



SHAWNYNE GARREN, RECORDER

A.P.N. 1420-28-601-055

After Recording Return To:
Cormorant Holdings, LLC
112 N. Curry Street
Carson City, NV 89703

DEED RESTRICTION

The undersigned, Michael Gregory Hoglund and Jason Lococo, Managing Members of Cormorant Holdings, LLC, are the owners of that certain real property situate in the County of Douglas, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF

Owner, by its execution hereof, does hereby acknowledge and agree that the following deed restriction shall apply to the herein above-described property:

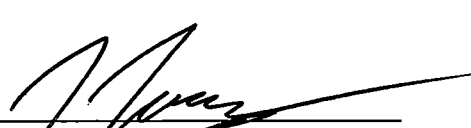
"On-site drainage patterns have been constructed and will be maintained in accordance with the plans approved by the Douglas County Community Development Department on January 8, 2021. Any alterations to the approved onsite drainage patterns will only be allowed after a site improvement permit has been approved by the Douglas County Development Department. If the onsite drainage infrastructure is not maintained in an acceptable manner, the County or Town of Minden may perform the necessary maintenance to ensure public safety needs are met. The County will have the option to seek reimbursement for any performed maintenance in accordance with Douglas County Code 20.691.270 Abatement by County."

Dated: 10/14/22

Dated: Sept. 20, 2022



Michael Gregory Hoglund
Managing Member



Jason Lococo
Managing Member

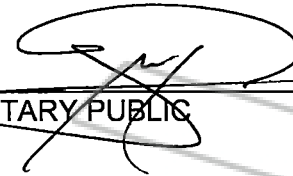
Costa Rica

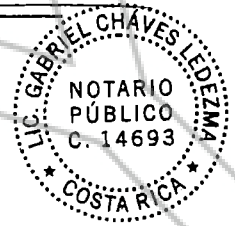
~~STATE OF NEVADA)~~

: SS

~~COUNTY OF DOUGLAS)~~

This instrument was acknowledged before me on 10/14/2022, 2022, by Michael Gregory Hoglund, a managing member of Cormorant Holdings, LLC.


NOTARY PUBLIC



STATE OF NEVADA)

: SS

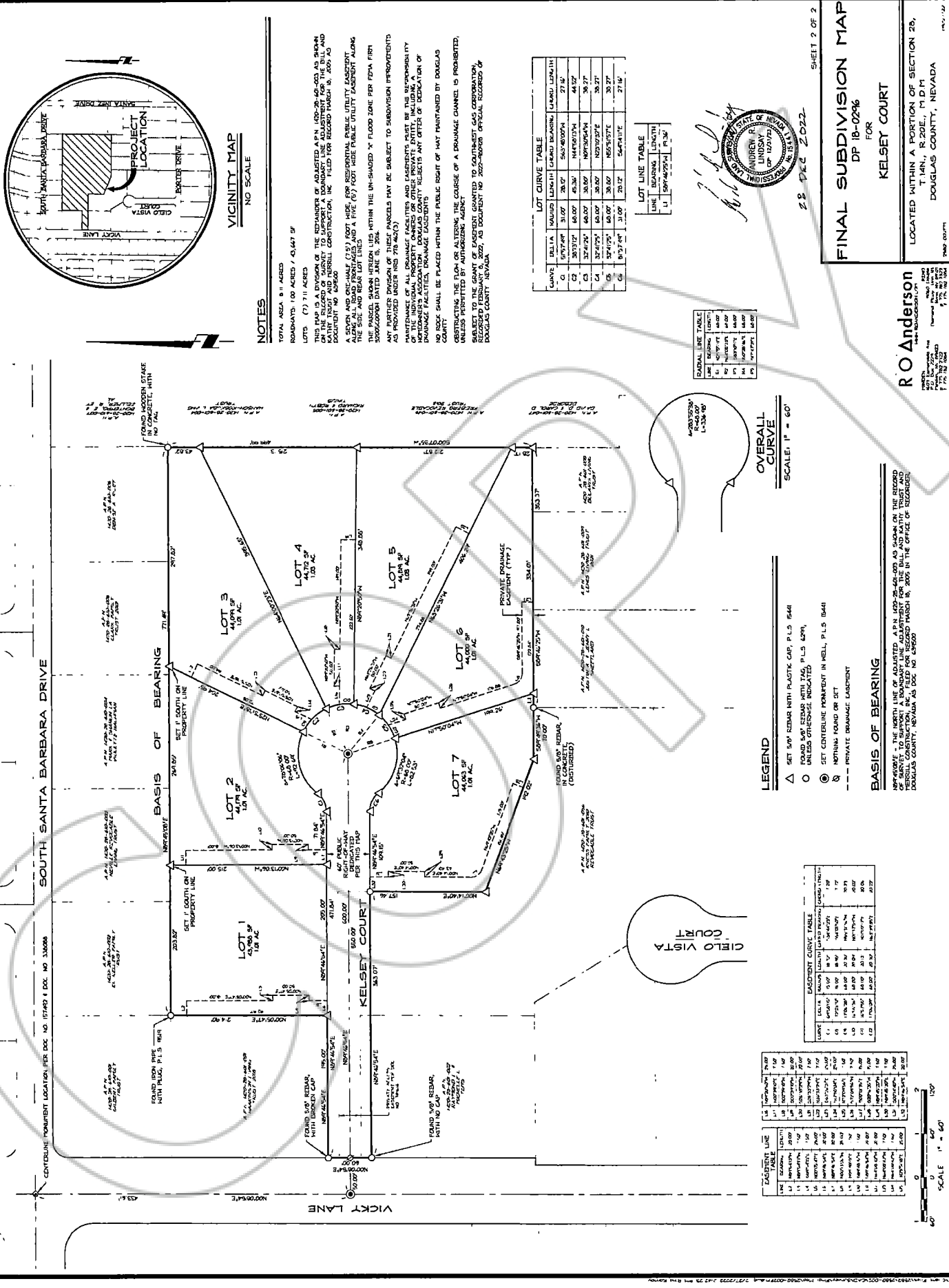
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on September 20, 2022, by Jason Lococo, a managing member of Cormorant Holdings, LLC.




NOTARY PUBLIC

Exhibit A



NOTES

TOTAL AREA 8.1 ACRES
 ROADWAYS 1.00 ACRES / 0.447 SF
 LOTS (7) 7.11 ACRES

THIS MAP IS A DIVISION OF THE REMAINDER OF ADJUSTED A.P.N. 100-26-40-003 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A DRAINAGE EASEMENT FOR THE BUILDING AND CONSTRUCTION, E.N.L. FILED FOR RECORD THROUGH 06, 2005 IN THE OFFICE OF RECORDS AND MAPS, DOUGLAS COUNTY, NEVADA.

A SEVEN AND ONE-HALF (7 1/2) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SOUTH AND WEST LOTS AND A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE EAST LOT LINE.

THE PARCEL SHOWN HEREIN LIES WITHIN THE UN-SHADED "X" FLOOD ZONE PER FEMA FIRM 50050G000R DATED JUNE 05, 2004.

ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AND THE INSTALLATION OF DRAINAGE FACILITIES AND EASEMENTS MUST BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A DRAINAGE FACILITIES, DRAINAGE EASEMENTS.

NO ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT OF WAY MAINTAINED BY DOUGLAS COUNTY.

CONSTRUCTING THE FLOOD OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCIES. THIS EASEMENT WAS ASSIGNED AND REGISTERED FEBRUARY 06, 2007, AS DOCUMENT NO. 2022-00208. OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

LOT CURVE TABLE

LINE	DELTA	CHORD	LENGTH	BEARING	CHORD BEARING	CHORD LENGTH
C1	59°57'48"	31.00'	28.12'	S62°48'00"W	44°21'18"	27.16'
C2	32°33'27"	60.00'	45.36'	N48°03'30"W	44°21'18"	44.27'
C3	32°41'26"	60.00'	30.80'	N09°30'00"W	36°27'00"	36.27'
C4	32°41'26"	60.00'	38.00'	N09°30'00"W	36°27'00"	36.27'
C5	32°41'26"	60.00'	38.00'	N09°30'00"W	36°27'00"	36.27'
C6	9°37'48"	31.00'	28.12'	S62°48'00"W	44°21'18"	27.16'

LOT LINE TABLE

LINE	BEARING	LENGTH
L1	S69°44'27"W	11.33'

RADIAL LINE TABLE

LINE	BEARING	LENGTH
R1	S00°00'00"W	48.00'
R2	S00°00'00"W	48.00'
R3	S00°00'00"W	48.00'
R4	S00°00'00"W	48.00'
R5	S00°00'00"W	48.00'

OVERALL CURVE
 SCALE: 1" = 60'

- LEGEND**
- △ SET 5/8" REBAR WITH PLASTIC CAP, P.L.S. 6441
 - FOUND 5/8" REBAR WITH TAG, P.L.S. 6439
 - SET CENTERLINE POINTMENT IN HELL, P.L.S. 6441
 - NOTHING FOUND OR SET
 - PRIVATE DRAINAGE EASEMENT

EASEMENT CURVE TABLE

LINE	DELTA	CHORD	LENGTH	BEARING	CHORD BEARING	CHORD LENGTH
E1	60°00'00"	10.00'	7.66'	S00°00'00"W	30°00'00"	7.66'
E2	60°00'00"	10.00'	7.66'	S00°00'00"W	30°00'00"	7.66'
E3	60°00'00"	10.00'	7.66'	S00°00'00"W	30°00'00"	7.66'
E4	60°00'00"	10.00'	7.66'	S00°00'00"W	30°00'00"	7.66'
E5	60°00'00"	10.00'	7.66'	S00°00'00"W	30°00'00"	7.66'
E6	60°00'00"	10.00'	7.66'	S00°00'00"W	30°00'00"	7.66'
E7	60°00'00"	10.00'	7.66'	S00°00'00"W	30°00'00"	7.66'

EASEMENT TABLE

LINE	BEARING	LENGTH
E1	S00°00'00"W	10.00'
E2	S00°00'00"W	10.00'
E3	S00°00'00"W	10.00'
E4	S00°00'00"W	10.00'
E5	S00°00'00"W	10.00'
E6	S00°00'00"W	10.00'
E7	S00°00'00"W	10.00'

SHEET 2 OF 2

FINAL SUBDIVISION MAP
 DP 18-0296
 FOR
KELSEY COURT

LOCATED WITHIN A PORTION OF SECTION 20,
 T.14N., R.20E., P.10M.
 DOUGLAS COUNTY, NEVADA

R O Anderson
 REGISTERED PROFESSIONAL SURVEYOR
 No. 10000
 State of Nevada
 1775 W. 2ND ST.
 LAS VEGAS, NV 89102
 (702) 735-1000

SCALE 1" = 60'