

A RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR VIRGINIA RANCH

OWNER'S CERTIFICATE

I, THE UNDERSIGNED OWNER OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE THAT:

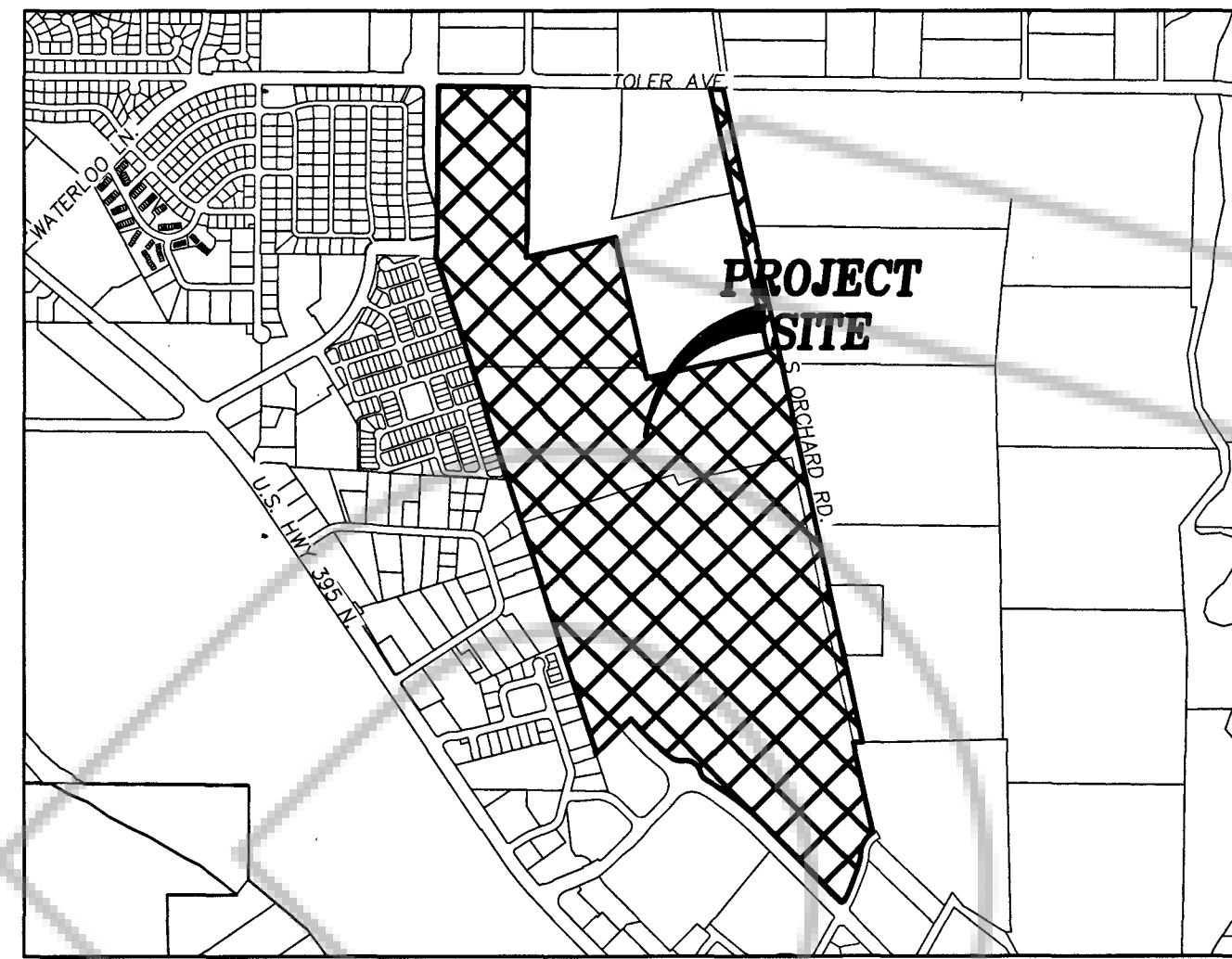
1. I HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING;
2. I AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON;
3. I AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630 INCLUSIVE;
4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID;
5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF BOUNDARY LINE OR THE TRANSFER OF LAND.

APN: 1220-03-000-34

Stan Lucas 11/22/23
DATE
Stan Lucas Owner
(PRINT NAME/TITLE)

APN: 1220-03-000-43

Stan Lucas 11/22/23
DATE
Stan Lucas
(PRINT NAME/TITLE)



VICINITY MAP
NOT TO SCALE

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS BOUNDARY LINE ADJUSTMENT WAS PRESENTED TO THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND WAS DULY APPROVED.

Thomas A. Dallaire P.E. 2.22.2024
COMMUNITY DEVELOPMENT DIRECTOR DATE
(Acting Director)

CLERK TREASURER'S CERTIFICATE

I, AMY BURGANS, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR DO HEREBY CERTIFY THAT ALL PROPERTY TAXES FOR THE PARCELS SHOWN ON THIS MAP HAVE BEEN PAID IN FULL FOR THE FISCAL YEAR.

APNS
1220-03-000-34
1220-03-000-43
Melissa Allmatt
Melissa Allmatt Sr. 2.28.24
AMY BURGANS, CLERK-TREASURER DATE

NOTARY CERTIFICATE

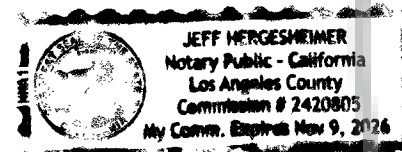
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,
ON THIS 22 DAY OF Nov, 2023

OF STAN LUCAS, AN UNMARRIED MAN, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Sara Herzog
NOTARY PUBLIC
SARA HERZOG
PRINT NAME

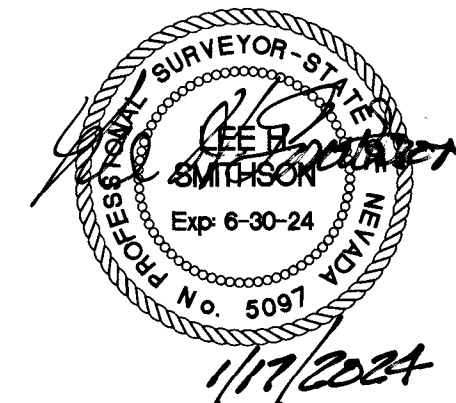


SURVEYOR'S CERTIFICATE

I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT,

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF STAN LUCAS.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE A PORTION OF SECTION 3 AND THE NE 1/4, OF SEC. 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, MDM, DOUGLAS COUNTY, NEVADA AND THAT THE SURVEY WAS COMPLETED ON SEPTEMBER 8, 2023.
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 AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE BE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY N.R.S. 625.340, AND THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY;
5. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF N.R.S. 278.010 TO 278.630 INCLUSIVE AND COMPLIES WITH ALL APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.

LEE H. SMITHSON, P.L.S.
NEVADA CERTIFICATE NO. 5097



RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF,
Manhard Consulting LTD
ON THIS 28 DAY OF FEBRUARY, 2024
AT 4 MINUTES PAST 1 O'CLOCK P.M.
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
RECORDING FEE: 42.00
BOOK: N/A
PAGE: N/A
FILE No: 2024-1005137

Shawnyne Garren
PRINT NAME/COUNTY RECORDER

TITLE COMPANY CERTIFICATE

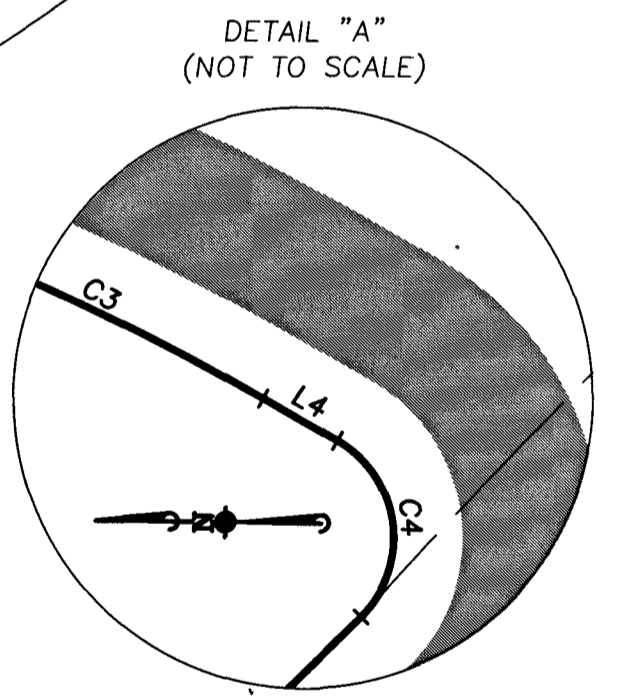
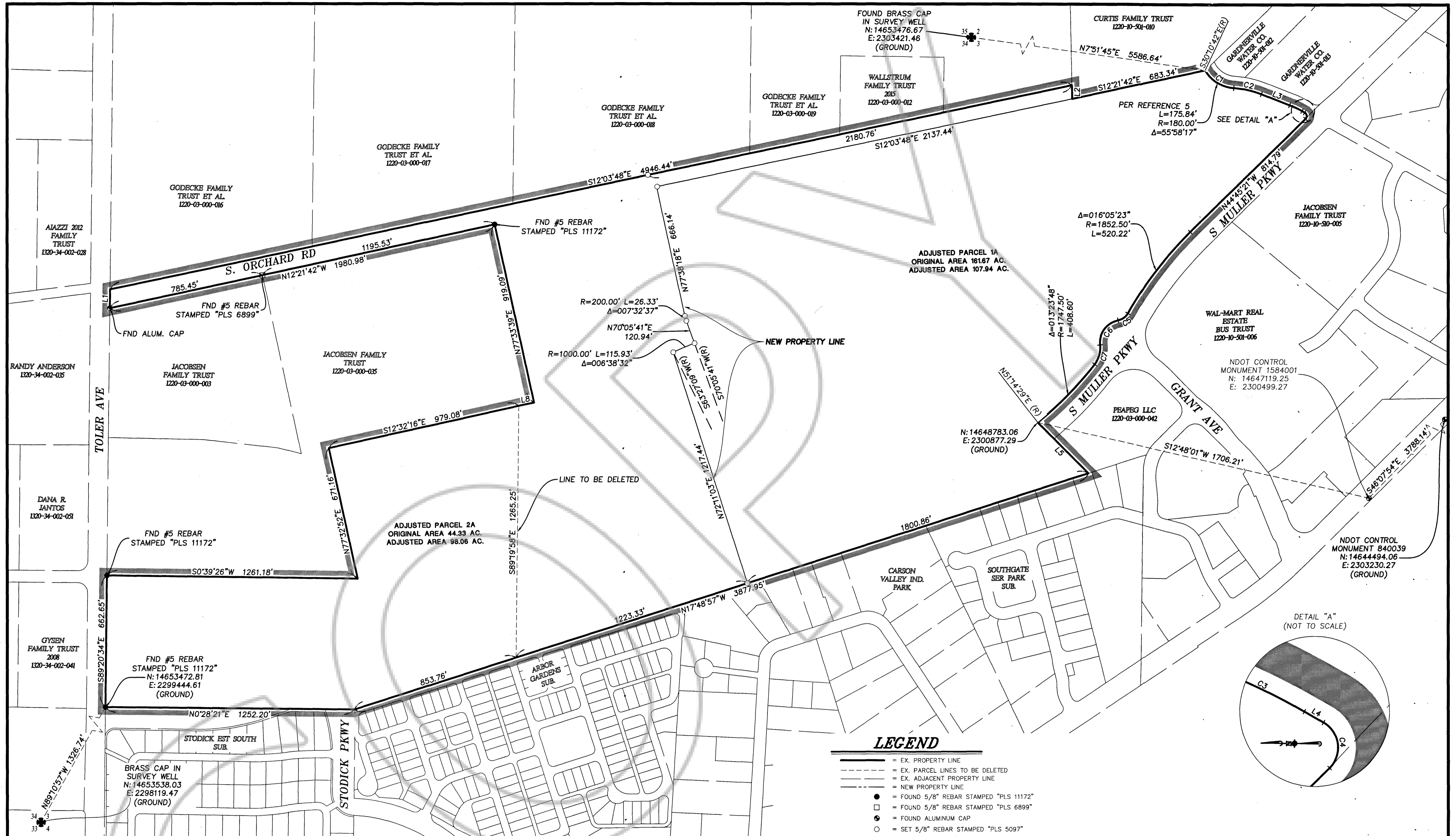
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE RECORD OWNER OF SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED EXCEPT AS/IF SHOWN BELOW; No. 758572, 05067-11-2024

Stewart Title Company
Debbie H. Cimatti, Asst. Secretary 1-17-2024
(PRINT NAME/TITLE) DATE

RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT
FOR
VIRGINIA RANCH
AN ADJUSTMENT OF PARCEL 1A OF DOC. NO. 862467 AND
APN: 1220-03-000-23 OF DOC. NO. 569146, BEING A PORTION OF SEC. 3
& THE NE 1/4 OF SEC. 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M.
GARDNERVILLE DOUGLAS COUNTY NEVADA

Manhard CONSULTING LTD
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3500 fx: 775-748-3550 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: HHH
DATE: 09/2023
PROJ. CODE: LUC.DCNV
PROJ. #: 01
SHEET
1 OF 2



LEGEND

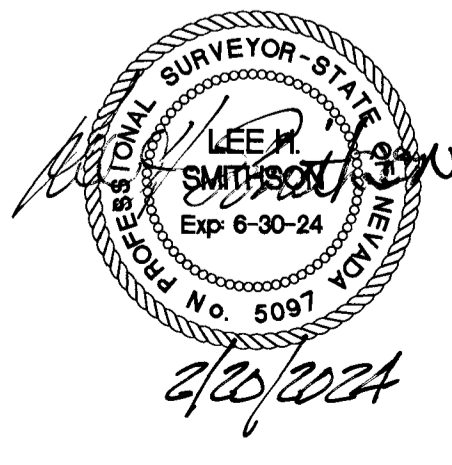
- EX. PROPERTY LINE
- - - EX. PARCEL LINES TO BE DELETED
- - - EX. ADJACENT PROPERTY LINE
- NEW PROPERTY LINE
- FOUND 5/8" REBAR STAMPED "PLS 11172"
- FOUND 5/8" REBAR STAMPED "PLS 6899"
- FOUND ALUMINUM CAP
- SET 5/8" REBAR STAMPED "PLS 5097"
- 33 34 4 = SECTION CORNER AS NOTED
- APN = ASSESSORS PARCEL NUMBER
- DOC = DOCUMENT
- SEC = SECTION
- MDM = MOUNT DIABLO MERIDIAN
- (R) = RADIAL BEARING

BASIS OF BEARINGS

GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENTS 1584001 AND 840039. COMBINED GRID TO GROUND FACTOR = 1.0002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

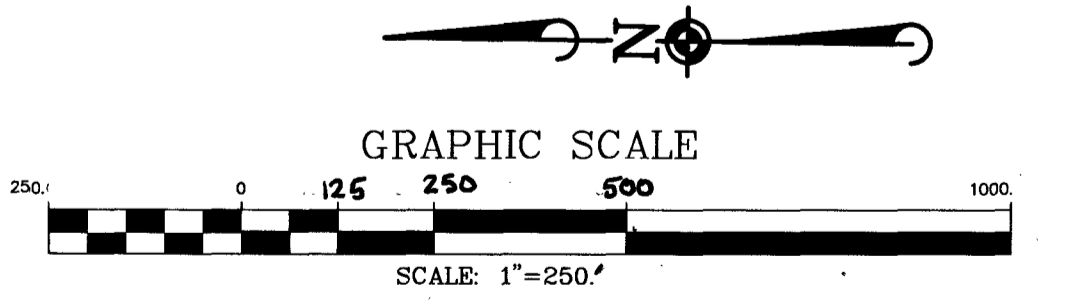
REFERENCES

1. RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT DOCUMENT NO. 429408, DEC 30, 1997, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
2. RECORD OF SURVEY AT VIRGINIA RANCH ROAD FOR THE JACOBSEN FAMILY TRUST DOCUMENT NO. 491782, MAY 11TH, 2000, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
3. RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT DOCUMENT NO. 569146, MARCH 6, 2003, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
4. RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT DOCUMENT NO. 815195, DECEMBER 27, 2012 OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
5. RECORD OF SURVEY FOR PARCEL 1A DOCUMENT NO. 862467, MAY 21, 2015, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
6. RECORD OF SURVEY AT VIRGINIA RANCH ROAD FOR GARDNERVILLE WATER COMPANY DOCUMENT NO. 892125, DECEMBER 15, 2016, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.



CURVE	DELTA	RADIUS	LENGTH
C1	55°58'17"	180.00'	175.84'
C2	17°22'24"	470.00'	142.51'
C3	8°21'51"	470.00'	68.61'
C4	105°39'23"	20.00'	36.88'
C5	48°56'07"	73.50'	62.78'
C6	84°28'35"	114.50'	168.82'
C7	44°05'06"	135.50'	104.26'

LINE	BEARING	LENGTH
L1	S89°20'34"E	95.81'
L2	S88°47'09"W	68.89'
L3	S21°13'25"W	152.90'
L4	S29°35'16"W	15.38'
L5	S45°14'20"W	361.27'
L8	S11°56'32"E	78.01'



RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR

VIRGINIA RANCH

AN ADJUSTMENT OF PARCEL 1A OF DOC. NO. 862467 & APN 1220-03-000-023 OF DOC. NO. 569146, BEING A PORTION OF SEC. 3 & THE NE 1/4 OF SEC. 10 IN TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M GARDNERVILLE DOUGLAS COUNTY NEVADA

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DATE: JUNE 2023
PROJ. CODE: LUCDCNV
PROJ. #: 01

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