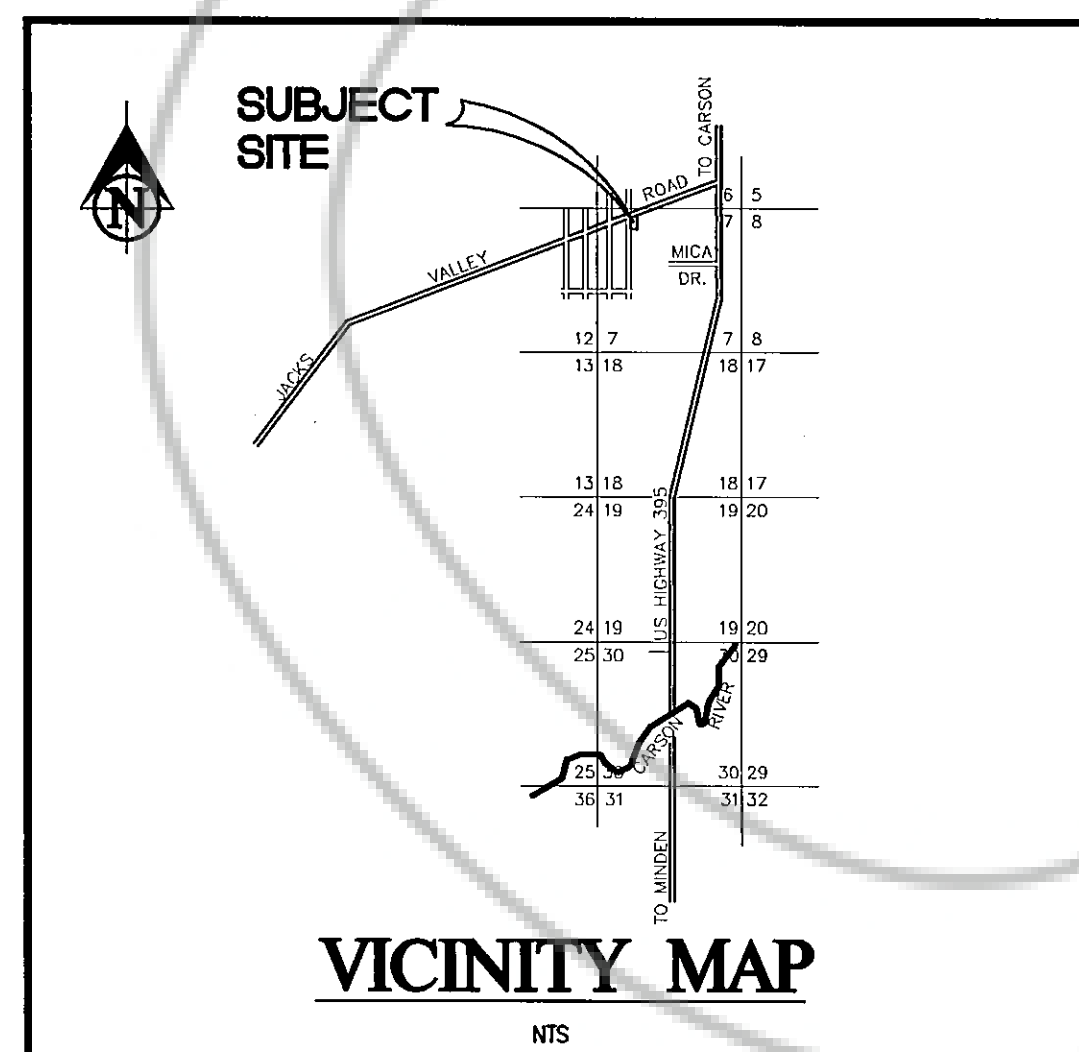
IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 29th DAY OF September 2004 THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION ALL OFFERS OF DEDICATION FOR OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Mimi Moss 9-29-04
MIMI MOSS DATE
PLANNING / ECONOMIC DEVELOPMENT MANAGER

TITLE CERTIFICATE:

THIS IS TO CERTIFY THAT AVONMORE DEVELOPMENT LLC IS THE ONLY PARTY HAVING RECORD INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDERS SHOWN ON THIS PLAT. THERE ARE NO LIEN OR MORTGAGE HOLDERS OF RECORD.

Sherry Pavlik 7/14/04 DATE
TITLE Officer KATHY PAVLIK
TITLE CORRECTOR Centennial Title



LEGEND:

- - SET 5/8" REBAR AND CAP NO. 5286 OR AS INDICATED
- - FOUND 5/8" REBAR AND CAP NO. 5286 OR AS INDICATED
- ✦ - SECTION CORNER
- ℄ - CENTERLINE
- P.U.E. - PUBLIC UTILITY AND DRAINAGE EASEMENT

RECORDERS CERTIFICATE

FILED FOR RECORD THIS 1st DAY OF October 2004 AT 9:00 MINUTES PAST 3 O'CLOCK P.M. IN BOOK 1804 OF OFFICIAL RECORDS, AT PAGE 658, DOCUMENT NUMBER 625701 RECORDED AT THE INSTANCE OF Daniel Saunders

Billy Haddon Deputy
DOUGLAS COUNTY RECORDER