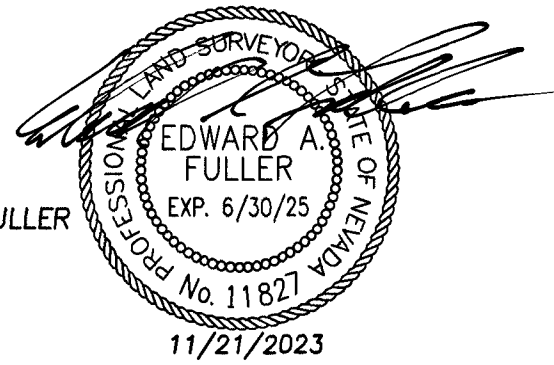


# RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR MICHAEL C. DRESSER

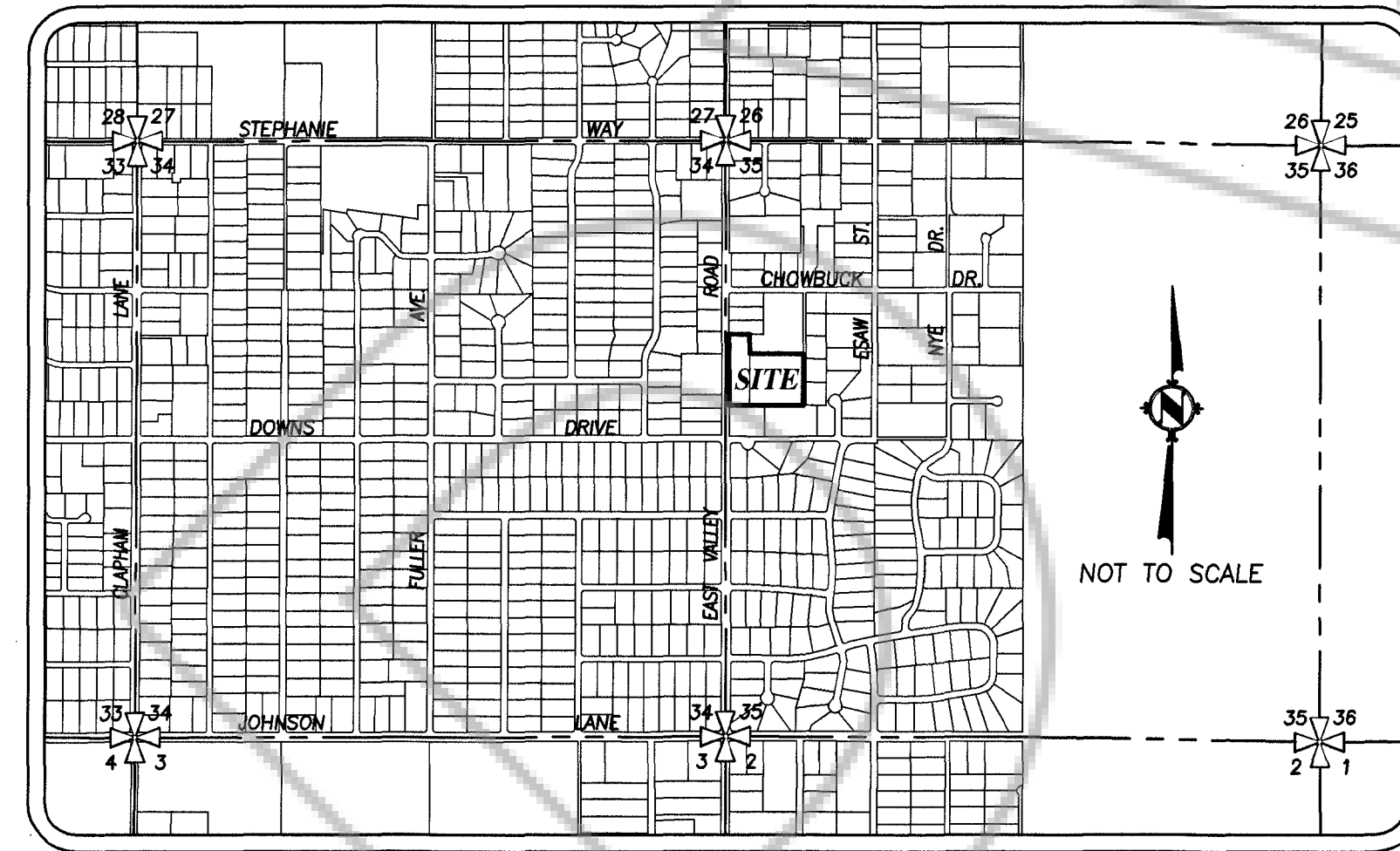
## SURVEYOR'S CERTIFICATE

- I, EDWARD A. FULLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MICHAEL C. DRESSER.
  - THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 35 TOWNSHIP 14 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, AND THE FIELD SURVEY WAS COMPLETED ON NOVEMBER 21, 2023.
  - THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
  - THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
  - THIS PLAT DELINEATES A BOUNDARY LINE ADJUSTMENT AND CREATES NO ADDITIONAL PARCELS, AND IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.



EDWARD A. FULLER  
P.L.S. 11827

11/21/2023



VICINITY MAP

## REFERENCES

- U.S. GENERAL LAND OFFICE FIELD NOTES OF THE RETRACEMENT AND RESURVEY OF NORTH, EAST AND SOUTH BOUNDARIES, AND SURVEY AND RESURVEY OF SUBDIVISIONS OF T.14N., R.20E., M.D.B. AND M., EXECUTED BY ANDREW NELSON, U.S. TRANSFERMAN, G.L.O., SURVEY COMPLETED FEBRUARY 21, 1917, AND PLAT OF TOWNSHIP NO. 14 NORTH, RANGE NO. 20 EAST, MOUNT DIABLO MERIDIAN, NEVADA, BOTH BEING APPROVED AUGUST 29, 1917.
- DOCUMENT NO. 1962-21183, U.S. PATENT NO. 1219153 OF THE NW1/4 SECTION 35, T14N, R20E, MDM, ISSUED APRIL 24, 1961, TO WALTER DOWNS, SENIOR, RECORDED OCTOBER 29, 1962.
- DOCUMENT NO. 1963-22161, DEED FROM WALTER DOWNS, SR., TO THOMAS L. GARDNER AND RICHARD E. BUSSEN, RECORDED APRIL 4, 1963.
- DOCUMENT NO. 1963-22907, JOINT TENANCY DEED FROM WALTER DOWNS, SR. AND BESSIE M. DOWNS TO ROBERT H. WARTGOW (SIC) AND BETTY ANN WARTGOW (SIC), RECORDED JULY 8, 1963.
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- DOCUMENT NO. 1964-25744, DEED FROM WALTER A. DOWNS, SR. & BESSIE M. DOWNS TO GARY J. DOWNS & ROSE M. DOWNS, RECORDED JULY 30, 1964.
- DOCUMENT NO. 1964-26131, GIFT DEED FROM WALTER DOWNS, SR. AND BESSIE M. DOWNS TO ROBERT H. WARTGOW AND BETTY ANN WARTGOW, RECORDED SEPTEMBER 18, 1964.
- DOCUMENT NO. 1965-27067, JOINT TENANCY DEED FROM WALTER DOWNS, SR. AND BESSIE DOWNS TO BERT WADE AND MARGUERITE E. WADE, RECORDED JANUARY 28, 1965.
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- DOCUMENT NO. 1978-23934, JOINT TENANCY DEED FROM ELLIS W. FREDERICK AND SAMMIE E. FREDERICK TO ROBERT F. ANDERSON AND MARY A. ANDERSON, RECORDED AUGUST 10, 1978.
- DOCUMENT NO. 1991-251306, PARCEL MAP FOR JERRY L. & MARY JO PALMER, RECORDED MAY 23, 1991.
- DOCUMENT NO. 1991-258539, RECORD OF SURVEY FOR MARIELOUISE COMBS, RECORDED SEPTEMBER 4, 1991.
- DOCUMENT NO. 1993-319312, RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR KENNETH EARL BRAMWELL, CONSTANCE ALEATH J. BRAMWELL, AND KATHLEEN BRAMWELL, RECORDED OCTOBER 4, 1993.
- DOCUMENT NO. 1994-333520, MAP OF DIVISION INTO LARGE PARCELS FOR THOMAS A. ADDOO, REC. MARCH 29, 1994.
- DOCUMENT NO. 2001-514006, FINAL SUBDIVISION MAP FSM #94-04-01 FOR SKYLINE RANCH PHASE 1, RECORDED MAY 11, 2001.
- DOCUMENT NO. 2001-515960, RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR KENNETH EARL BRAMWELL & CONSTANCE ALEATH J. BRAMWELL, RECORDED JUNE 7, 2001.
- DOCUMENT NO. 2003-569224, RECORD OF SURVEY TO ACCOMPANY A LOT LINE ADJUSTMENT FOR MICHAEL E. MCCORMICK & TONI E. MCCORMICK AND TRUDY FEELEY & ANNETTE KAREN GREIMEISTER, RECORDED MARCH 6, 2003.
- DOCUMENT NO. 2003-587199, PARCEL MAP LDA 03-11 FOR MICHAEL E. MCCORMICK AND TONI E. MCCORMICK, RECORDED AUGUST 20, 2003.
- DOCUMENT NO. 2005-638476, PARCEL MAP LDA 03-056 FOR AMERICAN HUMAN SERVICES CORPORATION, RECORDED MARCH 9, 2005.
- DOCUMENT NO. 2022-979499, PARCEL MAP DP 19-0495 FOR EAST VALLEY VIEW, LLC, RECORDED JANUARY 7, 2022.

## OWNERS CERTIFICATE

- THIS IS TO CERTIFY THAT THE UNDERSIGNED, MICHAEL C. DRESSER IS THE OWNER OF THE AFFECTED PARCELS AS SHOWN ON THIS PLAT AND DOES HEREBY STATE:
- I HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
  - I AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN.
  - I AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENTS PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.
  - I AGREE TO ACCEPT ANY DRAINAGE, AS A RESULT OF THIS BOUNDARY LINE ADJUSTMENT, FROM ONE PARCEL TO THE OTHER.
  - ALL PROPERTY TAXES ON THE LAND FOR THE CURRENT FISCAL YEAR HAVE BEEN PAID.
  - ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINES OR TRANSFER OF LAND.

MICHAEL C. DRESSER

*Michael C. Dresser*

1.10.2024

MICHAEL C. DRESSER

DATE

## NOTARY'S CERTIFICATE

STATE OF Pennsylvania } SS  
COUNTY OF Allegheny }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10 DAY OF January, 2024, BY MICHAEL C. DRESSER.

WITNESS MY HAND AND OFFICIAL SEAL:

*Diene Carper*  
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal  
Diene Carper, Notary Public  
Allegheny County  
My Commission expires September 2, 2024  
Commission number 1023757  
Member, Pennsylvania Association of Notaries

## BASIS OF BEARINGS

BASIS OF BEARINGS: NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94 (HARN), PER OBSERVED PLSS MONUMENTS LOCATED AT THE WEST QUARTER CORNER (W1/4) OF SECTION 35, BEING A 1" IRON PIPE IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF EAST VALLEY ROAD AND DOWNS DRIVE, AND THE NORTHWEST CORNER OF SECTION 35, BEING A 5/8" REBAR (NO TAG OR CAP) IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF EAST VALLEY ROAD AND STEPHANI WAY, OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, USING VRS RTK CORRECTIONS TRANSMITTED FROM NEVADA GPS NETWORK CORRS GPS BASE STATION "GARD". THE SURVEY DIMENSIONS INDICATED HEREIN ARE GROUND VALUES, TO OBTAIN GRID VALUES MULTIPLY THE GROUND VALUES BY A COMBINED FACTOR OF 0.999799294.

TOTAL AREA = 7.65 ACRES

APN: 1420-35-201-005 = 2.65 ACRES, ADJUSTED AREA = 43,560 Sq. Ft.  
APN: 1420-35-201-006 = 5.00 ACRES, ADJUSTED AREA = 6.65 ACRES.

## COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS RECORD OF SURVEY, IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT, WAS PRESENTED TO THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND WAS DULY APPROVED.

*Thomas A. Dallaire*

THOMAS A. DALLAIRE, PE  
COMMUNITY DEVELOPMENT DEPARTMENT

1.30.24

DATE

## CLERK TREASURER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

AFFECTED A.P.N.'S 1420-35-201-005 & 1420-35-201-006

AMY BURGANS

*Connie Burghardt Adams*  
DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR

DATE

## COUNTY RECORDER'S CERTIFICATE

FILE NO. 2024-1004479

FILED FOR RECORD AT THE REQUEST OF  
MERIDIAN SURVEYING

ON THIS 2 DAY OF February 2024, AT  
13 MINUTES PAST 3 O'CLOCK, P M

OFFICIAL RECORDS, DOUGLAS COUNTY, NV

SHAWNNE GARREN, COUNTY RECORDER

BY: *John P. Howell*  
DEPUTY

## RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR

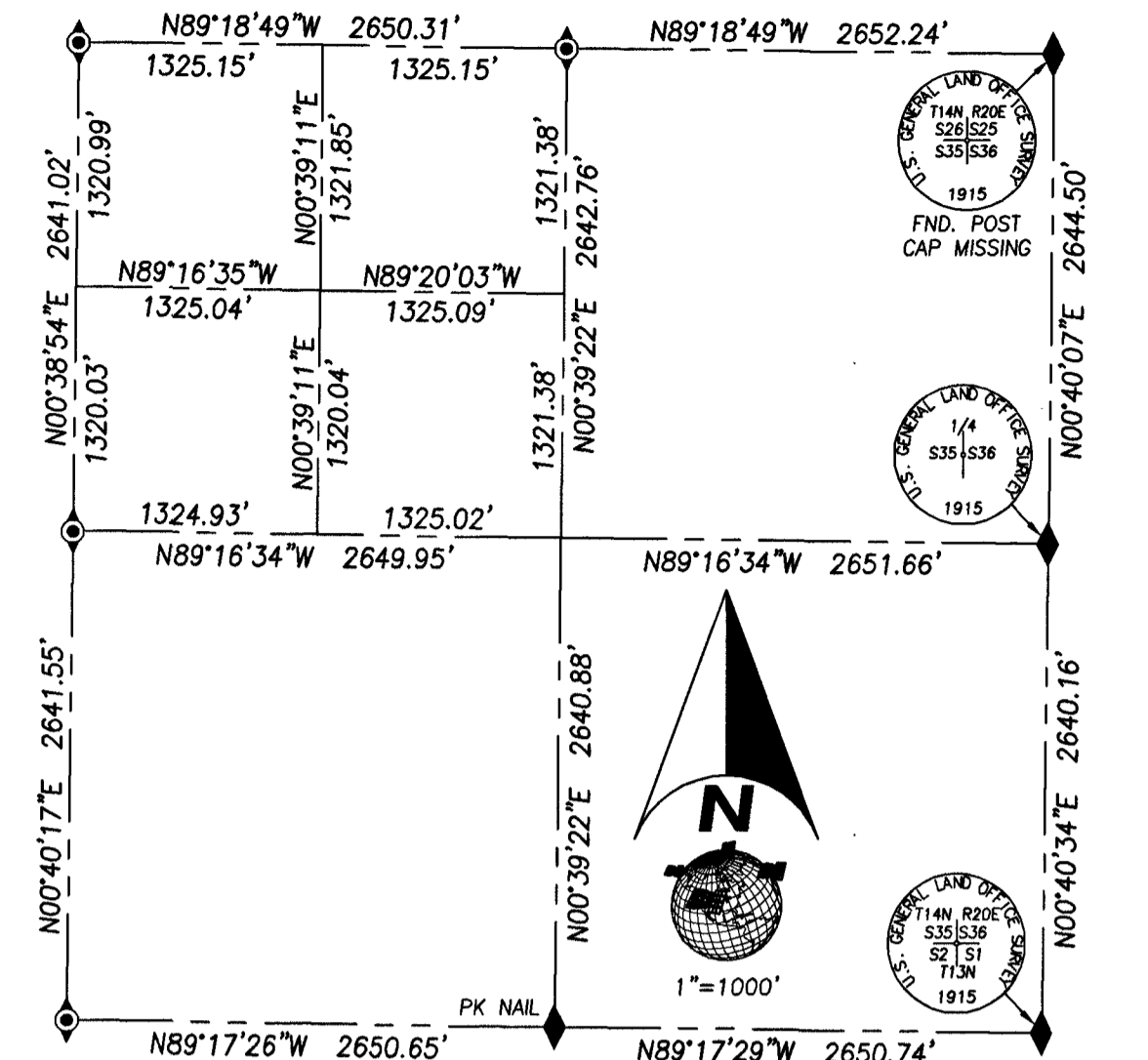
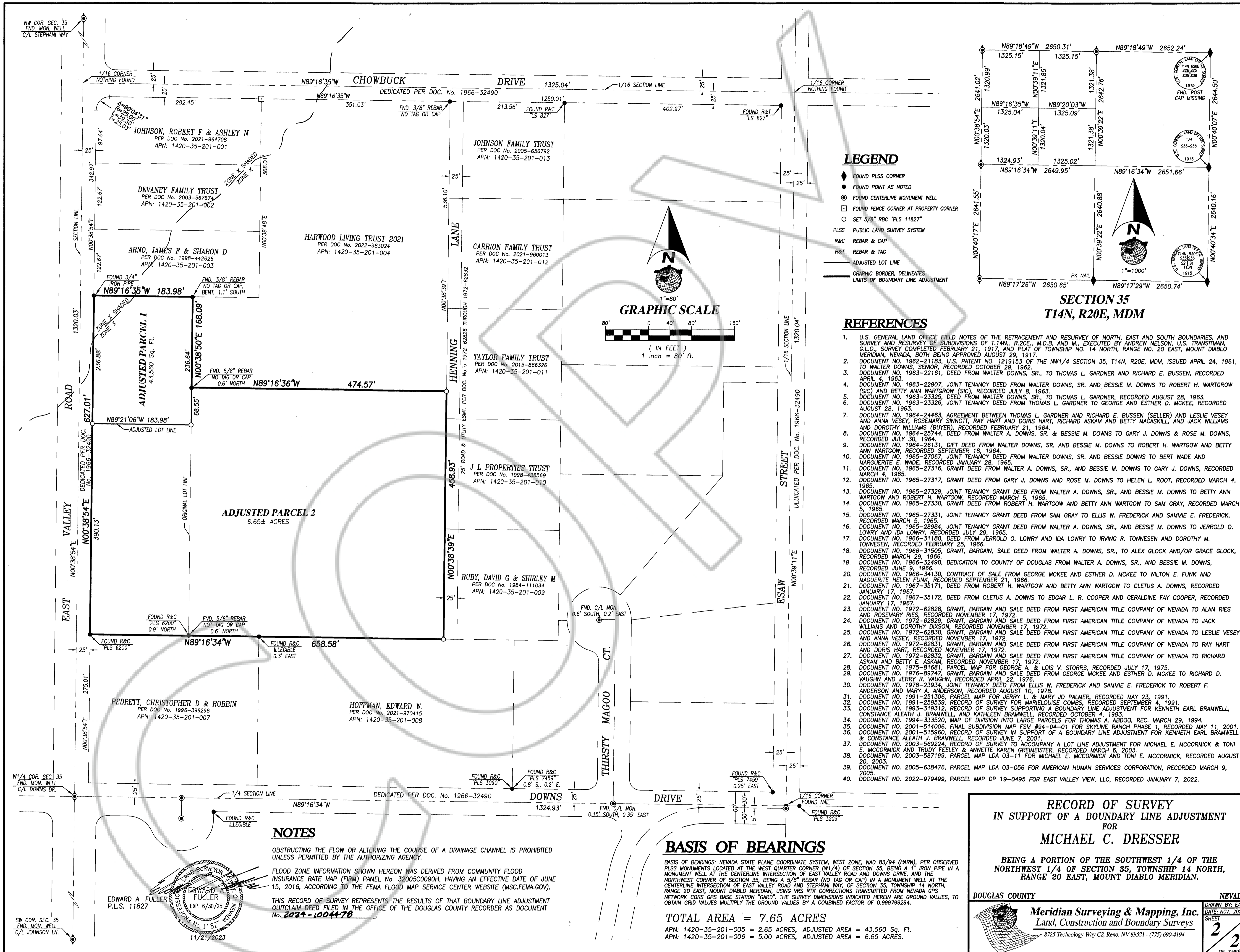
MICHAEL C. DRESSER

BEING A PORTION OF THE SOUTHWEST 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 NORTH,  
RANGE 20 EAST, MOUNT DIABLO MERIDIAN.

DOUGLAS COUNTY

**Meridian Surveying & Mapping, Inc.**  
Land, Construction and Boundary Surveys  
8725 Technology Way C2, Reno, NV 89521 - (775) 690-4194

NEVADA  
DRAWN BY: EAF  
DATE: NOV. 2023  
SHEET  
**1**  
OF SHEETS  
**2**



- LEGEND**
- ◆ FOUND PLS CORNER
  - FOUND POINT AS NOTED
  - FOUND CENTERLINE MONUMENT WELL
  - FOUND FENCE CORNER AT PROPERTY CORNER
  - SET 5/8" RBC "PLS 11827"
  - PLSS PUBLIC LAND SURVEY SYSTEM
  - R&C REBAR & CAP
  - R&T REBAR & TAG
  - ADJUSTED LOT LINE
  - GRAPHIC BORDER, DELINEATES LIMITS OF BOUNDARY LINE ADJUSTMENT

**REFERENCES**

1. U.S. GENERAL LAND OFFICE FIELD NOTES OF THE RETRACEMENT AND RESURVEY OF NORTH, EAST AND SOUTH BOUNDARIES, AND SURVEY AND RESURVEY OF SUBDIVISION OF T.14N., R.20E., M.D.B. AND M., EXECUTED BY ANDREW NELSON, U.S. TRANSITMAN, G.L.O., SURVEY COMPLETED FEBRUARY 21, 1917, AND PLAT OF TOWNSHIP NO. 14 NORTH, RANGE NO. 20 EAST, MOUNT DIABLO MERIDIAN, NEVADA, BOTH BEING APPROVED AUGUST 29, 1917.
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6. DOCUMENT NO. 1963-23326, JOINT TENANCY DEED FROM THOMAS L. GARDNER TO GEORGE AND ESTHER D. MCKEE, RECORDED AUGUST 28, 1963.
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40. DOCUMENT NO. 2022-979499, PARCEL MAP DP 19-0495 FOR EAST VALLEY VIEW, LLC, RECORDED JANUARY 7, 2022.

**NOTES**

OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED UNLESS PERMITTED BY THE AUTHORIZING AGENCY.

FLOOD ZONE INFORMATION SHOWN HEREON WAS DERIVED FROM COMMUNITY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 32005C0090H, HAVING AN EFFECTIVE DATE OF JUNE 15, 2016, ACCORDING TO THE FEMA FLOOD MAP SERVICE CENTER WEBSITE (MSC.FEMA.GOV).

THIS RECORD OF SURVEY REPRESENTS THE RESULTS OF THAT BOUNDARY LINE ADJUSTMENT QUITCLAIM DEED FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER AS DOCUMENT NO. 2024-1004478

**BASIS OF BEARINGS**

BASIS OF BEARINGS: NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94 (HARN), PER OBSERVED PLS MONUMENTS LOCATED AT THE WEST QUARTER CORNER (W1/4) OF SECTION 35, BEING A 1" IRON PIPE IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF EAST VALLEY ROAD AND DOWNS DRIVE, AND THE NORTHWEST CORNER OF SECTION 35, BEING A 5/8" REBAR (NO TAG OR CAP) IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF EAST VALLEY ROAD AND STEPHAN WAY, OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, USING VRS RTK CORRECTIONS TRANSMITTED FROM NEVADA GPS NETWORK CORP GPS BASE STATION "GARD". THE SURVEY DIMENSIONS INDICATED HEREIN ARE GROUND VALUES, TO OBTAIN GRID VALUES MULTIPLY THE GROUND VALUES BY A COMBINED FACTOR OF 0.999799294.

**TOTAL AREA = 7.65 ACRES**  
 APN: 1420-35-201-005 = 2.65 ACRES, ADJUSTED AREA = 43,560 Sq. Ft.  
 APN: 1420-35-201-006 = 5.00 ACRES, ADJUSTED AREA = 6.65 ACRES.

**RECORD OF SURVEY**  
 IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT  
 FOR  
**MICHAEL C. DRESSER**

BEING A PORTION OF THE SOUTHWEST 1/4 OF THE  
 NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 NORTH,  
 RANGE 20 EAST, MOUNT DIABLO MERIDIAN.

DOUGLAS COUNTY NEVADA  
 DRAWN BY: EAF  
 DATE: NOV. 2023  
 SHEET **2** OF SHEETS

**Meridian Surveying & Mapping, Inc.**  
 Land, Construction and Boundary Surveys  
 8725 Technology Way Ct., Reno, NV 89521 - (775) 690-4194