

LINCOLN COUNTY, NV 2023-166224
 This is a no fee document
 NO FEE 11/15/2023 09:33 AM
 LINCOLN COUNTY Pgs=1 KC
 0001330020230168224010018
 OFFICIAL RECORD
 AMY ELMER, RECORDER

DIVISION OF LAND
 PARCEL MAP
 OF
 LAND BIFURCATED BY FORMALLY
 DEDICATED PUBLIC ROADS DOC 2023-165459
 FOR
 LINCOLN COUNTY & PIOCHE TOWN-SITE
 POLITICAL SUBDIVISIONS OF NEVADA
 PT SECTION 22
 TOWNSHIP 01 NORTH, RANGE 67 EAST MDM

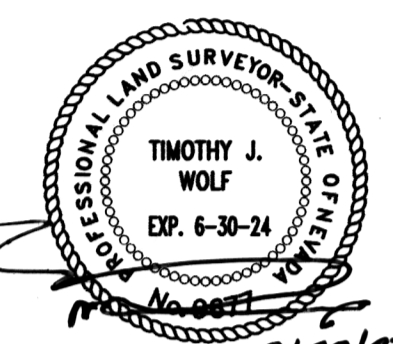
RECORDER'S BLOCK NRS 278.477(E)

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:

1. This plat represents the results of a survey conducted by the undersigned at the instance of Lincoln County, a Political Subdivision of the State of Nevada.
2. The lands surveyed reside within Sec. 22, Township 1 North, Range 67 East, M.D.M., Lincoln County, Nevada, USA, and the field survey was completed on December 14, 2022.
3. This plat complies with applicable State Statutes and any Local Ordinances in effect on the day that the Governing Body gave its final approval.
4. 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

Lincoln County, and Pioche Town-site, political subdivisions of the State of NV, do hereby certify that being the owners of the land shown hereon have caused property to be plotted into parcels as shown hereon and do hereby consent to the preparation and recording of this plat in the form presented herewith, including easements offered.

Varlin Higbee 11/15/2023
 Chairman, LC Commission Date
 Chairman Pioche Town-site Date 11/15/2023

ACKNOWLEDGEMENT

STATE of NEVADA } S.S.
 COUNTY of LINCOLN }
 Signed or attested before me on November 15, 2023 by:
Varlin Higbee as chairman of LC Commission & Pioche Town Board Chairs (TBD)

Notary signature: U. Howard
 Printed name: U. Howard
 My commission expires: 12/10/2023

PIOCHE TOWN BOARD

This is to certify that the Pioche Town Board, Lincoln County, Nevada on this 11th Day of July, 2023, did approve for the Purpose of Land Division 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.

Varlin Higbee 11/15/2023
 Pioche Town Board Date

LINCOLN COUNTY PLANNING COMMISSION
 This is to certify that the Zoning and Planning Commission of the County of Lincoln, Nevada, on July 17, 2023, at approximately 6:00 p.m. did approve for the purpose of land division and do hereby accept on behalf of the public this plat and any easements offered for public use, pursuant to the provisions of NRS 278.010 through 278.630, inclusive.

Varlin Higbee 11-15-2023
 Planning Commission Date

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

Andrew De 11-15-2023
 Assessor's Office Date

LINCOLN COUNTY TREASURER
 I hereby certify pursuant to NRS 278.468 that the taxes for Fiscal Year 2022-2023 on the Parent Parcel(s) No. 001-037-01 and portion of 001-038-02 are exempt from taxation.

Shawn 11/15/2023
 Treasurer's Office 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.

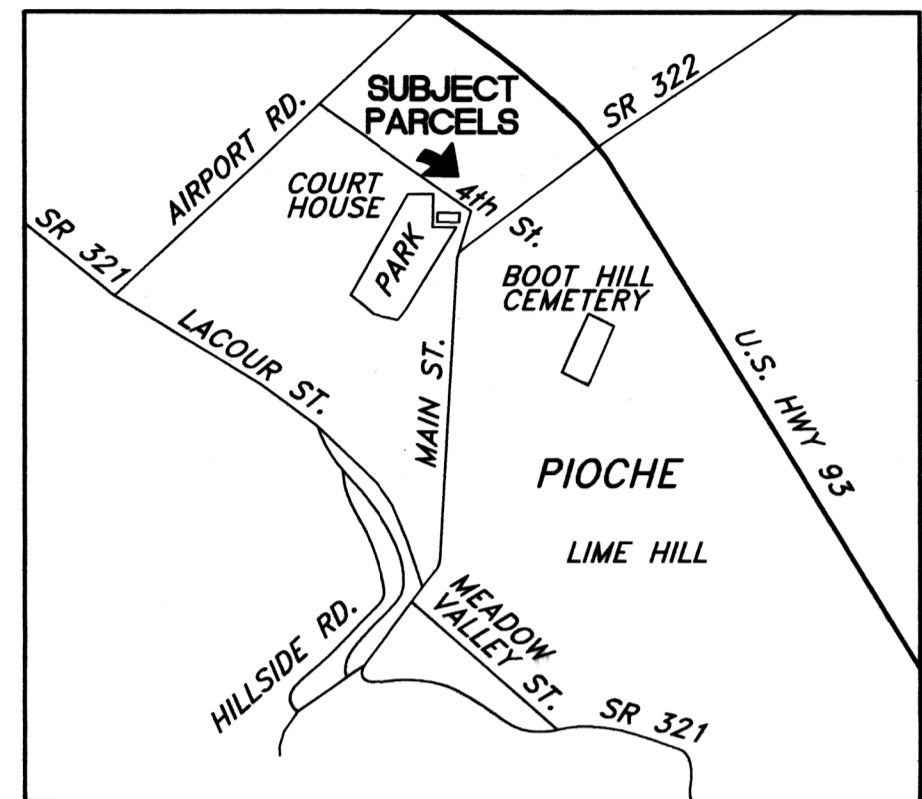
Varlin Higbee 11/15/2023
 Recorder's Office Date

LINCOLN COUNTY PLANNING STATEMENT
 Zoning Designation: Public Facilities
 Master Plan Designation: Public Facilities

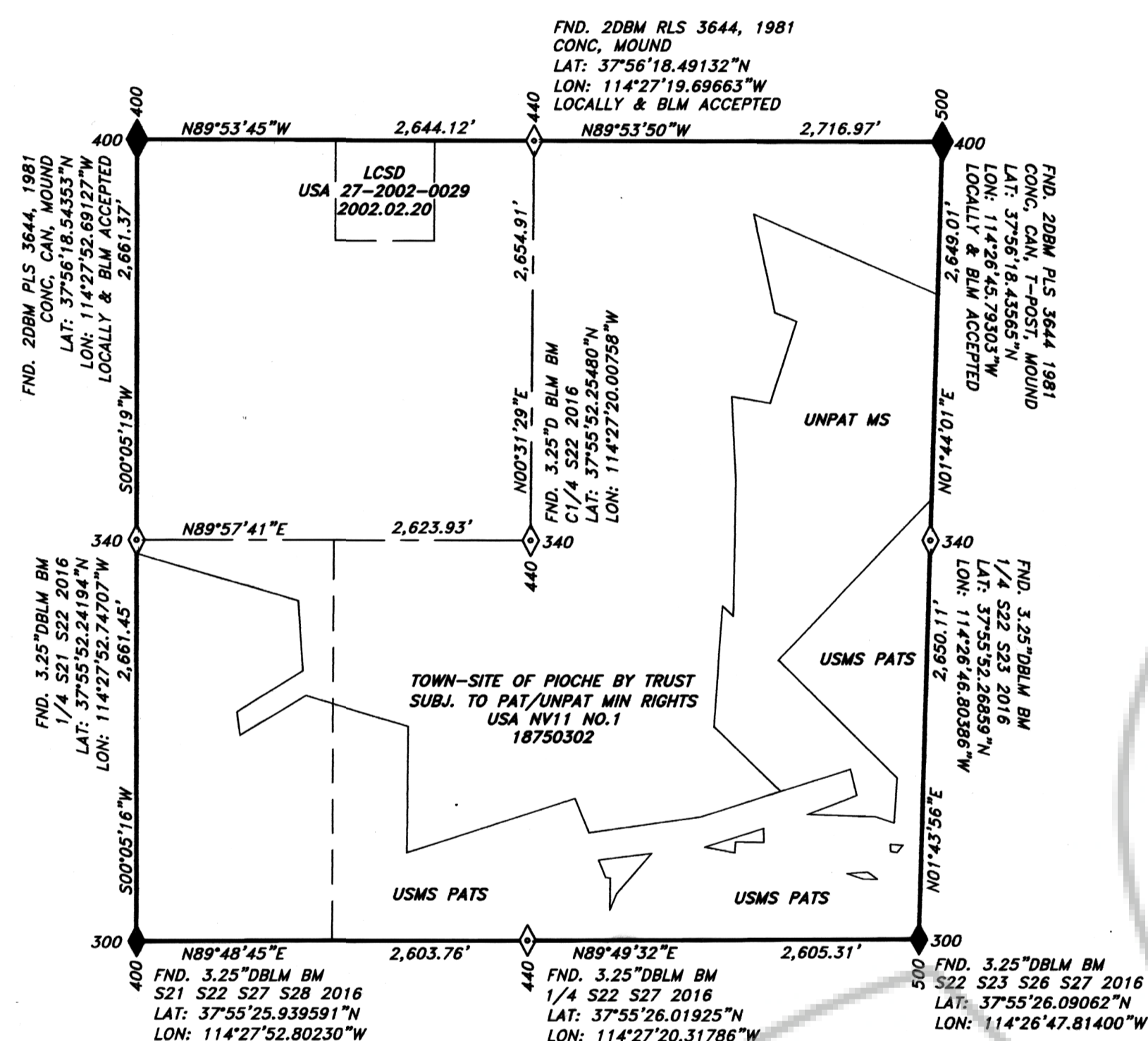
RECORDER'S NOTE
 ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. NRS 279.5695

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

CONTRACT: PIOCHE PUBLIC UTILITIES
 LOCATION: PIOCHE TOWNSHIP
 NAME: PPU FREE R/D/DWG SHEET
 REV. DATE: 09/27/2023 1
 DRAWN: MWL, PLS, USMS
 REVIEWED: ORA, PLS, USMS
 H.SCALE: 1" = 50'
 V.SCALE: N/A



VICINITY MAP (NO SCALE)

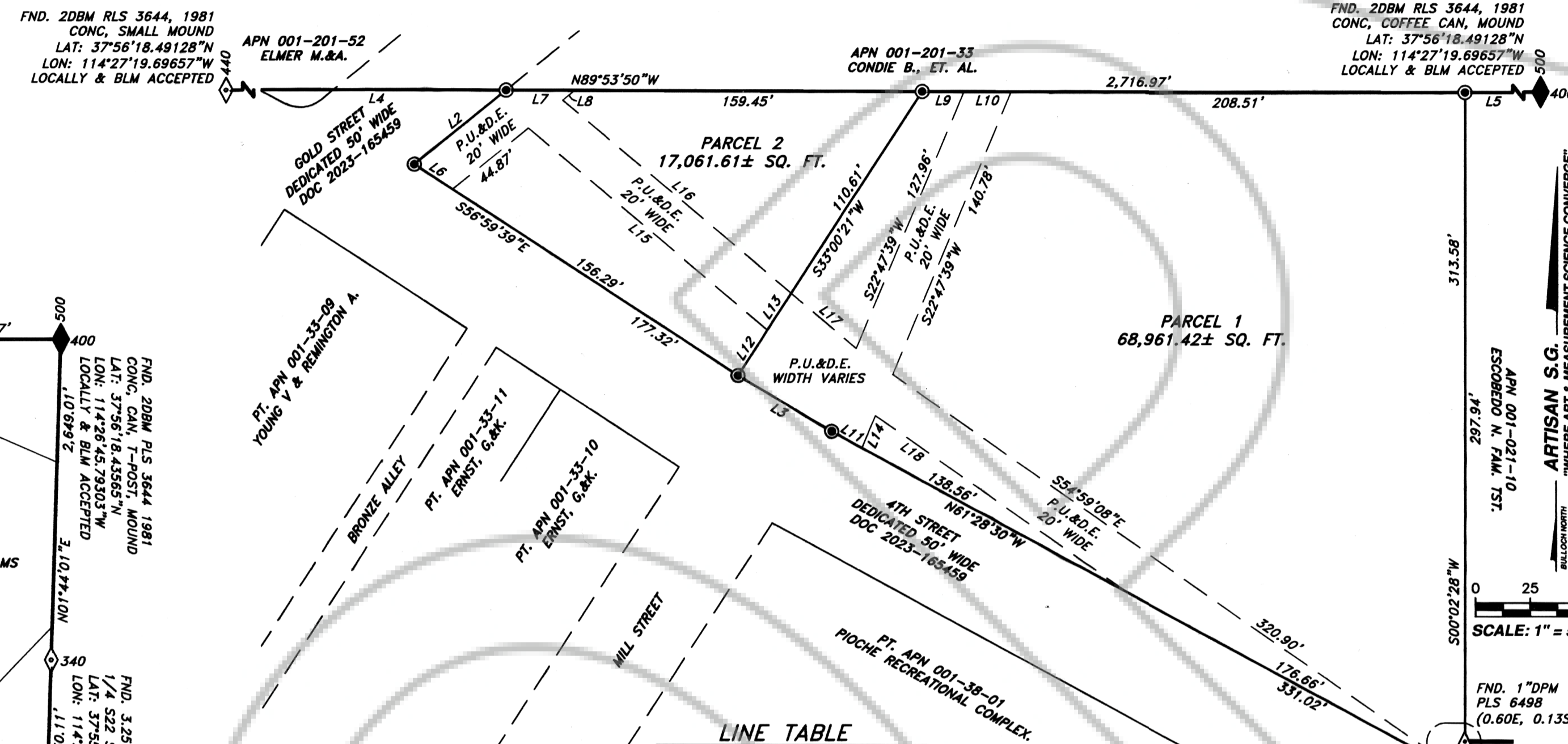


SECTION 22, T1N, R67E, MDM
 CADASTRAL SURVEY RETRACEMENT AND
 PATENT DISPOSAL LIMITS HISTORY DIAGRAM w/GCDB
 SCALE 1" = 900'

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.

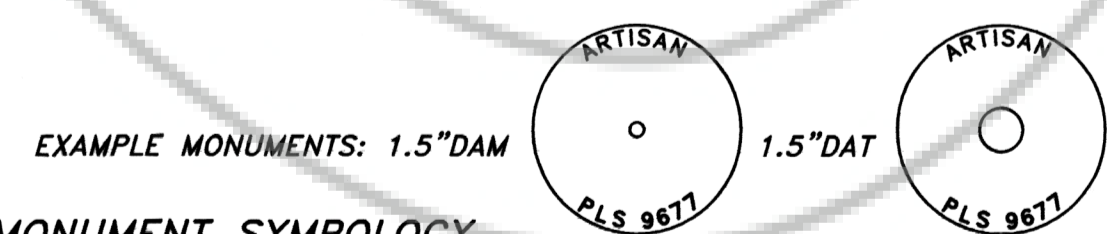
REFERENCES

1. NEVADA REVISED STATUTES, CHAPTER 278, 452, 625, AND NEVADA ADMINISTRATIVE CODE 625.
2. MAPS; LC DOC'S: 57, 13877, 20508, 40116, 71481, 78464, 79513, 89959, 96734, 100051, 101189, 108397, 109730, 109865, 111668, 118169, 122295, 124763, 126099, 129660, 155686.
3. DEEDS-ESMTS; LC DOC'S: 12018, 12386, 18777, 19293, 19583, 23954, 25139, 28929, 61016, 66537, 72660, 76023, 78770, 131441, 134475, 148420, 149133, 159989, 160626, 164226, 165459, 165460, 165461.
4. PATENTS FEDERAL: NVO110.001, NVNYAA 000013, NVNYAA 001472PT, 27-2002-0029; NV STATE: 9225, 9335, 11094, 11104, 11105, 11230; 7TH JUDICIAL DISTRICT COURT: CY-0903220.
5. 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. BUTER BEWARE.
6. 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. SERNA, APPROVED APRIL 19, 2017.
7. NDOH/NDOT DOCUMENT BARCODE NO.'S: 3237.
8. USA WAR HOUSING PROJECT NEV. 26158 PLANSET DTD. JAN. 21, 1944, FREDERICK CONIFER, ARCHITECT.



LINE TABLE

NO.	LENGTH	BEARING
L1	15.64'	S00°02'28"W
L2	54.33'	S51°01'46"W
L3	50.04'	N59°19'32"W
L4	798.57'	N89°53'50"W
L5	1,477.83'	N89°53'50"W
L6	21.03'	S56°59'39"E
L7	31.73'	N89°53'50"W
L8	7.22'	S51°01'46"W
L9	19.21'	N89°53'50"W
L10	21.68'	N89°53'50"W
L11	15.80'	S61°28'30"E
L12	24.74'	S33°00'21"W
L13	20.16'	S33°00'21"W
L14	16.02'	S22°47'39"W
L15	143.53'	N49°49'16"W
L16	137.18'	N49°49'16"W
L17	39.12'	N49°49'16"W
L18	141.06'	S54°59'08"E
L19	0.04'	S00°02'28"W



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.
- LAT, LON FOUND MONUMENT GEOGRAPHIC COORDINATE POSITION ESTABLISHED BY STATIC SURVEYING TECHNIQUE.
- SET 1.5 DIA. ALUM. MON. PLS 9677, OR TAG W/RED TO FENCE POST (W/P) AS NOTED. (EXAMPLE AT LEFT).
- △ FOUND MONUMENT, AS NOTED.
- CALCULATION GRAPHIC ENHANCEMENT (NOTHING SET).

PURPOSE STATEMENT

This map was created to subdivide land in conformity with NRS 278.

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 eight (80) years, pursuant to NRS 278.461 5.(a).

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

BASIS OF BEARINGS

The basis of bearings hereon was established using the Pioche Coordinate System and Control established by Bulloch Brothers, Doc. No. 100031, wherein ASG's "Base" at Latitude 37°56'12.44658"N, Longitude 114°27'15.18191"W, El. H. 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 NVPI from the National Geodetic Survey at <http://www.ngs.noaa.gov/> Ground coordinates are Bulloch Brothers using traversed "P" control and adding 500,000 in both north and east dimensions to keep values positive for future surveys to south.

LINE LEGEND

- Parcel Boundary
- Section Line
- Dedicated Street
- Prescriptive Street
- P.U.&D.E. Public Utility & Drainage Easement (Offered per this map)