

LEGAL DESCRIPTIONS

DOC # 0146126
08/22/2014 09:52 AM
Official Record
Recording requested by
DANNY BULLOCH
Lincoln County - NV
Leslie Boucher - Recorder
Fee \$41.00 Page 1 of 3
RPTT Recorded by HB
Book - D Page - 0126
0146126

PARCEL 15
006-281-15, 006-251-03

DEED DESCRIPTION

All of the East Half (E1/2) of the Northwest Quarter (NW1/4) and all of the East Half (E1/2) of the Southwest Quarter (SW1/4) of Section 21; also all the West Half (W1/2) of the East Half (E1/2) erroneously recorded West 1/2 of the West Half (W1/2) of Section 21 West of the Division fence between the Lytle Ranch and the Devlin Ranch in Rose Valley, also the North 800 feet of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 28, and that part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section 28 which lies West and North of said division fence, all in township 1 North, Range 69 East, M.D.B.&M., More fully described as: Beginning at a point 520 feet North of the Southwest corner of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 28, and running thence East along division fence a distance of 1510 feet to corner of said fence: Thence North about 10' East along said fence to a point on the North boundary of Section 21, said point being 146.5 feet West of the Northeast corner of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section 21; Thence along the North boundary line of said Section 21 to the Northwest corner of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section 21; Thence South 6080 feet to the place of beginning. EXCEPTION THEREFROM any portion lying within the exterior boundary lines of parcel Map for McCrosky Brothers recorded January 20, 2000 in Plat Book B, page 278 as File No. 113871 in the Office of the County Recorder, Lincoln County, Nevada.

SURVEYED DESCRIPTION

006-281-15
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF LINCOLN, STATE OF NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED ON THE RECORD OF SURVEY IN BOOK C, PAGE 227 IN THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA AND RUNNING;

- THENCE SOUTH 89°50'54"WEST 1305.95 FEET ALONG THE NORTH LINE TO THE SIXTEENTH CORNER OF SAID SECTION 21;
THENCE SOUTH 00°09'02"WEST 2607.35 FEET ALONG SIXTEENTH LINE TO THE SIXTEEN CORNER OF SAID SECTION 21;
THENCE SOUTH 00°09'02"WEST 2606.34 FEET ALONG SIXTEENTH LINE TO THE SOUTH LINE OF SAID SECTION 21;
THENCE SOUTH 89°00'31"EAST 1314.36 FEET ALONG THE SAID SOUTH LINE TO THE SOUTH QUARTER OF SAID SECTION 21;
THENCE SOUTH 89°01'20"EAST 372.10 FEET ALONG THE SOUTH LINE OF SAID SECTION 21 TO THE DIVISION FENCE;
THENCE NORTH 08°41'01"EAST 4875.95 FEET ALONG THE DIVISION FENCE TO THE SOUTHEAST CORNER OF PARCEL 2 AS RECORDED ON THE PARCEL MAP IN PLAT BOOK B, PAGE 278;
THENCE NORTH 82°20'32"WEST 256.20 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 2;
THENCE SOUTH 05°17'21"WEST 421.43 FEET ALONG THE EASTERLY LINE TO THE SOUTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP;
THENCE NORTH 83°29'52"WEST 392.62 FEET ALONG THE SOUTHERLY LINE TO THE SOUTHWEST CORNER OF SAID PARCEL 1;
THENCE NORTH 14°17'18"EAST 694.49 FEET ALONG THE WESTERLY LINE TO A NORTHWEST CORNER OF SAID PARCEL 1;
THENCE SOUTH 80°05'27"EAST 259.11 FEET ALONG A NORTHERLY LINE OF SAID PARCEL 1;
THENCE NORTH 06°02'43"EAST 137.72 FEET ALONG A WESTERLY LINE OF SAID PARCEL 1 TO THE NORTH LINE OF SAID SECTION 21;
THENCE NORTH 89°52'45"WEST 861.02 FEET ALONG THE SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

SURVEYED DESCRIPTION

006-251-03
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF LINCOLN, STATE OF NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED ON THE RECORD OF SURVEY IN BOOK C, PAGE 227 IN THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA AND RUNNING;

- THENCE SOUTH 89°01'20"EAST 372.10 FEET ALONG THE NORTH LINE OF SAID SECTION 28;
THENCE SOUTH 08°41'01"WEST 801.79 FEET;
THENCE SOUTH 89°47'00"WEST 261.21 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 28;
THENCE NORTH 89°00'31"WEST 1314.97 FEET ALONG THE SIXTEENTH LINE OF SAID SECTION 28;
THENCE NORTH 00°46'29"EAST 800.00 FEET ALONG THE SIXTEENTH LINE TO THE NORTH LINE OF SAID SECTION 28;
THENCE SOUTH 89°00'31"EAST 1314.36 FEET ALONG THE NORTH LINE OF SAID SECTION 28 TO THE POINT OF BEGINNING.

CONTAINS 29.94 ACRES

CONTAINS 78.23 ACRES

PARCEL 16
006-281-02

DEED DESCRIPTION

The South Half (S1/2) of the Southwest Quarter (SW1/4) of Section 16, Township 1 North, Range 69 East, M.D.B.&M.

SURVEYED DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF LINCOLN, STATE OF NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED ON THE RECORD OF SURVEY IN BOOK C, PAGE 227 IN THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA AND RUNNING;

- THENCE SOUTH 89°50'54"WEST 2611.90 FEET ALONG TO THE SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 21;
THENCE NORTH 02°51'04"EAST 1296.72 FEET ALONG THE WEST LINE TO THE SIXTEENTH CORNER OF SAID SECTION 21;
THENCE NORTH 89°26'19"EAST 2614.53 FEET ALONG THE SIXTEENTH LINE TO THE QUARTER SECTION LINE OF SAID SECTION 16;
THENCE SOUTH 02°55'11"WEST 1315.53 FEET ALONG THE SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING

CONTAINS 78.23 ACRES

PARCEL 17

006-281-13

DEED DESCRIPTION

The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of section 16, Township 1 North, Range 69 East, M.D.B.&M. EXCEPTING THEREFROM that portion described as follows: Commencing at a point on the section line of Section 16 and Section 21, Township 1 North, Range 69 East, M.D.B.&M., from which the 1/4 corner of said section line bears due west for a distance of 1,165.46 feet, said point is also the point of intersection of the division line fence and said section line, running thence North 5°16' East for a distance of 141.95 feet to a fence corner just south of the road;

Thence North 63°49' West a distance of 149.58 feet to the center of the North-South road immediately west of a corral constructed by Jimmie Rosa;
Thence due north for a distance of 452.65 feet;
Thence due west for a distance of 467.78 feet;
Thence north for a distance of 100.00 feet;
Thence due west for a distance of 576.48 feet;
Thence due north for a distance of 560.00 feet along the west line and to the north-west corner of said 40 acre tract;
Thence due east for a distance of 1,320.00 feet along the north line to the Northeast Corner of said 40 acre tract;
Thence due south for a distance of 1,320.00 feet along the east line to the Southeast corner of said 40 acre tract;
Thence due west for a distance of 154.54 feet to the point of beginning. ALSO EXCEPTING THEREFROM that portion described as follows: Commencing at a point from which the 1/4 corner of said Section 16 and Section 21 bears due south for a distance of 374.31 feet;
Thence due North along the west boundary of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE1/4) of said Section 16, for a distance of 385.69 feet;
Thence due east for a distance of 576.48 feet;
Thence due south for a distance of 472.45 feet;
Thence North 81°14' West for a distance of 583.30 feet to the point of beginning. ALSO EXCEPTING THEREFROM any portion lying within the exterior boundary lines of parcel Map for McCrosky Brothers recorded January 20, 2000 in Plat Book B, page 278 as File No. 113871 in the Office of the County Recorder, Lincoln County, Nevada.

SURVEYED DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF LINCOLN, STATE OF NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED IN PLAT BOOK C, PAGE 170 IN THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA AND RUNNING;

- THENCE NORTH 02°55'11"EAST 152.72 FEET ALONG THE QUARTER SECTION LINE OF SAID SECTION 16 TO THE SOUTHWEST CORNER;
THENCE SOUTH 67°52'11"EAST 143.24 FEET ALONG SAID 700 WEST STREET;
THENCE NORTH 21°07'31"EAST 100.06 FEET;
THENCE NORTH 57°24'05"EAST 128.20 FEET;
THENCE NORTH 80°20'57"WEST 132.61 FEET;
THENCE SOUTHWESTERLY 145.53 FEET ALONG THE ARC OF A 635.00 FOOT RADIUS CURVE TO LEFT WITH A CENTRAL ANGLE OF 13°07'52 AND THE CENTER BEARS SOUTH 09°39'03"WEST 131.79 FEET;
THENCE SOUTH 86°31'11"WEST 38.15 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 16;

THENCE NORTH 02°55'11"EAST 54.84 FEET ALONG THE QUARTER SECTION LINE OF SAID SECTION 16 TO THE SOUTHWEST CORNER OF LOT 1 AS RECORDED ON THE PARCEL MAP IN PLAT BOOK D, PAGE 49 IN THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA;
THENCE SOUTH 81°28'07"EAST 581.59 FEET ALONG THE SOUTH LINE OF THE PARCEL MAP RECORDED IN PLAT BOOK D, PAGE 49;
THENCE NORTH 02°59'31"EAST 372.35 FEET ALONG THE EAST LINE OF THE PARCEL MAP RECORDED IN PLAT BOOK D, PAGE 49;
THENCE NORTH 89°48'28"EAST 472.28 FEET;
THENCE SOUTH 05°00'14"WEST 456.31 FEET;
THENCE SOUTH 63°43'30"EAST 149.58 FEET;
THENCE NORTH 80°18'41"WEST 310.90 FEET;
THENCE SOUTH 40°01'13"WEST 29.10 FEET;
THENCE NORTH 14°04'46"WEST 44.92 FEET;
THENCE NORTH 81°43'11"WEST 32.45 FEET;
THENCE SOUTH 14°04'46"EAST 208.79 FEET;
THENCE SOUTH 06°02'43"WEST 16.59 FEET TO THE SOUTH LINE OF SAID SECTION 16;
THENCE NORTH 89°52'54"WEST 861.02 FEET ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINS 9.69 ACRES

PARCEL 18
006-281-08

DEED DESCRIPTION

The West Half (W1/2) of the Northwest Quarter (NW1/4) of Section 21, Township 1 North, Range 69 East, M.D.B.&M.

SURVEYED DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF LINCOLN, STATE OF NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED ON THE RECORD OF SURVEY IN BOOK C, PAGE 227 IN THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA AND RUNNING;

- THENCE NORTH 89°50'54"EAST 1305.95 FEET ALONG TO THE NORTH LINE TO THE CORNER OF SAID SECTION 21
THENCE SOUTH 00°09'02"WEST 2607.35 FEET ALONG THE SIXTEENTH LINE TO THE QUARTER SECTION LINE OF SAID SECTION 21;
THENCE NORTH 89°32'40"WEST 1310.09 FEET ALONG THE QUARTER SECTION LINE TO THE WEST QUARTER CORNER OF SAID SECTION 21;
THENCE NORTH 00°14'31"EAST 2593.49 FEET ALONG THE WEST LINE OF SAID SECTION 21 TO THE POINT OF BEGINNING.

CONTAINS 78.08 ACRES

PARCEL 19
006-281-03

DEED DESCRIPTION

A triangular piece of land in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 21, Township 1 North, Range 69 East, M.D.B.&M., as described as follows: Beginning at the northeast corner of said Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 21, thence West along the North boundary line of said Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), 1075 feet;
Thence South 4°30' East 650 feet;
Thence North 57°41' East 1212 feet to place of beginning known as "Courmerilh Gardens".

SURVEYED DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF LINCOLN, STATE OF NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED ON THE RECORD OF SURVEY IN BOOK C, PAGE 227 IN THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA AND RUNNING;

- THENCE SOUTH 57°50'44"WEST 1212.27 FEET;
THENCE NORTH 04°17'58"WEST 649.27 FEET TO THE NORTH LINE OF SAID SECTION 21;
THENCE SOUTH 89°52'45"EAST 1075.00 FEET ALONG TO THE NORTH LINE OF SAID SECTION 21 TO THE POINT OF BEGINNING.

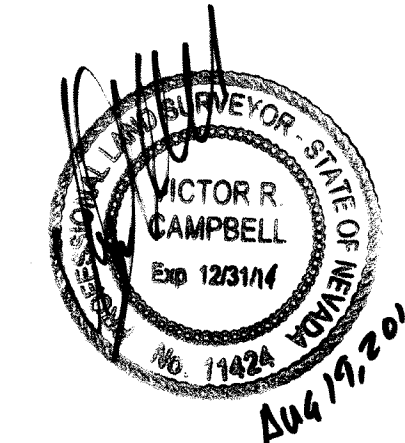
CONTAINS 7.99 ACRES

SURVEYOR'S CERTIFICATE

I, VICTOR R. CAMPBELL, 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 NEVADA RANCH, L.L.C.
2. THE LANDS SURVEYED LIE WITHIN SECTIONS 16, 21 AND 28, TOWNSHIP 1 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN, LINCOLN COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON JUNE 10, 2014.
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 NUMBER AND DURABILITY.

VICTOR R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE No. 11424
EXPIRATION DATE: DECEMBER 31, 2014



BASIS OF BEARING

THE QUARTER SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED IN ON THE RECORD OF SURVEY IN PLAT BOOK B, PAGE 227 IN THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA.

RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX NRS 278.5695.

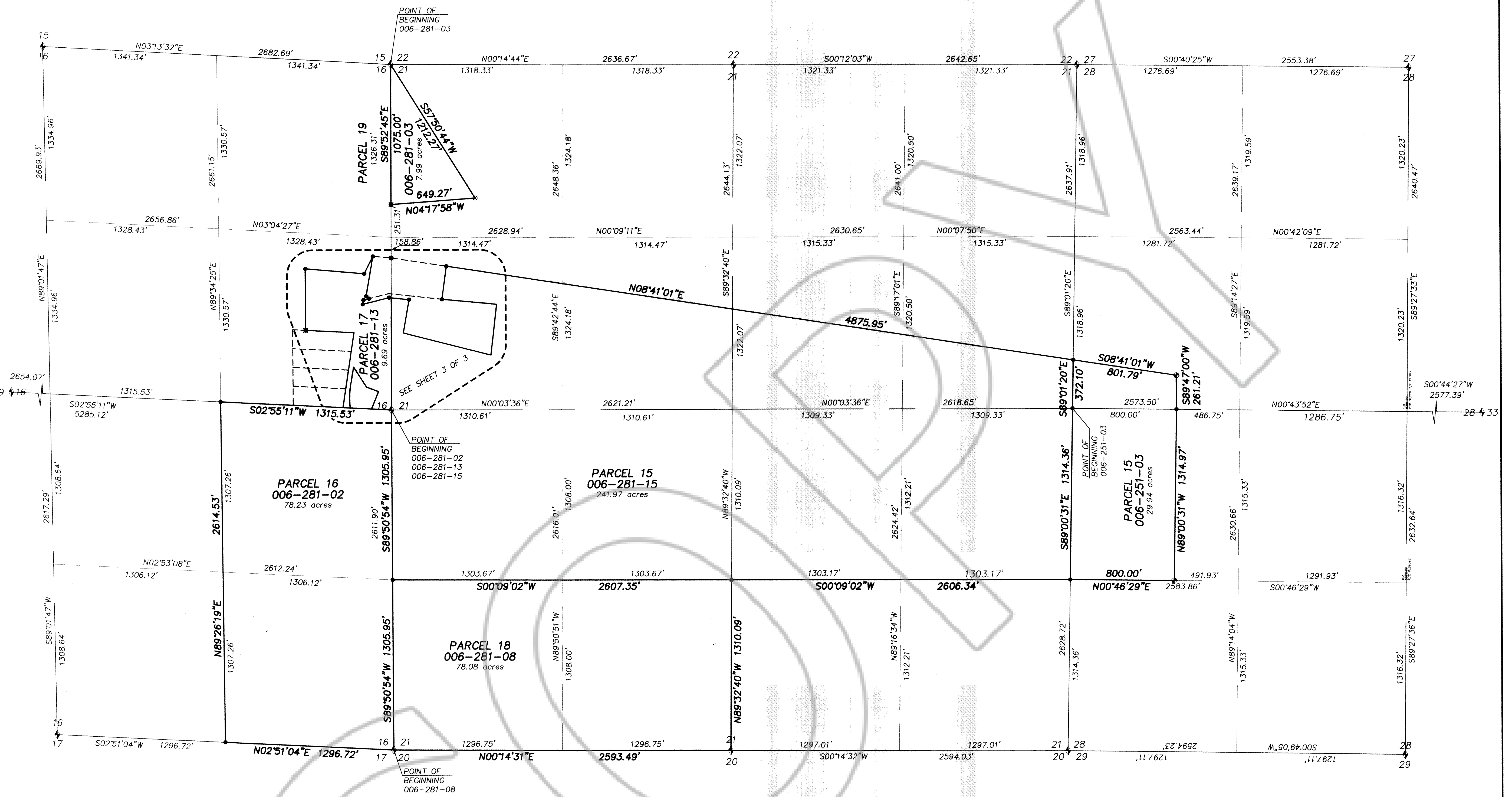
REFERENCE DOCUMENTS

- 1. PARCEL MAP, PLAT BOOK B, PAGE 278.
2. PARCEL MAP, PLAT BOOK D, PAGE 49.
3. RECORD OF SURVEY, PLAT BOOK B, PAGE 227
4. RECORD OF SURVEY, PLAT BOOK C, PAGE 170

SURVEYOR'S NARRATIVE

THE SURVEY WAS REQUESTED BY NEVADA RANCHES, L.L.C., A NEVADA LIMITED LIABILITY COMPANY TO DEFINE PARCEL 15, PARCEL 16, PARCEL 17, PARCEL 18 AND PARCEL 19 AS DESCRIBED IN THE MEMORANDUM OF NAME CHANGE IN BOOK 285, PAGE 0554, DOCUMENT No. 0145127 IN THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA.

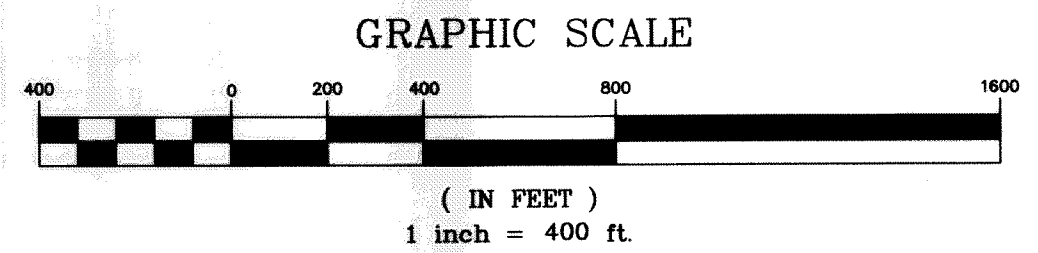
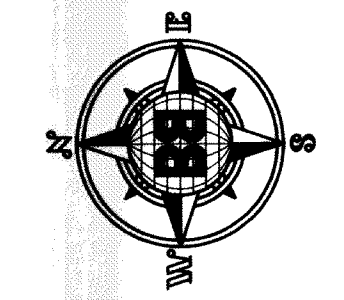
RECORD OF SURVEY
ROSE VALLEY, LINCOLN COUNTY
NEVADA RANCHES, L.L.C.
LOCATED IN SECTION 16, SECTION 21 AND SECTION 28, TOWNSHIP 1 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN, LINCOLN COUNTY, NEVADA
BULLOCH BROTHERS ENGINEERING, INC.
CIVIL ENGINEERS-LAND SURVEYORS-LAND PLANNERS
750 WEST PIONEER BOULEVARD
MESQUITE, NV 89027 (702)346-5100
DRWN: VRC FILE NAME: 160702PROJ DATE: AUG 2014 SCALE: NO SCALE JOB No. 1607-02 SHEET 1 OF 3



**LEGEND**

- BOUNDARY
- ADJACENT LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH LINE
- NOT A PART OF THIS SURVEY
- SET REBAR & CAP PLS 11424
- FOUND REBAR & CAP PLS 12751
- FOUND 1" DRILLING STEEL BAR
- FOUND BAR AND CAP ILLEGIBLE
- FOUND BAR & CAP PLS 116459
- FOUND BAR & CAP PLS 9392
- FOUND SECTION CORNER
- BLM 1974 BRASS CAP

- NAP
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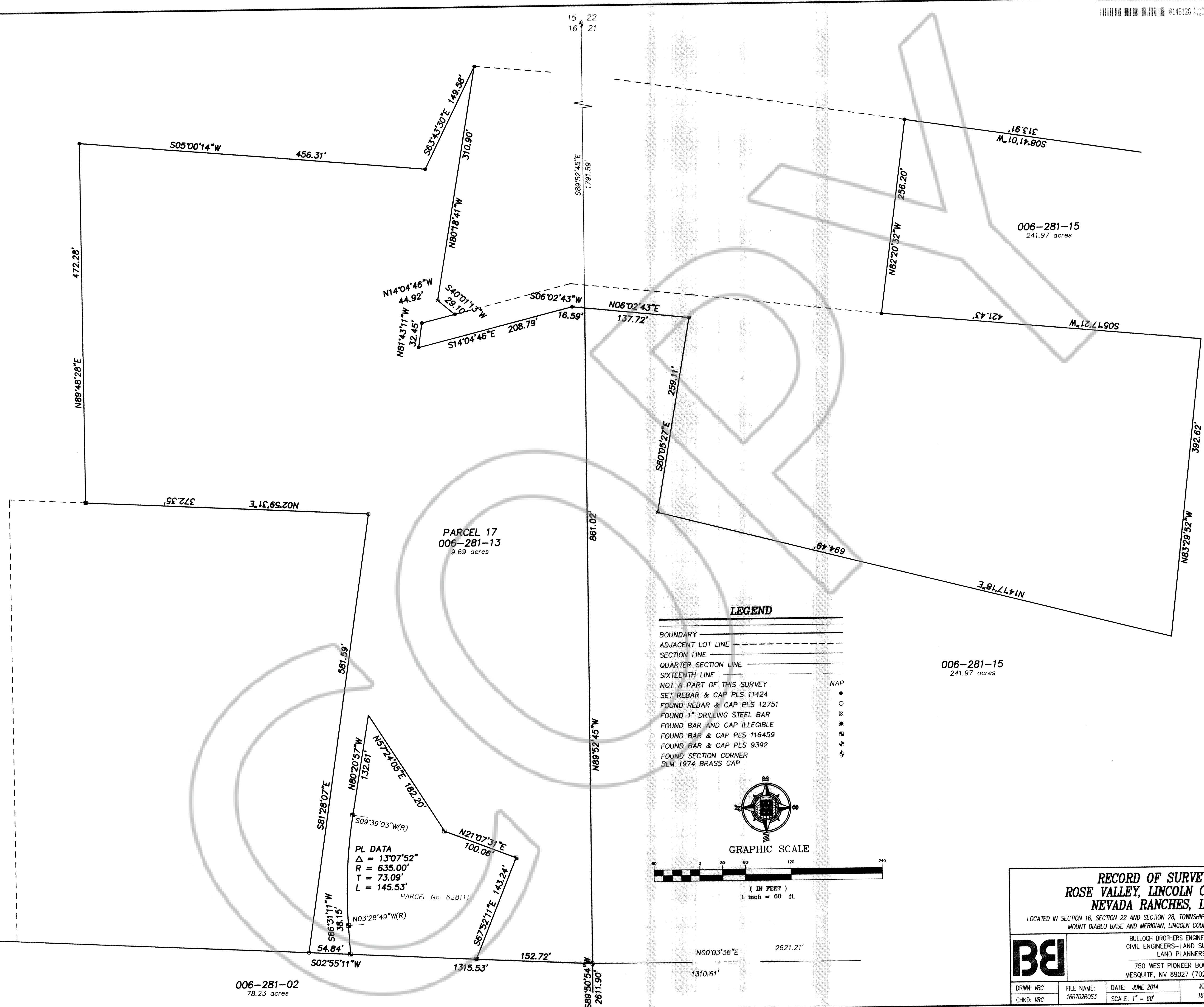


**RECORD OF SURVEY**  
**ROSE VALLEY, LINCOLN COUNTY**  
**NEVADA RANCHES, LLC**

LOCATED IN SECTION 16, SECTION 22 AND SECTION 28, TOWNSHIP 1 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN, LINCOLN COUNTY, NEVADA

BULLOCH BROTHERS ENGINEERING, INC.  
 CIVIL ENGINEERS—LAND SURVEYORS—  
 LAND PLANNERS  
 750 WEST PIONEER BOULEVARD  
 MESQUITE, NV 89027 (702)346-5100

DRWN: VRC	FILE NAME: 160702ROS2	DATE: JUNE 2014	JOB No. 1607-02	SHEET 2 OF 3
CHKD: VRC		SCALE: 1" = 400'		



006-281-02  
78.23 acres

PARCEL 17  
006-281-13  
9.69 acres

006-281-15  
241.97 acres

**RECORD OF SURVEY**  
**ROSE VALLEY, LINCOLN COUNTY**  
**NEVADA RANCHES, LLC**

LOCATED IN SECTION 16, SECTION 22 AND SECTION 28, TOWNSHIP 1 NORTH, RANGE 69 EAST,  
 MOUNT DIABLO BASE AND MERIDIAN, LINCOLN COUNTY, NEVADA

BULLOCH BROTHERS ENGINEERING, INC.  
 CIVIL ENGINEERS-LAND SURVEYORS-  
 LAND PLANNERS  
 750 WEST PIONEER BOULEVARD  
 MESQUITE, NV 89027 (702)346-5100

DRWN: VRC	FILE NAME: 160702ROS3	DATE: JUNE 2014	JOB No. 1607-02	SHEET 3 OF 3
CHKD: VRC		SCALE: 1" = 60'		