

VICINITY MAP
NO SCALE

BASIS OF BEARING

MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703), NORTH AMERICAN DATUM OF 1983 (1994), (NAD 83(94)), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. DEEDS & RECORDED MAPS HAVE BEEN ROTATED TO MATCH EXISTING MONUMENTATION AS FOUND IN THE FIELD.

NOTES

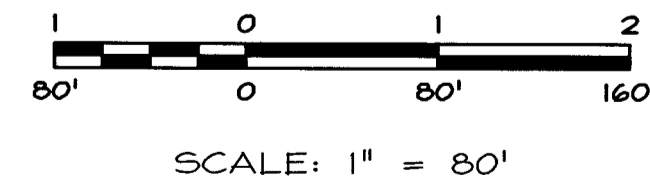
TOTAL AREA: 218,045 SF / 5.01 ACRES
 THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE PARCEL DESCRIBED IN THE GRANT, BARGAIN, SALE DEED RECORDED APRIL 22, 2022 AS DOCUMENT NO. 984035.
 BOUNDARY TIES FROM THE DOUGLAS COUNTY CONTROL STATIONS PER THE GPS RECORD OF SURVEY FOR DOUGLAS COUNTY RECORDED AUGUST 4, 2022 AS DOCUMENT NO. 980160
 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.
 THIS MAP IS NOT IN CONFLICT WITH N.R.S. 278.010 TO 278.630 INCLUSIVE.
 LINWORK ALONG THE SOUTH OF CENTERVILLE LANE DOES NOT PURPORT TO REPRESENT THE RIGHT-OF-WAY OF CENTERVILLE LANE.

LEGEND

- FOUND 5/8" REBAR PLS III72
 - △ SET 5/8" REBAR WITH CAP P.L.S.: 15441
 - ⊙ FOUND IRON PIPE AS NOTED
 - FOUND CENTERLINE MONUMENT
 - FOUND WOOD FENCE POST & SET NAIL & TAG
 - ⊗ DIMENSION POINT
 - ⊕ DOUGLAS COUNTY CONTROL STATION
 - ⊗ FOUND SECTION CORNER AS NOTED
 - ▲ FOUND 1/4 CORNER AS NOTED
 - (R1) RECORD DEED OR SURVEY
 - (M1) MEASURED POSITION
- BOUNDARY
 - - - APPROXIMATE RIGHT-OF-WAY LINE
 - - - ADJACENT PROPERTY LINE

REFERENCES

- R1 - RECORD INFORMATION PER THE GRANT, BARGAIN, SALE DEED RECORDED APRIL 22, 2022 AS DOCUMENT NO. 984035.
- R2 - RECORD INFORMATION PER THE FINAL MAP FOR CENTERVILLE PARK ESTATES RECORDED APRIL 27, 1979 AS DOCUMENT NO. 31960.
- R3 - RECORD INFORMATION PER THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR KEITH R. AND CAROL A. HELLWINKEL RECORDED AUGUST 23, 1995 AS DOCUMENT NO. 368920.



SURVEYOR'S CERTIFICATE

I, ANDREW R. LINDSAY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:
 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE STATE OF NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF STATE LANDS.
 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 17, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON JUNE 13, 2022.
 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCE IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED.
 4) 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, P.L.S. 15441
 24 JAN 2024

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 24TH DAY OF January, 2024, AT 6 MINUTES PAST 11 O'CLOCK A.M., DOCUMENT NO. 2024-1004164
 RECORDED AT THE REQUEST OF R.O. ANDERSON ENGINEERING, INC.
 SHARINNE GARDEN, Deputy
 DOUGLAS COUNTY RECORDER

SHEET 1 OF 1

RECORD OF SURVEY
 FOR
ANNA LEE MAKHANIAN

R/O Anderson
 RENO
 9300 Double Diamond Pkwy, Unit 13
 Reno, NV 89521
 P 775.782.2322 F 775.782.7064

LOCATED WITHIN A PORTION OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M. DOUGLAS COUNTY, NEVADA