

LINCOLN COUNTY, NV 2024-166901  
 Rec: \$29.00 06/20/2024 03:45 PM  
 MARGARET LAMB Pgs: 1 KC  
 00014038202401688610010018  
 OFFICIAL RECORD  
 AMY ELMER, RECORDER

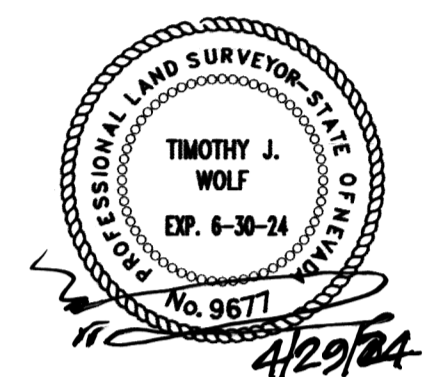
**RECORD OF SURVEY  
 BOUNDARY LINE ADJUSTMENT**  
 FROM AND OF  
**PARCELS 3 AND 4**  
**LC DOC 2008-131488**  
 FOR  
**LEE & ELLEN PEARSON**  
**CODY & MARGARET LAMB**  
 PARTS OF SECTION 36  
 TOWNSHIP 01 NORTH, RANGE 68 EAST MDW

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 Lee and Ellen Pearson, Cody and Margaret Lamb.  
 2. The lands surveyed reside within Section 36, Township 1 North, Range 68 East, M.D.M., Lincoln County, NEVADA, USA, and the field survey was completed on March 28, 2024.  
 3. This plat complies with applicable State Statutes and any Local Ordinances in effect as of the day that the Governing Body gave it's 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**

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.  
 1. We have examined the plat and we approve of the boundaries as given and authorize the recording hereof;  
 2. We agree to execute the required documents creating any easement shown;  
 3. We agree to execute the required documents abandoning any existing easement pursuant to the provisions of NRS 278.010 to 278.063, inclusive;  
 4. All property taxes on the land for the fiscal year have been paid, and;  
 5. 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.

Lee Pearson 5/16/24 Date  
 Ellen Pearson 5/16/24 Date  
 Cody Lamb 5/16/24 Date  
 Margaret Lamb 5/16/24 Date

**ACKNOWLEDGEMENT**

STATE of NEVADA } S.S.  
 COUNTY of LINCOLN }

Signed or attested before me on May 16<sup>th</sup>, 2024 by:  
 Lee Pearson Cody Lamb  
 Ellen Pearson Margaret Lamb  
 Notary Signature: Johnnie Jacquot  
 Printed Name: Johnnie Jacquot  
 My Commission Expires: Sept 14, 2026

**LINCOLN COUNTY PLANNING DEPARTMENT**

This is to certify that the Planning Department of the County of Lincoln, NEVADA on this 16<sup>th</sup> Day of April, 2024, 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.  
William J. ... 05-20-2024 Date  
 Lincoln County Planning Department

**LINCOLN COUNTY ASSESSOR**

I hereby certify that the ownership information contained hereon is correct and that all owners have signed.  
Kathleen LaGore - deputy assessor 5/20/24 Date  
 Assessor's Office

**LINCOLN COUNTY TREASURER**

I hereby certify pursuant to NRS 278.468 that the taxes for fiscal year 2023-2024 on the Parent Numbers 006-301-51, and, 006-301-52 assessed to Cody & Margaret Lamb, and, Lee & Ellen Pearson, respectively, and are paid in full.  
Matthew Rice Deputy Treasurer 5/20/2024 Date  
 Treasurer's Office

**LINCOLN COUNTY RECORDER**

I hereby certify pursuant to NRS 278.467 and 278.468 that this map was recorded within one year of Planning Department approval. This map is prepared in an acceptable format for recording, the Treasurer's signature and is within the same tax year as the recording date and all fees taxes have been paid for the recording of this document.  
Delbee Cole Deputy Recorder 6/20/2024 Date  
 Recorder's Office

**LINCOLN COUNTY PLANNING STATEMENT**

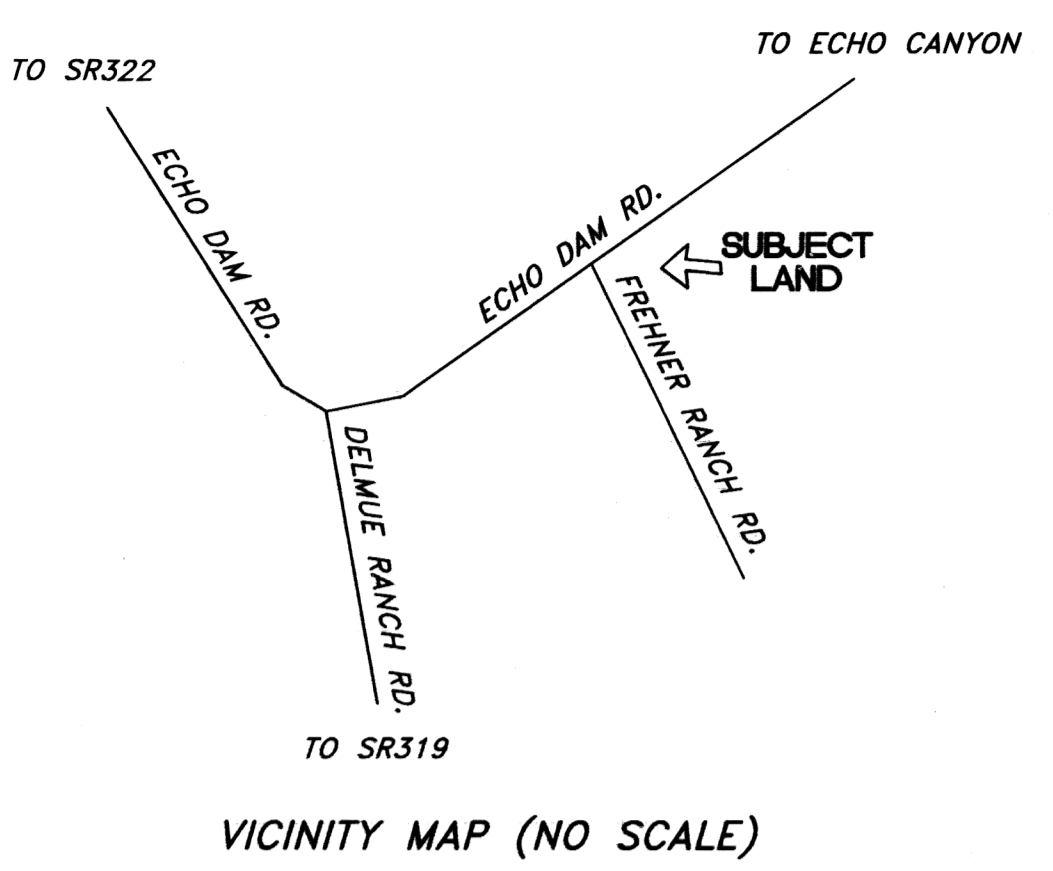
Zoning Designation: RRS, - 1 Acre.  
 Master Plan Designation: Rural Residential

**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  
 "Where Art & Measurement Science Converge"  
 P.O. 396, PLOCHIE, NV 89043  
 (775) 962-LAND (5263)  
 http://www.ArtisanSurveying.com

CONTRACT: PEARSON, LEE & ELLEN	
LOCATION: DRY VALLEY, NV	
NAME: PEARSON/VM/DWG	
REV. DATE: 4/28/2024	SHEET 1
DRAWN: T.WOLF, PLS	
REVIEWED: DA, USMS, PLS	
H. SCALE: 1" = 50'	
V. SCALE: N/A	



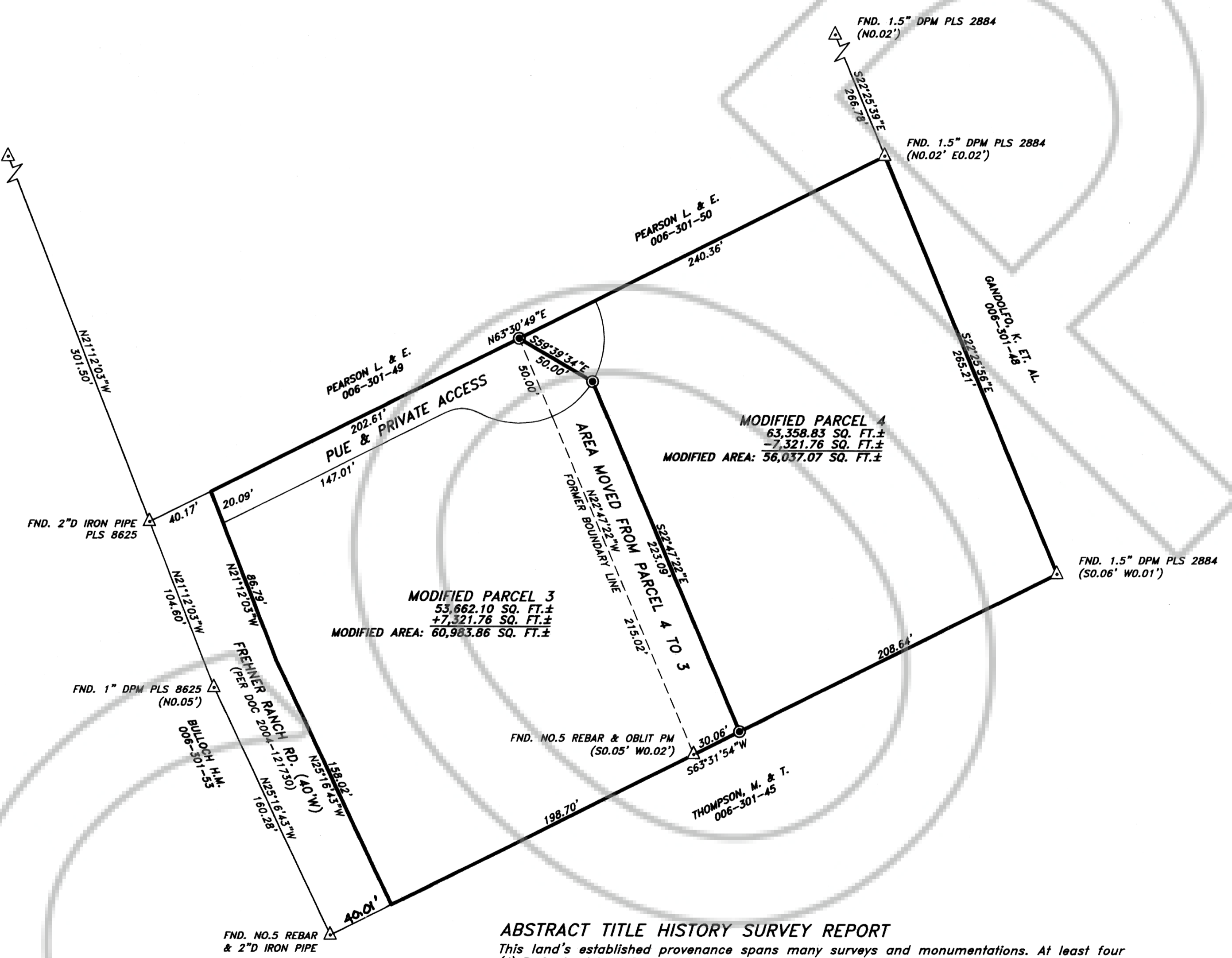
**TRANSFERRED LAND DESCRIPTION**

A portion of land heretofore included within Parcel 3 of the Parcel Map for Lee & Ellen Pearson, filed as Document No. 2008-131488, intended for transfer herewith to Parcel 4 of said Parcel Map, all of which are situated within Section 36, Township 1 North, Range 68 East, Mount Diablo Meridian, Dry Valley, Lincoln County, Nevada, USA, more particularly described as follows:

Commencing at the northerly corner common to Parcel 3 and 4, of the aforesaid Map, at the center of a common Private Access, Public Utility Easement (PUE) cul-de-sac (50.00 feet radius), said point herein serves as the Point of Beginning; thence S59°39'34"E, a distance of 50.00 feet to the exterior line of said Private Access, PUE cul-de-sac; thence departing said Private Access, PUE cul-de-sac line, S22°47'22"E, parallel to and with the common line of aforesaid map and hereinafter former line between Parcels 3 & 4, a distance of 235.09 feet, to the southerly line of said Parcel 4; thence departing said parallel line, S63°31'54"W, coincident with said southerly line, a distance of 30.06 feet, to the aforesaid hereinafter former common line between Parcels 3 & 4; thence departing said southerly line, N22°47'22"W, coincident with said common line, a distance of 215.02 feet, to the aforesaid Private Access, PUE cul-de-sac line; thence departing said Private Access, PUE cul-de-sac line, continuing said course, a distance of 50.00 feet to the Point of Beginning.

Said transferred land contains approximately 7,321.76 square feet as determined by computer methods.

FND. 1.5" DPM PLS 8625 (HELD FIXED)  
 LAT: 37°53'52.13641" N  
 LON: 114°18'37.42178" W  
 EH: 1577.097m  
 MOE: 5250.24'  
 NOTE: In that all original monuments were found, there is no reason to suspect that the original ties to Section Corners have changed, nor should any changes have an impact on the lands adjusted hereon.



**ABSTRACT TITLE HISTORY SURVEY REPORT**

This land's established provenance spans many surveys and monumentations. At least four (4) Professional Land Surveyors have previously worked on this property: Frank Hulse; Neil Rhodes, Bulloch Brothers, Inc.; James Owens, Owens Surveying Outfit; and, Lenard Smith, Lenard Smith Land Survey. Despite that all four have preceded this survey, there has been no evidenced spatial issues, gaps, overlaps, or noted encroachments that are of public record. Although not all improvements are on property lines, there were no observable encroachments to the established survey lines noted on March 22nd, 25th, or 28th, less the requested reason to move the herein modified line between Parcels 3 and 4 due to underground septic installation.

**MONUMENTATION & MAP SYMBOLOGY**

- Set 1.5" diameter aluminum monument, Artisan PLS 9677, unless noted otherwise.
- ▲ Found monument, as noted.
- Modified Parcel Lines (e.g. Post-BLA)
- Survey & Parent Plat Measurement Ties
- - - Former Parcel Line (proportioned as required)

**BASIS OF BEARINGS**

Basis of Bearing hereon represents a true meridian passing through NV East Zone Central Meridian Origin Point at Latitude 34°45'N, Longitude 115°35'W, as determined by geodetic means deploying NavStar and GLONASS satellite measurement technology holding NSRS CORS established within LVVWD ROS LC DOC 2020-157961 points within their designated NGS 2011 (2010.000) Reference Frame. All bearings shown hereon are state plane, all distances are ground.

**PURPOSE STATEMENT**

This map is created to adjust the boundary lines as shown hereon pursuant to NRS 252 to accommodate an underground septic system.

**REFERENCES**

1. NEVADA Revised Statutes, Chapters 278, 452, 625, and related NEVADA Administrative Codes.
2. Deed Doc No.'s: 121974 (VD).
3. Map Doc No.'s: 117690, 118166, 121730, 121731, 131488, 162081.
4. No Title Report was provided to the surveyor. Therefore, items of record that may encumber or have bearing on rights, covenants, codes and/or restrictions may or may not be reflected nor shown hereon.
5. USA Serial Patent No.'s: None Searched.
6. Nevada State Patent No.'s: None Searched.
7. Inspection of surveys/surveyors and due to added costs, a Cadastral Retracement Survey was not performed. Therefore, No Liability Assumed or Implied otherwise.
8. This map was approved by the Contract LC County Surveyor on April 17, 2024.