

VICINITY MAP
NO SCALE

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 24th DAY OF January, 2023, AT 8 MINUTES PAST 4 O'CLOCK P.M., DOCUMENT NO. 2023-993414, RECORDED AT THE REQUEST OF R.O. ANDERSON ENGINEERING, INC.

Shawnyne Garren
SHAWNYNE GARREN
DOUGLAS COUNTY RECORDER

CERTIFICATE OF AMENDMENT DOC# 2023-998128

BASIS OF BEARING

88°7'50.43"E - THE NORTH LINE OF PARCEL 1 & 3 AS SHOWN ON THE PARCEL MAP LDA-01-09% FOR LINDA LODATO BARLETT RECORDED APRIL 2, 2003 AS DOCUMENT NO. 572182.

NOTES

- TOTAL AREA: 51,067 SF / 1.17 ACRES
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE PARCEL MAP LDA 01-09% FOR LINDA LODATO BARLETT RECORDED APRIL 2, 2003 AS DOCUMENT NO. 572182.
- THIS MAP HAS BEEN PREPARED TO REFLECT A BOUNDARY SURVEY COMPLETED FOR THE PARCEL SHOWN HEREON. NO ATTEMPT HAS BEEN MADE TO SHOW EASEMENTS OF RECORD WHICH MAY EXIST.
- PER DP 21-037 ZONING DETERMINATION LETTER (REVISED MAY 25, 2022)
 - THE 50' BUILDING SETBACK AS SHOWN ON DOCUMENT NO. 572182 HAS REVERTED TO THE SFR-1 ZONING DISTRICT STANDARD AS ESTABLISHED IN TITLE 20 OF DOUGLAS COUNTY CODE.
 - THE TEMPORARY 20' IRRIGATION AND MAINTENANCE EASEMENT* AS SHOWN ON DOCUMENT NO. 572182 HAS BEEN RELOCATED ALONG KINGSBURY GRADE.
- THIS MAP IS NOT IN CONFLICT WITH N.R.S. 278.010 TO 278.630 INCLUSIVE.

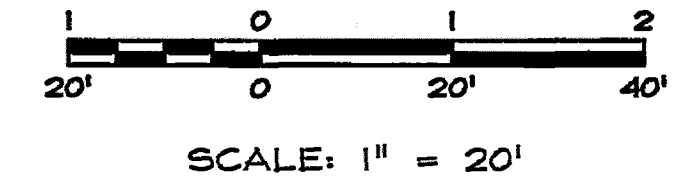
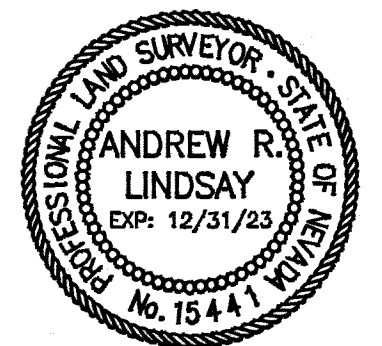
LEGEND

- FOUND MONUMENT AS INDICATED
- ⊙ FOUND 1/2" IRON PIPE NO TAG
- ⊕ SET 5/8" REBAR WITH CAP P.L.S. 15441
- FOUND RIGHT-OF-WAY MONUMENT LEAD IN CONCRETE
- (R) RECORD INFORMATION PER THE PARCEL MAP LDA 01-09% FOR LINDA LODATO BARLETT RECORDED APRIL 2, 2003 AS DOCUMENT NO. 572182
- (M) MEASURED POSITION
- (C) CALCULATED POSITION

SURVEYOR'S CERTIFICATE

- I, ANDREW R. LINDSAY, 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 THE CHRISTOPHER & KERI SHEERIN FAMILY TRUST.
 - THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 3, T.12N., R.19E., M.D.M. AND THE SURVEY WAS COMPLETED ON DECEMBER 28, 2022.
 - THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCE IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED.
 - THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

Andrew R. Lindsay
ANDREW R. LINDSAY, P.L.S. 15441
24 JAN 2023



RECORD OF SURVEY
FOR
SHEEHAN, MICHAEL GUARD

R/O Anderson
R.O. ANDERSON.COM

HINDEN 1603 Emerald Ave Reno, NV 89423 P 775.762.2322 F 775.762.7064
9060 Double Diamond Pkwy, Unit 1B Reno, NV 89521 P 775.762.2322 F 775.762.7064

LOCATED WITHIN A PORTION OF SECTION 3,
TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M.
DOUGLAS COUNTY, NEVADA