

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, G PEG I, LLC, A NEVADA LIMITED LIABILITY COMPANY AND G PEG II, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE UNDERSIGNED DECLARE THAT THEY EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED THEIR NAMES.

CVI LAND CO., LLC A NEVADA LIMITED LIABILITY COMPANY  
G PEG II LLC A NEVADA LIMITED LIABILITY COMPANY

BY: [Signature]  
MICHAEL E. PEGRAM MEMBER  
NAME/TITLE (PRINT)

1-30-24  
DATE

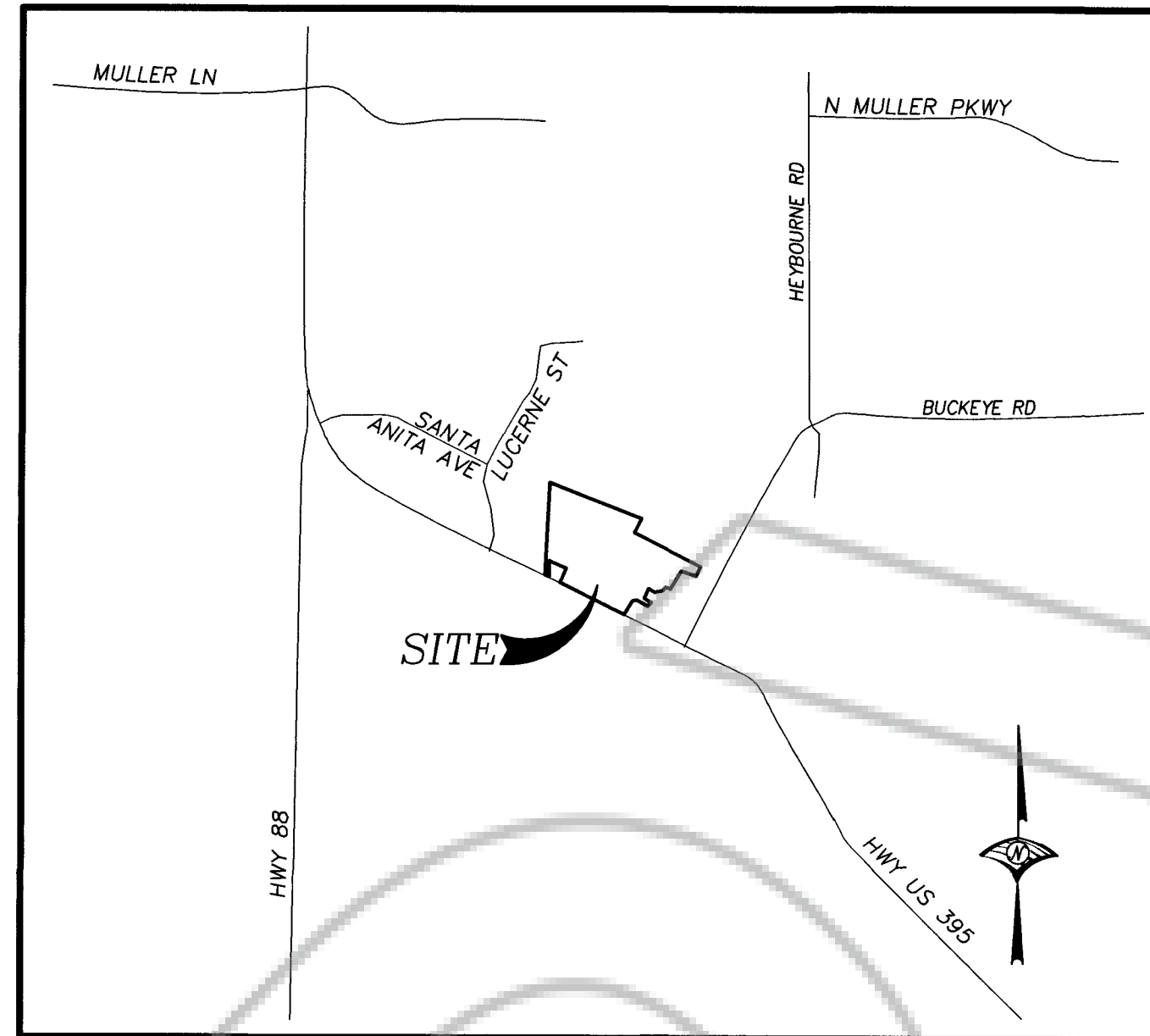
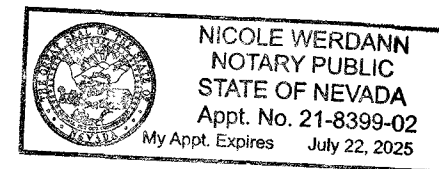
**NOTARY CERTIFICATE:**

STATE OF Nevada }  
COUNTY OF Washoe } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 30<sup>th</sup> DAY OF January, 2024.  
BY Michael Pegram AS Member OF CVI LAND CO., LLC, A NEVADA LIMITED LIABILITY COMPANY AND G PEG II, LLC, A NEVADA LIMITED LIABILITY COMPANY.

BY: [Signature]  
NOTARY PUBLIC

1/30/2024  
DATE



**VICINITY MAP**  
NOT TO SCALE

**UTILITY COMPANIES' CERTIFICATE:**

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV, PUBLIC UTILITY COMPANIES, AND DOUGLAS COUNTY PUBLIC WORKS AND DO HEREBY RELINQUISH THOSE EXISTING EASEMENTS, AS NOTED "RELINQUISHED HEREON", LOCATED WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT.

[Signature]  
TOWN OF MINDEN - WATER COMPANY  
NAME / TITLE (PRINT)

1/30/24  
DATE

[Signature]  
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY  
NAME / TITLE (PRINT)

2/12/2024  
DATE

[Signature]  
CHARTER COMMUNICATIONS  
NAME / TITLE (PRINT)

2/5/2024  
DATE

[Signature]  
Armando Grajeda Const. Supervisor  
NAME / TITLE (PRINT)

[Signature]  
Frank Lee  
SOUTHWEST GAS CORPORATION  
NAME / TITLE (PRINT)

1/30/2024  
DATE

[Signature]  
Frank Lee Engineer I  
NAME / TITLE (PRINT)

[Signature]  
FRONTIER COMMUNICATIONS  
NAME / TITLE (PRINT)

1/30/24  
DATE

[Signature]  
Chris Willing Sr. Network Engineer  
NAME / TITLE (PRINT)

[Signature]  
DTS FIBER  
NAME / TITLE (PRINT)

1/30/24  
DATE

[Signature]  
Cathren Ewell / Executive Director  
NAME / TITLE (PRINT)

[Signature]  
MINDEN-GARDNERVILLE SANITATION DISTRICT (MGSD)  
NAME / TITLE (PRINT)

1-30-24  
DATE

[Signature]  
Peter V. Baratti / District Manager  
NAME / TITLE (PRINT)

**COMMUNITY DEVELOPMENT CERTIFICATE:**

IT HEREBY CERTIFIED THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ON THE 21 DAY OF June, 2024, THERE ARE NO PUBLIC RIGHTS-OF-WAY OFFERED FOR DEDICATION AS A PART OF THIS MAP.

[Signature]  
THOMAS A. DALLAIRE, P.E., COMMUNITY DEVELOPMENT DIRECTOR

**TAX CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND SHOWN HEREON 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 N.R.S. 361A.265.

APNs: 1320-29-401-014, 1320-29-401-018 & 1320-29-401-020

DOUGLAS COUNTY TREASURER

BY: [Signature] Melissa Garcia  
DATE

6/27/24  
DATE

For:  
AMY BURGANS  
CLERK-TREASURER

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT CVI LAND CO., AND G PEG II, LLC, A NEVADA LIMITED LIABILITY COMPANIES OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE PLAT; 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 COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, EXCEPT DT DOC # 2022-988490.

TICOR TITLE COMPANY

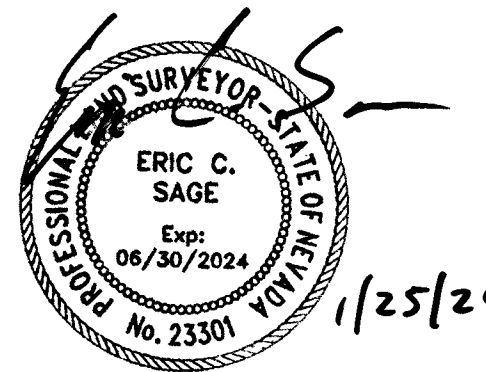
BY: [Signature]  
Shelley Saitz Commercial Title Officer  
NAME/TITLE (PRINT)

2/7/2024 and re-dated  
6/20/2024  
DATE

**SURVEYOR'S CERTIFICATE:**

I, ERIC C. SAGE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF SURVEY PREFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF G PEG I, LLC & G PEG II, LLC & CVI LAND CO., LLC
- 2. THE LAND SURVEYED LIES WITHIN PORTIONS OF SW 1/4 OF SECTION 29 AND THE SE 1/4 OF SECTION 30 TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE MERIDIAN, COUNTY OF DOUGLAS, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON June 16, 2024
- 3. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY HAVE BEEN DEFINED BY MONUMENTS OR AS REQUIRED BY NRS 625.340;
- 4. THIS MAP COMPLIES WITH THE APPLICABLE STATUES 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.
- 5. THIS MAP DELINEATES A BOUNDARY LINE ADJUSTMENT AND DOES NOT CREATE ANY ADDITIONAL PARCELS AND IS NOT IN CONFLICT WITH PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.



ERIC C. SAGE, P.L.S.  
NEVADA CERTIFICATE NO. 23301

**COUNTY RECORDER'S CERTIFICATE:**

FILED FOR RECORD THIS 28<sup>th</sup> DAY OF JUNE, 2024 AT 1:43 pm AS FILE NO. 2024-1009570.  
OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AT THE REQUEST OF WOOD RODGERS, INC.

RECORDING FEE: 52.00  
SHAWNYNE GARREN  
DOUGLAS COUNTY RECORDER

[Signature]  
BY DEPUTY

[Signature]  
NAME  
DEPUTY RECORDER

RECORD OF SURVEY  
IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT  
FOR  
**CVI LAND CO., LLC & G PEG II, LLC**  
AN ADJUSTMENT OF PARCEL 3 ROS FILE NO. 756590, JANUARY 4, 2010 AND PARCELS 1 & 3 OF ROS FILE NO. 783482, MAY 19, 2011 BEING A PORTION OF THE S.W. 1/4 OF SECTION 29 & THE SE 1/4 OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M. MINDEN DOUGLAS COUNTY NEVADA  
JOB NO. 4304004  
**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1961 Corporate Blvd Reno, NV 89502 Tel 775.823.4088 Fax 775.823.4088  
SHEET 1 OF 3



**NOTES:**

1. THE PREPARER DID NOT PERFORM NOR HAS THE PREPARER ACCEPTED ANY RESPONSIBILITY TO PERFORM ADDITIONAL RECORDS RESEARCH OUTSIDE OF THE STANDARD OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS DEFINED IN NEVADA ADMINISTRATIVE CODE 625.651 THROUGH 625.740, INCLUSIVE.
2. BOUNDARY TIES AND SITE CONDITIONS AS SHOWN HEREON ARE PER A FIELD SURVEY OF THE SUBJECT PROPERTY PERFORMED ON MARCH 3, 2023.
3. MEASURED DISTANCES SHOWN ARE BASED ON GROUND LEVEL DISTANCES.
4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
5. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

**REFERENCES:**

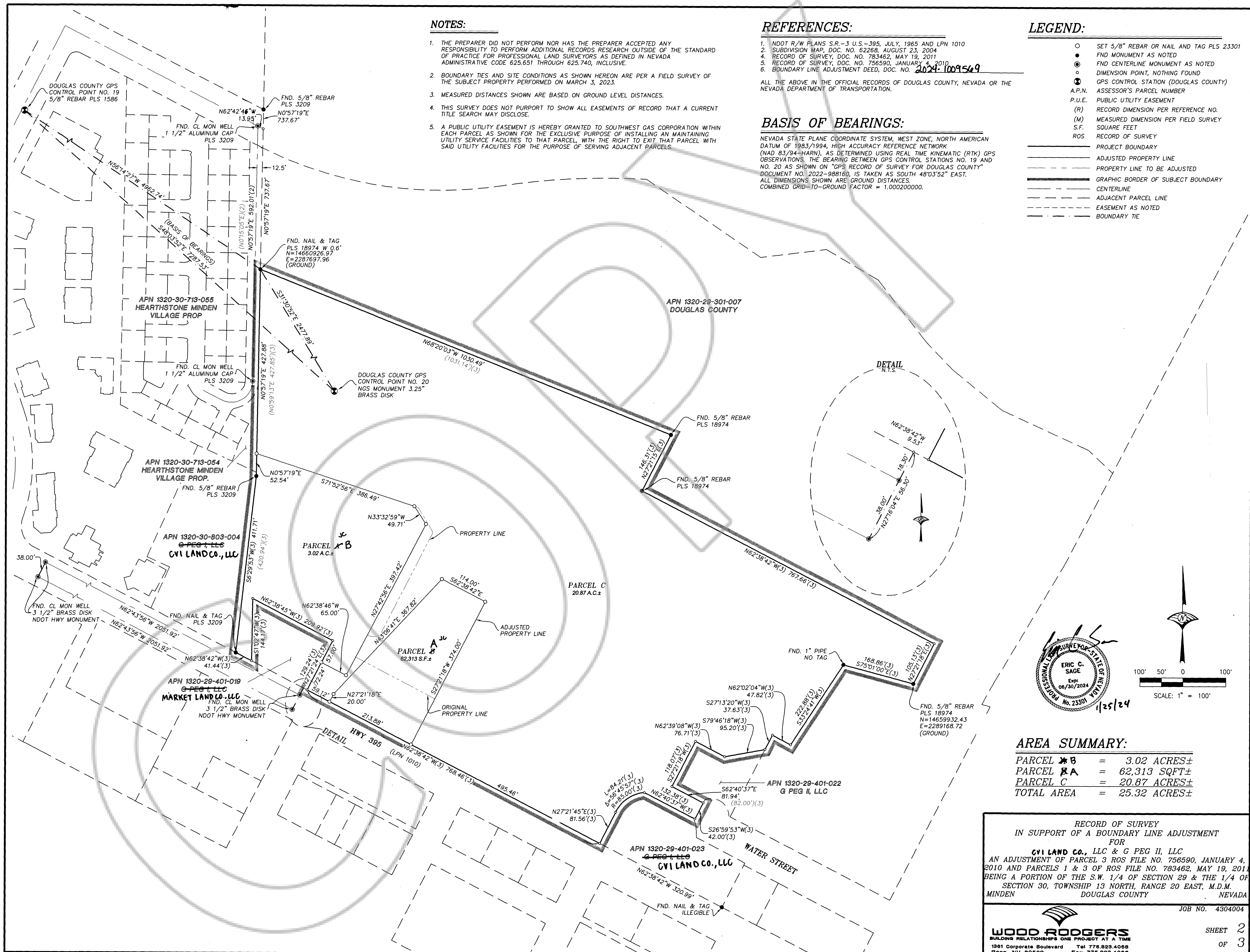
1. NDOT R/W PLANS S.R.-3 U.S.-395, JULY, 1965 AND LPN 1010
  2. SUBDIVISION MAP, DOC. NO. 62268, AUGUST 23, 2004
  3. RECORD OF SURVEY, DOC. NO. 783462, MAY 19, 2011
  4. RECORD OF SURVEY, DOC. NO. 756590, JANUARY 4, 2010
  5. BOUNDARY LINE ADJUSTMENT DEED, DOC. NO. 2024-1009570
- ALL THE ABOVE IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA OR THE NEVADA DEPARTMENT OF TRANSPORTATION.

**BASIS OF BEARINGS:**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS, THE BEARING BETWEEN GPS CONTROL STATIONS NO. 19 AND NO. 20 AS SHOWN ON "GPS RECORD OF SURVEY FOR DOUGLAS COUNTY" DOCUMENT NO. 2022-988160, IS TAKEN AS SOUTH 48°03'52" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000200000.

**LEGEND:**

- SET 5/8" REBAR OR NAIL AND TAG PLS 23301
- FND MONUMENT AS NOTED
- FND CENTERLINE MONUMENT AS NOTED
- DIMENSION POINT, NOTHING FOUND
- ⊙ GPS CONTROL STATION (DOUGLAS COUNTY)
- A.P.N. ASSESSOR'S PARCEL NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RECORD DIMENSION PER REFERENCE NO.
- (M) MEASURED DIMENSION PER FIELD SURVEY
- S.F. SQUARE FEET
- RECORD OF SURVEY
- PROJECT BOUNDARY
- ADJUSTED PROPERTY LINE
- - - PROPERTY LINE TO BE ADJUSTED
- GRAPHIC BORDER OF SUBJECT BOUNDARY
- CENTERLINE
- - - ADJACENT PARCEL LINE
- - - EASEMENT AS NOTED
- - - BOUNDARY TIE



**AREA SUMMARY:**

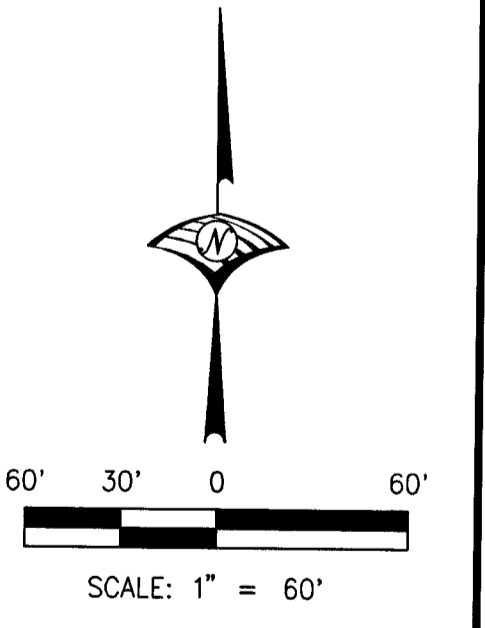
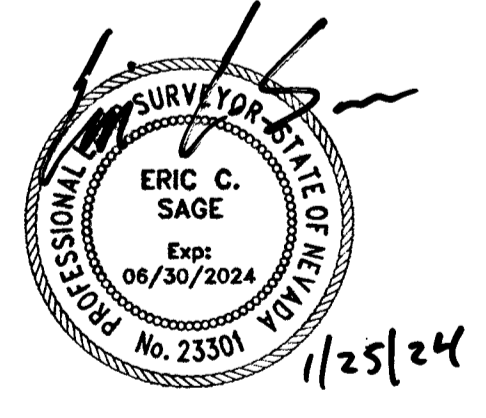
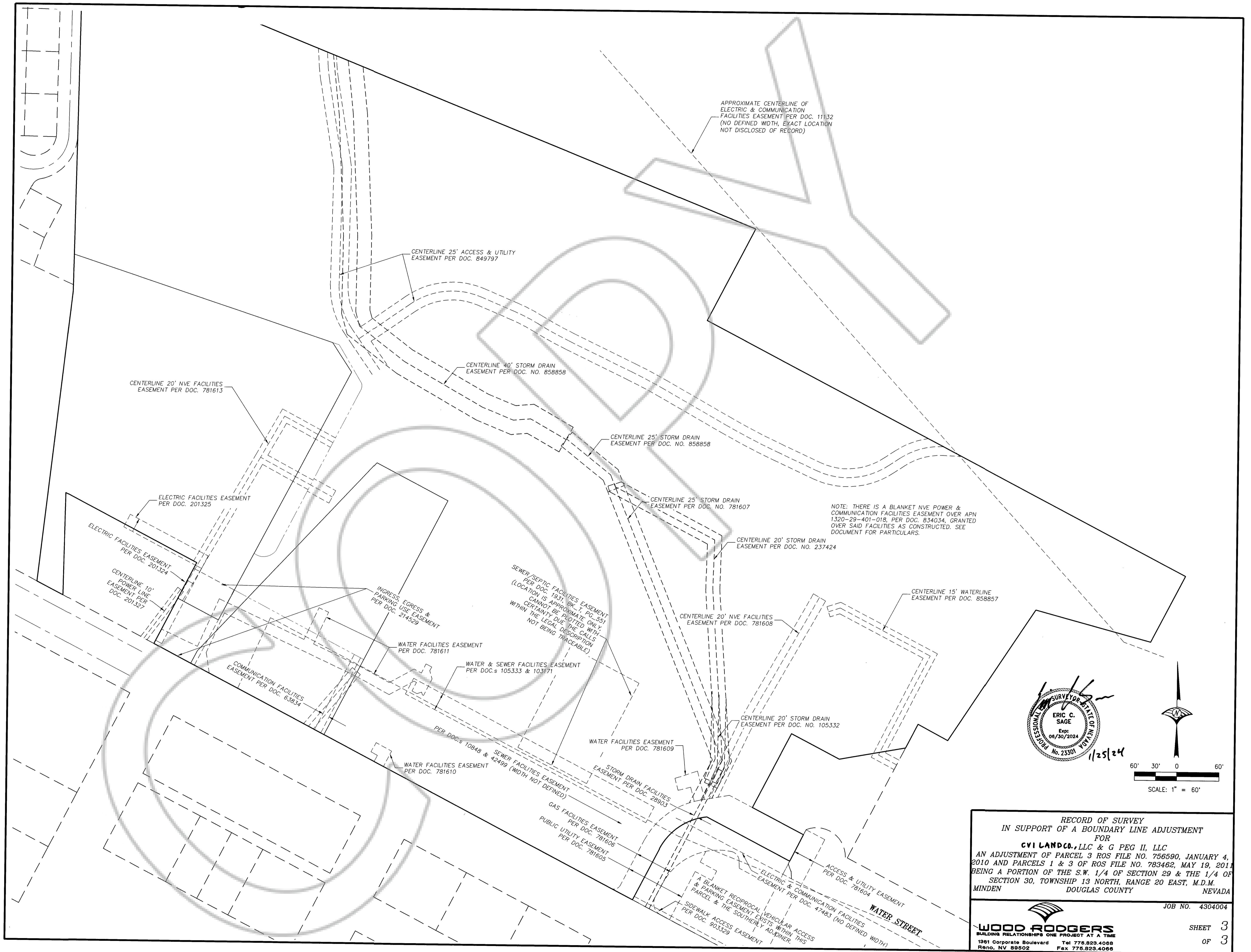
PARCEL A	= 3.02 ACRES±
PARCEL B	= 62,313 SQFT±
PARCEL C	= 20.87 ACRES±
<b>TOTAL AREA</b>	<b>= 25.32 ACRES±</b>

**RECORD OF SURVEY**  
 IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT  
 FOR  
**CVI LAND CO., LLC & G PEG II, LLC**  
 AN ADJUSTMENT OF PARCEL 3 ROS FILE NO. 756590, JANUARY 4, 2010 AND PARCELS 1 & 3 OF ROS FILE NO. 783462, MAY 19, 2011 BEING A PORTION OF THE S.W. 1/4 OF SECTION 29 & THE 1/4 OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M. MINDEN DOUGLAS COUNTY NEVADA

**WOOD RODGERS**  
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JOB NO. 4304004  
 SHEET 2 OF 3





**RECORD OF SURVEY**  
**IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT**  
**FOR**  
**CVI LAND CO., LLC & G PEG II, LLC**  
 AN ADJUSTMENT OF PARCEL 3 ROS FILE NO. 756590, JANUARY 4, 2010 AND PARCELS 1 & 3 OF ROS FILE NO. 783462, MAY 19, 2011 BEING A PORTION OF THE S.W. 1/4 OF SECTION 29 & THE 1/4 OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M. MINDEN DOUGLAS COUNTY NEVADA

JOB NO. 4304004

  
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SHEET 3 OF 3