

**COUNTY CLERK'S CERTIFICATE**

I, BARBARA J. GRIFFIN, DOUGLAS COUNTY CLERK-TREASURER DO HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE DOUGLAS COUNTY BOARD OF COMMISSIONERS ON THE 31<sup>ST</sup> DAY OF April IN ADDITION THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP AND ALL OFFERS OF DEDICATION FOR PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

*Barbara J. Griffin* 4-9-08  
 BARBARA J. GRIFFIN, DATE  
 DOUGLAS COUNTY CLERK-TREASURER

**COUNTY TAX COLLECTOR'S CERTIFICATE**

I, BARBARA J. GRIFFIN, 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. 1219-12-001-008) 1219-12-001-007

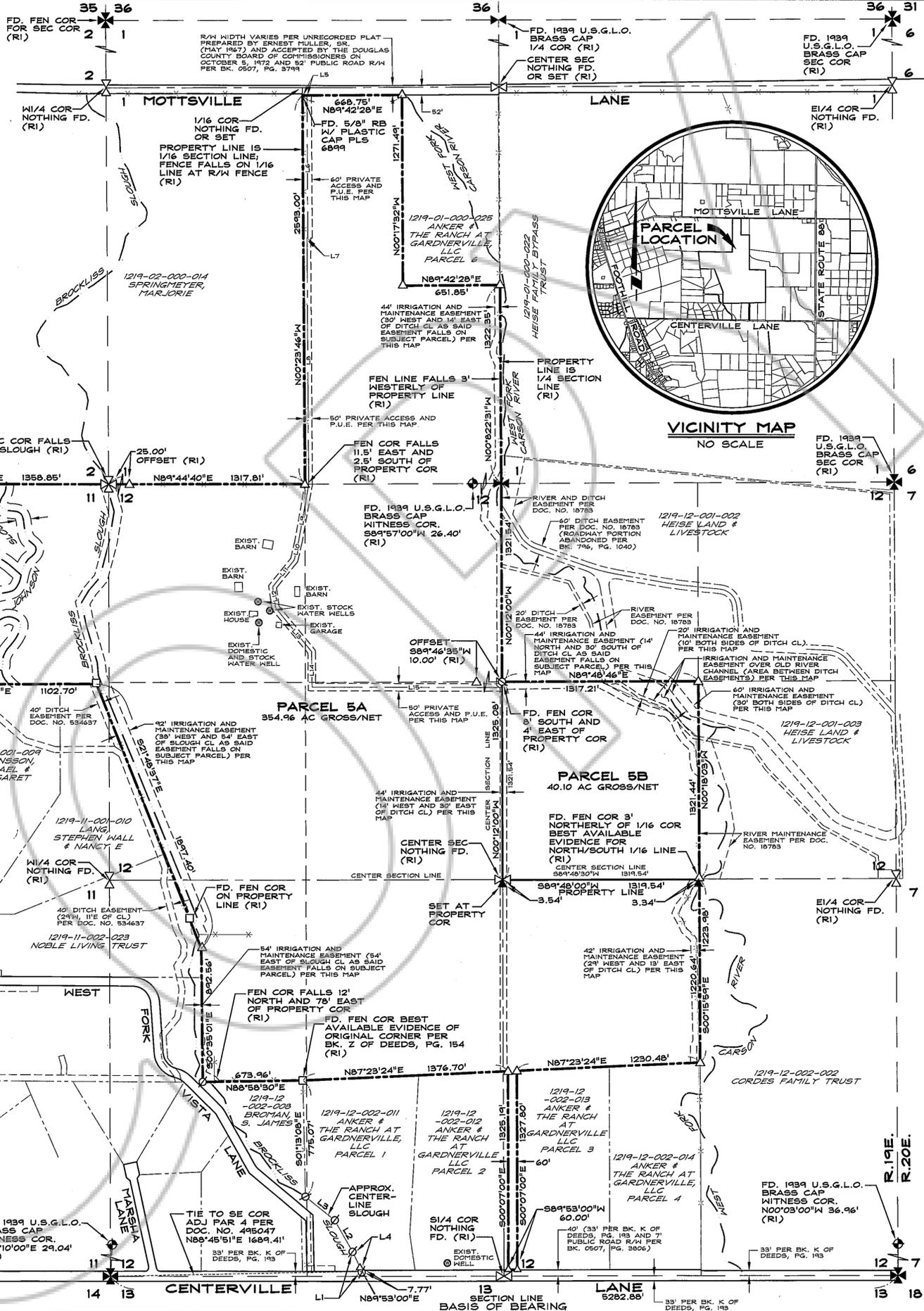
*Barbara J. Griffin* 4-9-08  
 BARBARA J. GRIFFIN, DATE  
 DOUGLAS COUNTY CLERK-TREASURER

**NOTES**

TOTAL AREA: 395.06 ACRES

THIS MAP REFERENCES THE RECORDS OF SURVEY (2) TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR ALTON A. AND SUSAN L. ANKER AND THE RANCH AT GARDNERVILLE, LLC RECORDED MAY 21, 2007 AS DOCUMENT NO. 701582 AND SEPTEMBER 21, 2007 AS DOCUMENT NO. 704630.

THESE PARCELS LIE WITHIN THE AO-1' FLOOD ZONE AS SAID PARCELS PLOT BY SCALE ON F.E.M.A. F.I.R.M. MAP PANEL 32005C0245F, 11/08/99.



SCALE: 1" = 400'

EASEMENT CENTERLINE LINE TABLE

LINE	BEARING	LENGTH
L5	S89°42'28"W	30.00'
L6	S00°23'46"E	361.94'
L7	N89°41'14"E	3.00'
L8	S00°23'46"E	1643.22'
L9	S02°38'11"W	385.00'
L10	S13°24'33"W	382.00'
L11	S34°03'36"W	230.00'
L12	S07°58'41"E	140.00'
L13	S31°45'01"E	382.00'
L14	S00°32'54"E	285.00'
L15	S89°54'09"E	1274.54'

LINE TABLE

LINE	BEARING	LENGTH
L1	S25°46'00"E	144.70'
L2	S29°31'00"E	241.90'
L3	S51°44'00"E	281.55'
L4	S25°46'00"E	136.93'

**BASIS OF BEARING**

N 89°53'00" E -- SOUTH LINE OF SECTION 12, T.12N, R.19E, M.D.M. AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR ALTON A. AND SUSAN L. ANKER AND THE RANCH AT GARDNERVILLE, LLC RECORDED MAY 21, 2007 AS DOCUMENT NO. 701582.

**LEGEND**

- ✕ SECTION CORNER AS NOTED
- ◊ 1/4 CORNER AS NOTED
- ◆ FOUND 1939 U.S.G.L.O. BRASS CAP WITNESS CORNER
- FOUND FENCE CORNER
- NOTHING FOUND OR SET
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 6899
- ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 6899
- (R) RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR ANKER AND THE RANCH AT GARDNERVILLE, LLC, DOCUMENT NO. 701582

**OWNER'S CERTIFICATE**

WE, ALTON A. ANKER, SUSAN L. ANKER, GREGORY W. PAINTER, PRESIDENT OF EAGLE RIDGE PAINTER, INC., MANAGER OF THE RANCH AT GARDNERVILLE, LLC AND MICHAEL D. BAYLISS, SECRETARY-TREASURER OF WEALTH STRATEGIES DEVELOPMENT, INC., MANAGER OF THE RANCH AT GARDNERVILLE, LLC, CERTIFY THAT WE ARE THE LEGAL OWNER OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR IRRIGATION AND MAINTENANCE AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

*Alton A. Anker*  
 ALTON A. ANKER

*Susan L. Anker*  
 SUSAN L. ANKER

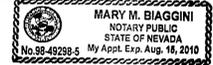
*Gregory W. Painter*  
 THE RANCH AT GARDNERVILLE, LLC  
 EAGLE RIDGE PAINTER, INC., MANAGER  
 GREGORY W. PAINTER, PRESIDENT

*Michael D. Bayliss*  
 THE RANCH AT GARDNERVILLE, LLC  
 MICHAEL D. BAYLISS, SECRETARY-TREASURER

COUNTY OF DOUGLAS  
 STATE OF NEVADA

ON THIS 29<sup>TH</sup> DAY OF march IN THE YEAR 2008 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED ALTON A. ANKER, SUSAN L. ANKER, GREGORY W. PAINTER, AND MICHAEL D. BAYLISS, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR 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 *Mary M. Biaggini*  
 MY COMMISSION EXPIRES Aug. 15, 2010



**SURVEYOR'S CERTIFICATE**

I, THOMAS I. McMANUS, 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 ALTON A. ANKER.
- 2) THE LANDS SURVEYED LIE WITHIN PORTIONS OF SECTIONS 11, AND 12, T.12N., R.19E., M.D.M. AND THE SURVEY WAS COMPLETED ON 2-20-08.
- 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.
- 5) EACH PARCEL CONTAINS THE ACREAGE AS SHOWN.

*Thomas I. McManus*  
 THOMAS I. McMANUS, P.L.S. 6899



**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 13 DAY OF April, 2008, AT 00 MINUTES PAST 10 O'CLOCK A.M., IN BOOK 0408 OF OFFICIAL RECORDS, AT PAGE 4181, DOCUMENT NO. 721657.

RECORDED AT THE REQUEST OF ALTON A. ANKER.  
*Doreen Williams*  
 DOUGLAS COUNTY RECORDER

**RO Anderson**  
 1603 ESHERALDA AVENUE / POST OFFICE BOX 2229  
 TRINIDAD, NEVADA 89423  
 PHONE: (775) 782-2322 / FAX: (775) 782-7084  
 WEB SITE: WWW.ROANDERSON.COM

SCALE: 1" = 400' SHEET 1 OF 1

MAP OF DIVISION INTO LARGE PARCELS  
 LDA 07-060  
 FOR  
**ALTON A. & SUSAN L. ANKER**  
 AND  
**THE RANCH AT GARDNERVILLE, LLC**

LOCATED WITHIN PORTIONS OF  
 SECTIONS 11 AND 12, T.12N., R.19E., M.D.M.  
 DOUGLAS COUNTY, NEVADA

1358-005-07  
 1358-005LDM.dwg 03/19/08