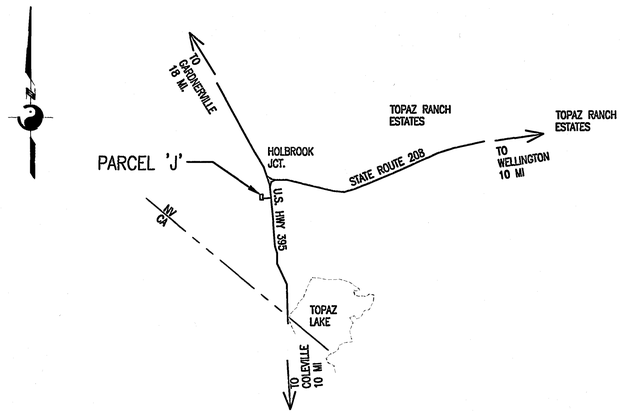


VICINITY MAP

NO SCALE

HISTORY OF SURVEYS

R1: BLM DEPENDENT RESURVEY PLAT AND NOTES OF TOWNSHIP 10 NORTH, RANGE 22 EAST, MOUNT DIABLO MERIDIAN EXAMINED AND APPROVED AT WASHINGTON D.C. ON DECEMBER 14, 1949.

R2: HOLBROOK HIGHLANDS FILED ON MARCH 22, 1978 AS FILE NO. 18825 IN BOOK 378, PAGE 1422.

R3: HOLBROOK BUSINESS PARK FILED ON OCTOBER 16, 1979 IN BOOK 1079, PAGE 1240 AS INSTRUMENT NO. 37740.

R4. RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR LINDA LODATO BARTLETT FILED ON FEBRUARY 25, 2004 IN BOOK 0204, PAGE 10634 AS DOCUMENT NO. 605566.

R5: FINAL SUBDIVISION MAP LDA 04 064 FOR HOLBROOK ESTATES FILED ON NOVEMBER 2, 2006 IN BOOK 1106, PAGE 839 AS FILE NO. 687834.

R6: PARCEL MAP LDA 08-043 FOR NORTHERN NEVADA URGENT CARE, LLP FILED ON JANUARY 26, 2009 IN BOOK 0109, PAGE 5018 AS DOCUMENT NO. 736397.

CORNER DESCRIPTIONS

8 FOUND A USGLO 2-1/2"ø BRASS CAP INSCRIBED 1/4 S18 S19 1940 ON A 1" INNER DIAMETER IRON PIPE.
PIPE IS BENT @ AN APPROXIMATE 90° ANGLE AND LIES 0.5' BELOW GRADE. MEASUREMENT TAKEN WHERE PIPE VERTICALLY ENTERS GROUND. ACCEPTED AS THE 1/4 SECTION CORNER PER R1. SET A 1-1/2" ALUMINUM CAP INSCRIBED PLS 4957 ON A 5/8"ø x24" REBAR @ MEASURED POSITION. BRASS CAP & PIPE LEFT AS FOUND.

9 FOUND A USGLO 2-1/2"ø BRASS CAP INSCRIBED T10N R22E UP 0.8' S18|S17 S19|S20 1940
ON A 1" INNER DIAMETER IRON PIPE IN A 5' DIAMETER ROCK MOUND. ACCEPTED AS THE SECTION CORNER PER R1.

11 FOUND A USGLO 2-1/2"ø BRASS CAP INSCRIBED 1/4 S18|S17 1940 UP 1.4'
ON A 1" INNER DIAMETER IRON PIPE IN A 4' DIAMETER ROCK MOUND. ACCEPTED AS THE 1/4 SECTION CORNER PER R1.

SURVEYOR'S CERTIFICATE

I, JOHN R. LANGFORD, 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 MARVIN & MELISSA GRAHAM

2. THE LANDS SURVEYED LIE WITHIN SECTIONS 18 & 19, TOWNSHIP 10 NORTH, RANGE 22 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF DOUGLAS

3. THE SURVEY WAS COMPLETED ON APRIL 16, 2023

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

John R. Langford

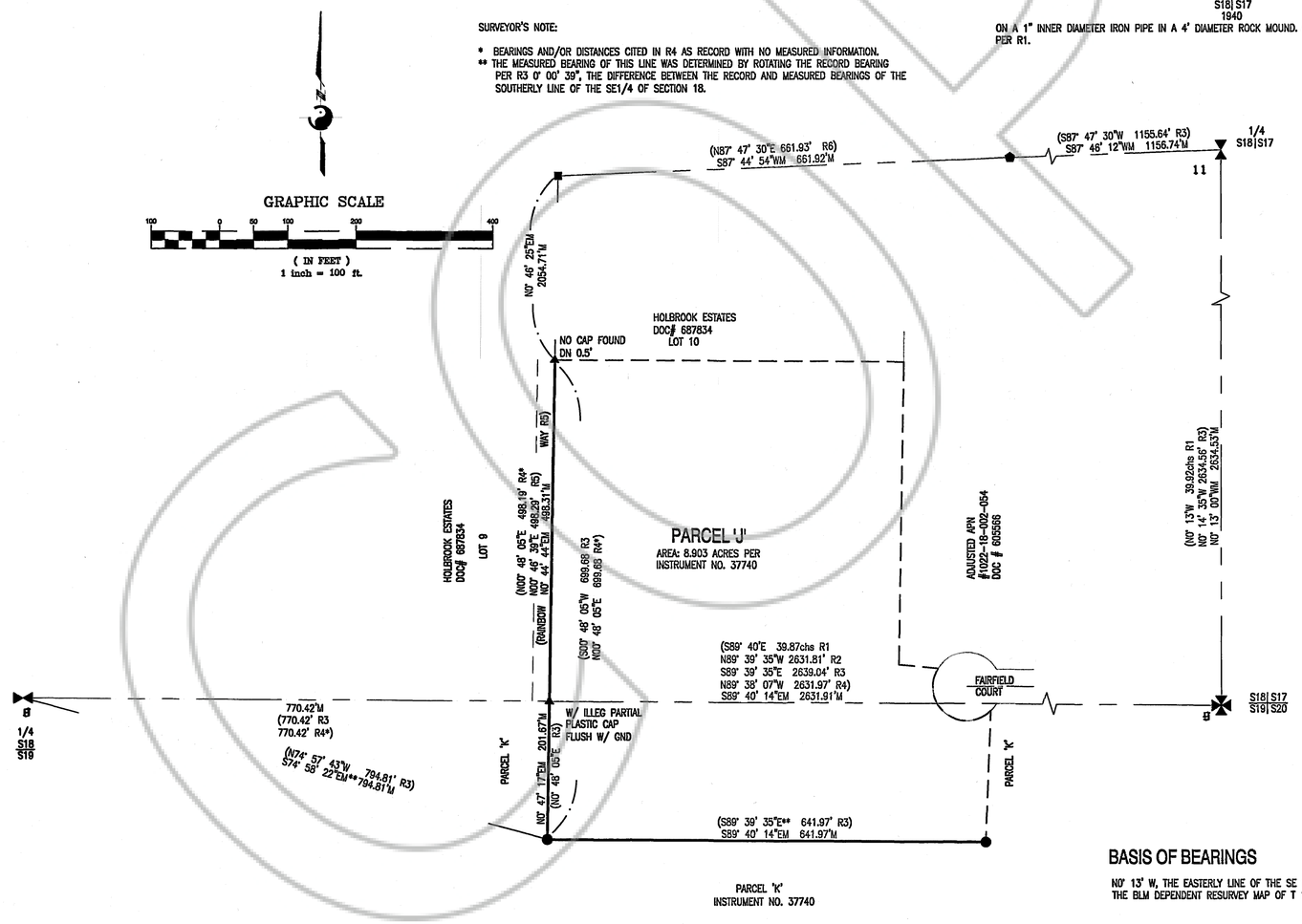
JOHN R. LANGFORD, PLS 4957
EXPIRATION DATE: 12/31/23

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
JOHN R. LANGFORD
EXP: 12/31/2023
No. 4957

05/10/2023

SURVEYOR'S NOTE:

* BEARINGS AND/OR DISTANCES CITED IN R4 AS RECORD WITH NO MEASURED INFORMATION.
** THE MEASURED BEARING OF THIS LINE WAS DETERMINED BY ROTATING THE RECORD BEARING PER R3 0° 00' 39", THE DIFFERENCE BETWEEN THE RECORD AND MEASURED BEARINGS OF THE SOUTHERLY LINE OF THE SE1/4 OF SECTION 18.



BASIS OF BEARINGS

N0° 13' W, THE EASTERLY LINE OF THE SE 1/4 OF SECTION 18 AS SHOWN ON THE BLM DEPENDENT RESURVEY MAP OF T 10 N, R 22 E, DATED DECEMBER 14, 1949.

LEGEND

- SECTION CORNER AS NOTED IN CORNER DESCRIPTIONS HEREON.
- 1/4 SECTION CORNER AS NOTED IN CORNER DESCRIPTIONS HEREON.
- ▲ FOUND A 5/8"ø REBAR. THESE MONUMENTS ARE CITED IN R4 & R5 AS A SET 5/8"ø REBAR & PLASTIC CAP. HOWEVER, RECORD AND FIELD EVIDENCE DOES NOT REVEAL WITH CERTAINTY UNDER WHICH SURVEY THESE MONUMENTS WERE SET. HOWEVER, THE MEASURED POSITIONS OF THESE MONUMENTS ARE IN SUBSTANTIAL ACCORD WITH RECORD MEASUREMENTS OF THE WESTERLY LINE OF LOT "J" IN SECTION 18 PER R3, R3 DATA REFERENCED IN R4 AND RECORD PER R5 AND HAVE BEEN RELIED ON BY THE PROPERTY OWNER OF BOTH LOT "J" AND THE ADJACENT ADJUSTED ASSESSOR'S PARCEL NO. 1022-18-002-050 PER R4. ACCEPTED AS THE PROPERTY CORNERS.
- ■ FOUND A 1-1/2"ø YELLOW PLASTIC CAP INSCRIBED PLS 11172 FLUSH WITH GROUND ON A 5/8"ø REBAR, SET AS THE NORTHWESTERLY CORNER OF LOT 2 PER R6.
- ⬟ FOUND A 1/2"ø REBAR 1' BELOW GRADE @ FENCE CORNER. ACCEPTED PER R1.
- ● SET 1-1/2"ø, ALUMINUM CAP INSCRIBED PLS4957 ON A 5/8"ø X24" REBAR.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 16TH DAY OF May, 2023
AT 2 MINUTES PAST 4 O'CLOCK P.M. IN
BOOK ___ OF OFFICIAL RECORDS AT PAGE ___
DOCUMENT NO. 2023-996506 RECORDED AT THE REQUEST OF MARVIN AND MELISSA GRAHAM.

Deputy

DOUGLAS COUNTY RECORDER

RECORD OF SURVEY
FOR
MARVIN AND MICHELE GRAHAM
BEING A PORTION OF PARCEL 'J' OF HOLBROOK BUSINESS PARK, INSTRUMENT NO. 37740
IN PORTIONS SECTIONS 18 & 19,
TOWNSHIP 10 NORTH, RANGE 22 EAST,
MOUNT DIABLO MERIDIAN,
COUNTY OF DOUGLAS, STATE OF NEVADA.

BEAR ENGINEERING, INC.
2575 STATE ROUTE 338
WELLINGTON, NV 89444