

OWNER'S CERTIFICATE

KNOW BY ALL MEN THAT THE UNDERSIGNED, GREG LYNN AND SUZANNE TOWSE, MANAGING MEMBERS, CARSON VALLEY HOMESITES, LLC, 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 NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 20, AND DO HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE EASEMENTS SHOWN FOR PUBLIC UTILITIES, DRAINAGE, AND PRIVATE ACCESS TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, AS SHOWN HEREON.

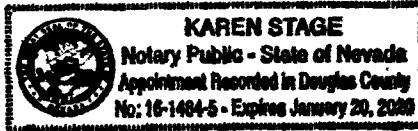
Gregory Lynn 5-7-19 DATE
GREGORY LYNN, MANAGING MEMBER
CARSON VALLEY HOMESITES, LLC

Suzanne Towse 5-7-2019 DATE
SUZANNE TOWSE, MANAGING MEMBER
CARSON VALLEY HOMESITES, LLC

STATE OF Nevada
COUNTY OF Douglas S.S.

ON THIS 7th DAY OF May, IN THE YEAR 2019 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED GREG LYNN AND SUZANNE TOWSE, PERSONALLY KNOWN BY ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.
Karen Stage
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/20/2020

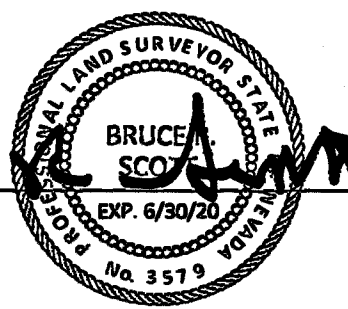


SURVEYOR'S CERTIFICATE

I, BRUCE R. SCOTT, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA DO HEREBY STATE THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF GREGORY LYNN.
- THE LANDS SURVEYED LE WITHIN A PORTION OF SECTION 17, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 5/1 2019.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCE IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

Bruce R. Scott 5/2/19
BRUCE R. SCOTT, PLS 3579



COUNTY TAX COLLECTOR'S CERTIFICATE

I, KATHY LEWIS, DOUGLAS COUNTY CLERK-TREASURER AND EX OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID. (APN 1220-17-610-001, 1220-17-610-023, AND 1220-17-501-033)

Kathy Lewis 6/19/19
KATHY LEWIS
DOUGLAS COUNTY CLERK-TREASURER

GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT

THE GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT BY SIGNING THIS FINAL MAP ACKNOWLEDGES IT WILL SERVICE WATER AND SEWER SERVICE TO THIS SUBDIVISION UPON ACCEPTANCE OF WATER AND SEWER IMPROVEMENTS BY THE DISTRICT'S BOARD OF TRUSTEES.

Greg Reed May 7, 2019
GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT

COUNTY ENGINEER'S CERTIFICATE

I, ERIK NILSSEN, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF TWO (2) SHEETS, ENTITLED PLEASANTVIEW PHASE 10; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Erik Nilssen 5-16-19
ERIK NILSSEN, P.E.
DOUGLAS COUNTY ENGINEER

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP)

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

REVIEW BY NDEP NOT REQUIRED
BY: _____ DATE _____
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

DIVISION OF WATER RESOURCES CERTIFICATE

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 AND APPROVAL ON FILE IN THIS OFFICE.

Malcolm S. Wilson, P.E. 6/13/19
BY: Malcolm S. Wilson
DIVISION OF WATER RESOURCES

FIRE DEPARTMENT CERTIFICATE

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

Steven H. Esbele 5/7/19
BY: Steven H. Esbele
EAST FORK FIRE PROTECTION DISTRICT

COUNTY CLERK'S CERTIFICATE

THERE IS NO PUBLIC RIGHT OF WAY OFFERED FOR DEDICATION AS PART OF THIS MAP. ALL OFFER FOR PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS ARE REJECTED WITH A RESERVATION TO ACCEPT AT A LATER DATE.

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 19th DAY OF June, 2019, AND WAS DULY APPROVED.

Kathy Lewis 6-19-19
KATHY LEWIS
COUNTY CLERK

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THERE IS NO PUBLIC RIGHT OF WAY OFFERED FOR DEDICATION AS PART OF THIS MAP. ALL OFFER FOR PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS ARE REJECTED WITH A RESERVATION TO ACCEPT AT A LATER DATE.

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 18 DAY OF June, 2019. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

Thomas A. Dallarie, P.E. 6/18/19
THOMAS A. DALLARIE, P.E.
COMMUNITY DEVELOPMENT DIRECTOR

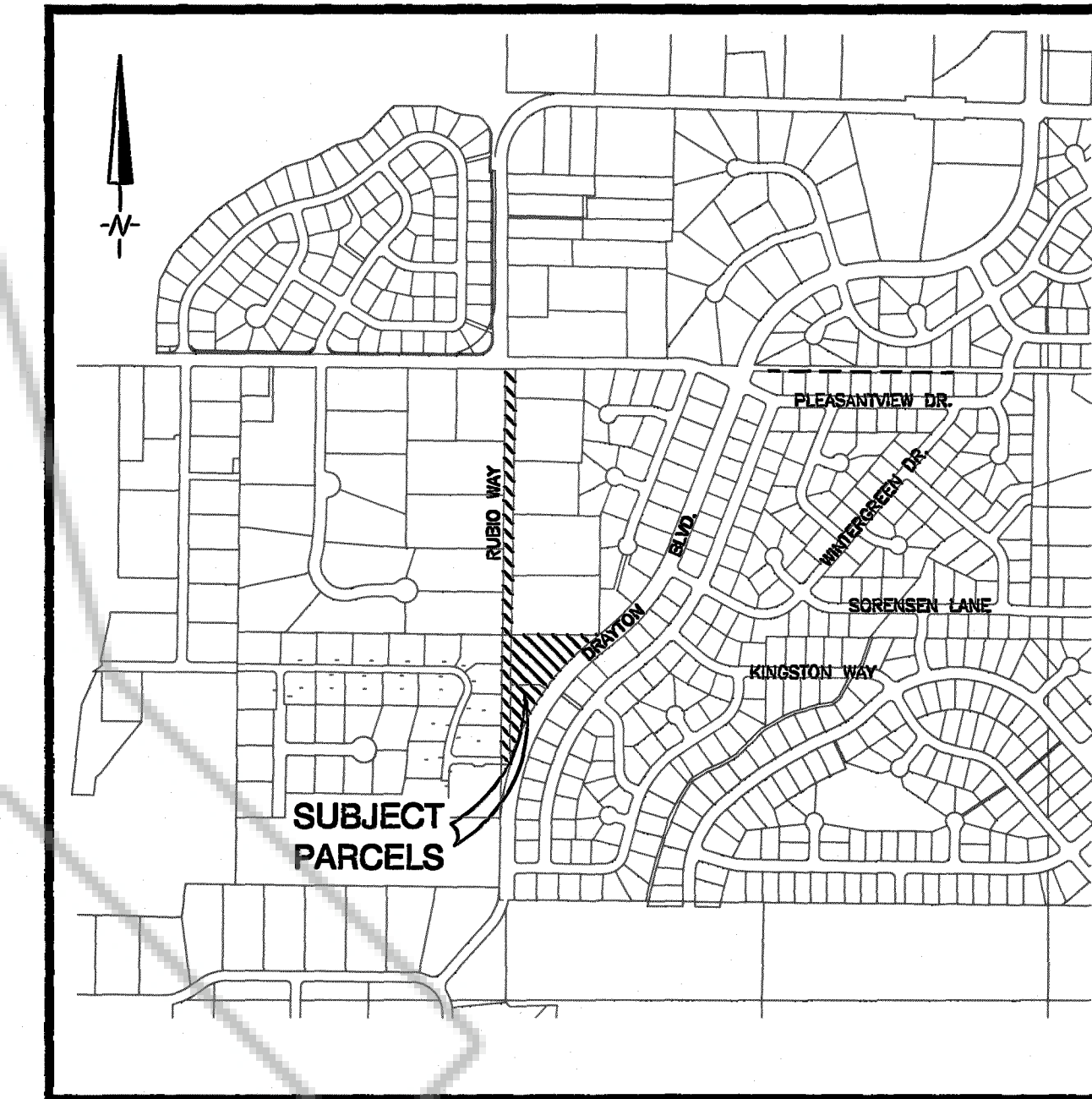
TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE OWNERS CERTIFICATE ARE THE ONLY PARTIES OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR HOLDERS OF RECORD:

Mary Dinsmore 5-8-2019
BY: Mary Dinsmore
WESTERN TITLE

NOTES

- ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
- DRAINAGE FACILITIES ALONG DRAYTON BOULEVARD ARE THE RESPONSIBILITY OF GRGID.
- OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
- 2.56 ACRES (LOTS) + 2.11 (ROAD) = 4.67 (TOTAL SITE ACRES)
- AREAS DEDICATED AS PUBLIC UTILITY EASEMENTS AND PUBLIC DRAINAGE EASEMENTS SHALL BE FREE OF ANY AND ALL TREES, LARGE BRUSH, OR STRUCTURES. GRGID SHALL NOT BE RESPONSIBLE FOR DAMAGE TO ANY LANDSCAPING OR STRUCTURES AS A RESULT OF REPAIR OR SERVICE ON WATERLINES OR OTHER UTILITIES.
- DOUGLAS COUNTY HAS DECLARED IT A POLICY TO PROTECT AND ENCOURAGE AGRICULTURAL OPERATION. IF YOUR PROPERTY IS LOCATED NEAR AN AGRICULTURAL OPERATION, YOU MAY AT SOME TIME BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM AGRICULTURAL OPERATIONS. IF CONDUCTED IN A MANNER CONSISTENT WITH PROPER AND ACCEPTED STANDARDS, THESE INCONVENIENCES AND DISCOMFORTS DO NOT CONSTITUTE A NUISANCE FOR PURPOSES OF THE DOUGLAS COUNTY CODE.
- RUBIO WAY, AS SHOWN ON THIS MAP, IS DEDICATED AS A 50' PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT PROVIDING ACCESS FOR: LOT 196, LOT 197, LOT 198 & LOT 199.



VICINITY MAP
NO SCALE

COUNTY RECORDER'S CERTIFICATE

FILED THIS 21st DAY OF June, 2019 AT 25 MINUTES PAST 10 O'CLOCK A.M., AS DOCUMENT NUMBER 2019-930738. RECORDED AT THE REQUEST OF GREGORY LYNN.

John P. Howell Deputy
DOUGLAS COUNTY RECORDER

FINAL SUBDIVISION MAP
LDA 00-027, PHASE 10
FOR

Pleasantview Phase 10

LOCATED IN A PORTION OF SECTION 17,
T.12N., R.20E. M.D.M.
DOUGLAS COUNTY, NEVADA

Carson City
340 N. Winnemucca St.
Carson City, NV 89703-4152
(775) 883-1600

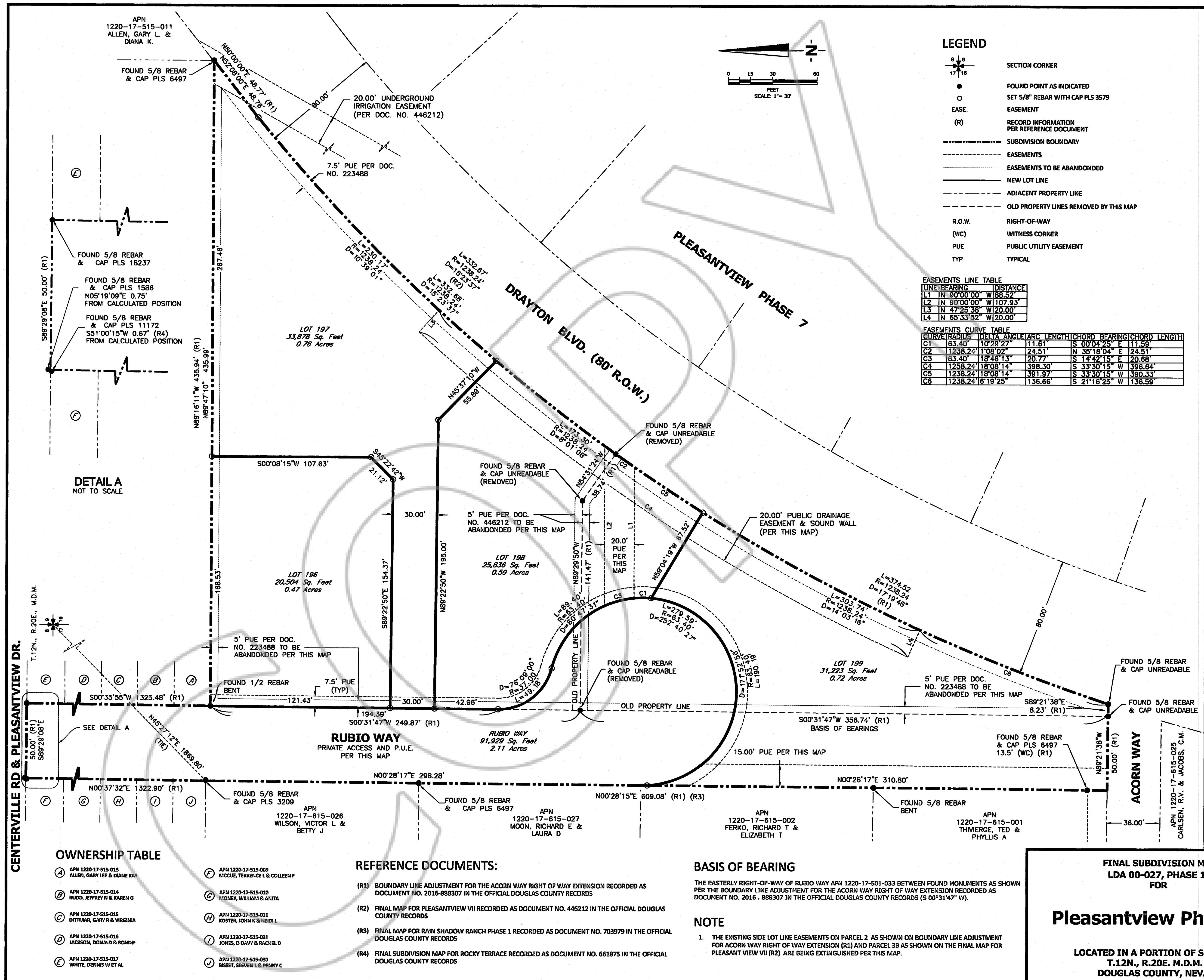
Lake Tahoe
276 Kingsbury Grade, Ste. 206
South Lake Tahoe, CA 96150
(775) 588-7500

Engineering • Surveying • Water Rights
Resources & Environmental Services



| | |
|---------|----------|
| JOB NO. | 18-114.3 |
| DATE | 5-02-19 |
| DRAWN | PDB/MLM |
| CHECKED | MBC/BRB |

SHEET 1 OF 2



LEGEND

- SECTION CORNER
- FOUND POINT AS INDICATED
- SET 5/8" REBAR WITH CAP PLS 3579
- EASEMENT
- RECORD INFORMATION PER REFERENCE DOCUMENT
- SUBDIVISION BOUNDARY
- EASEMENTS
- EASEMENTS TO BE ABANDONED
- NEW LOT LINE
- ADJACENT PROPERTY LINE
- OLD PROPERTY LINES REMOVED BY THIS MAP
- R.O.W. RIGHT-OF-WAY
- (WC) WITNESS CORNER
- PUE PUBLIC UTILITY EASEMENT
- TYP TYPICAL

EASEMENTS LINE TABLE

| LINE BEARING | DISTANCE |
|------------------|----------|
| L1 N 90°00'00" W | 107.53 |
| L2 N 90°00'00" W | 107.53 |
| L3 N 47°25'38" W | 20.00 |
| L4 N 65°33'52" W | 20.00 |

EASEMENTS CURVE TABLE

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C1 | 63.40 | 10°29'27" | 11.61 | S 00°04'25" E | 11.59 |
| C2 | 1238.24 | 1°08'02" | 24.51 | N 35°18'04" E | 24.51 |
| C3 | 63.40 | 18°48'13" | 20.77 | S 14°42'15" E | 20.68 |
| C4 | 1238.24 | 18°08'14" | 398.30 | S 33°30'15" W | 398.64 |
| C5 | 1238.24 | 18°08'14" | 391.97 | S 33°30'15" W | 390.33 |
| C6 | 1238.24 | 16°19'25" | 136.66 | S 21°16'25" W | 136.59 |

DETAIL A
NOT TO SCALE

OWNERSHIP TABLE

| | |
|--|---|
| (A) APN 1220-17-515-013 ALLEN, GARY LEE & DIANE KAY | (F) APN 1220-17-515-009 MCCUE, TERENCE L & COLLEEN F |
| (B) APN 1220-17-515-014 RUDD, JEFFREY N & KAREN G | (G) APN 1220-17-515-010 MONEY, WILLIAM & ANITA |
| (C) APN 1220-17-515-015 DITTMAR, GARY R & VIRGINIA | (H) APN 1220-17-515-011 KOSTER, JOHN K & HEIDI L |
| (D) APN 1220-17-515-016 JACKSON, DONALD & BONNIE | (I) APN 1220-17-515-031 JONES, D DAVY & RACHEL D |
| (E) APN 1220-17-515-017 WHITE, DENNIS W ET AL | (J) APN 1220-17-515-030 BISSET, STEVEN L & PENNY C |

- ### REFERENCE DOCUMENTS:
- (R1) BOUNDARY LINE ADJUSTMENT FOR THE ACORN WAY RIGHT OF WAY EXTENSION RECORDED AS DOCUMENT NO. 2016-888307 IN THE OFFICIAL DOUGLAS COUNTY RECORDS
 - (R2) FINAL MAP FOR PLEASANTVIEW VII RECORDED AS DOCUMENT NO. 446212 IN THE OFFICIAL DOUGLAS COUNTY RECORDS
 - (R3) FINAL MAP FOR RAIN SHADOW RANCH PHASE 1 RECORDED AS DOCUMENT NO. 703979 IN THE OFFICIAL DOUGLAS COUNTY RECORDS
 - (R4) FINAL SUBDIVISION MAP FOR ROCKY TERRACE RECORDED AS DOCUMENT NO. 661875 IN THE OFFICIAL DOUGLAS COUNTY RECORDS

BASIS OF BEARING

THE EASTERLY RIGHT-OF-WAY OF RUBIO WAY APN 1220-17-501-033 BETWEEN FOUND MONUMENTS AS SHOWN FOR THE BOUNDARY LINE ADJUSTMENT FOR THE ACORN WAY RIGHT OF WAY EXTENSION RECORDED AS DOCUMENT NO. 2016. 888307 IN THE OFFICIAL DOUGLAS COUNTY RECORDS (S 00°31'47" W).

NOTE

1. THE EXISTING SIDE LOT LINE EASEMENTS ON PARCEL 2 AS SHOWN ON BOUNDARY LINE ADJUSTMENT FOR ACORN WAY RIGHT OF WAY EXTENSION (R1) AND PARCEL 3B AS SHOWN ON THE FINAL MAP FOR PLEASANTVIEW VII (R2) ARE BEING EXTINGUISHED PER THIS MAP.

FINAL SUBDIVISION MAP
LDA 00-027, PHASE 10
FOR
Pleasantview Phase 10
LOCATED IN A PORTION OF SECTION 17,
T.12N., R.20E. M.D.M.
DOUGLAS COUNTY, NEVADA

Carson City
340 N. Minnesota St.
Carson City, NV 89703-4152
(775) 883-1600

Lake Tahoe
276 Kingsbury Grade, Sba. 206
Stateline, NV 89449
(775) 588-7500

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Resources & Environmental Services**

www.rci-nv.com

RCI
Resource Concepts Inc

| | |
|---------|----------|
| JOB NO. | 18-114.3 |
| DATE | 5-02-19 |
| DRAWN | PDB/MLM |
| CHECKED | MBC/BRB |

SHEET 2 OF 2