

BOUNDARY LINE ADJUSTMENT AND LAND TRANSFER TO POCHE FIRE DEPARTMENT

A description of real property for transfer to the Pioche Fire Department wherein same is a portion of the NE4, Section 22, Township 1 North, Range 67 East, Mount Diablo Meridian, for which said real property is a portion obtained from the former USA War Housing condemnation suit as conveyed to Lincoln County Housing Authority by Quitclaim Deed recorded as Document No. 1953-28929 and subsequently acquired by taxation conveyed as a remnant through omission from the Parcel Map for Escobedo filed as Document No. 1997-108397, more particularly described as follows:

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; S76°22'53"E, a distance of 1,274.77 feet to a point on the aforementioned USA War housing condemnation boundary line, which is also a point on the southerly line of the aforementioned Escobedo Parcel Map, and wherein said point is the Point of Beginning; thence departing said condemnation boundary, S89°57'32"E, coincident with aforesaid southerly Escobedo Parcel Map line, a distance of 193.24 feet to a prolongation of the westerly right of way line of Hollywood Way (32-foot wide), as dedicated by Parcel Map for Lincoln County Housing filed as Document No. 2022-162914; thence departing aforesaid south line, S04°12'32"W, coincident with said prolonged westerly right of way line, a distance of 21.24 feet to a point on the aforementioned USA War condemnation boundary; thence departing aforesaid prolonged right of way line, S31°05'48"W, coincident with aforesaid condemnation boundary line, a distance of 34.38 feet; thence N85°54'32"W, a distance of 126.22 feet to a point on the prescriptive north line of 4th Street; thence departing aforesaid USA War condemnation boundary, N61°28'30"W, coincident with aforesaid prescriptive line of 4th Street, a distance of 54.68 feet to a point on the aforementioned USA War condemnation boundary; thence departing aforesaid prescriptive north line of 4th Street; N00°02'28"E, coincident with aforesaid USA War condemnation boundary line a distance of 15.64 feet returning to the Point of Beginning

Hereafter described real property for the purpose of transfer to the Pioche Fire Department contains approximately 7,845.48 square feet as determined by computer calculation methods

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A description of real property for transfer to the Pioche Fire Department wherein same is a portion of the NE4, Section 22, Township 1 North, Range 67 East, Mount Diablo Meridian, for which said real property is a portion 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:

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; S76°22'53"E, a distance of 1,274.77 feet to a point on the aforementioned USA War housing condemnation boundary line as formerly conveyed to Lincoln County Housing Authority by Quitclaim Deed recorded as Document No. 1953-28929, which is also a point on the southerly line of the aforementioned Escobedo Parcel Map filed as Document No. 1997-108397; thence departing said Escobedo Parcel Map, S00°02'28"W, coincident with aforesaid USA War Department boundary, 15.80 feet to a point on the north line of Prescriptive 4th Street; thence departing said condemnation boundary line, S61°28'30"E, coincident with aforesaid prescriptive north 4th Street line, a distance of 54.68 feet to the Point of Beginning; thence continuing said alignment and bound, a distance of 155.56 feet to the west prolongation of Hollywood Way (32' wide) as established by aforementioned War Department Housing Improvements; thence departing aforesaid 4th Street bound, N04°12'32"E, coincident with prolonged west Hollywood Way line, a distance of 94.98 feet to the aforementioned condemnation boundary line; thence departing aforesaid prolonged Hollywood Way line, S31°05'48"W, coincident with said condemnation boundary line, a distance of 34.38 feet; thence N85°54'32"W, a distance of 126.22 feet returning to the Point of beginning.

Hereafter described real property for the purpose of transfer to the Pioche Fire Department contains approximately 4,799.27 square feet as determined by computer calculation methods

LINCOLN COUNTY, NV 2023-166222
This is a fee document
NO FEE 11/15/2023 09:18 AM
LINCOLN COUNTY Pgs:1 KC



RECORDER'S BLOCK NRS 278.477(E)

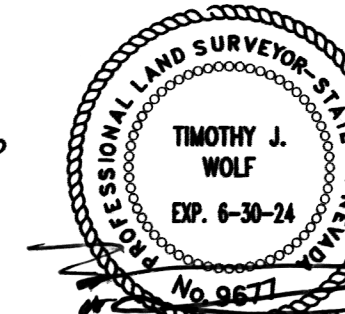
**RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT
OF
REMNANT WAR HOUSING LANDS AND
PATENTED MARCH 2, 1875 TRUST
AND
ESCOBEDO FAMILY TRUST
AND
PIOCHE FIRE DEPARTMENT
FOR
PT SECTION 22
TOWNSHIP 01 NORTH, RANGE 67 EAST MDM**

SURVEYOR'S CERTIFICATE

I, Timothy J. Wolf, a Professional Land Surveyor, registered in the State of NEVADA, acting as agent for Artisan Surveying Group, a NV LLC, do hereby certify that:

- This plat represents the results of a survey conducted by the undersigned at the instance of Lincoln County Planning and the Pioche Fire Department.
- The lands surveyed reside within Section 22, Township 1 North, Range 67 East, M.D.M., Lincoln County, NEVADA, USA, and the field survey was completed on December 14, 2022.
- This plat complies with applicable State Statutes and any Local Ordinances in effect as of the day that the Governing Body gave its final approval.
- The monuments depicted on this plat are of the character shown, occupy the positions indicated, and are of sufficient number and durability.

Timothy J. Wolf
Professional Land Surveyor
NEVADA Certificate No.9677
Agent, Artisan Surveying Group



OWNER'S CERTIFICATE

We certify that we are the owners of the properties shown on this plat and that we have requested Artisan Surveying Group, a NV LLC, to prepare same:

- We have examined the plat and we approve of the boundaries as given and authorize the recording hereof;
- We agree to execute the required documents creating any easement(s) shown;
- We agree to execute the required documents abandoning any existing easement(s) pursuant to the provisions of NRS 278.010 to 278.063, inclusive;
- All property taxes on the land for the fiscal year have been paid, and;
- 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.

Nancy Escobedo 10/20/2023
Date

ACKNOWLEDGEMENT

STATE OF NEVADA Utah
COUNTY OF LINCOLN } S.S.

Signed or attested before me on 20 October, 2023 by:

Nancy Escobedo
Notary signature: *[Signature]*
Printed name: Robin Heward
My commission expires: 11/22/2025

PIOCHE TOWN BOARD

This is to certify that the Pioche Town Board, Lincoln County, Nevada on this 14th Day of September, 2023, did approve for the Purpose of Boundary Line Adjustment and do hereby accept on behalf of the public this plat, any jurisdictional dedications and/or easements offered for public use, pursuant to the provisions of NRS 278.010, through, 278.630, inclusive.

Pioche Town Board 11/15/2023
Date

LINCOLN COUNTY PLANNING DEPARTMENT

This is to certify that the Planning Department of the County of Lincoln NEVADA on this 14th Day of September, 2023, did approve for the Purpose of Boundary Line Adjustment and do hereby accept on behalf of the public this plat, dedications and any easements offered for public use, pursuant to the provisions of NRS 278.010, through, 278.630, inclusive.

Lincoln County Planning Department 11-15-2023
Date

LINCOLN COUNTY ASSESSOR

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

Assessor's Office 11-15-2023
Date

LINCOLN COUNTY TREASURER

I hereby certify pursuant to NRS 278.468 that the taxes are paid up to the transfer date on Assessor's Parcel No. 001-021-09, in the name of Nancy Escobedo Family Trust. Taxes on APN 001-021-09 are exempt from taxation.

Treasurer's Office 11/15/2023
Date

LINCOLN COUNTY RECORDER

I hereby certify pursuant to NRS 278.467 and 278.468 that this map was recorded within one year of the Planning Department approval. This map is prepared in an acceptable format for recording, the Treasurer's signature and date is within the same tax year as the recording date and all fees and taxes have been paid for the recording of this document.

Recorder's Office 11/15/2023
Date

LINCOLN COUNTY PLANNING STATEMENT

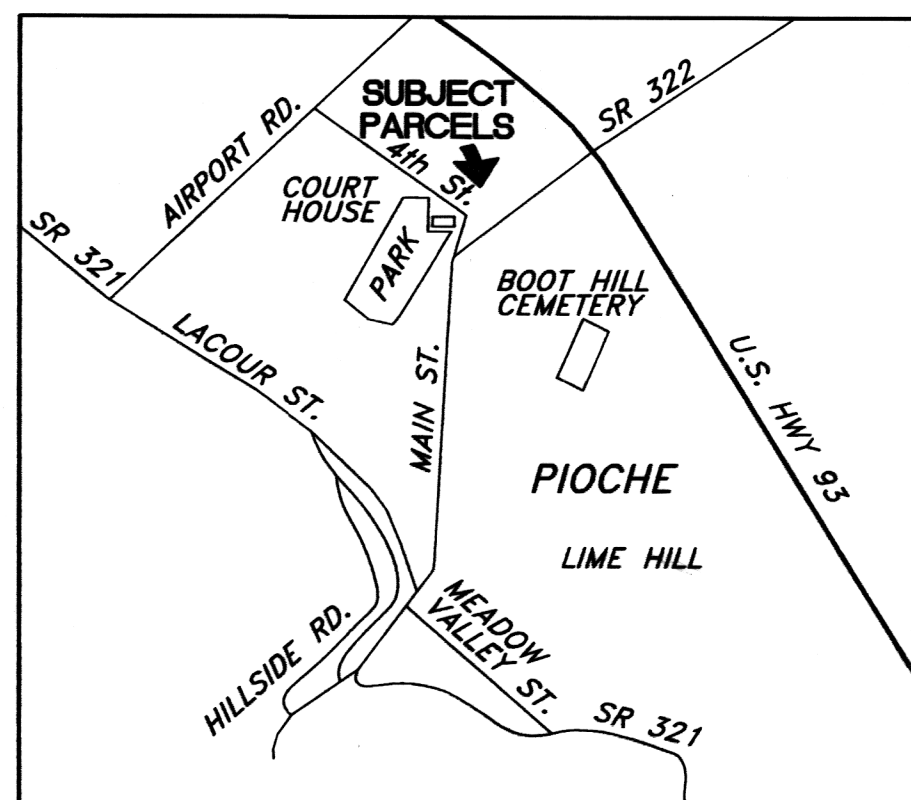
Zoning Designation: Public Facilities.
Master Plan Designation: Public Facilities.

RECORDER'S NOTE

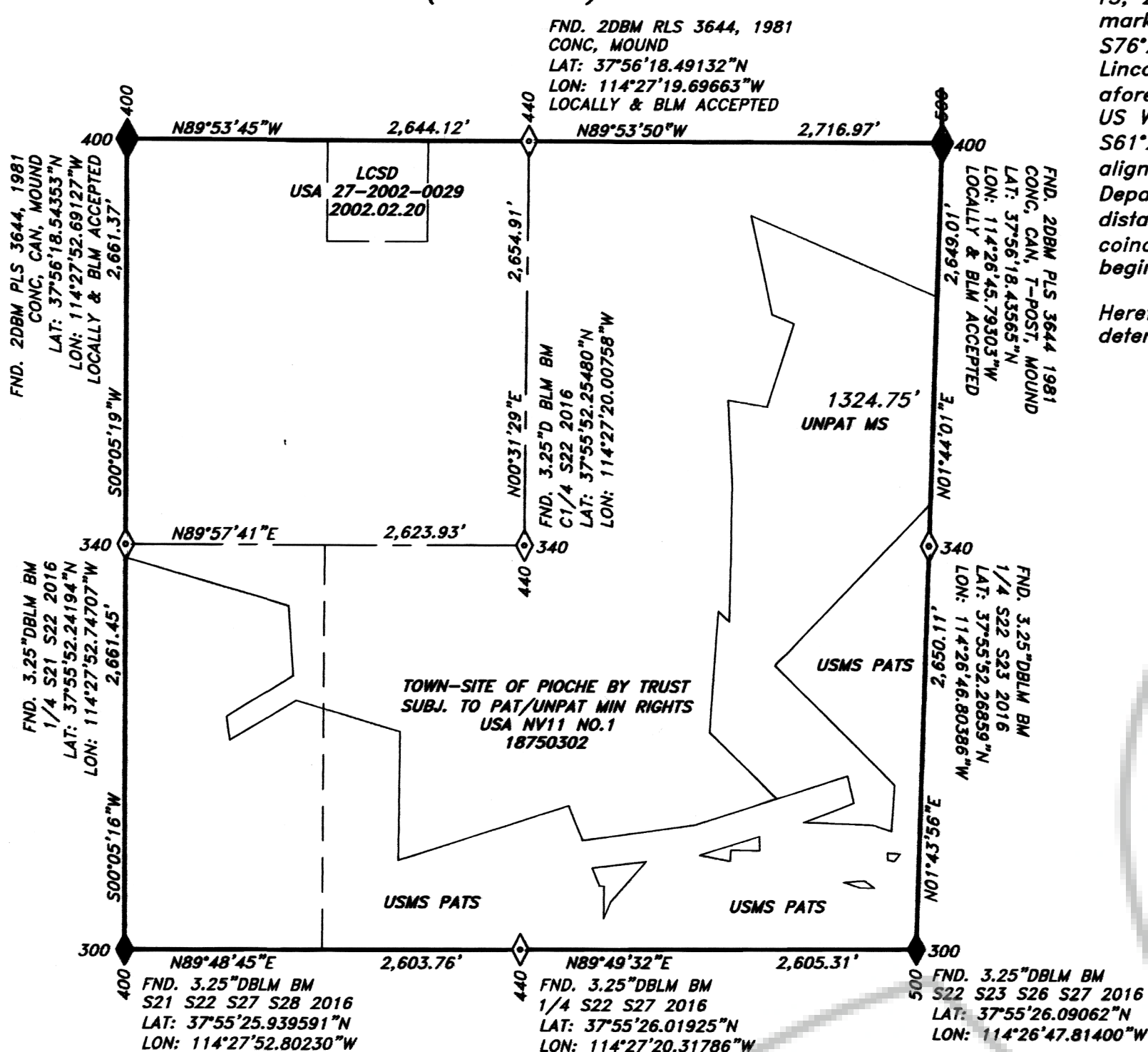
Any subsequent changes to this map should be examined and may be determined by reference to the County Recorder's Cumulative Map Index. NRS 279.5695

ARTISAN SURVEYING GROUP, A NV LLC
"WHERE ART & MEASUREMENT SCIENCE CONVERGE"
P.O. BOX 396
PIOCHE, NEVADA 89043-0396
(775) 962-LAND (5263)

CONTRACT: POCHE FIRE DEPARTMENT
LOCATION: POCHE TOWNSHIP
NAME: POF ESCOBEDO.DWG SHEET
REV. DATE: 09/24/2023
DRAWN: LWF, PLS, USUS
REVIEWED: DRA, PLS, USUS
H.SCALE: 1" = 25'
V.SCALE: N/A



VICINITY MAP (NO SCALE)



**SECTION 22, T1N, R67E, MDM
CADASTRAL SURVEY RETRACEMENT and
PATENT DISPOSAL LIMITS HISTORY DIAGRAM w/GCDB
SCALE 1" = 900'**

The purpose of the Patent Limits History Diagram information is solely to exhibit a snapshot of information regarding private patent and federal interest limits at the time of initial sovereign disposal. This information is useful for applying logic in cadastral retracement and in assisting to determine status of Federal, State, and Private Interest as a function of time of disposal. This diagram cannot be relied upon for current fractionalization of ownership due to subsequent reconveyance and/or other operation of law. Only a defensible, definitive and property-specific boundary survey in conjunction with comprehensive and accurate title research can provide up-to-date and current land ownership and encumbrance status. Caution: 1. Right(s) of Way(s), Reservations, Reacquisitions, Conditions, and/or encumbrances are not shown nor considered hereon.

REFERENCES

- NEVADA REVISED STATUTES, CHAPTER 278, 452, 625, AND NEVADA ADMINISTRATIVE CODE 625.
- MAPS; LC DOC'S: 57, 13877, 20508, 40116, 71461, 78464, 79513, 89959, 96734, 100051, 101189, 108397, 109730, 109865, 111668, 118189, 122295, 124763, 126099, 129660, 155686.
- DEEDS-ESMTS; LC DOC'S: 12018, 12386, 18777, 19293, 19503, 23954, 25139, 28929, 61016, 66537, 72660, 76023, 78770, 131441, 134475, 148420, 149133, 159989, 160626, 164226, 165459, 165480, 165461.
- PATENTS FEDERAL: NV0110.001, NVNVA 000013, NVNVA 001472PT, 27-2002-0029; NV STATE: 9225, 9335, 11094, 11104, 11105, 11230; 7TH JUDICIAL DISTRICT COURT: CV-0903220.
- NO TITLE REPORT WAS PROVIDED TO THE SURVEYOR, THEREFORE DOCUMENTS THAT MAY OR MAY NOT ENCUMBER LANDS MAY OR MAY NOT BE SHOWN OR CONSIDERED HEREON. NO LIABILITY ASSUMED, EXPRESS NOR IMPLIED. BUYER BEWARE.
- U.S. CADASTRAL SURVEY PLATS
P1: ORIGINAL PARTIAL SURVEY PLAT & FIELD NOTES, BY E.B. MONROE, ET. AL., APPROVED MAY 1, 1873.
P2: DEPENDENT RESURVEY & MINERAL RETRACEMENT PLAT & FIELD NOTES, BY J.A. WACK, APPROVED JANUARY 8, 1905.
P3: DEPENDENT RESURVEY, SUBD., METES & BOUNDS PLAT & FIELD NOTES, BY J.A. SERVA, APPROVED APRIL 19, 2017.
- NDOH/NDOT DOCUMENT BARCODE NO. S: 3237.
- USA WAR HOUSING PROJECT NEV. 26158 PLANSET DTD. JAN. 21, 1944, FREDERICK CONFER, ARCHITECT.

PURPOSE STATEMENT

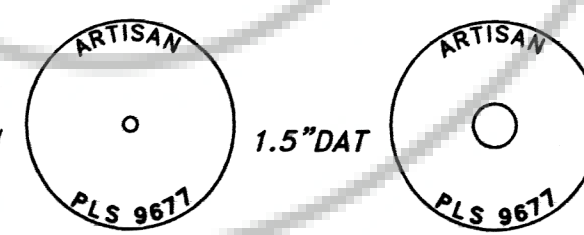
This map was created to transfer lands in conformity with NRS 625.

NOTES & CAVEATS

The lands included in this Parcel Map were realized when formal dedications for 4th Street were made by the governing bodies thereby conforming prescription into description pursuant to road alignments that were used as public rights of way for a period of time in excess of eighty (80) years, pursuant to NRS 278.461 5.(a).

The areas of dedication include hereon include a portion of 4th Street bound between the Section Line common to Sections 15 and 22 and the west line of Hollywood Way, and a small portion of Gold Street.

EXAMPLE MONUMENTS: 1.5"DAM



MONUMENT SYMBOLOGY

- ◆ FOUND ORIGINAL OR FAITHFULLY EXECUTED PERPETUATION OF SECTION CORNER, AS NOTED.
- ◇ FOUND ORIGINAL OR FAITHFULLY EXECUTED PERPETUATION OF QUARTER SECTION CORNER, AS NOTED.
- FOUND ORIGINAL GEODETIC COORDINATE POSITION ESTABLISHED BY STATIC SURVEYING TECHNIQUE.
- SET 1.5 DIA. ALUM. MON. PLS 9677, OR TAG W/RED TO FENCE POST (TWFP) AS NOTED. (EXAMPLE AT LEFT).
- FOUND MONUMENT, AS NOTED.
- △ CALCULATION GRAPHIC ENHANCEMENT (NOTHING SET).

LINE LEGEND

- Parcel Boundary
- Section Tie Line
- Dedicated Street
- Prescriptive Street

LINE TABLE

NO.	LENGTH	BEARING
L1	15.64'	S00°02'28"W
L2	11.21'	N89°57'32"W
L3	24.73'	S31°05'48"W
L4	21.24'	N04°12'32"E
L5	22.68'	N00°02'28"E

BASIS OF BEARINGS

The basis of bearings hereon was established using the Pioche Coordinate System and Control established by Bulloch Brothers, Doc. No. 100051, wherein ASG's "Pbase" at Latitude 37°56'12.44658"N, Longitude 114°27'15.18191"W, El. Ht. 5897.327' provided geodetic reference utilizing NAVSTAR & GLONASS Satellite GPS Systems and the National Geodetic Survey's NAD83 (GRS80), Datum 2010.00 (Epoch 2011) and CORS Station NVP1 from the National Geodetic Survey at <http://www.ngs.noaa.gov/>. Ground coordinates are Bulloch Brothers using traversed "T" control and adding 500,000 in both north and east dimensions to keep values positive for future surveys to south.