

VICINITY MAP
(NOT TO SCALE)

NOTES:

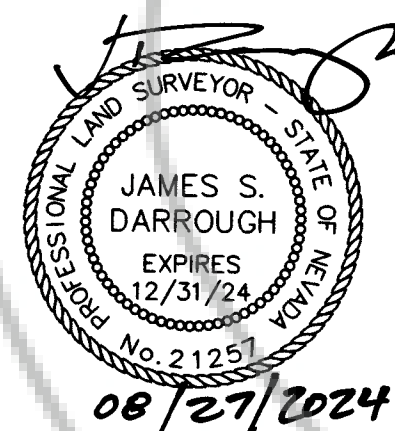
- NO TITLE REPORT WAS PREPARED FOR THE SUBJECT PROPERTY THEREFORE ONLY EASEMENTS AND RIGHT-OF-WAY INFORMATION FROM REFERENCED MAPS ARE SHOWN.
- POSITIONAL CERTAINTY IS WITHIN THE STATE OF NEVADA REQUIREMENTS FOR LOW RURAL AREAS ($\pm 0.5'$) PER NRS 625.666
- SURVEYOR'S NARRATIVE. THE INTENT OF THIS LAND SURVEY IS TO DELINEATE THE BOUNDARIES OF LOT 4. A RETRACEMENT SURVEY WAS COMPLETED USING THE PLAT (REFERENCE #1) AS THE BASIS FOR BOUNDARY DETERMINATION FOR THIS SURVEY PROJECT. THE FOUND CORNERS OF LOT 5 WERE HELD AS THE CONTROLLING MONUMENTS PER THE PLAT (REFERENCE #1) FOR THIS SURVEY. THE CORNERS WERE TIED USING GPS METHODS AND ASSESSED USING A LINEAR TRANSFORMATION PROGRAM TO COMPARE MEASURED DISTANCES VERSUS RECORD DISTANCES. THE RESULTING RMS VALUES ($0.15'$) WERE ACCEPTABLE PER STATE POSITIONAL CERTAINTY REQUIREMENTS FOR LOW RURAL AREAS ($\pm 0.5'$). TWO FOUND CORNERS (NORTHERLY AND SOUTHWEST CORNER OF LOT 4) WERE NOT USED IN THE LINEAR TRANSFORMATION DUE TO THE RMS VALUES WHEN INCLUDED EXCEEDED THE STATE ALLOWABLE MAXIMUM; HOWEVER, THEIR LOCATIONS WILL BE USED AS GROUND CONTROLLING MONUMENTS AS SHOWN HEREON. FURTHERMORE, THE SURVEYOR CALCULATED A MISCLASURE USING RECORD BEARINGS AND DISTANCES AT THE SOUTHWEST CORNER OF LOT 4 AND THEREFORE EXTENDED THE CALCULATED WEST LINE TO INTERSECT WITH THE STATE HIGHWAY RIGHT-OF-WAY. THE SURVEYOR BELIEVES THIS IS THE INTENT OF THE ORIGINAL PLAT AND THE MEASURED VALUES ARE REPORTED HEREON. SURVEYOR FURTHER BELIEVES IN THE EVENT OF A FUTURE DISCREPANCY IN THIS AREA THAT THE JUNIOR PARCEL WILL CONCEDE TO THE EXTERIOR BOUNDARIES OF THE PARENT PARCEL WHICH IS ALSO COMMON TO THE SECTION LINE.

SURVEYOR'S CERTIFICATE:

I, JAMES S. DARROUGH, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA HEREBY CERTIFY THAT:

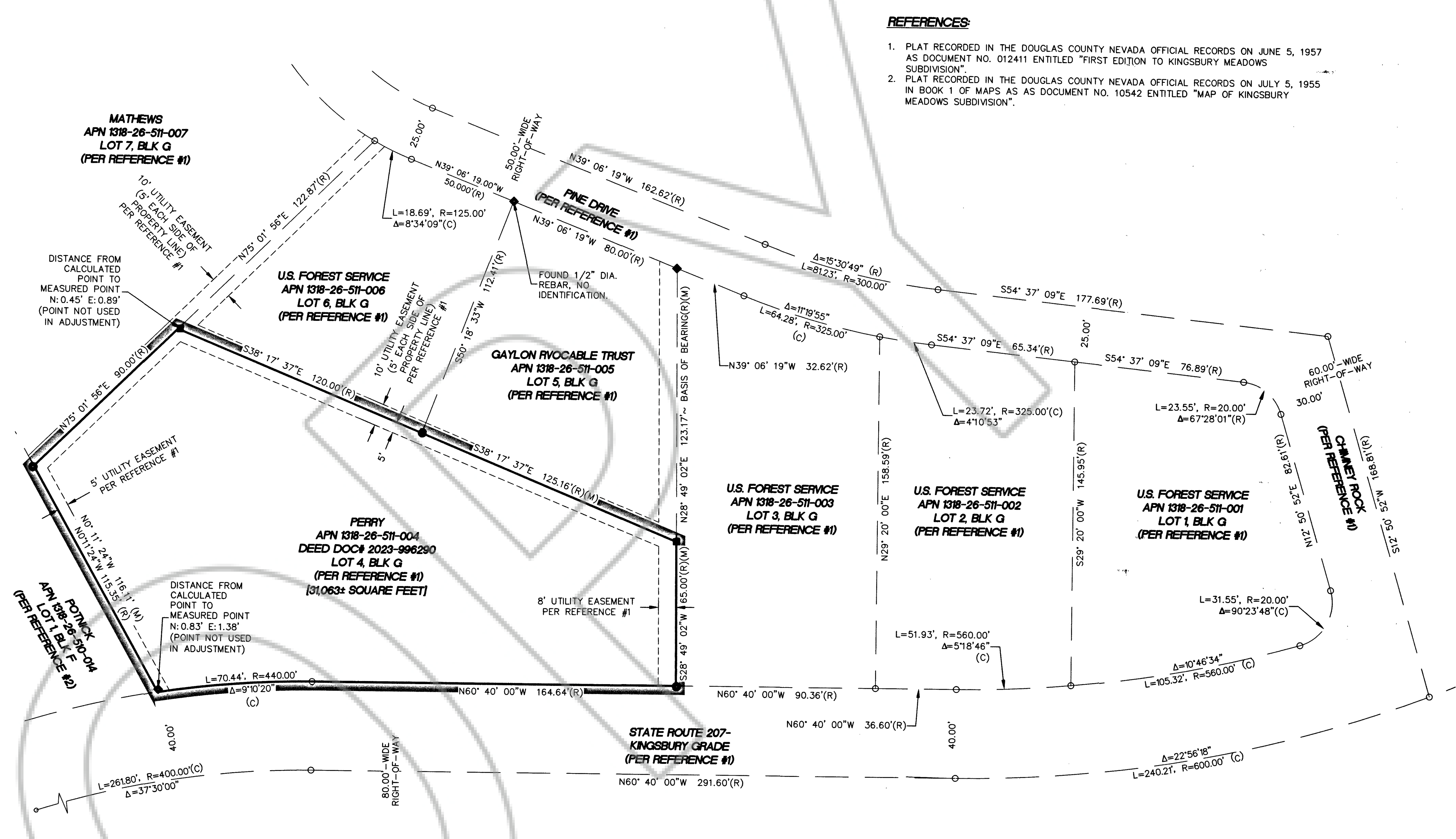
THIS PLAT REPRESENTS THE RESULTS OF THE LAND SURVEYED CONDUCTED UNDER MY SUPERVISION AND DIRECTION AT THE INSTANCE OF MICHAEL PERRY.

- THE LAND SURVEYED LIE WITHIN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, MDM, DOUGLAS COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON MAY 20, 2024.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT DURABILITY.



BASIS OF BEARINGS:

THE EAST LINE OF LOT 5 BEING $N28^{\circ}49'02''E$ AS SHOWN ON THE PLAT RECORDED IN DOUGLAS COUNTY NEVADA OFFICIAL RECORDS ON JUNE 5, 1957 AS DOCUMENT NO. 012411 ENTITLED "FIRST EDITION TO KINGSBURY MEADOWS SUBDIVISION".



REFERENCES:

- PLAT RECORDED IN THE DOUGLAS COUNTY NEVADA OFFICIAL RECORDS ON JUNE 5, 1957 AS DOCUMENT NO. 012411 ENTITLED "FIRST EDITION TO KINGSBURY MEADOWS SUBDIVISION".
- PLAT RECORDED IN THE DOUGLAS COUNTY NEVADA OFFICIAL RECORDS ON JULY 5, 1955 IN BOOK 1 OF MAPS AS AS DOCUMENT NO. 10542 ENTITLED "MAP OF KINGSBURY MEADOWS SUBDIVISION".

LEGEND:

- SET 1-3/8" DIAMETER PLASTIC YELLOW CAP STAMPED "PLS 21257" ON A 5/8" DIAMETER X 18" LONG REBAR, OR AS NOTED.
- FOUND 5/8" DIAMETER REBAR W/ CAP MARKED "PLS 1636"
- ◆ FOUND 5/8" DIAMETER REBAR, NO IDENTIFICATION; OR AS NOTED.
- ◇ CALCULATED POINT; NOTHING FOUND OR SET.
- SUBJECT PROPERTY BOUNDARY WITH GRAPHIC BORDER
- - - ADJACENT PROPERTY LINE
- - - EXISTING EASEMENT LINE

ABBREVIATIONS:

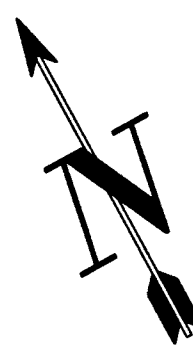
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- E EAST
- N NORTH
- S SOUTH
- W WEST
- MDM MOUNT DIABLO MERIDIAN

LEGAL DESCRIPTION:

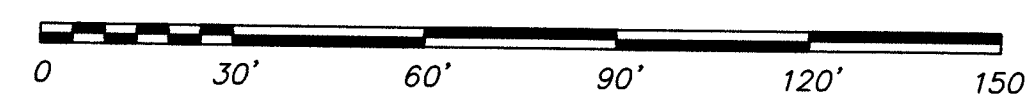
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 4 IN BLOCK G OF THE FIRST ADDITION OF KINGSBURY MEADOWS SUBDIVISION, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 17, 1957, AS DOCUMENT NO. 12441.

NOTE: THE ABOVE LEGAL DESCRIPTION WAS TAKEN FROM GRANT, BARGAIN, SALE DEED DOCUMENT NO. 2023-996290.



SCALE: 1"=30'



County Recorder
Filed For Record this 28th Day of August 2024
AT 59 MIN PAST 8 AM
Document Number 2024-1011537
Jed. O. Strall Deputy
SHAWNAYNE GARDEN - County Recorder

RECORD OF SURVEY
FOR
MICHAEL PERRY

BEING APN 01318-26-511-004, DEED DOC 2023-996290
SITUATE WITHIN THE NE1/4 OF SECTION 26, T13N, R18E, M.D.M.
STATELINE DOUGLAS COUNTY NEVADA
08/18/24 SHEET 1 OF 1 SCALE: 1"=30'

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