

DRAWING NUMBER  
Carson Valley  
Estates #2

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FLAN HOLD CORPORATION • RIVINE CALIFORNIA

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**EASEMENT DEDICATION**  
The undersigned hereby consent to the preparation and recording of this map and offer for dedication and do hereby dedicate to any and all public purposes the streets and other public ways shown hereon and also offer for dedication and do hereby dedicate for particular purposes the following:

- (a) Rights of Way and easements for poles, anchorage and guys and overhead and underground wires and conduits for electrical and telephone services, together with any and all appurtenances appertaining thereto, on, over, across and under the 2 ft. of land adjacent to all side lot lines and rear lot lines of all lots and the borders of all open areas and on, over across and under the front 10 ft. of all lots adjacent to all streets and public ways.
- (b) Easements as delineated and noted on the subdivision map, together with easements and rights of way as may be a matter of record.

Thomas B. Flynn, Nov. 23, 1970  
Conf. Tel. Co. of Nevada - Nov. 1970

Debra A. Smith, 19-Nov-1970  
Sierra Pacific Power Co., Nov. 1970

NEVADA STATE HEALTH DEPT.  
This subdivision is hereby approved with regard to lot areas. The proposed sewage collection and disposal and water distribution systems as shown on the subdivision development plans have been reviewed and found to comply with State Health Dept. Regulations.

H. J. Jones, November 19, 1970  
NEVADA STATE DEPARTMENT OF HEALTH

I, James R. Lee, Owner of James Lee Construction Co., of So. Lake Tahoe, Calif., do hereby certify that James Lee Const. Co. and Led-Mil of Nevada are owners of the land shown on the map of Carson Valley Estates, Unit No. 2, and do hereby consent to the dedication of all streets and easements indicated thereon for public use, and have consented to the preparation and recording of this map.

James R. Lee, Nov. 1970  
James Lee Const. Co.

I, Robert C. Downer, do hereby certify that this map is a true and accurate map of the lands surveyed by me or under my supervision and laid out into lots and streets at the instance of James R. Lee, and that the location of the lots and streets has been definitely established in strict accordance with the law and as shown hereon, that the lots and streets shown hereon lie wholly within Section 4, T. 12 N., R. 20 E., M.D.B. & M., that the survey was made during the months of October and November, 1970, and that the monuments are sufficient to enable the survey to be retraced.

Robert C. Downer  
Robert C. Downer, R.E. 446 Nov. 1970.

**COUNTY ENGINEER'S CERTIFICATE**  
I, JERE WILLIAMS, Engineer in and for the County of Douglas, State of Nevada, hereby certify that I have examined this map entitled Carson Valley Estates, Unit No. 2, and that said map of said subdivision is substantially as it appears on the Tentative Map, that all conditions of State laws and local ordinances have been complied with and I am satisfied the same is technically correct.

Jere Williams  
Engineer in and for the County of Douglas, State of Nevada, Nov. 1970.

This is to certify that James Lee Const. Co., So. Lake Tahoe, Cal., & Led-Mil of Nev., Inc. of Spatsine, Nev., are the only parties having record title interest in the tract of land represented on this map.

Am. P. Kuehl  
TITLE INSURANCE & TRUST COMPANY, Nov. 1970

STATE OF NEVADA S.S.  
COUNTY OF DOUGLAS S.S.  
I, Earnhart W. Thran, County Clerk in and for the County of Douglas, State of Nevada, do hereby certify that the above and foregoing plat entitled Carson Valley Estates, Unit No. 2, was presented to the Board of Commissioners of Douglas County at a regular meeting thereof held on the day of December, 1970, and that said Board of Commissioners did thereon by resolution, duly passed and adopted at said meeting, approve and accept said map.  
I further certify that all bonds as required by law to accompany the within map have been approved by said Board of Commissioners and filed in my office, in witness whereof I hereunto set my hand this 1<sup>st</sup> day of December, 1970.

Earnhart W. Thran  
County Clerk in and for the County of Douglas, State of Nevada.

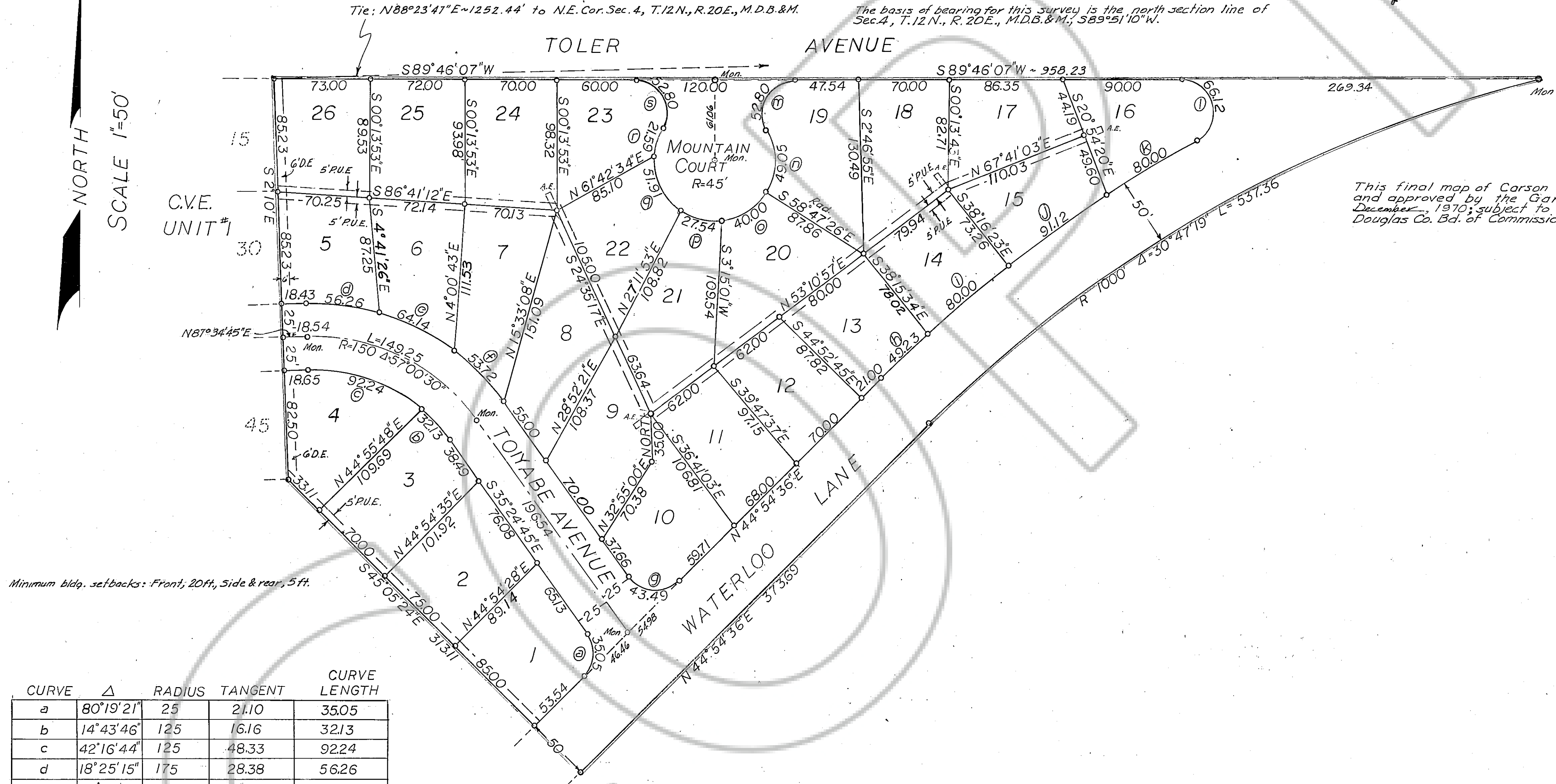
PLANNING COMMISSION  
Reviewed, approved and recommended to the County Commissioners of Douglas Co., Nevada, by the Douglas County Planning Commission on this 24<sup>th</sup> day of November, 1970.

Chairman, Planning Commission, County of Douglas, State of Nevada.

Filed for Record at the request of James R. Lee on the 23 day of Dec. 1970, at 5:00 minutes past 10 o'clock A.M., Records of Douglas County.

Ethel N. Schacht, County Recorder in & for the County of Douglas, State of Nevada.

5:00 pm



This final map of Carson Valley Estates, Unit 2, has been reviewed and approved by the Gardnerville Town Board, this 4<sup>th</sup> day of December, 1970, subject to the acceptance of Waterloo Lane by the Douglas Co. Bd. of Commissioners as a County Road.

Knox Johnson, Chairman Gardnerville Town Bd.

CURVE	Δ	RADIUS	TANGENT	CURVE LENGTH
a	80°19'21"	25	2110	35.05
b	14°43'46"	125	16.16	32.13
c	42°16'44"	125	48.33	92.24
d	18°25'15"	175	28.38	56.26
e	21°00'	175	32.43	64.14
f	17°35'15"	175	27.07	53.72
g	99°40'39"	25	29.62	43.49
h	2°41'11"	1050	24.62	49.23
i	4°21'55"	1050	40.02	80.00
j	4°58'19"	1050	45.58	91.12
k	4°21'55"	1050	40.02	80.00
l	151°31'49"	25	98.55	66.12
m	121°00'21"	25	44.19	52.80
n	62°26'48"	45	27.28	49.05
o	50°55'46"	45	21.43	40.00
p	35°03'33"	45	14.21	27.54
q	66°05'17"	45	29.27	51.91
r	27°29'18"	45	11.07	21.59
s	121°00'21"	25	44.19	52.80

LOT NUMBER	AREA	LOT NUMBER	AREA
1	6872.09	14	6004.90
2	7164.52	15	6000.81
3	7505.82	16	6447.52
4	6871.90	17	6044.10
5	6011.88	18	7217.11
6	6278.03	19	7444.07
7	7328.90	20	7373.40
8	7798.64	21	8015.11
9	6439.04	22	6007.11
10	6851.03	23	6153.27
11	6600.10	24	6730.13
12	6081.33	25	6606.49
13	6181.26	26	6247.52

Class "B" monuments at all lot corners.

"Mon." = Class "A" monument with c.i. street cover.

Downer Engineering, Minden, Nevada

# FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 2

A PORTION OF NE 1/4 SEC. 4, T. 12 N., R. 20 E., M.D.B. & M.  
ADDITION TO THE TOWN OF GARDNERVILLE  
DOUGLAS COUNTY, NEVADA