

**OWNER'S CERTIFICATE**

THE UNDERSIGNED, JESSE E. MORROW, AS OWNER OF THE REAL PROPERTY DEPICTED HEREON, THAT THEY APPROVED AND ACCEPTED THIS PLAT OF SAID LANDS AS SHOWN IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES CHAPTER 278 AND 116 AND SUBSEQUENT AMENDMENTS THERETO, AND THEY ALSO HEREBY GRANT AND SET APART FOREVER ALL EASEMENTS FOR UTILITY INSTALLATIONS AND ACCESS SHOWN HEREON TO SET ASIDE FOREVER, AND DO HEREBY CONSENT TO PREPARATION AND RECORDATION OF THIS MAP.

JESSE E. MORROW

STATE OF NEVADA ) ) S.S.  
COUNTY OF CHURCHILL )

ON \_\_\_\_\_ PERSONALLY APPEARED  
BEFORE ME, A NOTARY PUBLIC,  
JESSE E. MORROW  
WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC \_\_\_\_\_

**ENGINEERS CERTIFICATE**

I, DEREK ZIMNEY, CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 1 SHEET, AND THAT 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 \_\_\_\_\_, 2024.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: FALLON CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CITY CLERK CERTIFICATE**

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF FALLON, COUNTY OF CHURCHILL, STATE OF NEVADA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CLERK, CITY OF FALLON \_\_\_\_\_ DATE \_\_\_\_\_

**POWER, UTILITY, & CABLE TELEVISION EASEMENTS**

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

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

THE UTILITY EASEMENTS SHOWN OR NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.

**CHARTER COMMUNICATIONS EASEMENT**

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

**SOUTHWEST GAS CORPORATION EASEMENT**

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.

**UTILITY COMPANIES**

THE EASEMENTS SHOWN ON THIS PLAN HAVE BEEN CHECKED AND APPROVED BY:

CITY OF FALLON \_\_\_\_\_ DATE \_\_\_\_\_  
BY: DEREK ZIMNEY  
TITLE: CITY ENGINEER

C.C. COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

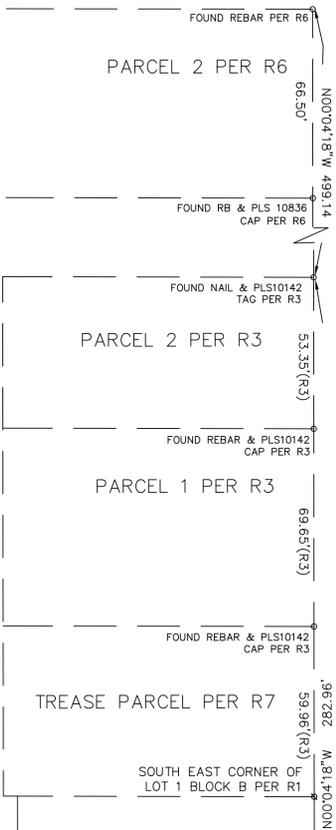
SOUTHWEST GAS CORPORATION \_\_\_\_\_ DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

CHARTER COMMUNICATIONS \_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

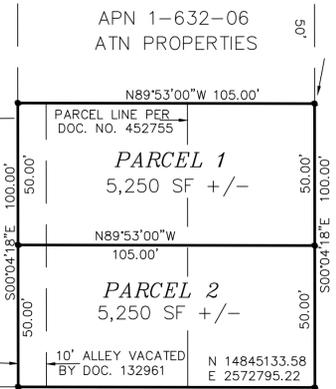
HUMBOLDT STREET  
S14°29'11"W 38.67'

LEAD, TACK AND  
PLS 11420 TAG  
IN TOP OF CURB  
PER R4

CENTER  
1/4 CORNER  
NAIL AND 2" TAG  
STAMPED PLS10142  
PER (NOT FOUND)



APN 1-632-06 DIEHL  
APN 1-632-08 DIEHL  
APN 1-632-32 BUOY

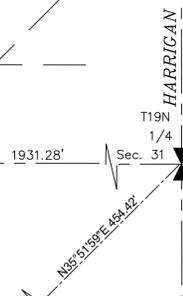


FRONT STREET

WILDES STREET

IDEAL MHP LLC  
APN 1-764-13  
LOT 149 PER R2

45.35'



VICINITY MAP NOT TO SCALE

**FIRE MARSHAL CERTIFICATE**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP AND THE IMPROVEMENT PLANS OF THIS PARCEL MAP AND I AM SATISFIED THAT THEY COMPLY WITH THE CITY OF FALLON FIRE CODE REQUIREMENTS

FIRE MARSHAL \_\_\_\_\_ DATE \_\_\_\_\_

**BASIS OF BEARINGS**

THE NAD-83/94 NEVADA STATE PLANE WEST ZONE (EPOCH 2010) COORDINATE GRID BEARINGS FROM THE TRUCKEE MEADOWS REGIONAL GPS "VRS" NETWORK. SHOWN AS N89°54'34\"/>

**LEGEND**

- 1/4 SECTION CORNER AS DESCRIBED.
- CENTER SECTION CORNER AS DESCRIBED
- SET 5/8\"/>
- CALCULATED POINT, NOTHING SET.
- FOUND PLS11420 CAP PER R3, OR AS DESCRIBED.
- (R1) RECORD AND MEASURED.

**OWNER**

JESSE MORROW  
755 ADOBE STREET  
FALLON, NV 89406

SITE: 760 WILDES  
APN: 001 - 632 - 07

ZONE: R2

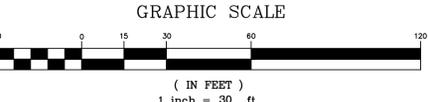
TOTAL AREA: 10,500 SF

**RECORDER'S CERTIFICATE**

FILE NO. \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_ ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.  
FEE: \_\_\_\_\_  
CHURCHILL COUNTY RECORDER \_\_\_\_\_  
DEPUTY \_\_\_\_\_

**REFERENCES**

- R1 = PLAT OF THE MCLANE ADDITION TO FALLON NEVADA FOR I. H. MCLANE BY WILBER, DOCUMENT 6617 DATED MARCH 5, 1907.
- R2 = OFFICIAL PLAT OF THE IDEAL MOBILE HOME COMMUNITY BY EMERY, DOCUMENT 173673 DATED 6/17/1980.
- R3 = PARCEL MAP FOR WYLIE BY LUMOS, DOCUMENT 327991 DATED 3/15/2000.
- R4 = PARCEL MAP FOR KIVLEY BY BELL, DOCUMENT 386203 DATED OCTOBER 3, 2006.
- R5 = RECORD OF SURVEY FOR BEAVER BY BELL, DOCUMENT 488418 DATED 5/3/2021.
- R6 = PARCEL MAP FOR PEREZ BY LUMOS, DOCUMENT 491864 DATED 11/19/2021.
- R7 = ROS FOR TREASE BY GEOSURVEYS DOCUMENT 254621 DATED 8/21/1980.

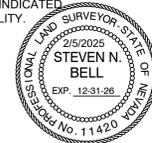


**SURVEYOR'S CERTIFICATE**

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

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JESSE MORROW
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SW 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 19 NORTH, RANGE 29 EAST M.D.B. & M., AND THE SURVEY WAS COMPLETED ON 11/11/2024.
- 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, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 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  
EXPIRES: 12/31/26



NOTE: 1) IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

**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 \_\_\_\_\_

PARCEL MAP FOR  
**JESSE MORROW**  
VESTING DEED DOCUMENT No. 452755  
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31, T19N, R29E, M.D.B.&M.  
CITY OF FALLON CHURCHILL COUNTY NEVADA  
Bell Land Surveying  
100 Fillmore Way  
Reno, Nevada 89519  
(775) 240-3079 FALLON: 775-423-8701  
Email: STEVENNBELL@YAHOO.COM  
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