

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SCOTT C. PAYNE AND SUSANNA D. PAYNE, HUSBAND AND WIFE AS JOINT TENANTS, ARE THE OWNER OF THE 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 N.R.S. CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED.

SCOTT C. PAYNE, OWNER DATE

SUSANNA D. PAYNE, OWNER DATE

STATE OF NEVADA COUNTY OF CHURCHILL } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 20 BY SCOTT C. PAYNE AND SUSANNA D. PAYNE.

NOTARY PUBLIC

UTILITY COMPANY'S CERTIFICATE

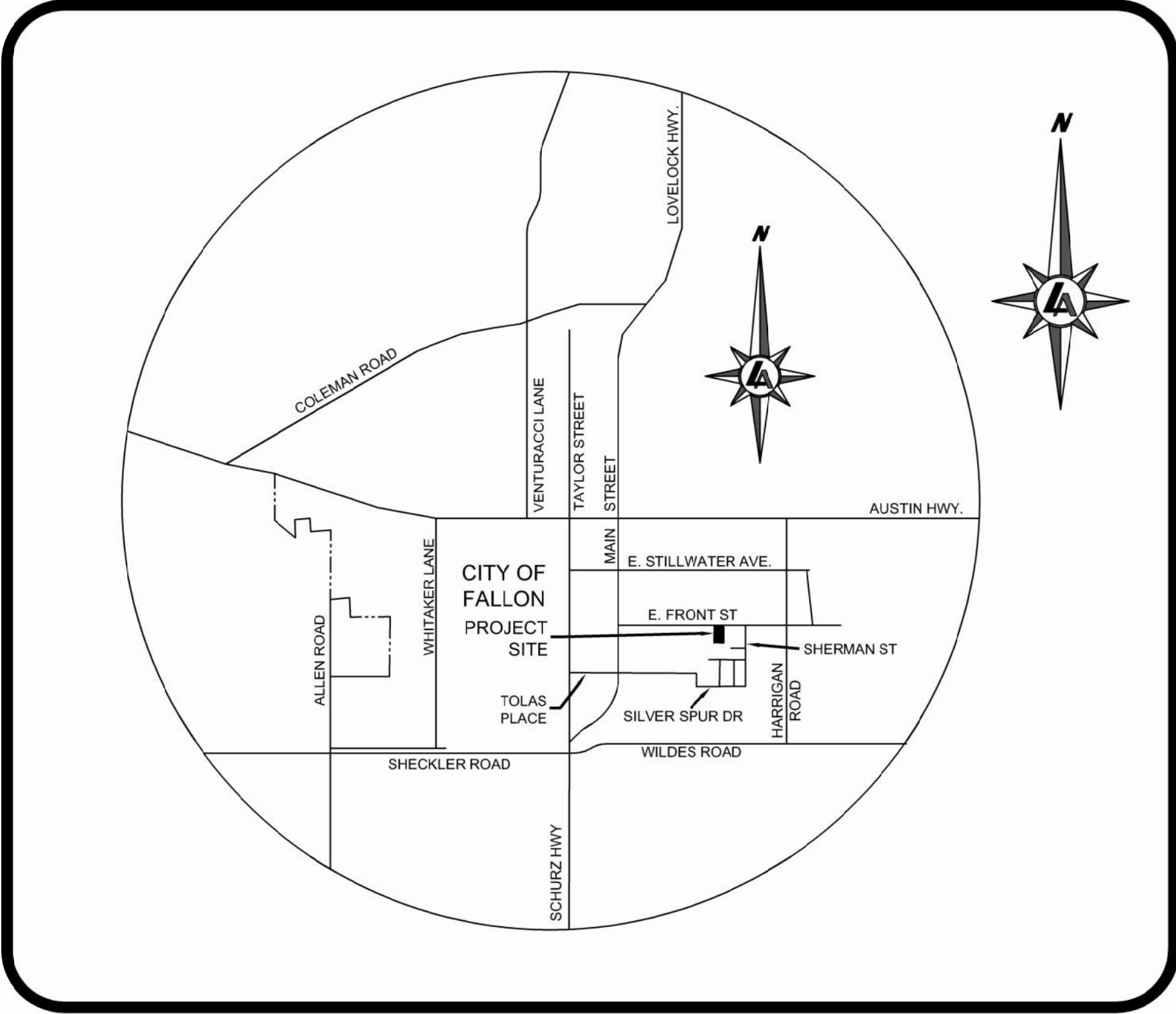
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES.

CITY OF FALLON BY: DATE TITLE:

SOUTHWEST GAS CORPORATION BY: DATE TITLE:

CC COMMUNICATIONS BY: DATE TITLE:

CHARTER COMMUNICATIONS BY: DATE TITLE:



VICINITY MAP

NOT TO SCALE

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 ASSESSMENT, AND
- (3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

DATE TITLE PRINTED NAME SIGNATURE

APN: 001-641-17 & 001-641-30

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 LOT LINE 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.

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

OWNERS

SCOTT PAYNE AND SUE PAYNE 690 E. FRONT STREET FALLON, NV 89406

APN: 001-641-17 680 E. FRONT STREET

APN 001-641-30 690 E. FRONT STREET

ZONING: R2 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

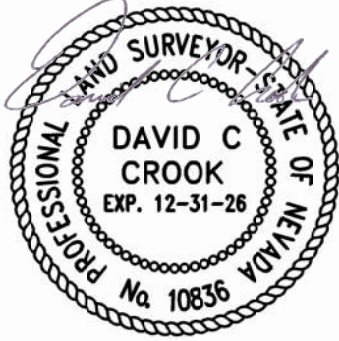
AREA

PARCEL 1: 16,820 ± SQ. FT.

SURVEYOR'S CERTIFICATE

I, DAVID C. CROOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SCOTT PAYNE
- 2) THE LANDS SURVEYED LIE WITHIN NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, T.19 N., R.29 E., M.D.M., CHURCHILL COUNTY, AND THE SURVEY WAS COMPLETED ON , 2026.
- 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 ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



DAVID C. CROOK, P.L.S. NEVADA CERTIFICATE No. 10836

01/08/2026

ENGINEER'S CERTIFICATE

I, DEREK ZIMNEY, CERTIFY THAT I HAVE EXAMINED THIS 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.

CITY ENGINEER 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 , 2025

MAYOR DATE

ATTEST: FALLON CITY CLERK 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

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LUMOS AND ASSOCIATES, INC., ON THIS DAY OF , 20 AT MINUTES PAST O'CLOCK M., IN BOOK PAGE OF OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

RECORDING FEE: BY: RECORDER

FILE NUMBER: BY:

PARCEL MAP

FOR

SCOTT C. PAYNE AND SUSANNA D. PAYNE

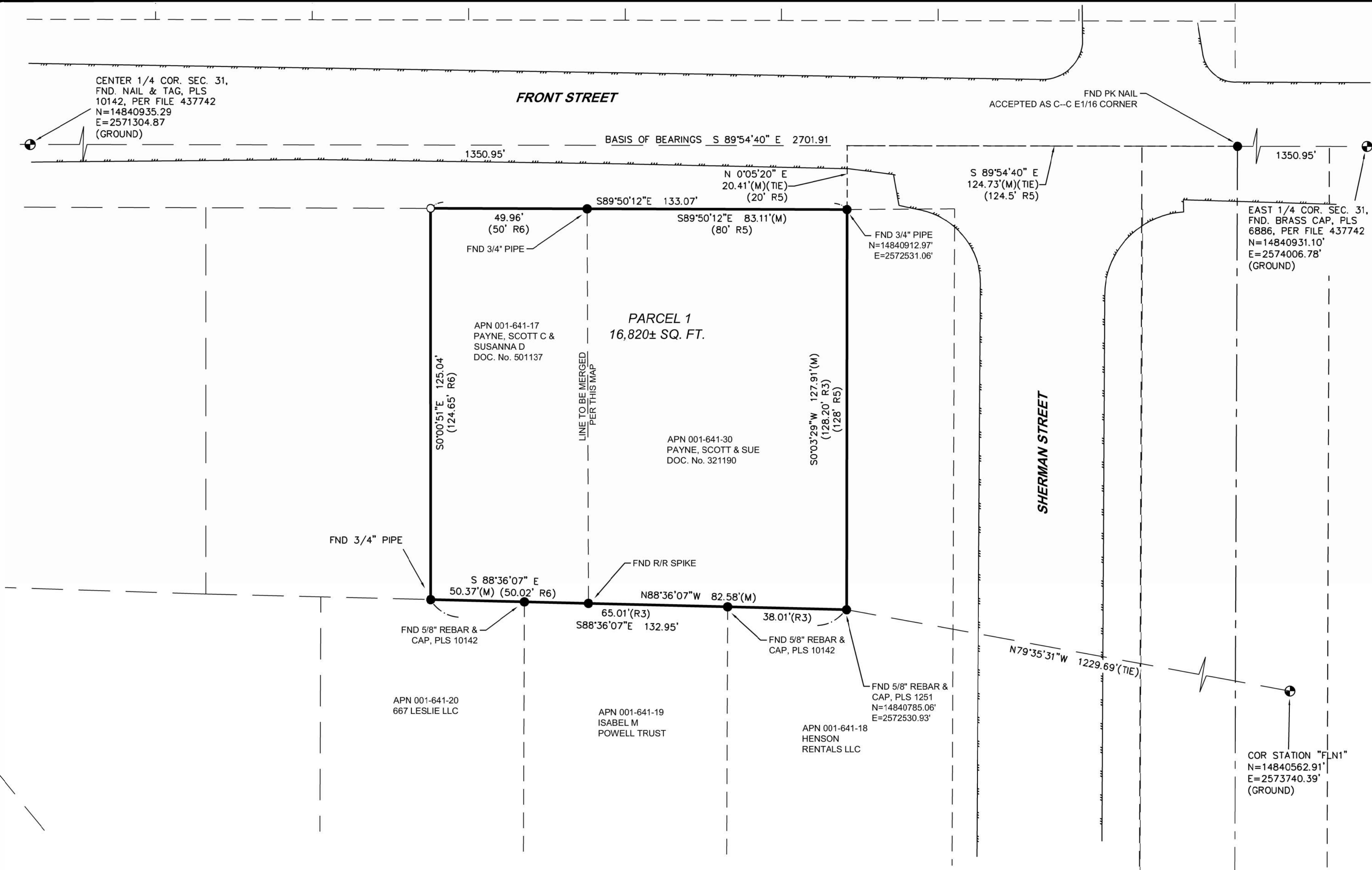
BEING A MERGER AND RESUBDIVISION OF THE PARCELS DESCRIBED IN DOC NO. 321190 AND DOC. NO. 501137 BEING A PORTION NW 1/4 OF THE SE 1/4 OF SECTION 31, T.19 N., R.29 E., M.D.M.

CITY OF FALLON CHURCHILL COUNTY STATE OF NEVADA



275 W. WILLIAMS AVENUE FALLON, NV 89406 TEL (775) 423-2188 INFO@LUMOSINC.COM

Drawn By : DCC Sheet : 1 of 2 Job No. : 11370.001 Drawing No.: 11370001REVERSION



REFERENCE DOCUMENTS

R1 - MCCLANE ADDITION TO FALLON, NEVADA, FILED MARCH 5, 1907 AS FILE NO. 6617
R2 - ANNEXATION MAP FOR CLYDE D. SMITH, FILED JANUARY 20, 1982 AS FILE NO. 186580.
R3 - RAVEN'S NEST SUBDIVISION, FILED SEPTEMBER 3, 2002 AS FILE NO. 345927.
R4 - RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR ROGER BAYLOO, FILED JUNE 28, 2019 AS FILE NO. 474435.
R5 - GRANT, BARGAIN AND SALE DEED, DOC. No.321190.
R6 - GRANT, BARGAIN AND SALE DEED, DOC. No.501137.
R7- ANNEXATION MAP, DOC. No. 516522.

THE ABOVE RECORDS ARE FILED IN THE OFFICIAL RECORDS
OF CHURCHILL COUNTY NEVADA

NOTE

1) THE INTENTION OF THIS MAP IS TO MERGE AND RE-SUBDIVIDE THE SUBJECT
PARCEL.

LEGEND

- SET 5/8" REBAR & CAP, PLS 10836
● FOUND MONUMENT - AS DESCRIBED
(M) MEASURED COURSE AND DISTANCE
(R1) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT

- SUBJECT PARCEL LINE
- - - PARCEL LINE TO BE REVERTED
= = = EDGE OF PAVEMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE
PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED
UPON FOUND MONUMENTS ON THE EAST-WEST CENTERLINE
OF SECTION 31, MEASURED AS S 89°54'40" E ON THIS SURVEY.
THE PROJECT COMBINED FACTOR IS 1.0001854204, SCALED
FROM 0.00N .0.00E AND CONVERTED TO U.S. SURVEY FEET.
ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

OWNERS

SCOTT PAYNE AND SUE PAYNE
690 E. FRONT STREET
FALLON, NV 89406

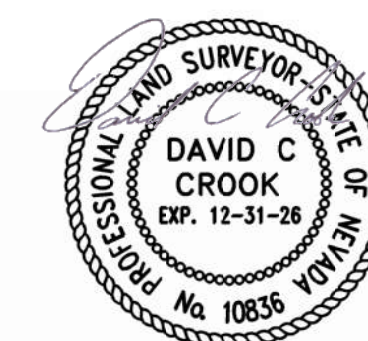
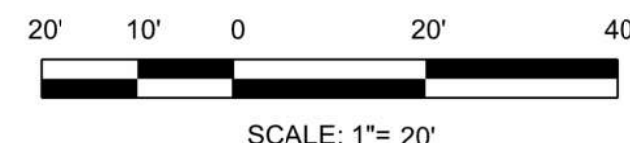
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ZONING: R2 (SINGLE-FAMILY
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01/08/2026

PARCEL MAP

FOR

SCOTT C. PAYNE AND SUSANNA D. PAYNE

BEING A MERGER AND RESUBDIVISION OF THE PARCELS
DESCRIBED IN DOC NO. 321190 AND DOC. NO. 501137
BEING A PORTION NW 1/4 OF THE SE 1/4 OF SECTION 31, T.19 N., R.29 E., M.D.M.

CITY OF FALLON CHURCHILL COUNTY STATE OF NEVADA



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