

OWNER'S CERTIFICATE

THE UNDERSIGNED, NEVADA STATE BANK, AS OWNER OF THE REAL PROPERTY DEPICTED HEREON, THAT THEY APPROVED AND ACCEPTED THIS PLAT OF SAID LAND AS SHOWN IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES CHAPTERS 278 AND SUBSEQUENT AMENDMENTS THERETO, AND THEY ALSO HEREBY GRANT AND SET APART FOREVER ALL EASEMENTS FOR UTILITY INSTALLATION, GRANT AND DEDICATE ACCESS SHOWN HEREON TO SET ASIDE FOREVER AND DO HEREBY CONSENT TO PREPARATION AND RECORDATION OF THIS MAP.

PER NRS 278.461 AND NRS 278.464, PROVISIONS HAVE BEEN MADE, OR WILL BE MADE, FOR THE PAYMENT OF THE TAX IMPOSED BY CHAPTER 375 OF NRS AND FOR COMPLIANCE WITH THE DISCLOSURE AND RECORDING REQUIREMENTS OF PARAGRAPH (F) OF SUBSECTION 1 OR NRS 598.0923, IF APPLICABLE.

NEVADA STATE BANK

BY: _____ DATE _____
ITS: _____

NOTARY PUBLIC CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS)

ON THIS _____ DAY OF _____, 2023 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY _____ AS _____ OF NEVADA STATE BANK PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT NEVADA STATE BANK, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS; THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

TITLE COMPANY: WESTERN NEVADA TITLE COMPANY

ORDER NO.: 05-45500-23

BY: _____ DATE _____

PRINTED NAME AND TITLE _____

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES.

C.C. COMMUNICATIONS _____ DATE _____

BY: _____
ITS: _____

CITY OF FALLON _____ DATE _____

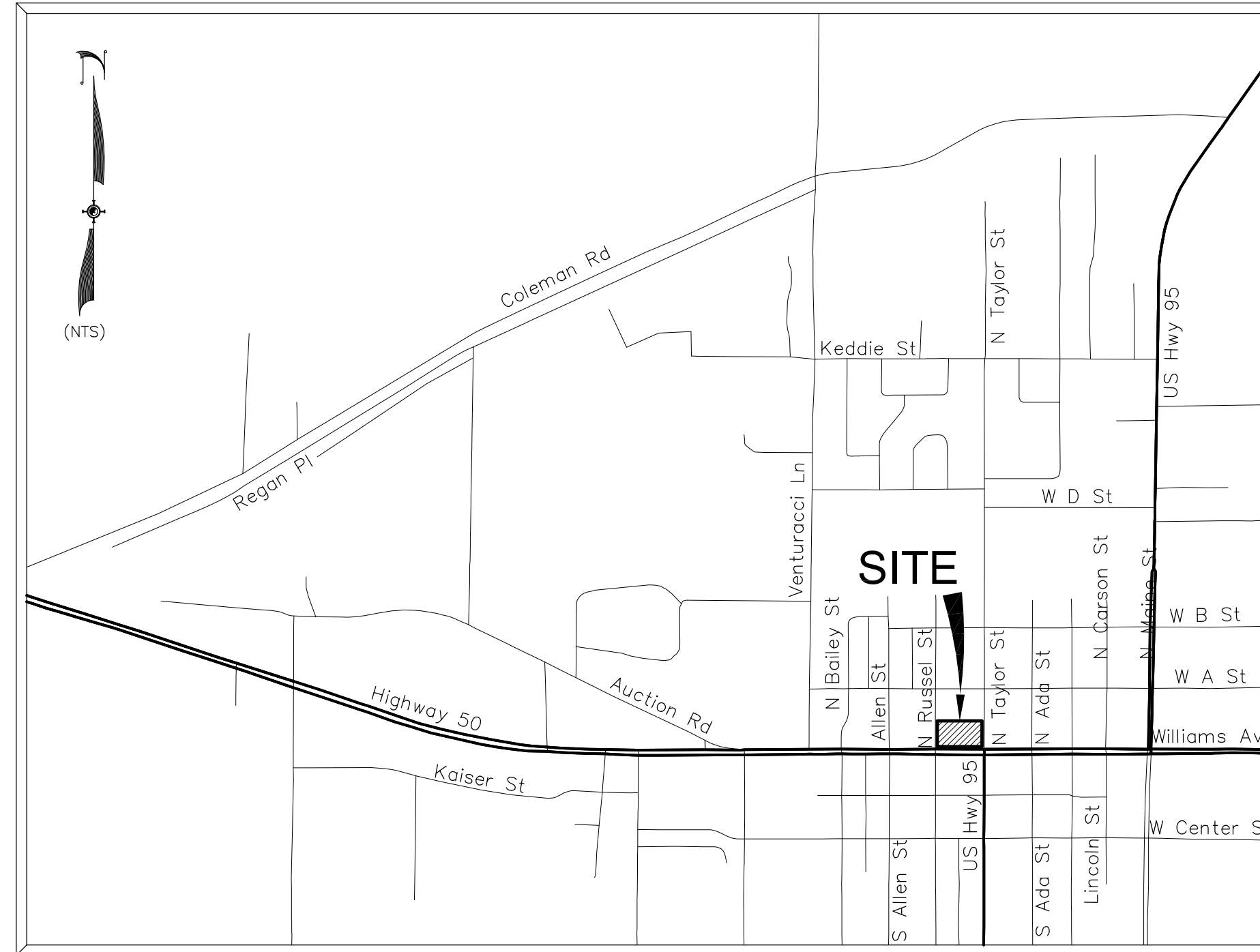
BY: _____
ITS: _____

CHARTER COMMUNICATIONS _____ DATE _____

BY: _____
ITS: _____

SOUTHWEST GAS CORPORATION _____ DATE _____

BY: _____
ITS: _____



VICINITY MAP

(NOT TO SCALE)

SURVEYOR'S CERTIFICATION

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF THE T.G. SHEPPARD 1995 FAMILY LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP DATED DECEMBER 4, 1995.
- 2) THE LAND SURVEYED LIES WITHIN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 28 EAST, MDM, CHURCHILL COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 19, 2023.
- 3) THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

Ryan G. Cook
Digitally signed by Ryan Cook
Date: 2023.09.19 13:23:29 -0700

9-19-2023

RYAN G. COOK _____ NEVADA P.L.S. 15274

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, CHURCHILL COUNTY CLERK, TREASURER, DOES HEREBY CERTIFY THAT THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE OR COUNTY OR SPECIAL ASSESSMENTS, AND ALL TAXES FOR THE CURRENT TAX YEAR ARE PAID IN FULL.

APNs: 001-174-02, 001-174-03

CHURCHILL COUNTY CLERK, TREASURER _____ DATE _____

REFERENCES

- 1) REVISED PLAT OF W.W. WILLIAMS TRACT, FILE NO. 18522 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- 2) RECORD OF SURVEY FOR AMERICAN FEDERAL SAVINGS, FILE NO. 295446, RECORDED ON JANUARY 29, 1996, IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- 3) GRANT, BARGAIN, SALE DEED DOCUMENT NOS. 422093, 420094, & 420095 RECORDED JULY 12, 2011, IN THE OFFICIAL RECORDS OF CHURCH COUNTY, NEVADA.
- 4) GRANT OF RECIPROCAL ACCESS AND PARKING EASEMENT DOCUMENT NO. _____ RECORDED _____ 2023, IN THE OFFICIAL RECORDS OF CHURCH COUNTY, NEVADA.

ENGINEERS CERTIFICATE

I, _____ CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS, AND THAT THE PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPILED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY ENGINEER _____ DATE _____

CITY CLERK CERTIFICATE

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2023 BY THE CITY COUNCIL OF FALLON.

CLERK, CITY OF FALLON _____ DATE _____

FIRE MARSHALL CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND I AM SATISFIED THAT IT COMPILES WITH THE CITY OF FALLON FIRE CODE REQUIREMENTS.

FIRE MARSHALL _____ DATE _____

CITY OF FALLON

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF FALLON, COUNTY OF CHURCHILL, STATE OF NEVADA THIS _____ DAY OF _____, 2023.

MAYOR _____ DATE _____

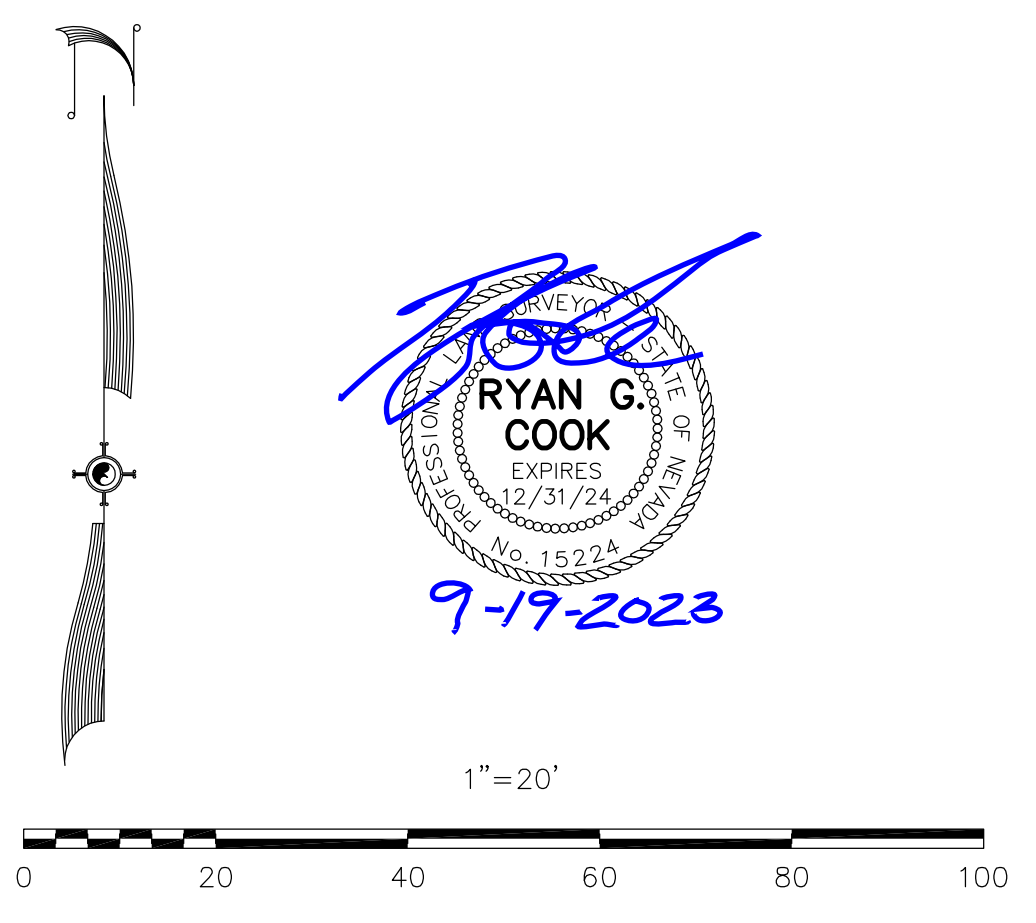
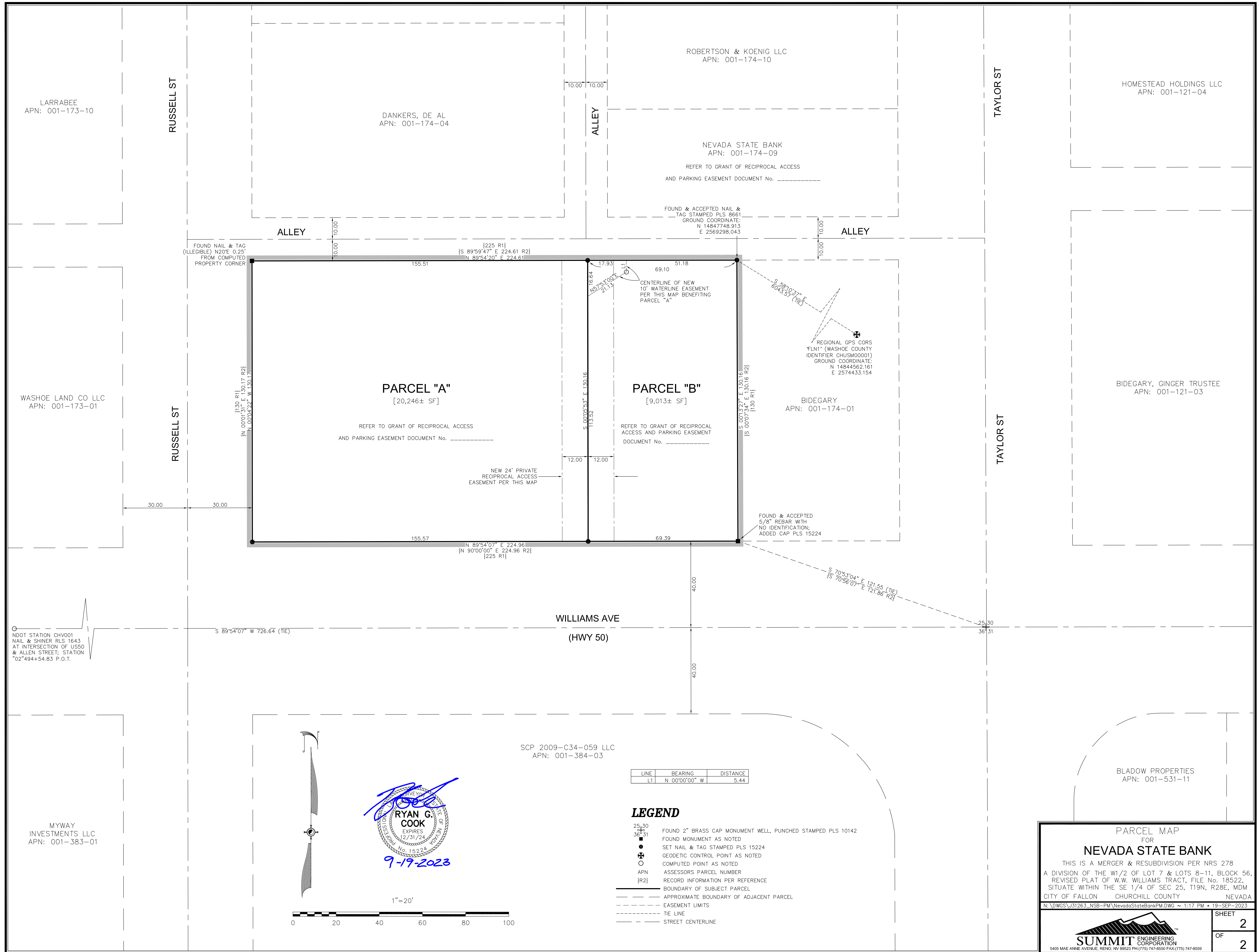
ATTEST: FALLON CITY CLERK _____ DATE _____

GENERAL NOTES:

- 1). TOTAL AREA = 29,259± SQUARE FEET.
- 2). TOTAL NUMBER OF PARCELS = 2.
- 3). A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL, EXCEPTING THEREFROM THAT PORTION WITHIN THE FOOTPRINT OF BUILDINGS, FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO SAID PARCELS AND THE RIGHT TO EXIT SAID PARCELS WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME, AND THE UTILITY COMPANY, TOGETHER WITH THE RIGHTS OF INGRESS THERE FROM FOREVER.
- 4). THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- 5). THE NEW 24' PRIVATE RECIPROCAL ACCESS EASEMENT IS FOR THE MUTUAL BENEFIT OF PARCEL "A" AND PARCEL "B".
- 6). BASIS OF BEARINGS & COORDINATES: NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 39° 27' 59.82567" NORTH AND 118° 45' 49.43531" WEST FOR REGIONAL GRS CORS "FLN1" (WASHOE COUNTY IDENTIFIER CHUSM0001). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000269448 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.
- 7). A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL AS SHOWN 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.
- 8). IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN A COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

FILE No. _____ FEE: \$45.00 FILED FOR RECORD AT THE REQUEST OF BY _____ ON THIS _____ DAY OF _____ 2023, AT _____ MINUTES PAST O'CLOCK _____ OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA TASHA HESSEY COUNTY RECORDER BY: _____ DEPUTY	<p>PARCEL MAP FOR NEVADA STATE BANK</p> <p>THIS IS A MERGER & RESUBDIVISION PER NRS 278 A DIVISION OF THE W1/2 OF LOT 7 & LOTS 8-11, BLOCK 56, REVISED PLAT OF W.W. WILLIAMS TRACT, FILE NO. 18522, SITUATE WITHIN THE SE 1/4 OF SEC 25, T19N, R28E, MDM CITY OF FALLON CHURCHILL COUNTY NEVADA N:\DWGS\J31263_NSB-PM\NevadaStateBankPM.DWG ~ 1:18 PM • 19-SEP-2023</p> <p>SHEET 1 OF 2</p> <p>SUMMIT ENGINEERING CORPORATION 5405 MAE ANNE AVENUE, RENO, NV 89523 PH:(775) 747-8500 FAX:(775) 747-8559</p>
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PRELIMINARY, FOR REVIEW ONLY



RYAN G COOK
 EXPIRES 12/31/24
 9-19-2023

LINE	BEARING	DISTANCE
L1	N 00°00'00" W	5.44

- LEGEND**
- FOUND 2" BRASS CAP MONUMENT WELL, PUNCHED STAMPED PLS 10142
 - FOUND MONUMENT AS NOTED
 - SET NAIL & TAG STAMPED PLS 15224
 - ⊕ GEODETIC CONTROL POINT AS NOTED
 - COMPUTED POINT AS NOTED
 - APN ASSESSORS PARCEL NUMBER
 - [R2] RECORD INFORMATION PER REFERENCE
 - BOUNDARY OF SUBJECT PARCEL
 - - - APPROXIMATE BOUNDARY OF ADJACENT PARCEL
 - EASEMENT LIMITS
 - - - TIE LINE
 - STREET CENTERLINE

PARCEL MAP FOR NEVADA STATE BANK

THIS IS A MERGER & RESUBDIVISION PER NRS 278
 A DIVISION OF THE W1/2 OF LOT 7 & LOTS 8-11, BLOCK 56,
 REVISED PLAT OF W.W. WILLIAMS TRACT, FILE No. 18522,
 SITUATE WITHIN THE SE 1/4 OF SEC 25, T19N, R28E, MDM
 CITY OF FALLON CHURCHILL COUNTY NEVADA

N:\DWGS\J31263_NSB-PM\NevadaStateBankPM.DWG ~ 1:17 PM • 19-SEP-2023

SHEET 2 OF 2

SUMMIT ENGINEERING CORPORATION
 5405 MAE ANNE AVENUE, RENO, NV 89523 PH:(775) 747-8500 FAX:(775) 747-8509