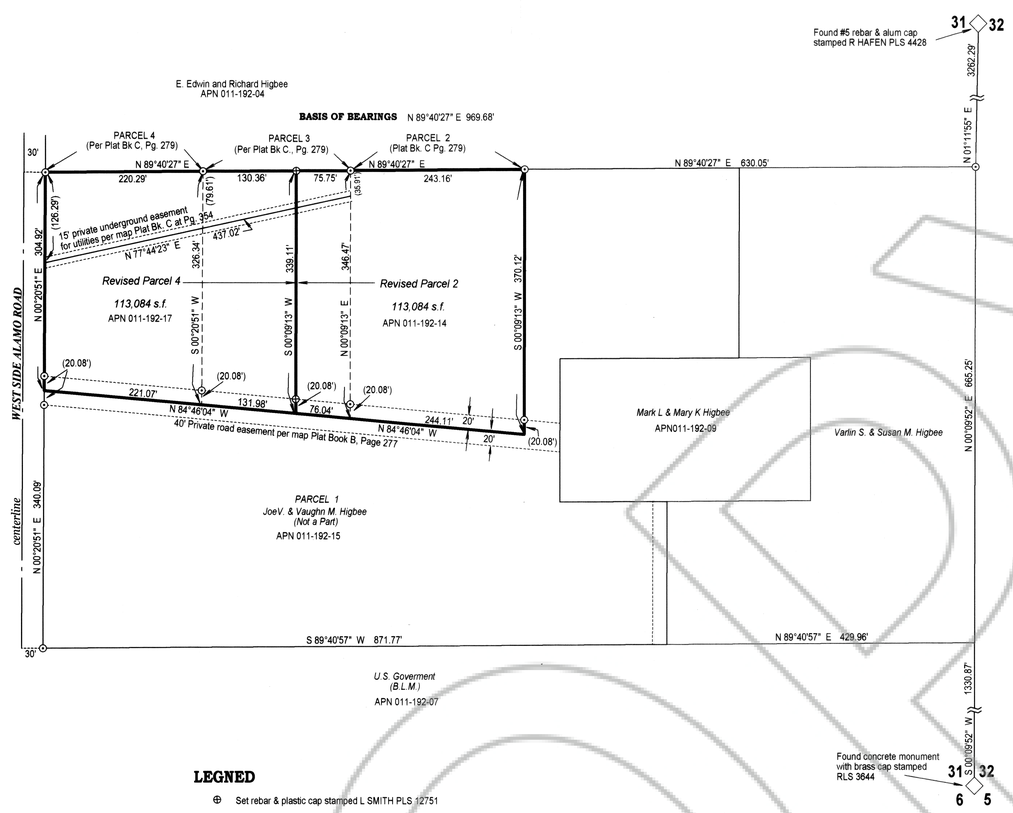
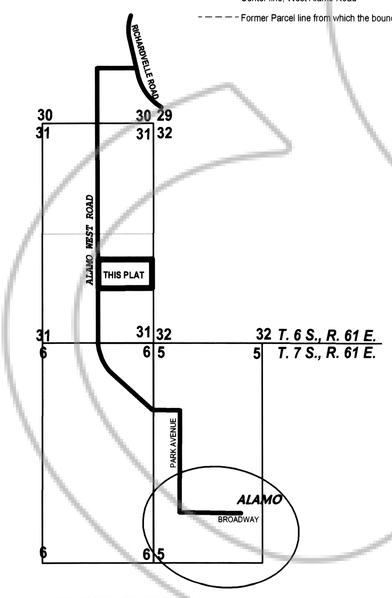
# BOUNDARYLINE ADJUSTMENT MAP- Planning # 10-102-BLA-RR5-PD




## LEGNED

- ⊕ Set rebar & plastic cap stamped L SMITH PLS 12751
- ⊙ Found rebar with plastic cap stamped L SMITH PLS 12751
- Final Parcel lines, this map
- Easement as described
- Center line, West Alamo Road
- Former Parcel line from which the boundary is adjusted




## VICINITY MAP

NO SCALE

## MAP NOTE:

This map gives two boundary line adjustments from the map, Plat Book C at Page 279, Parcels 2, 3 and 4.
Parcel 2 west line slides west 75.75' feet adding 25.964 square feet.
Parcel 4 east line to move east 130.36' feet adding 43,560 square feet to coincide with the new Parcel 2 line.

Parcel 2 will have 113,084 square feet
Parcel 3 will have no square feet
Parcel 4 will have 113,084 square feet

Total area equals 226,168 square feet.

## DESCRIPTION

A boundary line adjustment for the east side of Parcel 4 of the Parcel Map filed Plat Book C at Page 279 of Lincoln County, Nevada Records and which is located in the S1/2NE1/4SE1/4 Section 31, T. 6 S., R. 61 E. M.D.M.

Beginning at a point from which the southeast corner of said Section 31 bears S 28°20'48" E 2261.10' and which the northwest corner of Parcel 4 on the east boundary of the Alamo West Side Road bears S 89°40'27" W 220.29'.
Thence N 89°40'27" E 130.36' * along the parcel line;
Thence S 00°09'13" W 319.03 * to the private road easement per Plat Bk B at Pg. 277;
Thence continuing S 00°09'13" W 20.08' to the centerline of said private road easement;
Thence N 84°46'04" W 131.98' along the centerline of said road easement to the southeast corner of said Parcel 4;
Thence N 00°20'51" E 20.08' to the north boundary of said road easement*;
Thence continuing N 00°20'51" E 305.28' along the original east line of Parcel 4 to the point of beginning.
Containing 43,560 square feet more or less.

The basis of bearings is the north line of Parcel 1, Plat Book B at Page 277, given as N 89°40'27" E.
* = to a rebar and plastic cap stamped L SMITH PLS 12751.

End of description.

## DESCRIPTION:

A boundary line adjustment for the west side of Parcel 2 of the Parcel Map filed Plat Book C at Page 279 of Lincoln County, Nevada Records and which is located in the S1/2NE1/4SE1/4 Section 31, T. 6 S., R. 61 E. M.D.M.

Beginning at a point from which the southeast corner of said Section 31 bears S 23°32'28" E 2171.91" and which the northwest corner of Parcel 4 at the east boundary of the Alamo West Side Road bears S 89°40'27" W 426.40".
Thence S 89°40'27" W 75.75' * along the north line of former Parcel 3;
Thence S 00°09'13" W 319.03 * on north side of the private road easement boundary per Plat Bk. B at Pg. 277;
Thence continuing S 00°09'13" W 20.08' to the centerline of said private road easement;
ThenceS 84°46'04" E 76.04' along the centerline of said private road easement;
Thence N 00°09'13" E 20.08' to the north boundary of said private road easement * along the original west line of Parcel 2;
Thence continuing N 00°09'13" E 326.39' to the point of beginning.
Containing 25.964 square feet more or less.

The basis of bearings is the north line of Parcel 1, Plat Book B at Page 277, given as N 89°40'27" E.
* = to a rebar & plastic cap stamped L SMITH PLS 12751.

End of description.

## SURVEYOR'S CERTIFICATE

I, Lenard D. Smith, 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 Brian & Jeanne Higbee. I have made a field survey sufficient to locate and identify properly the proposed boundary line adjustment which have been identified by monuments.

2. The lands surveyed lie within Section 31, T. 6 S., R. 61 E., M.D.M. The survey was completed on

3. This plat complies with the applicable state statutes, and not in conflict with the provisions of NRS 278.010 to 278.630 inclusive and local ordinances in effect including the Lincoln County Planning Code Section 13-29-7 (1),(2), & (3) on the date that the governing body gave its final approval. It will not create any new parcels.

4. The monuments depicted on the plat are of the character shown, occupy the positions indicated and are of sufficient number and durability.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
LENARD D. SMITH
No. 12751
Oct 18, 2010

Lenard D. Smith P.L.S. 12751 Exp. June 30, 2012

## RECORDERS CERTIFICATE

DOC # 0136617
10-25-2010 14:01:08
Official Record
Recording requested By
LENARD SMITH
Lincoln County - NV
Leslie Boucher - Recorder
Fee: $21.00 Page 1 of 1
RPTT
Book- D Page- 0032 Recorded By: LB
0136617

## OWNER'S CERTIFICATE

We, Brian & Jeanne Higbee and Kenneth & Britney Higbee certify that we are the owner's of the lands as shown on this map

1. We have examined the plat and a approve and authorize the recordation thereof

2. We agree to execute the required documents creating any easement which is shown

3. We agree to execute the required documents abandoning any existing easement pursuant to the provisions of NRS 278.010 to 278.630, inclusive

4. All property taxes on the land for the fiscal year have been paid

5. Any lender with an impound account for the payment of taxes has been notified of the adjustment of the boundary line or the transfer of the land.

| | | | |
|---|---|---|---|
| Brian Higbee | 10/19/10 Date | Jeanne Higbee | 10/19/10 Date |
| Kenneth Higbee | 10/19/10 Date | Becky Higbee | 10/19/10 Date |

## ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF LINCOLN } ss

This instrument was acknowledged before me on October 19, 2010 by Brian Higbee and Jeanne Higbee, freely and voluntarily for the purposes stated.

Marjorie Davis Notary public — My commission expires July 25, 2014

MARJORIE DAVIS
Notary Public State of Nevada
No. 94-2359-11
My oppt. exp. July 25, 2014

## ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF LINCOLN } ss

This instrument was acknowledged before me on October 19, 2010 by Kenneth and Becky Higbee freely and voluntarily for the purposes stated.

Marjorie Davis Notary public — My commission expires July 25, 2014

MARJORIE DAVIS
Notary Public State of Nevada
No. 94-2359-11
My oppt. exp. July 25, 2014

## PLANNING COMMISSION

The Lincoln County Planning Commission hereby approves this map for recording.

Planning Commission Director — 10/25/10 Date

## BASIS OF BEARING

The north line of Parcel 1, of Plat Book B, at Page 277 given as N 89°40'27" E

## REFRENCES

Record of Survey Plat Book C at 354
Record of Survey, Plat Book B at Page 238
Parcel Map Plat Book B at Page 182,
Parcel Map, Plat Book B, at Page 277
Subsequent Parcel Map, Plat Book C at Page 201
Subsequent Parcel Map, Plat Book C at Page279
All of Lincoln County, Nevada Records
Deeds:
Document # 0128844, Book 231 at Page 0072
Document # 0135699, Book 255 at Page 0163
Document # 0135735 Book 255 at Page 0277

0 100 200 300 400 500
SCALE 1" = 100'

## LINCOLN COUNTY TREASURER'S APPROVAL

I certify that the taxes for fiscal year 2010-2011 on Assessor's Parcel No.s 011-192-10 has been paid in full.

Kathy C Hall
Lincoln County Treasurer & Ex-officio Tax reciever

**RECORD OF SURVEY, Boundary Line Adjustment Map**
For
**Brian & Jeanne Higbee and Kenneth & Becky Higbee**
In The SE 1/4 of Section 31, Tovnship 6 South, Range 61, East, Mount Diablo Meridian.
Lincoln County, Nevada A.P.N. 011-192-14, 16, & 17


Lenard Smith Land Survey
509 Main Street
P.O. Box 443
Caliente, Nevada 89008
Phone/Fax 775 726 3365
Cell Phone 775 962 1196


Printed September 28,2010