

# DIVISION OF LAND INTO LARGE PARCELS MAP

FOR  
JEFF LYNN

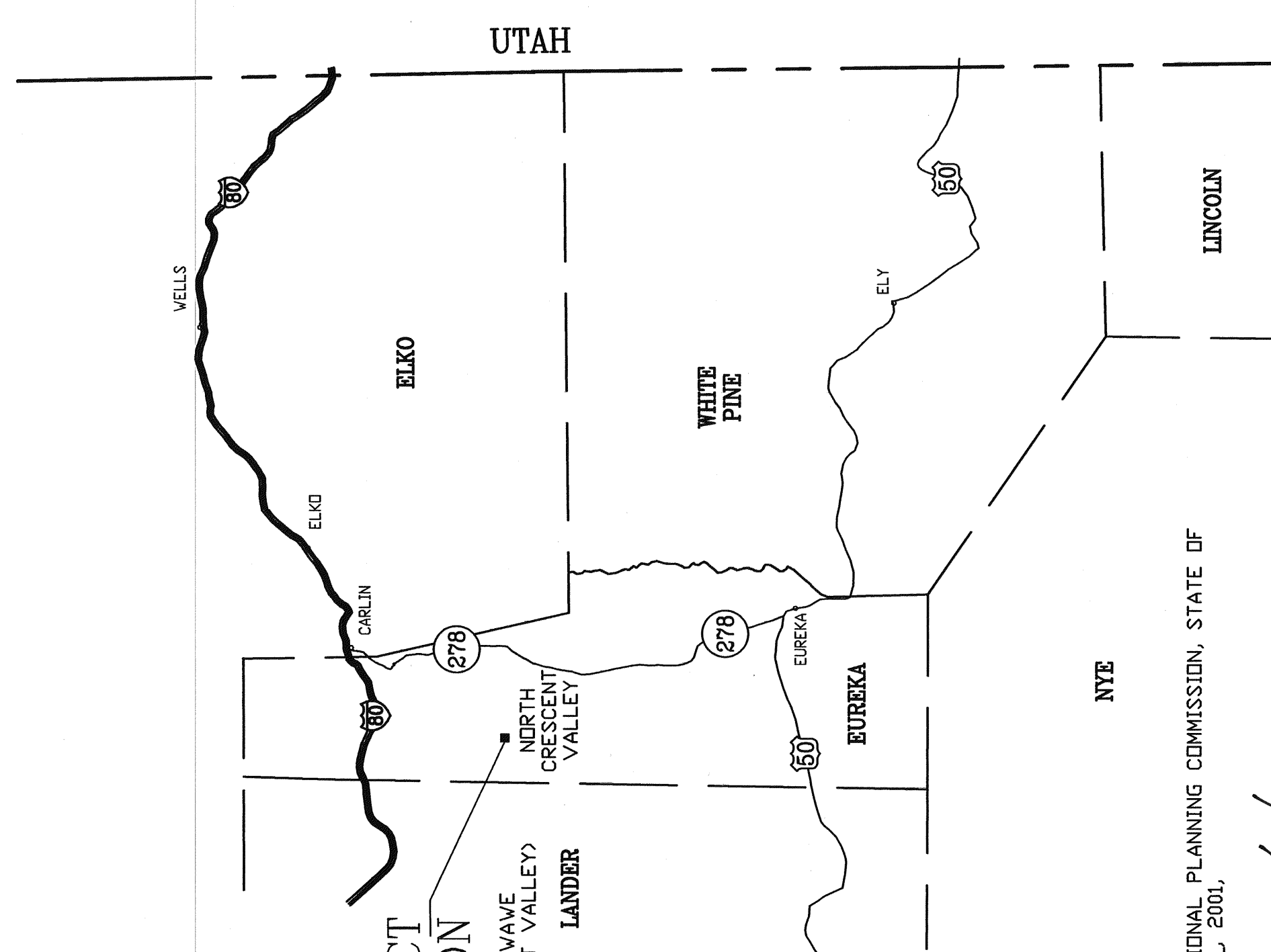
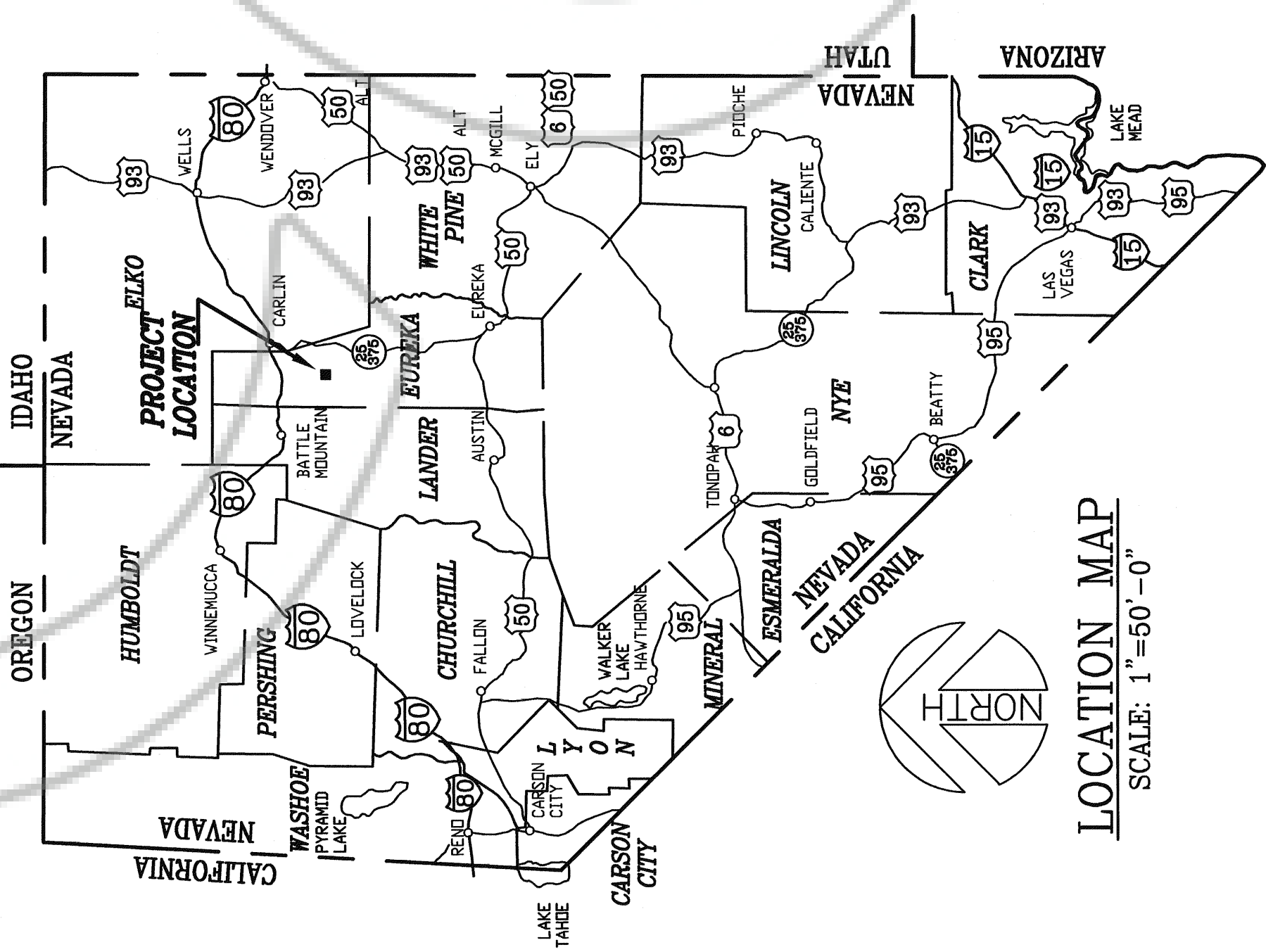
LOCATED IN SECTION 1,  
T. 30 N., R. 49 E., M.D.B. & M.  
EUREKA COUNTY, NEVADA PROJECT  
LOCATION

SURVEYOR

CHARLES C. ARMUTH, JR. P.E., P.L.S.  
421 RAILROAD STREET  
ELKO, NEVADA 89801  
OFF. (702) 738-7369  
FAX. (702) 738-7368

OWNER

JEFF LYNN  
P.O. BOX 211042  
CRESCENT VALLEY, NEVADA 89821  
PHONE: 775-468-0610



### LAND SURVEYOR'S CERTIFICATE

I, CHARLES C. ARMUTH, JR., A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND DIRECTION AT THE INSTANCE OF JEFF LYNN.
2. THE LANDS SURVEYED LIE WITHIN SECTION 1, T. 30 N., R. 49 E., M.D.B. & M., AND THE SURVEY WAS COMPLETED ON JULY 1, 1999.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT QUANTITY AND DURABILITY.

*Charles C. Armuth, Jr.*  
CHARLES C. ARMUTH, JR.  
PROFESSIONAL LAND SURVEYOR  
STATE OF NEVADA  
11-19-01

CHARLES C. ARMUTH, JR., P.E., P.L.S.  
NEVADA REGISTRATION No. 2161

### COUNTY COMMISSIONERS APPROVAL

AT A REGULAR MEETING OF THE EUREKA COUNTY COMMISSIONERS, HELD ON THE DAY OF \_\_\_\_\_, 2001, THIS MAP CONSISTING OF TWO SHEETS WAS PRESENTED AS A PROPOSED DIVISION OF LAND INTO LARGE PARCELS OF THE N1/2 AND THE SE1/4 OF SECTION 1, T. 30 N., R. 49 E., M.D.B.&M., EUREKA COUNTY, NEVADA.

EUREKA COUNTY HEREBY ACCEPTS THE OFFER OF DEDICATION FOR PUBLIC PURPOSES OF THE STREETS AND RIGHTS OF WAY AND DOES NOT RESERVE ANY RIGHTS IN ANY IMPROVED STREETS OR RIGHTS OF WAY ARE NOT ACCEPTED BY THE COUNTY UNTIL THEY ARE TO COUNTY STANDARDS APPROVED BY THE EUREKA COUNTY DEPARTMENT OF PUBLIC WORKS AND EXPRESSLY ACCEPTED BY RESOLUTION OF THE BOARD OF EUREKA COUNTY COMMISSIONERS.

CHARPERSON - EUREKA COUNTY COMMISSIONERS  
ATTEST: *Paul Shingler*  
EUREKA COUNTY CLERK

DATE 11-20-01

DATE 11-20-01

ACCEPTANCE OF THIS MAP BY EUREKA COUNTY DOES NOT CONSTITUTE A GUARANTEE THAT EACH OR ANY LOT SHOWN THEREON CONTAINS A LAWFUL BUILDING SITE. FURTHER REPARCELING OF ANY PARCEL CREATED BY THIS MAP MAY BE SUBJECT TO THE PROVISIONS OF NRS 278-462.3 PERMITTING IMPROVEMENTS OF REASONABLE IMPROVEMENT STANDARDS, BUT NOT GREATER IMPROVEMENTS THAN REQUIRED FOR SUBDIVISIONS.

### OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT THAT JEFF LYNN BEING THE OWNER OF THAT PARCEL AS SHOWN ON THIS MAP, IDES HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP AND OFFER FOR DEDICATION ALL OF THE STREETS AND EASEMENTS FOR PUBLIC ACCESS AND PUBLIC UTILITY PURPOSES AS DESIGNATED HEREIN, IN WITNESS I, THE OWNER, SET MY HAND ON THE DATE SHOWN.

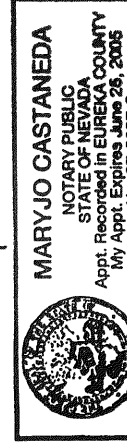
JEFF LYNN  
*Jeff Lynn*  
DATE 11-20-01

STATE OF NEVADA } S.S.  
COUNTY OF EUREKA }

ON THIS 20th DAY OF November, 2001.

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, JEFF LYNN, KNOWN TO ME TO BE THE OWNER IN AND WHOM EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR EUREKA COUNTY, NEVADA.  
*Mary Jo Gastaneda*



### PLANNING COMMISSION APPROVAL

AT A REGULAR MEETING OF THE EUREKA COUNTY REGIONAL PLANNING COMMISSION, STATE OF NEVADA HELD ON THE 30th DAY OF November, 2001, THIS MAP WAS FULLY APPROVED.

*Bob Longwood*  
BOB LONGWOOD  
CHAIRPERSON

DATE 11-20-01

### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT PARCEL 05-260-012, HAS NO DELINQUENCIES AND THAT TAXES ARE PAID THROUGH June, 2002

*Mary Jo Gastaneda, Deputy*  
MARY JO GASTANEDA, DEPUTY  
EUREKA COUNTY TREASURER

DATE 11-20-01

### COUNTY RECORDER'S CERTIFICATE

FILE NO. 177222-187

ON THE 20th DAY OF November, 2001.

*Jeff Lynn*  
JEFF LYNN  
EUREKA COUNTY RECORDER

DATE 11-20-01

DIVISION OF LAND INTO LARGE PARCELS MAP

FOR JEFF LYNN

OF THE FIRST DIVISION OF OF THE N1/2 AND THE SE1/4 OF SECTION 1,

T. 30 N., R. 49 E., M.D.B. & M. EUREKA COUNTY, NEVADA

DRAWING NUMBER  
177222

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SAFECO PRODUCTS • NEW HOPE, MINNESOTA  
REGISTERED BY PART NUMBER 8501

DRAWING NUMBER

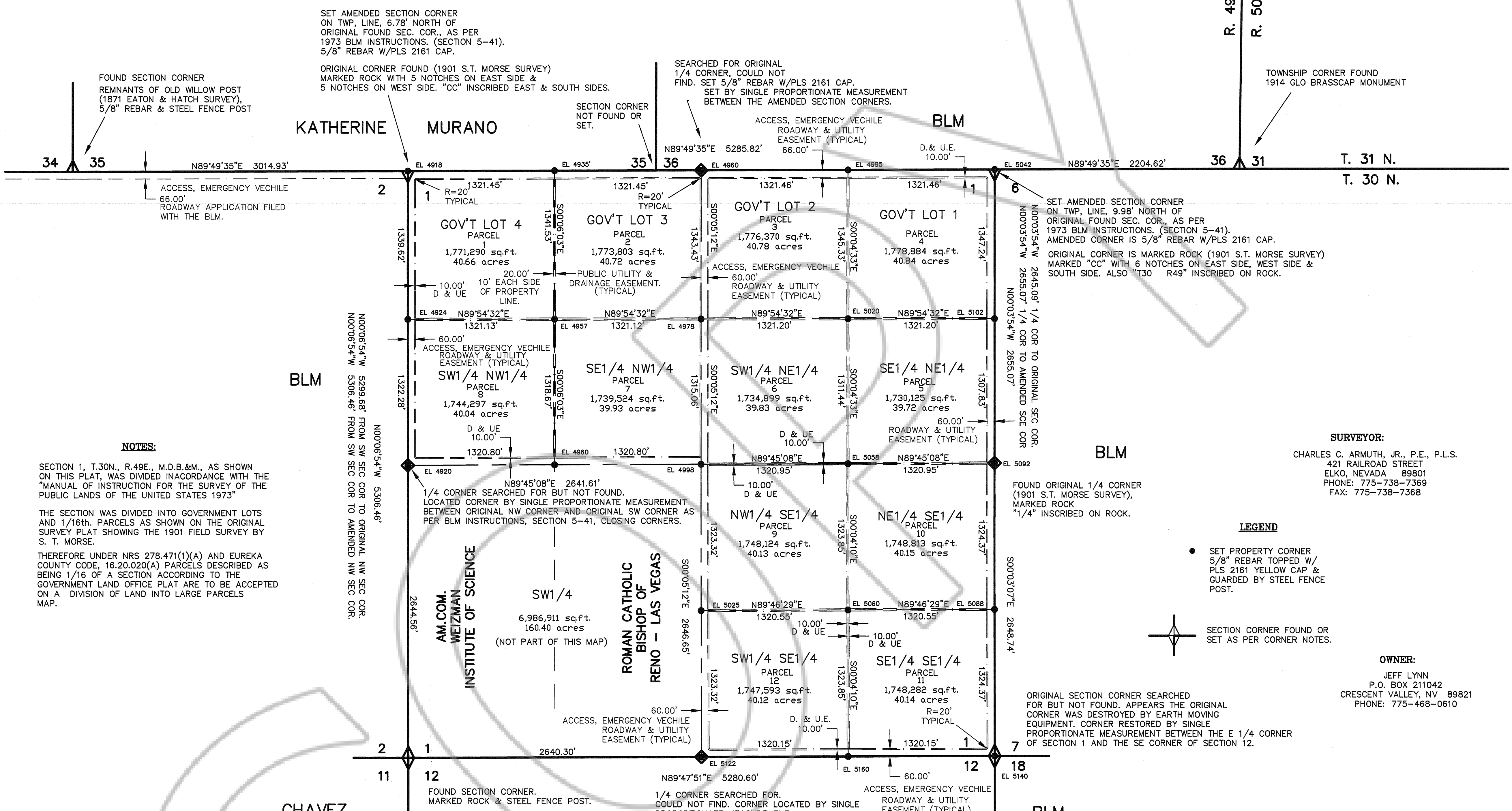
SAFECO PRODUCTS • NEW HOPE, MINNESOTA  
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DRAWING NUMBER

282

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177222  
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**NOTES:**

SECTION 1, T.30N., R.49E., M.D.B.&M., AS SHOWN ON THIS PLAT, WAS DIVIDED INACORDANCE WITH THE "MANUAL OF INSTRUCTION FOR THE SURVEY OF THE PUBLIC LANDS OF THE UNITED STATES 1973"

THE SECTION WAS DIVIDED INTO GOVERNMENT LOTS AND 1/16th. PARCELS AS SHOWN ON THE ORIGINAL SURVEY PLAT SHOWING THE 1901 FIELD SURVEY BY S. T. MORSE.

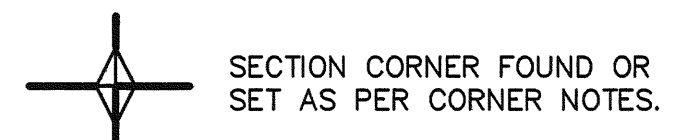
THEREFORE UNDER NRS 278.471(1)(A) AND EUREKA COUNTY CODE, 16.20.020(A) PARCELS DESCRIBED AS BEING 1/16 OF A SECTION ACCORDING TO THE GOVERNMENT LAND OFFICE PLAT ARE TO BE ACCEPTED ON A DIVISION OF LAND INTO LARGE PARCELS MAP.

- NOTES:**
1. BASIS OF BEARING: TOWNSHIP LINE BETWEEN THE SW CORNER OF SECTION 35 AND THE SE CORNER OF SECTION 36; TAKEN AS N. 89°49'35" E.
  2. EASEMENTS: A 60' ROADWAY AND UTILITY EASEMENT ENCOMPASSES THE PROPERTY AS SHOWN ON THE MAP TO PROVIDE ACCESS TO EVERY PARCEL.
  3. THE APPLICANT HAS APPLIED TO THE BLM FOR A 66' WIDE ROADWAY EASEMENT FROM AN EXISTING RS2477 COUNTY ROAD TO SUBJECT PROPERTY.
  4. 10' DRAINAGE AND UTILITY EASEMENTS ARE HEREBY CREATED ON EACH SIDE OF EACH PARCEL LINE AS SHOWN ON THE MAP.
  5. TOTAL ACREAGE SHOWN ON THIS MAP WITHIN THE DIVISION OF LAND INTO LARGE PARCEL AREA IS 483.06 ACRES.
  6. BASIS OF ELEVATION ARE U.S.G.S. QUAD MAPS "BEOWAWE "AND "TUMBLEWEED FLAT".
  7. ALL REQUIREMENTS OF GOVERNMENTAL AGENCIES WITH PERMIT AUTHORITY MUST BE MET.
  8. EUREKA COUNTY EXPRESSLY DECLARES THE PRIOR USE OF ADJACENT OR NEARBY LAND FOR RANCHING, FARMING, AGRICULTURE, MINING, INDUSTRIAL OR COMMERCIAL PURPOSES, AND THE EXPANSION OF OR MODIFICATION OF SUCH USE, SHALL NOT CONSTITUTE A NUISANCE TO AFTER-ESTABLISHED OR SUBSEQUENT IN TIME RESIDENTIAL USES PURSUANT TO NEVADA REVISED STATUTES (N.R.S.) 40.140, N.R.S. 202.450 AND EUREKA COUNTY CODE 16.28.070.
  9. THE LANDS SHOWN ON THIS MAP ARE NOT WITHIN THE 100 YEAR FLOOD PLAIN AS DETERMINED FROM F.E.M.A. MAPS.

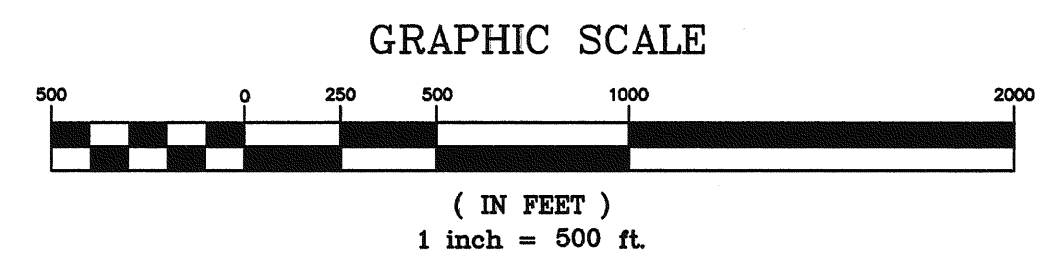
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**LEGEND**

- SET PROPERTY CORNER 5/8" REBAR TOPPED W/ PLS 2161 YELLOW CAP & GUARDED BY STEEL FENCE POST.



**OWNER:**  
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