

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 PURSUANT TO NRS 361A.265.
A.P.N. 076-070-20 & 76-070-21

WASHOE COUNTY TREASURER

Lauren Yantis-Marche 9/27/2024
TITLE Deputy Treasurer DATE

COUNTY SURVEYOR'S 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 Handrock
WAYNE HANDROCK P.L.S. 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.

Chris Robinson 10/3/2024
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE
CHRIS ROBINSON SENIOR RIGHT OF WAY AGENT
(PRINT NAME & TITLE)

Cliff Cooper 4/9/2024
NORTH BELL TELEPHONE CO. D/B/A AT&T NEVADA DATE
CLIFF COOPER SR. SPECIALIST DSP DESIGN ENGR.
(PRINT NAME & TITLE)

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WOLP24-0001 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS 7TH DAY OF APRIL, 2024, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

Kelly Mullin
KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT PALOMINO VALLEY INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE BENEFICIARY UNDER THAT DEED OF TRUST, RECORDED AUGUST 13, 2020, AS DOCUMENT NO. 5064961, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AND HEREBY SUBORDINATES ANY LIENS HELD BY THE UNDERSIGNED TO THE UTILITY EASEMENTS CREATED BY THE 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. 5531804

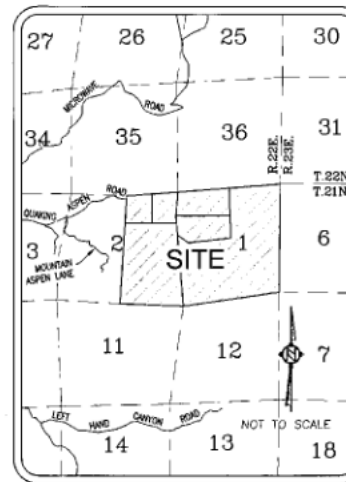
SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT Y.O. LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE BENEFICIARY UNDER THAT DEED OF TRUST, RECORDED AUGUST 6, 2021, AS DOCUMENT NO. 5212918, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AND HEREBY SUBORDINATES ANY LIENS HELD BY THE UNDERSIGNED TO THE UTILITY EASEMENTS CREATED BY THE 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. 5531804

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT 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 ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

Walter J. Miller MPH, REHS 9/24/2024
FOR THE DISTRICT BOARD OF HEALTH DATE



VICINITY MAP

NOTES

1. 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.
2. 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 MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
3. NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
4. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
5. THE PARCELS SHOWN HEREON ARE SUBJECT TO THE "DECLARATION OF RESERVATIONS" PER DOC. NO. 467144, RECORDED MAY 27, 1977.
6. A 66' ACCESS AND PUBLIC UTILITY EASEMENT IS HEREBY GRANTED, BEING 33' ON EACH SIDE OF THE CENTERLINE AS SHOWN ON THIS MAP.

(NOTES CONT. ON SHEET 2)

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)

Timothy Leiss
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

NAME: Timothy Leiss
TITLE: ENGINEER

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE ENTITY OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON AND THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT FOR DOCUMENT NO. 5064961, DATED AUGUST 13, 2020, AND DOCUMENT NO. 5212918, DATED AUGUST 6, 2021.

CHICAGO TITLE INSURANCE COMPANY

BY: Shelly Salty
Shelly Salty, COMMERCIAL TITLE OFFICER 10/7/2024
(NAME & TITLE) DATE

SURVEY NARRATIVE

THE EAST LINE OF SECTION 1 WAS ESTABLISHED BY THE FOUND NORTHEAST AND SOUTHEAST CORNERS AS CALLED FOR IN THE G.L.O. FIELD NOTES FOR TOWNSHIP 21 NORTH, RANGE 22 EAST, M.D.M. MOST INTERIOR CORNERS FOR SAID TOWNSHIP, AS SHOWN AND NOTED ON RECORD OF 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 OF SURVEY 1503 AS BEING SET BY DOUBLE PROPORTION. A SEARCH WAS CONDUCTED AND NO 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 DOUBLE PROPORTION LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 2 AND THE ROCK MOUND BEARS S87°52'16"E AND WAS HELD AS THE PROPERTY LINE AS NOTED IN ROS 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, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. 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 CONSTRUCTION AND MAINTENANCE OF UTILITY AND CABLE TV SYSTEMS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOREVER, AND HEREBY GRANTS THE ACCESS EASEMENTS AS SHOWN ON THIS PLAT.

RUSSELL COTTEN IS THE OWNER OF EXISTING PARCEL 1-1-2-1 OF LAND MAP NO. 19; RUSSELL COTTEN OWNS AN UNDIVIDED 50% INTEREST AND RICHARD COTTEN OWNS AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON, AS TO EXISTING PARCEL 2-1-2-3 OF LAND MAP NO. 19.

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

Russ Cotten
RUSSELL COTTEN
Russ Cotten and Richard Cotten
RUSSELL COTTEN AND RICHARD COTTEN
Russ Cotten
RUSSELL COTTEN
Richard Cotten
RICHARD COTTEN

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Placer SS

ON May 9, 2024, BEFORE ME L. Burgess Watkins, a Notary Public, PERSONALLY APPEARED RUSSELL COTTEN AND RICHARD COTTEN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

L. Burgess Watkins
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY
MY COMMISSION EXPIRES: 8-15-2024
CALIFORNIA CIVIL CODE 1189(A)(1)
GOVERNMENT CODE 66436(C)

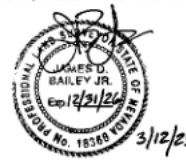
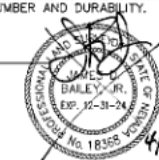


SURVEYOR'S CERTIFICATE

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 4/4/24.
3. THIS PLAT COMPLIES 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 625 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

DOC #5531805

04/11/2025 12:26:10 PM

Requested By

MERIDIAN SURVEYING

Washoe County Recorder

Kalie M. Work

Fee: \$78.00

Page 1 of 2

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.

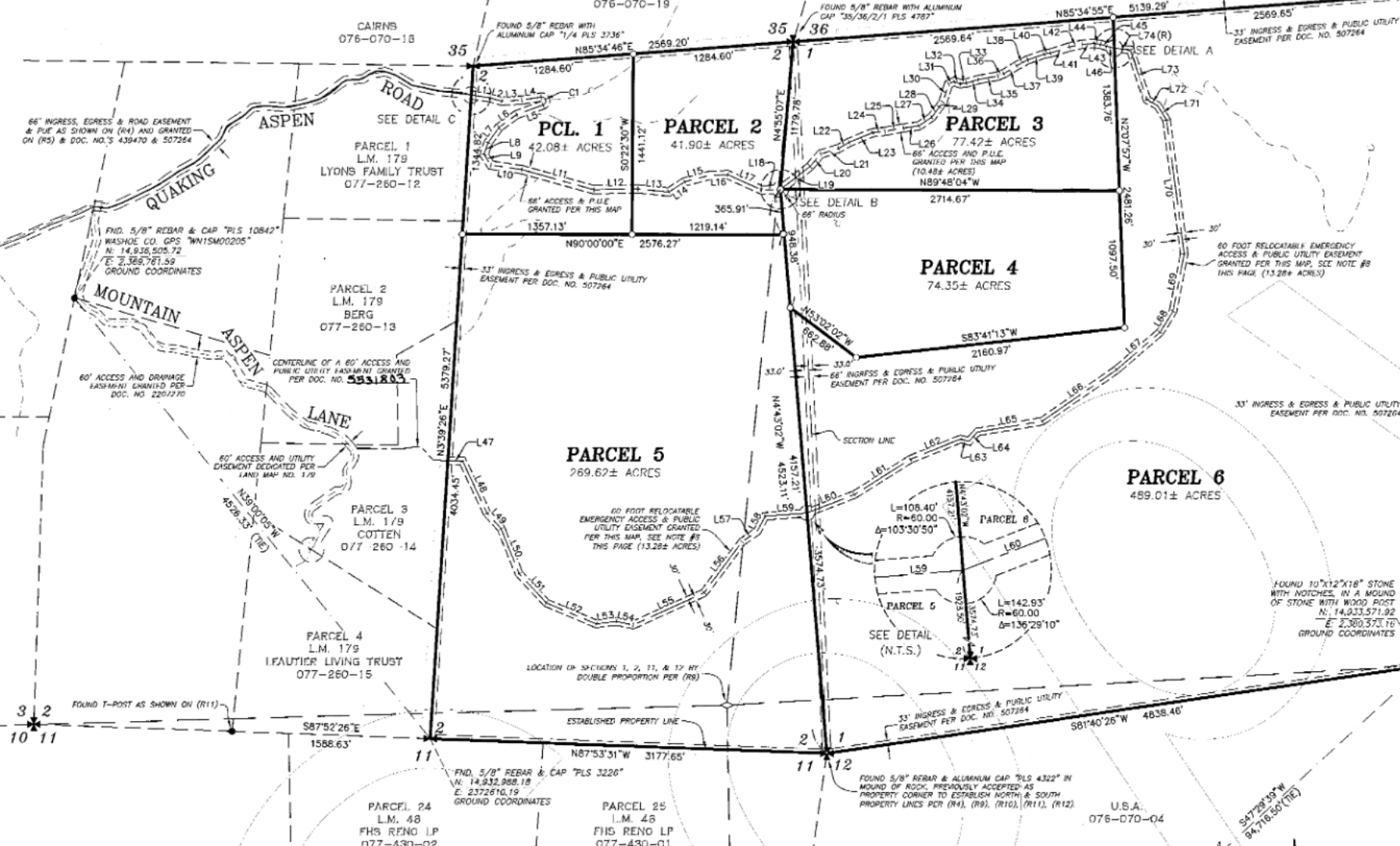
WASHOE COUNTY NEVADA

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

1
2

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/94 HARN, PER SURVEY MONUMENTS AS SHOWN. ALL COORDINATES AND DISTANCES ARE GROUND VALUES. TO OBTAIN GRID COORDINATES, DIVIDE THE GROUND COORDINATES SHOWN HEREON BY THE WASHOE COUNTY ESTABLISHED COMBINED FACTOR OF 1.000197939.



LINE	BEARING	DIST.	LINE	BEARING	DIST.	LINE	BEARING	DIST.	LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	S81°24'49"E	150.00'	L19	N52°24'40"E	300.00'	L37	N59°06'43"E	120.00'	L55	N65°28'05"E	624.72'	L73	N18°53'00"W	418.83'
L2	S74°35'08"E	100.00'	L20	N40°33'32"E	130.00'	L38	N61°52'50"E	100.00'	L56	N38°39'16"E	508.39'	L74	N84°12'26"W	127.99'
L3	N86°48'00"E	160.00'	L21	N72°50'19"E	150.00'	L39	N70°41'21"E	140.00'	L57	N55°47'37"E	147.30'			
L4	N81°05'52"E	157.52'	L22	N60°07'25"E	100.00'	L40	N80°20'33"E	50.00'	L58	N27°24'37"E	135.74'			
L5	S69°57'59"W	226.46'	L23	N67°38'49"E	200.00'	L41	N72°40'44"E	160.00'	L59	N85°16'22"E	338.02'			
L6	S54°03'05"W	175.00'	L24	N83°44'45"E	100.00'	L42	N78°11'19"E	100.00'	L60	N68°50'12"E	407.39'			
L7	S35°29'31"W	150.00'	L25	N79°21'38"E	150.00'	L43	N85°55'39"E	100.00'	L61	N57°49'50"E	528.66'			
L8	S19°04'57"W	100.00'	L26	N82°14'11"E	125.00'	L44	S82°05'59"E	50.00'	L62	N68°08'32"E	432.77'			
L9	S33°14'30"E	100.00'	L27	N55°59'14"E	125.00'	L45	S72°40'56"E	50.00'	L63	S75°51'28"E	70.85'			
L10	S81°53'20"E	250.00'	L28	N37°02'10"E	100.00'	L46	S75°27'28"E	66.00'	L64	N42°28'54"E	101.13'			
L11	S74°36'14"E	600.00'	L29	N36°12'11"E	50.00'	L47	S88°06'49"E	117.75'	L65	N80°37'05"E	523.22'			
L12	N88°57'37"E	350.00'	L30	N17°41'27"E	150.00'	L48	S25°11'15"E	459.00'	L66	N55°22'08"E	723.11'			
L13	S84°36'10"E	250.00'	L31	N64°34'22"E	50.00'	L49	S42°42'33"E	168.01'	L67	N48°15'27"E	480.84'			
L14	N57°13'47"E	150.00'	L32	S69°22'24"E	50.00'	L50	S21°54'07"E	366.33'	L68	N31°36'07"E	197.43'			
L15	N75°36'42"E	200.00'	L33	N83°33'03"E	50.00'	L51	S43°00'00"E	320.05'	L69	N11°09'25"E	465.50'			
L16	N86°56'17"E	150.00'	L34	N73°58'10"E	100.00'	L52	S67°11'45"E	435.33'	L70	N73°41'41"W	1080.51'			
L17	S65°52'42"E	300.00'	L35	N79°51'34"E	160.00'	L53	N82°38'12"E	158.08'	L71	N31°42'15"W	134.40'			
L18	N78°54'41"E	150.00'	L36	N67°22'20"E	50.00'	L54	S77°59'05"E	137.53'	L72	N80°51'28"W	97.69'			

REFERENCES

GLO FIELD NOTES & PLATS FOR THE FOLLOWING TOWNSHIPS:
1. TOWNSHIP 21 NORTH, RANGE 22 EAST, M.D.M.
2. TOWNSHIP 22 NORTH, RANGE 22 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:

- RECORD OF SURVEY MAP NO. 1027, FILE NO. 439209, REC'D. 12/13/1976
- LAND MAP NO. 16, FILE NO. 439214, REC'D. 12/13/1976
- LAND MAP NO. 19, FILE NO. 467143, REC'D. 05/27/1977
- LAND MAP NO. 24, FILE NO. 487839, REC'D. 09/19/1977
- RECORD OF SURVEY MAP NO. 1205, FILE NO. 546996, REC'D. 07/25/1978
- RECORD OF SURVEY MAP NO. 1503, FILE NO. 754473, REC'D. 08/20/1981
- LAND MAP NO. 48, FILE NO. 755432, REC'D. 08/26/1981
- LAND MAP NO. 179, FILE NO. 2236007, REC'D. 07/28/1998
- LAND MAP NO. 198, FILE NO. 2532352, REC'D. 03/13/2001

NOTES (CONT.):

- ALL PROPERTIES, REGARDLESS OF IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- FUTURE GRADING FOR THE SOUTH 60' RELOCATABLE ACCESS, EMERGENCY ACCESS, AND PUBLIC UTILITY EASEMENT SHALL CONFORM TO WASHOE COUNTY CODE SECTION 110.436.30, AND BE A MAXIMUM OF 14 PERCENT.

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
- (R) RADIAL BEARING
- (R9) RECORD REFERENCE NUMBER
- BOUNDARY LINE
- GRAPHIC BORDER
- ADJOINER PARCEL LINE
- STREET CENTERLINE
- SURVEY TIES
- GRAVEL/DIRT ROAD
- SECTION LINE PER (R9)
- ACCESS ESMT./PUE PER THIS MAP

WASHOE COUNTY
3/12/25

**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
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CUMULATIVE INDEXES
SHOULD BE EXAMINED
FOR ANY SUBSEQUENT
CHANGES TO THIS MAP