

OFFICIAL RECORD

Requested By:

DC/COMMUNITY DEVELOPMENT

A portion of
Assessor's Parcel Number: 1219-12-001-012

Date: MARCH 31, 2009

Recording Requested By:

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 8 Fee: 21.00
BK-0309 PG- 8160 RPTT: 0.00



Name: LYNDA TEGLIA, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

CERTIFICATE #2009.064

(Title of Document)

FILED

NO. 2009.064

2009 MAR 31 PM 12:39

After recording, return to:
Douglas County
Community Development Department
P.O. Box 218
Minden, NV 89423

TED THIRAN
CLERK

[Signature]
DEPUTY

A portion of
Adjusted APN 1219-12-001-012

Certificate of Eligibility to Transfer Development Rights
TDR Certificate 2009-01

This Certificate is issued pursuant to the provisions of Douglas County Code, sections 20.500.010 and 20.500.020.

Alton A. Anker, Susan L. Anker, (Owners), are the Owners in fee of certain parcel of real property situated in Douglas County, Nevada, more particularly described in Exhibit A, attached and incorporated by reference.

The Owners have applied for a certificate that the parcel is eligible for transfer of development rights. The application is accompanied by a form of Grant of Conservation Easement, preliminary title reports, legal descriptions, a map, and documentation of eligibility for bonuses, all in the manner provided by Douglas County Code. The Grant of Conservation Easement has been signed and recorded in the Official Records of Douglas County, Nevada.

The undersigned Community Development Director, certifies that the described property is eligible for transfer of 198 development rights, as set forth in the Application and Certification for Transfer of Development Rights and the attachment, Calculation of Transfer Development Rights claimed, attached as Exhibit B and incorporated by reference, and this Certificate of Eligibility to Transfer Development Rights is issued as evidence of those transferred development rights. In making this Certificate, neither the undersigned nor Douglas County warrants or insures title to real property, or makes any representations regarding the eligibility of any specific parcel or parcels to receive a transfer of the development rights.

Dated this 30th day of March, 2009.

Douglas County, Nevada

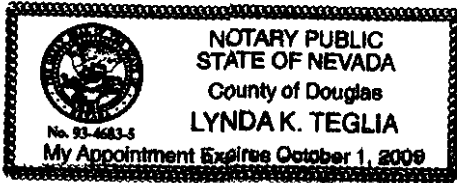
[Signature]

Mimi Moss, Director of
Community Development



Certificate of Eligibility to Transfer Development Rights
Page Two
A portion of APN 1219-12-001-012

On the 30 day of March, 2009, Mimi Moss, appeared before me, a Notary Public, and acknowledged that she executed the foregoing instrument.



Lynda K Teglia
Notary Public
My Commission Expires: Oct. 1, 2009

Note:

Conveyances of the development rights certified in this document must make reference to this Certificate. Douglas County Code, Section 20.500.020(D) provides, among other things, "No transfer shall be effective until and unless the conveyances, the certificate and the open space easement or deed restriction are recorded in the office of the county recorder and copies of the recorded instruments filed with the community development department."



DESCRIPTION
PROPOSED CONSERVATION EASEMENT
(Portion of A.P.N. 1219-12-001-012)

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land for conservation easement purposes located within a portion of the East one-half of the Southwest one-quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 1, a portion of the Northwest one-quarter (NW $\frac{1}{4}$), the Southwest one-quarter of the Northeast one-quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$), a portion of the Southwest one-quarter (SW $\frac{1}{4}$), and a portion of the West one-half of the Southeast one-quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 12, Township 12 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northwest corner of Adjusted Parcel 5B as shown on the Record of Survey to Support a Boundary Line Adjustment for Alton A. and Susan L. Anker recorded June 24, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 725645, a point on the southerly right-of-way of Mottsville Lane;

thence along the westerly boundary of said Adjusted Parcel 5B, South 00°23'46" East, 767.88 feet to the POINT OF BEGINNING;
 thence North 89°36'14" East, 292.61 feet;
 thence along the boundary of said Adjusted Parcel 5B, the following courses:

South 00°17'32" East, 504.15 feet;
 North 89°42'28" East, 651.85 feet;
 South 00°22'31" East, 1322.35 feet;
 South 00°12'00" East, 1321.54 feet;
 North 89°48'46" East, 1317.21 feet;
 South 00°18'03" East, 1321.44 feet;
 South 00°15'59" East, 4.93 feet;
 South 89°48'00" West, 2360.10 feet;
 North 00°23'46" West, 4472.29 feet;

North 89°36'14" East, 106.55 feet to the POINT OF BEGINNING, containing 140.15 acres, more or less.

EXCEPTING THEREFROM the following:

A parcel of land located within portions of the Northwest one-quarter (NW $\frac{1}{4}$) and the Southwest one-quarter of the Northeast one-quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 12, Township 12 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Adjusted Parcel 5B as shown on the Record of Survey to Support a Boundary Line Adjustment for Alton A. and Susan L. Anker recorded June 24, 2008 in the office of Recorder, Douglas County, Nevada as Document No. 725645;

thence North 76°15'23" East, 1061.06 feet to the POINT OF BEGINNING;
 thence North 00°08'22" East, 471.30 feet;
 thence North 87°00'21" East, 472.07 feet;
 thence South 00°08'22" West, 471.30 feet;
 thence South 87°00'21" West, 472.07 feet to the POINT OF BEGINNING,
 containing 5.10 acres, more or less.

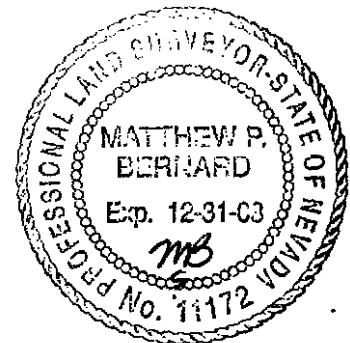
THE TOTAL ACREAGE FOR PROPOSED CONSERVATION EASEMENT IS 135.05 ACRES.

The above described parcel of land represents a portion of A.P.N. 1219-12-001-012, said Adjusted Parcel 5B, and is not intended for inclusion in a document conveying fee ownership. To do so is a violation of state law and/or local ordinance.

The Basis of Bearing of this description is North 89°53'00" East, the 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, LCC recorded May 21, 2007 in the office of Recorder, Douglas County, Nevada as Document No. 701582.

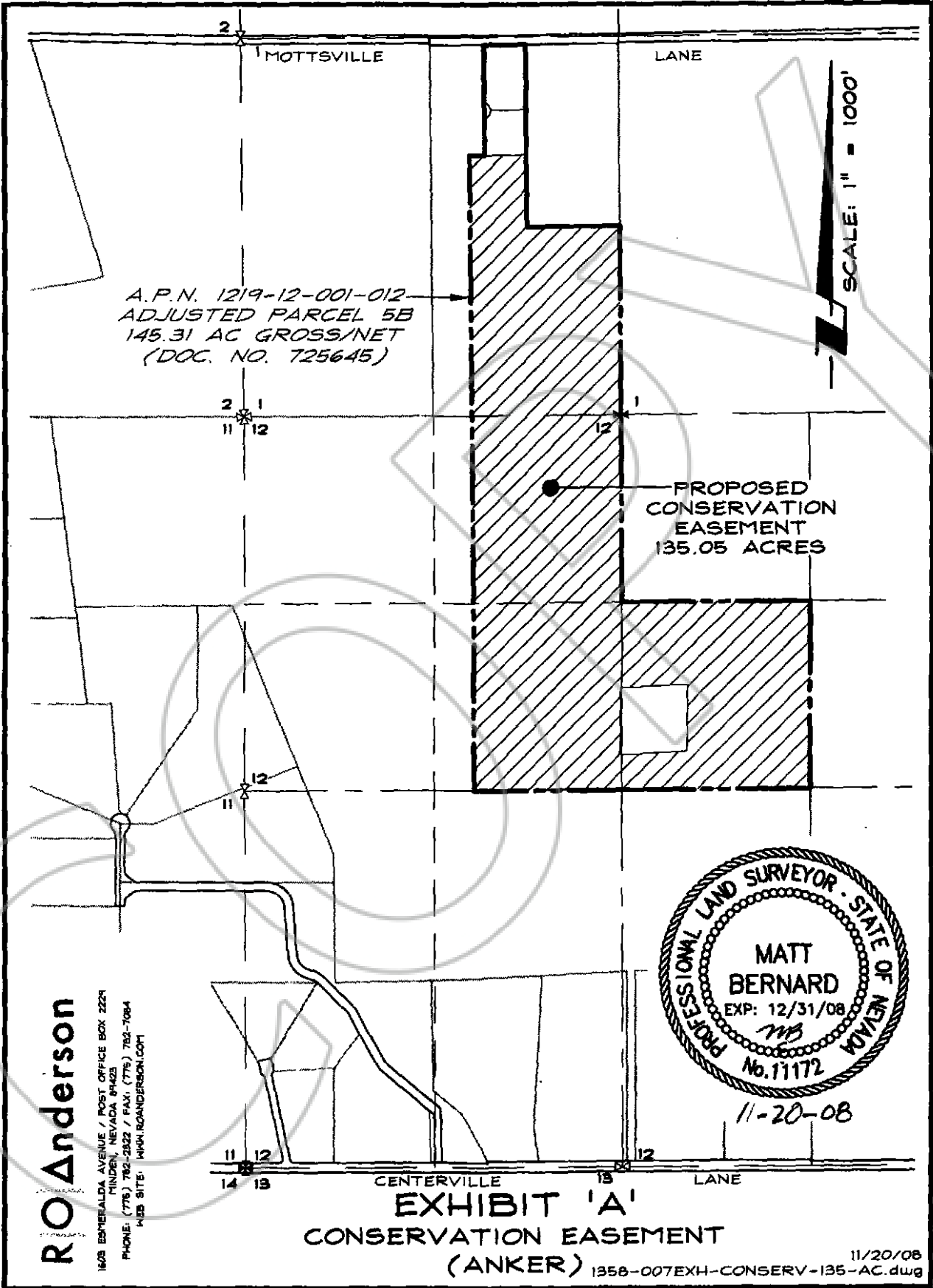
Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
 P.O. Box 2229
 Minden, Nevada 89423



11-20-08





RO Anderson

1608 BAYVIEW AVENUE / POST OFFICE BOX 2224
 HENDER, NEVADA 89423
 PHONE: (775) 782-2322 / FAX: (775) 782-7084
 WEB SITE: WWW.ROANDERSON.COM

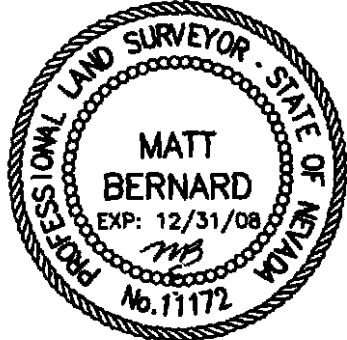
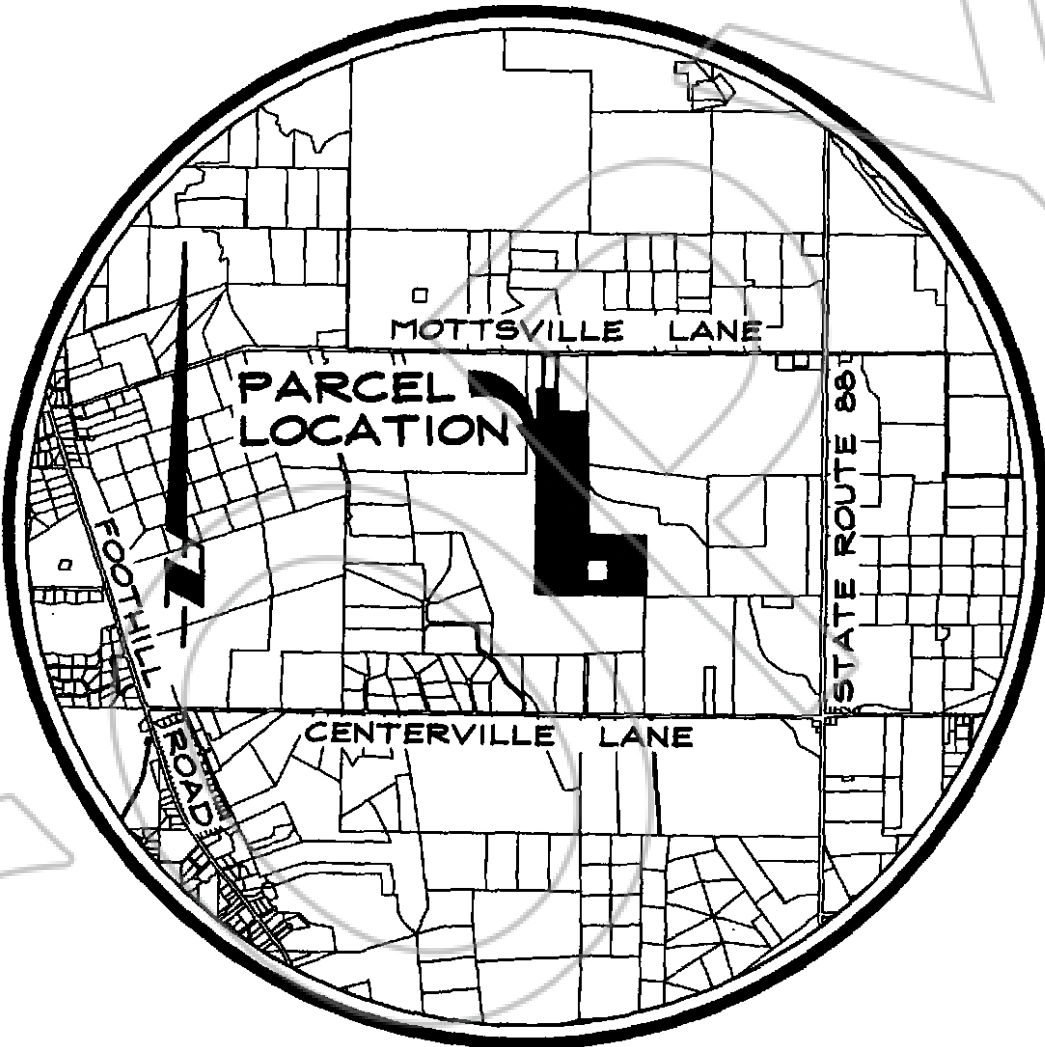


EXHIBIT 'A'
CONSERVATION EASEMENT
(ANKER)

11/20/08

1358-007EXH-CONSERV-135-AC.dwg



R/O Anderson

1408 ESPERANZA AVENUE / POST OFFICE BOX 2224
MINDEN, NEVADA 89423
PHONE: (775) 792-3822 / FAX: (775) 792-7084
WEB SITE: WWW.ROANDERSON.COM

VICINITY MAP

NO SCALE

A portion of APN 1219-12-001-012

EXHIBIT 'A'

CONSERVATION & PROPOSED TDR AREA
ANKER ETAL 1358-004EXH-TDR-145-AC.dwg

11/25/08



Exhibit B

**CALCULATION OF TRANSFER DEVELOPMENT RIGHTS CLAIMED
ALTON A. and SUSAN L. ANKER ET AL
TRANSFER OF DEVELOPMENT RIGHT CERTIFICATION
March 27, 2009**

A.P.N.	ZONING	ACREAGE
1219-12-001-012	A-19	135.05
TOTAL ACREAGE		135.05

CURRENT ZONING (A-19):	1 UNIT/19 ACRES	1*(135.05/19)	7.11
AGRICULTURAL BONUS:	9 UNITS/19 ACRES	9*(135.05/19)	63.99
FLOOD PLAIN BONUS:	7 UNITS/19 ACRES	7*(135.05/19)	49.77
WATER RIGHTS BONUS:	7 UNITS/19 ACRES	7*(135.05/19)	49.77
LARGE PARCEL BONUS	20 UNITS/100 ACRES	20*(135.05/100)	27.01
TOTAL			197.65

ROUNDING TO NEAREST WHOLE NUMBER YIELDS **198 TDRs**

*ok total
Thursday 3-30-09*

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: Mar 31, 2009
Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas.

By Errol M. [Signature] Deputy

