



OFFICIAL RECORD
AMY ELMER, RECORDER

CORNER RECORD

SECTION: 22, T01N, R67E, MDM

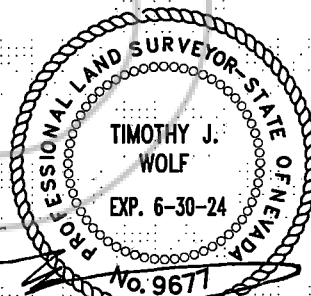
SURVEYOR'S CERTIFICATE

Sheet 1 of 3

I, Timothy J. Wolf, a Professional Land Surveyor, registered in the State of Nevada, in capacity as agent for Artisan Surveying Group, a NV LLC, certify;

- 1) This Corner Record represents the establishment or restoration of corners or accessory to a corners conducted in my supervision.
- 2) The monument or accessories perpetuated lie within the Section, Township, and Range as noted above, as referenced to the Mount Diablo Meridian, Lincoln County, Nevada, and the establishment or restoration was completed on April 18, 2024.
- 3) This Corner Record has been filed pursuant to N.R.S. 329.140 or N.R.S. 329.150 and complies with the provisions of Nevada Administrative Code Section 329 and any local ordinances in effect on the date that the establishment or restoration was completed.
- 4) The monument or witness corner monument and accessories found are of the character shown, occupy the positions indicated and are of sufficient durability.

Timothy J. Wolf
Professional Land Surveyor
Nevada License No. 9677
Agent, ASG, A NV LLC



4/18/24

Art

RETURN TO:
Artisan Surveying Group, a NV LLC
P.O. Box 396
Pioche, NV 89043
(775) 962-LAND (5263)

CORNER RECORD

Sheet 2 of 3

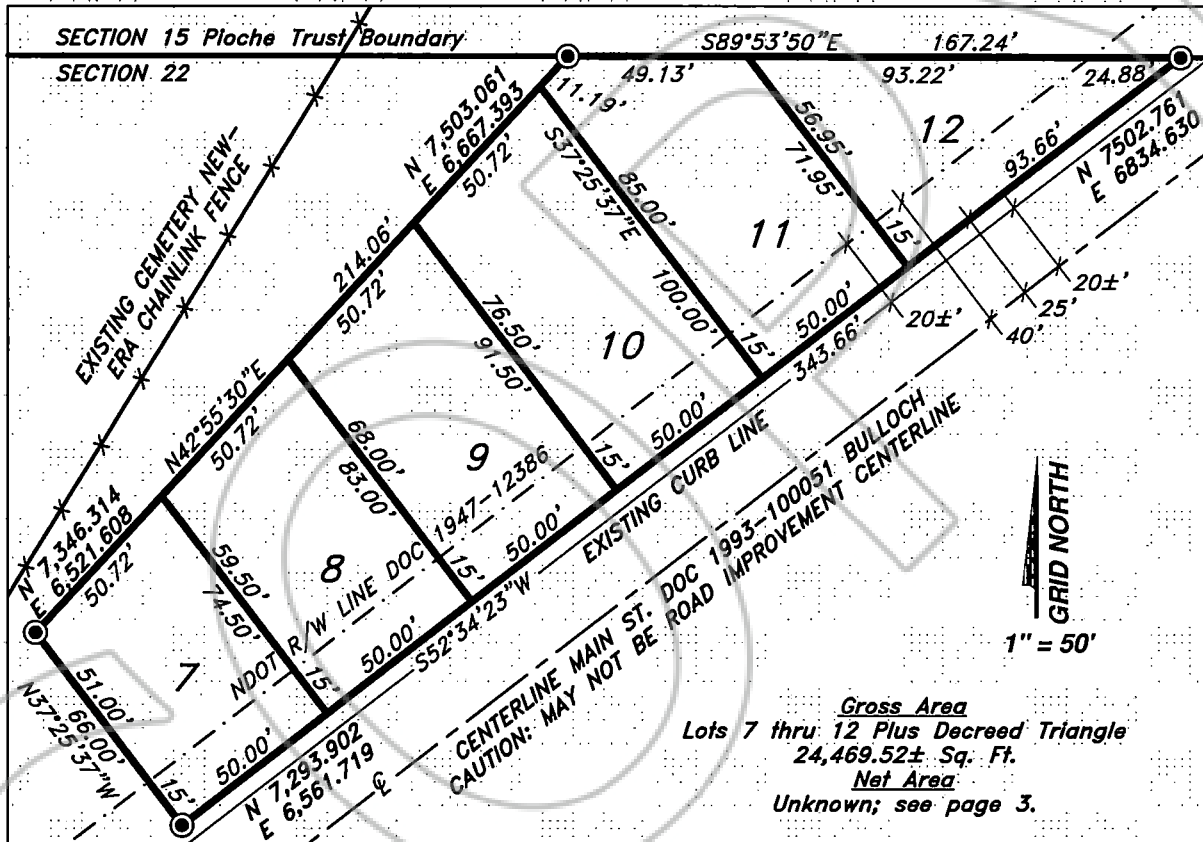
LOTS 7 THRU 12+ BLOCK 53

for Don L. Canepa Jr.

MONUMENT SYMBOLOGY

N Y.Y.E XX.X Bulloch's Pioche Town Coordinate System: Ref. Doc. No. 1993-100051.

⊙ SET 1.5 Diameter Aluminum Monument: Artisan, PLS 9677.



CAVEATS

Caution; any Improvements made inside of existing Rights of Way may be subject to loss and/or removal upon future improvement project(s) by Nevada Department of Transportation. Contact NDOT for specific details.

REFERENCES

NDOT RoW Deed: 1949-012386; Judge Watson Lot 12 Triangle: 1954-29760.
Pioche Townsite Addition: 1947-000057, LC Board Pioche Map: 1993-100051.
Canepa Vesting Deed: 2008-131441.

Artisan Surveying Group, a NV LLC
"Where Art & Measurement Science Assist"

ArtisanSurveying.com
(775) 962-LAND

CORNER RECORD

Sheet 3 of 3

SURVEY REPORT

Lots 7 thru 12 appear on the Pioche Addition Plat filed as Document No. 1947-000057 drafted by Dominick Belangheri in his acknowledgement upon the map as a copy as early as 1947. Based upon Belangheri's citation on the map, it's possible that Block 53 existed an unknown time period before the cited map. Although merely logic, it is generally a function of fact that a map that is constructive noticed as a copy generally is newer than the item for which the contents were obtained.

In 1949, Pioche Pacific Railroad Company deeded a right of way for what is today known as Main Street to the Nevada Department of Transportation by Document No. 1949-012386. Because prior vesting documents can be found it's unclear how Pioche Pacific Railroad Company gained title to the land, or whether they had a pre-existing Right of Way grant to them for the purposes of railroad activities (assumed herein due to correlation with their name). It's also unclear under what circumstances a right of way granted for one purpose under certain conditions can be transferred to another party for another potentially similar, but dissimilar purpose (in this case from a private for-profit entity for rail service, to a public entity for ingress and egress, albeit at one point a prescription was developed across what is now referred to as Main Street). Nonetheless it's also important to know who dedicated the alleged original right of way to Pioche Pacific because it's possible that the grant should have been executed by individual property owners of Lots 7 thru 12, or by the Acting Judge as the Town's Trustee if cited lots were still in the possession of the Trust. Again, no original documents can be found, albeit that does not indicate that they do not exist. As it stands as of the date of this survey the NDOT Document 1949-012386 is of record and no document currently exists whereby NDOT has relinquished and/or abandoned the alleged right of way despite that road-related improvements do not presently occupy the full rights of way.

Also noteworthy is that in 1954 for good cause a request for divestment was made to District Judge Watson, subsequently decreed and recorded that conveyed and merged a small triangle shaped piece of land located between Lot 12 and the Trust Boundary within Document No. 1954-29760. The Trust Boundary was established by a Congressional *Act for the Relief of the Inhabitants of Cities and Towns upon the Public Lands*. The Town Trust was vested with a specific portion of Public Land as designated within U.S. Patent No. 1, dated March 2, 1875, countersigned by THEN President Ulysses, S. Grant. The land, hereinafter referred to as Lot 12 Triangle ("12+"), was decreed to become an inseverable part of Lot 12 as stated within Document No. 1954-29760.

END OF SURVEY REPORT