



**BASIS OF BEARINGS**  
 BASIS OF BEARINGS: NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94 (HARN), PER OBSERVED PLSS MONUMENTS LOCATED AT THE SECTION CORNER COMMON TO SECTIONS 1, 2, 35, 36, BEING A 2" IRON POST WITH A U.S.G.L.O. BRASS DISK MARKED "T14N R20E, S35 S36, S2 S1, T13N, 1915", AND THE SECTION CORNER COMMON TO SECTIONS 2, 3, 34, 35, BEING A 2" ALUMINUM DISK IN STREET WELL LOCATED AT THE CENTERLINE INTERSECTION OF JOHNSON LANE AND EAST VALLEY ROAD, OF TOWNSHIPS 13 AND 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 GRID VALUES, TO OBTAIN GRID VALUES MULTIPLY THE GROUND VALUES BY A COMBINED FACTOR OF 0.99980004.

**LEGAL DESCRIPTION**  
 ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBES AS FOLLOWS: THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, EXCEPTING THEREFROM THOSE STRIPS OF LAND DEDICATED TO DOUGLAS COUNTY FOR PUBLIC ROADWAY AND UTILITY PURPOSES, PER DOCUMENTS 19161, 19162, AND 19163, RECORDED IN BOOK 9, PAGES 518, 519, AND 520, NOVEMBER 27, 1961, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

**TOTAL AREA = 18.05 ACRES**

**NOTES**  
 THE PURPOSE OF THIS RECORD OF SURVEY IS TO DELINEATE THE BOUNDARY OF THE REAL PROPERTY CONVEYED PER DOCUMENT No. 1986-139104 EXCEPTING THE ROADWAYS AS DEDICATED TO DOUGLAS COUNTY PER DOCUMENTS 19161, 19162, AND 19163.  
 IN ORDER TO PROTECT THE BONA FIDE POSSESSORY RIGHTS OF THE INDIVIDUAL ADJACENT PROPERTY OWNERS, A DILIGENT SEARCH WAS MADE TO LOCATE THE ALIQUOT CORNERS AND SUFFICIENT PRIVATE PROPERTY CORNERS WITHIN SECTION 2, T13N, R20E, MDM. A BEST FIT ANALYSIS OF THE PHYSICAL LOCATION OF THE FOUND MONUMENTATION AND LINES OF OCCUPATION ALONG WITH THE REFERENCED RECORDED DOCUMENTS WAS MADE TO DETERMINE THE LOCATIONS AS SHOWN HEREON.

- REFERENCES**
- FIELD NOTES OF THE SURVEY OF THE SUBDIVISION LINES OF TOWNSHIP No. 13 NORTH OF THE BASE LINE OF RANGE No. 20 EAST OF THE MOUNT DIABLO MERIDIAN IN THE STATE OF NEVADA BY PORTER C. RECTOR, DEPUTY SURVEYOR, SURVEY COMMENCED MAY 26, 1885, SURVEY COMPLETED JUNE 2, 1886, AND PLAT OF TOWNSHIP No. 13 NORTH, RANGE No. 20 EAST, MOUNT DIABLO MERIDIAN, APPROVED NOVEMBER 10, 1885.
  - FIELD NOTES OF THE RETRACEMENT AND RESURVEY OF NORTH, EAST AND SOUTH BOUNDARIES, AND OF SURVEYS AND RESURVEY OF SUBDIVISIONS OF TOWNSHIP 14 NORTH, RANGE 20 EAST OF THE MOUNT DIABLO BASE AND MERIDIAN EXECUTED BY ANDREW NELSON, SURVEY COMMENCED JUNE 10, 1915, SURVEY COMPLETED JUNE 22, 1915, AND PLAT OF TOWNSHIP 14 NORTH, RANGE 20 EAST, OF THE MOUNT DIABLO MERIDIAN, NEVADA, APPROVED AUGUST 29, 1917, DOCUMENT No. 1961-17844, U.S. PATENT No. 1219394 ISSUED TO JOHN MOODY HARRIS, RECORDED IN BOOK 6, PAGE 557, MAY 19, 1961, O.R.
  - DOCUMENT No. 1961-19161, DEDICATION FOR PUBLIC ROADWAY AND UTILITY PURPOSES, RECORDED IN BOOK 9, PAGE 518, NOVEMBER 27, 1961, O.R.
  - DOCUMENT No. 1961-19162, DEDICATION FOR PUBLIC ROADWAY AND UTILITY PURPOSES, RECORDED IN BOOK 9, PAGE 519, NOVEMBER 27, 1961, O.R.
  - DOCUMENT No. 1961-19163, DEDICATION FOR PUBLIC ROADWAY AND UTILITY PURPOSES, RECORDED IN BOOK 9, PAGE 520, NOVEMBER 27, 1961, O.R.
  - DOCUMENT No. 1977-05892, PARCEL MAP FOR ED HOID, RECORDED IN BOOK 177 OF PARCEL MAPS, PAGE 77, JANUARY 4, 1977, O.R.
  - DOCUMENT No. 1977-08623, PARCEL MAP No. 1 FOR FRANK T. & PAULETTE J. GOCHIE, RECORDED IN BOOK 477 OF PARCEL MAPS, PAGE 1091, APRIL 22, 1977, O.R.
  - DOCUMENT No. 1977-08625, PARCEL MAP No. 2 FOR FRANK T. & PAULETTE J. GOCHIE, RECORDED IN BOOK 477 OF PARCEL MAPS, PAGE 1093, APRIL 22, 1977, O.R.
  - DOCUMENT No. 1978-19853, PARCEL MAP #3 FOR DON ROOKER, RECORDED IN BOOK 478 OF PARCEL MAPS, PAGE 1255, APRIL 21, 1978, O.R.
  - DOCUMENT No. 1978-23192, PARCEL MAP FOR JIM ENEARL, RECORDED IN BOOK 778 OF PARCEL MAPS, PAGE 1186, JULY 21, 1978, O.R.
  - DOCUMENT No. 1979-32100, PARCEL MAP FOR WILLIAM B. ARANT AND THOMAS F. RUDDY, RECORDED IN BOOK 579 OF PARCEL MAPS, PAGE 155, MAY 2, 1979, O.R.
  - DOCUMENT No. 1990-21959, PARCEL MAP FOR EDWARD J. & IMOGENE M. HERMEYER, RECORDED IN BOOK 290, PAGE 522, FEBRUARY 5, 1990, O.R.
  - DOCUMENT No. 1990-239167, THE CLEMENS PARCEL MAP, RECORDED IN BOOK 1190, PAGE 2674, NOVEMBER 16, 1990, O.R.
  - DOCUMENT No. 1993-312833, RECORD OF SURVEY FOR GLAN A. & JEAN J. SHERMAN, RECORDED IN BOOK 793, PAGE 3403, JULY 19, 1993, O.R.
  - DOCUMENT No. 1994-342067, PARCEL MAP FOR HENRY SCHWARZER AND ESTHER HEDY SCHWARZER, RECORDED IN BOOK 794, PAGE 2524, JULY 19, 1994, O.R.
  - DOCUMENT No. 1995-398356, PARCEL MAP #1020 FOR DANIEL AND KATHY BARNES, RECORDED IN BOOK 996, PAGE 1906, SEPTEMBER 16, 1995, O.R.
  - DOCUMENT No. 2017-898191, RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR STEVEN COMEE, RECORDED MAY 5, 2017, O.R.
  - DOCUMENT No. 2021-970771, RECORD OF SURVEY FOR KENNETH AND JANEL FORBES & GREGORY AND JANICE SEVERS, RECORDED JULY 13, 2021, O.R.

**SURVEYOR'S CERTIFICATE**  
 I, EDWARD A. FULLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:  
 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE SURVIVOR TRUSTEES OF THE EARL R. WELLMAN AND VERNE O. WELLMAN JOINT TRUST AND THE CREDIT SHELTER TRUST.  
 2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTH HALF (N1/2) NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, AND THE FIELD SURVEY WAS COMPLETED ON AUGUST 14, 2024.  
 3. 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.  
 4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

EDWARD A. FULLER  
 P.L.S. 11827  
 8/14/2024

**COUNTY RECORDER'S CERTIFICATE**  
 FILE NO. 2024-1010980  
 FILED FOR RECORD AT THE REQUEST OF FULLER CONSULTING, PLLC  
 ON THIS 14TH DAY OF AUGUST, 2024, AT 25 MINUTES PAST 2 O'CLOCK, P.M.  
 OFFICIAL RECORDS, DOUGLAS COUNTY, NV  
 SHAWNNE GARREN, COUNTY RECORDER

**RECORD OF SURVEY FOR WELLMAN JOINT TRUST & CREDIT SHELTER TRUST**  
 BEING A PORTION OF THE NORTHEAST QUARTER (NE1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN.  
 NEVADA  
 FULLER CONSULTING, PLLC  
 A PROFESSIONAL LIMITED LIABILITY COMPANY  
 Land and Boundary Surveys  
 2543 Hemming Lane, Minden NV 89423  
 (775) 842-3690 msvryt@yahoo.com  
 SHEET 1 OF SHEETS