

OWNER'S CERTIFICATE

I, THE UNDERSIGNED OWNER OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE THAT:
1) WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING;
2) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON;
3) WE 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 THE BOUNDARY LINE OR THE TRANSFER OF THE LAND.

THE CHARNEY 1996 TRUST - A.P.N. 1419-00-002-041

Howard S. Charney BY: HOWARD S. CHARNEY TRUSTEE
Alida C.S. Charney BY: ALIDA C. S. CHARNEY TRUSTEE

STATE OF NEVADA SS:
COUNTY OF DOUGLAS

ON THIS 9 DAY OF August, IN THE YEAR 2024 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED HOWARD S. AND ALIDA C. S. CHARNEY, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

Allison Ikehara
NOTARY'S SIGNATURE



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 THE BOUNDARY LINE OR THE TRANSFER OF THE LAND.

CROSBRO, LLC - A.P.N. 1419-27-002-001

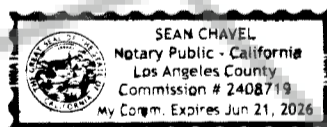
BY: MARK BRODKA
ITS: MANAGING MEMBER

STATE OF California SS:
COUNTY OF Los Angeles

ON THIS 15 DAY OF August, IN THE YEAR 2024 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MARK BRODKA, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

Sean Chavel
NOTARY'S SIGNATURE

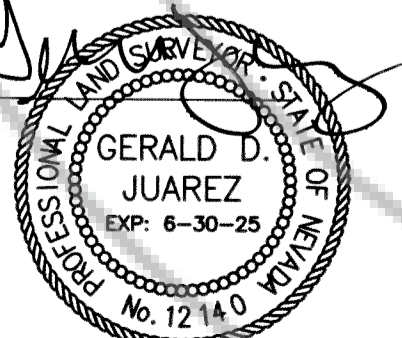


SURVEYOR'S CERTIFICATE

I, GERALD D. JUAREZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) A FIELD SURVEY OF THE BOUNDARIES OF THE AFFECTED PARCELS HAS BEEN PERFORMED BY ME OR UNDER MY SUPERVISION AT THE INSTANCE MARK BRODKA.
- 2) THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED.
- 3) ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN SET AND THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY TO ENABLE THIS SURVEY TO BE RETRACED.
- 4) THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.M. DOUGLAS COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON July 23, 2024.
- 5) THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 THROUGH NRS 278.630 INCLUSIVE AND COMPLIES WITH ALL APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.

GERALD D. JUAREZ, P.L.S. 12140



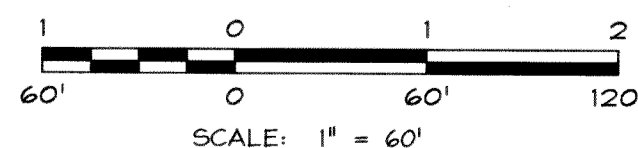
7/23/24

LEGEND

- FOUND 5/8" REBAR W/CAP, P.L.S. 11172
- NOTHING FOUND OR SET
- △ SET 5/8" REBAR W/PLASTIC CAP, P.L.S. 12140
- ⊙ SEPTIC
- ⊙ WELL
- ⊙ CLEAN OUT
- ⊙ SECTION CORNER
- x - x - FENCE
- - - - - PROPOSED NEW LOT LINE
- MAIN PROPERTY LINE
- · - · - · - ADJACENT LINE
- - - - - EASEMENT LINE
- - - - - OLD LOT LINE
- - - - - FLOOD LINES PER DOUGLAS COUNTY GIS

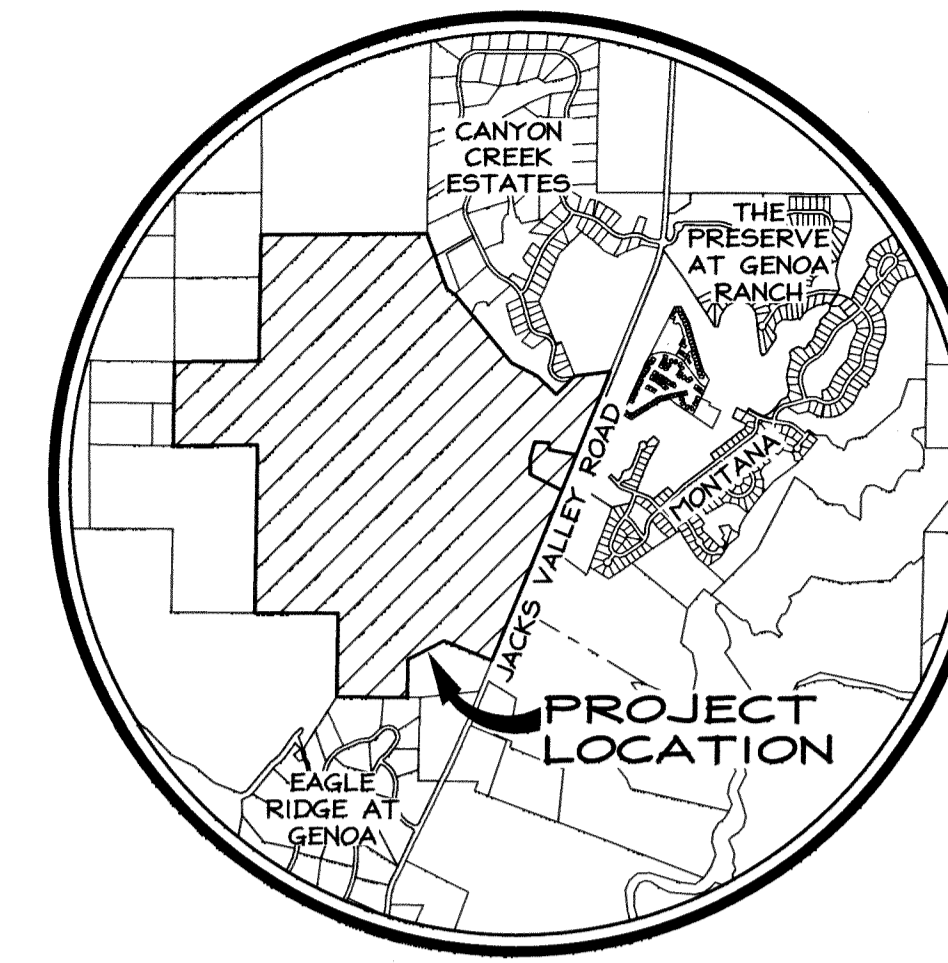
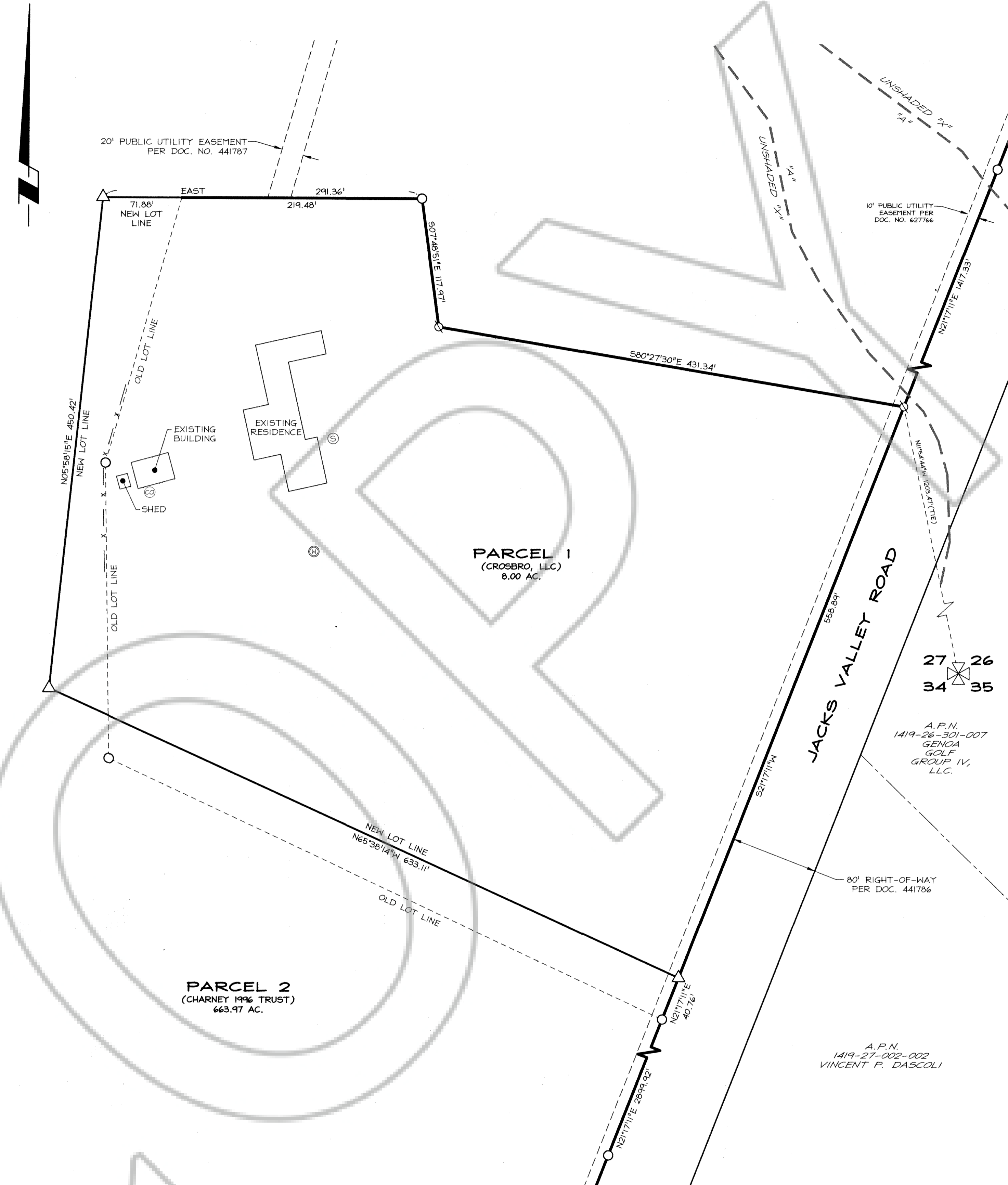
BASIS OF BEARING

N 89°23'01" E - THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 26, T.14N., R.19E., M.D.M. PER THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR RONALD L. SIMEK FILED FOR RECORD JUNE 11, 1998 IN THE OFFICE OF RECORDER AS DOCUMENT NO. 441786.



R/O Anderson
www.roanderson.com

MINDEN 1605 Emerald Ave P.O. Box 2224 Minden, NV 89423 p 775.782.2322 f 775.782.7084
RENO 9060 Double Diamond Dr., Unit 103 Reno, NV 89521 p 775.782.2322 f 775.782.7084



VICINITY MAP
NO SCALE

REFERENCE

THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR RONALD L. SIMEK FILED FOR RECORD JUNE 11, 1998 IN THE OFFICE OF RECORDER AS DOCUMENT NO. 441786.

NOTES

THESE PARCELS LIE WITHIN THE "A" FLOOD ZONE AND UNSHADED "X" PER FEMA MAP PANEL 32005C0065G DATED JANUARY 20, 2010.

THIS RECORD OF SURVEY IS TO SUPPORT THOSE CERTAIN DEEDS RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO.(S)

2024-1011624, 2024-1011623

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.
THOMAS A. DALLAIRE, P.E.
COMMUNITY DEVELOPMENT DIRECTOR

8.26.2024
DATE

CLERK TREASURER'S CERTIFICATE

ALL PROPERTY TAXES FOR THE PARCELS SHOWN ON THIS MAP HAVE BEEN PAID IN FULL FOR THE FISCAL TAX YEAR. (A.P.N.'S 1419-27-002-001, AND 1419-00-002-041)

for *Chunwardt-Dejero, Deputy Treasurer 7/28/24*
CHUNWARDT-DEJERO, DEPUTY TREASURER
DOUGLAS COUNTY CLERK-TREASURER

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 27th DAY OF August, 2024, AT 49 MINUTES PAST

2 O'CLOCK P.M., DOCUMENT NO. 2024-1011625 RECORDED AT THE REQUEST

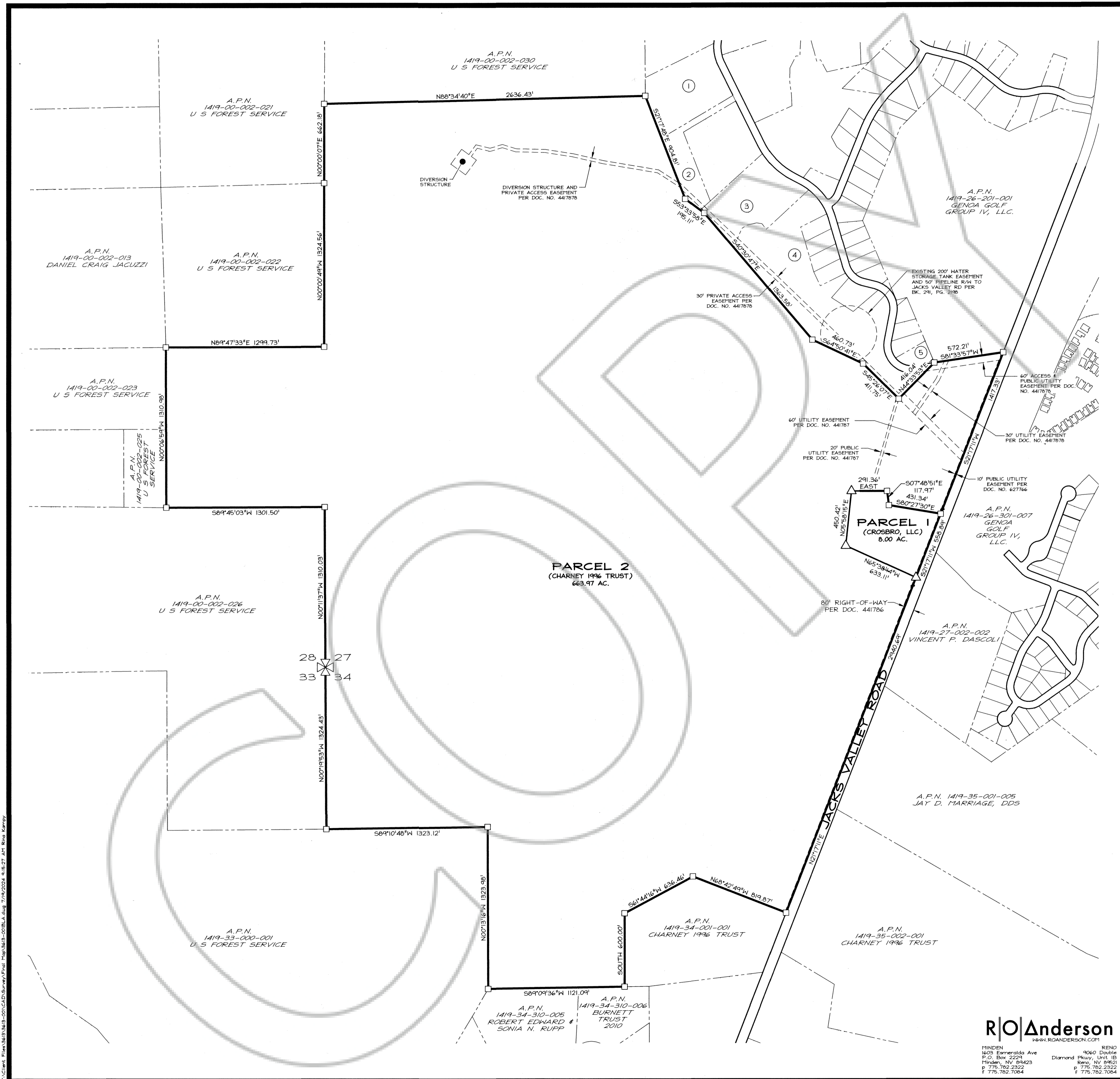
OF R.O. ANDERSON ENGINEERING, INC.

Shawntne Garren
SHAWNTNE GARREN, Deputy
DOUGLAS COUNTY RECORDER

SHEET 1 OF 2

RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR CHARNEY 1996 TRUST & CROSBRO, LLC.
BEING ADJUSTED PARCEL 21 & 15-070-02 SULLIVAN, M.W.
& CROSBY, KATHRYN PER DOCUMENT NO. 441786

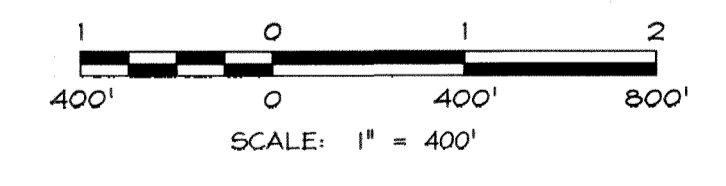
LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 27 T.14N., R.19E., M.D.M. DOUGLAS COUNTY, NEVADA



- LEGEND FOR PARCELS**
- ① A.P.N. 1419-27-511-002
COVEY TRUST
 - ② A.P.N. 1419-27-511-003
CANYON CREEK ESTATES HOA
 - ③ A.P.N. 1419-27-611-001
BRADLEY & STEPHANIE DUDSCHUS
 - ④ A.P.N. 1419-27-611-002
CANYON CREEK EST HOMEOWNERS ASS
 - ⑤ A.P.N. 1419-27-710-001
ALAN E. FERGUSON & SUSAN B. SMITH

- LEGEND**
- PER RECORD OF SURVEY DOC. NO. 441786
 - △ SET 5/8" REBAR W/PLASTIC CAP, P.L.S. I2140
 - PROPOSED NEW LOT LINE
 - MAIN PROPERTY LINE
 - - - ADJACENT LINE
 - ⊗ PER RECORD OF SURVEY DOC. NO. 441786

7/23/24



SHEET 2 OF 2

RECORD OF SURVEY
 TO SUPPORT
 A BOUNDARY LINE ADJUSTMENT
 FOR
CHARNEY 1996 TRUST & CROSBRO, LLC.
 BEING ADJUSTED PARCEL 21 & 15-070-02 SULLIVAN, M.W.
 & CROSBY, KATHRYN PER DOCUMENT NO. 441786

LOCATED WITHIN THE SOUTHEAST QUARTER OF
 SECTION 27 T.14N., R.19E., M.D.M.
 DOUGLAS COUNTY, NEVADA

R|O Anderson
 www.roanderson.com
 RENO
 1603 Esmeralda Ave. 9060 Double
 P.O. Box 2224 Diamond Pkwy, Unit 1B
 Minden, NV 89423 Reno, NV 89521
 P 775.782.2322 P 775.782.2322
 F 775.782.7064 F 775.782.7064