

DRAWING NUMBER
Kingslane 3B

PLAN FIELD CORPORATION • RAYNE, CALIFORNIA
RECORDED BY NUMBER 077

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PLAT OF

Kingslane Unit No. 3B

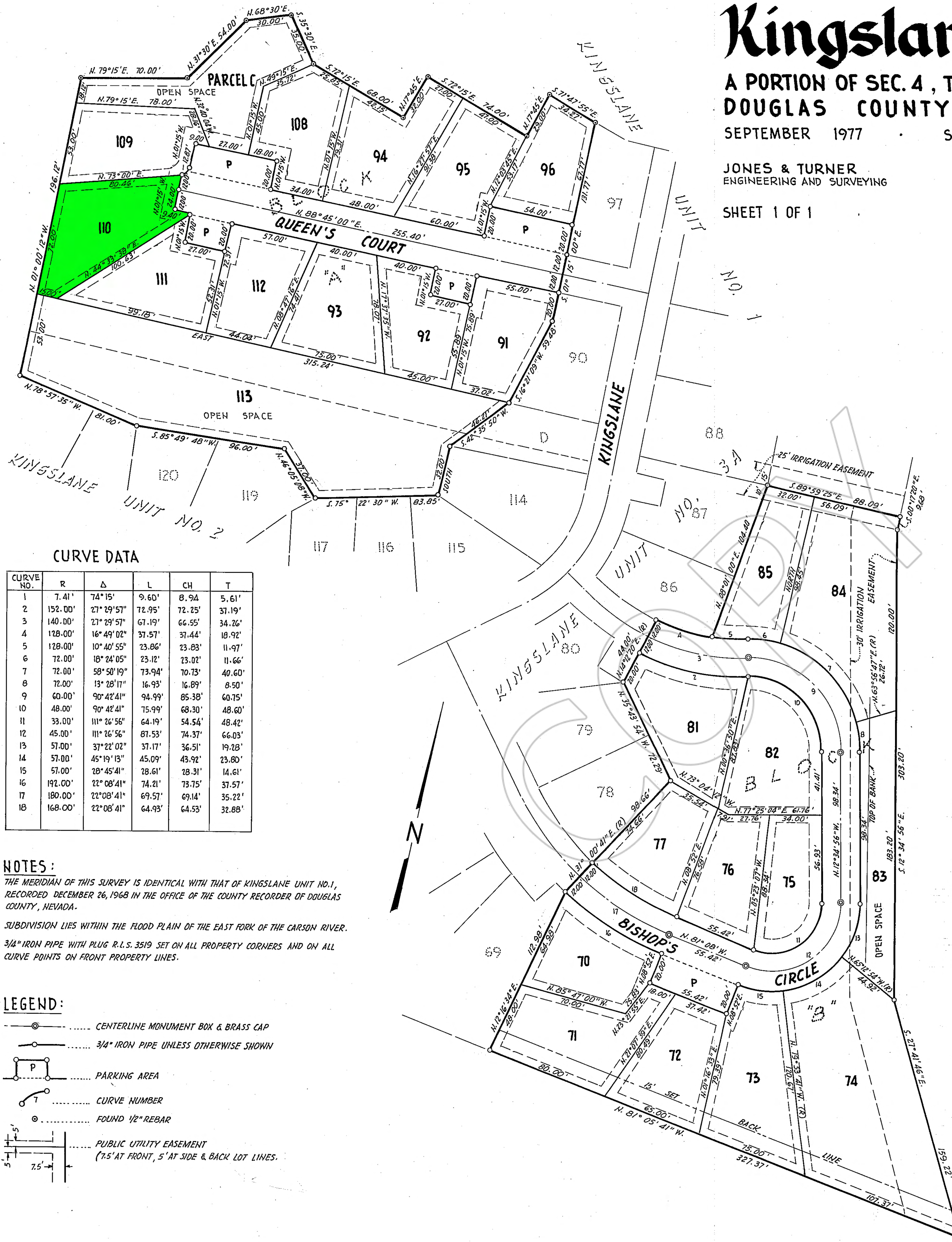
A PORTION OF SEC. 4, T.12 N., R. 20 E., M.D.M.
DOUGLAS COUNTY, NEVADA

SEPTEMBER 1977

SCALE: 1" = 40'

JONES & TURNER
ENGINEERING AND SURVEYING

SHEET 1 OF 1



CURVE DATA

CURVE NO.	R	Δ	L	CH	T
1	7.41'	74°15'	9.60'	8.94'	5.61'
2	152.00'	27°29'57"	72.95'	72.25'	31.19'
3	140.00'	27°29'57"	67.19'	66.55'	34.26'
4	128.00'	16°49'02"	37.57'	37.44'	18.92'
5	128.00'	10°40'55"	23.86'	23.83'	11.97'
6	72.00'	18°24'05"	23.12'	23.07'	11.66'
7	72.00'	58°50'19"	73.94'	70.73'	40.60'
8	72.00'	13°28'17"	16.93'	16.89'	8.50'
9	60.00'	90°42'41"	94.99'	85.38'	60.75'
10	48.00'	90°42'41"	75.99'	68.30'	48.60'
11	33.00'	111°24'56"	64.19'	54.54'	48.42'
12	45.00'	111°24'56"	87.53'	74.37'	66.03'
13	57.00'	37°22'02"	37.17'	36.51'	19.28'
14	57.00'	45°19'13"	45.09'	43.92'	23.80'
15	57.00'	28°45'41"	28.61'	28.31'	14.61'
16	192.00'	22°08'41"	74.21'	73.75'	37.57'
17	180.00'	22°08'41"	69.57'	69.14'	35.22'
18	168.00'	22°08'41"	64.93'	64.53'	32.88'

NOTES:

THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH THAT OF KINGSLANE UNIT NO. 1, RECORDED DECEMBER 26, 1968 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA.

SUBDIVISION LIES WITHIN THE FLOOD PLAIN OF THE EAST FORK OF THE CARSON RIVER.

3/4" IRON PIPE WITH PLUG R.I.S. 3519 SET ON ALL PROPERTY CORNERS AND ON ALL CURVE POINTS ON FRONT PROPERTY LINES.

LEGEND:

- CENTERLINE MONUMENT BOX & BRASS CAP
- 3/4" IRON PIPE UNLESS OTHERWISE SHOWN
- PARKING AREA
- CURVE NUMBER
- FOUND 1/2" REBAR
- PUBLIC UTILITY EASEMENT
(7.5' AT FRONT, 5' AT SIDE & BACK LOT LINES)

KNOW ALL MEN BY THESE PRESENTS

THAT JACK P. LEDYARD AND GERALDINE P. LEDYARD, HUSBAND AND WIFE AS JOINT TENANTS, DO PRESENT THAT THEY ARE THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT CONSISTING OF ONE SHEET, THAT THEY APPROVE AND ACCEPT THIS PLAT OF SAID LANDS AS SHOWN IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN NEVADA REVISED STATUTES 116 AND 278 AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE TITLE 16, AND DO HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

a) RIGHTS OF WAY AND EASEMENTS FOR WATER, GAS, SEWER, AND DRAINAGE FACILITIES, AND FOR WIRES AND CABLES FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES APPERTAINING THERETO, ON, OVER, ACROSS AND UNDER STRIPS OF LAND 5 FEET IN WIDTH CONTIGUOUS TO THE REAR AND SIDE LINES OF LOTS, AND STRIPS OF LAND 7.5 FEET IN WIDTH CONTIGUOUS TO THE FRONT LINES OF LOTS, AND ON, OVER, ACROSS AND UNDER THE COURT AND CIRCLE, PARKING AREAS, PARCEL C AND LOTS 83 AND 113.

b) EASEMENTS FOR THE PURPOSE OF DIGGING, CONSTRUCTING, RECONSTRUCTING, REPAIRING AND MAINTAINING A DRAINAGE AND/OR IRRIGATION CANAL OR DITCH FOR DRAINAGE AND/OR THE CONVEYANCE OF WATER, TOGETHER WITH THE SPOIL BANKS AND APPURTENANT STRUCTURES THEREOF, OVER AND ACROSS THOSE STRIPS OF LAND DESIGNATED "IRRIGATION EASEMENT".

c) PARCEL C, LOT 83 AND 113 FOR OPEN SPACE, TO THE KINGSLANE HOME OWNERS ASSOCIATION.

d) QUEEN'S COURT AND BISHOP'S CIRCLE AS PUBLIC RIGHTS OF WAY.

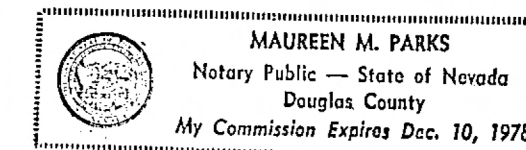
e) EASEMENTS FOR LIGHT AND AIR OVER THOSE STRIPS OF LAND LYING BETWEEN THE REAR LINES OF LOTS AND THE LINE SHOWN AND DESIGNATED "15' SET BACK LINE", SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS.

JACK P. LEDYARD GERALDINE P. LEDYARD

STATE OF NEVADA
COUNTY OF DOUGLAS

ON September 27, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JACK P. LEDYARD AND GERALDINE P. LEDYARD KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

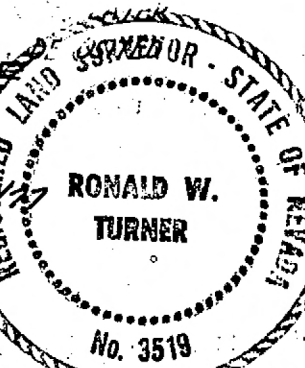
MAUREN M. PARKS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



STATE OF NEVADA
COUNTY OF DOUGLAS

I, RONALD W. TURNER, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF JACK P. LEDYARD AND GERALDINE P. LEDYARD. THE LANDS SURVEYED LIE WITHIN SECTION 4, T.12 N., R. 20 E., M.D.M. DOUGLAS COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON SEPTEMBER 2, 1977. THIS PLAT CONFORMS WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY OCTOBER 1, 1978, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO INSURE THEIR INSTALLATION.

Ronald W. Turner
RONALD W. TURNER, R.L.S. 3519



THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE CONTINENTAL TELEPHONE COMPANY OF NEVADA AND SIERRA PACIFIC POWER COMPANY, MINERAL-GARBERVILLE SANITATION DISTRICT, GARBERVILLE WATER COMPANY AND SOUTHWEST GAS COMPANY.

CONTINENTAL TELEPHONE COMPANY OF NEVADA

BY *[Signature]* 10/15/77

SIERRA PACIFIC POWER COMPANY

BY *[Signature]*

MINERAL-GARBERVILLE SANITATION DISTRICT

BY *[Signature]*

GARBERVILLE WATER COMPANY

BY *[Signature]*

SOUTHWEST GAS COMPANY

BY *[Signature]* 10.12.77

THIS IS TO CERTIFY THAT JACK P. LEDYARD AND GERALDINE P. LEDYARD ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST IN THE TRACT OF LAND REPRESENTED ON THIS MAP.

LAWYER'S TITLE INSURANCE CORP.

BY *[Signature]*

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO PERMIT APPROVAL ON FILE IN THIS OFFICE.

William J. Newman
DIVISION OF WATER RESOURCES 9-19-77
DATE

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION 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 PRECEDATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

L.H. Oogin
HEALTH DIVISION 9-26-77
DATE

I, *[Signature]*, COUNTY CLERK FOR THE COUNTY OF DOUGLAS DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT ENTITLED "KINGSLANE UNIT NO. 3B" WAS PRESENTED TO THE BOARD OF COMMISSIONERS OF DOUGLAS COUNTY AT A REGULAR MEETING THEREOF, HELD ON THE 30th DAY OF Oct., 1977, 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 DOCUMENTS 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 HAVE HEREUNTO SET MY HAND THIS 20th DAY OF Oct., 1977.

Chromie Bernard
COUNTY CLERK

I, JOE FRANCOEUR, HEREBY CERTIFY THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON August 31, 1976, BY THE PLANNING COMMISSION, AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVAL HAVE BEEN SATISFIED.

Joe Francœur
CHAIRMAN, PLANNING COMMISSION
OF THE COUNTY OF DOUGLAS, NEVADA

I CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF ONE SHEET AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THE SETTING OF THE SHOWN MONUMENTS ON OR BEFORE OCTOBER 2, 1978.

Robert A. Jordan 10/2/77
ENGINEER FOR THE COUNTY OF DOUGLAS, NEVADA

FILE NO. 14385

FILED FOR RECORD AT THE REQUEST OF JACK P. LEDYARD ON THE 26th DAY OF October, 1977, AT 3 MINUTES PAST 1 O'CLOCK P.M., OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

NO. 14385 BOOK 1077 PAGE 1588

FEE \$31.50

Patricia J. Williams
COUNTY RECORDER

BY *[Signature]*
DEPUTY

KINGSLANE 3B

DOCUMENT #014385