

**After recording please return to:**  
 Name: Cory Lytle- LC Planning and Building )  
 Address: PO Box 329 )  
 181 Main Street )  
 City, State, Zip: Pioche, Nevada 89043 )  
 Phone: 775-962-8071 )  
 APN: 001-038-01 - *PORTION OF* )



00012497202301654590070078  
 OFFICIAL RECORD E02  
 AMY ELMER, RECORDER

-----Above This Line Reserved For Official Use Only-----

**ROAD DEDICATION AND GRANT DEED**

IT WAS ACKNOWLEDGED THIS DAY:

That Lincoln County, a subdivision of the State of Nevada, and the Town of Pioche hereby known as ("Grantor"), for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, convey, and dedicate to Lincoln County, ("Grantee"), that certain real property located in the County of Lincoln, State of Nevada, as more particularly described on Exhibit A-1 and shown on Exhibit B, attached hereto and incorporated herein by this reference (the "Property"), together with all improvements thereon and all rights and privileges appurtenant thereto.

That the dedication is SUBJECT TO all non-delinquent real property taxes, special taxes and other assessments; all liens, encumbrances, easements, rights-of-way, covenants, conditions, restrictions, limitations, obligations and liabilities of record.

That Grantor's claims to title originate from a deed recorded as Document Number 2023-164226 in the Office of the County Recorder of Lincoln County, Nevada.

That Grantor conveys the Property TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

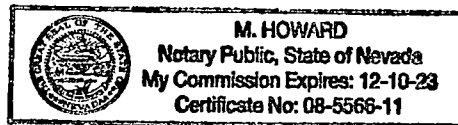
WITNESS Grantor's hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

*Varlin Higbee*  
 Varlin Higbee  
 Chair - Board of Lincoln County Commissioners

STATE OF \_\_\_\_\_ )  
 ) ss:  
 COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on this 17 day of July, 2023 by Varlin Higbee

*M. Howard*  
 NOTARY PUBLIC



**CERTIFICATE OF ACCEPTANCE**

The County of Lincoln, State of Nevada, by and through the Board of County Commissioners, does certify that the County hereby accepts the "Property" as defined in the Road Dedication and Grant Deed to which this Certificate of Acceptance is attached. This acceptance is made pursuant to the authority of the Board of County Commissioners, which accepted the "Property" on the 17<sup>th</sup> day of July, 2023 in regular meeting. Furthermore, the County hereby consents to the recordation of the Road Dedication and Grant Deed to which this Certificate of Acceptance is attached.

Dated: July 17, 2023

COUNTY OF LINCOLN,  
A subdivision of the State of Nevada

By: *Varlin Higbee*

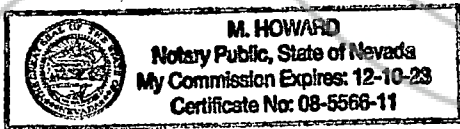
Name: Varlin Higbee

Title: Chairman of the Board of County  
Commissioners

STATE OF NEVADA     )  
                                  ) ss:  
COUNTY OF LINCOLN )

This instrument was acknowledged before me on this 17<sup>th</sup> day of July, 2023 by Varlin Higbee.

*M. Howard*  
NOTARY PUBLIC





## ARTISAN SURVEYING GROUP

"Where Art & Measurement Science Converge"  
A Veteran-Owned Survey-Engineering & Geospatial Company

APNs: EXEMPT as an unassessed portion of land held by a Political Subdivision of the State of Nevada, viz 7<sup>th</sup> Judicial District Court Case No. CV-0903220 & subsequent Decree Trustee's Deed LC Doc 2023-164226.

### EXHIBIT A-1 LAND DESCRIPTION PRESCRIPTION TO DESCRIPTION DECLARING PUBLIC RIGHTS OF WAY

A description of real property to accompany Exhibit B, included herewith as an inseparable document consisting of one page to affect the formal dedication of heretofore prescriptive rights utilized for ingress, egress, right of way and public utility as perpetual rights above, below and across a portion of the NE4, Section 22, Township 1 North, Range 67 East, Mount Diablo Meridian, which are portions of real property conveyed to the Town of Pioche on March 2, 1875, by Patent pursuant to a Congressional Act of March 2, 1867, entitled *An Act for the Relief of the Inhabitants of Cities and Towns upon the Public Lands*, Lincoln County, Nevada, USA, more particularly described as follows:

#### Land Description 1 (LD1) Commonly Known as Part of 4<sup>th</sup> & Gold Streets

Commencing at the Quarter Section Corner common to Sections 15 and 22 of the aforementioned Township, Range, Section and Meridian, a point which is memorialized by a found 2" diameter brass monument in concrete appropriately marked also stamped RLS 3644, perpetuated as stamped in 1981, a point which is N89°53'50"W, coincident with the Section Line common to Sections 15 and 22, from the Section Corner common to Sections 14, 15, 22, and 23, wherein said Section Corner is memorialized by a 2" diameter brass monument in concrete in a coffee can, also appropriately marked and also stamped RLS 3644, perpetuated also in 1981, a distance of 2,716.96 feet; thence departing aforesaid Quarter Section Corner; S89°53'50"E, coincident with said common Section Line, a distance of 575.54 feet to the *Point of Beginning*; thence continuing said course, a distance of 109.32 feet to the easterly line of prescriptive 4<sup>th</sup> Street; thence departing said common Section Line, S62°40'44"E, coincident with said easterly line, a distance of 13.87 feet to a point of curvature containing a 15.00 feet radius; thence coincident with said curve, concave to the north, transitioning from said easterly line to the westerly line of prescriptive Gold Street, an arc length of 17.36 feet; thence N51°01'46"E, coincident with said westerly line of Gold Street, a distance of 7.38 feet to the aforementioned common Section Line of Section 15 and 22; thence departing said westerly line, S89°53'50"E, coincident with said common Section Line, a distance of 79.33 feet to the easterly line of aforementioned Gold

#### Town of Pioche & Lincoln County 4<sup>th</sup>, Gold St.'s & Hollywood Way Dedications

P.O. Box 396, Pioche, NV 89043-0396  
(775) 962-LAND (5263)

Email: [TWolf@ArtisanSurveying.com](mailto:TWolf@ArtisanSurveying.com)

[www.ArtisanSurveying.com](http://www.ArtisanSurveying.com)

Street; thence departing aforesaid common Section Line, S51°01'46"W, coincident with aforesaid easterly line of prescriptive Gold Street, a distance of 54.33 feet; thence S56°59'39"E, coincident with the prescriptive northerly line of aforesaid 4<sup>th</sup> Street, a distance of 177.32 feet; thence S59°19'32"E, spanning the northerly line of the prescriptive intersection of 4<sup>th</sup> and Mill Streets, a distance of 50.04 feet; thence continuing aforesaid northerly line of 4<sup>th</sup> Street, S61°28'30"E, a distance of 331.02 feet to a point on the line of the former USA War Housing condemnation boundary as conveyed to Lincoln County Housing Authority by Quitclaim Deed recorded as Document No. 1953-28929; thence departing aforesaid northerly prescriptive line of 4<sup>th</sup> Street, S00°02'28"W, coincident with said condemnation boundary, a distance of 22.68 feet; thence S85°54'32"E, a distance of 48.18 feet returning to the northerly prescriptive line of 4<sup>th</sup> Street; thence departing aforesaid condemnation boundary, S61°28'30"E, coincident with said prescriptive line of 4<sup>th</sup> Street, a distance of 155.56 feet to a point on the prolonged alignment of the Federal Public Housing Project No. 26158 for what became known as the westerly alignment of Hollywood Way (formerly Main Street) as constructed and depicted on Sheet SP3; thence departing aforesaid prescriptive northerly line of 4<sup>th</sup> Street, S04°12'32"W, coincident with said constructed westerly line of Hollywood Way, a distance of 54.87 feet to a point on the southerly prescriptive line commonly known as 4<sup>th</sup> Street; thence departing aforesaid westerly construction line, N61°28'30"W, coincident with said southerly prescriptive line of 4<sup>th</sup> Street, a distance of 567.78 feet; thence N59°09'01"W, spanning the southerly line of the prescriptive intersection of 4<sup>th</sup> and Mill Streets, a distance of 50.04 feet to the northeast corner of Block 40 as depicted on the Record of Survey Control Map known as Document No. 1993-100051, prepared by Bulloch Brothers Engineering, and ratified by the Lincoln County Commission on or about 1993; thence departing said corner and intersection, N56°59'39"W, coincident with the northerly line of said Block 40, a distance of 216.00 feet to the northwest corner of said Block 40; thence departing said north line and corner, N69°47'02"W, spanning the southerly line of the intersection of 4<sup>th</sup> and Gold Streets, a distance of 51.27 feet to the northeast corner of Block 42 of aforementioned Bulloch Survey Control Map; thence departing said intersection and corner, N62°40'44"W, coincident with the northerly line of Block 42, a distance of 82.17 feet returning to the aforesaid Common Section Line and *Point of Beginning*.

Heretofore described real property for the purpose of dedication of a portion of 4<sup>th</sup> and Gold Streets contains approximately 46,345.15 square feet as determined by computer calculation methods.

TOGETHER WITH

**Town of Pioche & Lincoln County 4<sup>th</sup>, Gold St.'s & Hollywood Way Dedications**

P.O. Box 396, Pioche, NV 89043-0396

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**Land Description 2 (LD2) Commonly Known as Part of Hollywood Way**

Commencing at the Quarter Section Corner common to Sections 15 and 22 of the aforementioned Township, Range, Section and Meridian, a point which is memorialized by a found 2" diameter brass monument in concrete appropriately marked also stamped RLS 3644, perpetuated as stamped in 1981, a point which is N89°53'50"W, coincident with the Section Line common to Sections 15 and 22, from the Section Corner common to Sections 14, 15, 22, and 23, wherein said Section Corner is memorialized by a 2" diameter brass monument in concrete in a coffee can, also appropriately marked and also stamped RLS 3644, perpetuated also in 1981, a distance of 2,716.96 feet; thence departing aforesaid Quarter Section Corner; S73°42'11"E, a distance of 1,483.23 feet to the prolonged alignment of the Federal Public Housing Project No. 26158 for what became Hollywood Way (formerly Main Street) as constructed and depicted on Sheet SP3, which is also the point of intersection with the north prescriptive line of 4<sup>th</sup> Street, wherein said point is the *Point of Beginning*; thence S68°21'30"E, prolonging and coincident with said north line 4<sup>th</sup> Street, a distance of 35.12 feet to the east line of Federal Housing Project's Hollywood Way (formerly Main Street); thence departing said north line, N04°12'32"E, coincident with said east line of Hollywood Way, a distance of 172.55 feet to the prolonged line of the Escobedo Parcel Map south line filed as Document No. 1997-108397; thence departing aforesaid east line Hollywood Way, N89°57'32"W, coincident with aforesaid prolonged Escobedo Parcel Map line, a distance of 20.89 feet to the former USA War Housing condemnation boundary as conveyed to Lincoln County Housing Authority by Quitclaim Deed recorded as Document No. 1953-28929; thence departing said prolonged line, S31°05'48"W, coincident with said condemnation boundary, a distance of 24.73 feet to the aforesaid prolonged construction west line of Hollywood Way; thence departing aforesaid condemnation boundary, S04°12'32"W, coincident with aforesaid west line Hollywood Way, a distance of 116.22 feet returning to the aforesaid north line of 4<sup>th</sup> Street wherein same is the *Point of Beginning*.

Heretofore described real property for the purpose of dedication of a portion of Hollywood Way contains approximately 3,868.89 square feet as determined by computer calculation methods.

Timothy J. Wolf  
Agent, Artisan Surveying Group, a NV LLC  
Professional Land Surveyor  
Nevada License Number 9677



Nothing Follows

**Town of Pioche & Lincoln County 4<sup>th</sup>, Gold St.'s & Hollywood Way Dedications**  
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Page 3 of 4

CURVE TABLE		
NO.	RADIUS	LENGTH
NO. 1	15.00'	17.36'

LINE TABLE		
NO.	LENGTH	BEARING
L1	575.54'	S89°53'50"E
L2	34.38'	S89°53'50"E
L3	6.95'	S89°57'32"E
L4	11.21'	S89°57'32"E
L5	20.89'	S89°57'32"E
L6	21.24'	N04°12'32"E

This exhibit and survey intend to act as an accompanying in formalizing and transforming prescriptive into descriptive rights as shown hereon, and also, formally vacating areas no longer deemed functional.

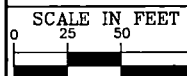
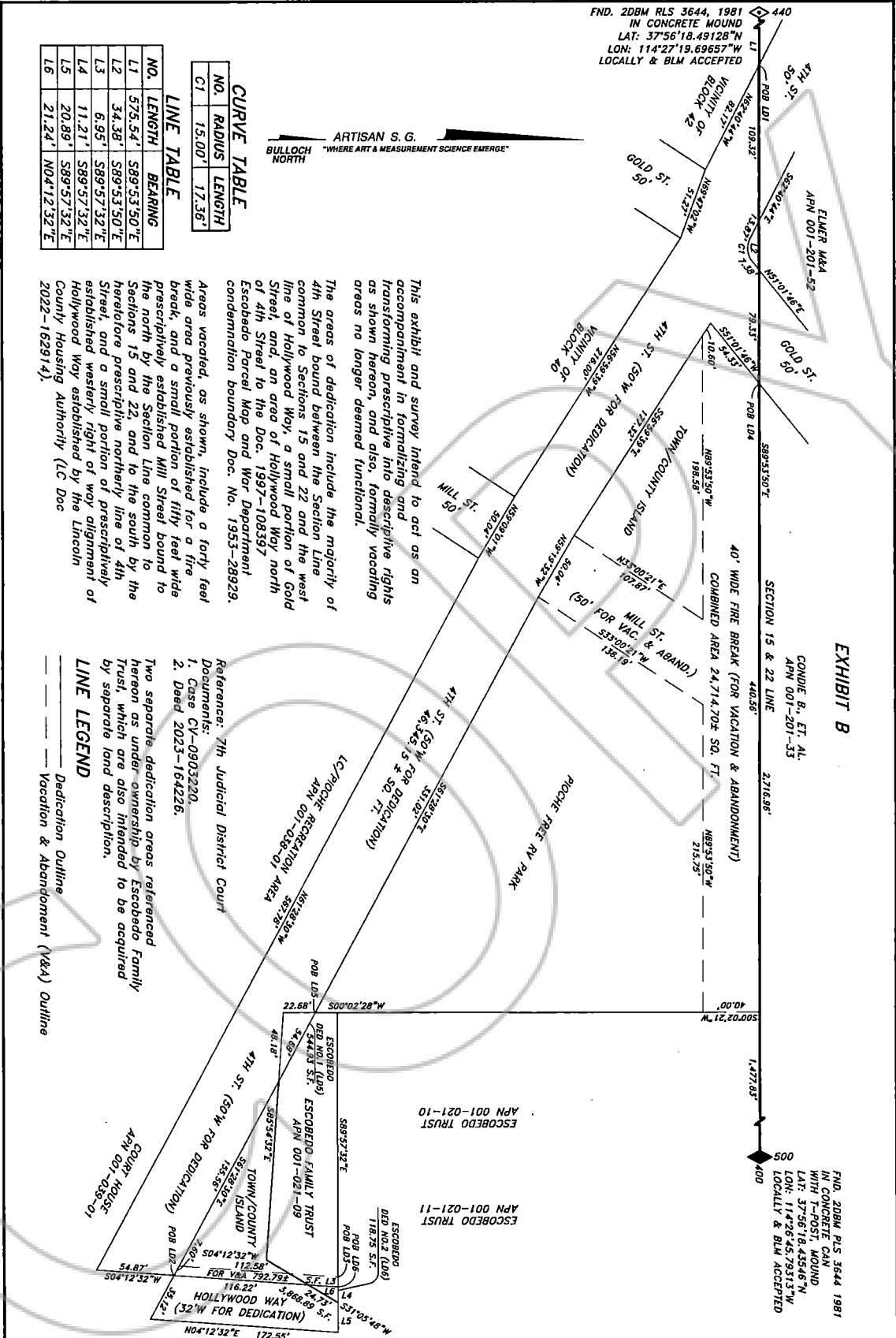
The areas of dedication include the majority of 4th Street bound between the Section Line common to Sections 15 and 22 and the west line of Hollywood Way, a small portion of Gold Street, and an area of Hollywood-108397 of 4th Street to the Doc. 1997-108397 Escobedo Parcel Map and Wor Department condemnation boundary Doc. No. 1953-28929.

Areas vacated, as shown, include a forty feet wide area previously established for a fire break, and a small portion of fifty feet wide prescriptively established Mill Street bound to the north by the Section Line common to Sections 15 and 22, and to the south by the heretofore prescriptive northerly line of 4th Street, and a small portion of prescriptively established westerly right of way alignment of Hollywood Way established by the Lincoln County Housing Authority (LC Doc 2022-162914).

Reference: 7th Judicial District Court Documents:  
 1. Case CV-0903220.  
 2. Deed 2023-164226.

Two separate dedication areas referenced hereon as under ownership by Escobedo Family Trust, which are also intended to be acquired by separate land description.

**LINE LEGEND**  
 --- Dedication Outline  
 --- Vacating & Abandonment (V&A) Outline



4TH STREET AREA  
 DEDICATIONS & ABANDONMENTS  
 POCHE TOWN BOARD & LC PLANNING

**Art** ARTISAN SURVEYING GROUP  
 P.O. BOX 396  
 POCHE, NV 89043  
 (775) 962-LAND - ARTISANSURVEYING.COM

REC'D. LC/PIOCHE	SHEET
DRAWN T.W. PLS, CFEDS	1
CK'D. DRA. PLS USMS	1
DATE 04/18/2023	
SURV. T. WOLF / P. WOLF	

**EXHIBIT B**

CONDIE B., ET AL.  
 APN 001-201-33

FND. 2DBM PLS 3644 1981  
 IN CONCRETE CAN  
 WITH T-POST, MOUND  
 LAT: 37°56'18.45346"N  
 LON: 114°26'45.79313"W  
 LOCALLY & BLM ACCEPTED

FND. 2DBM RLS 3644, 1981  
 IN CONCRETE MOUND  
 LAT: 37°56'18.49128"N  
 LON: 114°27'19.69657"W  
 LOCALLY & BLM ACCEPTED

ARTISAN S. G.  
 "WHERE ART & MEASUREMENT SCIENCE EMERGE"  
 BULLOCH NORTH

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 001-038-01 - PORTION OF  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |   |  |
|---|--|
| a) <input type="checkbox"/> Vacant Land               | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse              | d) <input type="checkbox"/> 2-4 Plex         |
| e) <input type="checkbox"/> Apt. Bldg                 | f) <input type="checkbox"/> Comm'l/Ind'l     |
| g) <input type="checkbox"/> Agricultural              | h) <input type="checkbox"/> Mobile Home      |
| <input checked="" type="checkbox"/> Other <u>ROAD</u> |  |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ 0

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 2  
 b. Explain Reason for Exemption: PUBLIC ROAD ROW TO GOVERNMENT ENTITY

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity P&B DIRECTOR  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: LINCOLN COUNTY PROCHÉ TOWN  
 Address: PO Box 329  
 City: PROCHÉ  
 State: NV Zip: 89043

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: LINCOLN COUNTY  
 Address: PO Box 329  
 City: PROCHÉ  
 State: NV Zip: 89043

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_