GRAPHIC SCALE: 1" = 40'
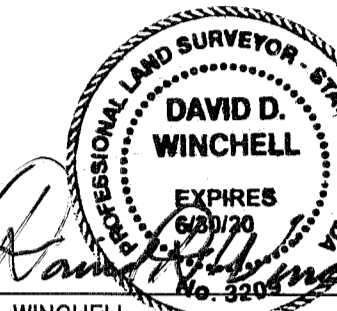
40 20 0 40 80 120

SURVEYOR'S CERTIFICATE:

I, DAVID D. WINCHELL, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF TONY J. & KRISTINE M. SEWARD;

2. THE LANDS SURVEYED LIE WITHIN PORTIONS OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 24, AND THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M. AND THE SURVEY WAS COMPLETED ON JULY 20, 2020.

3. 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.

4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

5. THIS RECORD OF SURVEY IS NOT IN CONFLICT WITH THE REQUIREMENTS OF NRS 278.010 TO 278.630, INCLUSIVE.

(SEAL) PROFESSIONAL LAND SURVEYOR STATE OF NEVADA — DAVID D. WINCHELL EXPIRES — No. 3209

DAVID D. WINCHELL   P.L.S. 3209   7/27/20
                                                DATE

LEGEND:

- ● — INDICATES FOUND MONUMENT, AS NOTED
- ○ — INDICATES SET 5/8" REBAR & CAP, P.L.S. 3209 OR AS NOTED
- Fd. — FOUND
- (M) — INDICATES MEASURED ANGLE OR DISTANCE
- (R1) — INDICATES REFERENCE DOCUMENT
- (MC) — ANGLE OR DISTANCE DERIVED FROM A COMBINATION OF MEASURED AND CALCULATED DATA.

BASIS OF BEARINGS:

THE BEARING N 74°53'54" E FOR THE SOUTHERLY LINE OF LOT 9 OF THOMPSON ACRES UNIT No. 2, RECORDED IN BOOK 378, PAGE 1424 DOCUMENT No. 18827, OFFICIAL RECORDS OF DOUGLAS COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
(NOTE: THIS BEARING WAS MISTAKENLY SHOWN INCORRECT AS N 74°53'54" W ON THE FINAL MAP)

REFERENCE DOCUMENTS:

NOTE: ALL DOCUMENTS LISTED ARE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

(R1) THOMPSON ACRES UNIT No. 2, BOOK 378, PAGE 1424 DOCUMENT No. 18827

(R2) THOMPSON ACRES UNIT No. 1 (UNRECORDED MAP. LOTS WERE SOLD BY INDIVIDUAL DEEDS)

(R3) GRANT, BARGAIN, SALE DEED, DOCUMENT No. 2019-924357

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE CORNERS OF LOT 8 PER (R1).

2. PER (R1) THERE ARE PUBLIC UTILITY EASEMENTS ON THE LOTS AS FOLLOWS:
5.00' ON SIDE AND REAR LOT LINES
7.50' ON ALL ROAD FRONTAGES

COUNTY RECORDER'S CERTIFICATE:

FILED THIS 27th DAY OF July, 20 20, AT 47 MINUTES PAST 1 O'CLOCK P.M., AS DOCUMENT NUMBER 2020-949773

RECORDED AT THE REQUEST OF DAVID D. WINCHELL.

BY: KAREN ELLISON   Deputy
DOUGLAS COUNTY RECORDER

MUSTANG LANE

LOT 8

LOT 28
PER (R2)&(R3)
APN: 1220-24-810-009
(SHIPMAN FAMILY TRUST 4/16/18)

LOT 27
APN: 1220-24-810-010
(L. & M.L. LUTZ))

SET MAG. NAIL & WASHER, P.L.S. 3209 IN A.C. DRIVEWAY

Fd. 1/2" REBAR, NO TAG

2 RAIL SPLIT-RAIL FENCE

(C)
(RAD.)
(R1) N 82°00'00" W
(MC) N 81°58'37" W

(R1) (RAD.)
(R1) N 87°57'47" W
(MC) N 87°50'24" W

(B)

(R1) N 66°00'00" W   329.77'
(MC) N 66°00'27" W   328.77'

2 RAIL SPLIT-RAIL FENCE

(R1) 90.81'
(MC) 90.78'
(MC) 260.86'

ROAD

(A)
(R1) (RAD.)
(R1) N 66°00'00" W
(MC) N 59°52'37" W

LOT 27

LOT 8
PER (R1)
APN: 1220-25-510-019
(T.J. & K.M. SEWARD)
1.16 Acres

Fd. 5/8" THREADED BOLT & TAG, R.L.S. 3519
(0.7' ABOVE SURFACE)

(RAD.)
(R1) N 63°57'50" W
(MC) N 63°50'27" W

Fd. 3/4" IRON PIPE & PLUG R.L.S. 3519

(R1) N 63°57'50" W   299.22'

48" WOOD FENCE ON PROP. LINE

6' WOOD FENCE W/4"x6" POSTS

(MC) N 63°57'34" W   298.56'

(R1) 170.00' (MC) 170.08'
(R1) N 25°00'00" E
(R1) 260.81'

LOT 5
PER (R1)
APN: 1220-25-510-020
(J. & D. ABBASSI)

LOT 26

0.8'

SET NAIL & TAG, P.L.S. 3209 IN WOOD FENCE

LOT 9
PER (R1)
APN: 1220-25-510-018
(R. REAGAN)

(R1) Δ = 26°02'10"
R = 675.00'
L = 306.73'
T = 156.06'
Ch = 304.10'

(M) Δ = 26°01'00"
R = 675.00'
L = 306.50'
T = 155.94'
Ch = 303.88'

(MC) N 33°06'35" W
(R1) N 33°02'30" W
(R1) 75.00'
(MC) 74.84'

Fd. 3/4" IRON PIPE & PLUG R.L.S. 3519

151.94'
(R1) 152.37'
(MC) 152.37'
(R1) 71.37'
(M) 77.10'

STAGECOACH

Fd. 2" IRON PIPE

LOT 25

Fd. 5/8" REBAR & CAP, PLS 6899

N 74°53'54" E (R1) 391.78'   (M) 391.61'
(BASIS OF BEARINGS)

LOT 10
PER (R1)

(R1) EAST (RAD.)
(MC) N 89°51'27" W

WISEMAN LANE

CURVE DATA

	A (R1)&(MC)	B (R1)&(MC)	C (R1)&(MC)
Δ	03°57'50"	27°57'47"	05°57'47"
R	675.00'	199.00'	175.00'
L	46.70'	97.12'	17.91'
T	23.36'	49.55'	8.96'
Ch	46.69'	96.16'	17.90'

VICINITY MAP
NOT TO SCALE

ARABIAN LANE
PINTO CIRCLE
PALOMINO LANE
MUSTANG LANE
RUHENSTROTH RANCHOS
TO GARDNERVILLE
HIGHWAY 395
WISEMAN LN
SITE
STAGECOACH LANE
TO TOPAZ LAKE

WESTERN SURVEYING SERVICES
P.O. BOX 6202
GARDNERVILLE, NEVADA 89460
(775) 265-1961

RECORD OF SURVEY
FOR
TONY J. & KRISTINE M. SEWARD

BEING WITHIN A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24 AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25 TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M.

DOUGLAS COUNTY   **NEVADA**
SHEET 1 OF 1 SHEET