

SAND CREEK SUBDIVISION #2

PHASE 1

OWNER'S CERTIFICATE

THE UNDERSIGNED, CASEY ROAD, LLC BEING OWNER(S) OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT:

- 1) WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.
- 2) WE OFFER TO GRANT ALL PERMANENT EASEMENTS FOR UTILITY, VIDEO SERVICE, ACCESS,OR OTHER PUBLIC USE AS DESIGNATED ON THE MAP.
- 3) WE OFFER TO DEDICATE FOR PUBLIC USE THOSE LANDS DEPICTED AND ANNOTATED HEREIN.
- 4) WE OFFER TO DEDICATE TO CHURCHILL COUNTY THOSE SEWER, WATER, ROAD, OR OTHER FACILITIES INSTALLED TO SERVE THIS DEVELOPMENT.
- 5) WE WARRANT THAT ALL PURCHASERS, PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN, WILL BE INFORMED OF (A) THE OPEN RANGE NOTE ON THIS MAP, AND (B) THE RIGHT TO FARM NOTE ON THIS MAP.

CASEY ROAD, LLC

JESSICA STANGER _____ DATE _____

ITS: MANAGER

STATE OF _____ }
COUNTY OF _____ } ss:

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JESSICA STANGER, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR 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:

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF FIRST AMERICAN TITLE INSURANCE COMPANY, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED, AND THAT:

- 1) THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREIN OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENT
- 2) THE OWNERS IDENTIFIED IN THE OWNER'S CERTIFICATE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY DELINEATED HEREON:
- 3) THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND;
- 4) THE TITLE COMPANY HAS ISSUED A GUARANTEE FOR THE BENEFIT OF CHURCHILL COUNTY, ORDER NO: _____.

DATE _____ TITLE _____ PRINTED NAME _____ SIGNATURE _____

COUNTY SURVEYOR REVIEW CERTIFICATE

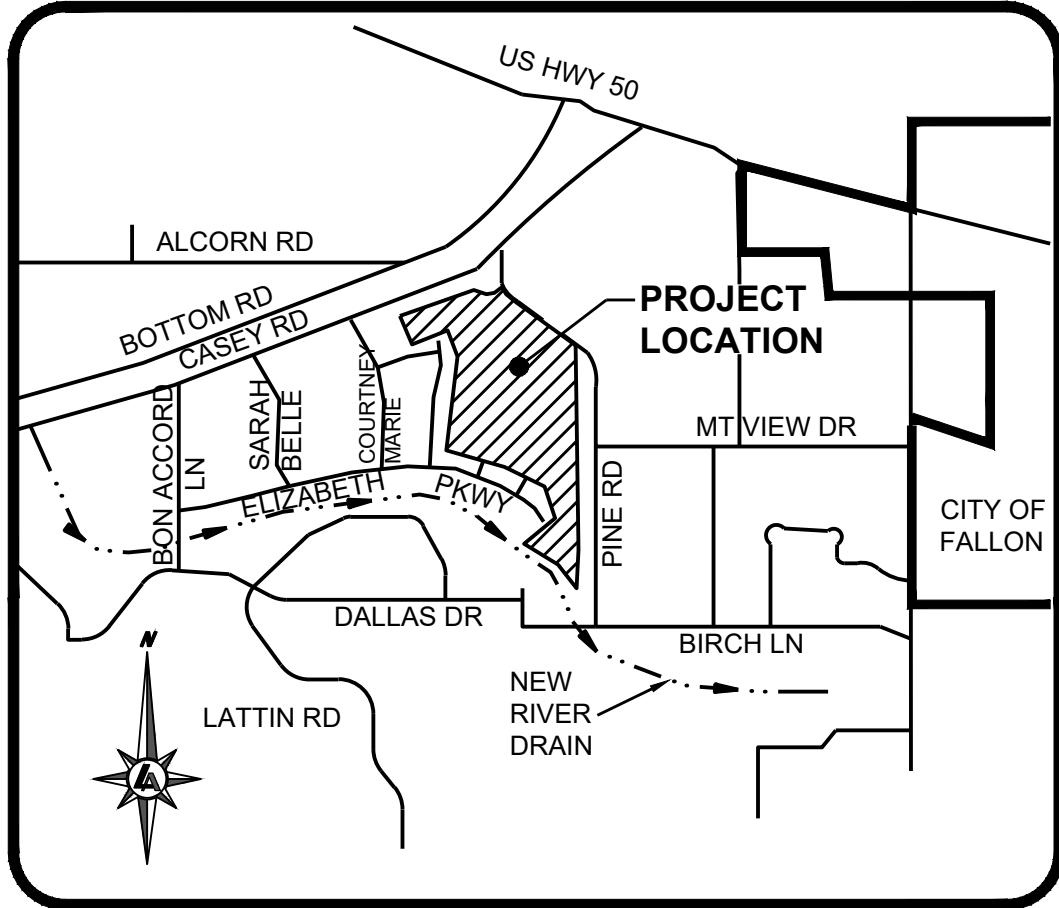
I CERTIFY THAT I AM THE DULY APPOINTED CHURCHILL COUNTY SURVEYOR AND THAT I HAVE EXAMINED THIS MAP, AND I FIND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS TECHNICALLY CORRECT, AND THAT A PROPER FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO ENSURE THAT THE PLACEMENT OF MONUMENTS THAT HAVE NOT BEEN SET WILL BE SET ON OR BEFORE _____.

JEFF CRUESS, P.L.S. 12456

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

DATE _____ TITLE _____ PRINTED NAME _____ SIGNATURE _____



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF BOARD APPROVAL

THE UNDERSIGNED, ON BEHALF OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS, DOES HEREBY CERTIFY:

- 1) THAT THIS MAP IS APPROVED; AND
- 2) THAT THE BOARD ACCEPTS ALL GRANTS OF EASEMENTS OFFERED FOR PUBLIC USES IN CONFORMANCE WITH THE OFFER; AND
- 3) THAT THE BOARD ACCEPTS THE OFFER TO DEDICATE LANDS AND IMPROVEMENTS AS DEPICTED AND ANNOTATED ON THIS MAP FOR NEW ROADS, SEWER AND WATER FACILITIES, AND REJECTS ALL OTHER OFFERS OF DEDICATION OF LANDS AND IMPROVEMENTS AT THIS TIME; AND
- 4) THAT ALL OFFERS OF DEDICATED LANDS, EASEMENTS, OR IMPROVEMENTS THAT ARE NOT ACCEPTED AT THIS TIME REMAIN OPEN FOR FUTURE ACCEPTANCE; AND
- 5) THAT A PUBLIC STREET EASEMENT, OR UTILITY EASEMENT THAT EXISTED PRIOR TO THIS MAP HAS BEEN VACATED OR ABANDONED IN CONJUNCTION WITH THIS MAP IN ACCORDANCE WITH NRS 278.480.

DATE _____ TITLE _____ PRINTED NAME _____ SIGNATURE _____

PLANNING DEPARTMENT CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY PUBLIC WORKS AND PLANNING DEPARTMENT, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR CONFORMANCE WITH CHURCHILL COUNTY CODE, INCLUDING WATER DEDICATION REQUIREMENTS, AND THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ALL CONDITIONS HAVE BEEN MET.

DATE _____ TITLE _____ PRINTED NAME _____ SIGNATURE _____

AFFIRMED BY PLANNING COMMISSION

DATE _____ PRINTED NAME _____ SIGNATURE _____

DIVISION OF ENVIRONMENTAL PROTECTION CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF ENVIRONMENTAL PROTECTION OF THE NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SEWAGE DISPOSAL SYSTEM.

DATE _____ TITLE _____ PRINTED NAME _____ SIGNATURE _____

SURVEYOR'S CERTIFICATE

I, DAVID C. CROOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CASEY ROAD, LLC;
- 2) THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 35, AND THE SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON _____, 20____
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DAVID C. CROOK, P.L.S.
NEVADA CERTIFICATE No. #10836



CLERK-TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK-TREASURER, DOES HEREBY CERTIFY THAT:

- 1) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID,
- 2) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, OR SPECIAL ASSESSMENT, AND
- 3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

CHURCHILL COUNTY CLERK-TREASURER _____ DATE _____

RECORDER'S CERTIFICATE

FILE NO. _____

FILED FOR RECORD AT THE REQUEST OF LUMOS & ASSOCIATES, INC. ON THE _____ DAY OF _____, 202____, AT _____ MINUTES PAST _____ IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA.

FEE: _____

CHURCHILL COUNTY RECORDER _____

* IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

T.C.I.D. I.D. #

FINAL MAP
OF
SAND CREEK SUBDIVISION #2
PHASE 1

BEING A MERGER AND RESUBDIVISION OF LOT A AS SHOWN ON FINAL MAP NO. 375275 AND PARCEL 2 AS SHOWN ON PARCEL MAP NO. 486369
SITUATE WITHIN A PORTION THE NW1/4 OF SECTION 35 AND THE SE1/4 OF THE SW1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY

NEVADA

275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL: 775.423.2188

LUMOSINC.COM
INFO@LUMOSINC.COM

Drawn By : DMS
Sheet : 1 of 4
Job No. : 12144.001
Drawing No.: 12144001-FM

SAND CREEK SUBDIVISION #2

PHASE 1

ROAD AND FIRE CERTIFICATE AND NOTES

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY, HAS REVIEWED AND APPROVED THIS MAP FOR ROAD AND FIRE REQUIREMENTS.

GARY FOWKES, CHURCHILL COUNTY ROAD SUPERVISOR _____ DATE _____

BRAD DOLAN, CHURCHILL COUNTY FIRE MARSHAL _____ DATE _____

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON WITH APPROVAL OF THIS MAP. ACCEPTANCE OF ROADS INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH SEPARATE ACTION. ROADWAYS ARE NOT ACCEPTED BY THE COUNTY OR ELIGIBLE FOR COUNTY MAINTENANCE UNTIL SAID ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS.

IN THE CASE OF EASEMENTS GRANTED BY THIS MAP FOR THE BENEFIT OF EXISTING ROAD IMPROVEMENTS, WHERE THE EASEMENT ALSO OVERLIES AN EXISTING NEWLANDS PROJECT EASEMENT, ROAD ENLARGEMENTS MAY NOT BE UNDERTAKEN UNTIL THE NEWLANDS PROJECT EASEMENT HAS BEEN RELOCATED OR TERMINATED.

PURSUANT TO CHURCHILL COUNTY CODE TITLE 10 AND AS REQUIRED BY CCC 10.04.050, THE ROAD(S) LISTED BELOW AND DEPICTED ON THIS MAP ARE HEREBY CATEGORIZED AS STATED, WHICH DETERMINES THE SPEED LIMIT FOR SAID ROADS UNTIL THEY ARE CHANGED BY LATER ACTION:

- EAGLE ROCK ROAD - CATEGORIZED AS A RESIDENTIAL ROAD
- WILDCAT COURT - CATEGORIZED AS A RESIDENTIAL ROAD
- WILDCAT PARKWAY - CATEGORIZED AS A RESIDENTIAL ROAD
- BIG HORN DRIVE - CATEGORIZED AS A RESIDENTIAL ROAD

TRUCKEE-CARSON IRRIGATION DISTRICT

I, BENJAMIN D. SHAWCROFT, ESQ., GENERAL MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT (TCID) DOES HEREBY DECLARE AS FOLLOWS:

- EVERY PARCEL DEPICTED UPON THIS MAP LIES WITHIN THE GEO-PHYSICAL BOUNDARIES OF THE NEWLANDS FEDERAL RECLAMATION PROJECT (PROJECT) ESTABLISHED BY ACT OF CONGRESS IN 1902 (32 STAT. 388), AND THE BOUNDARIES OF THE DISTRICT AS AUTHORIZED BY THE NEVADA IRRIGATION DISTRICT ACT (NRS 539.010 *ET SEQ.*). DEPICTED ON THIS MAP ARE PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR THE CONSTRUCTION, MAINTENANCE, AND/OR OPERATION OF PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES. OBSTRUCTIONS AND/OR NUISANCES TO OR WITHIN PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES, ARE IMPERMISSIBLE.
- THE DISTRICT BY AGREEMENT WITH THE UNITED STATES OF AMERICA, THROUGH THE BUREAU OF RECLAMATION (RECLAMATION) OF THE DEPARTMENT OF THE INTERIOR, IS THE AGENT FOR THE OPERATION AND MAINTENANCE OF THE PROJECT. THE DISTRICT IS AUTHORIZED TO ENTER PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR ALL LAWFUL PURPOSES ASSOCIATED WITH THE OPERATION AND MAINTENANCE OF THE PROJECT.
- ALL LANDS DEPICTED HEREON, HAVING SURFACE WATER RIGHTS APPURTENANT THERETO, ARE SUBJECT TO REGULATION BY THE DISTRICT FOR THE DELIVERY AND DISTRIBUTION OF WATER AS PROVIDED FOR BY NRS 539.233.
- THE DISTRICT ASSUMES NO LEGAL DUTY, AS TO THE LANDS DEPICTED HEREON, FOR THE INSPECTION OR REVIEW OF PAST OR FUTURE HYDROLOGIC CONDITIONS, INCLUDING, WITHOUT LIMITATION, CHANGES TO SURFACE OR GROUNDWATER SOURCES, WATER TABLES, OR FLOODING, AND MAKES NO CLAIM OR WARRANTY AS TO THE EXISTENCE OF SUCH ADVERSE HYDROLOGIC CONDITION(S) NOW ATTENDING THE LANDS, OR EXISTING STRUCTURES, OR AS TO ANY STRUCTURE(S) TO BE PLANNED OR TO BE CONSTRUCTED THEREON.
- THE DISTRICT ASSUMES NO LEGAL DUTY FOR, NOR MAKES ANY WARRANTY ASSOCIATED WITH, THE ACCURACY OF THE WATER RIGHTS DEPICTED ON THIS MAP.

BENJAMIN D. SHAWCROFT, ESQ. _____ DATE _____
DISTRICT MANAGER

UTILITY COMPANY'S CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED ORGANIZATIONS.

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

BY: _____

ITS: _____

SOUTHWEST GAS CORPORATION _____ DATE _____

BY: _____

ITS: _____

CC COMMUNICATIONS _____ DATE _____

BY: _____

ITS: _____

CHARTER COMMUNICATIONS _____ DATE _____

BY: _____

ITS: _____

CHURCHILL COUNTY UTILITIES _____ DATE _____

BY: _____

ITS: _____

BUILDING AND SEPTIC PERMIT NOTE

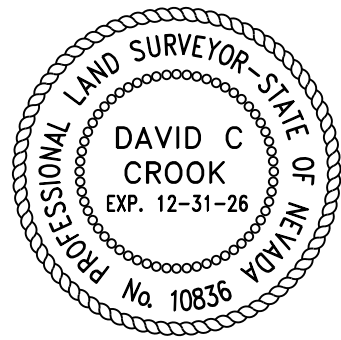
CHURCHILL COUNTY HAS NOT ASSESSED THE SUITABILITY OF ANY LAND WITHIN THIS MAP FOR DEVELOPMENT, NOR DOES IT MAKE A COMMITMENT OF ANY LAND'S ELIGIBILITY FOR A COUNTY BUILDING OR SEPTIC PERMIT. LIMITATIONS MAY INCLUDE FLOODING, SOIL LIMITATIONS FOR SEPTIC SYSTEMS, REMOTE LANDS WITH LEGAL OR PHYSICAL ACCESS DIFFICULTIES, CORROSION FROM SOIL CHEMISTRY, ETC.

OPEN RANGE NOTE

PURSUANT TO NRS 569.440 AND NRS 569.450, NEVADA IS AN OPEN-RANGE STATE AND IT IS THE RESPONSIBILITY OF PROPERTY OWNERS TO FENCE OUT LIVESTOCK.

RIGHT TO FARM NOTE

THIS MAP IS SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 40.140 AND PROVISIONS IN THIS CODE, REGARDING THE RIGHT TO FARM.



* IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

T.C.I.D. I.D. #

FINAL MAP OF SAND CREEK SUBDIVISION #2 PHASE 1

BEING A MERGER AND RESUBDIVISION OF LOT A AS SHOWN ON FINAL MAP NO. 375275 AND PARCEL 2 AS SHOWN ON PARCEL MAP NO. 486369
SITUATE WITHIN A PORTION THE NW1/4 OF SECTION 35 AND THE SE1/4 OF THE SW1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY

NEVADA



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TEL: 775.423.2188

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Job No. : 12144.001
Drawing No.: 12144001-FM



LINE TABLE

LINE TABLE

REFERENCES

(R1) FINAL MAP FILED OCTOBER 6, 2005 AS FILE NO. 375275

(R2) PARCEL MAP FILED MARCH 3, 2021 AS FILE NO. 486369

(R3) AMENDED PLAT FILED MAY 23, 2000 AS FILE NO. 329222

(R4) FINAL MAP FILED NOVEMBER 23, 2004 AS FILE NO. 366328

(R5) PARCEL MAP FILED JUNE 16, 1994 AS DOCUMENT NO. 283473

(R6) GRANT, BARGAIN, SALE DEED RECORDED AUGUST 5, 2025 AS DOCUMENT NO. 515351

ALL IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA

LEGEND

- ☐ FOUND CENTERLINE MONUMENT WITH 1/2" ALUM. CAP, P.L.S. 10142
- ☒ SET CENTERLINE MONUMENT WITH 1/2" ALUM. CAP, P.L.S. 10836
- ☒ FOUND 5/8" REBAR WITH CAP, P.L.S. 10142, UNLESS NOTED OTHERWISE
- ☐ FOUND 5/8" REBAR WITH CAP, P.L.S. 10836, UNLESS NOTED OTHERWISE
- ☐ SET 5/8" REBAR WITH CAP OR NAIL & TAG, P.L.S. 10836
- ☐ DIMENSION POINT, NOTHING FOUND OR SET

PARCEL BOUNDARY/GRAPHIC BORDER

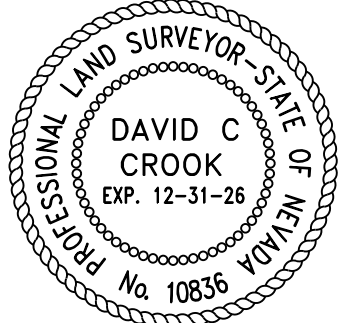
PROPOSED PARCEL LINE

PARCEL LINES TO BE REVERTED

ADJOINING PARCEL LINES

EASEMENT LINES

(R) REFERENCE DOCUMENT



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CHURCHILL COUNTY

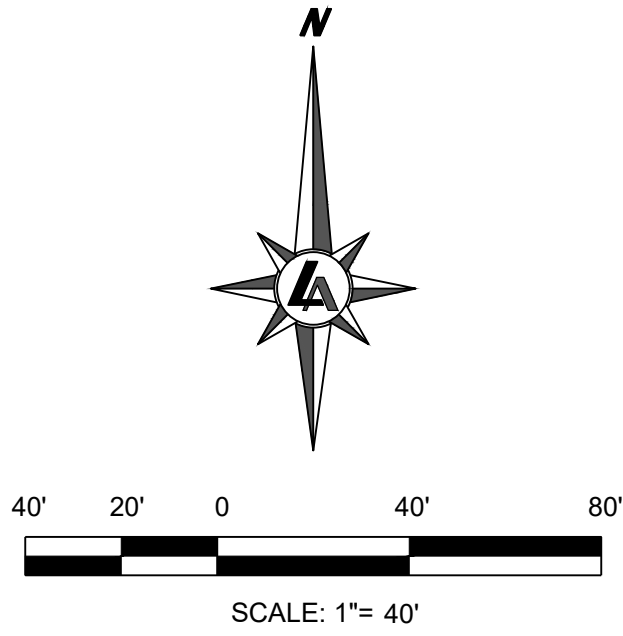
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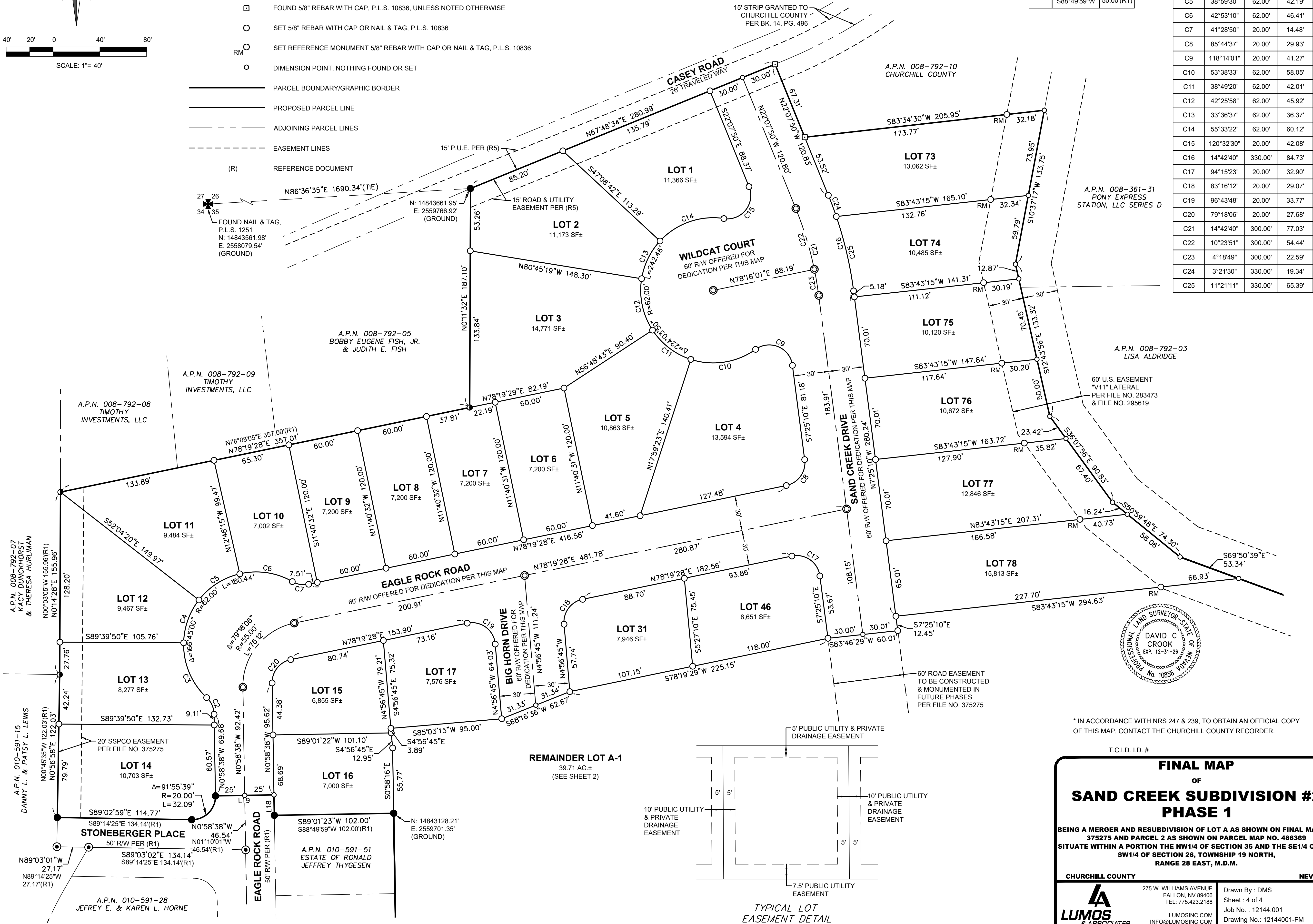
Drawn By : DMS
Sheet : 3 of 4
Job No. : 12144.001
Drawing No.: 12144001-FM



LEGEND

- FOUND CENTERLINE MONUMENT WITH 1/2" ALUM. CAP, P.L.S. 10142
- ⊙ SET CENTERLINE MONUMENT WITH 1/2" ALUM. CAP, P.L.S. 10836
- FOUND 5/8" REBAR WITH CAP, P.L.S. 10142, UNLESS NOTED OTHERWISE
- ⊠ FOUND 5/8" REBAR WITH CAP, P.L.S. 10836, UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH CAP OR NAIL & TAG, P.L.S. 10836
- RM ○ SET REFERENCE MONUMENT 5/8" REBAR WITH CAP OR NAIL & TAG, P.L.S. 10836
- DIMENSION POINT, NOTHING FOUND OR SET

- PARCEL BOUNDARY/GRAPHIC BORDER
- PROPOSED PARCEL LINE
- - - ADJOINING PARCEL LINES
- - - EASEMENT LINES
- (R) REFERENCE DOCUMENT



LINE TABLE		
LINE	BEARING	LENGTH
L18	N0°58'38"W	17.45'
	N01°10'01"W	17.45'(R1)
L19	S89°01'22"W	50.00'
	S88°49'59"W	50.00'(R1)

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	45°58'05"	20.00'	16.05'
C3	48°18'27"	62.00'	52.27'
C4	36°33'53"	62.00'	39.57'
C5	38°59'30"	62.00'	42.19'
C6	42°53'10"	62.00'	46.41'
C7	41°28'50"	20.00'	14.48'
C8	85°44'37"	20.00'	29.93'
C9	118°14'01"	20.00'	41.27'
C10	53°38'33"	62.00'	58.05'
C11	38°49'20"	62.00'	42.01'
C12	42°25'58"	62.00'	45.92'
C13	33°36'37"	62.00'	36.37'
C14	55°33'22"	62.00'	60.12'
C15	120°32'30"	20.00'	42.08'
C16	14°42'40"	330.00'	84.73'
C17	94°15'23"	20.00'	32.90'
C18	83°16'12"	20.00'	29.07'
C19	96°43'48"	20.00'	33.77'
C20	79°18'06"	20.00'	27.68'
C21	14°42'40"	300.00'	77.03'
C22	10°23'51"	300.00'	54.44'
C23	4°18'49"	300.00'	22.59'
C24	3°21'30"	330.00'	19.34'
C25	11°21'11"	330.00'	65.39'

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SITUATE WITHIN A PORTION THE NW1/4 OF SECTION 35 AND THE SE1/4 OF THE SW1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

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