A PORTION OF SECTION 32 T.13N., R.20E. M.D.B. & M.

BENETEAU SUBDIVISION

DOUGLAS COUNTY NEVADA

CHRISTOPH J. ALTEMUELLER
CONSULTING ENGINEER
GARDNERVILLE, NEVADA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNER OF RECORD TITLE INTEREST, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278 AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE 16, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA FOR THE USE OF THE PUBLIC THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS PUBLIC WAYS AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN FOR GAS, WATER, SEWER AND DRAINAGE PIPES, FOR POLES, ANCHORS AND GUYS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, ACCROSS AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN HEREON.

Edward S. Walsh
CARVAL DEVELOPMENT CO., A NEVADA CORP.
EDWARD S. WALSH, PRES.

STATE OF NEVADA
COUNTY OF DOUGLAS ss

ON THIS 22nd DAY OF July, 1980, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, EDWARD S. WALSH, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

Margaret E. Zinke
NOTARY PUBLIC IN AND FOR DOUGLAS COUNTY

MARGARET E. ZINKE
Notary Public - State of Nevada
Douglas County
My Commission Expires Jan. 4, 1981

COUNTY CERTIFICATE

I, YVONNE BERNARD, CLERK IN AND FOR THE COUNTY OF DOUGLAS, STATE OF NEVADA, DO HEREBY CERTIFY THAT THE HEREIN AND FOREGOING PLAT ENTITLED "BENETEAU SUBDIVISION" WAS PRESENTED TO THE BOARD OF COMMISSIONERS OF DOUGLAS COUNTY, AT A REGULAR MEETING THEREOF HELD ON THE 16 DAY OF AUGUST 1979, AND THAT SAID BOARD OF COMMISSIONERS DID THEREON, BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE THIS FINAL MAP AND ACCEPT THE DEDICATIONS AS DESIGNATED HEREON.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 17th DAY OF October, 1980.

Yvonne Bernard
YVONNE BERNARD, CLERK IN AND FOR DOUGLAS COUNTY STATE OF NEVADA

COUNTY ENGINEER'S CERTIFICATE

I, WARNER C. PHILLIPS, ENGINEER IN AND FOR THE COUNTY OF DOUGLAS, STATE OF NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP ENTITLED "BENETEAU SUBDIVISION" AND THAT SAID MAP IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP, THAT ALL CONDITIONS OF STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THE SAME IS TECHNICALLY CORRECT.

Oct 14, 1980 — DATE
Warner C. Phillips
WARNER C. PHILLIPS, ENGINEER IN AND FOR COUNTY OF DOUGLAS, STATE OF NEVADA

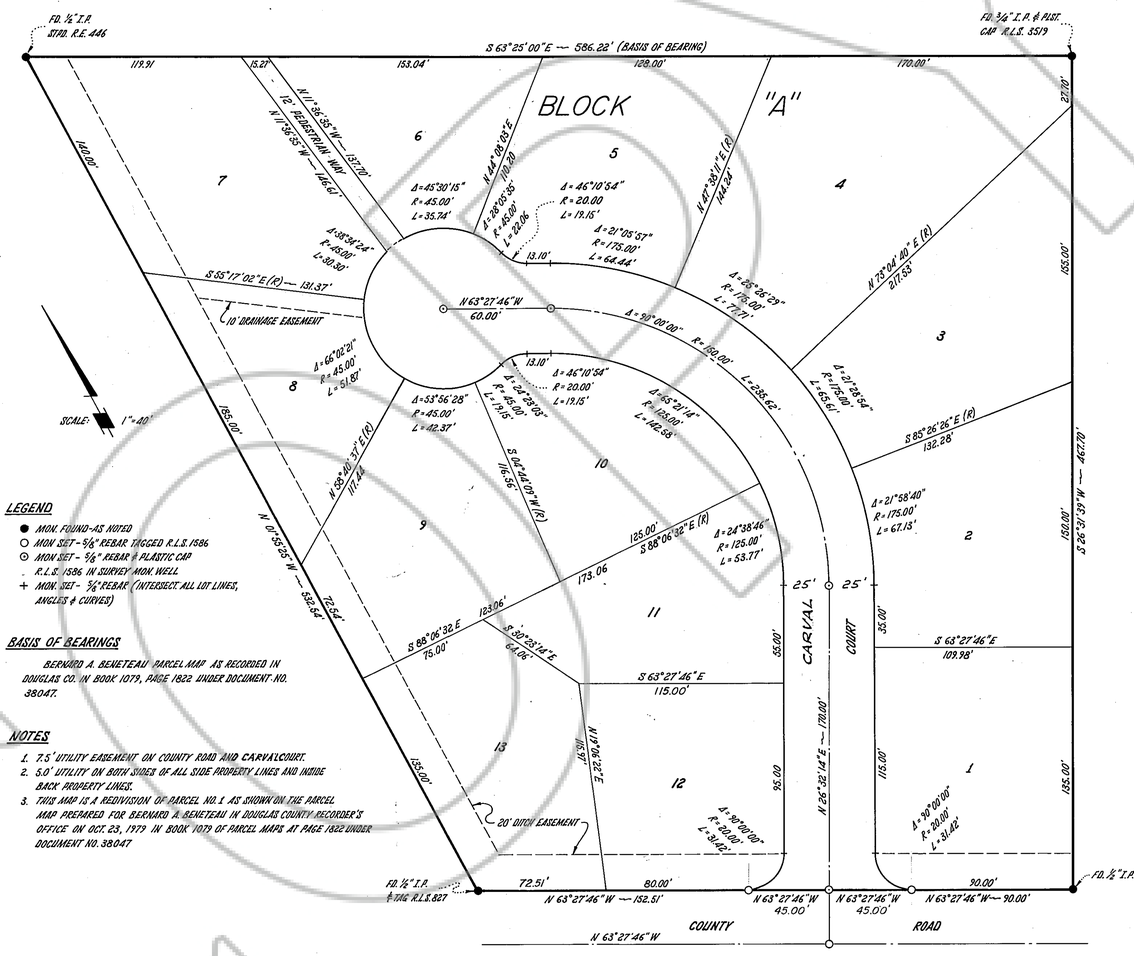
SURVEYOR'S CERTIFICATE

I, B. J. VASEY, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, DO CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF EDWARD S. WALSH, CARVAL DEV. CO.
2. THE LANDS SURVEYED LIE WITHIN SECTION 32, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND THAT THE SURVEY WAS COMPLETED ON THE 1ST DAY OF FEBRUARY 1980.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY THE 1ST DAY OF FEBRUARY, 1981 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS PASSED WITH DOUGLAS COUNTY TO ASSURE THEIR INSTALLATION.

5 SEPT 1980 — DATE
B.J. Vasey
B. J. VASEY R.L.S. 1586

REGISTERED LAND SURVEYOR · BENNETT J. VASEY · STATE OF NEVADA



LEGEND

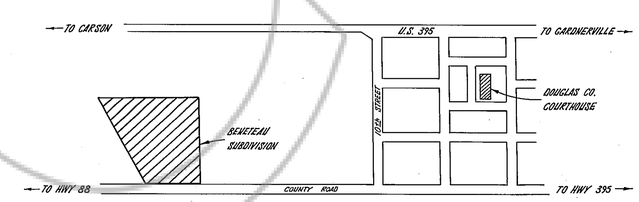
- ● MON. FOUND-AS NOTED
- ○ MON SET - 5/8" REBAR TAGGED R.L.S. 1586
- ⊙ MON SET - 5/8" REBAR & PLASTIC CAP R.L.S. 1586 IN SURVEY MON. WELL
- + MON. SET - 5/8" REBAR (INTERSECT ALL LOT LINES, ANGLES & CURVES)

BASIS OF BEARINGS

BERNARD A. BENETEAU PARCEL MAP AS RECORDED IN DOUGLAS CO. IN BOOK 1079, PAGE 1822 UNDER DOCUMENT NO. 38047.

NOTES

1. 7.5' UTILITY EASEMENT ON COUNTY ROAD AND CARVAL COURT.
2. 5.0' UTILITY ON BOTH SIDES OF ALL SIDE PROPERTY LINES AND INSIDE BACK PROPERTY LINES.
3. THIS MAP IS A REDIVISION OF PARCEL NO. 1 AS SHOWN ON THE PARCEL MAP PREPARED FOR BERNARD A. BENETEAU IN DOUGLAS COUNTY RECORDER'S OFFICE ON OCT. 23, 1979 IN BOOK 1079 OF PARCEL MAPS AT PAGE 1822 UNDER DOCUMENT NO. 38047



VICINITY MAP — N.T.S.

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 COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

6/11/80 — DATE
Albert F. Forte
DIVISION OF HEALTH

PLANNING COMMISSION CERTIFICATE

THIS MAP IS IN SUBSTANTIAL CONFORMANCE TO THE TENTATIVE MAP AS DENIED BY THE DOUGLAS COUNTY PLANNING COMMISSION ON THE 26 DAY OF JULY, 1979; SAID MAP WAS SUBSEQUENTLY APPROVED BY THE DOUGLAS COUNTY BOARD OF COMMISSIONERS ON THE 16 DAY OF AUGUST, 1979.

Andrew R. Burnham
ANDREW R. BURNHAM, COUNTY PLANNER

UTILITY COMPANIE'S CERTIFICATE

THE EASEMENTS AS SHOWN ON THIS MAP UNLESS OTHERWISE INDICATED, ARE UTILITY EASEMENTS TO BE USED FOR THE SPECIFIC PURPOSE OF ELECTRICAL, GAS, AND TELEPHONE SERVICE AND ARE HEREBY CHECKED AND APPROVED.

6-25-80 — DATE — SIERRA PACIFIC POWER COMPANY

6-26-80 — DATE — CONTINENTAL TELEPHONE COMPANY

6-26-80 — DATE — SOUTHWEST GAS CORPORATION

9/5/80 — DATE — MINDEN-GARDNERVILLE SANITATION DISTRICT

6-28-80 — DATE — TOWN OF MINDEN (WATER)

TAX CERTIFICATE

I, Margaret Zinke HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE COUNTY OF DOUGLAS, STATE OF NEVADA, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

7/22/80 — DATE — Margaret Zinke
SILVER STATE TITLE CO. Assistant Secretary

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT CARVAL DEVELOP. CO. IS THE ONLY PARTY HAVING RECORD TITLE INTEREST IN THE TRACT OF LAND REPRESENTED ON THIS MAP.

7/22/80 — DATE — Margaret Zinke
SILVER STATE TITLE CO. Assistant Secretary

FIRE DEPARTMENT APPROVAL

THE FIREFIGHTING FACILITIES AND ACCESSES SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE DOUGLAS COUNTY FIRE DEPARTMENT.

3-7-80 — DATE — Darwin K. Ellis
DARWIN ELLIS, CHIEF, DOUGLAS COUNTY FIRE DEPT.

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.

6-26-80 — DATE — Robert W. Penninger
DIVISION OF WATER RESOURCES

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF CARVAL DEV. CO. ON THE 21st DAY OF OCTOBER 1980, AT 36 MINUTES PAST 4 O'CLOCK P.M. AS INSTRUMENT NO. 49919 IN BOOK 1080 OF MAPS, PAGE 1733, IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

Dixie Slater, deputy
DOUGLAS COUNTY RECORDER

CERTIFICATE OF AMENDMENT
FILED 8-13-82 DOC # 70144
BOOK 882 PAGE 571

Document #049919

DRAWING NUMBER Beneteau
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07048