


SURVEY REPORT

The purpose of this Survey Report is to share boundary analysis, facts found as of the date of this report, and other physical, forensic, and historical information relative to a map that will be filed in the future. This is done so that the Survey Report may be referenced by Document No. upon said map(s) for matters that have relevance to title or other reasons that are better managed on a separate document. This Survey Report requires observation and consultation to and with the map for which it was prepared. This document DOES NOT stand alone.

LINCOLN COUNTY, NV	2024-167406
Rec:\$37.00	09/05/2024 12:16 PM
Total:\$37.00	Pgs=3 AE
ARTISAN SURVEYING GROUP	
	
00014592202401674060030039	
OFFICIAL RECORD	
AMY ELMER, RECORDER	

Recorder's Block NRS 247.111 (2)(c)

Page 1 of 3

APN 003-201-02 and LC Recorder's Document No. 43885

The land, e.g. "legal", description of the cited document (referred to on the map as the exterior boundary of Parcel 1) contains a definitive Point of Beginning that absent to anyone still alive witnessing the creation and veracity of the vesting document may or may not be the original, the correct reservoir, or the correct cardinal direction. However, irrespective of said POB, holding same at an assumed reservoir and corner, and applying dimensions erroneously places the 900 x 700 feet body intended to be conveyed approximately 200 feet outside the grantor's property holdings at the time, simultaneously inside the easterly adjacent landowner's government issued patent (Blaustein, H.H., NV Patent No. 9734).

Aforesaid latent errant land placement suggests that no matter where the true Point of Beginning is, known or unknown, intended or otherwise; as evidence by lack of sufficiency, those that drafted the Roscoe Haley land description evidentially had no apparent idea where they were inside the J.A. Denton government quarter-quarter, NV Patent No. 5359; land boundary. Further, there is no proof on record in the County Recorder's Office, as would be required by statute law, that the original party(ies) hired a land surveyor to define the extents of said Denton Patent known or available to them for conveyance. Further evidence, such as a portion of Denton Heights being situate within the next quarter-quarter government patent to the north, and the insufficiency of Deed No. 12441, hereafter evaluated, supports this theory by observable fact.

Less Doc No. 43885 grantor's intent to fraud the sale or gift, which is not assumed or suspected; as a salient factor of the deed, *intent transcends as the overall purpose* which was to sell or gift an area of land approximately 700 by 900 feet, 15-acres, minus Denton heights, to Roscoe Haley (and subsequently Jackson) in a wholistic and unencumbered manner as a valid portion of Culverwell's land expressed in the

original Tax Deed Document No. 5337 acquired by and granted to Mrs. Charles Culverwell. This is because at the time the grantor did not own land north, west, or east of the subject J.A. Denton patent.

In attempt to provide fair and equitable remedy; the manner of definition in the boundary resolution shown hereon harmonizes with the Lincoln County Assessor Parcel Viewer and Morgue plats for over 4-decades as essentially one in the same wherein no one, owner, adjacent land holder, county, city, or other citizen complained or raised issue with the Assessor or Tax Collector during that 40+ year period.

Said remedy is to provide land that follows adjacent ownership tax records, and offers the full extent possible of the 700' x 900' less Denton Heights. Any other rendering, especially that which was proffered by survey performed by Steve T. Culverwell as filed as Document No. 146206 likely makes the unsupported proposition that Mr. Charles Culverwell intended to defraud Mr. Roscoe Haley of the sale or gift to him by intentionally or unintentionally shorting him the portion Culverwell's didn't own (e.g. Blaustein).

Rather, in logic and by observation of other records on file, it appears that unless similar land descriptions involved were created by and for the railroad as grantor or grantee, many non-railroad deeds at the request of Culverwell were un-surveyed, and poorly written to the extent that the scribes relied upon to provide same were likely under-skilled, or relied upon erroneous facts and data, either calculated by themselves or provided by unknown parties. Because Document No. 100653 is preceded in title by Document No. 43885, the former suffers sufficiency as its progenitor to the title provenance of the latter.

The gravamen is clearly *insufficiency in legal description creation*, and, *lack of cadastral spatial awareness*. Another factor is a basic element of title, namely, *one cannot sell or convey that which they do not own*. The map associated with this Survey Report, wherein this Document Number is cited, intends to remedy this particular instance by providing a solution and Boundary Line Agreement (e.g. not Adjustment) between the potential party to the north as either unknown ownership or as City of Caliente (see below), and the affirmative remnant party to the south Steve T. Culverwell, for the Charles Culverwell Estate:

APN 003-201-08 and that portion of land described within DOC 12441 & SUBSEQUENT G1RE:12, wholly within NWSE Section 8, T4S, R67E, MDM

The relationship of Geo. C. (e.g. George C.) Fetterman to J.A. Denton is not fully understood. What is known about George Fetterman is that he was an investor and/or financier wherein same is evidenced in part listed in at least one source as a defendant in a California Supreme Court case entitled *Lincoln County Bank v. Fetterman*, (i.e. *RJ, JW & Sid Pace v. G.C. Fetterman*), 149, P.811 (CAL 1915).

Nonetheless, that which has been ascertained regarding the Fetterman-Denton conveyance granted to Lincoln County and subsequently used to reconvey to City of Caliente, is extremely deficient and difficult, if not impossible, to definitively render and/or determine given the present-day circumstances.

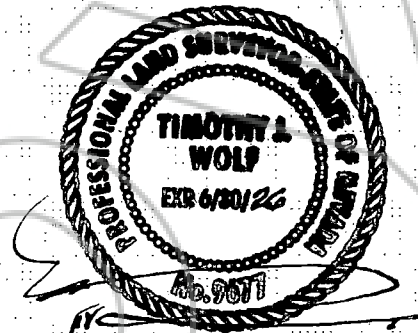
The deed language uses terms "a right of way of sufficient", "sufficient ground", "sufficient land for..." None of these calls are descriptive enough to provide geometric constructs or relationships. In rare cases where the document does provide dimensions, they are called out from physical objects that no longer exist, e.g. "forty feet to Denton Well", "550 feet to a fifty thousand gallon tank", "300 feet to the street known as Denton Heights", etc.

While the cited metes do have limited definition, there is no direction and contain only one physical object as a bound. As such, location, widths, and other matters required to define the extents of same are not

found there. There simply isn't enough sufficiency to resolve either deed. Since Doc No. 12441 precedes Doc G1RE:12, the latter is based upon the former in title and therefore suffers sufficiency due to its source because, again as cited above, *one cannot sell or convey that which they do not own.*

The purpose of the associated map is to define and resolve Document 43885 so that Mr. Lynn R. Jackson can exercise his rights upon same. It is therefore unrealistic to expect Mr. Jackson to be the sole financial bearer of land resolution herein. Therefore, the associated map does not offer remedy for what has been referred to as Unknown Ownership Land and/or possible City of Caliente Land defined by either Doc No. 12441 or G1RE:12.

End of Report



Timothy Wolf, Agent
Artisan Surveying Group; a NV LLC
Professional Land Surveyor
Nevada License No. 9677