

LOT 62 PER (R2)
APN: 1320-05-001-051
R. SCOTT JOHNSON LIVING TRUST

LOT 63 PER (R2)
APN: 1320-05-001-052
R. SCOTT JOHNSON LIVING TRUST

LOT 64 PER (R3)
APN: 1320-04-001-133
R. SCOTT JOHNSON LIVING TRUST

PORTION OF
"REMAINDER BLOCK K"
PER (R2)
2.543 Ac.
110,753 s.f.
PORTION OF EXISTING
APN: 1320-05-001-053
(CARSON VALLEY BUSINESS PARK)

LOT 55
9.100 Ac.
396,398 s.f.
PORTION OF EXISTING
APN: 1320-05-001-053

CURVE DATA

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD |
|------------|------------|---------|---------|---------|---------|
| ① (R2)&(M) | 90°00'00" | 50.00' | 78.54' | 50.00' | 70.71' |
| ② (R2)&(M) | 35°39'33" | 100.00' | 62.24' | 32.16' | 61.24' |
| ③ (R2)&(M) | 125°39'33" | 60.00' | 131.59' | 116.90' | 106.76' |

LINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 89°54'38" W | 30.00' |

NOTE:
THIS RECORD OF SURVEY HAS BEEN PREPARED TO INDICATE THE LIMITS OF LOT 55, WHICH IS LOCATED WITHIN THE PARCEL SHOWN AS "PORTION OF REMAINDER BLOCK K" WITH AN AREA OF 11.642 ACRES, A PARCEL SHOWN ON RECORD OF SURVEY #11 FOR CARSON VALLEY BUSINESS PARK, PHASE 2, RECORDED AS DOCUMENT No. 2017-907661, AND ALSO SHOWN ON "RECORD OF SURVEY #12 FOR CARSON VALLEY BUSINESS PARK, PHASE 2" WHICH WAS RECORDED AS DOCUMENT No. 2018-923758, OFFICIAL RECORDS OF DOUGLAS COUNTY.

"BLOCK K" WAS A PORTION OF, AND DELINEATED BY, THE "FINAL MAP #1015-2 FOR CARSON VALLEY BUSINESS PARK PHASE 2" WHICH WAS RECORDED IN BOOK 798 AT PAGE 560 AS DOCUMENT No. 448664 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY.

EASEMENTS:
A 5.00 FOOT EASEMENT ALONG ALL SIDE AND REAR PROPERTY LINES AND A 10.00 FOOT WIDE EASEMENT ALONG ALL STREET RIGHT-OF-WAY WITHIN THIS RECORD OF SURVEY ARE HEREBY GRANTED FOR PUBLIC UTILITY PURPOSES.

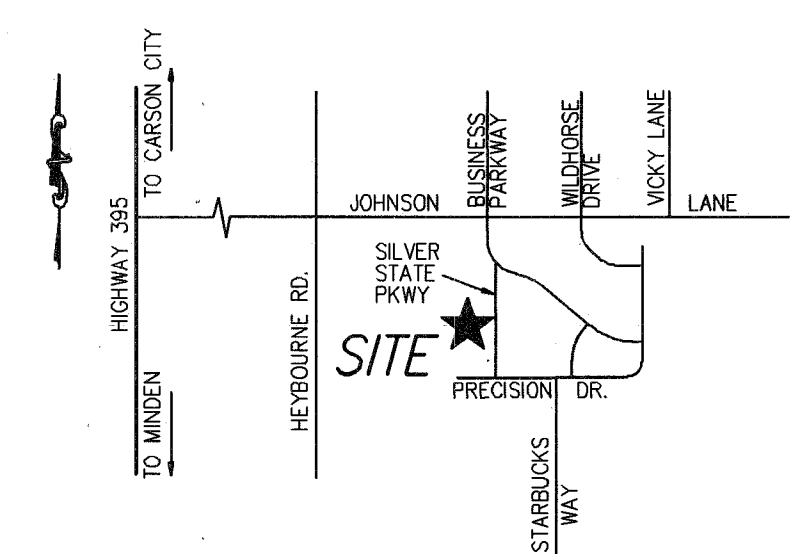
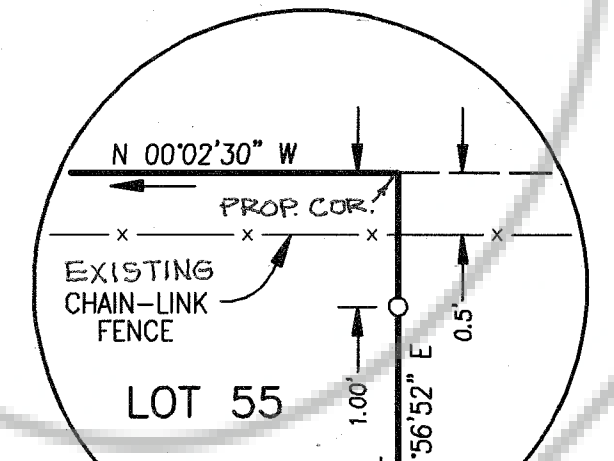
AN "AVIGATION EASEMENT WITH RIGHT OF REVERSION" EXISTS OVER THIS ENTIRE PROPERTY, FILED IN Bk. 0993, Pg. 3837, DOUGLAS COUNTY RECORDS, AS DOCUMENT No. 318136.

A 10.00 FOOT EASEMENT ALONG ALL ROAD RIGHT-OF-WAYS SHALL BE GRANTED FOR CLUSTER MAILBOXES.

- REFERENCE DOCUMENT:**
- (R1) RECORD OF SURVEY #8 FOR CARSON VALLEY BUSINESS PARK, PHASE 2, RECORDED IN BOOK 0407, PAGE 5018, DOCUMENT No. 699279, OFFICIAL RECORDS OF DOUGLAS COUNTY.
 - (R2) RECORD OF SURVEY #11 FOR CARSON VALLEY BUSINESS PARK, PHASE 2, RECORDED AS DOCUMENT No. 2017-907661, OFFICIAL RECORDS OF DOUGLAS COUNTY.
 - (R3) RECORD OF SURVEY #12 FOR CARSON VALLEY BUSINESS PARK, PHASE 2, RECORDED AS DOCUMENT No. 2018-923758, OFFICIAL RECORDS OF DOUGLAS COUNTY.

- LEGEND**
- - INDICATES Fd. 5/8" REBAR AND CAP P.L.S. 3209, PER (R1)
 - - INDICATES Fd. 5/8" REBAR AND CAP P.L.S. 3209, PER (R2)
 - - INDICATES SET 5/8" REBAR AND CAP P.L.S. 3209
 - ⊕ - INDICATES FOUND CLASS "A" WELL MONUMENT, P.L.S. 3209, PER (R1)
 - (M) - INDICATES MEASURED DATA
 - (R1) - INDICATES REFERENCE DOCUMENT

BASIS OF BEARINGS:
THE BEARING N 89°56'52" E FOR THE CENTERLINE OF PRECISION DRIVE AS SHOWN ON (R1), WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.



SURVEYOR'S CERTIFICATE:

- DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF CVBP, LLC.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTIONS 4 & 5, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M. AND THE SURVEY WAS COMPLETED ON SEPTEMBER 17, 2019.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT 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 DURABILITY.
- THIS RECORD OF SURVEY IS NOT IN CONFLICT WITH THE REQUIREMENTS OF NRS 278.010 TO 278.630, INCLUSIVE.

DAVID D. WINCHELL, P.L.S. 3209

 9/19/2019
 DATE

COUNTY RECORDER'S CERTIFICATE:

FILED THIS 23 DAY OF September, 2019, AT 25 MINUTES
 PAST 9 O'CLOCK A.M., AS DOCUMENT NUMBER 2019-935526
 RECORDED AT THE REQUEST OF DAVID D. WINCHELL
Karen Ellison
 KAREN ELLISON
 DOUGLAS COUNTY RECORDER

RECORD OF SURVEY #13
 FOR
CARSON VALLEY BUSINESS PARK PHASE 2
 LOCATED WITHIN A PORTION OF SECTIONS 4 & 5
 TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M.
DOUGLAS COUNTY NEVADA
SHEET 1 OF 1 SHEET

