

OWNER'S CERTIFICATE

I, JAMES J. "BUTCH" PERI, CERTIFY THAT I AM THE LEGAL OWNER OF THIS PARCEL AND DO HEREBY GRANT PERMANENT EASEMENTS FOR ACCESS, UTILITY INSTALLATION, AND DRAINAGE AS DESIGNATED ON THIS MAP.

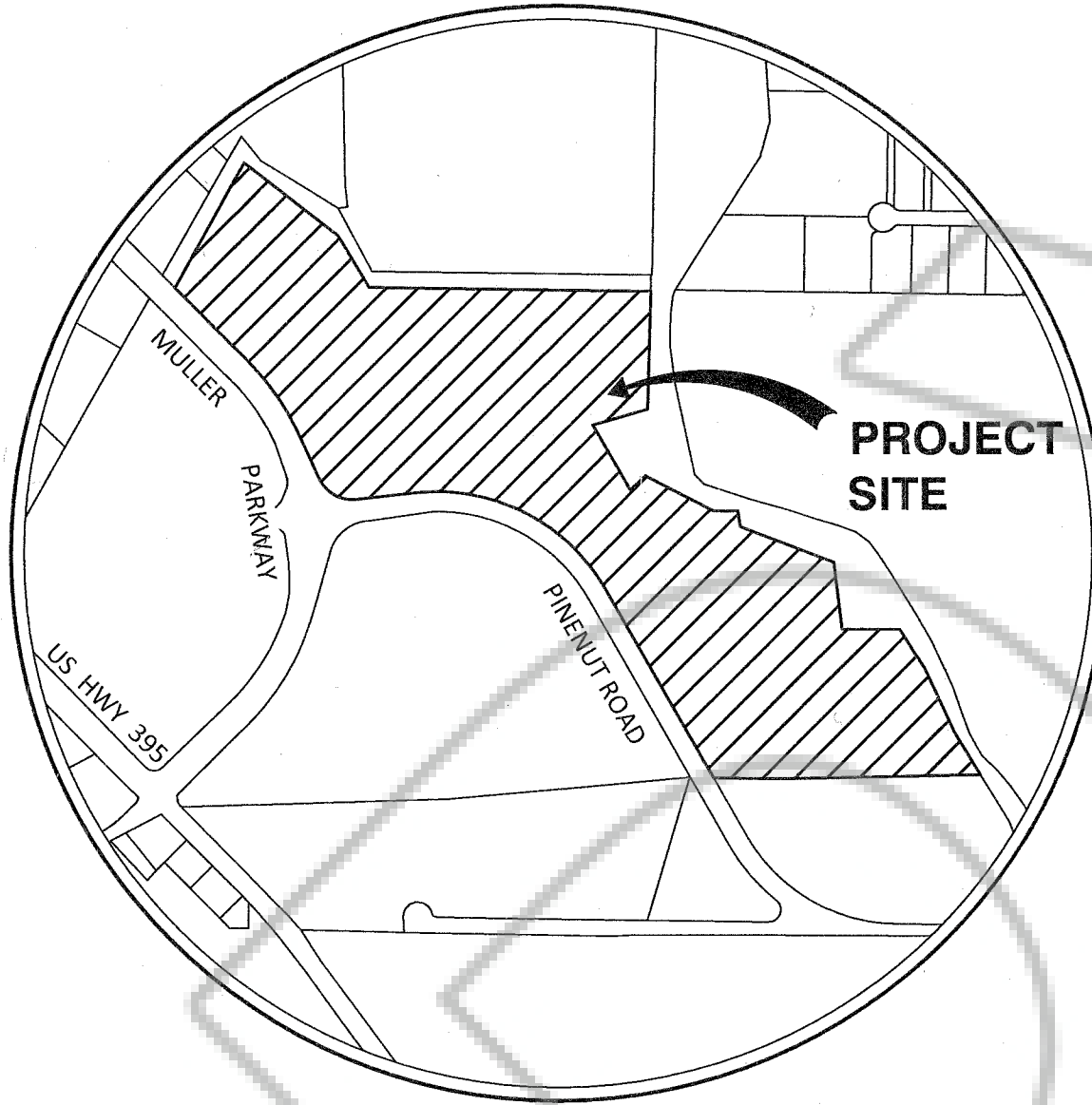
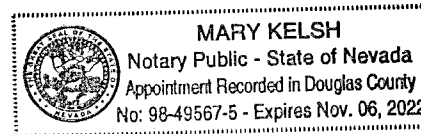
James J. Butch Peri 8/27/2020
 JAMES J. "BUTCH" PERI DATE

NOTARY PUBLIC

STATE OF NV
 COUNTY OF Douglas S.S.

ON THIS 27 DAY OF AUG, IN THE YEAR 2020 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED James J. Butch Peri, PERSONALLY KNOWN BY ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.
Mary Kesh
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11-6-22



VICINITY MAP
 NO SCALE

UTILITY COMPANIES CERTIFICATE

WE, THE UNDERSIGNED UTILITY COMPANIES, HEREBY ACCEPT AND APPROVE THE EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE. ALL PUBLIC UTILITY EASEMENTS INCLUDE C.A.T.V.

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO NV ENERGY WITHIN EACH PARCEL 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, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

Kate Perkins 8/10/2020
 SIERRA PACIFIC POWER COMPANY DATE
 d/b/a NV ENERGY

Katherine Perkins
 PRINTED NAME

Chris Willing 8/11/2020
 FRONTIER COMMUNICATIONS DATE

Chris Willing
 PRINTED NAME

Leonel Gonzalez 8/11/2020
 CHARTER COMMUNICATIONS DATE

Leonel Gonzalez
 PRINTED NAME

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL 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.

Amanda Marucci 8/11/2020
 SOUTHWEST GAS CORPORATION DATE

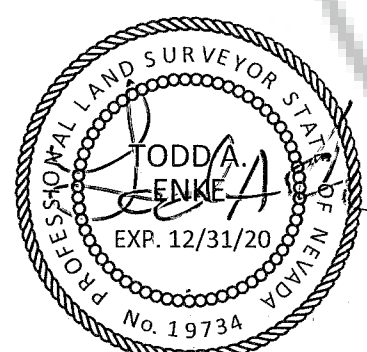
Amanda Marucci
 PRINTED NAME

SURVEYOR'S CERTIFICATE

I, TODD A. ENKE, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA DO HEREBY STATE THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF JAMES J. BUTCH PERI.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTIONS 10 AND 11, T. 12 N., R. 20 E., M.D.M. AND THE SURVEY WAS COMPLETED ON MAY 26, 2019.
- THIS MAP IS NOT IN CONFLICT WITH THE PROVISION OF NRS 278.010 TO 278.630, INCLUSIVE.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, 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 DURABILITY.

Todd A. Enke 08/21/2020
 TODD A. ENKE, PLS 19734 DATE



NOTES

- THIS MAP IS A DIVISION OF ADJUSTED PARCEL 3B AS SHOWN ON THE RECORD OF SURVEY FOR JAMES J. BUTCH PERI, PINE NUT ROAD AND MULLER PARKWAY, FILED FOR RECORD JUNE 24, 2013 AS DOCUMENT NUMBER 825903, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.
- THIS AREA IS IN UNSHADED FLOOD ZONE X, PURSUANT TO FLOOD INSURANCE RATE MAP NO. 32005C0265G, REVISED JANUARY 20, 2010.
- THERE ARE NO EARTHQUAKE FAULTS OR HILLSIDE AREAS AFFECTING THESE PARCELS.
- THE TOTAL AREA DIVIDED IS 62.56 ACRES.
- ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
- A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON.
- MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS MUST BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.
- OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.
- OFF-SITE STORM WATER RUN-OFF FROM APN: 122-11-002-024 SHALL BE PERPETUATED THROUGH PARCEL 3B-1.
- NO SECONDARY POWER IS PROVIDED AND IT IS THE RESPONSIBILITY OF THE PARCEL OWNER TO PROVIDE THE FACILITIES AND CONNECTIONS REQUIRED BY THE POWER PROVIDER FOR SECONDARY POWER, INCLUDING CONNECTION FEES, TRANSFORMERS, POLES AND LINE EXTENSIONS.
- NO ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT OF WAY MAINTAINED BY DOUGLAS COUNTY.
- FOR DRAINAGE THAT DOES NOT CROSS PROPERTY LINES AND DOES NOT CONVEY PUBLIC WATER THE APPLICANT SHALL SUBMIT A COPY OF A RECORDED DEED RESTRICTION STATING THE FOLLOWING: "ON-SITE DRAINAGE PATTERNS HAVE BEEN CONSTRUCTED AND WILL BE MAINTAINED IN ACCORDANCE WITH THE PLANS APPROVED BY THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT ON (DATE). ANY ALTERATIONS TO THE THE APPROVED ONSITE DRAINAGE PATTERNS WILL ONLY BE ALLOWED AFTER A SITE IMPROVEMENT PERMIT HAS BEEN APPROVED BY THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT. IF THE ON-SITE DRAINAGE INFRASTRUCTURE IS NOT MAINTAINED IN AN ACCEPTABLE MANNER, THE COUNTY OR (APPLICABLE TOWN OR GID) MAY PERFORM THE NECESSARY MAINTENANCE TO INSURE PUBLIC SAFETY NEEDS ARE MET. THE COUNTY WILL HAVE THE OPTION TO SEE REIMBURSEMENT FOR ANY PERFORMED MAINTENANCE IN ACCORDANCE WITH DOUGLAS COUNTY CODE 20.691.270 ABATEMENT BY COUNTY" (THIS IS NOT INTENDED FOR ALL PROJECTS, BUT WOULD BE FOR PROJECTS THAT HAVE SIGNIFICANT STORM DRAIN INFRASTRUCTURE (NOT JUST OVERLAND FLOW) SUCH AS PRIVATE DETENTION/RETENTION PONDS, UNDERGROUND STORAGE, OR DRAINS TO COUNTY MAINTAINED FACILITIES.)

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE OWNERS CERTIFICATE ARE THE ONLY PARTIES OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR HOLDERS OF RECORD:

APN: 1220-11-001-066
 BY: [Signature] 7/17/2020
 DATE

FIRST AMERICAN TITLE INSURANCE COMPANY

PRINTED NAME: Cory Miller
 Nevada Division VP File # 2578209A

COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 8 DAY OF SEPTEMBER 2020. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION AS PART OF THIS MAP. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENT(S).

[Signature] 9.8.2020
 THOMAS A. DALLAIRE, P.E. COMMUNITY DEVELOPMENT DIRECTOR DATE

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 8th DAY OF September, 2020, AND WAS DULY APPROVED. IN ADDITION ALL OFFERS OF DEDICATION FOR PUBLIC ROADWAYS AND OTHER PUBLIC USE ELEMENTS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

[Signature] 9-14-2020
 KATHY LEWIS, COUNTY CLERK DATE

TAX COLLECTOR'S CERTIFICATE

I, Lynn Teter, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR DO HEREBY CERTIFY THAT James Peri HAS PAID TAXES FOR THE FISCAL YEAR.

APN: 1220-11-001-066

[Signature] 8/18/2020
 KATHY LEWIS, DOUGLAS COUNTY CLERK-TREASURER & EX-OFFICIO TAX COLLECTOR DATE

COUNTY ENGINEER'S CERTIFICATE

I, JEREMY J. HUTCHINGS, P.E., COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS TECHNICALLY CORRECT.

[Signature] 09.09.2020
 JEREMY J. HUTCHINGS, P.E., DOUGLAS COUNTY ENGINEER DATE

COUNTY RECORDER'S CERTIFICATE

FILED THIS 22 DAY OF December, 2020 AT 05 MINUTES PAST 2 O'CLOCK P.M., AS DOCUMENT NUMBER 2020-958775 RECORDED AT THE REQUEST OF Stoneridge Villas.

[Signature] 12/22/20
 KAREN ELLISON, DOUGLAS COUNTY RECORDER DATE

SHEET 1 OF 2

**FINAL PARCEL MAP
 DP-20-0049**

FOR
STONERIDGE VILLAS

LOCATED WITHIN A PORTION OF SECTIONS 10 AND 11, T.12N., R.20E., M.D.M.



Carson City
 340 N. Minnesota St.
 Carson City, NV 89703-4152
 775-883-1600
Lake Tahoe
 276 Kingsbury Grade, Ste. 206
 Stateline, NV 89449
 775-588-7500

AUGUST 05, 2020

JOB NO. 19-268

GARDNERVILLE

DOUGLAS COUNTY

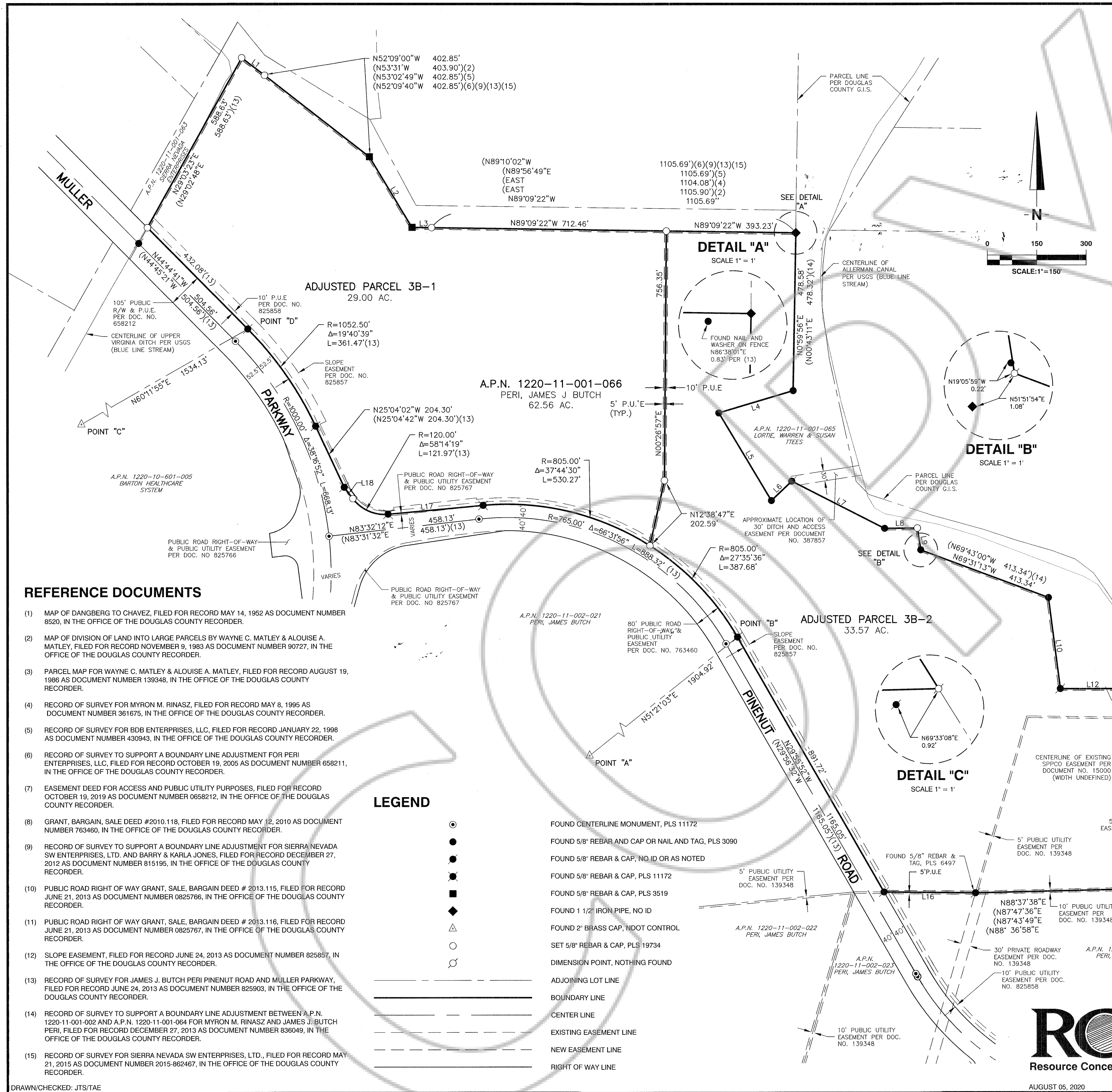
NEVADA

DRAWN/CHECKED: JTS/TAE

LINE TABLE

LINE	BEARING	DISTANCE	REFERENCE
L1	N52°09'00"W	402.85'	
	(N53°31'W)	(86.90)	(2)
	(N53°33'48"W)	(86.89)	(5)
L2	(N52°40'39"W)	(86.89)	(6)(9)(13)(14)(15)
	N31°07'21"W	250.16'	
	(N31°24'W)	(249.23)	(2)
L3	(N32°01'10"W)	(250.16)	(5)
	(N31°08'01"W)	(250.16)	(6)(9)(13)(14)(15)
	N89°19'45"W	59.37'	
L4	(N89°48'E)	(59.26)	(2)
	(N89°46'26"E)	(59.37)	(5)
	(N89°20'25"W)	(59.37)	(6)(9)(13)(14)(15)
L5	N73°28'21"E	235.58'	
	(N73°16'34"E)	(235.58)	(14)
	N30°57'22"W	310.37'	
L6	(N31°09'09"W)	(310.37)	(14)
	N46°27'57"E	85.26'	
	(N46°16'10"E)	(85.26)	(14)
L7	N63°02'10"W	315.76'	
	(N63°57'W)	(314.10)	(2)
	(N63°57'00"W)	(315.73)	(4)
L8	(N63°55'06"W)	(315.82)	(5)
	(N63°01'56"W)	(315.82)	(6)(13)
	(N63°13'57"W)	(315.82)	(14)
L9	N89°27'07"E	99.44'	
	(N88°02'E)	(100.00)	(2)
	(N88°22'25"E)	(99.44)	(4)
L10	(N88°29'00"E)	(99.27)	(5)
	(N89°22'09"E)	(99.27)	(6)(13)
	(N89°15'20"E)	(99.44)	(14)
L11	N08°53'15"W	67.22'	
	(N8°33'W)	(68.00)	(2)
	(N09°45'39"W)	(67.22)	(4)
L12	(N09°46'47"W)	(67.05)	(5)
	(N08°53'38"W)	(67.05)	(6)(13)
	(N09°05'02"W)	(67.22)	(14)
L13	N07°28'12"W	278.67'	
	(N07°39'59"W)	(278.67)	(14)
	N89°57'43"E	235.74'	
L14	(N89°45'56"E)	(235.74)	(14)
	(N32°48'46"W)	191.72'	
	(N33°00'33"W)	(191.72)	(14)
L15	N25°19'27"W	292.37'	
	(N24°50'W)	(292.00)	(2)(3)
	(N26°11'23"W)	(292.38)	(4)
L16	(N26°09'28"W)	(292.24)	(5)
	(N25°16'19"W)	(292.24)	(6)(13)
	(N25°31'14"W)	(292.37)	(14)
L17	N31°57'35"W	204.62'	
	(N33°37'W)	(204.70)	(3)
	(N32°04'59"W)	(204.50)	(5)
L18	(N31°47'50"W)	(204.50)	(6)(13)
	N89°25'11"W	277.85'	
	(N89°25'51"W)	(277.85)	(13)
L19	N89°25'11"W	277.85'	
	(N84°44'02"E)	289.47'	
	(N84°43'22"E)	(289.47)	(13)
L20	N37°01'39"W	43.34'	
	(N37°02'19"W)	(43.34)	(13)

LINE	BEARING	DISTANCE	REFERENCE
L9	N08°53'15"W	67.22'	
	(N8°33'W)	(68.00)	(2)
	(N09°45'39"W)	(67.22)	(4)
L10	(N09°46'47"W)	(67.05)	(5)
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L11	N07°28'12"W	278.67'	
	(N07°39'59"W)	(278.67)	(14)
	N89°57'43"E	235.74'	
L12	(N89°45'56"E)	(235.74)	(14)
	(N32°48'46"W)	191.72'	
	(N33°00'33"W)	(191.72)	(14)
L13	N25°19'27"W	292.37'	
	(N24°50'W)	(292.00)	(2)(3)
	(N26°11'23"W)	(292.38)	(4)
L14	(N26°09'28"W)	(292.24)	(5)
	(N25°16'19"W)	(292.24)	(6)(13)
	(N25°31'14"W)	(292.37)	(14)
L15	N31°57'35"W	204.62'	
	(N33°37'W)	(204.70)	(3)
	(N32°04'59"W)	(204.50)	(5)
L16	(N31°47'50"W)	(204.50)	(6)(13)
	N89°25'11"W	277.85'	
	(N89°25'51"W)	(277.85)	(13)
L17	N89°25'11"W	277.85'	
	(N84°44'02"E)	289.47'	
	(N84°43'22"E)	(289.47)	(13)
L18	N37°01'39"W	43.34'	
	(N37°02'19"W)	(43.34)	(13)



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD-83, NEVADA COORDINATE SYSTEM 1983/94, WEST ZONE, MODIFIED TO GROUND USING THE COMBINED SCALE FACTOR OF 1.0002, AS OBSERVED FROM NEVADA DEPARTMENT OF TRANSPORTATION CONTROL POINT 1233006.

PROJECT CONTROL

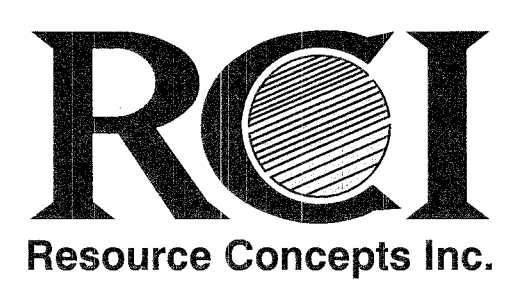
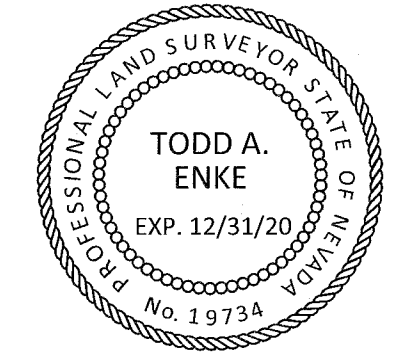
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
A	14644448.43	2303268.45	4833.78	FOUND 2" BRASS CAP, NDOT 1233006
B	14645638.15	2304756.17	4854.26	FOUND 5/8" REBAR & CAP, PLS 11172
C	14645810.89	2301939.80	4821.14	FOUND 2" BRASS CAP, NDOT 1233007
D	14646573.35	2303271.05	4826.38	FOUND 5/8" REBAR & CAP, PLS 11172

REFERENCE DOCUMENTS

- MAP OF DANGBERG TO CHAVEZ, FILED FOR RECORD MAY 14, 1952 AS DOCUMENT NUMBER 8520, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.
- MAP OF DIVISION OF LAND INTO LARGE PARCELS BY WAYNE C. MATLEY & ALOUISE A. MATLEY, FILED FOR RECORD NOVEMBER 9, 1983 AS DOCUMENT NUMBER 90727, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.
- PARCEL MAP FOR WAYNE C. MATLEY & ALOUISE A. MATLEY, FILED FOR RECORD AUGUST 19, 1986 AS DOCUMENT NUMBER 139348, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.
- RECORD OF SURVEY FOR MYRON M. RINASZ, FILED FOR RECORD MAY 8, 1995 AS DOCUMENT NUMBER 361675, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.
- RECORD OF SURVEY FOR BDB ENTERPRISES, LLC, FILED FOR RECORD JANUARY 22, 1998 AS DOCUMENT NUMBER 430943, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.
- RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR PERI ENTERPRISES, LLC, FILED FOR RECORD OCTOBER 19, 2005 AS DOCUMENT NUMBER 658211, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.
- EASEMENT DEED FOR ACCESS AND PUBLIC UTILITY PURPOSES, FILED FOR RECORD OCTOBER 19, 2019 AS DOCUMENT NUMBER 0658212, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.
- GRANT, BARGAIN, SALE DEED #2010.118, FILED FOR RECORD MAY 12, 2010 AS DOCUMENT NUMBER 763460, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.
- RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR SIERRA NEVADA SW ENTERPRISES, LTD. AND BARRY & KARLA JONES, FILED FOR RECORD DECEMBER 27, 2012 AS DOCUMENT NUMBER 815195, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.
- PUBLIC ROAD RIGHT OF WAY GRANT, SALE, BARGAIN DEED # 2013.115, FILED FOR RECORD JUNE 21, 2013 AS DOCUMENT NUMBER 0825766, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.
- PUBLIC ROAD RIGHT OF WAY GRANT, SALE, BARGAIN DEED # 2013.116, FILED FOR RECORD JUNE 21, 2013 AS DOCUMENT NUMBER 0825767, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.
- SLOPE EASEMENT, FILED FOR RECORD JUNE 24, 2013 AS DOCUMENT NUMBER 825857, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.
- RECORD OF SURVEY FOR JAMES J. BUTCH PERI PINENUT ROAD AND MULLER PARKWAY, FILED FOR RECORD JUNE 24, 2013 AS DOCUMENT NUMBER 825903, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.
- RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT BETWEEN A.P.N. 1220-11-001-002 AND A.P.N. 1220-11-001-064 FOR MYRON M. RINASZ AND JAMES J. BUTCH PERI, FILED FOR RECORD DECEMBER 27, 2013 AS DOCUMENT NUMBER 836049, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.
- RECORD OF SURVEY FOR SIERRA NEVADA SW ENTERPRISES, LTD., FILED FOR RECORD MAY 21, 2015 AS DOCUMENT NUMBER 2015-862467, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

LEGEND

- FOUND CENTERLINE MONUMENT, PLS 11172
- FOUND 5/8" REBAR AND CAP OR NAIL AND TAG, PLS 3090
- FOUND 5/8" REBAR & CAP, NO ID OR AS NOTED
- FOUND 5/8" REBAR & CAP, PLS 11172
- FOUND 5/8" REBAR & CAP, PLS 3519
- ◆ FOUND 1 1/2" IRON PIPE, NO ID
- △ FOUND 2" BRASS CAP, NDOT CONTROL
- SET 5/8" REBAR & CAP, PLS 19734
- DIMENSION POINT, NOTHING FOUND
- ADJOINING LOT LINE
- BOUNDARY LINE
- CENTER LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- RIGHT OF WAY LINE



Carson City
340 N. Minnesota St.
Carson City, NV 89703-4152
775-883-1600

Lake Tahoe
276 Kingsbury Grade, Ste. 206
Stateline, NV 89449
775-588-7500

FINAL PARCEL MAP
DP-20-0049
FOR
STONERIDGE VILLAS

LOCATED WITHIN A PORTION OF SECTIONS 10 AND 11, T.12N., R.20E., M.D.M.