

OWNER'S CERTIFICATES

BEING FIRST DULY SWORN, THE UNDERSIGNED, ALBERT L. SNOWDEN AND JOY D. SNOWDEN, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP, 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: Albert L. Snowden 5/12/2020
DATE

BY: Joy D. Snowden 5-12-2020
DATE

STATE OF NEVADA)
COUNTY OF)SS

SUBMITTED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, THIS 12 DAY OF May, 2020, ALBERT L. SNOWDEN AND JOY D. SNOWDEN, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THAT ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

Lochell Smith
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 ALBERT L. & JOY D. SNOWDEN
- THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.M. AND THE SURVEY WAS COMPLETED ON MAY 6, 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.

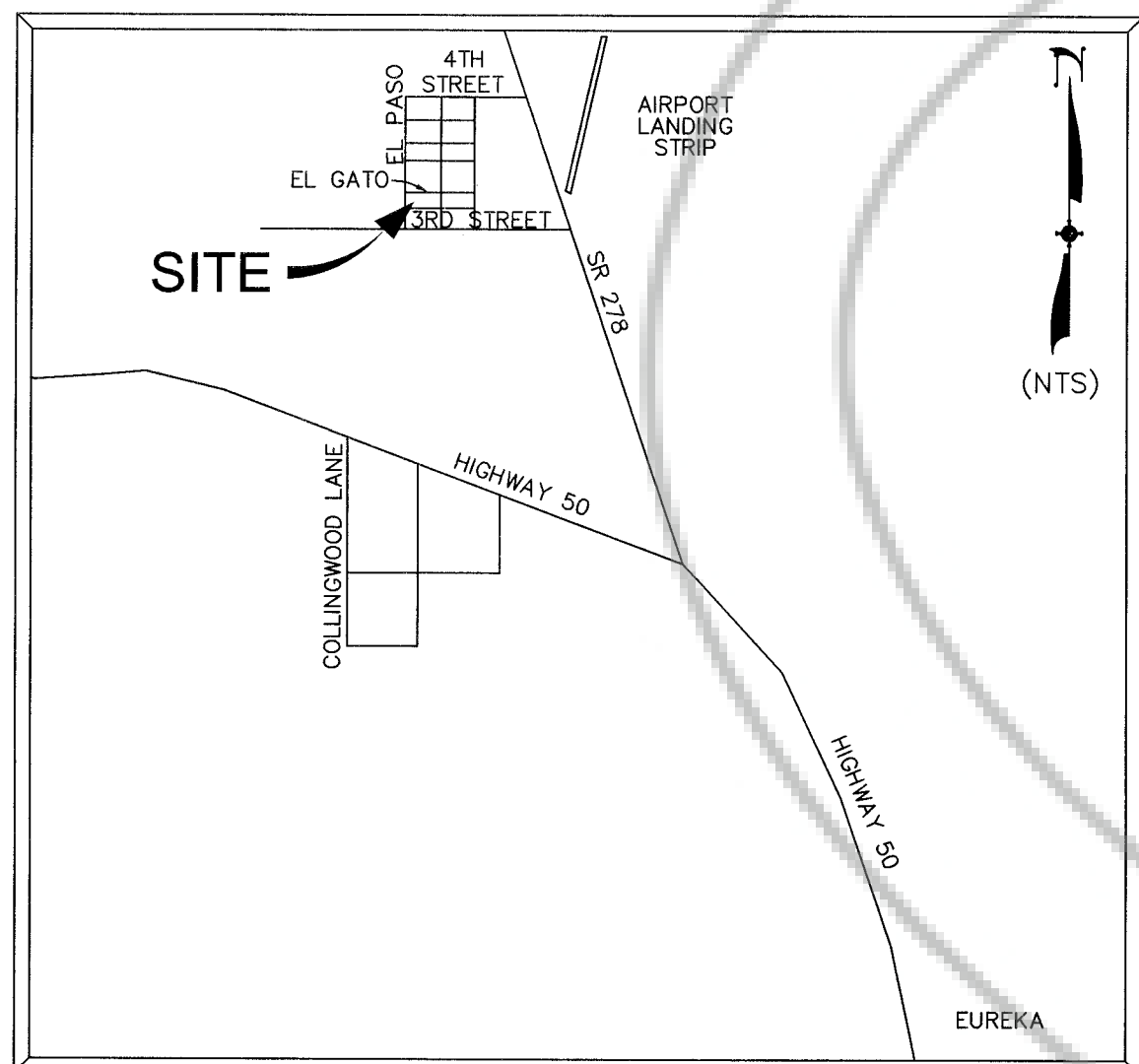
RYAN G. COOK PLS 15224

5-6-2020

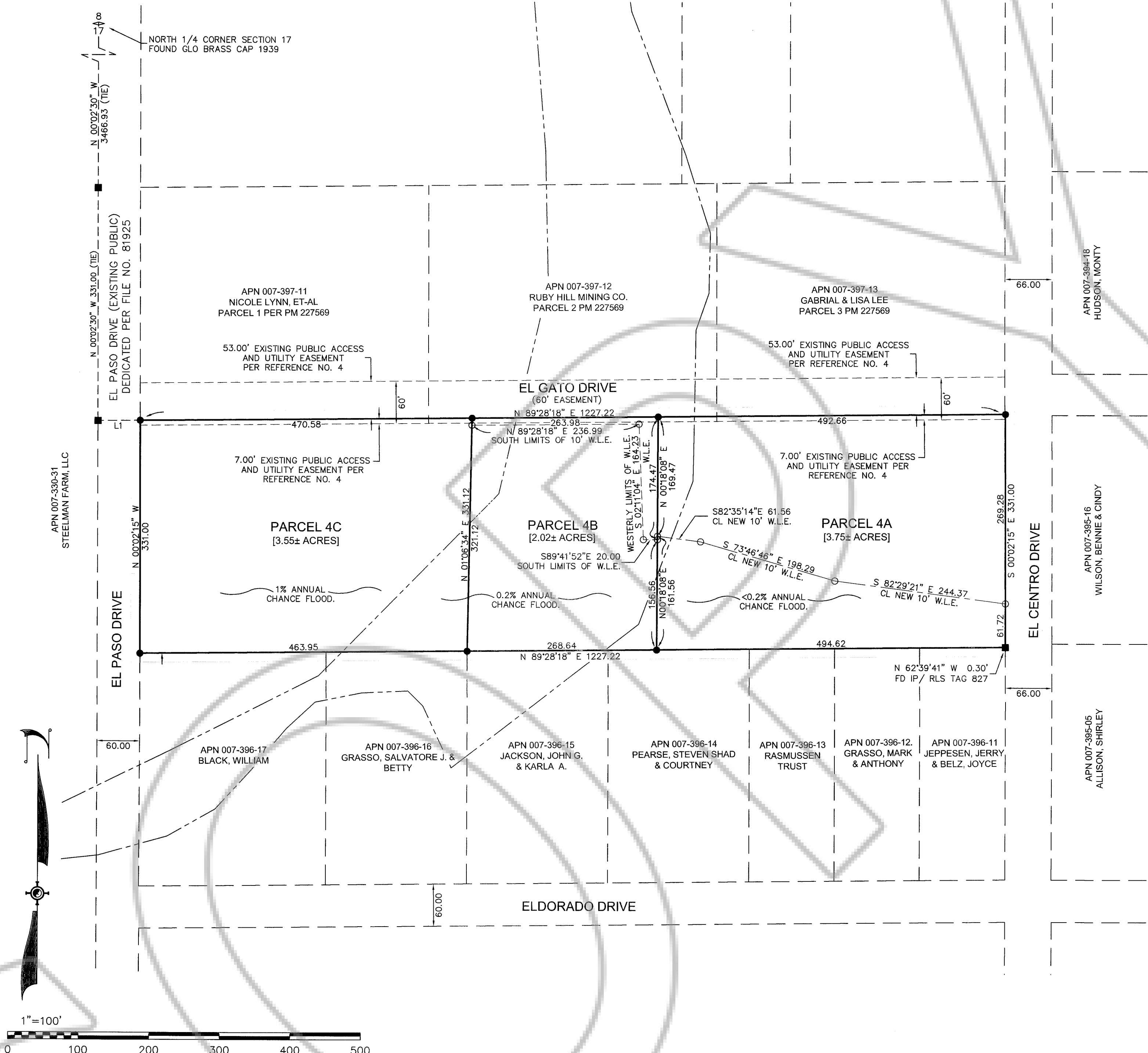
EUREKA COUNTY PLANNING COMMISSION APPROVAL

AT A REGULAR MEETING OF THE EUREKA COUNTY PLANNING COMMISSION, EUREKA COUNTY, STATE OF NEVADA, HELD ON THE 5-12 DAY OF MAY, 2020, THIS MAP WAS APPROVED.

CHAIRPERSON DATE



VICINITY MAP
(NOT TO SCALE)



NOTES:

- PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH ADJACENT TO ALL PARCEL LINES, EXCEPT WHERE THEY ARE ALREADY EXISTING WITHIN EL GATO DRIVE, AS SHOWN HEREON.
- 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 LOT 4 OF PARCEL "A" AS SHOWN ON THE PARCEL MAP + RECORD OF SURVEY OF: PARCEL "A" OF THE LARGE DIVISION MAP OF THE E 1/2 SECTION 17, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON OCTOBER 8, 1981, AS FILE NO. 82265.
- THE TOTAL SUBDIVIDED AREA IS 9.32 ACRES.
- ON OCTOBER 8, 2019 FINAL CORNERS SET UNDER THE DIRECTION OF RANDAL BRIGGS PLS 7998 WAS COMPLETED. AROUND DECEMBER 25, 2019 RANDAL BRIGGS PASSED AWAY. RYAN COOK PLS 15224 HAS TAKEN OVER RESPONSIBLE CHARGE OF THIS PROJECT.

LINE	BEARING	DISTANCE
L1	N 89°28'18" E	60.00

LEGEND

- FOUND 5/8" REBAR AND CAP, PLS 7998 (SEE NOTE #6)
- FOUND 5/8" REBAR AND CAP, PLS 3144, UNLESS NOTED OTHERWISE
- FOUND QUARTER CORNER AS NOTED
- COMPUTED/DIMENSION POINT; NOTHING FOUND OR SET
- APN ASSESSOR'S PARCEL NUMBER
- PM PARCEL MAP
- ROS RECORD OF SURVEY MAP
- CL CENTERLINE
- W.L.E. WATER LINE EASEMENT (NEW)

RECORDER'S CERTIFICATE

EUREKA COUNTY, NV
LAND PMP
\$29.00
Total \$29.00
EUREKA COUNTY
2020-240827
07/21/2020 01:59 PM
Pgs=1
LISA HOEHNE, CLERK RECORDER

REFERENCES

- THE PARCEL MAP OF LOT 2 PARCEL "C" OF THE LARGE DIVISION MAP OF THE E 1/2 SECTION 17, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON NOVEMBER 14, 1989, AS FILE NO. 130646.
- THE PARCEL MAP + RECORD OF SURVEY OF: PARCEL "A" OF THE LARGE DIVISION MAP OF THE E 1/2 SECTION 17, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON OCTOBER 8, 1981, AS FILE NO. 82265.
- THE LARGE DIVISION MAP OF THE E 1/2 SECTION 17, T 20 N, R 53 E, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON SEPTEMBER 10, 1981, AS FILE NO. 81925.
- THE DEED OF CORRECTION OF EASEMENT THAT DESCRIBES THE 60' ACCESS AND PUBLIC UTILITY EASEMENT, SHOWN HEREON AS EL GATO DRIVE, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER AS FILE NO 107975, ON APRIL 28, 1987.
- THE PARCEL MAP OF LOT 2 PARCEL "C" OF THE LARGE DIVISION MAP OF THE E 1/2 SECTION 17, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON NOVEMBER 14, 1989, AS FILE NO. 130646.
- PARCEL MAP NO. 227569, RECORDED ON JULY 7, 2014, IN THE OFFICIAL RECORDS OF EUREKA COUNTY, NEVADA.

WATER RIGHTS DEDICATION

THIS IS TO CERTIFY THAT ON THE 12 DAY OF MAY, 2020, THE APPLICANT HAS COMPLIED WITH THE REQUIREMENTS OF EUREKA COUNTY CODE 8.150 REGARDING WATER RIGHTS DEDICATION.

APPLICANT: Albert L. & Joy D. Snowden

BY: _____ DATE

TITLE: _____

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ASSESSOR'S PARCEL NO. 007-396-01 HAS NO DELINQUENCIES AND THAT TAXES ARE PAID THROUGH _____, 2020.

EUREKA COUNTY TREASURER DATE

COUNTY COMMISSIONERS APPROVAL

AT A REGULAR MEETING OF THE EUREKA COUNTY COMMISSIONERS HELD ON THE 5-12 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 REPARCELING 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.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE PARCEL MAP + RECORD OF SURVEY OF: PARCEL "A" OF THE LARGE DIVISION MAP OF THE E 1/2 SECTION 17, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON OCTOBER 8, 1981, AS FILE NO. 82265.

PARCEL MAP FOR

ALBERT L. & JOY D. SNOWDEN,
HUSBAND AND WIFE, AS JOINT TENANTS
WITH FULL RIGHT OF SURVIVORSHIP

A DIVISION OF LOT 4 OF THE PARCEL MAP, FILE NO. 82265
LOCATED IN THE EAST HALF OF SECTION 17, T 20 N, R 53 E

EUREKA COUNTY NEVADA

N:\DWG\SG\J82482-SnowdenPM\SnowdenPM.DWG ~ 2:33 PM * 03-FEB-2020

SUMMIT ENGINEERING CORPORATION
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SHEET
OF
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