

OWNER'S CERTIFICATES

BEING FIRST DULY SWORN, THE UNDERSIGNED, JAY CADY, AFFIRMS AND SAYS THAT THEY ARE THE OWNER'S OF THE LAND TO BE DIVIDED BY THIS MAP, AND WE CONSENT TO THIS LAND DIVISION. WE HEREBY GRANT THE EASEMENTS SHOWN AND NOTED HEREON.

BY: JAY CADY

DATE

STATE OF NEVADA

COUNTY OF Lander

SUBMITTED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, THIS 4th DAY OF May, 2020, JAY CADY, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THAT ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JAY CADY.
- THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.M. AND THE SURVEY WAS COMPLETED ON MARCH 24, 2020.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

RYAN G. COOK

PLS 15224

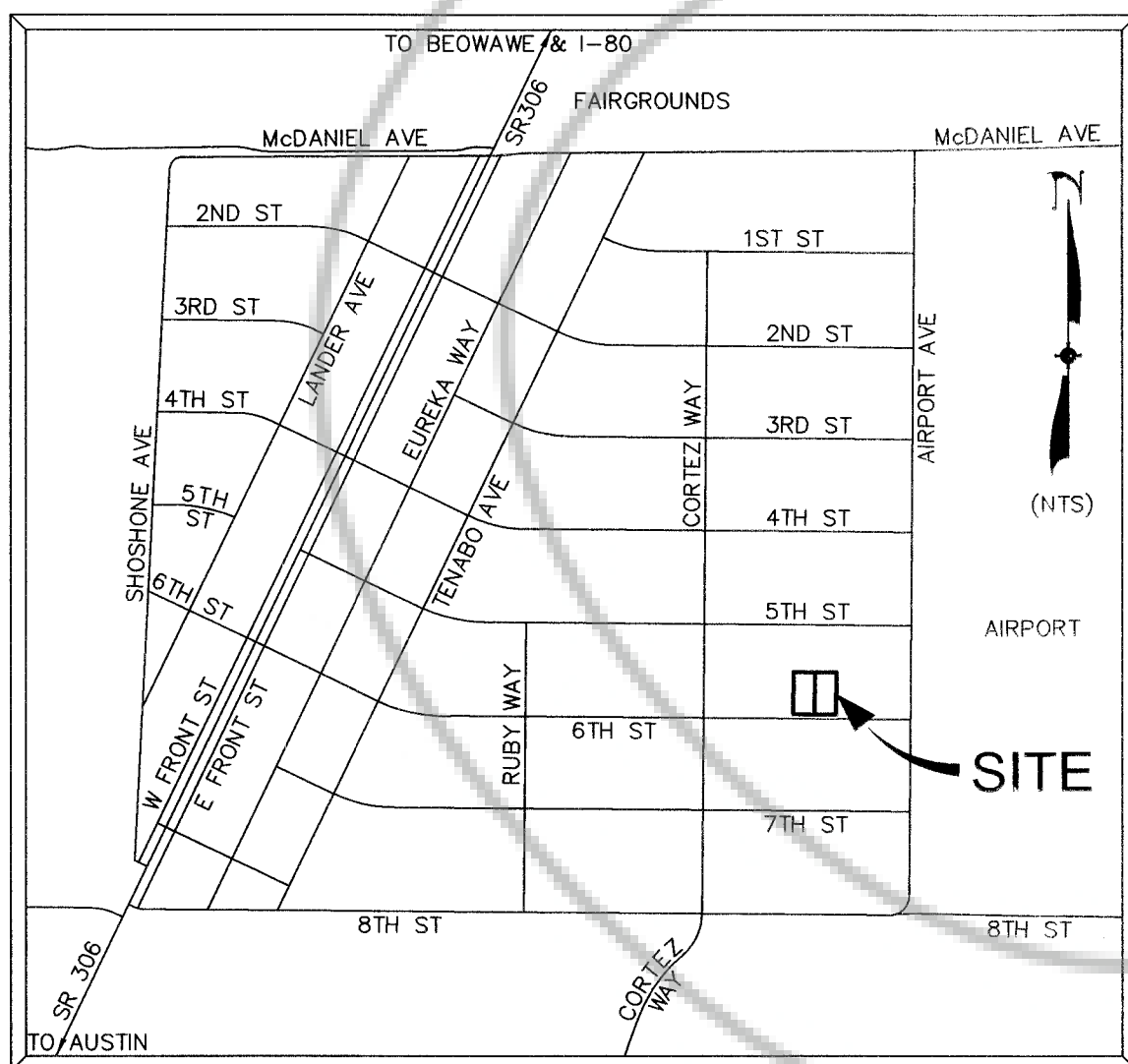
EUREKA COUNTY PLANNING COMMISSION APPROVAL

AT A REGULAR MEETING OF THE EUREKA COUNTY PLANNING COMMISSION, EUREKA COUNTY, STATE OF NEVADA, HELD ON THE 15th DAY OF May, 2020, THIS MAP WAS APPROVED.

CHAIRPERSON

REFERENCES

- SUBDIVISION TRACT MAP NO. 34081, RECORDED ON APRIL 6, 1959, IN THE OFFICIAL RECORDS OF EUREKA COUNTY, NEVADA.
- THE BLM PLAT OF TOWNSHIP 29 NORTH, RANGE 48 EAST, MDM, OFFICIALLY FILED IN THE NEVADA STATE OFFICE ON JULY 31, 1980.
- GRANT, BARGAIN, AND SALE DEED DOCUMENT NO. 2018-234853, RECORDED ON MARCH 19, 2018, IN THE OFFICIAL RECORDS OF EUREKA COUNTY, NEVADA.
- PRELIMINARY REPORT ISSUED BY STEWART TITLE COMPANY, ORDER NUMBER 699009, DATED AS OF FEBRUARY 27, 2020.



CRESCENT VALLEY VICINITY MAP
(NOT TO SCALE)

COUNTY COMMISSIONERS APPROVAL

AT A REGULAR MEETING OF THE EUREKA COUNTY COMMISSIONERS HELD ON THE 20th DAY OF May, 2020, THIS MAP, CONSISTING OF ONE SHEET WAS PRESENTED AS A PROPOSED PARCEL MAP LOCATED IN EUREKA COUNTY.

CHAIRMAN, EUREKA COUNTY COMMISSIONERS

DATE

EUREKA COUNTY CLERK

DATE

EUREKA COUNTY HEREBY ACCEPTS THE OFFER OF DEDICATION FOR PUBLIC PURPOSES OF THE PUBLIC UTILITY RIGHTS OF WAY SHOWN ON THIS MAP. THE COUNTY ACCEPTS NO RESPONSIBILITY AND WILL PROVIDE NO SERVICES UPON THE PRIVATE ROAD(S) DESCRIBED, INCLUDING BUT NOT LIMITED TO SNOW REMOVAL.

ACCEPTANCE OF THIS PARCEL MAP BY EUREKA COUNTY DOES NOT CONSTITUTE A GUARANTEE THAT EACH OR ANY LOT SHOWN HEREON CONTAINS A LAWFUL BUILDING SITE.

FURTHER PARCELING OF ANY PARCEL CREATED BY THIS MAP MAY BE SUBJECT TO THE PROVISIONS OF N.R.S. 278.462(3) AND EUREKA COUNTY CODE, TITLE 8, PERMITTING IMPOSITION OF REASONABLE IMPROVEMENT STANDARDS, BUT NOT MORE THAN WOULD BE REQUIRED IF THE SUBSEQUENT PARCEL WERE A SUBDIVISION.

ALL REQUIREMENTS OF GOVERNMENTAL AGENCIES WITH PERMIT AUTHORITY MUST BE MET.

EUREKA COUNTY EXPRESSLY DECLARES THE PRIOR USE OF ADJACENT NEARBY LAND FOR RANCHING, FARMING, AGRICULTURE, MINING, INDUSTRIAL OR COMMERCIAL PURPOSES, AND THE EXPANSION OR MODIFICATION OF SUCH USE, SHALL NOT CONSTITUTE A NUISANCE TO AFTER-ESTABLISHED SUBSEQUENT IN TIME RESIDENTIAL USES PURSUANT TO N.R.S. 40.140, N.R.S. 202.450, AND EUREKA COUNTY CODE 8.120.070.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ASSESSOR'S PARCEL NO. 002-043-09 HAS NO DELINQUENCIES AND THAT TAXES ARE PAID THROUGH May 18, 2020.

EUREKA COUNTY TREASURER

DATE

NOTES:

- PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH ADJACENT TO ALL PARCEL LINES AND CENTERED 10 FEET, FIVE FEET ON EACH SIDE, ON THE INTERIOR LOT LINE.
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT AND THE RIGHT TO EXIT EACH LOT TO SERVE ADJOINING LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.
- THIS MAP IS A DIVISION OF THE EASTERLY HALF OF LOT 6 OF BLOCK 24 OF CRESCENT VALLEY RANCH AND FARMS UNIT NO. 1, FILE NO. 34081, RECORDED ON APRIL 6, 1959, IN THE OFFICIAL RECORDS OF EUREKA COUNTY, NEVADA.
- THE TOTAL SUBDIVIDED AREA IS 2.06± ACRES.
- PER REFERENCE 4, THE PARCELS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF RESTRICTIONS RECORDED APRIL 6, 1959 IN BOOK NO. G, PAGE 480 AS INSTRUMENT NO. 34083, AND WAIVER OF RESTRICTIONS RECORDED JULY 2, 1968 IN BOOK NO. 24, PAGE 586, FILE NO. 47252, RECORDS OF EUREKA COUNTY, NEVADA.
- THE SUBJECT PARCELS ARE LOCATED IN AN UNSHADED FEMA ZONE X PER PANEL 32011C05500 WITH AN EFFECTIVE DATE OF 5/16/2012.
- BOUNDARY RESOLUTION SHOWN HEREON WAS BASED ON THE FOUND TWO STREET MONUMENTS, FOUND TWO BLM MONUMENTS, AND FOUND STEEL BAR. BASED UPON OTHER RETRACEMENTS OF W.H. SETTLEMAYER MAPS, THIS STEEL BAR IS ASSUMED TO BE AN ORIGINAL MONUMENT PER MAP 34081. NO PROPORTIONATE CALCULATIONS WERE NEEDED IN A NORTH/SOUTH DIRECTION AS THIS SURVEY'S MEASURED DISTANCE BETWEEN STREET MONUMENTS MATCHED RECORD MAP 34081. HOWEVER, PROPORTIONATE CALCULATIONS WERE CONDUCTED IN AN EAST/WEST DIRECTION AS THIS SURVEY DETERMINED THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 BEING FURTHER WEST THAN PURPORTED ON MAP 34081.
- BASIS OF BEARINGS: NATIONAL SPATIAL REFERENCE SYSTEM (NSRS) NAD 83(2011) EPOCH 2010.00 PER THE NATIONAL GEODETIC SURVEY'S (NGS) PUBLISHED LATITUDE, LONGITUDE AND ELLIPSOID HEIGHT FOR NGS CORRS LK1 OF NORTH 40° 51' 35.742225", WEST 115° 44' 32.12290", AND 1582.685 METERS (5192.526FT). THE PROJECTION USED FOR THIS SITE IS NEVADA STATE PLANE, EAST ZONE USING U.S. SURVEY FEET AND ORTHOMETRIC ELEVATIONS ABOVE MEAN SEA LEVEL ARE DERIVED USING GEOID 12.

WATER RIGHTS DEDICATION

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 20____, THE APPLICANT HAS COMPLIED WITH THE REQUIREMENTS OF EUREKA COUNTY CODE 8.150 REGARDING WATER RIGHTS DEDICATION.

APPLICANT: _____

BY: _____

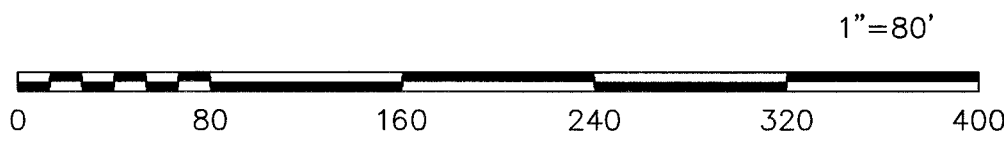
DATE

TITLE: _____

RECORDER'S CERTIFICATE

EUREKA COUNTY, NV
LAND-PMP
REC-329.00
Total \$29.00
JAY CADY
2020-240485
05/20/2020 11:30 AM
Pg#1

0000763202002404850010019
LISA HOEHNE, CLERK RECORDER



LEGEND

- FOUND & ACCEPTED 1"x1" STEEL ROD STREET MONUMENT WELL
- FOUND & ACCEPTED 2"x1/8" STEEL BAR SET VERTICALLY
- 5/8" SET 5/8" REBAR AND CAP, PLS 15224
- 5/4" FOUND & ACCEPTED SECTION CORNER; 1978 BLM 3.25" BRASS CAP 8" ABOVE GROUND
- 5/4" FOUND & ACCEPTED QUARTER CORNER; 1978 BLM 3.25" BRASS CAP 8" BELOW GROUND
- COMPUTED/DIMENSION POINT; NOTHING FOUND OR SET
- APN ASSESSOR'S PARCEL NUMBER
- BLK BLOCK
- TM SUBDIVISION TRACT MAP
- {R#} RECORD INFORMATION PER REFERENCED MAP

PARCEL MAP FOR

JAY CADY

A DIVISION OF THE EASTERLY HALF OF LOT 6 OF BLOCK 24, OF SUBDIVISION TRACT MAP NO. 34081, LOCATED IN THE SE1/4 OF SECTION 5, T29N, R48E, MDM

CRESCENT VALLEY EUREKA COUNTY NEVADA

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SHEET

OF

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SUMMIT ENGINEERING CORPORATION

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