

STATE OF Nevada  
COUNTY OF Washoe } SS

BEING FIRST DULY SWORN, THE UNDERSIGNED, NEW NEVADA LANDS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, AFFIRMS AND SAYS THAT HE/SHE/THEY, IS/ARE THE SOLE OWNER(S) OF THE LAND TO BE DIVIDED BY THIS MAP, AND I/WE CONSENT TO THIS LAND DIVISION AND HEREBY OFFER FOR DEDICATION OF PUBLIC PURPOSES THE STREETS AND ROAD RIGHTS-OF-WAY AND PUBLIC UTILITY RIGHTS-OF-WAY SHOWN ON THIS PLAT.

Isaac Morrison 11/29/2023  
NAME/TITLE (PRINT) DATE  
Isaac Morrison Authorized Agent

SUBMITTED AND SWORN BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY ON THE 29 DAY OF November, 2023.

Irina Egorova  
NOTARY PUBLIC



THIS IS TO CERTIFY THAT ASSESSORS PARCEL NO. 005-080-18 HAS NO DELINQUENCIES AND THAT TAXES ARE PAID THROUGH 125, 2023.

Penecia Johnson  
EUREKA COUNTY TREASURER

12/5/23  
DATE

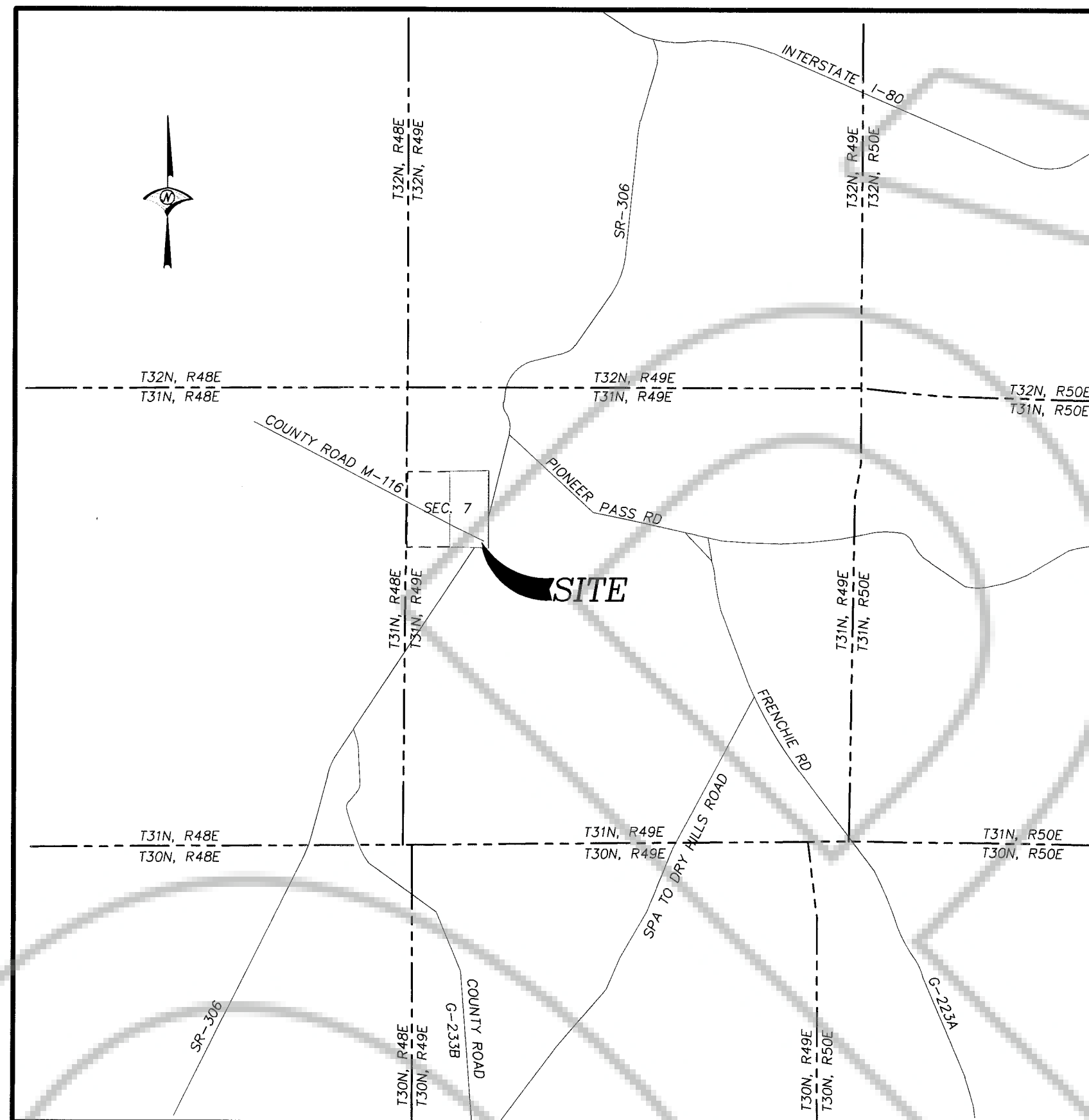
THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT.

RABO AGRIFINANCE, INC. A DELAWARE CORPORATION, BY DOCUMENT NO. 2023-251260, OFFICIAL RECORDS OF EUREKA COUNTY, NEVADA. (REFERENCE ORIGINAL DEED OF TRUST DOCUMENT NO. 230959.)

THIS IS TO CERTIFY THAT ON THE 4 DAY OF December, 2023,  
THE APPLICANT HAS COMPLIED WITH THE REQUIREMENTS OF EUREKA COUNTY CODE 8.150 REGARDING WATER  
RIGHTS DEDICATIONS.

William J. Ulise  
APPLICANT SIGNATURE

12.4.2023  
DATE



VICINITY MAP  
NOT TO SCALE

AT A REGULAR MEETING OF THE EUREKA COUNTY COMMISSIONERS ON THE 5 DAY OF December, 2023,  
THIS MAP, CONSISTING OF TWO SHEETS WAS PRESENTED AS A PROPOSED DIVISION INTO LARGE PARCELS LOCATED  
IN SECTION 7, TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.M.

A. EUREKA COUNTY HEREBY APPROVES THIS MAP AND ACCEPTS THE OFFER OF DEDICATION FOR PUBLIC PURPOSES OF THE STREETS, AND ROAD RIGHTS-OF-WAY AND PUBLIC UTILITY RIGHTS-OF-WAY SHOWN ON THIS PLAT. STREET AND ROAD RIGHTS-OF-WAY ARE NOT ACCEPTED FOR MAINTENANCE BY THE COUNTY UNTIL THEY ARE APPROVED TO COUNTY STANDARDS, APPROVED BY THE EUREKA COUNTY PUBLIC WORKS AND EXPRESSLY ACCEPTED BY RESOLUTION OF THE BOARD OF EUREKA COUNTY COMMISSIONERS.

CHAIRPERSON, EUREKA COUNTY COMMISSIONERS

12-5-2023  
DATE

Kathy Bowling  
EUREKA COUNTY CLERK

12-5-2023  
DATE

B. JURAT FOR PRIVATE ROADS:  
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 AND SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SNOW REMOVAL.

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

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

AT A REGULAR MEETING OF THE EUREKA COUNTY PLANNING COMMISSION, EUREKA COUNTY, STATE OF NEVADA,  
HELD ON THE 4 DAY OF December, 2023, THIS MAP WAS APPROVED.

Russell Con  
CHAIRPERSON

DATE 12/4/23

I, ERIC C. SAGE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF NEW NEVADA LANDS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED IS SECTION 7, TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.M., EUREKA COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JULY 26, 2023.
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, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

Jim C. S.

11-28-23

ERIC C. SAGE, P.L.S.  
NEVADA CERTIFICATE NO. 23301

EUREKA COUNTY, NV  
LAND-LDM  
Rec:\$72.00  
Total:\$72.00  
NEVADA GOLD MINES

**2023-251340**  
**12/05/2023 02:25 PM**  
Pgs=2



1 of 2

BEING THE EAST HALF E(1/2) OF SECTION 7,  
TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.M.  
EUREKA COUNTY

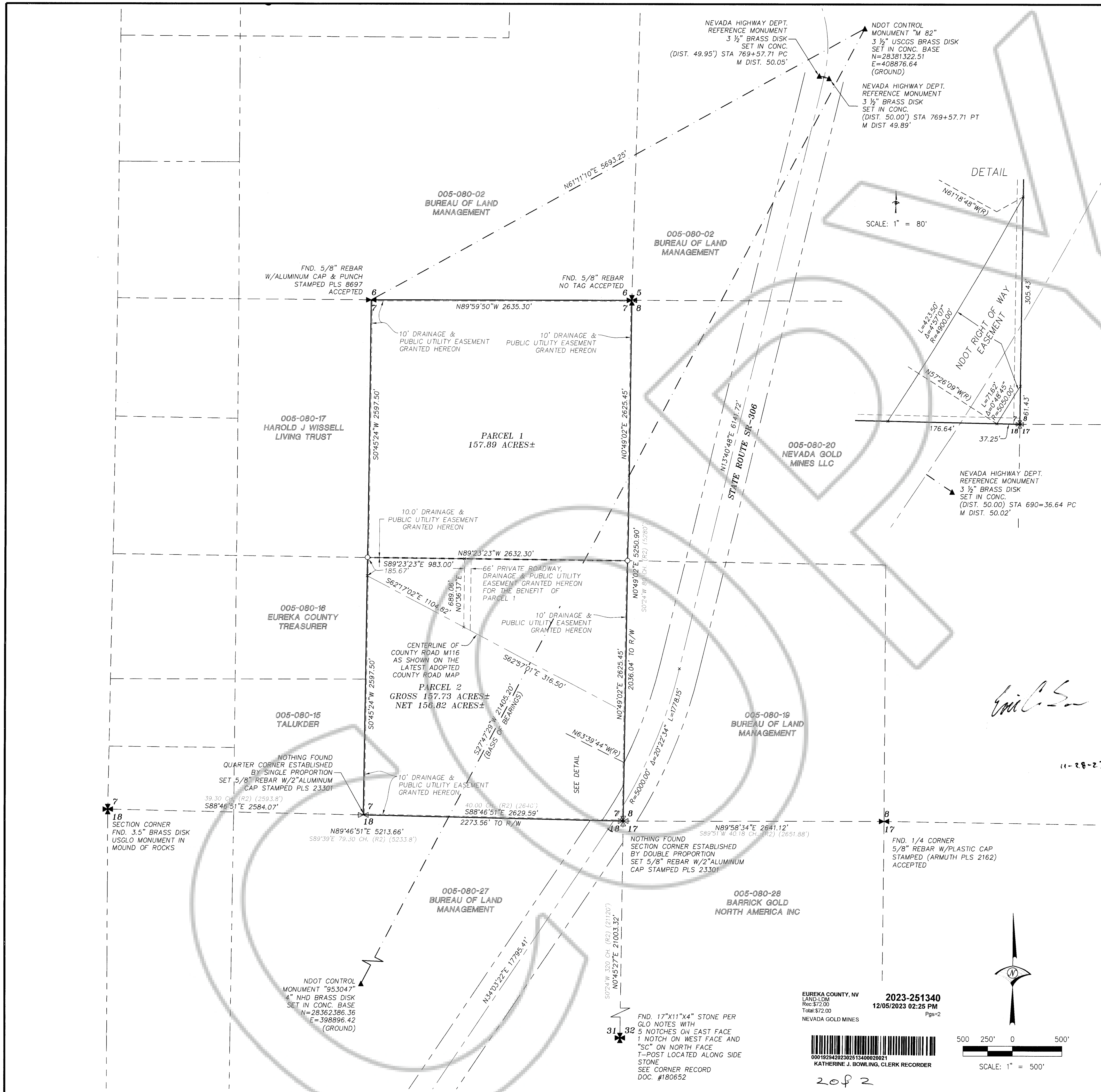
**JOB NO. 4369001**



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard Tel 775.823.4068  
Reno, NV 89502 Fax 775.823.4066

SHEET 1  
OF 2





LEGEND:

- × DIMENSION POINT ONLY NOTHING FOUND OR SET
- SET 5/8" REBAR W/2" ALUMINUM CAP PLS 23301
- ✚ FND. PLSS SECTION CORNER AS NOTED
- ✚ FND. PLSS 1/4 CORNER AS NOTED
- ✚ PLSS SECTION CORNER NOT FOUND, SET MONUMENT AS NOTED
- ✚ PLSS 1/4 CORNER NOT FOUND, SET MONUMENT AS NOTED
- ▲ NDOT CONTROL POINT MONUMENT
- CH. CHAINS
- BOUNDARY OF SUBJECT PARCEL
- GRAPHIC BORDER
- PARCEL LINE
- PLSS LINE REFERENCE ONLY
- CENTERLINE EXISTING COUNTY ROAD
- ADJACENT PARCEL
- EASEMENT AS NOTED
- TIE

REFERENCES:

- GRANT BARGAIN AND SALE DEED, DOCUMENT NO. 2011-218979, NOVEMBER 30, 2011
- G.L.O. PLAT, T.31N., R.49E., SEPTEMBER 8TH, 1871 AND ASSOCIATED FIELD NOTES
- STATE OF NEVADA DEPARTMENT OF HIGHWAY, RIGHT OF WAY PLANS, (SECOND REVISION 1/30/57), FILE EU-18

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATION ON NDOT CONTROL MONUMENTS FROM LPN 953. THE BEARING BETWEEN NDOT CONTROL POINT "M 82" AND "953047" IS TAKEN AS SOUTH 27°47'29" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. GRID TO GROUND COMBINED FACTOR = 1.0002550.

AREA SUMMARY:

TOTAL AREA = 313.34 ACRES±  
PARCEL 1 = GROSS 157.89 ACRES±  
PARCEL 2 = GROSS 157.73 ACRES±  
NET 156.82 ACRES±

NOTES:

- EUREKA COUNTY EXPRESSLY DECLARES THE PRIOR USE OF ADJACENT OR NEARBY PARCELS OF LAND FOR RANCHING, FARMING, AGRICULTURE, MINING, INDUSTRIAL OR COMMERCIAL PURPOSES, AND EXPANSION 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 8.12.070.
- ALL REQUIREMENTS OF GOVERNMENTAL AGENCIES WITH PERMIT AUTHORITY MUST BE MET.
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN A FEMA FLOOD PLAIN PER FEMA FIRM MAP NO. 32011C0575D, EFFECTIVE DATE MAY 16, 2012.
- THE SUBJECT PROPERTY IS SUBJECT TO A MEMORANDUM OF EXPLORATION AGREEMENT PER DOCUMENT NO. 138260.
- THE SUBJECT PROPERTY IS SUBJECT TO A MEMORANDUM OF OIL AND GAS LEASE PER DOCUMENT NO. 2009-213283.
- THE SUBJECT PROPERTY IS SUBJECT TO A MINING LEASE PER DOCUMENT NO. 2014-228962.
- A 10' FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT IS GRANTED ALONG THE EXTERIOR BOUNDARY LINES, AND 10 FEET IN WIDTH LYING 5 FEET ON EACH SIDE OF THE INTERIOR PARCEL LINE AS DELINEATED AND NOTED HEREON.

MAP OF DIVISION INTO LARGE PARCELS  
FOR

NEW NEVADA LANDS, LLC

BEING THE EAST HALF E(1/2) OF SECTION 7,  
TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.M.

EUREKA COUNTY

NEVADA

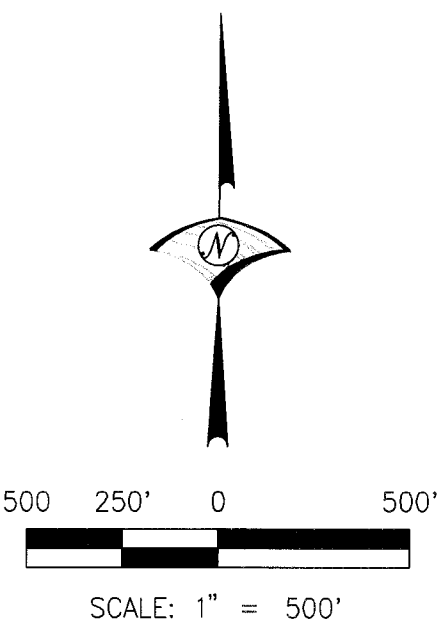
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KATHERINE J. BOWLING, CLERK RECORDER



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