

OWNER'S CERTIFICATE

THE UNDERSIGNED, WAYNE THOMAS and KATHLEEN THOMAS, CHRISTOPHER THOMAS and JESSICA THOMAS BEING THE OWNERS OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT:
1. WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.
2. WE OFFER TO GRANT ALL PERMANENT EASEMENTS FOR UTILITY, VIDEO SERVICE, ACCESS, OR OTHER PUBLIC USE AS DESIGNATED ON THE MAP.
3. WE OFFER TO DEDICATE FOR PUBLIC USE THOSE LANDS DEPICTED AND ANNOTATED HEREIN.
4. WE WARRANT THAT ALL PURCHASERS, PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN, WILL BE INFORMED OF (A) THE OPEN RANGE NOTE ON THIS MAP, (B) THE RIGHT TO FARM NOTE ON THIS MAP.

WAYNE THOMAS KATHLEEN THOMAS,
CHRISTOPHER THOMAS JESSICA THOMAS

STATE OF NEVADA)
COUNTY OF CHURCHILL)

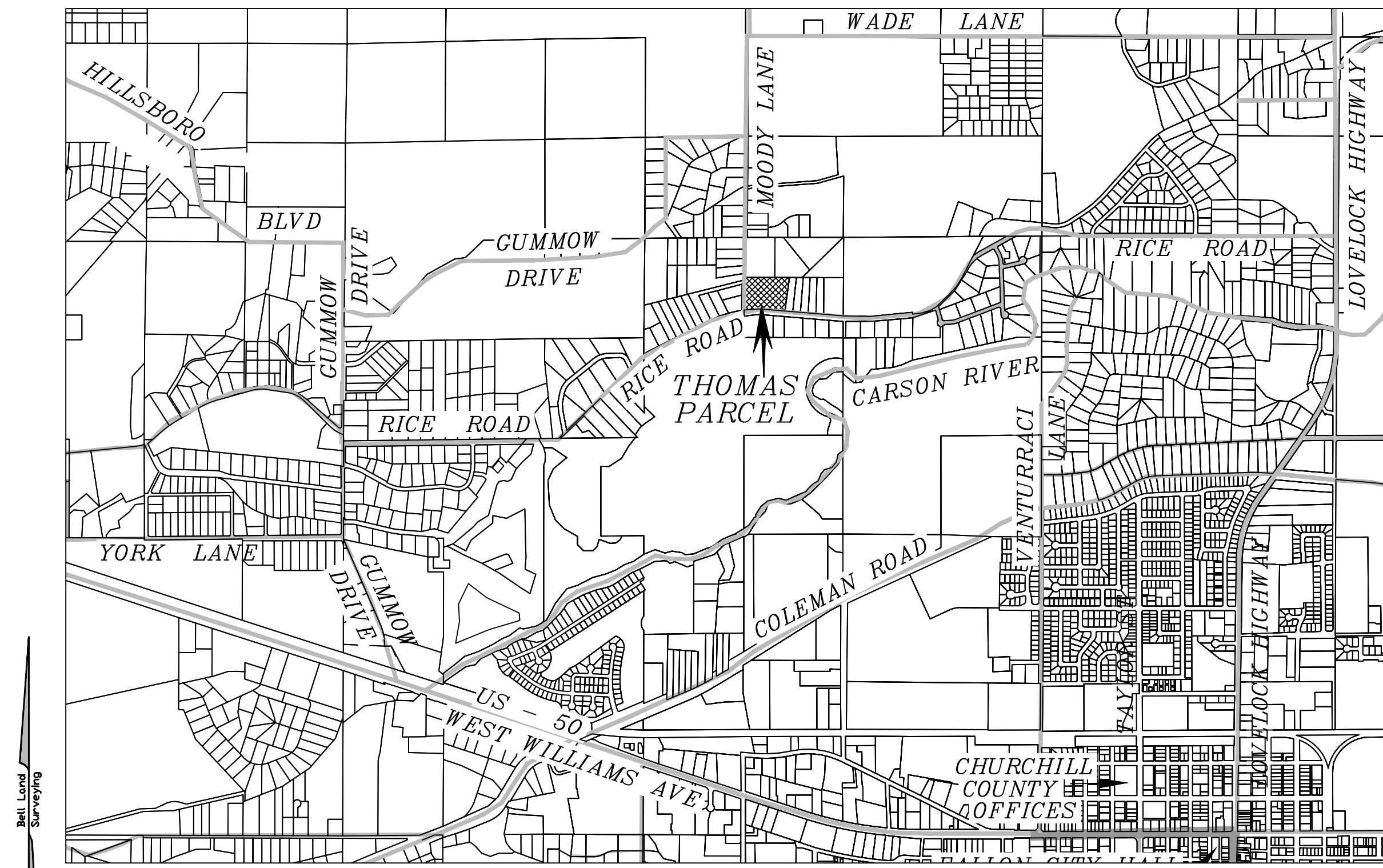
ON PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WAYNE THOMAS and KATHLEEN THOMAS, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC

STATE OF NEVADA)
COUNTY OF CHURCHILL)

ON PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, CHRISTOPHER THOMAS and JESSICA THOMAS WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC



VICINITY MAP NOT TO SCALE

TRUCKEE-CARSON IRRIGATION DISTRICT CERTIFICATE

I, RUSTY D. JARDINE, ESQ., MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT ("DISTRICT") does hereby declare as follows:

- 1. Every parcel depicted upon this map lies within the geo-physical boundaries of the Newlands Federal Reclamation Project (Project) established by act of Congress in 1902 (32 Stat. 388), and the boundaries of the District as authorized by the Nevada Irrigation District Act (NRS 539.010 et seq). Depicted on this map are Project easements and/or rights of way for the construction, maintenance, and/or operation of Project canals, laterals, drains, and/or facilities. Obstructions and/or nuisances to or within Project canals, laterals, drains, and/or facilities, are impermissible.
2. The District by agreement with the United States of America, through the Bureau of Reclamation (Reclamation) of the Department of the Interior, is the agent for the operation and maintenance of the Project. The District is authorized to enter Project easements and/or rights of way for all lawful purposes associated with the operation and maintenance of the Project.
3. All lands depicted hereon, having surface water rights appurtenant thereto, are subject to regulation by the District for the delivery and distribution of water as provided for by NRS 539.233.
4. The District assumes no legal duty, as to the lands depicted hereon, for the inspection or review of past or future hydrologic conditions, including, without limitation, changes to surface or groundwater sources, water tables, or flooding, and makes no claim or warranty as to the existence of such adverse hydrologic condition(s) now attending the lands, or existing structures, or as to any structure(s) to be planned or to be constructed thereon.
5. The District assumes no legal duty for, nor makes any warranty associated with, the accuracy of the water rights depicted on this map.

RUSTY D. JARDINE, ESQ., DISTRICT MANAGER

CERTIFICATE OF BOARD APPROVAL

THE UNDERSIGNED, ON BEHALF OF THE BOARD OF THE CHURCHILL COUNTY COMMISSIONER'S, DOES HEREBY CERTIFY:
(1) THAT THIS MAP IS APPROVED; AND
(2) THAT THE BOARD ACCEPTS ALL GRANTS OF EASEMENTS OFFERED FOR PUBLIC USES IN CONFORMANCE WITH THE OFFER; AND
(3) THAT THE BOARD ACCEPTS THE OFFER OF DEDICATION OF LANDS AND IMPROVEMENTS FOR MOODY LANE; AND
REJECTS ALL OTHER OFFERS OF DEDICATION OF LANDS AND IMPROVEMENTS AT THIS TIME, BUT MAY ACCEPT SUCH OFFERS BY SEPARATE ACTION AT A LATER DATE; AND
(4) THAT ALL OFFERS OF DEDICATED LANDS, EASEMENTS, OR IMPROVEMENTS THAT ARE NOT ACCEPTED AT THIS TIME REMAIN OPEN FOR FUTURE ACCEPTANCE.

DATE TITLE PRINTED NAME SIGNATURE

SOUTHWEST GAS CORPORATION P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

NV ENERGY P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

UTILITY AND VIDEO SERVICES PROVIDERS

THE EASEMENTS FOR UTILITY AND VIDEO SERVICE PURPOSES THAT ARE ESTABLISHED BY THIS MAP HAVE BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED ORGANIZATIONS

DATE TITLE PRINTED NAME SIGNATURE
C.C. COMMUNICATIONS

DATE TITLE PRINTED NAME SIGNATURE
CHURCHILL COUNTY UTILITIES

DATE TITLE PRINTED NAME SIGNATURE
CHARTER COMMUNICATIONS

DATE TITLE PRINTED NAME SIGNATURE
SIERRA PACIFIC POWER Co., dba NV ENERGY

DATE TITLE PRINTED NAME SIGNATURE
SOUTHWEST GAS CORPORATION

PLANNING DEPARTMENT CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY PLANNING DEPARTMENT, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR CONFORMANCE WITH CHURCHILL COUNTY CODE, INCLUDING WATER DEDICATION REQUIREMENTS:

DATE TITLE PRINTED NAME SIGNATURE

AFFIRMED BY PLANNING COMMISSION:

DATE PRINTED NAME SIGNATURE

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK - TREASURER, DOES HEREBY CERTIFY THAT
1) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID,
2) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, SPECIAL ASSESSMENTS,
3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

DATE TITLE PRINTED NAME SIGNATURE

ROAD AND FIRE CERTIFICATE AND NOTES

THE UNDERSIGNED, ON BEHALF OF CHURCHILL COUNTY, HAS REVIEWED AND APPROVED THIS MAP FOR ROAD AND FIRE REQUIREMENTS.

DATE SIGNATURE
GARY FOWKES, CHURCHILL COUNTY ROAD SUPERVISOR

DATE SIGNATURE
MITCH YOUNG, CHURCHILL COUNTY FIRE MARSHAL

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON WITH APPROVAL OF THIS MAP. ACCEPTANCE OF ROADS INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH SEPARATE ACTION. ROADWAYS ARE NOT ACCEPTED BY THE COUNTY OR ELIGIBLE FOR COUNTY MAINTENANCE UNTIL SAID ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS.

IN THE CASE OF EASEMENTS GRANTED BY THIS MAP FOR THE BENEFIT OF EXISTING ROAD IMPROVEMENTS, WHERE THE EASEMENT ALSO OVERLIES AN EXISTING NEWLANDS PROJECT EASEMENT, ROAD ENLARGEMENTS MAY NOT BE UNDERTAKEN UNTIL THE NEWLANDS PROJECT EASEMENT HAS BEEN RELOCATED OR TERMINATED.

BUILDING AND SEPTIC PERMIT NOTE

CHURCHILL COUNTY HAS NOT ASSESSED THE SUITABILITY OF ANY LAND WITHIN THIS MAP FOR DEVELOPMENT, NOR DOES IT MAKE A COMMITMENT OF ANY LAND'S ELIGIBILITY FOR A COUNTY BUILDING OR SEPTIC PERMIT. LIMITATIONS MAY INCLUDE FLOODING, SOIL LIMITATIONS FOR SEPTIC SYSTEMS, REMOTE LANDS WITH LEGAL OR PHYSICAL ACCESS DIFFICULTIES, CORROSION FROM SOIL CHEMISTRY, ETC.

OPEN RANGE NOTE

PURSUANT TO N.R.S. 569.440 AND N.R.S. 569.450, NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO FENCE OUT LIVESTOCK.

RIGHT TO FARM NOTE

THIS MAP IS SUBJECT TO THE PROVISIONS OF N.R.S. 40.140 AND CHURCHILL COUNTY CODE REGARDING THE RIGHT TO FARM.

COUNTY SURVEYOR REVIEW CERTIFICATE

I certify that I am the duly appointed Churchill County Surveyor, and that I have examined this map; and I find that to the best of my knowledge and belief this map is technically correct.

Jeff Cress, PLS 12456

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF WESTERN NEVADA TITLE COMPANY, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED, AND THAT:
(1) THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREIN OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS;
(2) THE OWNERS IDENTIFIED IN THE OWNER'S CERTIFICATE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY DELINEATED HEREON;
(3) THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND;
(4) THE TITLE COMPANY HAS ISSUED A GUARANTEE FOR THE BENEFIT OF CHURCHILL COUNTY.

ORDER NUMBER: 04 - 43489 - 21 DATED APRIL 15, 2021 , APN 8 - 292 - 31

Date Title Printed name Signature

OWNER

CHRIS & JESSICA THOMAS, WAYNE & KATHLEEN THOMAS

1320 MOODY LANE

APN: 8 - 292 - 31

ZONE: E - 1

AREA: 5.35 ACRES +/-

SURVEYOR'S CERTIFICATE

I, STEVEN N. BELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF CHRIS THOMAS.
2. THE LAND SURVEYED LIES WITHIN WITHIN A PORTION OF THE SW1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B.&M, AND THE SURVEY WAS COMPLETED ON JULY 29, 2021.
3. THIS PLAT COMPLIES WITH 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 ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

STEVEN N. BELL, P.L.S. 11420

RECORDER'S CERTIFICATE

FILE NO. FILED FOR RECORD AT THE REQUEST OF ON THE DAY OF 2021, AT MINUTES PAST M IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA. FEE:

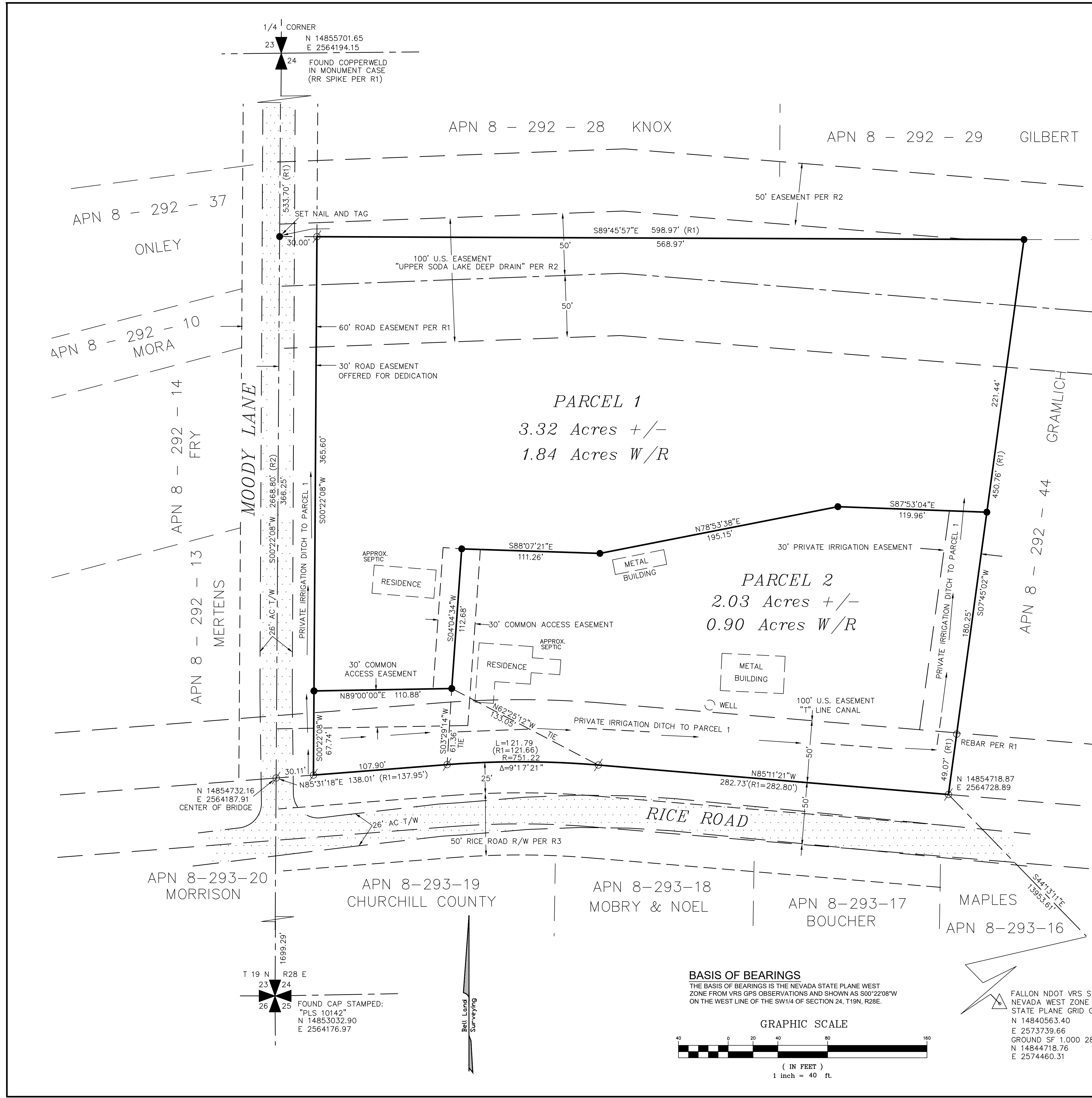
CHURCHILL COUNTY RECORDER

DEPUTY

NOTE: IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.
TCID SERIAL No: 21 - 009

PARCEL MAP FOR CHRIS & JESSICA THOMAS WAYNE & KATHLEEN THOMAS PARCEL 2 OF DOCUMENT No. 227002 A PORTION OF THE SW1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B.&M. CHURCHILL COUNTY NEVADA

Bell Land Surveying 100 Fillmore Way Reno, Nevada 89519 (775) 240-3079 FALLON: 775-423-8701 Email: STEVENNBELL@YAHOO.COM



LEGEND

- ▲ 1/4 OR SECTION CORNER AS DESCRIBED.
- SET 5/8" REBAR AND PLS 11420 YELLOW CAP.
- WITNESS CORNER, SET 5/8" REBAR AND PLS 11420 YELLOW CAP.
- FOUND CORNER AS DESCRIBED.
- ∅ CALCULATED POINT, NOTHING SET.
- (R1 =) RECORD MEASUREMENT PER REFERENCE.

OWNER

CHRIS & JESSICA THOMAS,
WAYNE & KATHLEEN THOMAS

1320 MOODY LANE

APN: 8 - 292 - 31

ZONE: E - 1

AREA: 5.35 ACRES +/-

REFERENCES

R1 = PARCEL MAP FOR AVERY BY EMERY, DOCUMENT No. 227002, DATED MARCH 31, 1997.

R2 = PARCEL MAP FOR HICKY BY EMERY, DOCUMENT No. 153206, DATED SEPTEMBER 12, 1977.

R3 = PARCEL MAP FOR ODETTIE BY WILSON, DOCUMENT No. 176696, DATED NOVEMBER 10, 1980.

EASEMENTS FOR UTILITY AND VIDEO SERVICES

10' WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAND DIVISION, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.

5' WIDE ALONG INTERIOR LOT LINES, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.

7.5' WIDE MEASURED FROM THE EDGE OF ROAD EASEMENTS OR RIGHTS-OF-WAY.

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PARALLEL TO AND CONTIGUOUS WITH THE EXISTING EASEMENT.

PUBLIC UTILITY EASEMENTS INCLUDE CATV.

NOTE: IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

TCID SERIAL No: 21 - 009

PARCEL MAP FOR
CHRIS & JESSICA THOMAS
WAYNE & KATHLEEN THOMAS

PARCEL 2 OF DOCUMENT No. 227002
A PORTION OF THE SW1/4 OF SECTION 24,
TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B.&M.
CHURCHILL COUNTY NEVADA

Bell Land Surveying
100 Fillmore Way
Reno, Nevada 89519
(775) 240-3079 FALLON: 775-423-8701
Email: STEVENNBELL@YAHOO.COM

SHEET
2
OF 2

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE NEVADA STATE PLANE WEST ZONE FROM VRS GPS OBSERVATIONS AND SHOWN AS S00°22'08"W ON THE WEST LINE OF THE SW1/4 OF SECTION 24, T19N, R28E.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

FALLON NDOT VRS STATION
NEVADA WEST ZONE (2703)
STATE PLANE GRID COORDS
N 14840563.40
E 2573739.66
GROUND SF 1.000 28
N 14844718.76
E 2574460.31

T 19 N R28 E
23 24
26 25
FOUND CAP STAMPED:
"PLS 10142"
N 14853032.90
E 2564176.97

Bell Land Surveying