

RIGHT TO FARM NOTE

THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998, ORDINANCE NO. 439, BILL NO. 98-05. SEE ORDINANCE PARTICULARS.

W. R. I. D. CERTIFICATE

THE IRRIGATION AND DRAINAGE EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED TOGETHER WITH A REVIEW AND CONFORMATION OF APPURTENANT WATER RIGHT ACRES WITHIN THE BOUNDARIES OF THE WALKER RIVER IRRIGATION DISTRICT.

BY: [Signature] 21 December 2001
WALKER RIVER IRRIGATION DISTRICT DATE

COUNTY COMMISSIONER'S CERTIFICATE

APPROVED AND ACCEPTED BY THE BOARD OF LYON COUNTY COMMISSIONERS AT THEIR OFFICIAL MEETING ON THE 5th DAY OF May, 2005.

Nikki Bryan 5-5-05
NIKKI BRYAN LYON COUNTY CLERK DATE

LYON COUNTY REVIEW

[Signature] 4/21/05 [Signature] 5/5/2005
STEVE HASSON LYON COUNTY ASSESSOR REPRESENTATIVE
PLANNING DIRECTOR

[Signature] 4-22-2005
GARY FRIED
LYON COUNTY ROAD SUPERINTENDENT

TITLE COMPANY CERTIFICATE

THIS IS TO CERTIFY THAT SV Development, LTD IS/ARE THE ONLY PARTY(S) HAVING RECORD INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT.

[Signature]
DATE JAN 3, 2005
Title Service and Escrow Co.

PLANNING COMMISSION CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED BEFORE THE LYON COUNTY PLANNING COMMISSION ON THE 4th DAY OF April, 2005, AND WAS DULY APPROVED. FURTHERMORE, THE OFFER FOR DEDICATION FOR ALL PUBLIC WAYS WAS REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER DATE.

[Signature]
DATE 4-26-05
CHAIRMAN, LYON COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, WYATT J. OWENS, 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 GEORGIA FULSTONE.
- 2. THE LANDS SURVEYED LIE WITHIN SECTION 15, TOWNSHIP 11 NORTH, RANGE 24 EAST, M.D.B.&M. AND THE SURVEY WAS COMPLETED ON December 2, 2004.
- 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 WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 4-26-05 AND APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO INSURE THE INSTALLATION OF THE MONUMENTS.

[Signature] 12/6/04
WYATT J. OWENS, PLS 3090 DATE

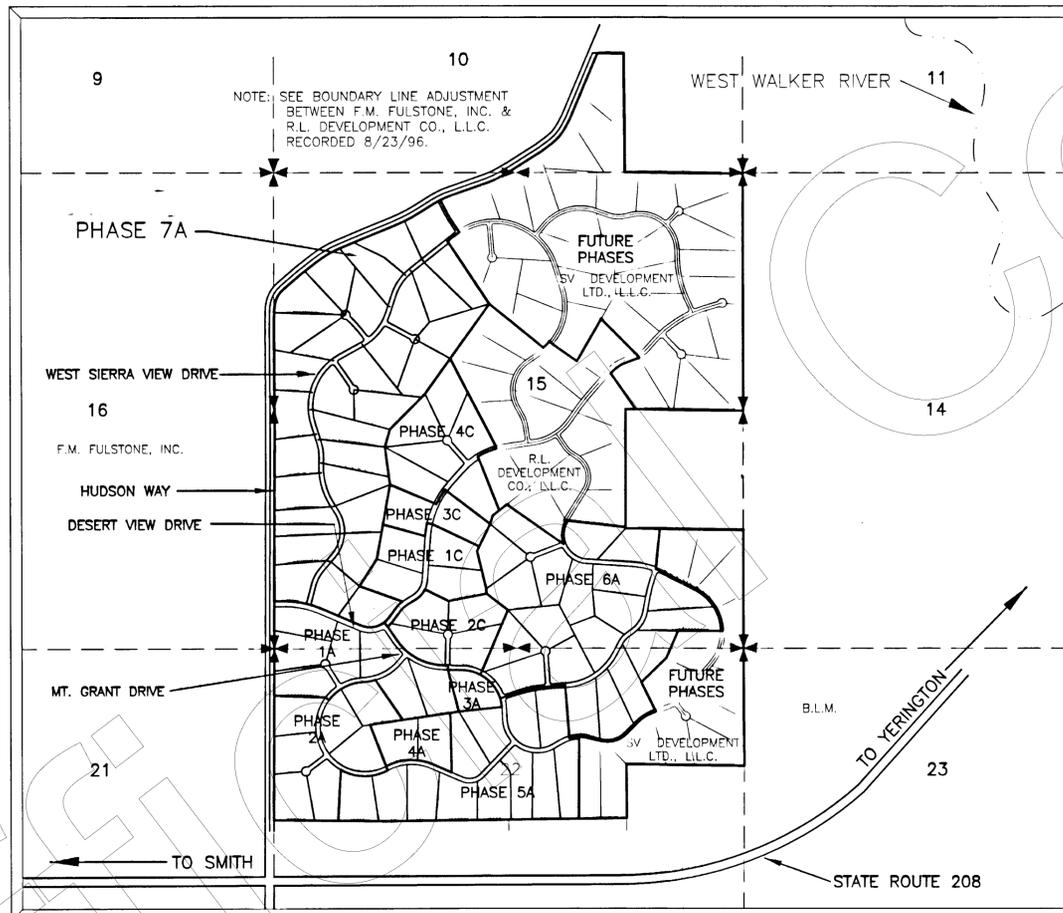
HEALTH DEPARTMENT APPROVAL

THIS FINAL MAP IS APPROVED BY THE DIVISION OF HEALTH OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES INDIVIDUAL WATER SUPPLIES AND INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

[Signature] 3/1/2005
DATE DIVISION OF HEALTH

FINAL MAP FOR SIERRA DESERT VIEW ESTATES PHASE 7A

LOCATED WITHIN SECTION 15,
T. 11 N., R. 24 E., M.D.B. & M.



VICINITY MAP

SCALE: 1" = 1000'

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE HEREIN MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT I HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE; THAT I HEREBY DEDICATE THE EASEMENTS FOR THE USE(S) SHOWN.

[Signature]
SV DEVELOPMENT LTD., L.L.C.
RICHARD N. FULSTONE, MANAGER

STATE OF NEVADA

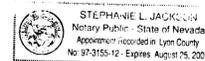
COUNTY OF LYON

S.S.

ON THIS 4 DAY OF January, IN THE YEAR 2005, BEFORE ME, Stephanie L. Jackson / NOTARY PUBLIC, PERSONALLY APPEARED Richard N. Fulstone PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]



MY COMMISSION EXPIRES: Aug. 25, 2005

NOTES:

- 1) ROADS SHOWN UPON THIS MAP WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE COUNTY COMMISSIONERS AND IN AFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
- 2) THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO DIVIDED, AND THAT ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.
- 3) ALL HOUSES SHALL BE CONSTRUCTED WITH FINISHED FLOOR LEVELS AT LEAST 1.5 FEET ABOVE NATURAL GROUND TO MINIMIZE THE POTENTIAL FOR DAMAGE FROM SHALLOW FLOODING. THERE SHALL BE NO OPENINGS WITHIN 1.5 FEET OF NATURAL GROUND FOR HOUSES WITH LIVING AREAS BELOW GROUND.
- 4) A HOMEOWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN THE ROADS AND ALL IMPROVEMENTS BUILT WITHIN THE SUBDIVISION. THE ASSOCIATION WILL BE PART OF THE COVENANTS, CONDITIONS, AND RESTRICTIONS FILED WITH THE FINAL MAP.
- 5) THE ROADS SHOWN HEREON ARE TO REMAIN PRIVATE WITH MAINTENANCE PROVIDED THROUGH THE HOMEOWNERS ASSOCIATION UNTIL THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
- 6) THE GROSS AREAS OF PARCELS SHOWN ON THIS MAP INCLUDE THE AREA TO THE CENTERLINE OF THE ROAD EASEMENTS WITHIN THE SUBJECT PARCEL.

OWNER:

SV DEVELOPMENT LTD., L.L.C.
P.O. BOX 61
SMITH, NEVADA 89430

ENGINEER:

OWENS
ENGINEERING
Civil Engineering, Land Surveying
P.O. Box 16
Gardnerville, Nevada 89410
(775) 782-2881

DIVISION OF WATER RESOURCES APPROVAL

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.

12/23/2004 [Signature]
DATE DIVISION OF WATER RESOURCES

UTILITY COMPANIES CERTIFICATE

WE, THE UNDERSIGNED COMPANIES, HEREBY ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

4/18/05 [Signature]
DATE SIERRA PACIFIC POWER COMPANY
4-14-03 [Signature]
DATE VERIZON

UTILITY EASEMENTS

THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY MADE A PART OF THIS MAP:

- 1. A 7.5' PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES.
- 2. A 5' PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.

COUNTY ENGINEER'S CERTIFICATE

I, CHARLES L. MACQUARIE, LYON COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED WITH THE COUNTY TO INSURE THE COMPLETION OF ALL PHYSICAL IMPROVEMENTS AS REQUIRED BY THE PARCEL MAP REGULATIONS; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

4/19/05 [Signature]
DATE LYON COUNTY ENGINEER

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SV Development LTD ON THIS 5th DAY OF May, 2005, AT 45 MINUTES PAST 3 O'CLOCK P.M. IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEES: \$84 [Signature]
LYON COUNTY RECORDER

FILE NO. 350063 BY: Kathy O. Ross
CHIEF DEPUTY

FINAL MAP
FOR
SIERRA DESERT VIEW ESTATES
PHASE 7A
SECTION 15, T.11N., R.24 E., M.D.B. & M.
SMITH LYON COUNTY NEVADA
SHEET 1 OF 4

BUILDING SETBACKS:

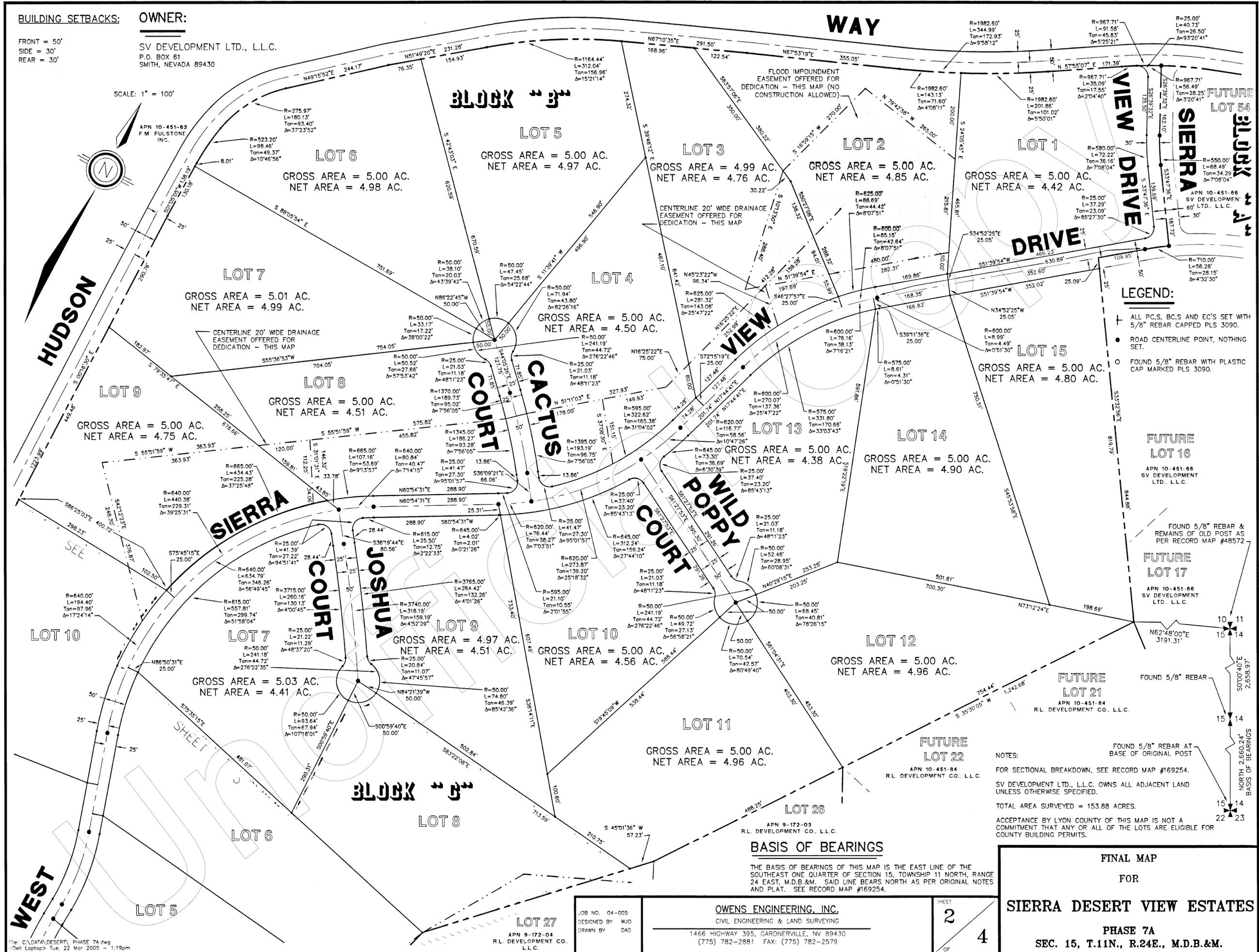
OWNER:

FRONT = 50'
SIDE = 30'
REAR = 30'

SV DEVELOPMENT LTD., L.L.C.
P.O. BOX 61
SMITH, NEVADA 89430

SCALE: 1" = 100'

APN 10-451-62
F.M. FULLSTONE
INC.



LEGEND:

- ALL PC, S, BC, S AND EC'S SET WITH 5/8" REBAR CAPPED PLS 3090.
- ROAD CENTERLINE POINT, NOTHING SET.
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED PLS 3090.

- FUTURE LOT 16**
APN 10-451-66
SV DEVELOPMENT LTD., L.L.C.
- FUTURE LOT 17**
APN 10-451-66
SV DEVELOPMENT LTD., L.L.C.
- FUTURE LOT 21**
APN 10-451-84
RL DEVELOPMENT CO., L.L.C.

NOTES:

FOR SECTIONAL BREAKDOWN, SEE RECORD MAP #169254.

SV DEVELOPMENT LTD., L.L.C. OWNS ALL ADJACENT LAND UNLESS OTHERWISE SPECIFIED.

TOTAL AREA SURVEYED = 153.88 ACRES.

ACCEPTANCE BY LYON COUNTY OF THIS MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR COUNTY BUILDING PERMITS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS MAP IS THE EAST LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 24 EAST, M.D.B.&M. SAID LINE BEARS NORTH AS PER ORIGINAL NOTES AND PLAT. SEE RECORD MAP #169254.

FINAL MAP

FOR

SIERRA DESERT VIEW ESTATES

PHASE 7A

SEC. 15, T.11N., R.24E., M.D.B.&M.

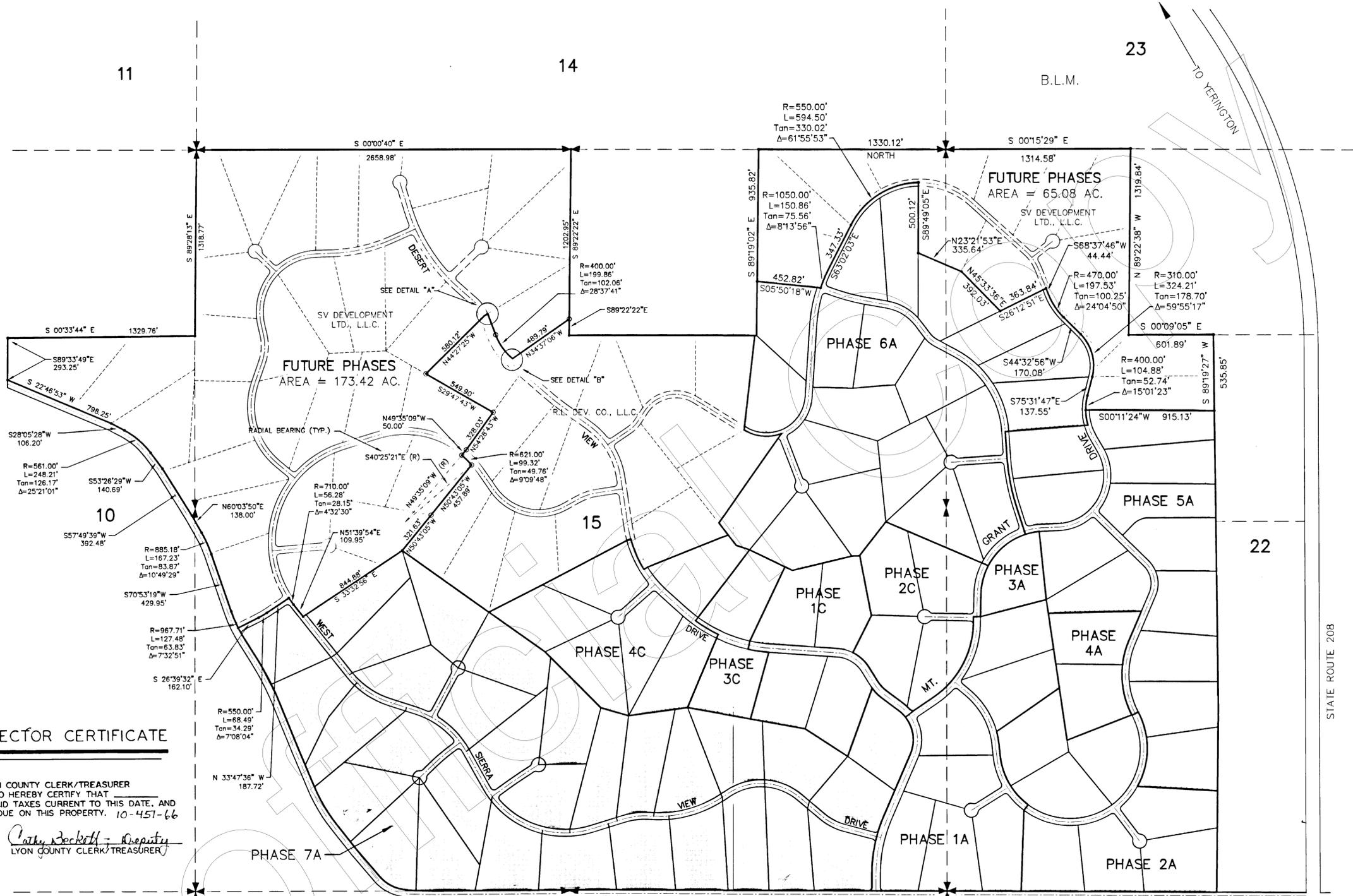
LOT 27
APN 9-172-04
RL DEVELOPMENT CO., L.L.C.

OWENS ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1466 HIGHWAY 395, GARDNERVILLE, NV 89430
(775) 782-2881 FAX: (775) 782-2579

SHEET
2
OF
4

File: C:\DATA\DESERT_PHASE 7A.dwg
Dell Laptop> Tue, 22 Mar 2005 - 1:19pm

350063 2 of 4 5/5/05

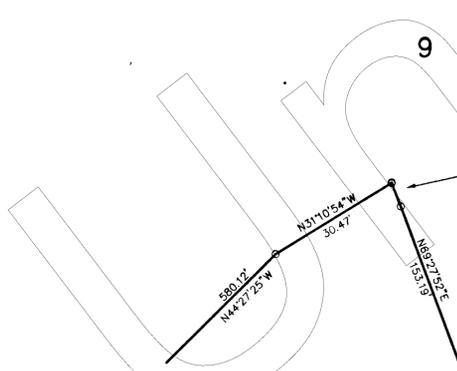


COUNTY TAX COLLECTOR CERTIFICATE

I, *Cathy Beckell*, Deputy LYON COUNTY CLERK/TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT *SV Development LTD, LLC* HAS PAID TAXES CURRENT TO THIS DATE, AND THERE ARE NO DELINQUENT TAXES DUE ON THIS PROPERTY. 10-451-66

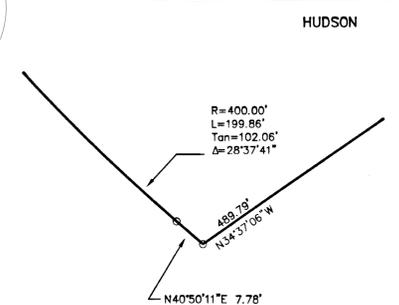
4-21-05
DATE

Cathy Beckell - Deputy
LYON COUNTY CLERK/TREASURER



DETAIL "A"

SCALE: 1" = 20'



DETAIL "B"

SCALE: 1" = 20'

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<Dell Laptop> Tue, 22 Mar 2005 - 11:55am

JOB NO. 04-005 DESIGNED BY WJO DRAWN BY DAO	OWENS ENGINEERING, INC. CIVIL ENGINEERING & LAND SURVEYING 1466 HIGHWAY 395, GARDNERVILLE, NV 89430 (775) 782-2881 FAX: (775) 782-2579	SHEET 4 OF 4
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FINAL MAP
FOR
SIERRA DESERT VIEW ESTATES
PHASE 7A
SEC. 15, T.11N., R.24E., M.D.B.&M.

350063 4864 5/5/05