RECORD OF SURVEY
IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT
FOR
JEFF AND JODI WASS FAMILY TRUST (J.S.W.s.-Sp) AND MICHAEL AND PEGGY CROWLEY LIVING TRUST

SURVEYOR'S CERTIFICATE

I, EDWARD A. FULLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

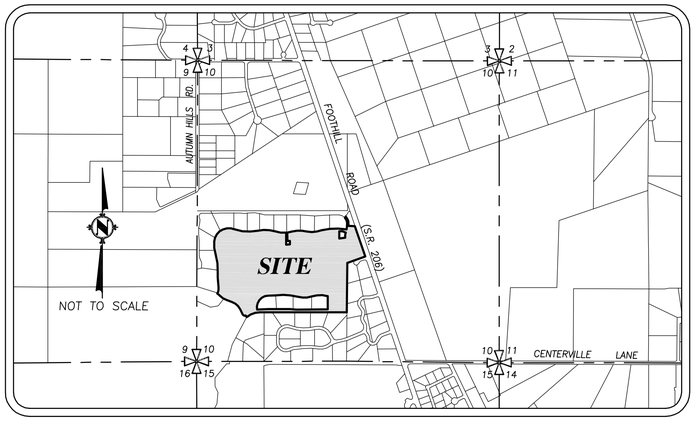
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JEFFREY S. WASS, TRUSTEE OF THE JEFF AND JODI WASS FAMILY TRUST (J.S.W.s.–Sp) AND MICHAEL F. CROWLEY AND MARGARET J. CROWLEY, TRUSTEES OF THE MICHAEL AND PEGGY CROWLEY LIVING TRUST.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTH HALF (S1/2) OF SECTION 10 TOWNSHIP 12 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, AND THE FIELD SURVEY WAS COMPLETED ON_____, 2022.
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.
5. THIS PLAT DELINEATES A BOUNDARY LINE ADJUSTMENT AND CREATES NO ADDITIONAL PARCELS, AND IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.

PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA — EDWARD A. FULLER — No. 11827 — EXP. 6/30/23

EDWARD A. FULLER
P.L.S. 11827

10/26/2022

PRELIMINARY
FOR REVIEW ONLY



VICINITY MAP

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JEFFREY S. WASS, TRUSTEE OF THE JEFF AND JODI WASS FAMILY TRUST (J.S.W.s.–Sp) DATED FEBRUARY 5, 2008, AND MICHAEL F. CROWLEY AND MARGARET J. CROWLEY, TRUSTEES OF THE MICHAEL AND PEGGY CROWLEY LIVING TRUST DATED JUNE 18, 2004, ARE THE OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS PLAT AND DO HEREBY STATE:

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.
3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENTS PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.
4. WE AGREE TO ACCEPT ANY DRAINAGE, AS A RESULT OF THIS BOUNDARY LINE ADJUSTMENT, FROM ONE PARCEL TO THE OTHER.
5. ALL PROPERTY TAXES ON THE LAND FOR THE CURRENT FISCAL YEAR HAVE BEEN PAID.
6. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINES OR TRANSFER OF LAND.

JEFFREY S. WASS
TRUSTEE OF THE JEFF AND JODI WASS FAMILY TRUST (J.S.W.s.–Sp) DATED FEBRUARY 5, 2008

_____
JEFFREY S. WASS, TRUSTEE DATE

MICHAEL F. CROWLEY AND MARGARET J. CROWLEY
TRUSTEES OF THE MICHAEL AND PEGGY CROWLEY LIVING TRUST DATED JUNE 18, 2004

_____ _____
MICHAEL F. CROWLEY, TRUSTEE DATE MARGARET J. CROWLEY, TRUSTEE DATE

REFERENCES

ROTATE DOCUMENTS LISTED BELOW 0°40'14" CLOCKWISE TO NAD 83/94 (HARN) DATUM.

1. PARCEL MAP, FILE No. 1981–58077, RECORDED JULY 10, 1981.
2. RECORD OF SURVEY LOT LINE ADJ., FILE No. 1995–360223, REC. APRIL 17, 1995.
3. SUBDIVISION MAP, FILE No. 1996–384282, RECORDED MARCH 28, 1996.
4. GRANT, BARGAIN AND SALE DEED, FILE No. 2000–485099, RECORDED JANUARY 26, 2000.
5. SUBDIVISION MAP, FILE No. 2000–485130, RECORDED JANUARY 27, 2000.
6. RECORD OF SURVEY BNDY. LINE ADJ., FILE No. 2007–697757, REC. MAR. 26, 2007.
7. RECORD OF SURVEY BNDY LINE ADJ., FILE No. 2016–879965. REC. APRIL 27, 2016.
8. PARCEL MAP, FILE No. 2016–888569, RECORDED OCTOBER 3, 2016.
9. GRANT OF CONSERVATION EASEMENT, FILE No. 2016–888749, REC. OCT. 7, 2016.
10. DEED RESTRICTIONS, FILE No. 2016–888750, RECORDED OCTOBER 7, 2016.
11. DEED, FILE No 2016–888751, RECORDED OCTOBER 7, 2016.
12. DEED, FILE No 2016–888752, RECORDED OCTOBER 7, 2016.
13. DEED, FILE No 2016–888753, RECORDED OCTOBER 7, 2016.

NOTARY'S CERTIFICATE

STATE OF NEVADA }
COUNTY OF DOUGLAS } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2022, BY JEFFREY S. WASS, TRUSTEE OF THE JEFF AND JODI WASS FAMILY TRUST (J.S.W.s.–Sp) DATED FEBRUARY 5, 2008.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

NOTARY'S CERTIFICATE

STATE OF NEVADA }
COUNTY OF DOUGLAS } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2022, BY MICHAEL F. CROWLEY AND MARGARET J. CROWLEY, TRUSTEES OF THE MICHAEL AND PEGGY CROWLEY LIVING TRUST DATED JUNE 18, 2004.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS RECORD OF SURVEY, IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT, WAS PRESENTED TO THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND WAS DULY APPROVED.

_____
COMMUNITY DEVELOPMENT DEPARTMENT DATE

CLERK TREASURER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND 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 NRS 361A.265.

AFFECTED A.P.N.'S 1219–10–002–024 & 1219–10–002–064

AMY BURGANS, DOUGLAS COUNTY CLERK–TREASURER AND EX–OFFICIO TAX COLLECTOR

_____
BY: DEPUTY TREASURER DATE

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94 (HARN), PER OBSERVED FOUND PLSS MONUMENTS LOCATED AT THE SOUTH QUARTER CORNER (S1/4), BEING A STANDARD 3–1/4" GLO BRASS CAP MARKED "1/4 S10/S15 1939" AND THE CENTER QUARTER CORNER (C1/4), BEING A 1/2" IRON PIPE, OF SECTION TEN (10), TOWNSHIP TWELVE (12) NORTH, RANGE NINETEEN (19) EAST, MOUNT DIABLO MERIDIAN, USING VRS RTK CORRECTIONS TRANSMITTED FROM NEVADA GPS NETWORK CORS GPS BASE STATION "GARD". THE SURVEY DIMENSIONS INDICATED HEREON ARE GROUND VALUES, TO OBTAIN GRID VALUES MULTIPLY THE GROUND VALUES BY A COMBINED FACTOR OF 0.999800040.

TOTAL AREA = 70.01 ACRES

PARCEL 4 = 68.45 ACRES, ADJUSTED PARCEL 4 = 68.14 ACRES
LOT 23 = 68,284 Sq. Ft., ADJUSTED LOT 23 = 81,357 Sq. Ft.

COUNTY RECORDER'S CERTIFICATE

FILE NO. _____
FILED FOR RECORD AT THE REQUEST OF
_____
ON THIS _____ DAY OF _____, 2022, AT
_____ MINUTES PAST _____ O'CLOCK, ___M
OFFICIAL RECORDS, DOUGLAS COUNTY, NV
KAREN ELLISON, COUNTY RECORDER

BY: _____
DEPUTY

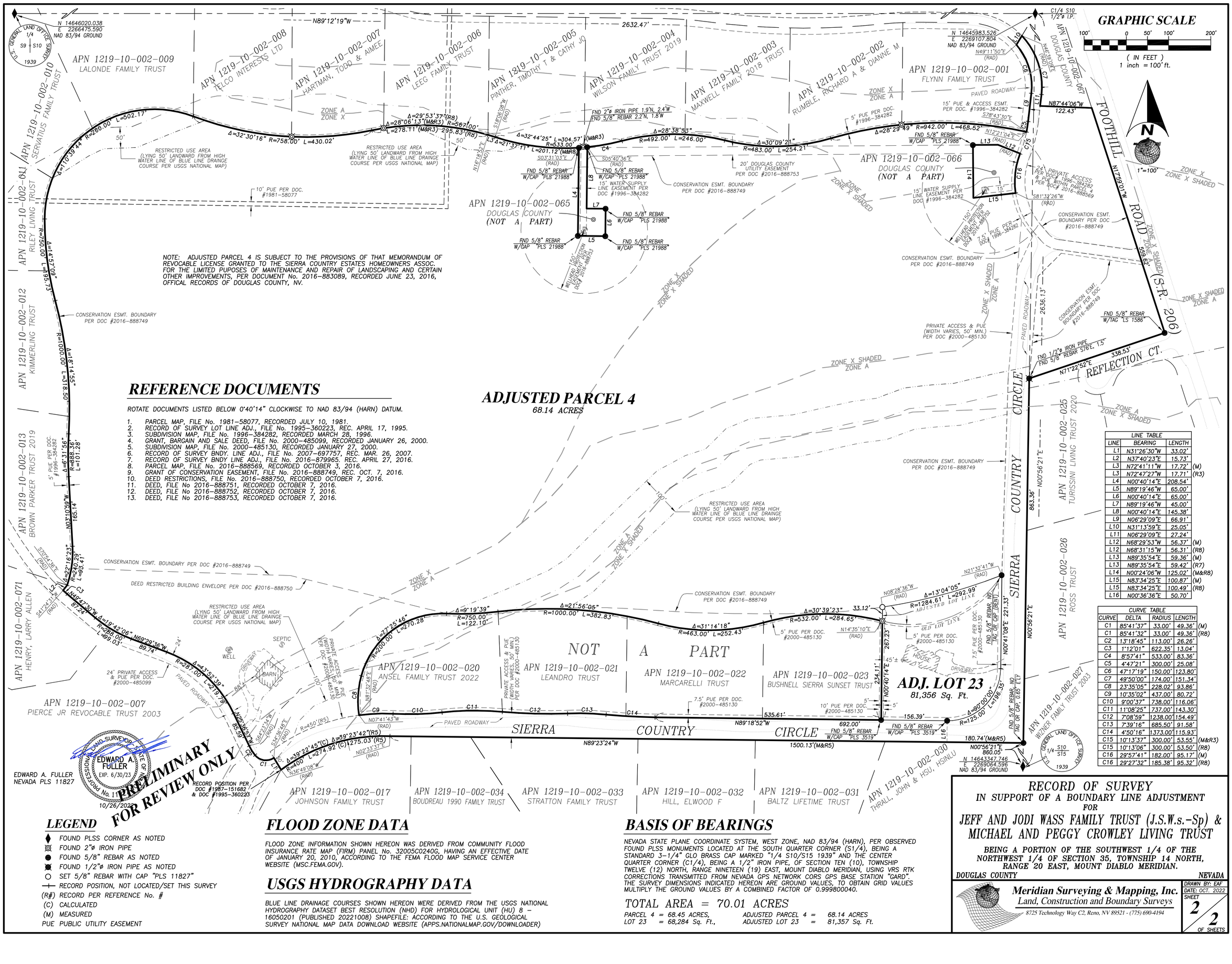
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JEFF AND JODI WASS FAMILY TRUST (J.S.W.s.–Sp) & MICHAEL AND PEGGY CROWLEY LIVING TRUST

BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN.

DOUGLAS COUNTY NEVADA

Meridian Surveying & Mapping, Inc.
Land, Construction and Boundary Surveys
8725 Technology Way C2, Reno, NV 89521 - (775) 690-4194

DRAWN BY: EAF
DATE: OCT. 2022
SHEET 1 / 2 OF SHEETS



REFERENCE DOCUMENTS

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13. DEED, FILE No 2016-888753, RECORDED OCTOBER 7, 2016.

NOTE: ADJUSTED PARCEL 4 IS SUBJECT TO THE PROVISIONS OF THAT MEMORANDUM OF REVOCABLE LICENSE GRANTED TO THE SIERRA COUNTRY ESTATES HOMEOWNERS ASSOC. FOR THE LIMITED PUPOSES OF MAINTENANCE AND REPAIR OF LANDSCAPING AND CERTAIN OTHER IMPROVEMENTS, PER DOCUMENT No. 2016-883089, RECORDED JUNE 23, 2016, OFFICAL RECORDS OF DOUGLAS COUNTY, NV.

EDWARD A. FULLER
NEVADA PLS 11827

PROFESSIONAL LAND SURVEYOR EDWARD A FULLER EXP. 6/30/23 No. 11827 STATE OF NEVADA

10/26/2022

PRELIMINARY FOR REVIEW ONLY

LEGEND

- ♦ FOUND PLSS CORNER AS NOTED
- ◎ FOUND 2"ø IRON PIPE
- ● FOUND 5/8" REBAR AS NOTED
- ⊠ FOUND 1/2"ø IRON PIPE AS NOTED
- ○ SET 5/8" REBAR WITH CAP "PLS 11827"
- ⊣⊢ RECORD POSITION, NOT LOCATED/SET THIS SURVEY
- (R#) RECORD PER REFERENCE No. #
- (C) CALCULATED
- (M) MEASURED
- PUE PUBLIC UTILITY EASEMENT

FLOOD ZONE DATA

FLOOD ZONE INFORMATION SHOWN HEREON WAS DERIVED FROM COMMUNITY FLOOD INSURANCE RATE MAP (FIRM) PANEL No. 32005C0240G, HAVING AN EFFECTIVE DATE OF JANUARY 20, 2010, ACCORDING TO THE FEMA FLOOD MAP SERVICE CENTER WEBSITE (MSC.FEMA.GOV).

USGS HYDROGRAPHY DATA

BLUE LINE DRAINAGE COURSES SHOWN HEREON WERE DERIVED FROM THE USGS NATIONAL HYDROGRAPHY DATASET BEST RESOLUTION (NHD) FOR HYDROLOGICAL UNIT (HU) 8 - 16050201 (PUBLISHED 20221008) SHAPEFILE: ACCORDING TO THE U.S. GEOLOGICAL SURVEY NATIONAL MAP DATA DOWNLOAD WEBSITE (APPS.NATIONALMAP.GOV/DOWNLOADER)

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