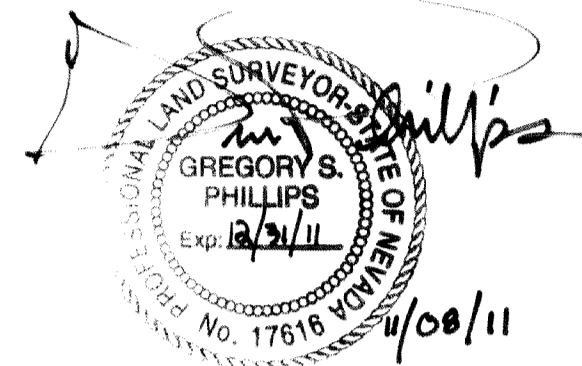


SURVEYOR CERTIFICATE

I, GREGORY S. PHILLIPS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE FIRST AMENDED DEAN SEEMAN TRUST AGREEMENT, DATED OCTOBER 2, 1990.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON SEPTEMBER 19, 2011.
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, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GREGORY S. PHILLIPS, P.L.S.
NEVADA CERTIFICATE No. 17616



OWNER'S CERTIFICATE

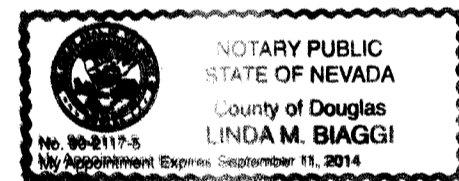
I, JUDY KEELE, TRUSTEE OF THE FIRST AMENDED DEAN SEEMAN TRUST AGREEMENT, DATED OCTOBER 2, 1990, CERTIFY THAT I AM THE LEGAL OWNER OF THE PARCEL SHOWN HEREON AND DO HEREBY GRANT PERMANENT EASEMENTS FOR ACCESS, DRAINAGE, DITCH IRRIGATION AND MAINTENANCE, AND UTILITIES AS DESIGNATED ON THIS MAP, AND CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

Judy Keele, Trustee 11/21/11
DATE
JUDY KEELE, TRUSTEE
FIRST AMENDED DEAN SEEMAN TRUST AGREEMENT
DATED OCTOBER 2, 1990

STATE OF NEVADA }
COUNTY OF DOUGLAS } S.S.

ON November 21, 2011 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, JUDY KEELE WHO IS TRUSTEE OF THE FIRST AMENDED DEAN SEEMAN TRUST AGREEMENT, PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Linda H. Biaggi
NOTARY PUBLIC
NAME: Linda H. Biaggi



UTILITY COMPANY CERTIFICATES

A PUBLIC UTILITY EASEMENT IS 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 SERVICE FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

Frank T. Johnson 11/10/11
DATE
BY: FRANK T. JOHNSON
MINDEN GARDNERVILLE SANITATION DISTRICT - 775-782-3546
1790 HIGHWAY 395 MINDEN, NV 89423

John Stephens 11/9/11
DATE
BY: JOHN STEPHENS
TOWN OF MINDEN - 775-782-5976
1604 ESMERALDA AVE., SUITE 101, MINDEN, NV 89423

Jake Newham 11-10-11
DATE
BY: JAKE NEWHAM
CHARTER COMMUNICATIONS - 775-221-4102
1338 CENTERVILLE LANE, GARDNERVILLE, NV

Corey Bolton 11/9/11
DATE
BY: COREY BOLTON
FRONTIER COMMUNICATION - 775-782-0966
1520 CHURCH ST., GARDNERVILLE, NV 89410

Larry Gibson 11/10/11
DATE
BY: LARRY GIBSON
SOUTHWEST GAS - 775-887-2863
400 EAGLE STATION LN., CARSON CITY, NV 89706

UTILITY STATEMENT FOR NV ENERGY

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL WITH 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 THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

Richard R. Pyatt 11/27/11
DATE
BY: RICHARD R. PYATT
NV ENERGY - 775-834-4152
6100 NEIL ROAD, RENO, NV 89520

LOT	NET & GROSS ACREAGE	EXISTING USE
PARCEL 1	6.68 ACRES	AGRICULTURAL
PARCEL 2	11.21 ACRES	AGRICULTURAL

DENSITY = NA
EXISTING MASTER PLAN DESIGNATION = RECEIVING AREA
EXISTING ZONING PARCEL 1 = RA5
EXISTING ZONING PARCEL 2 = PF

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTY(IES) LISTED WITHIN THE OWNER'S CERTIFICATE IS THE ONLY PARTY(IES) OF RECORD HAVING AN INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDERS SHOWN ON THE PLAT, NO ONE HOLDS A RECORD SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

FIRST AMERICAN TITLE INSURANCE COMPANY 2413009
Victoria Taylor Asst Secretary 11/10/2011
BY: VICTORIA TAYLOR DATE

COMMUNITY DEVELOPMENT DEPT. CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 22 DAY OF November, 2011. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP, AND ALL OFFERS OF DEDICATION FOR OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Candace H. Stowell 4/22/11
BY: CANDACE H. STOWELL DATE
TITLE:

NOTES:

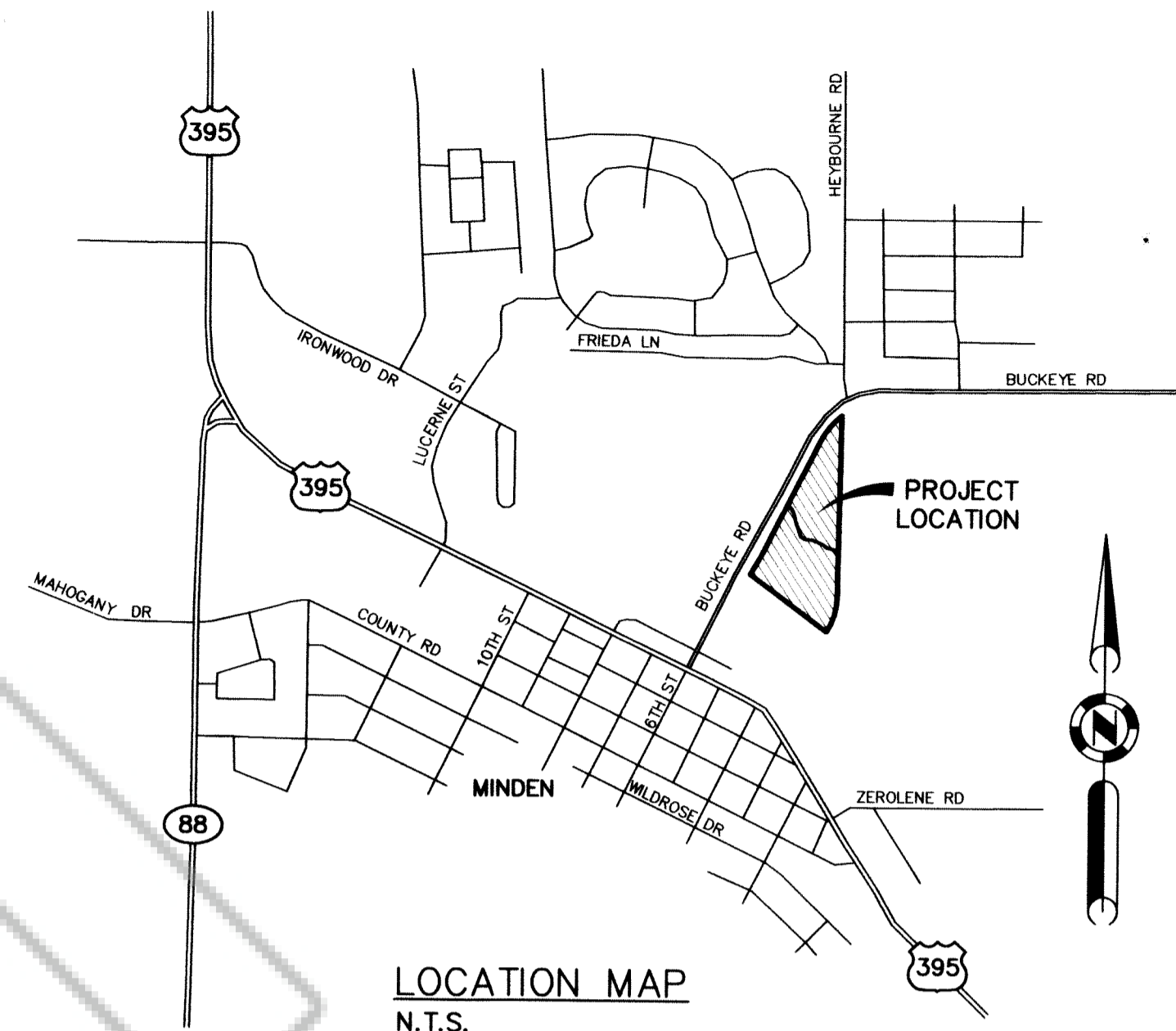
- 1) THERE IS A 7.5' PUBLIC UTILITY EASEMENT (PUE) ALONG ROAD FRONTAGE AND A 5' PUBLIC UTILITY EASEMENT (PUE) ALONG THE SIDE AND REAR PARCEL LINES.
- 2) ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
- 3) MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.
- 4) OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
- 5) THE PARCELS WILL BE REQUIRED TO CONNECT TO THE PUBLIC WATER AND PUBLIC SEWER SYSTEMS WITH ANY DEVELOPMENT.
- 6) NO SECONDARY POWER IS PROVIDED AND IT IS THE RESPONSIBILITY OF THE PARCEL OWNER TO PROVIDE THE FACILITIES AND CONNECTIONS REQUIRED BY THE POWER PROVIDER FOR SECONDARY POWER, INCLUDING CONNECTION FEES, TRANSFORMERS, POLES AND LINE EXTENSIONS.
- 7) DOUGLAS COUNTY HAS DECLARED IT A POLICY TO PROTECT AND ENCOURAGE AGRICULTURAL OPERATION. IF YOUR PROPERTY IS LOCATED NEAR AN AGRICULTURAL OPERATION, YOU MAY AT SOME TIME BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM AGRICULTURAL OPERATIONS. IF CONDUCTED IN A MANNER CONSISTENT WITH PROPER AND ACCEPTED STANDARDS, THESE INCONVENIENCES AND DISCOMFORTS DO NOT CONSTITUTE A NUISANCE FOR PURPOSES OF THE DOUGLAS COUNTY CODE.
- 8) ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE FLOODPLAIN SHALL COMPLY WITH DOUGLAS COUNTY CODE CHAPTER 20.50, FLOODPLAIN MANAGEMENT.
- 9) SHOULD PARCEL 1 OR 2 MAKE ANY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO RECREATIONAL TRAILS, THE RESPECTIVE PROPERTY OWNERS WILL BE REQUIRED TO MAKE ROADWAY IMPROVEMENTS TO BUCKEYE ROAD IN ACCORDANCE WITH DOUGLAS COUNTY URBAN COLLECTOR ROAD STANDARDS, PER DETAIL DC A01, IN COMPLIANCE WITH THE MASTER TRANSPORTATION PLAN INCLUDING A SIDEWALK, BIKE LANE, AND CURB AND GUTTER, ALONG THE PROPERTY FRONTAGE WITH THE FOLLOWING EXCEPTIONS:
A. THE 15-FOOT PRIVATE PEDESTRIAN EASEMENT AS IDENTIFIED ON THE TENTATIVE PARCEL MAP AND WITHIN THE PARTIES' PURCHASE AND SALE AGREEMENT, AS THE "RESERVE EASEMENT."
B. IMPROVEMENTS TO IRRIGATION FACILITIES.
C. IMPROVEMENTS ALLOWED BY RIGHT IN THE RA-5 ZONING DISTRICT.
- 10) THE DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT SHOWN ON PARCEL 2 OF SHEET 2 IS FOR THE BENEFIT OF PARCEL 1. SEE THAT CERTAIN GRANT, BARGAIN AND SALE DEED RESERVING ACCESS AND DRAINAGE EASEMENTS FROM THE FIRST AMENDED DEAN SEEMAN TRUST AGREEMENT, DATED OCTOBER 2, 1990 TO DOUGLAS COUNTY, RECORDING CONCURRENTLY WITH THIS MAP.

FEMA FLOOD ZONE:

PROPERTY IS LOCATED IN FEMA FLOOD ZONES X & AE (roadway)
FEMA MAP NO. 32005C0235 G
MAP REVISED: SEPTEMBER 7, 2010

PARCEL INFORMATION

OWNER:
DEAN SEEMAN TRUSTEE OF THE FIRST AMENDED DEAN SEEMAN TRUST AGREEMENT DATED OCT. 2, 1990
JUDY KEELE, TRUSTEE
1512 WILDROSE DRIVE
GARDNERVILLE, NEVADA 89410
TOTAL AREA = 17.88± ACRES
CURRENT APN: 1320-29-301-003
CURRENT ZONING: RA5 & PF



COUNTY ENGINEERS CERTIFICATE

I, CARL RUSCHMEYER, P.E., ACTING COUNTY ENGINEER, DO HEREBY STATE THAT I HAVE EXAMINED THIS PLAT AND THAT IT IS TECHNICALLY CORRECT.

Carl Ruschmeyer 11/21/11
BY: CARL RUSCHMEYER, P.E. DATE
TITLE:

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 22 DAY OF November, 2011, AND WAS DULY APPROVED. THERE ARE NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP AND ALL OFFERS OF DEDICATION FOR OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Theodore K. Thran 11-30-11
DATE
BY: THEODORE K. THRAN, COUNTY CLERK
Carol McElhenny DEPUTY CLERK

COUNTY TAX COLLECTOR'S CERTIFICATE

I, THEODORE K. THRAN, 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. CURRENT A.P.N. 1320-29-301-003 ✓

Theodore K. Thran 11-22-11
DATE
BY: THEODORE K. THRAN, COUNTY TREASURER
Mary Ann Uenner

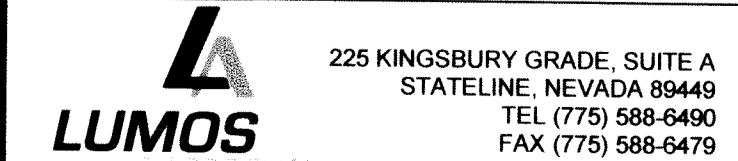
RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 30th DAY OF November, 2011
AT 33 MINUTES PAST 9 O'CLOCK Am, IN BOOK 1111 OF
OFFICIAL RECORDS, AT PAGE 6260, DOCUMENT No. 793410
RECORDED AT THE REQUEST OF First American

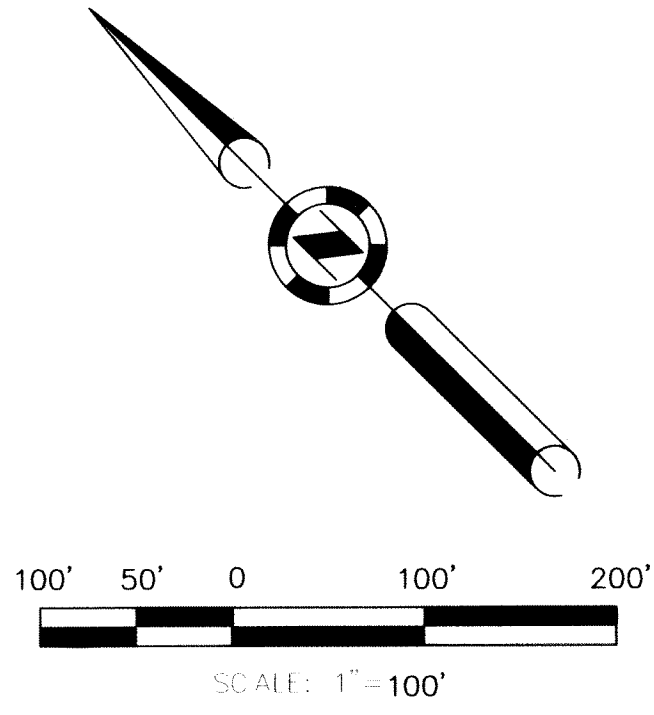
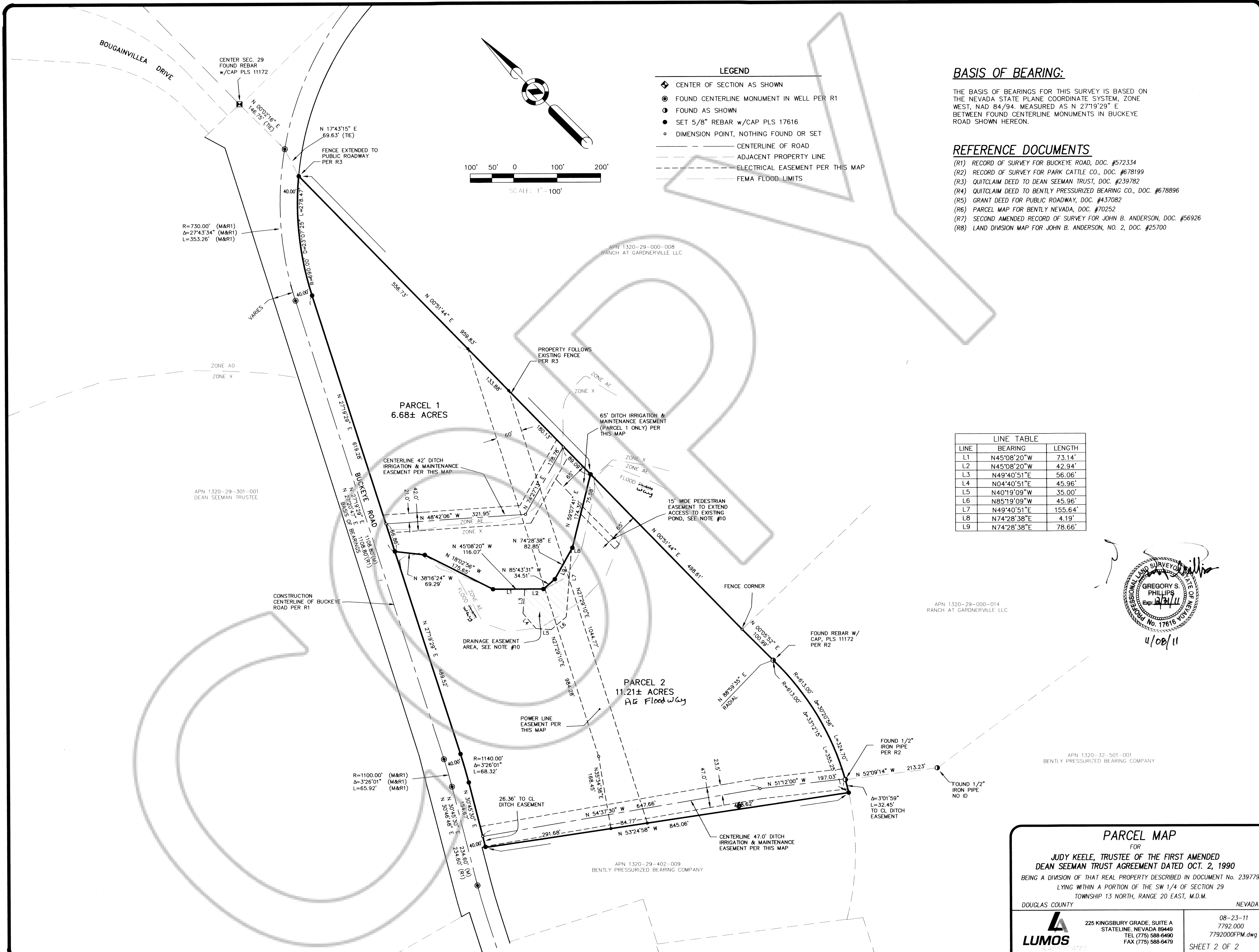
Shawnyne Tarren 11/30/11
DATE
BY: SHAWNYNE TARREN, DEPUTY
DOUGLAS COUNTY RECORDER

PARCEL MAP

FOR
JUDY KEELE, TRUSTEE OF THE FIRST AMENDED DEAN SEEMAN TRUST AGREEMENT DATED OCT. 2, 1990
BEING A DIVISION OF THAT REAL PROPERTY DESCRIBED IN DOCUMENT No. 239779 LYING WITHIN A PORTION OF THE SW 1/4 OF SECTION 29 TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M.
DOUGLAS COUNTY NEVADA



DATE: 08-23-11
JOB No: 7792.000
DWG: 7792000FPM.dwg
SHEET 1 OF 2



- LEGEND**
- ◆ CENTER OF SECTION AS SHOWN
 - ⊙ FOUND CENTERLINE MONUMENT IN WELL PER R1
 - FOUND AS SHOWN
 - SET 5/8" REBAR w/CAP PLS 17616
 - DIMENSION POINT, NOTHING FOUND OR SET
 - CENTERLINE OF ROAD
 - ADJACENT PROPERTY LINE
 - - - ELECTRICAL EASEMENT PER THIS MAP
 - - - FEMA FLOOD LIMITS

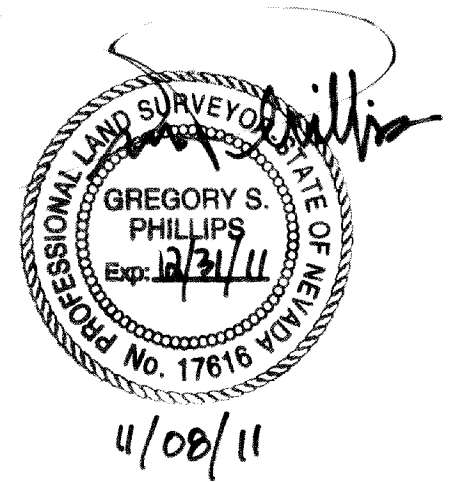
BASIS OF BEARING:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM, ZONE WEST, NAD 84/94. MEASURED AS N 27°19'29" E BETWEEN FOUND CENTERLINE MONUMENTS IN BUCKEYE ROAD SHOWN HEREON.

REFERENCE DOCUMENTS

- (R1) RECORD OF SURVEY FOR BUCKEYE ROAD, DOC. #572334
- (R2) RECORD OF SURVEY FOR PARK CATTLE CO., DOC. #678199
- (R3) QUITCLAIM DEED TO DEAN SEEMAN TRUST, DOC. #239782
- (R4) QUITCLAIM DEED TO BENTLY PRESSURIZED BEARING CO., DOC. #678896
- (R5) GRANT DEED FOR PUBLIC ROADWAY, DOC. #437082
- (R6) PARCEL MAP FOR BENTLY NEVADA, DOC. #70252
- (R7) SECOND AMENDED RECORD OF SURVEY FOR JOHN B. ANDERSON, DOC. #56926
- (R8) LAND DIVISION MAP FOR JOHN B. ANDERSON, NO. 2, DOC. #25700

LINE TABLE

LINE	BEARING	LENGTH
L1	N45°08'20"W	73.14'
L2	N45°08'20"W	42.94'
L3	N49°40'51"E	56.06'
L4	N04°40'51"E	45.96'
L5	N40°19'09"W	35.00'
L6	N85°19'09"W	45.96'
L7	N49°40'51"E	155.64'
L8	N74°28'38"E	4.19'
L9	N74°28'38"E	78.66'



PARCEL MAP
 FOR
JUDY KEELE, TRUSTEE OF THE FIRST AMENDED DEAN SEEMAN TRUST AGREEMENT DATED OCT. 2, 1990
 BEING A DIVISION OF THAT REAL PROPERTY DESCRIBED IN DOCUMENT No. 239779 LYING WITHIN A PORTION OF THE SW 1/4 OF SECTION 29 TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M. NEVADA

DOUGLAS COUNTY NEVADA

LUMOS 225 KINGSBURY GRADE, SUITE A STATELINE, NEVADA 89449 TEL (775) 588-6490 FAX (775) 588-6479

08-23-11 7792.000 7792000FPM.dwg SHEET 2 OF 2