

CUT OFF

**OWNERS CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HSKS, LLC, A NEVADA LIMITED LIABILITY COMPANY, SERIES 212, THE BABB PLACE SERIES, IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278 AND CHURCHILL COUNTY CODE, AND HEREBY GRANTS PERMANENT EASEMENTS FOR PUBLIC UTILITIES AS DESIGNATED ON THIS MAP AND FURTHER COMMITS, UPON TRANSFER, TO MAKE PROVISION FOR THE PAYMENT OF TAX IMPOSED BY NRS 375, AND TO COMPLY WITH THE DISCLOSURE AND RECORDING REQUIREMENTS OF THE NRS 598.0923(1)(F). WE DECLARE THAT WE EXECUTE THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN. IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED THEIR NAMES.

HSKS, LLC, A NEVADA LIMITED LIABILITY COMPANY, SERIES 212, THE BABB PLACE SERIES

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
STEVE O'BRIEN, TRUSTEE OF THE O'BRIAN FAMILY TRUST, MANAGING MEMBER OF HSKS, LLC.

**NOTARY PUBLIC ACKNOWLEDGMENT**

\_\_\_\_\_ } s.s.  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

NOTARY PUBLIC

**TITLE COMPANY'S CERTIFICATE:**

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

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: \_\_\_\_\_  
PRINT NAME AND TITLE

**ENGINEER'S CERTIFICATE:**

I, DEREK ZIMNEY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP CONSISTING OF TWO (2) SHEETS, AND THAT THE PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME/TITLE PRINTED

**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

DATE: \_\_\_\_\_

MAYOR

DATE: \_\_\_\_\_

ATTEST: FALLON CITY CLERK

CUT OFF

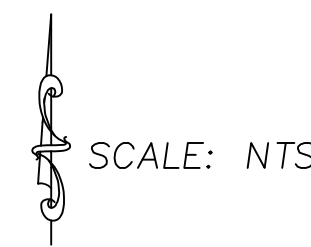
CUT OFF



S. 36, T. 19 N., R. 28 E., M.D.M.

FALLON, CHURCHILL COUNTY, NEVADA

**VICINITY MAP**



**COUNTY CLERK'S CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON THE PROPERTY, THE SUBJECT OF THIS MAP.

APN's: 008-911-07

CHURCHILL COUNTY CLERK/TREASURER DATE: \_\_\_\_\_

**FIRE MARSHALL CERTIFICATE**

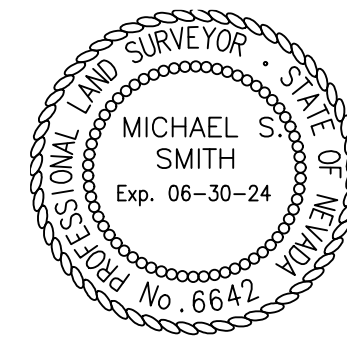
THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND I AM SATISFIED THAT IT COMPLIES WITH THE CITY OF FALLON FIRE CODE REQUIREMENTS.

FIRE MARSHALL DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, MICHAEL SMITH, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF HSKS, LLC., A NEVADA LIMITED LIABILITY COMPANY, SERIES 212, THE BABB PLACE SERIES.
- 2. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M., CITY OF FALLON, COUNTY OF CHURCHILL, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 7TH, 2023.
- 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 THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
- 5. THERE ARE NO EXISTING WETLANDS OR FARMING OPERATIONS ON, OR ADJACENT TO THE SUBJECT PARCEL.
- 6. PER ANNEXATION AGREEMENT, DOC 501361, ONE UNIT OF WATER WAS PURCHASED IN LIEU OF DEDICATION OF UNDERGROUND WATER RIGHTS.



MICHAEL SMITH, PLS 6642  
FOR AND ON BEHALF OF  
ROBISON ENGINEERING Co., Inc.

**UTILITY COMPANIES CERTIFICATE:**

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CC COMMUNICATIONS

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHARTER COMMUNICATIONS

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF FALLON

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
SOUTHWEST GAS COMPANY

**SOUTHWEST GAS CORPORATION STATEMENT**

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

**COPIES NOTE:**

IN ACCORDANCE WITH NEVADA REVISED STATUTES 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

FILE NO: \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF: \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

COUNTY RECORDER  
By: \_\_\_\_\_ DEPUTY  
Fee: \_\_\_\_\_

**A PARCEL MAP FOR HSKS, LLC. A NEVADA LIMITED LIABILITY CO.**  
A PARCEL OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED, DOCUMENT #487410 C.C.O.R. 2021/04/16  
SITUATE WITHIN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, T. 19 N., R. 28 E., M.D.M.  
CITY OF FALLON CHURCHILL COUNTY NEVADA

**Robison Engineering**  
846 VICTORIAN AVENUE  
SPARKS, NV 89431  
www.robisoneng.com  
775-852-2251

DRAWN BY: RLP  
DATE: 2023-10-23  
PROJ. CODE: HSKS-PM  
PROJ. #1-1137-02.145  
SHEET  
**1** OF **2**

CUT OFF

REFERENCES:

CHURCHILL COUNTY RECORDS, UNLESS OTHERWISE NOTED

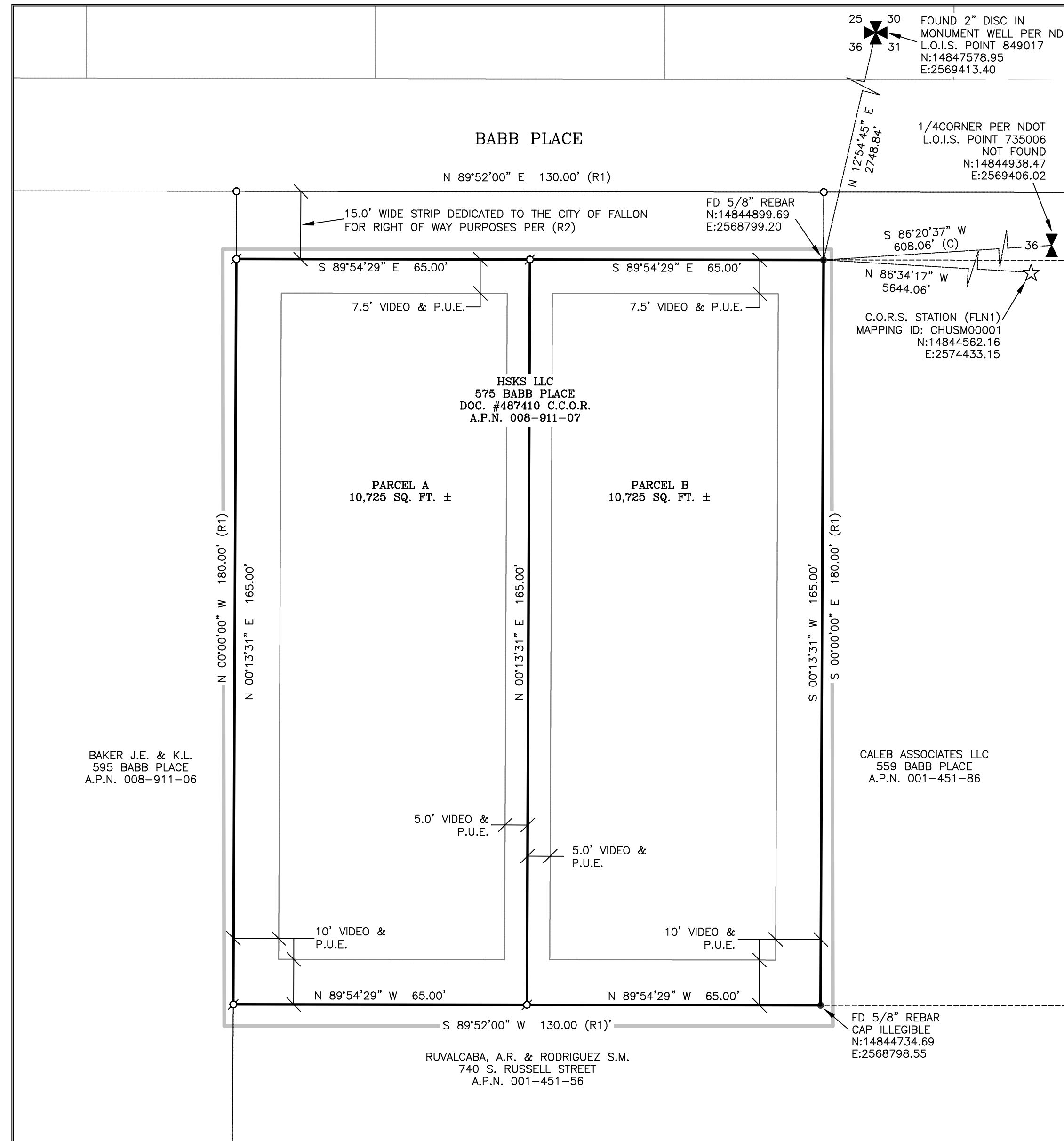
1. GRANT, BARGAIN & SALE DEED NO. 487410
2. ANNEXATION TO THE CITY OF FALLON, NEVADA MAP NO. 501360
3. PARCEL MAP FOR ELIZABETH F. M. WELLS NO. 306505
4. PARCEL MAP FOR ELOISE E. SABATONI NO. 249816

LEGEND:

- DIMENSION POINT (NOTHING FOUND OR SET)
- FOUND MONUMENT AS NOTED
- ◆ FOUND CONTROL MONUMENTS AS INDICATED
- ⊕ TO BE SET - 5/8" REBAR & PLASTIC CAP, OR NAIL & TAG MARKED PLS 6642
- ✦ SECTION CORNER (AS DESCRIBED)
- ⊕ QUARTER SECTION CORNER (AS DESCRIBED)
- ☆ C.O.R.S. STATION (AS DESCRIBED)
- SUBJECT PARCEL BOUNDARIES
- - - ADJOINERS PARCEL BOUNDARIES
- - - PUBLIC UTILITY & RIGHT OF WAY EASEMENT
- - ○ EXISTING FENCES

ABBREVIATIONS:

- |          |  |
|----------|--|
| A.P.N.   | ASSESSORS PARCEL NUMBER                  |
| (C)      | CALCULATED                               |
| C.C.O.R. | OFFICIAL RECORDS OF CHURCHILL COUNTY     |
| C.O.R.S. | CONTINUOUSLY OPERATING REFERENCE STATION |
| DOC.     | DOCUMENT NUMBER                          |
| F.E.M.A. | FEDERAL EMERGENCY MANAGEMENT AGENCY      |
| FND      | FOUND MONUMENT (AS DESCRIBED)            |
| L.O.I.S. | LOCATION INFORMATION SYSTEM              |
| (M)      | MEASURED                                 |
| NDOT     | NEVADA DEPARTMENT OF TRANSPORTATION      |
| NGS      | NATIONAL GEODETIC SURVEY                 |
| PLS      | PROFESSIONAL LAND SURVEYOR               |
| POB      | POINT OF BEGINNING                       |
| (R1)     | REFERENCE 1                              |
| SF       | SQUARE FOOT                              |



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON TIES TO THE STATE OF NEVADA CONTROL POINTS & FALLON GPS BASE STATION (FLN1) SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000269453 WAS USED. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND.

AREAS:

PARCEL 1: 10,725. SQ. FT. ±  
 PARCEL 2: 10,725. SQ. FT. ±  
 TOTAL AREA: 21,450 SQ. FT. ±

PUBLIC UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY LINES  
 5' ON EACH SIDE OF INTERIOR LOT LINES  
 7.5' ALONG ROAD RIGHT OF WAYS

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

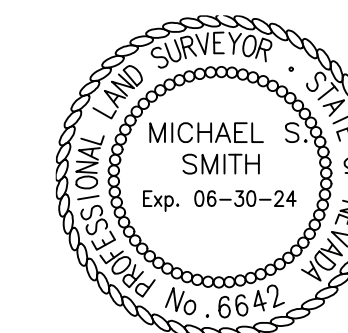
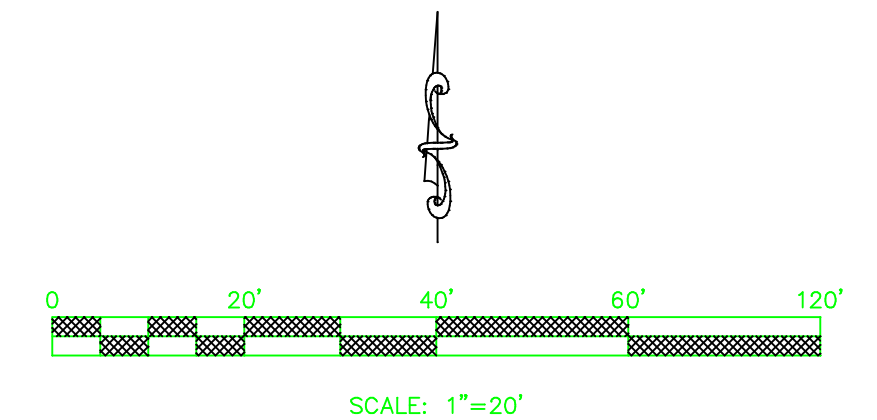
ZONING DISTRICT R-1-5000

MINIMUM PARCEL AREA 5,000 SF  
 MINIMUM LOT WIDTH 50 FEET  
 MINIMUM LOT LENGTH 100 FEET

BUILDING SETBACKS  
 FRONT AND REAR 20 FEET  
 SIDES 5 AND 10 FEET

F.E.M.A. NOTE

THE SUBJECT PARCEL LIES IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD MAP AS DETERMINED BY FLOOD INSURANCE RATE MAP, PANEL 1733 OF 2800, MAP NUMBER 32001C1733F, EFFECTIVE DATE 9/26/2008



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**A NEVADA LIMITED LIABILITY CO.**

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