

BASIS OF BEARINGS
Township 3 South, Range 67 East, MDM
N 89°23'02" E 5332.05'
(N 89°23'02" E 5331.25')

LEGEND

(S 00°00'00" W 000.00') Notation for Record Bearing and Distance

- Found #5 rebar & plastic cap stamped OWENS PLS 2884
- Set #5 rebar & plastic cap stamped L SMITH PLS 12751
- ⊙ Set #5 rebar & plastic cap stamped REF MONUMENT PLS 12751
- ⊙ Set #5 rebar & plastic cap stamped ROW PLS 12751 (for Gordena Lane easement boundary)
- ⊙ Found 6" square concrete NDOT post with center pin
- ⊙ Found #5 rebar & plastic cap stamped L SMITH 12751, used to establish Highway 93 right of way
- ⊙ Power line pole
- ⊙ BLM Brass Cap for Section Corner
- ⊙ BLM Brass Cap for 1/4 and 1/16 corners
- Parcel line (dark lines for this map)
- Center line
- Road easement boundary
- Public utility easement
- Power line

Nevada Land & Ranches
APN 013-190-04

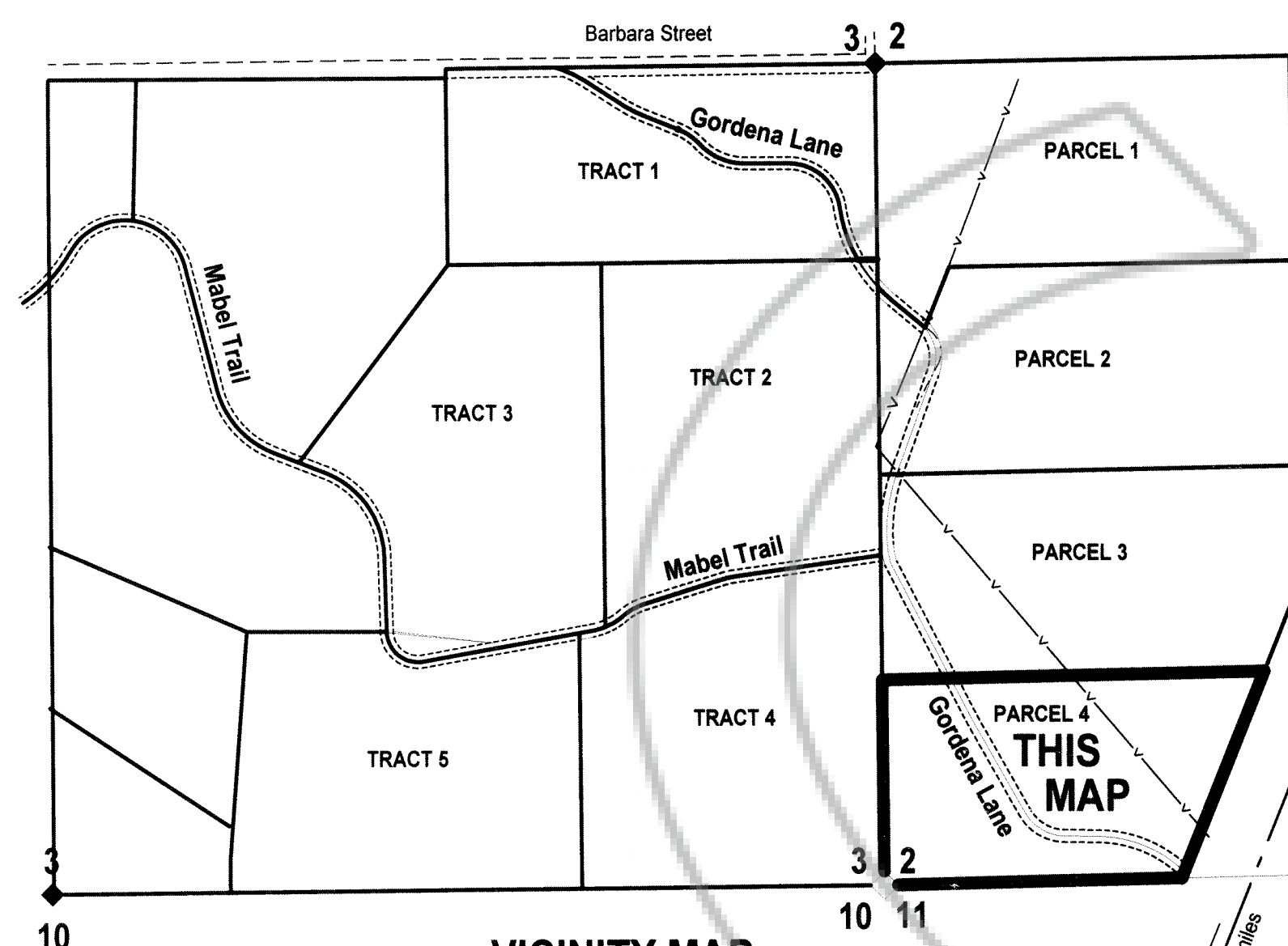
Joer Properties LLC
APN 013-160-01

Map Note of Variance from Record Map

Record maps Plat Book B, pages 295 and 336, give right of way for US Highway 93 at 200' from the centerline. (Not Accepted) Nevada Department of Highway maps (Project SPF-053-3(4)) give a variable right of way from centerline in this area beginning at 210' (scaled) at Station B-395+90 (found concrete post as shown this map). The right of way varies to found #5 rebar (and beyond) with plastic cap stamped L SMITH PLS 12751 set per map Plat Book C at page 98. This established right of way is used as the Eastern boundary line for this parcel map.

Id	Delta	Radius	Arc Length	Tangent
C1	34°51'14"	120.00'	73.00'	37.67'
C2	25°07'32"	120.00'	52.62'	26.74'
C3	25°07'32"	180.00'	78.93'	40.11'
C4	34°51'14"	180.00'	109.50'	56.50'

Id	Bearing	Distance
L1	N 88°42'55" E	67.06'
L2	N 88°42'55" E	43.47'
L3	N 21°45'17" E	53.41'
L4	N 88°37'35" E	14.73'



VICINITY MAP
NO SCALE

REFERENCES

- Map for Ingress and Egress of a road, Plat Book B at Page 295, Doc #114299, later named Gordena Lane per Plat Book B at Page 364
- Map of Division into Large Parcels, Plat Book B at Page 364, Doc #116081
- Map of Division into Large Parcels, Plat Book B at Page 336, Doc #115183
- Deed Nevada Land & Ranches, grantee and Glen P. Matney and Clare M. Matney, grantors, Doc # 2019-156216
- Deed Ronald A Bradley and Gordena S. Bradley, Trustees of the Ronald A. Bradley & Gordena S. Bradley Family Trust, grantors and Glenn Paul Matney, grantee, in Book 159 at Page 206 (Doc # 117142) of Lincoln County, Nevada Records.
- Deed Glen P. Matney and Clare M. Matney, grantee and Russell M. Foms, Grantor, Book 176 at Page 271, Doc #120698
- Deed Glenn P. Matney and Clare M. Matney, grantee and Frank S. Martinez, Grantor, Book 204 at Page 243, Doc # 124943

MAP NOTES

All original Tract and Parcel lines of the record (parent) maps (Maps of Division into Large Parcels, Plat Book B at Pages 336 and 364) are the centerlines for 20' utility easements. All interior parcel lines per this map are the centerlines for 20' public utility easements. Additionally, all roads herein are also easements for multi-purpose utilities per this map.

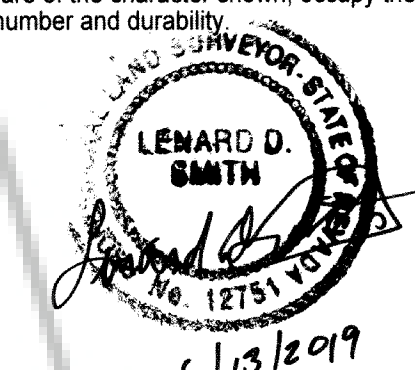
Gordena Lane is accepted by the county as a 60' public road, maintained by the county.
All other roads per this map are privately owned and maintained and are easements for ingress and egress.
Parcels of this map are not subject to further division.

The purpose of this map is to divide Parcel Map 4 of Division of Large Parcels Plat Book B, Page 336 Doc. #115183 into 4 Subsequent Parcels

MASTERPLAN DESIGNATION: Agricultural, Zoning if A - 1

SURVEYOR'S CERTIFICATE

- I, Lenard D. Smith, 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 Audrey Kennoch.
 - The lands surveyed lie within Section 2, Township 3 South, Range 67 East, M.D.M. The survey was completed on April 11, 2019.
 - 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.



Lenard D. Smith P.L.S. 12751 Exp. June 30, 2020

LINCOLN COUNTY, NV 2019-156614
Rec: \$27.00
Total: \$27.00
NEVADA LAND & RANCHES
06/17/2019 08:57 AM
Pgs: 1 AK



OFFICIAL RECORD
AMY ELMER, RECORDER

OWNER'S CERTIFICATE

We certify that we are the owners of the properties shown on this plat, we have requested Lenard D. Smith, a Professional Land Surveyor to prepare it, we authorize the recordation thereof, and we approve any easements as shown.

Audrey Kennoch, Managing Member Date 6-14-19

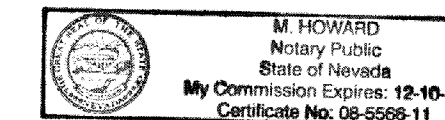
ACKNOWLEDGEMENT

STATE OF NEVADA

COUNTY OF LINCOLN } ss

This instrument was acknowledged before me on June 14, 2019 by Audrey Kennoch, freely and voluntarily for the purposes stated.

M Howard
Notary public
My commission expires 12/10/19



LINCOLN COUNTY PLANNING COMMISSION

This is to certify that the Lincoln County Planning Commission or its designee did approve for the purposes of land division and do hereby accept in behalf of the public, this plat and any easements offered for public use.

Glenn Zedch, Chairman, Lincoln County Planning Commission Date 6-13-19

LINCOLN COUNTY ASSESSOR APPROVAL

I hereby certify that the ownership information contained hereon is correct and all owners have signed.

Mad R. Hill, Lincoln County Assessor Date 6-14-2019

LINCOLN COUNTY TREASURER APPROVAL

Pursuant to NRS 278.468 I hereby certify that the taxes for the fiscal year 2018-2019 on Assessor Parcel Number 013-030-47 are paid in full.

Shawn Rubin, Lincoln County Treasurer and Ex-officio Tax Receiver Date 6/17/19

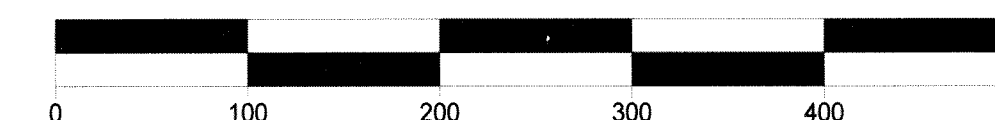
LINCOLN COUNTY RECORDER APPROVAL

Pursuant to NRS 278.467 and 278.468, I hereby certify that this map was recorded within 1 year of the Lincoln County Planning Commission's approval. The map is in an acceptable form for recording and all fees have been paid for the recordation of this document.

Jack F. DeLani, Deputy, Lincoln County Recorder Date 6/17/19

BASIS OF BEARING

The east-west center line of Section 3, Township 3 South, Range 67 East as given in the Map of Division of Large Parcels in Plat Book B, Page 364 (File Number 116018) of Lincoln County, Nevada Records, given as N 89°23'02" E.



SCALE 1" = 100'

Subsequent Parcel Map for Parcel 4 of Map of Division into Large Parcels, Plat Book B at Page 336, Doc # 115183

For
Nevada Land & Ranches, LLC

In Section 2, Township 3 South, Range 67 East, Mount Diablo Meridian
Lincoln County, Nevada A.P.N. 013-030-47

Lenard Smith Land Survey

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Caliente, Nevada 89008
Phone/Fax 775 726 3365
Cell Phone 775 962 1196

