

FINAL SUBDIVISION MAP LDA 01-047
 PLANNED UNIT DEVELOPMENT

ARBOR GARDENS

PHASE 4

LOCATED WITHIN PORTIONS OF THE NW1/4 AND THE SW1/4 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, ANDREW W. MITCHELL, PRESIDENT OF SYNCON HOMES, a Nevada Corporation, MANAGER OF ARBOR GARDENS IV LLC, 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.

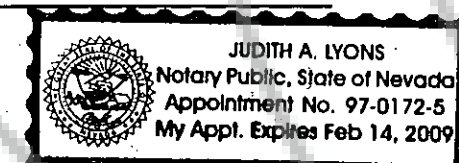
Andrew W Mitchell Pres.

ANDREW W. MITCHELL, PRESIDENT
 SYNCON HOMES, a Nevada Corporation, Manager of
 ARBOR GARDENS IV LLC

COUNTY OF DOUGLAS
 STATE OF NEVADA

ON THIS 8 DAY OF Sept. 2005, IN THE YEAR 2005, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED ANDREW W. MITCHELL, 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, 2009



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: 1-12-05
 PRINTED NAME: MICHAEL PRICE

VERIZON NEVADA
 SIGNATURE: *S. Crossman* DATE: 01-10-05
 PRINTED NAME: LYNDEN CROSSMAN

SOUTHWEST GAS COMPANY
 SIGNATURE: *Larry Gibson* DATE: 1/2/05
 PRINTED NAME: LARRY GIBSON

MINDEN-GARDNERVILLE SANITATION DISTRICT
 SIGNATURE: *Jerome Etcheouhen* DATE: 8/26/05
 PRINTED NAME: Jerome Etcheouhen

GARDNERVILLE WATER COMPANY
 SIGNATURE: *Mark V. Gonzales* DATE: 1-17-05
 PRINTED NAME: MARK V. GONZALES

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 1/19/05
 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: *Robert H. Ziegler, P.E.* DATE 2/10/2005
 PRINTED NAME: ROBERT H. ZIEGLER

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. 1220-03-210-067)(NEW A.P.N. 1220-03-311-001)

Barbara J. Reed 10-12-05
 BARBARA J. REED DATE
 DOUGLAS COUNTY CLERK-TREASURER
by Mary Ann Wanner

COUNTY ENGINEER'S CERTIFICATE

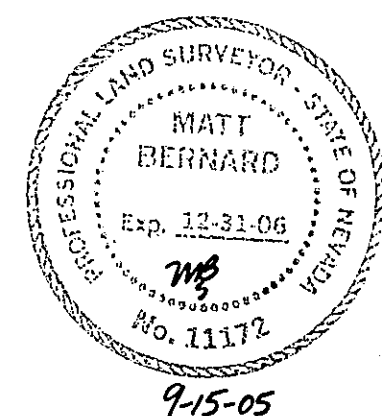
I, CARL RUSCHMEYER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF TWO (2) SHEETS, ENTITLED "ARBOR GARDENS, PHASE 4"; THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLETED; THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT AND APPROPRIATE FINANCIAL SECURITY FOR THE IMPROVEMENTS HAS BEEN POSTED WITH DOUGLAS COUNTY.

Carl Ruschmeyer 10/14/05
 CARL RUSCHMEYER, P.E. DATE
 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.
- 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 7-15-05.
- 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 ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



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

BUREAU OF SAFE DRINKING WATER

THIS FINAL MAP IS APPROVED BY THE DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL 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 A COMMUNITY SEWAGE DISPOSAL SYSTEM.

DIVISION OF ENVIRONMENTAL PROTECTION
 SIGNATURE: *Richard P. Drew* DATE 8/15/05
 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 4th DAY OF October, 2005, 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: Deputy Clerk to Board

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 14th DAY OF October, 2005. 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 10-4-05
 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 RECORDED 6-18-02 Book 0602, Pgs 6 5&8, # 545000

Jane K. Coudon 1/6/05
 JANE K. COUDON
 STEWART TITLE OF DOUGLAS COUNTY 030502117

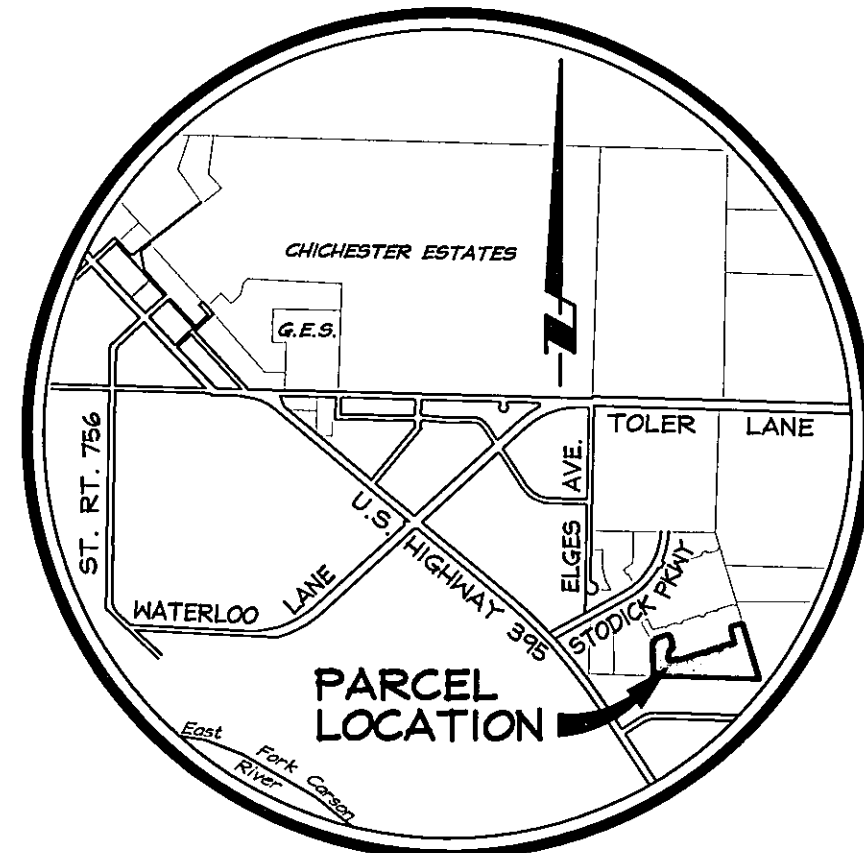
RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 17 DAY OF October, 2005, AT 02 MINUTES PAST 10 O'CLOCK A.M., IN BOOK 1005 OF OFFICIAL RECORDS, AT PAGE 7083, DOCUMENT NO. 657923, RECORDED AT THE REQUEST OF SYNCON HOMES.

Calley Fehd - Deputy
 DOUGLAS COUNTY RECORDER



1603 ESHERALDA AVENUE POST OFFICE BOX 2229
 MINDEN, NEVADA 89423
 PHONE (775) 782-2522 FAX (775) 782-7084
 WEB SITE: WWW.ANDERSONENGINEERING.COM



VICINITY MAP
NO SCALE

LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 11172
 - △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 8659
 - FOUND CONCRETE NAIL WITH BRASS TAG PLS 8659 ON TOP OF CURB 1.25' FROM PROPERTY CORNER ON PROJECTED PROPERTY LINE.
 - ⊙ FOUND CENTERLINE MONUMENT IN WELL - 5/8" REBAR WITH ALUMINUM CAP, PLS 8659
 - ▲ SET 5/8" REBAR WITH PLASTIC CAP, PLS 11172
 - ⊙ SET CENTERLINE MONUMENT IN WELL
- LOT 4 FINAL MAP LOT NUMBER
5,274 SF LOT SIZE
4B IMPROVEMENT PLAN LOT NUMBER
Ⓐ DESIGNATES AFFORDABLE HOUSING LOT
(RAD) RADIAL BEARING

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.

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°20'34"W	19.00'
L2	N24°44'03"W	38.00'
L3	N17°48'57"W	19.00'
L4	N72°11'03"E	38.00'
L5	N72°11'03"E	19.00'
L6	N70°42'50"W	17.31'
L7	N00°23'56"W	38.38'
L8	N86°36'53"W	38.38'
L9	N26°37'44"E	13.18'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	22.00'	34.86'	22.00'
C2	72°41'59"	22.00'	27.41'	16.16'
C3	86°12'57"	22.00'	33.10'	20.59'
C4	130°59'05"	25.00'	57.15'	54.84'
C5	05°17'01"	119.00'	10.97'	5.49'
C6	23°01'57"	119.00'	47.84'	24.25'
C7	08°53'04"	119.00'	18.45'	9.24'
C8	86°12'57"	41.00'	61.69'	38.38'
C9	08°34'10"	119.00'	17.87'	8.95'
C10	45°37'58"	15.00'	11.95'	6.31'
C11	48°55'35"	50.00'	42.70'	22.75'
C12	35°16'03"	50.00'	30.78'	15.89'
C13	34°40'56"	50.00'	30.27'	15.61'
C14	27°41'36"	50.00'	24.17'	12.32'
C15	43°52'29"	15.00'	11.44'	6.04'
C16	83°04'54"	15.00'	21.75'	13.29'
C17	65°39'53"	100.00'	114.61'	64.53'
C18	65°39'53"	81.00'	92.83'	52.27'
C19	107°25'01"	15.00'	28.12'	20.43'
C20	75°04'25"	15.00'	19.65'	11.53'
C21	94°32'23"	81.00'	133.65'	87.69'
C22	10°23'12"	81.00'	14.68'	7.36'
C23	107°25'01"	100.00'	187.48'	136.18'
C24	90°00'00"	25.00'	39.27'	25.00'
C25	90°00'00"	15.00'	23.56'	15.00'
C26	111°12'04"	41.00'	79.57'	59.88'
C27	111°12'04"	22.00'	42.70'	32.13'
C28	68°47'56"	25.00'	30.02'	17.12'
C29	15°54'03"	32.00'	8.88'	4.47'
C30	15°54'03"	27.00'	7.44'	3.77'
C31	111°12'04"	59.00'	114.51'	86.17'
C32	111°12'04"	40.00'	77.63'	58.42'
C33	68°47'56"	15.00'	18.01'	10.27'
C34	111°12'04"	15.00'	29.11'	21.91'
C35	68°47'56"	25.00'	30.02'	17.12'
C36	23°14'42"	63.00'	25.56'	12.96'
C37	45°33'14"	63.00'	50.09'	26.45'
C38	06°55'06"	100.00'	12.07'	6.04'
C39	68°47'56"	44.00'	52.83'	30.13'



NOTES

TOTAL AREA: 8.20 ACRES ROADWAY: 98,338 SF / 2.26 ACRES LOTS: (43) 5.86 ACRES OPEN SPACE: (3) 3,246 SF / 0.11 ACRES
 THIS MAP IS A DIVISION OF REMAINDER LOT 64 OF ARBOR GARDENS PHASE 3 RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 629883.
 THE PARCELS SHOWN HEREON LIE WITHIN THE SHADED 'X' FLOOD ZONE AS SAID PARCELS PLOT BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, NEVADA, MAP NUMBER 32005C0265 F DATED NOVEMBER 8, 1999.
 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.

Anderson
ENGINEERING INC.
1603 ESTERLADA AVENUE - POST OFFICE BOX 2229
HENDER, NEVADA 89423
PHONE (775) 782-2322 FAX (775) 782-7084
WEB SITE: WWW.ANDERSON.COM

SCALE: 1" = 50' SHEET 2 OF 2

FINAL SUBDIVISION MAP
A PLANNED UNIT DEVELOPMENT
LDA 01-047
FOR
ARBOR GARDENS
PHASE 4

LOCATED WITHIN PORTIONS OF THE NW1/4 AND THE SW1/4 OF SECTION 3, T.12N., R.20E., M.D.M. DOUGLAS COUNTY, NEVADA

574-23-03
57423FM-4.dwg 06/07/05