

ROSENBERG
 A S S O C I A T E S
 CIVIL ENGINEERS • LAND SURVEYORS

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RECORD OF SURVEY
 FOR
FRIENDS OF THE GEM THEATER

NARRATIVE:

THIS SURVEY WAS CONDUCTED AT THE REQUEST OF THE CLIENT TO LOCATE AND MARK ON THE GROUND THE CORNERS OF THE SUBJECT PARCELS. THE CORNERS ARE MARKED WITH 5/8" X 20" REBAR WITH PLASTIC CAP STAMPED "ROSENBERG RLS-20392" UNLESS OTHERWISE NOTED ON THIS PLAT.

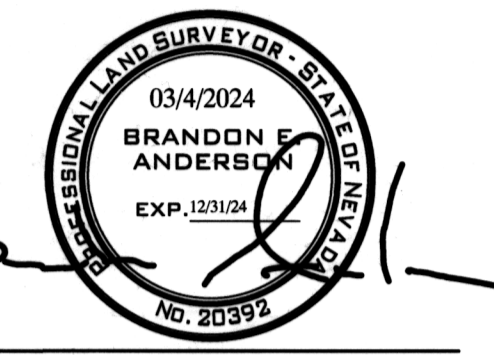
SURVEY CERTIFICATE:

I, BRANDON E. ANDERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF THE FRIENDS OF THE GEM THEATER.
2. THE LANDS SURVEYED LIE WITHIN SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, MOUNT DIABLO BASE AND MERIDIAN, PICOCHE TOWN, LINCOLN COUNTY NEVADA, AND THE SURVEY WAS COMPLETED ON THE 14TH DAY OF JUNE, 2024.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

BRANDON E. ANDERSON
 PROFESSIONAL LAND SURVEYOR NEVADA
 LICENSE NO. 20392 EXPIRATION DATE:
 12/31/2024

DATE: 6-14-24



LEGAL DESCRIPTION:

PARCEL 001-101-22

THAT PORTION OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M, FURTHER DESCRIBED AS FOLLOWS: THE NORTH 12 1/2 FEET OF LOT FOUR (4) AND ALL OF LOT FIVE (5) INCLUDING A TRIANGULAR LOT IN THE REAR OF SAID LOTS FOUR AND FIVE IN BLOCK 18 IN THE TOWN OF PICOCHE, AS SHOWN ON THE OFFICIAL PLAT OF SAID TOWN OF PICOCHE, RECORDED JANUARY 5, 1874 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGES 37, 38 AND 39, AND FURTHER DELINEATED BY THE SURVEY MAPS COMPILED AUGUST 28, 1947 AND FILED IN BOOK A OF PLATS PAGES 55, 56, 57, LINCOLN COUNTY, NEVADA RECORDS.

PARCEL 001-102-14

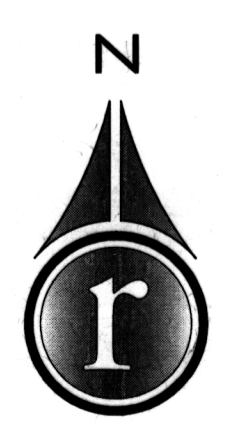
THAT PORTION OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M, FURTHER DESCRIBED AS FOLLOWS: THE NORTH 10 FEET OF LOT FORTY-THREE (43) AND ALL OF LOTS FORTY-FOUR (44), FORTY-FIVE (45), FORTY-SIX (46), FORTY-SEVEN (47), FORTY-EIGHT (48), FORTY-NINE (49), FIFTY (50), FIFTY-ONE (51), AND FIFTY-TWO IN BLOCK 20 IN THE TOWN OF PICOCHE, AS SHOWN ON THE OFFICIAL PLAT OF SAID TOWN OF PICOCHE, RECORDED JANUARY 5, 1874 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY NEVADA IN BOOK A OF PLATS PAGES 55, 56 AND 57, LINCOLN COUNTY NEVADA RECORDS.

REFERENCE MAPS:

1. TOWN OF PICOCHE, TOWN PLAT RE-SURVEY BY BULLDOCH BROTHERS DATED MARCH 10, 1993. INSTRUMENT NO. 100051.
2. MAP OF PICOCHE, AS FOUND ON FILE WITH THE LINCOLN COUNTY RECORDER'S OFFICE.
3. BOUNDARY LINE ADJUSTMENT BY TIMOTHY J. WOLF, DATED APRIL 13, 2020, AS FOUND ON FILE WITH THE LINCOLN COUNTY RECORDER'S OFFICE. INSTRUMENT NO. 2020-156336
4. AMENDED RECORD OF SURVEY BY TIMOTHY J. WOLF, DATED SEPT. 18, 2019, AS FOUND ON FILE WITH THE LINCOLN COUNTY RECORDER'S OFFICE. INSTRUMENT NO. 2020-156336
5. RECORD OF SURVEY BY LENARD D. SMITH, DATED DEC. 17, 2002, AS FOUND ON FILE WITH THE LINCOLN COUNTY RECORDER'S OFFICE. INSTRUMENT NO. 120832.

LEGEND:

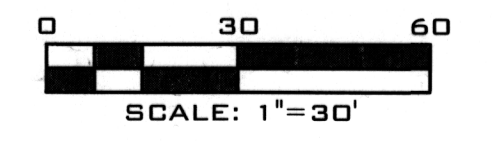
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG RLS-20392
- FOUND AS NOTED
- NOTHING SET OR FOUND
- ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ▲ SET PK NAIL/WASHER
- ▨ EXISTING CONCRETE DRIVEWAY
- EXISTING BUILDING



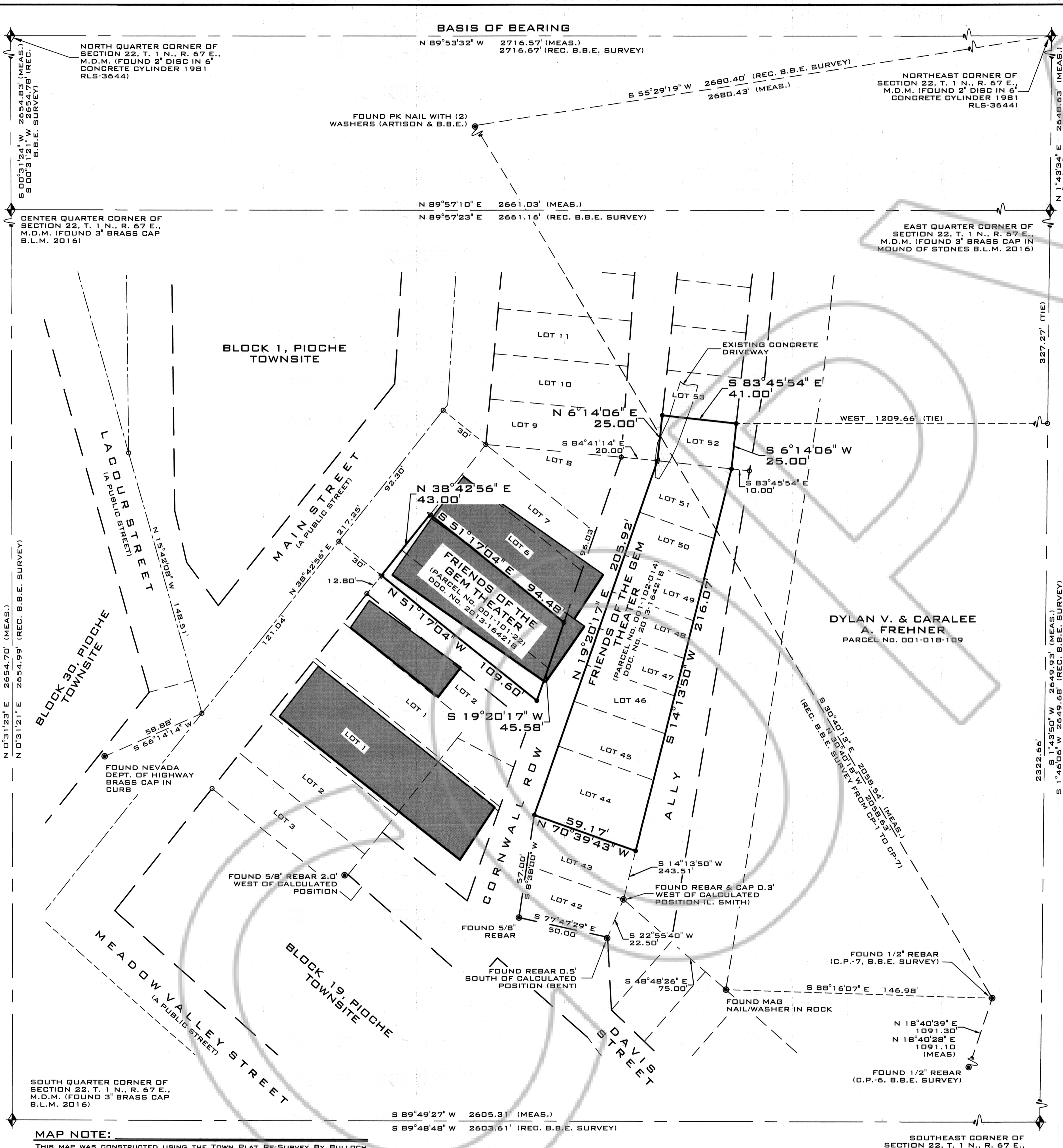
LINCOLN COUNTY, NV 2024-167205
 Rec: \$29.00
 Total: \$29.00 07/01/2024 10:18 AM
 FRIENDS OF THE GEM THEATER Page 1 KC



OFFICIAL RECORD
 AMY ELMER, RECORDER



LOCATED IN THE N.E. 1/4 OF SECTION 22
 T.1N., R.67 E., MOUNT DIABLO MERIDIAN.



MAP NOTE:

THIS MAP WAS CONSTRUCTED USING THE TOWN PLAT RE-SURVEY BY BULLDOCH BROTHERS DATED MARCH 10, 1993. INSTRUMENT NO. 100051. BECAUSE OF THE LACK OF DIMENSIONS PROVIDED IN THE ORIGINAL HISTORIC DOCUMENTS, THE ASSESSORS MAPS WERE USED AND PROVED TO BE THE MOST CONSISTENT SOURCE FOR THE LOT DIMENSIONS AVAILABLE. THESE DIMENSIONS WERE PROPORTIONED TO COINCIDE WITH SAID BULLDOCH BROTHERS RE-SURVEY.

SOUTHEAST CORNER OF SECTION 22, T. 1 N., R. 67 E., M.D.M. (FOUND 3" BRASS CAP B.L.M. 2016)

NORTH QUARTER CORNER OF SECTION 22, T. 1 N., R. 67 E., M.D.M. (FOUND 2" DISC IN 6" CONCRETE CYLINDER 1981 RLS-3644)

CENTER QUARTER CORNER OF SECTION 22, T. 1 N., R. 67 E., M.D.M. (FOUND 3" BRASS CAP B.L.M. 2016)

EAST QUARTER CORNER OF SECTION 22, T. 1 N., R. 67 E., M.D.M. (FOUND 3" BRASS CAP IN MOUND OF STONES B.L.M. 2016)

BASIS OF BEARING
 N 89°53'32" W 2716.57' (MEAS.)
 2716.67' (REC. B.B.E. SURVEY)

N 89°57'10" E 2661.03' (MEAS.)
 N 89°57'23" E 2661.16' (REC. B.B.E. SURVEY)

2648.63' (MEAS.)
 N 1°43'29" E (REC. B.B.E. SURVEY)

327.27' (TIE)

2649.93' (MEAS.)
 S 1°43'50" W 2649.93' (REC. B.B.E. SURVEY)

2322.66'
 S 1°46'06" W 2649.68' (REC. B.B.E. SURVEY)

S 89°49'27" W 2605.31' (MEAS.)
 S 89°48'48" W 2603.61' (REC. B.B.E. SURVEY)