

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: THAT RAY KEARA MARTIN PROPERTIES, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT, THAT THEY DO HEREBY CONSENT TO THE PREPARATION AND THE RECORDING OF THIS PLAT FOR THE USES AND PURPOSES SET FORTH AND IN ACCORDANCE WITH NEVADA REVISED STATUTES, CHAPTER 116, AND SUBSEQUENT THERETO. THAT THEY DO HEREBY CERTIFY THAT THE CERTAIN PORTION OF THE 50 FOOT ROAD EASEMENT SHOWN ON THE LAND DIVISION MAP RECORDED AS DOCUMENT NO. 27738 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, AS SHOWN HEREON, IS VACATED AND ABANDONED, THAT THEY DO HEREBY DEDICATE TO DOUGLAS COUNTY THE 80 FOOT WIDE PUBLIC RIGHT-OF-WAY FOR NOWLIN ROAD, AS SHOWN HEREON, THAT THEY DO HEREBY GRANT TO DOUGLAS COUNTY AND PUBLIC UTILITIES PERMANENT PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT FOR THE CONSTRUCTION, MAINTENANCE, AND REPAIR OF UTILITY SYSTEMS, AND A PUBLIC DRAINAGE EASEMENT ACROSS A PORTION OF LOT 5, AS SHOWN HEREON, TOGETHER WITH THE RIGHT OF ACCESS THERETO. PRIVATE DRAINAGE AND LANDSCAPE EASEMENTS, IF ANY, SHALL BE DEDICATED TO A PROPERTY OWNER'S ASSOCIATION OR OTHER PRIVATE ENTITY. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION FOR PRIVATE DRAINAGE EASEMENTS.

RAY KEARA MARTIN PROPERTIES, LLC

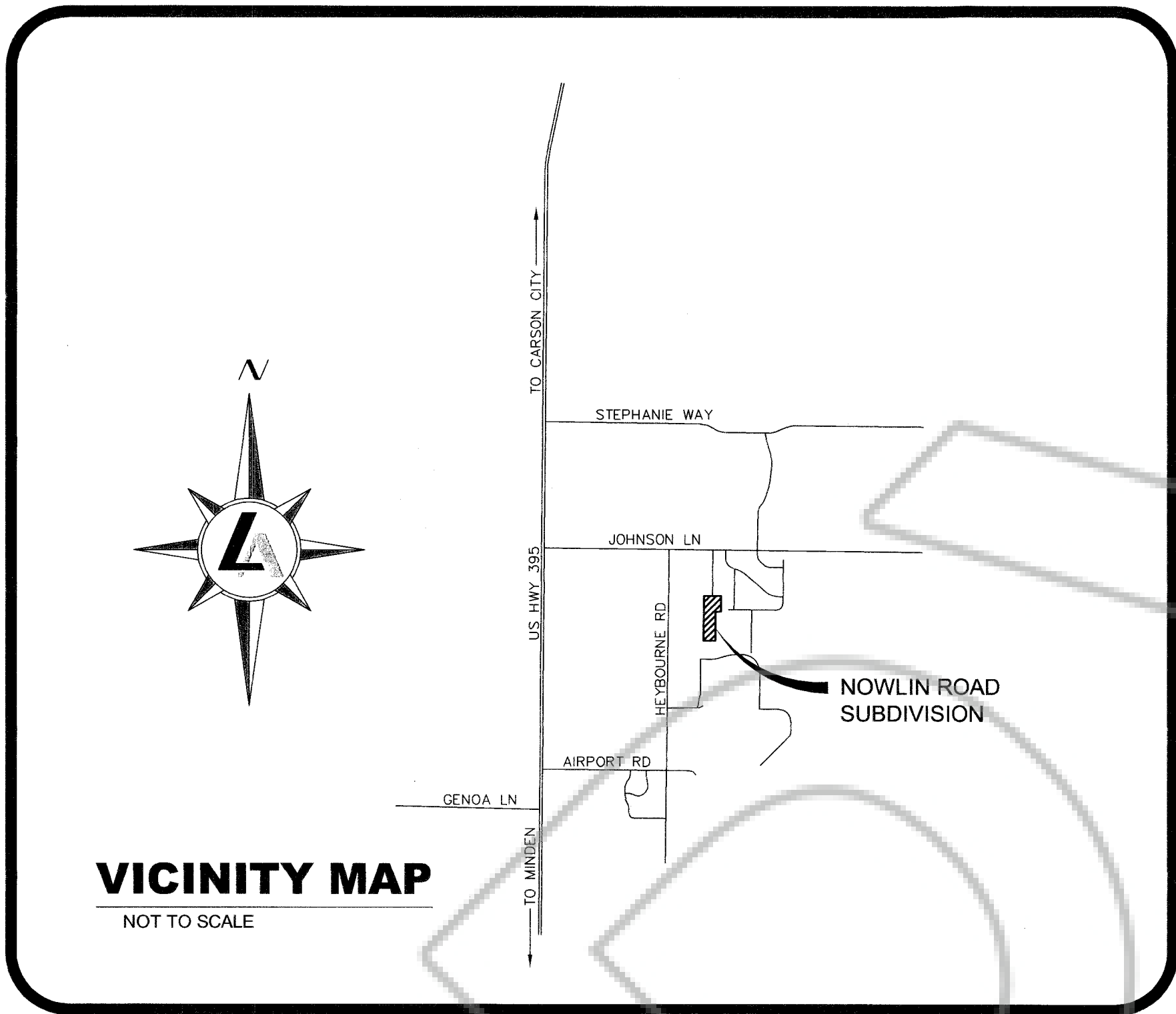
[Signature] 3-22-21
 BY: MARTIN LOUCH DATE
 TITLE: MEMBER

STATE OF Nevada } s.s.
 COUNTY OF Carson City

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, ON THIS DAY OF

March 22nd 2021, MARTIN LOUCH, WHO ACKNOWLEDGED TO ME THAT THEY ARE A QUALIFIED MEMBER OF RAY KEARA MARTIN PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY, AND FURTHER ACKNOWLEDGED THAT THEY HAVE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES INDICATED.

[Signature]
 NOTARY PUBLIC
 (MY COMMISSION EXPIRES 05/10/2023)
 I, ENA HEISS
 NOTARY PUBLIC
 STATE OF NEVADA
 No. 18-2484-S My Appl. Exp. May 10, 2023



SURVEYOR'S CERTIFICATE

I, RICHARD B. BYREM, 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 SILVER AND BLUE HOLDING COMPANY, LLC, et al.
 2) THE LANDS SURVEYED LIE WITHIN THE EAST 1/2 OF SECTION 5, T 13 N, R 20 E, M.D.M., AND THE SURVEY WAS COMPLETED ON NOVEMBER 20, 2020. ALL LOT CORNERS HAVE BEEN SET AS OF THIS DATE, EXCEPT AS NOTED BELOW.
 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 CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY, EXCEPT FOR FINAL SURVEY CENTERLINE MONUMENTS AS NOTED IN COUNTY ENGINEER'S CERTIFICATE.

RICHARD B. BYREM, P.L.S.
 NEVADA CERTIFICATE No. 18297

[Signature]
 RICHARD B. BYREM
 EXP. 12/31/22
 No. 18297
 2-23-2021

COUNTY ENGINEER'S CERTIFICATE

I, JEREMY J. HUTCHINGS, PE, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, THAT I AM SATISFIED THAT IT IS TECHNICALLY CORRECT, AND THAT THE APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED TO INSURE THE COMPLETION OF THE REQUIRED PHYSICAL IMPROVEMENTS AND THE SETTING OF THE FINAL SURVEY CENTERLINE MONUMENTS PRIOR TO DECEMBER 31, 2021.

BY: *[Signature]* DATE: 05.18.2021
 JEREMY J. HUTCHINGS, PE
 COUNTY ENGINEER

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE PARTIES WHOSE NAMES ARE SUBSCRIBED HERETO, ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS RECORD OF ANY SECURITY INTEREST IN SAID LANDS, EXCEPT AS SHOWN BELOW, IF ANY; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON.

DEED OF TRUST RECORDED AS DOCUMENT NO. 2020-956597
[Signature] DATE: 3-9-21
 BY: TAMARA L PRUZZO
 TITLE: TITLE OFFICER

DIV. OF WATER RESOURCES CERTIFICATE

THIS PLAT IS APPROVED BY THE NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

[Signature] 2/25/2021
 BY: Malcolm J. Wilson, P.E., Chief Water Rights
 NEVADA DIVISION OF WATER RESOURCES

COMMUNITY DEVELOPMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 20th DAY OF May, 2021. THIS PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, ALL OFFERS OF DEDICATION FOR PUBLIC RIGHTS-OF-WAY WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

BY: *[Signature]*
 THOMAS A. DALLAIRE, PE
 COMMUNITY DEVELOPMENT DIRECTOR

UTILITY COMPANY CERTIFICATES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES. ACCEPTANCE DOES NOT GUARANTEE ACCESSIBILITY. ALL PUBLIC UTILITIES INCLUDE CABLE TV COMPANIES.

PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN THE INDIVIDUAL LOTS, AS SHOWN, FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO SAID INDIVIDUAL LOTS, WITH THE RIGHT TO EXIT SAID INDIVIDUAL LOTS WITH SAID UTILITIES 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.

[Signature] 3/17/2021
 SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY
 BY: KATHERINE PERKINS
 TITLE: ASSOC ROW AGENT

[Signature] 3/18/21
 FRONTIER COMMUNICATIONS
 BY: Chris Williams
 TITLE: Engineer

[Signature] 3-4-2021
 CHARTER COMMUNICATIONS
 BY: Jared Qualls
 TITLE: Construction Coordinator

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN THE INDIVIDUAL LOTS, AS SHOWN, FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO SAID INDIVIDUAL LOTS, WITH THE RIGHT TO EXIT SAID INDIVIDUAL LOTS WITH SAID UTILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

[Signature] 3/12/21
 SOUTHWEST GAS COMPANY CORPORATION
 BY: Clarence Ramsay
 TITLE: Eng Tech

DIV. OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

[Signature] 3/11/2021
 BY: Ryan Fahey, NDEP-BWPC, SE II
 NEVADA DIVISION OF ENVIRONMENTAL PROTECTION
 BUREAU OF WATER POLLUTION CONTROL

EAST FORK FIRE & PARAMEDIC DISTRICT

THE FIRE FIGHTING FACILITIES AND ACCESS SHOWN HEREON AND ON THE APPURTENANT IMPROVEMENT PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE AND PARAMEDIC DISTRICT.

[Signature] 05/13/2021
 BY: AMY RAY
 EAST FORK FIRE AND PARAMEDIC DISTRICT

TAX CERTIFICATE

AMY BURCANS
 I, KATHY LEWIS, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID.

A.P.N. 1320-05-002-013
 BY: *[Signature]* DATE: 5-24-2021
 KATHY LEWIS, AMY BURCANS
 COUNTY CLERK-TREASURER

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED TO THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

ON THE 20th DAY OF May, 2021, AND WAS DULY APPROVED.

IN ADDITION, ALL OFFERS OF DEDICATION FOR PUBLIC RIGHTS-OF-WAY WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE. THE COUNTY ACCEPTS THE OFFER FOR DEDICATION FOR THE PUBLIC UTILITY EASEMENTS.

BY: *[Signature]* DATE: 5-20-21
 KATHY LEWIS, AMY BURCANS
 COUNTY CLERK

FILED No. 2021-968001
 FEE: 75.00
 FILE FOR RECORD AT THE REQUEST OF LUMOS & ASSOCIATES, INC.
 ON THIS 24th DAY OF May, 2021, AT 21 MINUTES PAST 3 O'CLOCK P M., OFFICIAL RECORDS OF DOUGLAS, NEVADA.
 KAREN ELLISON
 COUNTY RECORDER
 BY: *[Signature]*
 DEPUTY

FINAL MAP DP 20-0182
 FOR
NOWLIN ROAD SUBDIVISION
 BEING A SUBDIVISION OF PARCEL 3 OF THE BLA MAP RECORDED AT DOCUMENT NO. 623655 IN THE E 1/2 OF SECTION 5 TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M.
 DOUGLAS COUNTY STATE OF NEVADA
 308 N. CURRY ST., SUITE 200 CARSON CITY, NV 89703 TEL (775) 883-7077
 LUMOS & ASSOCIATES
 Drawn By: RBB
 Sheet: 1 of 2
 Job No.: 10105000
 Drawing No.: 10105000SURVEY

DBB HOLDINGS INC
ADJUSTED LOT 40
APN 1320-05-002-016
(DOC. NO. 651869)

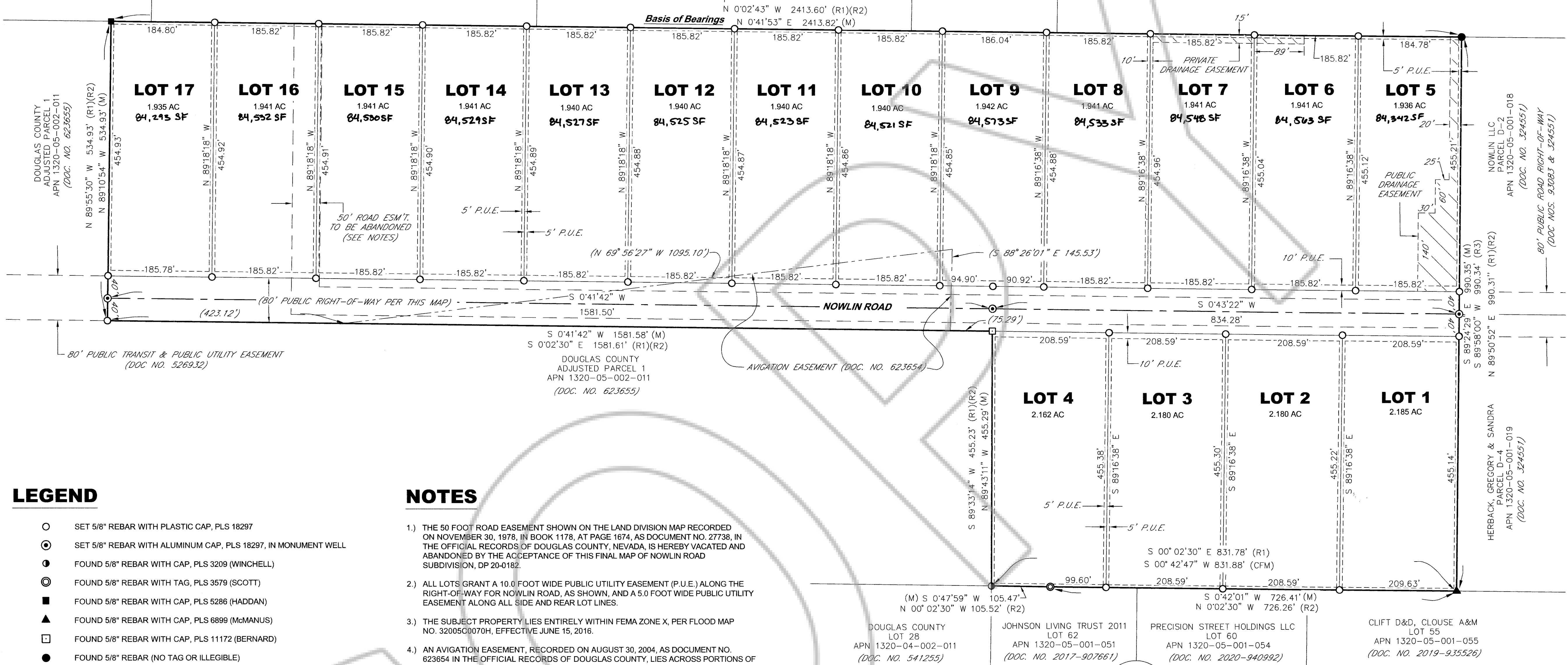
CRAWFORD, JOHN J & VALERIE M
PARCEL 3D
APN 1320-05-002-020
(DOC. NO. 665970)

PETROLEUM SYNERGY GROUP ET AL
PARCEL 3C
APN 1320-05-002-019
(DOC. NO. 665970)

PETROLEUM SYNERGY GROUP ET AL
PARCEL 3B
APN 1320-05-002-018
(DOC. NO. 665970)

STRASBAUGH DEVELOPMENT INC
PARCEL 3A
APN 1320-05-002-017
(DOC. NO. 665970)

HALLCO INC
APN 1320-05-001-007
(DOC. NO. 253615)



LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP, PLS 18297
- ⊙ SET 5/8" REBAR WITH ALUMINUM CAP, PLS 18297, IN MONUMENT WELL
- FOUND 5/8" REBAR WITH CAP, PLS 3209 (WINCHELL)
- ⊙ FOUND 5/8" REBAR WITH TAG, PLS 3579 (SCOTT)
- FOUND 5/8" REBAR WITH CAP, PLS 5286 (HADDAN)
- ▲ FOUND 5/8" REBAR WITH CAP, PLS 6899 (McMANUS)
- FOUND 5/8" REBAR WITH CAP, PLS 11172 (BERNARD)
- FOUND 5/8" REBAR (NO TAG OR ILLEGIBLE)
- (M) MEASURED
- (R1) RECORD PER REFERENCED DOCUMENT
- P.U.E. PUBLIC UTILITY EASEMENT

NOTES

- 1.) THE 50 FOOT ROAD EASEMENT SHOWN ON THE LAND DIVISION MAP RECORDED ON NOVEMBER 30, 1978, IN BOOK 1178, AT PAGE 1674, AS DOCUMENT NO. 27738, IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, IS HEREBY VACATED AND ABANDONED BY THE ACCEPTANCE OF THIS FINAL MAP OF NOWLIN ROAD SUBDIVISION, DP 20-0182.
- 2.) ALL LOTS GRANT A 10.0 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) ALONG THE RIGHT-OF-WAY FOR NOWLIN ROAD, AS SHOWN, AND A 5.0 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
- 3.) THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FEMA ZONE X, PER FLOOD MAP NO. 320050070H, EFFECTIVE JUNE 15, 2016.
- 4.) AN AVIGATION EASEMENT, RECORDED ON AUGUST 30, 2004, AS DOCUMENT NO. 623654 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, LIES ACROSS PORTIONS OF LOTS 9, 10, 11 AND 12, AS SHOWN HEREON. SAID EASEMENT RESTRICTS THE PLACEMENT OF BUILDINGS OR OTHER IMPROVEMENTS WITHIN THE DEFINED AIRSPACE FURTHER DESCRIBED IN EXHIBIT "B" OF SAID DOCUMENT NO. 623654.
- 5.) MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS MUST BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER OR OTHER ENTITY, INCLUDING A HOMEOWNER'S ASSOCIATION. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION FOR DRAINAGE FACILITIES OR DRAINAGE EASEMENTS.
- 6.) OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED UNLESS APPROVED BY THE AUTHORIZING AGENCY FOR SAID DRAINAGE CHANNEL.
- 7.) ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).
- 8.) NO BUILDINGS OR STRUCTURES ARE ALLOWED TO BE CONSTRUCTED OVER ANY EASEMENT, THIS INCLUDES THE EXISTING AVIGATION EASEMENT FOUND AT SAID DOCUMENT NO. 623654.
- 9.) ALL RUNOFF FROM A PUBLIC RIGHT-OF-WAY SHALL BE CONVEYED TO A FACILITY PROPOSED TO BE MAINTAINED BY DOUGLAS COUNTY OR OTHER APPLICABLE AGENCY. ACCESS SHALL BE PROVIDED TO THE DRAINAGE FACILITY IN ACCORDANCE WITH THE DOUGLAS COUNTY DESIGN CRITERIA AND IMPROVEMENT STANDARDS DIVISION 2.12.15. THE DRAINAGE FACILITY AND ACCESS SHALL BE LOCATED EITHER WITHIN A PARCEL TO BE DEDICATED TO DOUGLAS COUNTY OR A PUBLIC DRAINAGE EASEMENT WHICH THE COUNTY MAY ACCEPT FOR MAINTENANCE IN CONJUNCTION WITH ACCEPTANCE OF THE RIGHT-OF-WAY. DOUGLAS COUNTY REJECTS ANY OFFER OF DEDICATION OF DRAINAGE FACILITIES OR DRAINAGE EASEMENTS AT THIS TIME.
- 10.) NO ROCK SHALL BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY MAINTAINED BY DOUGLAS COUNTY.
- 11.) NO BUILDINGS WITHIN THIS SUBDIVISION CAN EXCEED THIRTY FEET (30') IN HEIGHT NOR BE GREATER THAN 62,000 SQUARE FEET IN AREA.

REFERENCES

- (R1) GRANT, BARGAIN AND SALE DEED RECORDED ON SEPTEMBER 17, 2004, IN BOOK 904, AT PAGE 7021, AS DOCUMENT NO. 624430 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
- (R2) RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT RECORDED ON SEPTEMBER 8, 2004, IN BOOK 904, AT PAGE 2514, AS DOCUMENT NO. 623655 IN SAID OFFICIAL RECORDS OF DOUGLAS COUNTY.
- (R3) PARCEL MAP RECORDED ON DECEMBER 9, 1998, IN BOOK 1293, AT PAGE 1884, AS DOCUMENT NO. 324551 IN SAID OFFICIAL RECORDS OF DOUGLAS COUNTY.

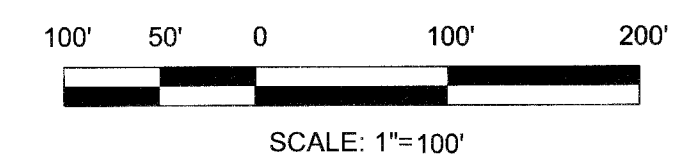
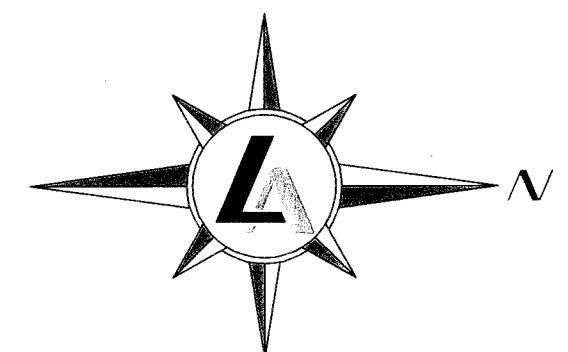
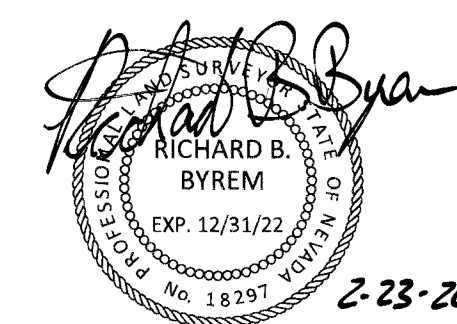
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94), BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED JUNE 2020, USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM NGS STATION 158220X, PID A15106, MODIFIED BY A COMBINED SCALE FACTOR OF 1.0002 AND CONVERTED TO U.S. SURVEY FEET. THE WEST LINE OF THE SUBJECT PROPERTY, AS DEFINED BY THE MONUMENTS SHOWN HEREON, BEING N 00 41' 53" E.

ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

AREA TABLES

LOT 1	2.185 AC.	17 INDUSTRIAL LOTS	33.926 AC.
LOT 2	2.180 AC.	NOWLIN ROAD R-O-W	4.437 AC.
LOT 3	2.180 AC.	TOTAL AREA	38.363 AC.
LOT 4	2.162 AC.		
LOT 5	1.936 AC.		
LOT 6	1.941 AC.		
LOT 7	1.941 AC.		
LOT 8	1.941 AC.		
LOT 9	1.942 AC.		
LOT 10	1.940 AC.		
LOT 11	1.940 AC.		
LOT 12	1.940 AC.		
LOT 13	1.940 AC.		
LOT 14	1.941 AC.		
LOT 15	1.941 AC.		
LOT 16	1.941 AC.		
LOT 17	1.935 AC.		



FINAL MAP DP 20-0182

FOR

NOWLIN ROAD SUBDIVISION

BEING A SUBDIVISION OF PARCEL 3
OF THE BLA MAP RECORDED AT DOCUMENT NO. 623655
IN THE E 1/2 OF SECTION 5
TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M.

DOUGLAS COUNTY STATE OF NEVADA

308 N. CURRY ST., SUITE 200
CARSON CITY, NV 89703
TEL (775) 883-7077

Drawn By: RBB
Sheet: 2 of 2
Job No.: 10105.000
Drawing No.: 10105000FINALMAP

LUMOS & ASSOCIATES
LUMOSINC.COM