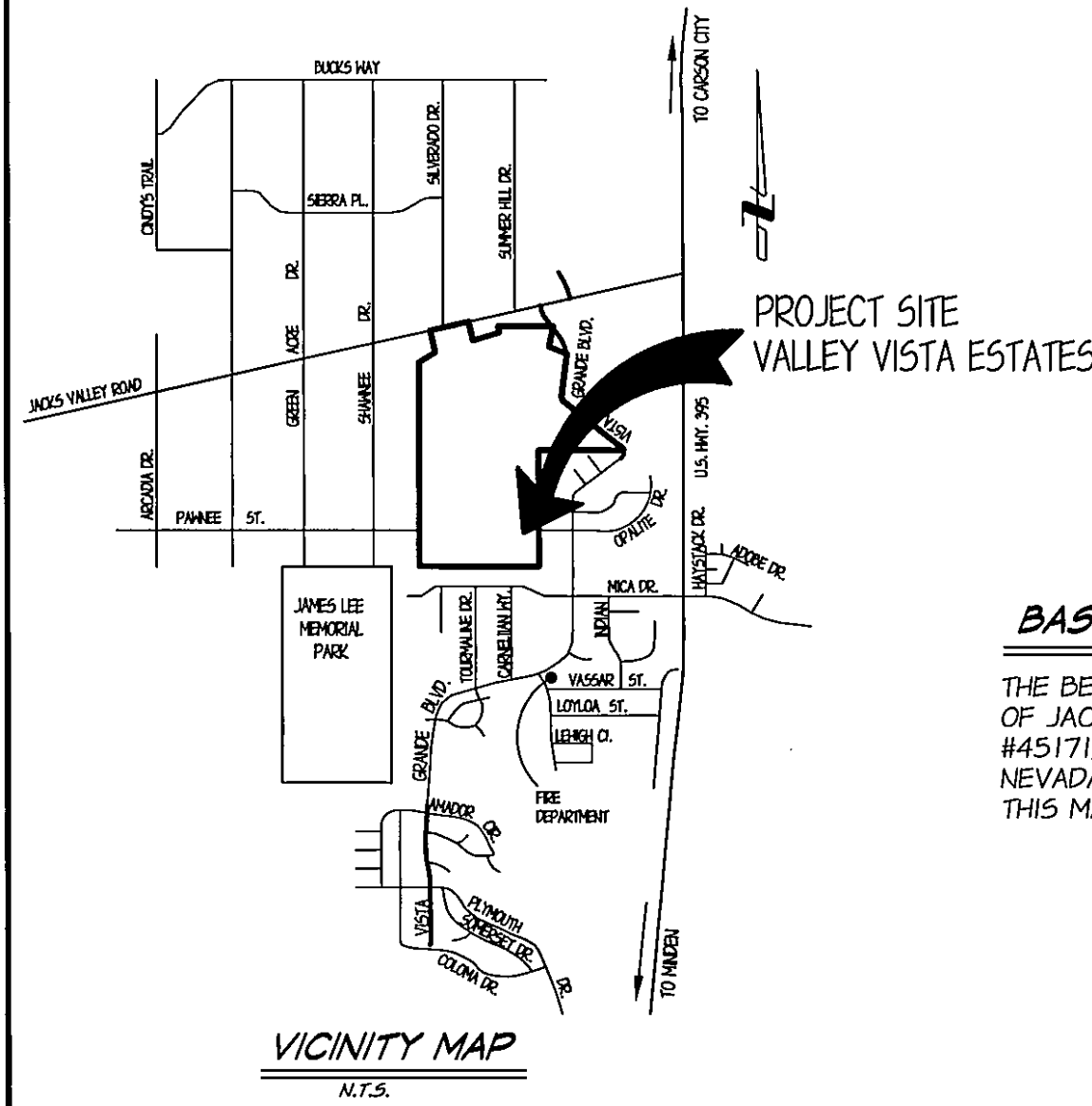


FINAL MAP LDA 97-1007-B FOR VALLEY VISTA ESTATES, PHASE 7

BEING A SUBDIVISION WITHIN THE
NORTH 1/2 OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M.
DOUGLAS COUNTY NEVADA



BASIS OF BEARING

THE BEARING N 66°55'25" E FOR THE CENTERLINE OF JACK'S VALLEY ROAD AS SHOWN ON DOCUMENT #45171, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

COMMUNITY DEVELOPMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 18TH DAY OF OCTOBER, 2006. 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 10-18-06
MIMI MOSS, PLANNING / ECONOMIC DEVELOPMENT MANAGER DATE

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 "VALLEY VISTA ESTATES, PHASE 7, AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. SECURITY IN COMPLIANCE WITH DOUGLAS COUNTY CODE HAS BEEN POSTED IN AN AMOUNT SUFFICIENT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

Carl Ruschmeyer 10/17/06
CARL RUSCHMEYER, P.E. DATE
DOUGLAS COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

I, HARLAN K. KING A PROFESSIONAL LAND SURVEYOR REGISTERED 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 A NEVADA CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN THE NORTH 1/2 OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON 2-15-06.
3. THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED BY 7-25-07, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO INSURE THEIR INSTALLATION.

HARLAN K. KING P.L.S. 5665



UTILITY COMPANY APPROVALS

THE EASEMENTS SHOWN ON THIS MAP, UNLESS OTHERWISE INDICATED, ARE UTILITY EASEMENTS TO BE USED FOR THE SPECIFIC PURPOSE OF ELECTRICAL, TELEPHONE AND GAS SERVICE, AND ARE HEREBY CHECKED AND APPROVED. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

Mike Price 3-9-06 DATE
MIKE PRICE SIERRA PACIFIC POWER CO.
Larry Gibson 3/9/06 DATE
LARRY GIBSON SOUTHWEST GAS CORP.

BUREAU OF SAFE DRINKING WATER

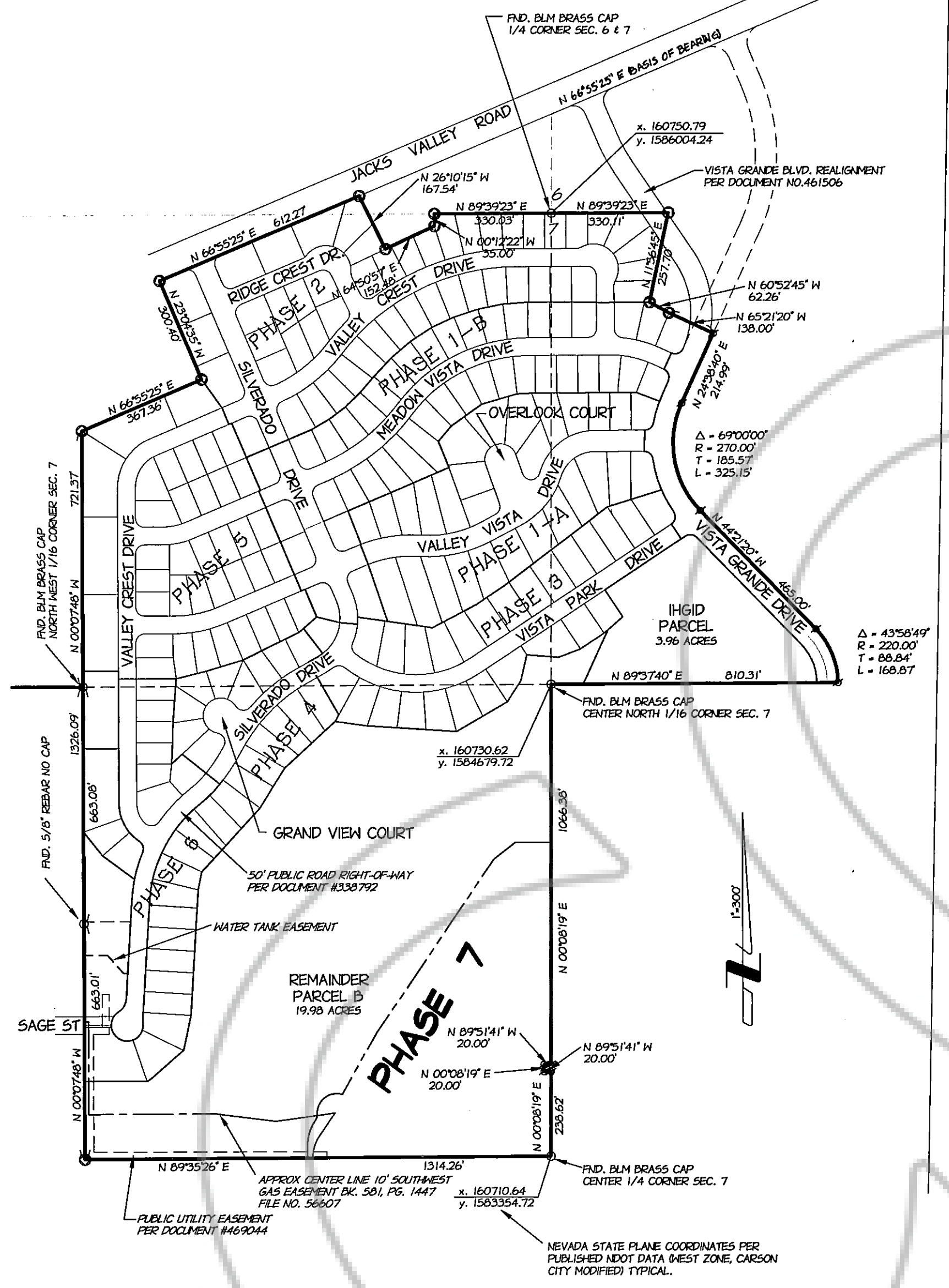
THIS FINAL MAP IS APPROVED BY THE DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM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

James R. Balderson 3/22/06 DATE
JAMES R. BALDERSON DIVISION OF ENVIRONMENTAL PROTECTION

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.

Robert H. Zeisloft 3/22/2006 DATE
ROBERT ZEISLOFT DIVISION OF WATER RESOURCES



LEGEND

- = CLASS A MONUMENT TO BE SET - P.L.S. 5665
- = FOUND AS NOTED
- = FOUND 5/8 REDBAR W/CAP P.L.S. 5665
- = SET 5/8" REDBAR W/ CAP P.L.S. 5665
- ⊗ = CALCULATED POSITION NOTHING SET

NOTES:

- 1.) PUBLIC UTILITY EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS, UNLESS OTHERWISE NOTED.
- 2.) TOTAL AREA OF PHASE 7 = 8.66 ACRES
- 3.) TOTAL SITE = 28.64 ACRES

FIRE DEPARTMENT APPROVAL

THE FIREFIGHTING ACCESSSES SHOWN ON THIS MAP ARE HEREBY APPROVED BY THE SIERRA FIRE DISTRICT/NEVADA DIVISION OF FORESTRY.

Steve Eschle 3-9-06 DATE
RICH RIOLA STAVS 613818
SIERRA FIRE DISTRICT FIRE MGR/NO.1
NEVADA DIVISION OF FORESTRY EAST FORK FIRE

OWNER'S CERTIFICATE

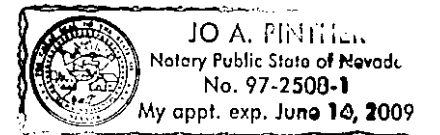
THIS IS TO CERTIFY THAT SYNCON HOMES A NEVADA CORPORATION IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS MAP AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH, AND FOR THE PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 & 278 AND DOUGLAS COUNTY CODE 16, AND DOES HEREBY OFFER FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR PUBLIC USE, THE RIGHTS OF WAY AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AS PERMANENT EASEMENTS FOR THE STATED PURPOSE, IN WITNESS WHEREOF THE UNDERSIGNED HAS AFFIXED HIS NAME.

Andrew W. Mitchell Pres. 3/10/06 DATE
SYNCON HOMES A NEVADA CORPORATION
Andrew Mitchell

STATE OF NEVADA) 55
CARSON CITY)

ON THIS 10TH DAY OF March, 2006
ANDREW W. MITCHELL DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE FORGOING INSTRUMENT FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

John A. Pinter 3/10/06 DATE
JOHN A. PINTER NOTARY PUBLIC



TAX COLLECTOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID. APN: 1420-07-201-004 AG ✓

Barbara J. Reed 10-19-06 DATE
BARBARA J. REED DOUGLAS COUNTY CLERK-TREASURER

TITLE COMPANY CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE OWNERS CERTIFICATE, ARE THE ONLY PARTIES OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. ANY LIENS AND/OR MORTGAGE HOLDERS OF RECORD ARE LISTED BELOW:
1. DEED OF TRUST, DOCUMENT NO. 416241

Karen L. Ellison 3/9/06 DATE
KAREN L. ELLISON STEWART TITLE COMPANY

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 18TH DAY OF OCTOBER, 2006, 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 10-19-06 DATE
BARBARA REED, COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 20 DAY OF October, 2006
AT 3:06 P.M. IN BOOK 1006, PAGE 1112
OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
AT THE REQUEST OF JOHN C. SERPA.

RECORDING FEE: 64.00

DOC. No.: 686969

Colleen Fehel Deputy
DOUGLAS COUNTY RECORDER

CERTIFICATE OF AMENDMENT
DOC# 691901 BK 0107 PG 26

FINAL MAP LDA-97-1007-B
FOR
VALLEY VISTA ESTATES
PHASE 7
FOR
SYNCON HOMES A NEVADA CORPORATION
DOUGLAS COUNTY, NEVADA
BEING A PORTION OF THE NORTH 1/2 OF SECTION 7, T.14 N., R.20 E. M.D.M.

HK HARLAN KING & ASSOCIATES
LAND SURVEYING
P.O. BOX 70088 • RENO, NV. 89570 • (775)852-1777

FINAL MAP LDA 97-1007-B FOR VALLEY VISTA ESTATES, PHASE 7

BEING A SUBDIVISION WITHIN THE
NORTH 1/2 OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M.
DOUGLAS COUNTY NEVADA

SECURITY INTEREST HOLDERS CERTIFICATE

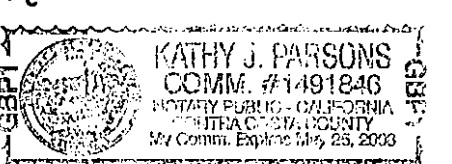
THIS IS TO CERTIFY THAT THE UNDERSIGNED, WELLS FARGO BANK, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

Deven K. Maqs 3-13-06
RESIDENT RELATIONSHIP MANAGER DATE
Deven K. Maqs, Sr. Vice President

STATE OF CALIFORNIA COUNTY OF CONTRA COSTA } 55

ON THIS 13th DAY OF March, 2006, BEFORE ME
Kathy J. Parsons, A NOTARY PUBLIC IN AND FOR THE STATE
 OF CALIFORNIA, PERSONALLY APPEARED Deven K. Maqs, PERSONALLY
 KNOWN TO ME (OR PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE
 AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED
 CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR
 THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE
 INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
 SIGNATURE *[Signature]* # 1491846
 MY COMMISSION EXPIRES May 25, 2006

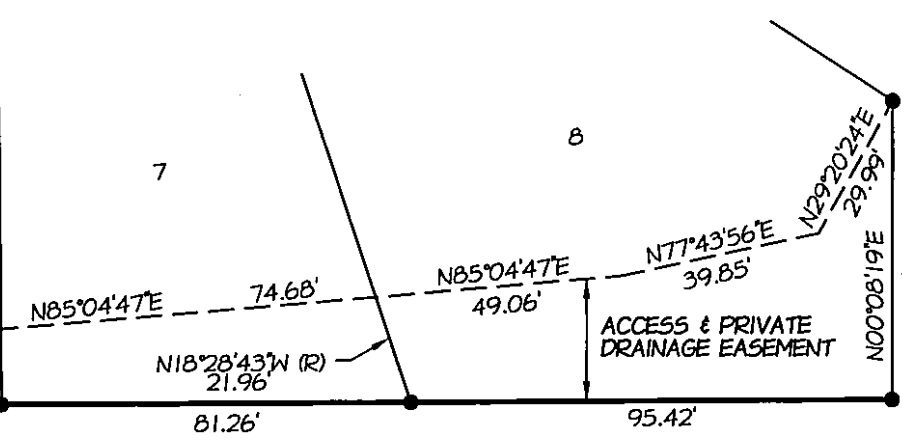


NOTES:

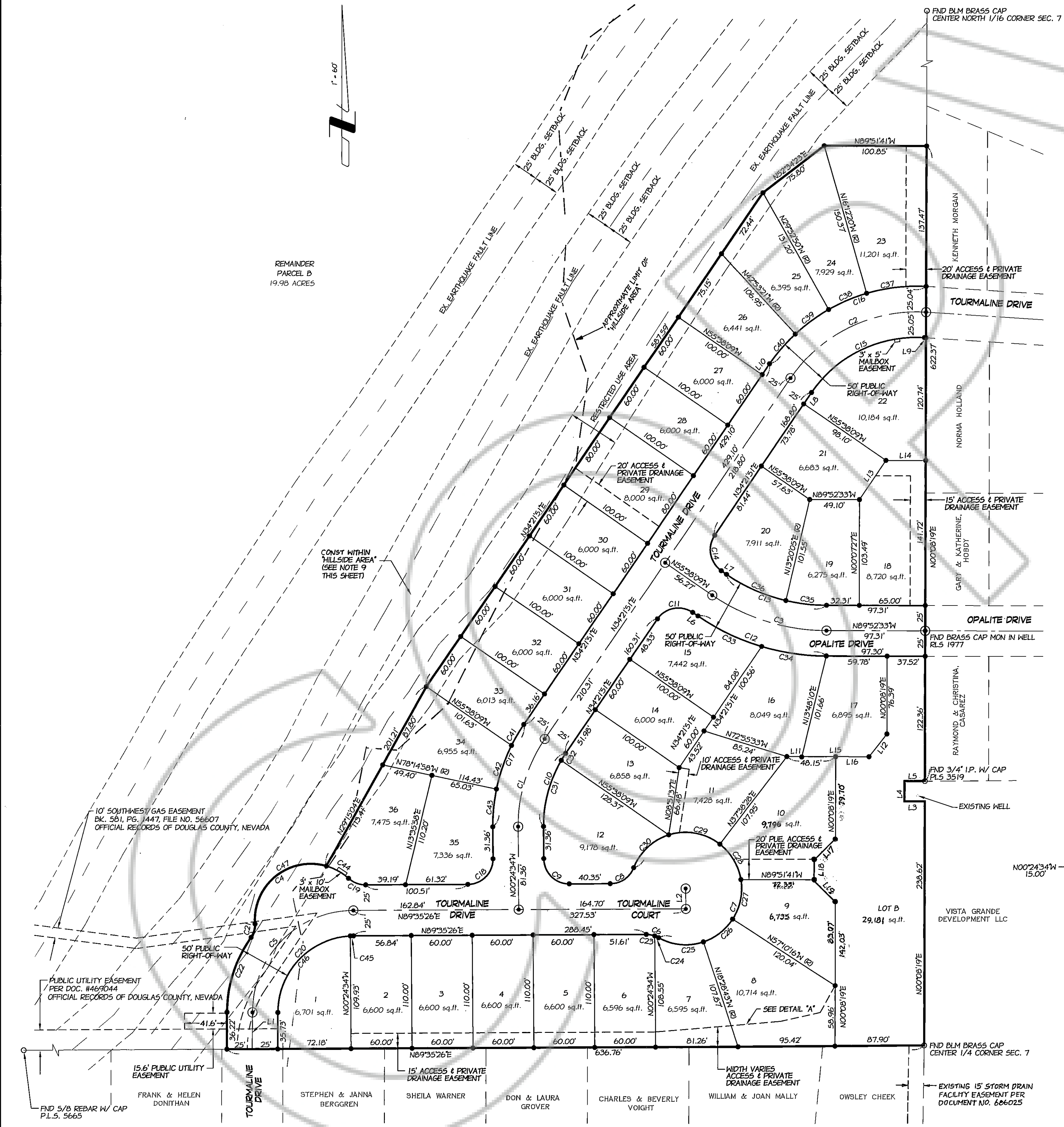
- CLUSTER MAILBOXES SHALL BE LOCATED WITHIN THE PUBLIC UTILITY EASEMENTS.
- PUBLIC UTILITY EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 7.5' ADJACENT TO STREETS UNLESS OTHERWISE STATED.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
- FOR BASIS OF BEARING REFER TO SHEET 1 OF 2.
- ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 27B.462(3).
- MAINTENANCE OF ALL PRIVATE DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNERS ASSOCIATION.
- DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS. CONSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED UNLESS PERMITTED BY AUTHORIZING AGENCY.
- EARTHQUAKE FAULT ZONES: THE DEVELOPMENT OF ALL STRUCTURES SHALL BE PROHIBITED WITHIN THE RESTRICTED USE AREAS FOR EARTHQUAKE FAULT ZONES.
- ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE 'HILLSIDE' AREAS IDENTIFIED ON THE FINAL MAP SHALL COMPLY WITH THE HILLSIDE GRADING STANDARDS OF DOUGLAS COUNTY.
- A BLANKET EASEMENT IS HEREBY GRANTED OVER LOT B FOR WATER, SEWER, STORM DRAIN FACILITIES AND ACCESS.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	150.00	91.04	46.97	34°46'25"
C2	150.00	155.31	85.43	59°19'25"
C3	200.00	119.52	61.60	34°14'25"
C4	55.17	131.16	137.28	156°12'37"
C5	100.00	156.11	99.03	89°26'35"
C6	25.00	12.73	6.51	29°10'26"
C7	55.17	266.91	48.64	27°11'35"
C8	25.00	29.68	16.87	68°01'29"
C9	25.00	39.27	25.00	90°00'00"
C10	125.00	75.86	39.14	34°46'25"
C11	25.00	39.27	25.00	90°00'00"
C12	225.00	134.46	69.31	34°14'24"
C13	175.00	104.58	53.90	34°14'24"
C14	25.00	39.27	25.00	90°00'00"
C15	125.00	129.42	71.19	59°19'26"
C16	175.00	179.64	98.64	58°48'58"
C17	175.00	106.21	54.80	34°46'25"
C18	25.00	39.27	25.00	90°00'00"
C19	25.00	18.52	9.71	42°27'14"
C20	75.00	117.08	74.71	89°26'35"
C21	20.00	14.00	7.30	40°23'38"
C22	125.00	78.07	40.35	35°47'00"
C23	25.00	8.55	4.32	19°35'56"
C24	25.00	4.18	2.09	09°34'30"
C25	55.17	45.49	24.13	47°14'35"
C26	55.17	37.26	19.37	38°41'33"
C27	55.17	40.59	21.27	42°09'33"
C28	55.17	41.43	21.75	43°01'43"
C29	55.17	53.18	28.84	55°13'35"
C30	55.17	48.96	26.23	50°50'56"
C31	125.00	67.84	34.78	31°05'47"
C32	125.00	8.02	4.01	03°40'38"
C33	225.00	69.85	35.21	17°47'12"
C34	225.00	64.61	32.53	16°27'12"
C35	175.00	40.35	20.26	13°23'38"
C36	175.00	64.23	32.48	21°01'46"
C37	175.00	59.21	29.89	19°23'09"
C38	175.00	40.75	20.47	13°20'30"
C39	175.00	40.75	20.47	13°20'31"
C40	175.00	38.93	19.55	12°44'48"
C41	175.00	29.91	11.97	07°49'43"
C42	175.00	45.16	22.71	14°47'06"
C43	175.00	37.14	18.64	12°09'36"
C44	55.17	25.09	12.77	26°03'31"
C45	75.00	3.16	1.58	02°24'55"
C46	75.00	113.92	71.21	87°01'40"
C47	55.17	106.06	79.01	110°09'06"

LINE	BEARING	DISTANCE
L1	N 00°05'51" E	35.97
L2	N 00°24'34" W	20.00
L3	N 89°51'41" W	20.00
L4	N 00°08'19" E	20.00
L5	N 89°51'41" W	20.00
L6	N 55°38'09" W	6.27
L7	N 55°38'09" W	6.27
L8	N 34°21'51" E	13.57
L9	N 86°18'43" W	1.55
L10	N 34°21'51" E	12.94
L11	N 89°51'41" W	14.73
L12	N 38°10'52" E	28.45
L13	N 34°13'14" E	46.16
L14	N 89°51'41" W	39.18
L15	N 89°51'41" W	66.26
L16	N 89°51'41" W	32.84
L17	N 45°10'28" E	29.20
L18	N 00°12'29" W	20.00
L19	N 44°55'50" W	29.22



- ### LEGEND
- ⊙ - CLASS A MONUMENT TO BE SET - P.L.S. 5665
 - ⊙ - FOUND CLASS A MONUMENT - AS NOTED
 - - FOUND 5/8" REDBAR W/CAP P.L.S. 5665 OR AS NOTED
 - - SET 5/8" REDBAR W/CAP P.L.S. 5665
 - ⊗ - CALCULATED POINT NOTHING FOUND OR SET
 - ⊙ - RADIAL BEARING



TOTAL SITE = 28.64 ACRES
 REMAINDER PARCEL B = 19.98 ACRES
 TOTAL AREA PHASE 7 = 8.66 ACRES
 STREET AREA = 1.96 ACRES
 LOT AREA = 6.70 ACRES
 TOTAL LOTS = 36

**FINAL MAP LDA 97-1007-B
FOR
VALLEY VISTA ESTATES
PHASE 7**

FOR
SYNCON HOMES A NEVADA CORPORATION
DOUGLAS COUNTY, NEVADA
BEING A PORTION OF THE NORTH 1/2 OF SECTION 7, T.14 N., R.20 E. M.D.M.

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