

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

| | | | |
|---|-----------------|---------------------------------------|-----------------|
| Project Information | | Staff Assigned Case No.: _____ | |
| Project Name: DIVISION OF LAND INTO LARGE PARCELS FOR RUSSEL & RICHARD COTTEN. | | | |
| Project Description: DIVISION OF LAND INTO LARGE PARCELS | | | |
| Project Address: 0 MICROWAVE RD AND 8135 QUAKING ASPEN RD WASHOE COUNTY, NV 89510 | | | |
| Project Area (acres or square feet): 958.13 ACRES | | | |
| Project Location (with point of reference to major cross streets AND area locator): | | | |
| QUAKING ASPEN RD AND MICROWAVE | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| 076-070-20 | 319.09 | | |
| 076-070-21 | 639.04 | | |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| Name: RUSSELL AND RICHARD COTTEN | | Name: MERIDIAN LAND SURVEYING | |
| Address: 1795 VALLEY VISTA LN | | Address: 8725 TECHNOLOGY WAY C2 | |
| AUBURN, CA | Zip: 95603 | RENO, NV | Zip: 89521 |
| Phone: 916-417-3196 | Fax: | Phone: 775-690-4194 | Fax: |
| Email: RUS@SNEI.US | | Email: Jim@meridiansurveyor.com | |
| Cell: 916-417-3196 | Other: | Cell: 775-690-4194 | Other: |
| Contact Person: RUSSEL COTTEN | | Contact Person: Jim Bailey | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: RUSSELL AND RICHARD COTTEN | | Name: n/a | |
| Address: 1795 VALLEY VISTA LN | | Address: | |
| AUBURN, CA | Zip: 95603 | | Zip: |
| Phone: 916-417-3196 | Fax: | Phone: | Fax: |
| Email: RUS@SNEI.US | | Email: | |
| Cell: 916-417-3196 | Other: | Cell: | Other: |
| Contact Person: RUSSEL COTTEN | | Contact Person: | |
| For Office Use Only | | | |
| Date Received: | Initial: | Planning Area: | |
| County Commission District: | | Master Plan Designation(s): | |
| CAB(s): | | Regulatory Zoning(s): | |

Division of Land into Large Parcels Application Supplemental Information

(All required information may be separately attached)

1. What are the number and sizes of each lot?

APN 076-070-20: 319.09 ACRES, APN 076-070-21: 639.04 ACRES

2. What is the average lot size?

479.06 ACRES

3. What is the proposed use of each parcel?

RESIDENTIAL

4. Utilities:

| | |
|---------------------------------|------------------|
| a. Sewer Service | NONE |
| b. Electrical Service | NONE |
| c. Telephone Service | NONE |
| d. LPG or Natural Gas Service | NONE |
| e. Solid Waste Disposal Service | WASTE MANAGEMENT |
| f. Cable Television Service | NONE |
| g. Water Service | NONE |

5. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

| | | | |
|--------------------|-------|--------------------|----|
| a. Permit # | 74441 | acre-feet per year | 10 |
| b. Certificate # | | acre-feet per year | |
| c. Surface Claim # | | acre-feet per year | |
| d. Other, # | | acre-feet per year | |

6. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

MPG LAND HOLDINGS

7. When water service is by domestic wells, the Washoe County Comprehensive Plan allows the County to grant an exemption from the water dedication requirements for the existing parcel. Check the box below to indicate if you wish to request the exemption.

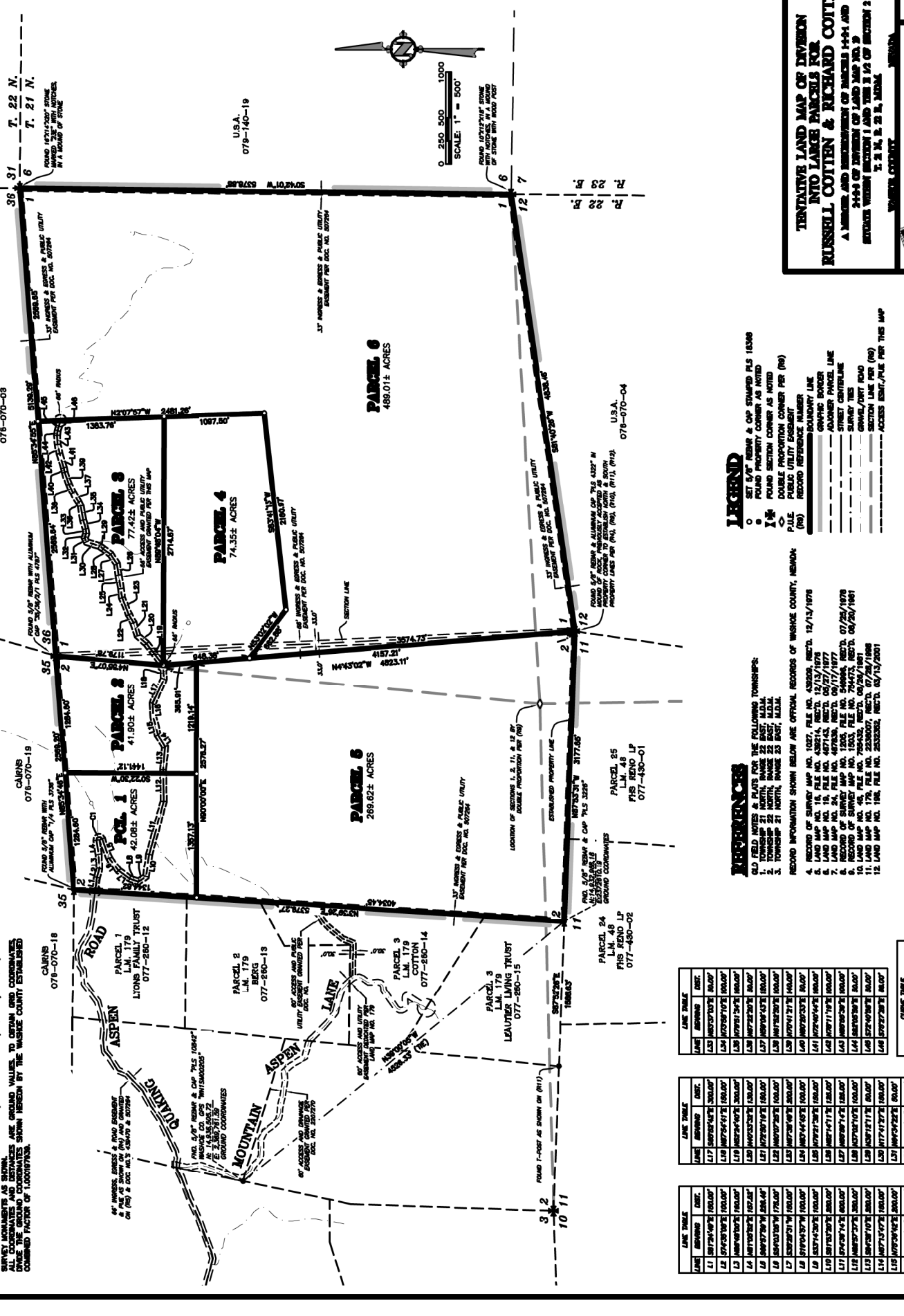
| | |
|---|-----------------------------|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|-----------------------------|

8. Surveyor:

| | |
|--------------|---------------------------------------|
| Name | JAMES BAILEY |
| Address | 8725 TECHNOLOGY WAY C2 RENO, NV 89521 |
| Phone | (775) 690-4194 |
| Fax | |
| Nevada PLS # | 18368 |

BASE OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/NA 1983, PER SURVEY MONUMENTS AS SHOWN. SEE GRASSLAND VALUES TO OBTAIN GRID COORDINATES. ALL ELEVATIONS ARE IN FEET. ALL DISTANCES ARE IN FEET. ALL DISTANCES ARE ROUNDED TO THE NEAREST 0.01 FEET. ALL DISTANCES ARE ROUNDED TO THE NEAREST 0.01 FEET. ALL DISTANCES ARE ROUNDED TO THE NEAREST 0.01 FEET.



- ### LEGEND
- SET 5/4" BEAR & ON STAMPED PLS 16398
 - FOUND PROPERTY CORNER AS NOTED
 - ✕ DOUBLE SECTION CORNER AS NOTED
 - PUBLIC UTILITY EASEMENT
 - (R) RECORD REFERENCE NUMBER
 - BOUNDARY LINE
 - GRASSLAND BORDER
 - ANOTHER PARCEL LINE
 - STREET CENTERLINE
 - GRASSLAND
 - GRASSLAND ROAD
 - SECTION LINE PER (R)
 - ACCESS EASEMENT/PAVE PER THIS MAP

- ### REFERENCES
- OLD FIELD NOTES & PLATS FOR THE FOLLOWING TOWNSHIPS:
 1. TOWNSHIP 22 NORTH, RANGE 23 EAST, M.D.M.
 2. TOWNSHIP 21 NORTH, RANGE 23 EAST, M.D.M.
 3. TOWNSHIP 20 NORTH, RANGE 23 EAST, M.D.M.
- RECORD INFORMATION SHOWN BELOW ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA:
- RECORD OF SURVEY MAP NO. 1027, FILE NO. 43263, RECD. 12/13/1978
 - LAND MAP NO. 15, FILE NO. 497143, RECD. 03/27/1977
 - LAND MAP NO. 24, FILE NO. 487838, RECD. 03/27/1977
 - RECORD OF SURVEY MAP NO. 1206, FILE NO. 549964, RECD. 07/25/1978
 - LAND MAP NO. 145, FILE NO. 783432, RECD. 03/24/1981
 - LAND MAP NO. 174, FILE NO. 233007, RECD. 07/25/1988
 - LAND MAP NO. 198, FILE NO. 263362, RECD. 03/13/2001

| LINE | BEARING | DIST. | LINE | BEARING | DIST. |
|------|-------------|---------|------|-------------|---------|
| L1 | S89°34'00"W | 100.00' | L17 | S89°34'00"W | 100.00' |
| L2 | S74°28'45"E | 100.00' | L18 | S74°28'45"E | 100.00' |
| L3 | N89°34'00"W | 100.00' | L19 | N89°34'00"W | 100.00' |
| L4 | N74°28'45"E | 100.00' | L20 | N74°28'45"E | 100.00' |
| L5 | S89°34'00"W | 100.00' | L21 | S89°34'00"W | 100.00' |
| L6 | S74°28'45"E | 100.00' | L22 | S74°28'45"E | 100.00' |
| L7 | N89°34'00"W | 100.00' | L23 | N89°34'00"W | 100.00' |
| L8 | N74°28'45"E | 100.00' | L24 | N74°28'45"E | 100.00' |
| L9 | S89°34'00"W | 100.00' | L25 | S89°34'00"W | 100.00' |
| L10 | S74°28'45"E | 100.00' | L26 | S74°28'45"E | 100.00' |
| L11 | N89°34'00"W | 100.00' | L27 | N89°34'00"W | 100.00' |
| L12 | N74°28'45"E | 100.00' | L28 | N74°28'45"E | 100.00' |
| L13 | S89°34'00"W | 100.00' | L29 | S89°34'00"W | 100.00' |
| L14 | S74°28'45"E | 100.00' | L30 | S74°28'45"E | 100.00' |
| L15 | N89°34'00"W | 100.00' | L31 | N89°34'00"W | 100.00' |
| L16 | N74°28'45"E | 100.00' | L32 | N74°28'45"E | 100.00' |

TENTATIVE LAND MAP OF INVEIGEN INTO LARGER PARCELS FOR RUSSELL, COTTEN & RICHARD COTTEN
 A NUMBER AND MEASUREMENT OF PARCELS 1-14 AND 2-1-3 OF SECTION 1 AND THIS 1/2 OF SECTION 2 T. 21 N., R. 23 E., M.D.M., WASHOE COUNTY, NEVADA

Meridian Surveying & Mapping, Inc.
 Land, Construction and Boundary Surveys
 8725 Technology Way, Suite C2, Reno, NV 89521
 (775) 664-1194



CLTA GUARANTEE FACE PAGE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, AND THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE,

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A of this Guarantee

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A.

Chicago Title Insurance Company

Countersigned:

By: 
Authorized Signature

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemzura
Secretary

GUARANTEE EXCLUSIONS AND CONDITIONS (06-05-14)

EXCLUSIONS FROM COVERAGE

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

- (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the Land.
- (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or (2) that result in no loss to the Assured.
- (c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
- (d) The identity of any party shown or referred to in any of the schedules of this Guarantee.
- (e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
- (f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
- (g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

GUARANTEE CONDITIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.
- (b) "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "Public Records": those records established under Nevada statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "Date of Guarantee": the Date of Guarantee set forth in Schedule A.
- (f) "Amount of Liability": the Amount of Liability as stated in Schedule A.

2. Notice of Claim to be Given by Assured.

The Assured shall notify the Company promptly in writing in case knowledge shall come to the Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of the Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will

the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

(a) In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

(b) In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

(b) To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or

(c) To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

7. Limitation of Liability.

(a) This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of this Guarantee.

(b) If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien or, encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(c) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.

(d) The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

8. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

9. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

10. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle

in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

11. Arbitration.

Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

12. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

13. Severability

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

14. Choice of Law; Forum

(a) Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guaranties of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

15. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at Chicago Title Insurance Company, Attn: Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023.

CONDITION OF TITLE GUARANTEE

SCHEDULE A

Order No.: **02302882-098-TO**

Guarantee No.: **NV-FARE-IMP-72G28-1-23-02302882**

Amount of Liability: **\$5,000.00**

Date of Guarantee: **September 1, 2023 at 7:30 a.m.**

Fee: **\$500.00**

1. Name of Assured:

Russell Cotten

2. The estate or interest in the Land which is covered by this Guarantee is:

A FEE

3. The Land referred to in this Guarantee is described as follows:

See Exhibit A attached hereto and made a part hereof.

4. ASSURANCES:

According to the Public Records as of the Date of Guarantee,

a. Title to the estate or interest in the Land is vested in:

Russell Cotton, an unmarried man, as to Parcel 1-1-2-1 and Russell Cotton, an unmarried man, as to an undivided 50% interest and Richard Cotton, an unmarried man, as to an undivided 50% interest, as tenants in common, as to Parcel 2-1-2-3

b. Title to the estate or interest is subject to defects, liens or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHOE, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

Parcels 2-1-2-3 and 1-1-2-1 as shown on Division of Land Map No. 19, filed in the Office of the Washoe County Recorder, Washoe County, Nevada on May 27, 1977, under File No. 467143, more particularly described as follows:

The East 1/2 of Section 2, Township 21 North, Range 22 East, M.D.B.&M., in the County of Washoe, State of Nevada.

APN: 076-070-20, 076-070-21

SCHEDULE B

1. General and special State, County and/or City property taxes, including any personal property taxes and any assessments collected with taxes, payable in four (4) quarterly installments (due on or before 3rd Monday in August and 1st Monday in October, January and March, respectively) are as follows:
 Assessor's Parcel No.: 076-070-20
 Fiscal Year: 2023-2024
 Total Taxes: \$349.57
 1st Installment: \$ 87.40 PAID
 2nd Installment: \$ 87.39 PAID
 3rd Installment: \$ 87.39 OPEN
 4th Installment: \$ 87.39 OPEN

2. General and special State, County and/or City property taxes, including any personal property taxes and any assessments collected with taxes, payable in four (4) quarterly installments (due on or before 3rd Monday in August and 1st Monday in October, January and March, respectively) are as follows:
 Assessor's Parcel No.: 076-070-21
 Fiscal Year: 2023-2024
 Total Taxes: \$349.57
 1st Installment: \$ 87.40 PAID
 2nd Installment: \$ 87.39 PAID
 3rd Installment: \$ 87.39 OPEN
 4th Installment: \$ 87.39 OPEN

3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.

4. Any liens which may be levied by reason of the Land being within the Washoe County Public Works Department, Utility Division. Specific amounts may be obtained from Washoe County Public Works Department, Phone Number (775) 954-4601.

5. Water rights, claims or title to water, whether or not disclosed by the public records.

6. Rights of way for any existing roads and alleys, trails, canals, ditches, flumes, conduits, pipes, poles or transmission lines on, under, over, through or across the Land.

7. Rights of way for Home Ranch Canyon, and any easements pertaining thereto, including but not limited to any prescriptive or implied rights and/or easements.

8. Reservations, mineral rights, and exclusions in the patent from the United States of America.
 Recording Date: January 28, 1903
 Recording No: Book A, Page 759, Patent Records
 Affects: Parcel 1-1-2-1

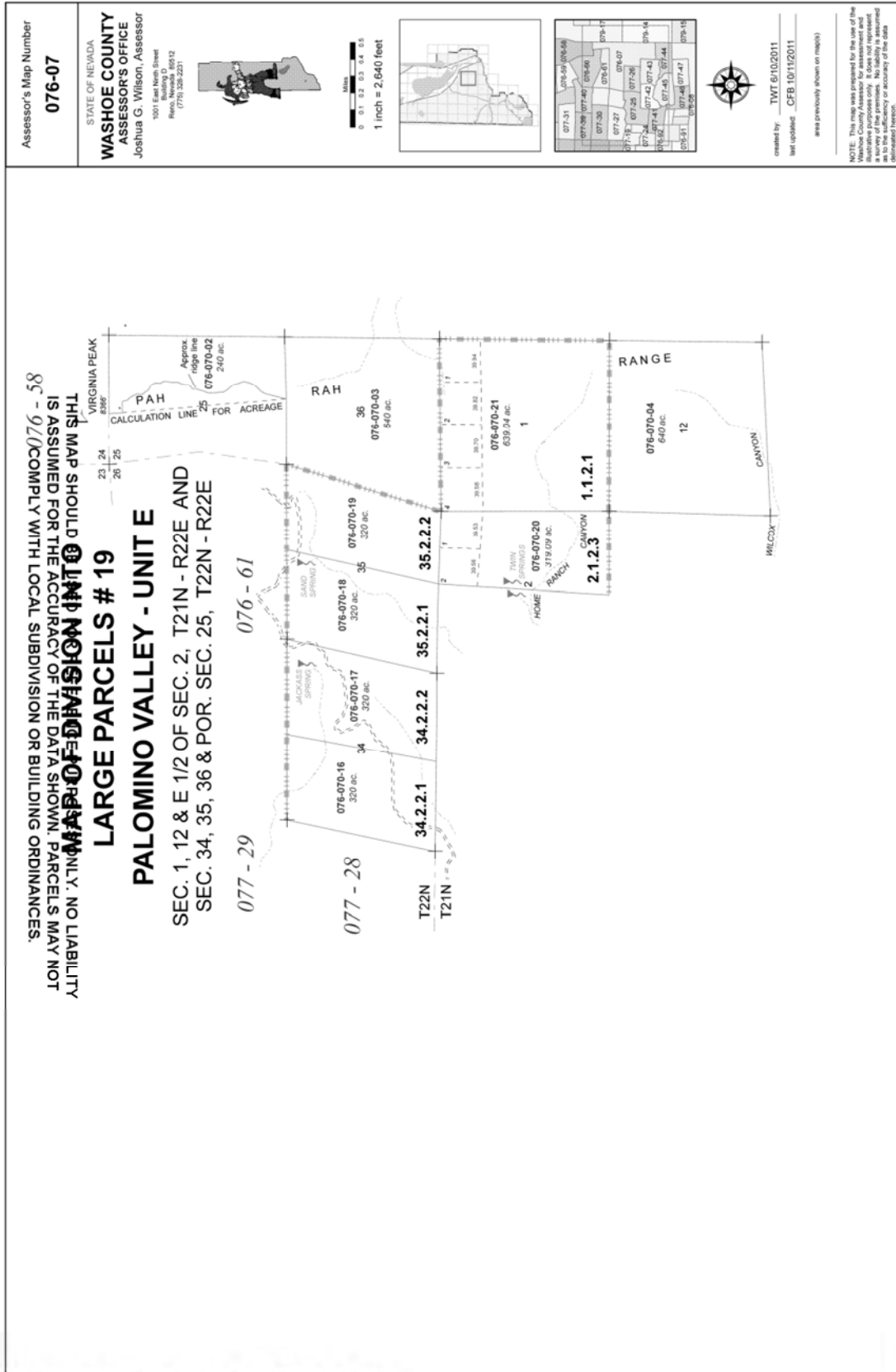
9. An easement affecting a portion of the land for the purposes stated herein and incidental purposes as provided in the following
 Reserved By: SOUTHERN PACIFIC LAND CO.
 For: any and all existing roads
 Recording Date: October 23, 1930
 Recording No: Book 84, Page 191, as Document No. 53044 Deed Records

SCHEDULE B
(Continued)

10. Reservations, mineral rights, and exclusions in the patent from the United States of America.
Recording Date: July 9, 1968
Recording No: Book 330, Page 342, as Document No. 119266 Official Records
Affects: Parcel 2-1-2-3
11. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and other matters as provided for or delineated on Division of Land Map No. 19,
Recording Date: May 27, 1977
Recording No: 467143, Official Records
12. Covenants, Conditions and Restrictions, but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law,
Recording Date: May 27, 1977
Recording No: Book 1086, Page 281, as Document No. 467144 Official Records
13. Covenants, Conditions and Restrictions, but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law,
Recording Date: June 29, 1977
Recording No: Book 1097, Page 555, as Document No. 472843 Official Records
Affects: Parcel 2-1-2-3
14. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording Date: June 29, 1977
Recording No: Book 1097, Page 564, Document No. 472846, Official Records
Affects: Parcel 1-1-2-1
15. An easement affecting a portion of the land for the purposes stated herein and incidental purposes as provided in the following
Granted To: SIERRA PACIFIC POWER COMPANY, a Nevada corporation and BELL TELEPHONE COMPANY OF NEVADA, a corporation
For: an overhead and underground electric power and communication line easement and for ingress, egress and public utilities
Recording Date: January 5, 1978
Recording No: Book 1179, Page 166, as Document No. 507264 Official Records

SCHEDULE B
(Continued)

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Sierra Pacific Power Company, a Nevada corporation
 Purpose: to construct, erect, alter, maintain, inspect, repair, reconstruct and operate one or more electric lines, hereinafter called "utility facilities", together with the appropriate poles, necessary guys and anchors supporting structures, insulators and cross-arms, markers, conduits, pull boxes, vaults, fixtures and other necessary or convenient appurtenances connected therewith
 Recording Date: April 1, 1994
 Recording No: Book 4027, Page 801, Document No. 1782904, Official Records
17. A deed of trust to secure an indebtedness in the amount shown below,
 Amount: \$ 292,500.00
 Dated: August 13, 2020
 Trustor/Grantor: Russell Cotton, an unmarried man
 Trustee: First American Title Insurance Company, a Nebraska corporation
 Beneficiary: Palomino Valley Investments, LLC, a Nevada limited liability company
 Recording Date: August 13, 2020
 Recording No: 5064961, Official Records
 Affects: Parcel 1-1-2-1
18. A deed of trust to secure an indebtedness in the amount shown below.
 Amount: \$215,000.00
 Dated: August 05, 2021
 Trustor/Grantor: Russell Cotton, an unmarried man and Richard Cotton, an unmarried man
 Trustee: Ticor Title of Nevada, Inc. a Nevada corporation
 Beneficiary: XO, LLC A NEVADA LIMITED LIABILITY COMPANY
 Loan No.: Not Shown
 Recording Date: August 06, 2021
 Recording No: 5212918, Official Records
 Affects: Parcel 2-1-2-3
19. Any policy of title insurance issued under this application will not insure a legal right of access to and from said Land. Insuring Provision 4 will be deleted.



72G28 CLTA Guarantee Form No. 28 (06-05-14)
Condition of Title Guarantee

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TAXATION CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE 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 TO THE COUNTY OF WASHOE, NEVADA, AS REQUIRED BY CHAPTER 260, A.P.N. 076-070-20 & 76-070-21.

WASHOE COUNTY TREASURER

TITLE: _____ DATE: _____

COUNTY SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF TWO SHEETS, AND THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT.

WAYNE HANDBROOK PILLS 20484

WASHOE COUNTY SURVEYOR

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE _____

(PRINT NAME & TITLE)

NEVADA BELL TELEPHONE CO. D/B/A AT&T NEVADA DATE _____

(PRINT NAME & TITLE)

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES, REGULATIONS, AND LOCAL ORDINANCES, AND IS IN SUBSTANTIAL CONFORMANCE WITH THE CITY MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND SUCH CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2022, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.475.

REILY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

SECURITY INTEREST HOLDERS CERTIFICATE

THIS IS TO CERTIFY THAT PALOMAR VALLEY INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE BENEFICIARY UNDER THAT DEED OF TRUST, RECORDED AUGUST 13, 2020, AS DOCUMENT NO. 5044961, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AND HEREBY CERTIFIES THAT IT HAS BEEN ADVISED BY THE UNDERSIGNED SURVEYOR THAT THE UTILITY EASEMENTS SHOWN ON THIS MAP, SUCH THAT IN THE EVENT OF ANY ENFORCEMENT OF THE UNDERSIGNED'S LIEN, THE UTILITY EASEMENTS WOULD REMAIN AN EASEMENT AND ENCUMBRANCE ON THE PROPERTY, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY DOCUMENT NO. _____

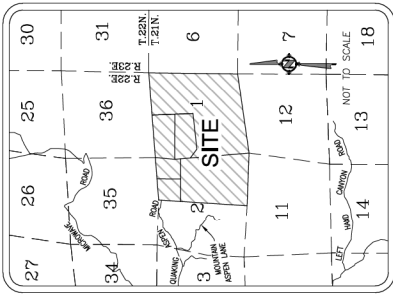
SECURITY INTEREST HOLDERS CERTIFICATE

THIS IS TO CERTIFY THAT XO, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE BENEFICIARY UNDER THAT DEED OF TRUST, RECORDED AUGUST 6, 2021, AS DOCUMENT NO. 5219918, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AND HEREBY CERTIFIES THAT IT HAS BEEN ADVISED BY THE UNDERSIGNED SURVEYOR THAT THE UTILITY EASEMENTS SHOWN ON THIS MAP, SUCH THAT IN THE EVENT OF ANY ENFORCEMENT OF THE UNDERSIGNED'S LIEN, THE UTILITY EASEMENTS WOULD REMAIN AN EASEMENT AND ENCUMBRANCE ON THE PROPERTY, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY DOCUMENT NO. _____

NORTHERN NEVADA PUBLIC HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE NORTHERN NEVADA PUBLIC BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE NORTHERN NEVADA PUBLIC HEALTH DISTRICT.

NORTHERN NEVADA PUBLIC BOARD OF HEALTH DATE _____



VICINITY MAP

NOTES

PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED, 20 FEET IN WIDTH, CENTERED ON ALL INTERIOR PARCEL LINES, AND 10 FEET IN WIDTH ALONG ALL EXTERIOR BOUNDARIES.

A UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AT LOCATIONS IDENTIFIED UPON THIS PLAT BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.

NO HAZARDOUS STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.

THE PARCELS SHOWN HEREON ARE SUBJECT TO THE "DECLARATION OF RESERVATIONS" PER DOC. NO. 467144, RECORDED MAY 27, 1977.

THE PARCELS SHOWN HEREON ARE SUBJECT TO THE "GRANT OF EASEMENT FOR BLANKET ELECTRIC DISTRIBUTION" PER DOC. NO. 1762904 AND DOC. NO. 965099.

A 66' ACCESS AND PUBLIC UTILITY EASEMENT IS HEREBY GRANTED, BEING 33' ON EACH SIDE OF THE CENTERLINE AS SHOWN ON THIS MAP.

WATER & SEWER RESOURCE REQUIREMENTS

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE)

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

NAME: _____

TITLE: _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE ENTITY IDENTIFIED AS THE TITLE COMPANY IS THE PROPER ENTITY TO RECORD THIS PLAT. THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, OR FEDERAL TAXES AS OF THE DATE OF RECORDING. THE FOLLOWING IS A LIST OF DOCUMENT NO. 5044961, DATED AUGUST 14, 2021, AND DOCUMENT NO. 5219918, DATED AUGUST 5, 2021.

CHICAGO TITLE INSURANCE COMPANY

BY: _____ DATE: _____

(NAME & TITLE)

SURVEY NARRATIVE

THE EAST LINE OF SECTION 1 WAS ESTABLISHED BY THE FOUND NORTHEAST AND SOUTHEAST CORNERS OF SECTION 1, WHICH WERE FOUND FOR SAID TOWNSHIP AS SHOWN AND NOTED ON RECORD SURVEY MAP NO. 1503 (R9), WERE NOT FOUND AND WERE ESTABLISHED BY SINGLE AND DOUBLE PROPORTION METHODS. THE CORNER COMMON TO SECTIONS 1, 2, 11 & 12 IS SHOWN ON RECORD EVIDENCE OF A MONUMENT WAS FOUND AT THIS LOCATION. A ROCK MOUND WAS FOUND AT THE LOCATION CALLED FOR AS SHOWN ON SAID RECORD OF SURVEY, BEING 360.07' SOUTH AND 792.27' EAST OF THE CORNER COMMON TO SECTIONS 1, 2, 11 & 12. THE CORNER COMMON TO SECTIONS 1, 2, 11 & 12 WAS FOUND AS SHOWN ON SAID RECORD OF SURVEY, BEING 360.07' SOUTH AND 792.27' EAST OF THE CORNER COMMON TO SECTIONS 1, 2, 11 & 12. THE CORNER COMMON TO SECTIONS 1, 2, 11 & 12 WAS FOUND AS SHOWN ON SAID RECORD OF SURVEY, BEING 360.07' SOUTH AND 792.27' EAST OF THE CORNER COMMON TO SECTIONS 1, 2, 11 & 12. THIS SURVEY HELD THE 1503 (R9), AND WAS HELD IN MAPS (R4), (R9), (R10), (R11), & (R12). THIS SURVEY HELD THE FOUND ROCK MOUND AS THE CORNER COMMON TO SECTIONS 1, 2, 11, & 12.

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THOSE TRACTS OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT. THE UNDERSIGNED HAVE BEEN ADVISED BY THE UNDERSIGNED SURVEYOR THAT THE UTILITY EASEMENTS SHOWN ON THIS PLAT, INCLUDING CABLE TV COMPANIES AND CHAPTER 278, AND GRANTS TO ALL PUBLIC UTILITY COMPANIES INCLUDING CABLE TV COMPANIES AND THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED AND NOTED HEREON FOR THE PURPOSES OF THIS PLAT, ARE IN CONFORMANCE WITH THE APPLICABLE STATUTES, ORDINANCES, REGULATIONS, AND LOCAL ORDINANCES, AND HEREBY GRANTS THE ACCESS EASEMENT AS SHOWN ON THIS PLAT.

RUSSELL COTTEN IS THE OWNER OF PARCEL 1-1-2-1 OF LAND MAP NO. 19. RUSSELL COTTEN OWNS AN UNDIVIDED 50% INTEREST IN PARCEL 2-1-2-3 OF LAND MAP NO. 19.

THIS PLAT WILL CREATE SIX NEW PARCELS WITH THE RESULT OF RUSSELL COTTEN BEING THE OWNER OF PARCELS 3, 4, AND 6; RICHARD COTTEN AND RICHARD COTTEN WILL BE THE OWNERS AS TENANTS IN COMMON OF PARCELS 1, 2, AND 5, AS REPRESENTED ON THIS PLAT.

RUSSELL COTTEN _____

RUSSELL COTTEN AND RICHARD COTTEN _____

TENANTS IN COMMON

RUSSELL COTTEN _____

RUSSELL COTTEN _____

NOTARYS CERTIFICATE

STATE OF NEVADA SS

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 2023, BY RUSSELL COTTEN.

NOTARY PUBLIC _____

NOTARYS CERTIFICATE

STATE OF NEVADA SS

COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 2023, BY RICHARD COTTEN.

NOTARY PUBLIC _____

SURVEYORS CERTIFICATE

I, JAMES D. BAILEY, JR., A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RUSSELL COTTEN.
2. THE LANDS SURVEYED LIE WITHIN SECTION 1 AND THE EAST 1/2 OF SECTION 2, T. 21N., R. 22 E., M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON _____.

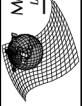
3. THIS PLAT COMPLES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 425 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JAMES D. BAILEY, JR. _____ P.L.S. 18368

A.P.N. 076-070-20 & -21

TOTAL AREA = 994.38± ACRES

TENTATIVE LAND MAP OF DIVISION INTO LARGE PARCELS FOR RUSSELL COTTEN & RICHARD COTTEN
A MERGER AND RESUBDIVISION OF PARCELS 1-1-2-1 AND 2-1-2-3 OF DIVISION OF LAND MAP NO. 19
SITUATE WITHIN SECTION 1 AND THE E 1/2 OF SECTION 2
T. 21 N., R. 22 E., M.D.M.
WASHOE COUNTY
NEVADA



8732 Technology Way, Suite C2, Reno, NV 89521
(775) 690-1194

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/94 HARN, PER SURVEY MONUMENTS AS SHOWN. ALL BEARING VALUES TO OBTAIN GRID COORDINATES, DIVIDE THE GRID COORDINATES SHOWN HEREON BY THE WASHOE COUNTY ESTABLISHED COMBINED FACTOR OF 1.000197639.

66' INGRESS, EGRESS & ROAD EASEMENT ON (R9) & DOC. NO. 5, 4394-20 & 507264
 WASHOE CO. OPS "WMS1000205"
 E. 2, 3, 658, 781, 59
 GROUND COORDINATES

66' INGRESS, EGRESS & ROAD EASEMENT ON (R9) & DOC. NO. 2307270
 WASHOE CO. OPS "WMS1000205"
 E. 2, 3, 658, 781, 59
 GROUND COORDINATES

66' INGRESS, EGRESS & ROAD EASEMENT ON (R9) & DOC. NO. 2307270
 WASHOE CO. OPS "WMS1000205"
 E. 2, 3, 658, 781, 59
 GROUND COORDINATES

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 GROUND COORDINATES

66' INGRESS, EGRESS & ROAD EASEMENT ON (R9) & DOC. NO. 2307270
 WASHOE CO. OPS "WMS1000205"
 E. 2, 3, 658, 781, 59
 GROUND COORDINATES

| LINE | BEARING | DIST. |
|------|-------------|---------|
| L1 | S87°24'49"E | 150.00' |
| L2 | S74°35'08"E | 150.00' |
| L3 | S87°24'49"E | 150.00' |
| L4 | S87°24'49"E | 150.00' |
| L5 | S87°24'49"E | 150.00' |
| L6 | S87°24'49"E | 150.00' |
| L7 | S87°24'49"E | 150.00' |
| L8 | S87°24'49"E | 150.00' |
| L9 | S87°24'49"E | 150.00' |
| L10 | S87°24'49"E | 150.00' |
| L11 | S87°24'49"E | 150.00' |
| L12 | S87°24'49"E | 150.00' |
| L13 | S87°24'49"E | 150.00' |
| L14 | S87°24'49"E | 150.00' |
| L15 | S87°24'49"E | 150.00' |
| L16 | S87°24'49"E | 150.00' |

| LINE | BEARING | DIST. |
|------|-------------|---------|
| L17 | S87°24'49"E | 150.00' |
| L18 | S87°24'49"E | 150.00' |
| L19 | S87°24'49"E | 150.00' |
| L20 | S87°24'49"E | 150.00' |
| L21 | S87°24'49"E | 150.00' |
| L22 | S87°24'49"E | 150.00' |
| L23 | S87°24'49"E | 150.00' |
| L24 | S87°24'49"E | 150.00' |
| L25 | S87°24'49"E | 150.00' |
| L26 | S87°24'49"E | 150.00' |
| L27 | S87°24'49"E | 150.00' |
| L28 | S87°24'49"E | 150.00' |
| L29 | S87°24'49"E | 150.00' |
| L30 | S87°24'49"E | 150.00' |
| L31 | S87°24'49"E | 150.00' |
| L32 | S87°24'49"E | 150.00' |

| LINE | BEARING | DIST. |
|------|-------------|---------|
| L33 | S87°24'49"E | 150.00' |
| L34 | S87°24'49"E | 150.00' |
| L35 | S87°24'49"E | 150.00' |
| L36 | S87°24'49"E | 150.00' |
| L37 | S87°24'49"E | 150.00' |
| L38 | S87°24'49"E | 150.00' |
| L39 | S87°24'49"E | 150.00' |
| L40 | S87°24'49"E | 150.00' |
| L41 | S87°24'49"E | 150.00' |
| L42 | S87°24'49"E | 150.00' |
| L43 | S87°24'49"E | 150.00' |
| L44 | S87°24'49"E | 150.00' |
| L45 | S87°24'49"E | 150.00' |
| L46 | S87°24'49"E | 150.00' |

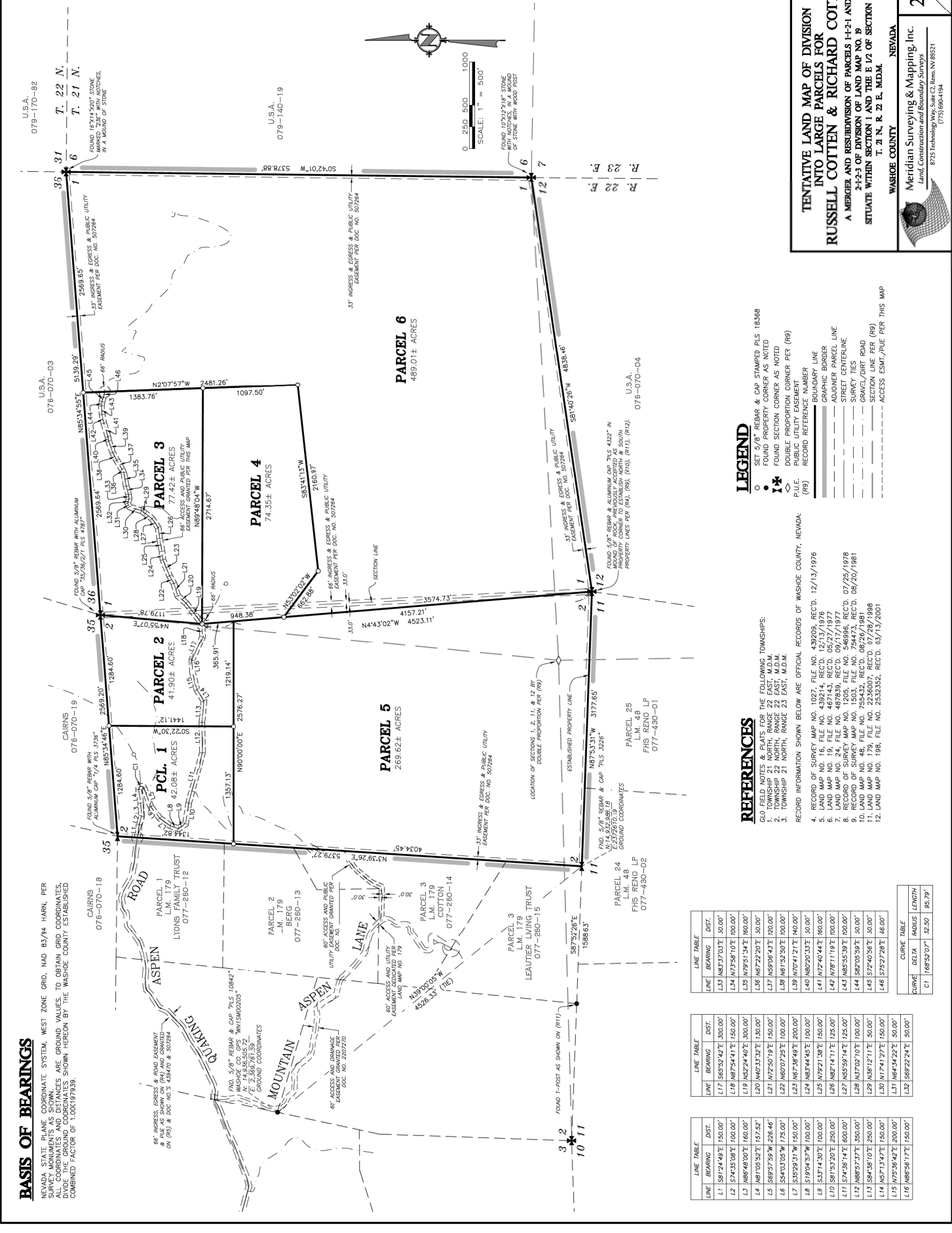
| CURVE | DELTA | RADIUS | LENGTH |
|-------|------------|--------|--------|
| C1 | 168°32'07" | 42.50 | 85.79 |

REFERENCES

- GLD FIELD NOTES & PLATS FOR THE FOLLOWING TOWNSHIPS:
 1. TOWNSHIP 22 NORTH, RANGE 22 EAST, M.D.M.
 2. TOWNSHIP 21 NORTH, RANGE 23 EAST, M.D.M.
 3. TOWNSHIP 21 NORTH, RANGE 23 EAST, M.D.M.
- RECORD INFORMATION SHOWN BELOW ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA:
 4. RECORD OF SURVEY MAP NO. 10274, FILE NO. 439399, RECD. 12/13/1976
 5. LAND MAP NO. 19, FILE NO. 487143, RECD. 05/27/1977
 6. LAND MAP NO. 19, FILE NO. 487143, RECD. 05/27/1977
 7. LAND MAP NO. 24, FILE NO. 487839, RECD. 09/17/1977
 8. RECORD OF SURVEY MAP NO. 1205, FILE NO. 546966, RECD. 07/25/1978
 9. LAND MAP NO. 48, FILE NO. 754342, RECD. 08/26/1981
 10. LAND MAP NO. 48, FILE NO. 754342, RECD. 08/26/1981
 11. LAND MAP NO. 179, FILE NO. 2236007, RECD. 07/28/1988
 12. LAND MAP NO. 199, FILE NO. 2532352, RECD. 03/13/2001

LEGEND

- SET 5/8" REBAR & CAP STAMPED PLS 18368
- FOUND PROPERTY CORNER AS NOTED
- ✱ FOUND SECTION CORNER AS NOTED
- ◇ DOUBLE PROPORTION CORNER PER (R9)
- P.U.E. PUBLIC UTILITY EASEMENT
- (R9) RECORD REFERENCE NUMBER
- BOUNDARY LINE
- ADJACENT PARCEL LINE
- CENTERLINE
- GRAVEL/DIRT ROAD
- SECTION LINE PER (R9)
- ACCESS ESMT./P.U.E. PER THIS MAP



TENTATIVE LAND MAP OF DIVISION INTO LARGE PARCELS FOR RUSSELL COTTEN & RICHARD COTTEN
 A MERGER AND RESUBDIVISION OF PARCELS H-2-1 AND 2-1-3 OF DIVISION OF LAND MAP NO. 19 SITUATE WITHIN SECTION 1 AND THE E 1/2 OF SECTION 2 T. 21 N. R. 22 E. M.D.M.
 WASHOE COUNTY NEVADA
 Meridian Surveying & Mapping, Inc.
 Land, Construction and Boundary Surveys
 8725 Technology Way, Suite C2, Reno, NV 89521
 (775) 690-1194