

DRAWING NUMBER
Pleasantview
Sheet 1 of 3
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED NUMBER 07004

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FINAL MAP
PLEASANTVIEW
PHASE I

A PORTION OF SECTION 16 AND 17, T.12N., R.20E., M.D.B. & M.
DOUGLAS COUNTY, NEVADA

OWNER'S CERTIFICATE

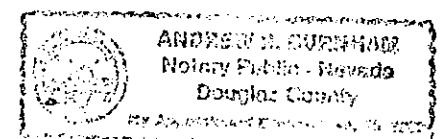
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, JOHN W. DRAYTON, JR., TRUSTEE UNDER THE TRUST AGREEMENT DATED DEC. 14, 1976, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED 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, ACROSS, AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN HEREON.

John W. Drayton attorney in fact for
JOHN W. DRAYTON, JR., TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 14, 1976

STATE OF NEVADA SS
COUNTY OF DOUGLAS

ON THE 26 DAY OF March 1990, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, JOHN W. DRAYTON, KNOWN BY ME TO BE ATTORNEY IN FACT FOR JOHN W. DRAYTON, JR. TRUSTEE OF THE TRUST AGREEMENT DATED DECEMBER 14, 1976, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF SAID TRUST AGREEMENT.

John A. Wilson
NOTARY PUBLIC

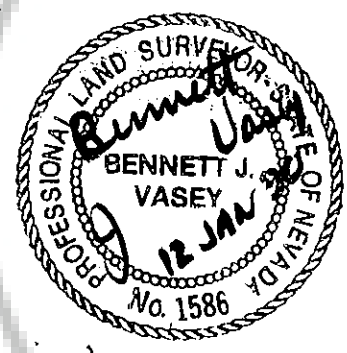


VASEY ENGINEERING CO., INC.
Post Office Box 1164 • Minden, Nevada 89423
702/782-2382 • 782-5642 • 882-5417

Date	11-89	Drawn By	CRF
Job No.	M-899	Approved By	BJV

SURVEYOR'S CERTIFICATE

I, B.J. VASEY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:
1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF JOHN W. DRAYTON, JR.
2) THE LANDS SURVEYED LIE WITHIN PORTIONS OF SECTIONS 16 AND 17, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., AND THE SURVEY WILL BE COMPLETED BY FEBRUARY 1, 1991.
3) THE 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 02-01-91 AND AN APPROPRIATE LETTER OF CREDIT HAS BEEN PROVIDED TO DOUGLAS COUNTY TO ASSURE THEIR INSTALLATION.



BJ Vasey
B. J. VASEY P.L.S. 1586

PLANNING COMMISSION CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE ABOVE AND FOREGOING PLAT ENTITLED PLEASANTVIEW PHASE I WAS PRESENT BEFORE THE DOUGLAS COUNTY PLANNING COMMISSION ON THE 29th DAY OF MARCH, 1990, AND WAS DULY APPROVED. FURTHERMORE THE OFFER OF DEDICATION FOR ALL PUBLIC WAYS WAS REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER DATE

Joan Patrick
JOAN PATRICK, CHAIRMAN

COUNTY TAX COLLECTOR'S CERTIFICATE

I, BARBARA J. REED, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT JOHN W. DRAYTON, JR. HAS PAID TAXES CURRENT TO THIS DATE AND THERE ARE NO DELINQUENT TAXES DUE ON THIS PROPERTY. APN 27-130-05 4 57-070-08

Barbara J. Reed
BARBARA J. REED DATE 4/6/90
DOUGLAS COUNTY CLERK-TREASURER
AND EX-OFFICIO TAX COLLECTOR
My Seal in Book Chief Deputy Treasurer

CHIEF PLANNING OFFICIAL

I, JOHN RENZ, CHIEF PLANNING OFFICIAL, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS MAP AND THAT IT IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AS DENIED BY THE DOUGLAS COUNTY PLANNING COMMISSION THE 31 DAY OF December 1987, BUT SUBSEQUENTLY APPROVED BY THE DOUGLAS COUNTY BOARD OF COMMISSIONERS.

John Renz 4-3-90
JOHN RENZ DATE
CHIEF PLANNING OFFICIAL

COUNTY ENGINEER'S CERTIFICATE

I, MARK V. GONZALES, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP ENTITLED PLEASANTVIEW, PHASE I, AND A LETTER OF CREDIT HAS BEEN PROVIDED TO INSURE THAT REQUIRED PUBLIC IMPROVEMENTS ARE MADE.

Mark V. Gonzales 4-2-90
MARK V. GONZALES DATE
DOUGLAS COUNTY ENGINEER

FIRE DEPARTMENT APPROVAL

THE FIREFIGHTING FACILITIES AND ACCESSES SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION DISTRICT.

John Warren Gay 1-13-90
JOHN WARREN GAY DATE
DEPUTY FIRECHIEF
EAST FORK FIRE PROTECTION DISTRICT

UTILITY COMPANIES' CERTIFICATE

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

C.P. 1-5-90
SIERRA PACIFIC POWER COMPANY DATE
Stephen Grossman 1-5-90
CONTINENTAL TELEPHONE COMPANY DATE
Wilson 1-5-90
SOUTHWEST GAS CORPORATION 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 COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Daniel W. Rem 2-2-90
DIVISION OF HEALTH DATE

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.

Jack Ricci 12 Jan 90
DIVISION OF WATER RESOURCES DATE

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT JOHN W. DRAYTON, JR., TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 14, 1976, IS THE ONLY PARTY HAVING RECORD INTEREST IN THE TRACTS OF LAND SHOWN WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THERE ARE NO LIENS AND/OR MORTGAGE HOLDERS OF RECORD.

Carol Costa 1-18-90
CAROL COSTA, VICE PRESIDENT DATE
FIRST NEVADA TITLE CO.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 6th DAY OF April 1990, AT 33 MINUTES PAST 3 O'CLOCK P. M. IN BOOK 490 OF OFFICIAL RECORDS AT PAGE 916, DOCUMENT NO. 223488. RECORDED AT THE REQUEST OF JOHN W. DRAYTON, JR.

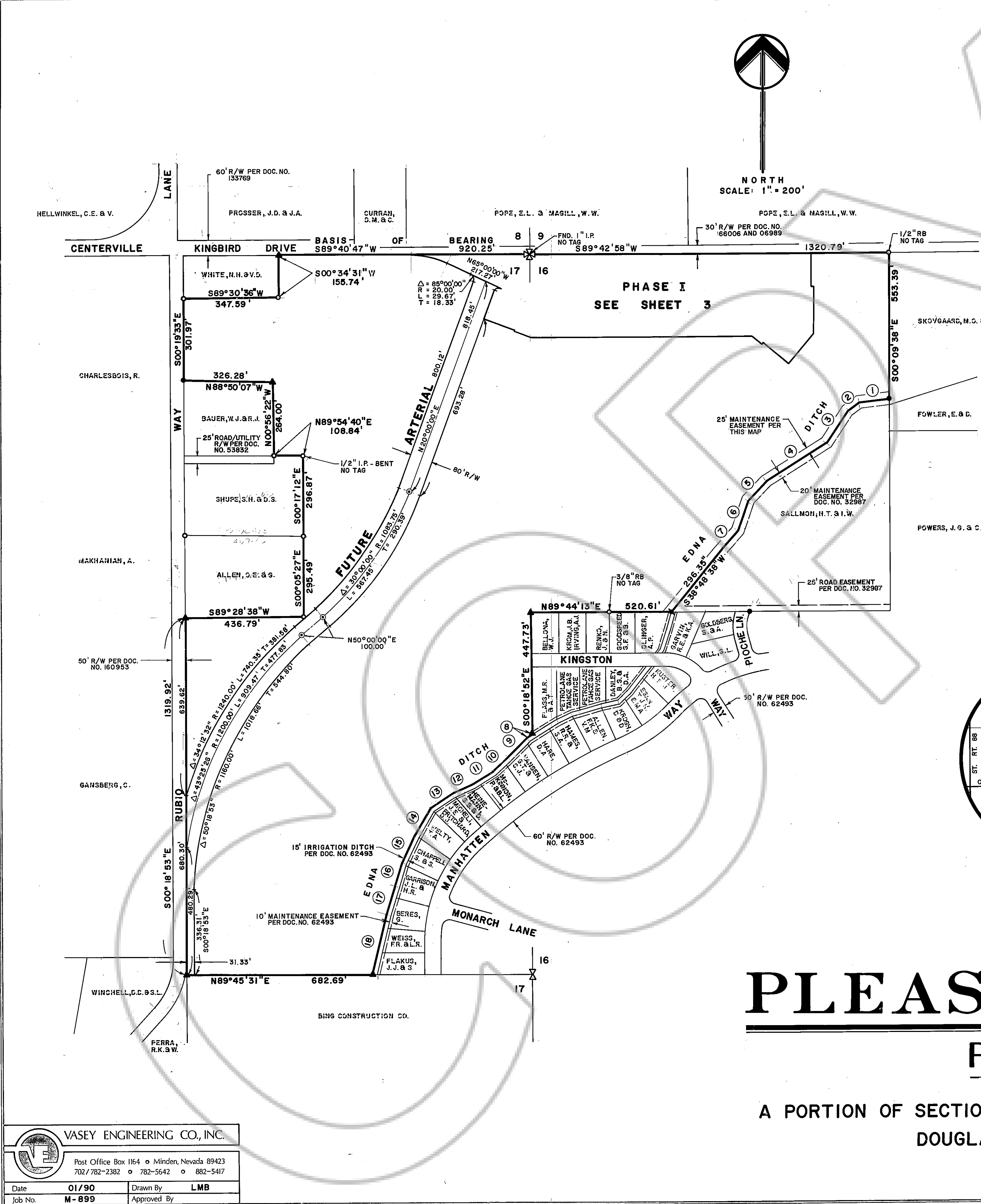
Camela Kuenen Deputy
DOUGLAS COUNTY RECORDER

DRAWING NUMBER
Pleasantview
Sheet 2 of 3
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
DESIGNED BY NUMBER 02049

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COURSE DATA

BEARING	DISTANCE
1 S83°26'59"W	111.21'
2 S53°33'14"W	48.72'
3 S33°40'58"W	145.26'
4 S57°50'19"W	260.81'
5 S42°49'02"W	97.01'
6 S18°51'59"W	109.19'
7 S39°57'19"W	88.19'
8 S58°14'27"W	21.01'
9 S44°13'21"W	102.09'
10 S46°38'56"W	76.75'
11 S57°49'08"W	84.46'
12 S65°25'34"W	85.98'
13 S56°20'51"W	93.23'
14 S29°38'10"W	113.80'
15 S25°15'42"W	109.64'
16 S16°37'33"W	91.49'
17 S16°38'44"W	108.10'
18 S12°53'19"W	225.37'

BASIS OF BEARING
S 89°40'47"W NORTH LINE SECTION 16,
T. 12 N., R. 20 E., M.D.B. & M. PER GRANT DEED
FOR NORMAN H. AND VIRGINIA D. WHITE, BOOK
174, PAGE 123, DOCUMENT NO. 71021.

- LEGEND**
- 5/8" REBAR NO TAG UNLESS OTHERWISE NOTED
 - 1/2" IRON PIPE NO TAG UNLESS OTHERWISE NOTED
 - ▲ SET 5/8" REBAR WITH PLASTIC CAP R.L.S. 1586
 - ✕ CALCULATED POSITION, NOTHING SET
 - ⊙ CENTERLINE MONUMENT

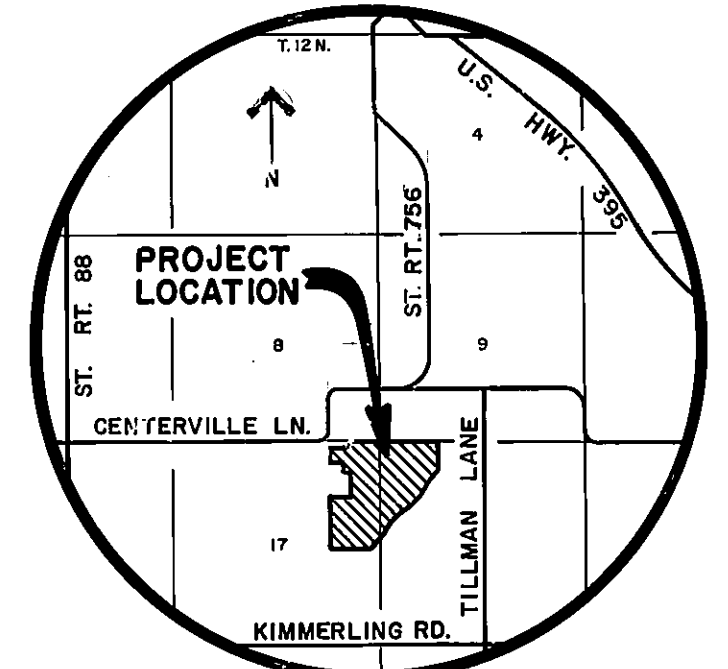
NOTES
EDNA DITCH COURSES 1 THROUGH 18 PER DEED FOR JOHN
W. DRAYTON, JR., TRUSTEE UNDER TRUST DATED DECEMBER
14, 1976, DOCUMENT NO. 05630 AND SUBDIVISION PLAT
FOR RANCHOS ESTATES, DOCUMENT NO. 60597.

ACREAGE

PHASE I	8.58 ACRES
FUTURE PHASES	83.02 ACRES
TOTAL AREA	91.60 ACRES

THE PARCELS WILL BE SUBJECT TO RECIPROCAL RIGHTS
TO USE AND OPERATE, MAINTAIN, REPLACE AND REPAIR
ALL IRRIGATION AND OTHER DITCHES AND CANALS
TRAVERSING THE PARCELS IN ACCORDANCE WITH
HISTORICAL CUSTOMS AND USAGE.

THIS MAP IS SUBJECT TO EASEMENTS AS SET FORTH IN
THE PRELIMINARY TITLE REPORT PREPARED BY FIRST
NEVADA TITLE COMPANY, ORDER NO. 205276 - TO, 12-09-89.



FINAL MAP
PLEASANTVIEW
PHASE I

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DOUGLAS COUNTY, NEVADA

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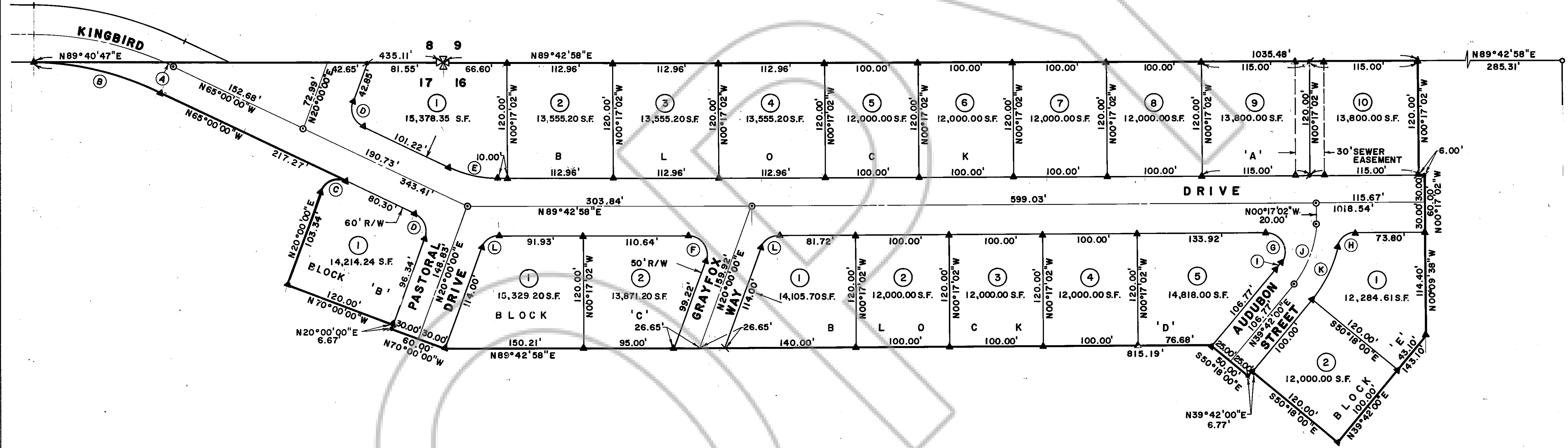
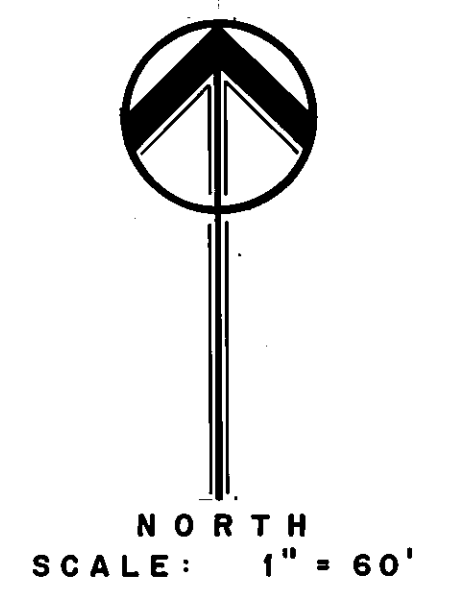
Date	01/90	Drawn By	LMB
Job No.	M-899	Approved By	

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Pleasantview
Sheet 3 of 3
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER

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NOTE

ACCESS TO LOT 1, BLOCK 'A' SHALL BE RESTRICTED TO KINGBIRD DRIVE AND LOT 1, BLOCK 'B' SHALL BE RESTRICTED TO KINGBIRD DRIVE AND PASTORAL DRIVE.

ACREAGE

LOTS (20)	6.07 ACRES
ROADWAYS	2.51 ACRES
PHASE 1 TOTAL	<u>8.58 ACRES</u>

CURVE DATA

	Δ	R	L	T
A	01°14'59"	345.00'	7.53'	3.76'
B	25°19'13"	315.00'	139.21'	70.76'
C	95°00'00"	20.00'	33.16'	21.83'
D	85°00'00"	20.00'	29.67'	18.33'
E	25°17'02"	120.00'	52.95'	26.92'
F	110°17'02"	20.00'	38.50'	28.71'
G	123°03'00"	20.00'	42.95'	—
H	78°03'34"	20.00'	27.25'	—
I	06°55'42"	75.00'	9.07'	4.54'
J	39°59'02"	100.00'	69.79'	36.38'
K	28°02'36"	125.00'	61.18'	31.22'
L	69°42'58"	20.00'	24.34'	13.93'

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Date	01/90	Drawn By	LMB
Job No.	M-899	Approved By	

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PHASE I
SHEET 3 OF 3

DOCUMENT #223488