

Community Services Department
Planning and Building
DIVISION OF LAND INTO LARGE
PARCELS APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

**Division of Land into Large Parcels
for John Espil Sheep Co., Inc., a Nevada corporation
Tentative Land Map application to Washoe County**

Prepared by:

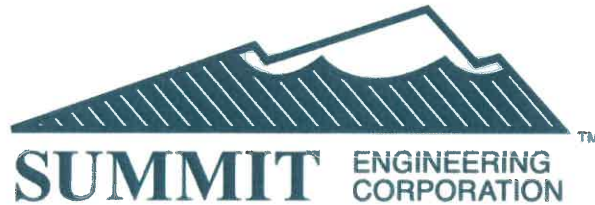
Ryan Cook, PLS, WRS, CFedS
VP & Surveying Department Manager
Summit Engineering Corp.
5405 Mae Anne Avenue
(775)787-4316
Fax 747-8559
www.summitnv.com



January 26, 2022

ITEM 2
DEVELOPMENT APPLICATION

Tentative Map of Division into Large Parcels for
John Espil Sheep Co., Inc., a Nevada corporation



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

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: MAP OF DIVISION OF LARGE PARCELS FOR JOHN ESPIL SHEEP CO., INC.			
Project Description: A MERGER AND RESUBDIVISION OF APN 071-380-01 & 071-380-02 WHICH STARTS WITH 2 PARCELS AND RESULTS IN 3 PARCELS EACH BEING 40+ ACRES.			
Project Address: 0 Sand Pass Road			
Project Area (acres or square feet): 640 acres			
Project Location (with point of reference to major cross streets AND area locator): LOCATED APPROXIMATELY 1/4 MILE SOUTHWESTERLY FROM THE INTERSECTION OF SMOKE CREEK ROAD AND BUFFALO MEADOWS ROAD.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
071-380-01	43.75		
071-380-02	596.25		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). DL11-0002			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: JOHN ESPIL SHEEP CO., INC.		Name: SUMMIT ENGINEERING CORP.	
Address: PO BOX 150		Address: 5405 MAE ANNE AVENUE	
GERLACH NV	Zip: 89412	RENO NV	Zip: 89523
Phone: 775-221-3272	Fax:	Phone: 775-787-4316	Fax: 747-8559
Email: bespil@wildblue.net		Email: ryan@summitnv.com	
Cell: 775-741-6052	Other:	Cell: 775-223-7432	Other:
Contact Person: BRENT ESPIL		Contact Person: RYAN COOK, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS ABOVE		Name: MICHAEL & ERIN BARDSLEY	
Address:		Address: 2889 GRANVILLE DRIVE	
	Zip:	SPARKS NV	Zip: 89436
Phone:	Fax:	Phone: 775-219-9218	Fax:
Email:		Email: bardsley.michael.r@gmail.com	
Cell:	Other:	Cell: 775-232-5473	Other:
Contact Person:		Contact Person: MIKE BARDSLEY	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

ITEM 3
OWNER AFFIDAVIT

Tentative Map of Division into Large Parcels for
John Espil Sheep Co., Inc., a Nevada corporation



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

Property Owner Affidavit

Applicant Name: JOHN ESPIL SHEEP CO., INC.

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, John R. Espil
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 071-380-01 & 071-380-02

Printed Name John R. Espil

Signed [Signature]

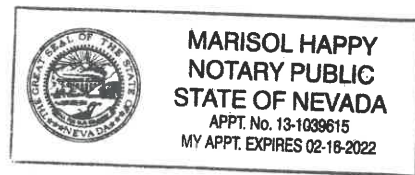
Address 2200 Westergard Rd
LoveLock, NV. 89419

Subscribed and sworn to before me this
12 day of November, 2021.

[Signature]
Notary Public in and for said county and state

My commission expires: 02/16/2022

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

ENTITY INFORMATION**ENTITY INFORMATION****Entity Name:**

JOHN ESPIL SHEEP CO., INC.

Entity Number:

C3660-1972

Entity Type:

Domestic Corporation (78)

Entity Status:

Active

Formation Date:

11/17/1972

NV Business ID:

NV19721004971

Termination Date:

Perpetual

Annual Report Due Date:

11/30/2021

REGISTERED AGENT INFORMATION**Name of Individual or Legal Entity:**

VICTORIA ESPIL c/o ESPIL RANACH

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

COUNTY RD 33, GERLACH, NV, 89412, USA

Mailing Address:

Individual with Authority to Act:

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Other/	BRENT B ESPIL	61855 SMOKE CREEK RD, PO BOX 150, Gerlach, NV, 89412, USA	11/30/2020	Active
President	JOHN R ESPIL	2889 GRANVILLE DR, SPARKS, NV, 89436, USA	12/02/2018	Active
Secretary	VICTORIA A ESPIL	61855 SMOKE CREEK RD PO BOX 150, GERLACH, NV, 89412, USA	12/02/2018	Active
Treasurer	CAROLYN R ESPIL	2889 GRANVILLE DR, SPARKS, NV, 89436, USA	12/02/2018	Active
Director	CAROLYN R ESPIL	2889 GRANVILLE DR., SPARKS, NV, 89436, USA	12/02/2018	Active

CURRENT SHARES

Class/Series	Type	Share Number	Value
	Authorized	75,000	10.000000000000

Page 1 of 1, records 1 to 1 of 1

Number of No Par Value Shares:

0

Total Authorized Capital:

750,000

[Filing History](#)

[Name History](#)

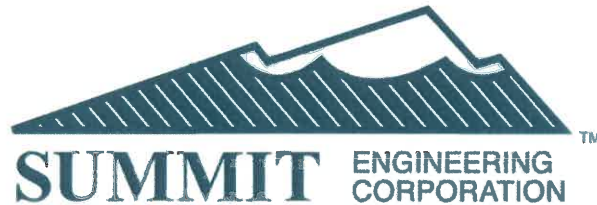
[Mergers/Conversions](#)

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ITEM 4
PROOF OF PROPERTY TAX PAYMENT

Tentative Map of Division into Large Parcels for
John Espil Sheep Co., Inc., a Nevada corporation



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

Washoe County Treasurer
Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
07138001	Active	11/18/2021 1:39:44 AM
Current Owner: JOHN ESPIL SHEEP CO INC PO BOX 150 GERLACH, NV 89412		SITUS: 0 SAND PASS RD WCTY NV
Taxing District 9000	Geo CD:	
Legal Description		
Township 32 Lot A Block SubdivisionName _UNSPECIFIED Range 20 Section 33		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/16/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/4/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/3/2022	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/7/2022	2021	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$16.37	\$0.00	\$16.37
Washoe County	\$133.98	\$0.00	\$133.98
Washoe County Sc	\$109.60	\$0.00	\$109.60
Total Tax	\$259.95	\$0.00	\$259.95

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2021356741	B21.79485	\$259.95	8/13/2021

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:

P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:

1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.gov

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
07138002	Active	11/18/2021 1:39:44 AM
Current Owner: JOHN ESPIL SHEEP CO INC PO BOX 150 GERLACH, NV 89412		SITUS: 0 SAND PASS RD WCTY NV
Taxing District 9000	Geo CD:	
Legal Description		
Lot B SubdivisionName _UNSPECIFIED Township 32 Section 33 Range 20		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/16/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/4/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/3/2022	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/7/2022	2021	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$74.68	\$0.00	\$74.68
Washoe County	\$611.39	\$0.00	\$611.39
Washoe County Sc	\$500.15	\$0.00	\$500.15
Total Tax	\$1,186.22	\$0.00	\$1,186.22

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2021356187	B21.79486	\$1,186.22	8/13/2021

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

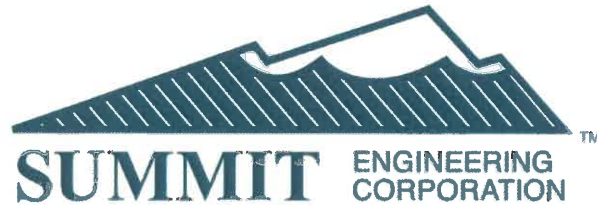
To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

ITEM 5
APPLICATION MATERIALS

Tentative Map of Division into Large Parcels for
John Espil Sheep Co., Inc., a Nevada corporation



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

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?

TOTAL NUMBER OF PARCELS = 3. EACH OVER 40 ACRES.

2. What is the average lot size?

213.333 ACRES

3. What is the proposed use of each parcel?

EACH HAS EXISTING AGRICULTURE. PARCEL "A2" AND "B2" HAVE EXISTING SINGLE FAMILY HOMES. PROPOSED SINGLE FAMILY HOME WITHIN PARCEL "C".

4. Utilities:

a. Sewer Service	INDIVIDUAL SEPTIC
b. Electrical Service	PRIVATE GENERATOR
c. Telephone Service	CELL
d. LPG or Natural Gas Service	PRIVATE PROPANE
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	INDIVIDUAL WELL

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 #	38125	acre-feet per year	464
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).

JOHN ESPIL SHEEP CO., INC.

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.

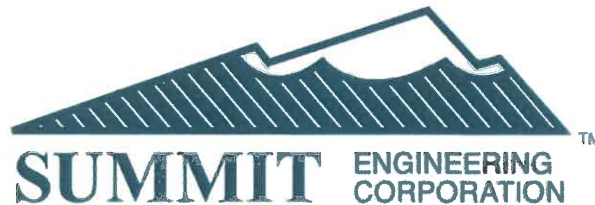
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

8. Surveyor:

Name	RYAN COOK
Address	SUMMIT ENGINEERING CORP., 5405 MAE ANNE AVE., RENO NV 89523
Phone	775-787-4316
Fax	775-747-8559
Nevada PLS #	15224

ITEM 7
APPLICATION MAP
(REDUCED 8.5"X11")
(SEE BACK POCKET FOR FULL SIZE)

Tentative Map of Division into Large Parcels for
John Espil Sheep Co., Inc., a Nevada corporation



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

PRELIMINARY, FOR REVIEW ONLY

MAP OF DIVISION OF LARGE PARCELS FOR JOHN ESPIL SHEEP CO., INC. A NEVADA CORPORATION

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JOHN ESPIL SHEEP CO., INC., A NEVADA CORPORATION, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAN, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAN AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.L.S. CHAPTER 278, THE PRIVATE ACCESS EASEMENT, PUBLIC UTILITY EASEMENTS, AND DRAINAGE EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY GRANTED.

JOHN ESPIL SHEEP CO., INC.
A NEVADA CORPORATION

BY: JOHN R. ESPIL, ITS PRESIDENT AND DIRECTOR DATE

BY: CAROLYN R. ESPIL, ITS TREASURER AND DIRECTOR DATE

BY: BRENT B. ESPIL, ITS DIRECTOR DATE

BY: VICTORIA A. ESPIL, ITS SECRETARY AND DIRECTOR DATE

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA }
COUNTY OF WASHOE } 255

ON THIS DAY OF 2011, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, JOHN R. ESPIL & VICTORIA A. ESPIL, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA }
COUNTY OF WASHOE } 255

ON THIS DAY OF 2011, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, BRENT B. ESPIL & VICTORIA A. ESPIL, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED AND THAT JOHN ESPIL SHEEP CO., INC., A NEVADA CORPORATION, OWNS OR RECORDS AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LANDS THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST CORPORATION FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS, AS OF 2011, PER ORDER NO.

TICOR TITLE OF NEVADA, INC.

BY: DATE

TAX CERTIFICATE (APN 071-380-01 & 071-380-02)

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 DIVISION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 254.285.

WASHOE COUNTY TREASURER

TITLE: DATE

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.

FOR THE DISTRICT BOARD OF HEALTH DATE

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP OF DIVISION OF LAND INTO LARGE PARCELS CASE NO. MEETS ALL APPLICABLE STATUTES, ORDINANCES AN 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 DAY OF 2011, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472.

NOBIA HANSEN, DIRECTOR PLANNING AND BUILDING DIVISION DATE

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SENIOR RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 4.22 OF THE WASHOE COUNTY DEVELOPMENT CODE RELATED TO THE DEDICATION OF WATER RESOURCES HAVE BEEN SATISFIED.

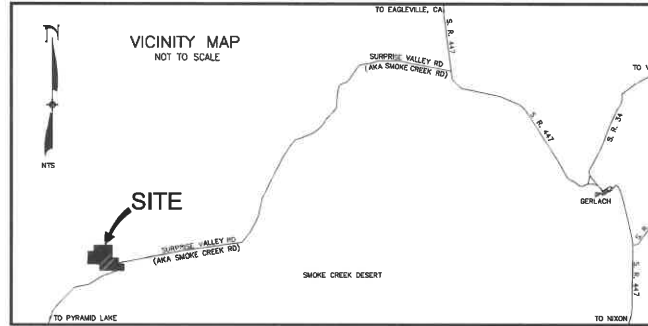
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES DATE

UTILITY COMPANY CERTIFICATE

THE EASEMENTS SHOWN AND NOTED ON THIS PLAN HAVE BEEN CHECK, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY DBA NV ENERGY DATE

NEVADA BELL TELEPHONE COMPANY 5/8/A AT&T NEVADA DATE



SURVEYOR'S CERTIFICATE:

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

- I HAVE PREPARED THIS MAP AT THE INSTANCE OF JOHN ESPIL SHEEP CO., INC. A NEVADA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN SECTION 31, SECTION 33, AND SECTION 33, TOWNSHIP 32 NORTH, RANGE 20 EAST, N04, WASHOE COUNTY, NEVADA. THE SURVEY WAS COMPLETED 2011.
- ALL PARCELS SHOWN HEREON CONTAIN FORTY (40) ACRES OR MORE.
- THAT DISTANCES AND BEARINGS AS SHOWN ON THE EXTERIOR BOUNDARY OF REMAINDER PARCELS, 10' ARE TAKEN OR COMPUTED FROM THE APPLICABLE U.S. GENERAL LAND OFFICE SURVEY PLAT, IN REGARD TO THE EXTERIOR BOUNDARY OF REMAINDER PARCELS, 10'. THIS MAP DOES NOT REPRESENT A SURVEY OR A DEPENDENT RESURVEY BY ME AND I ASSUME NO RESPONSIBILITY FOR THE EXISTENCE OR POSITION OF THE MONUMENTS THAT MAY BE FOUND ON THE GROUND.
- THE PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAN ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



RYAN G. COOK P.L.S. 15224

WAIVER:

THE WASHOE COUNTY SURVEYOR HEREBY WAIVES THE REQUIREMENT FOR A SURVEY OF THE EXTERIOR BOUNDARY OF PARCEL 10' PER NRS 278.464.

WENDE HANCOCK, P.L.S. 5084 WASHOE COUNTY SURVEYOR DATE

REFERENCES

- 1.) OLD NOTES AND PLAT OF THE SUBDIVISION OF T23N, R20E, NDM, BEING APPROVED FEBRUARY 13, 1873.
- 2.) OLD NOTES AND PLAT OF THE SUBDIVISION OF T23N, R20E, NDM, BEING APPROVED FEBRUARY 18, 1873.
- 3.) OLD NOTES AND PLAT OF THE SUBDIVISION OF T31N, R18E, NDM, BEING APPROVED FEBRUARY 18, 1881.
- 4.) RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JUNE 3, 1878, IN BOOK C, PAGE 453, AS DOCUMENT NUMBER 14070 LAND PATENT RECORDS.
- 5.) MINERAL SURVEY NO. 4855, PLAT OF THE CLAIM OF FLETCHER L. WALKER KNOWN AS THE ELDRADO NO. 2 PLAZA, TOGETHER WITH NOTES THEREOF, DATED JANUARY 12, 1908.
- 6.) MAP OF LAND IRRIGATED BY ARTHUR V. HELLER FROM BUFFALO SLOUGH, BEING PREPARED BY MONT E. LUTCHESON, STATE WATER RIGHT SURVEYOR, FILED ON JUNE 5, 1933, BEING ON FILE UNDER PERMIT NUMBER 2702 WITH THE NEVADA DIVISION OF WATER RESOURCES.
- 7.) AN AGREEMENT BETWEEN A.B. MATELY ET AL AND DEPARTMENT OF THE INTERIOR, RECORDED FEBRUARY 17, 1941, IN BOOK N, PAGE 175, FILING NUMBER 95583 IN BONDS AND AGREEMENT.
- 8.) AN AGREEMENT BETWEEN A.B. MATELY ET AL AND DEPARTMENT OF THE INTERIOR, RECORDED FEBRUARY 17, 1941, IN BOOK N, PAGE 174, FILING NUMBER 95584 IN BONDS AND AGREEMENT.
- 9.) MAP TO ACCOMPANY APPLICATION TO APPROPRIATE WATER FOR IRRIGATION AND DOMESTIC USE FROM BUFFALO SLOUGH BY W.D. PARKER, BEING PREPARED BY JOHN B. PARKER, STATE WATER RIGHT SURVEYOR, ON DECEMBER 29, 1945, BEING ON FILE UNDER PERMIT NUMBER 11413 WITH THE NEVADA DIVISION OF WATER RESOURCES.
- 10.) MAP TO ACCOMPANY APPLICATION TO APPROPRIATE WATER FOR DOMESTIC AND IRRIGATION USE FROM UNDERGROUND SOURCE BY W.D. PARKER, BEING PREPARED BY CLAUDE E. HUMBER, STATE WATER RIGHT SURVEYOR, FILED ON AUGUST 3, 1955, BEING ON FILE UNDER PERMIT NUMBER 16523 WITH THE NEVADA DIVISION OF WATER RESOURCES.
- 11.) GRANT OF EASEMENT AND RIGHT-OF-WAY FROM ESPIL TO UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT FOR IMPROVEMENTS OF A DAMMED RIVER FENCE, RECORDED SEPTEMBER 12, 1989, IN BOOK 412, PAGE 616, AS DOCUMENT NUMBER 153823.
- 12.) GRANT, BARGAIN AND SALE DEED BETWEEN JOHN M. ESPIL AND JOYCE ESPIL AND JOHN ESPIL SHEEP CO., INC., RECORDED JUNE 28, 1974, IN BOOK 603, PAGE 210, AS DOCUMENT NUMBER 537445.
- 13.) MAP TO ACCOMPANY APPLICATION TO APPROPRIATE WATER FOR QUASI-MUNICIPAL PURPOSES FROM UNDERGROUND SOURCE BY WASHOE COUNTY, BEING PREPARED BY JOHN M. COLLINS, STATE WATER RIGHT SURVEYOR, NO. 683, FILED MARCH 12, 1987, BEING ON FILE UNDER PERMIT NUMBER 59192 WITH THE NEVADA DIVISION OF WATER RESOURCES.
- 14.) MAP TO ACCOMPANY PROOF OF BENEFICIAL USE UNDER APPLICATION NUMBERS 20125 AND 20126 FOR IRRIGATION USE BY JOHN ESPIL SHEEP CO., INC., BEING PREPARED BY GERRALD G. STANTON, STATE WATER RIGHT SURVEYOR NUMBER 461, ON JULY 25, 1926, BEING ON FILE UNDER PERMIT NUMBER 30123 WITH THE NEVADA DIVISION OF WATER RESOURCES.
- 15.) DEED OF TRUST, RECORDED FEBRUARY 10, 1984, AS DOCUMENT NUMBER 908614; ASSIGNMENT OF TRUSTEE, RECORDED NOVEMBER 15, 1991, AS DOCUMENT NUMBER 1523840; SUBSTITUTION OF TRUSTEE, RECORDED NOVEMBER 15, 1991, AS DOCUMENT NUMBER 1523841.
- 16.) MAP TO ACCOMPANY APPLICATION TO APPROPRIATE WATER FOR STOCK WATERING PURPOSES FROM UNDERGROUND SOURCE BY ESPIE SHEEP COMPANY, BEING PREPARED BY GERRALD G. STANTON, STATE WATER RIGHT SURVEYOR NO. 913, P.L.S. 9102, FILED ON FEBRUARY 6, 1986, BEING ON FILE UNDER PERMIT NUMBER 60583 WITH THE NEVADA DIVISION OF WATER RESOURCES.
- 17.) BARNUM OF LAND MAP NO. 237, RECORDED MARCH 25, 2011, AS FILE NO. 3886480, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 18.) PRELIMINARY TITLE REPORT ISSUED BY TICOR TITLE OF NEVADA, INC., ORDER NUMBER 021107057-10, DATED SEPTEMBER 15, 2021.

NOTES:

- 1) THE BEARINGS, DISTANCES, AND ACREAGE OF PARCEL "B" SHOWN HEREON HAVE BEEN TAKEN FROM RECORD INFORMATION OR COMPUTED. NO FIELD SURVEY HAS BEEN MADE OF PARCEL "B".
- 2) TOTAL AREA = 646.008 ACRES.
- 3) THE AREA OF PARCEL "B" WAS BEEN CALCULATED BY SUBTRACTING THE SUPPOSED AREA OF PARCEL "F" OF LAND MAP 237 WITH THE DETERMINED AREA OF PARCELS "A" AND PARCEL "C" SHOWN HEREON.
- 4) THE NATURAL DRAINAGE WILL BE BY EITHER DEPRESSED DRAINAGE OR IMPROVEMENT OF THESE PARCELS.
- 5) SEWAGE DISPOSAL SHALL NOT BE DONE IMMEDIATE DEPIC SYSTEM.
- 6) PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED WITHIN EACH PARCEL AS FOLLOWS: 10 FEET AND PARCEL "A" AS FOLLOWS: 10 FEET IN WIDTH COINCIDENT WITH THE EXTERIOR BOUNDARIES AND 10 FEET IN WIDTH ENTERED ON ALL PARCEL LINES. A UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSES OF SERVING ADJACENT PARCELS AT THE DISCRETION OF THE OWNERS OF SAID PARCELS. SAID EASEMENTS ARE TO REMAIN.
- 7) REFERENCE SHEET 2 FOR THE LOCATION OF THE EXISTING 50' RELOCATABLE (WITH APPROVAL OF THE WASHOE COUNTY ENGINEER) PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT GRANTED PER LAND MAP 237.
- 8) REFERENCE SHEET 2 FOR THE LOCATION OF THE EXISTING 15' PRIVATE WATERLINE, UTILITY, AND MAINTENANCE ACCESS EASEMENT GRANTED PER DOCUMENT NUMBER 3997934.
- 9) REFERENCE SHEET 2 FOR THE LOCATION OF THE NEW 50' RELOCATABLE (WITH APPROVAL OF THE WASHOE COUNTY ENGINEER) PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT GRANTED PER PUBLIC UTILITY EASEMENT GRANTED PER THIS MAP BEING 20' ON EACH SIDE OF THE CENTERLINE DEFINED AS L2 THRU L7, FOR THE BENEFIT OF PARCELS "A" AND PARCEL "C".
- 10) PER NOTE 6 OF LAND MAP 237, PUBLIC UTILITY AND DRAINAGE EASEMENTS WERE GRANTED WITHIN ORIGINAL PARCELS "A" AND PARCEL "C" AS FOLLOWS: 10 FEET IN WIDTH COINCIDENT WITH THE EXTERIOR BOUNDARIES AND 10 FEET IN WIDTH ENTERED ON ALL PARCEL LINES. A UTILITY EASEMENT WAS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSES OF SERVING ADJACENT PARCELS AT THE DISCRETION OF THE OWNERS OF SAID PARCELS. SAID EASEMENTS ARE TO REMAIN.

FILE NO. MAP OF DIVISION OF LARGE PARCELS FOR JOHN ESPIL SHEEP CO., INC., A NEVADA CORPORATION. A DIVISION OF PORTIONS OF SECTIONS 31, 32, & 33 TOWNSHIP 32 NORTH, RANGE 20 EAST, NDM, WASHOE COUNTY, NEVADA.

DATE: 2022. AT MINUTES PAST 02:00 PM 11-JAN-2022

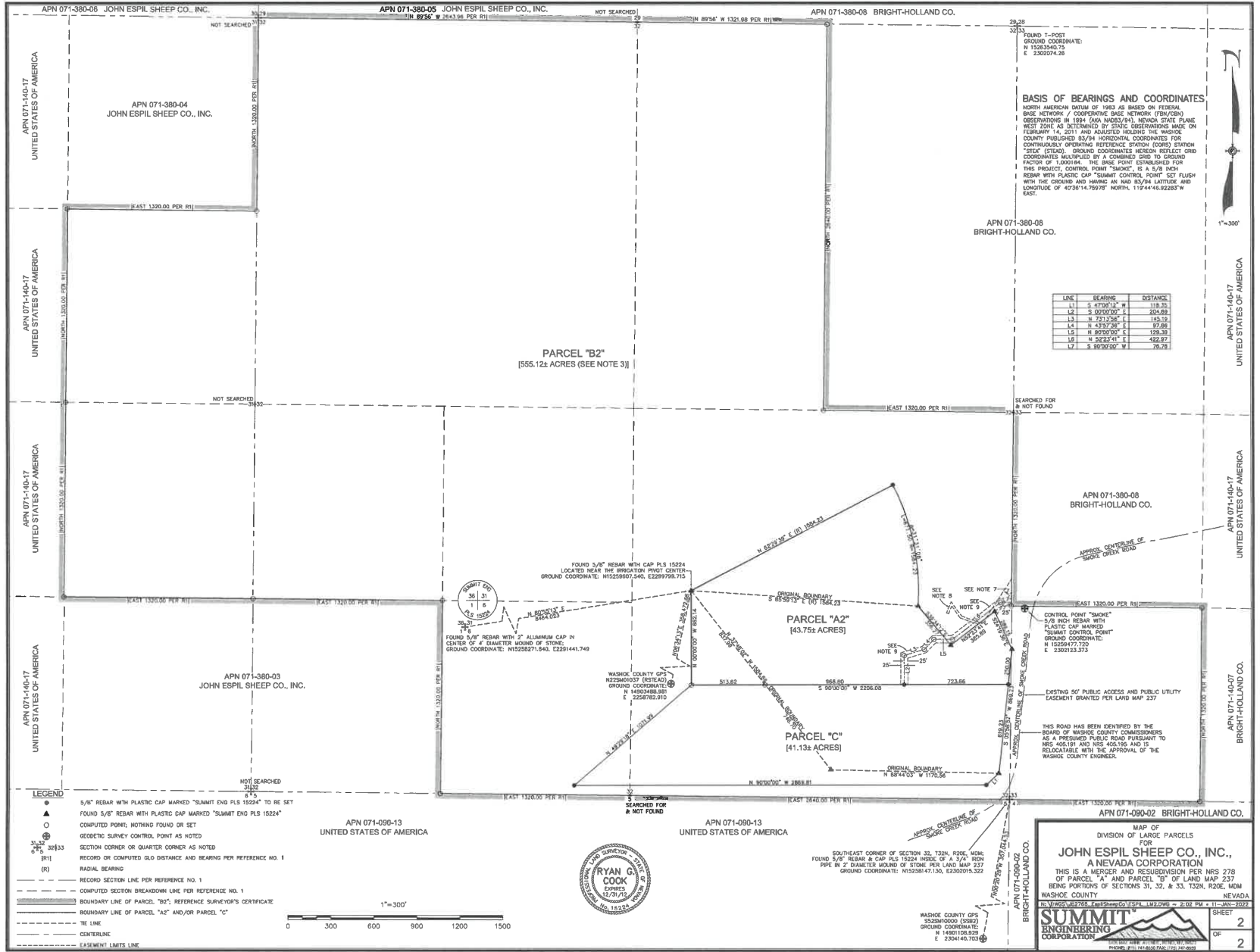
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

KATHERN L. BURKE COUNTY RECORDER

DEPUTY

SUMMIT ENGINEERING CORPORATION

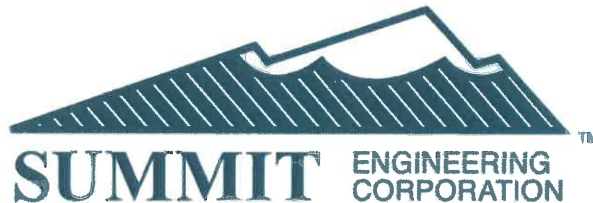
1 OF 2



ITEM 8
STREET NAMES

N/A

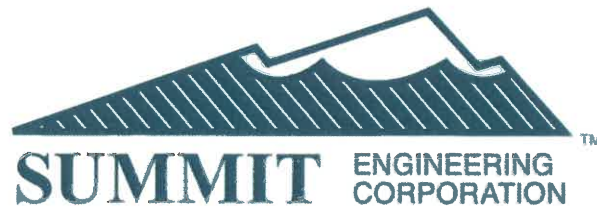
Tentative Map of Division into Large Parcels for
John Espil Sheep Co., Inc., a Nevada corporation



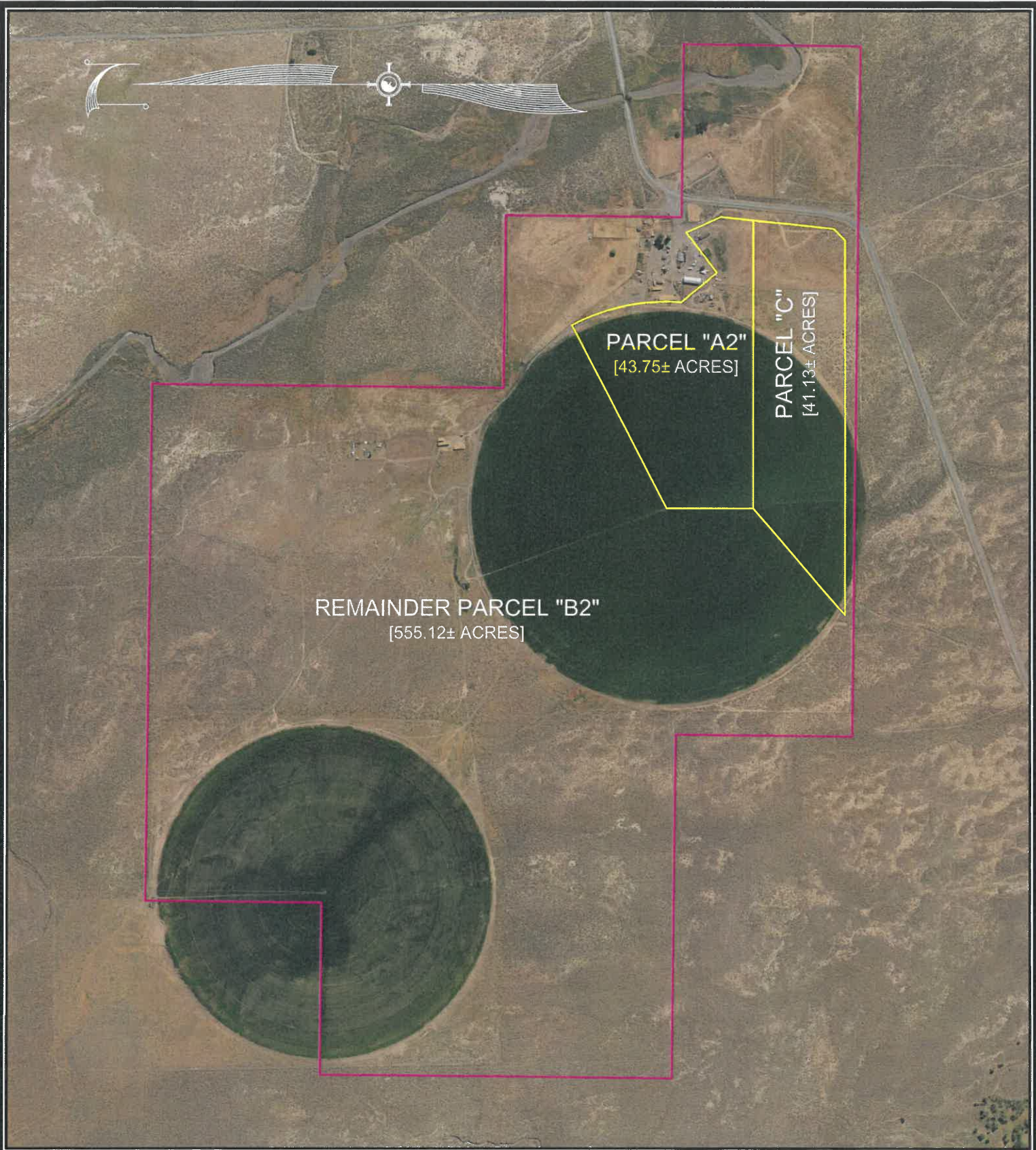
5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

ITEM 9
SUPPORTING INFORMATION

Tentative Map of Division into Large Parcels for
John Espil Sheep Co., Inc., a Nevada corporation



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**



ESPIL LAND MAP
 2' PIXEL 2019 NAIP
 ORTHOPHOTO DISPLAY

1"=1000'
 APN 071-380-01 & 02

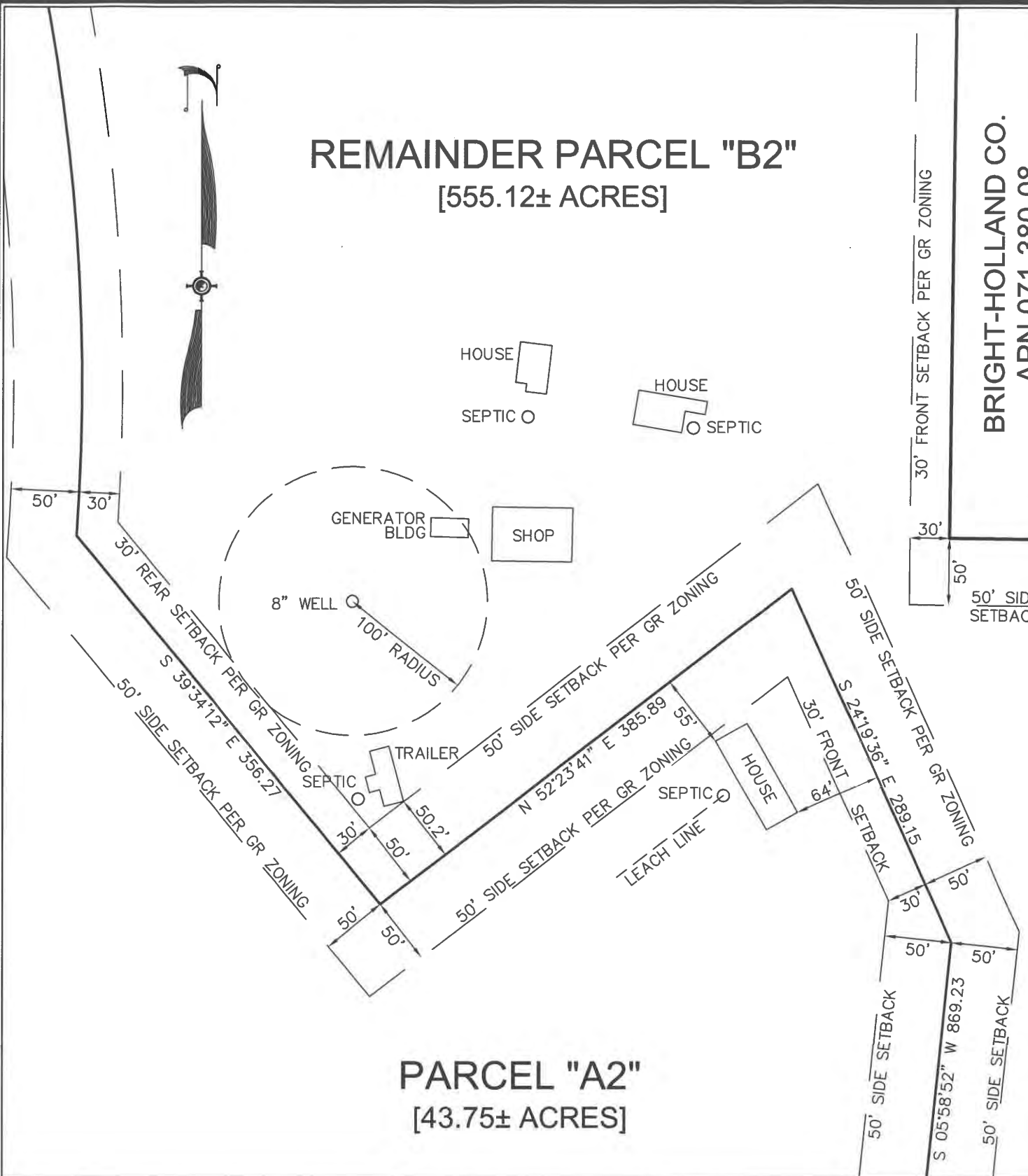


SHEET
 1
 OF
 1

REMAINDER PARCEL "B2"

[555.12± ACRES]

BRIGHT-HOLLAND CO.
APN 071-380-08



PARCEL "A2"

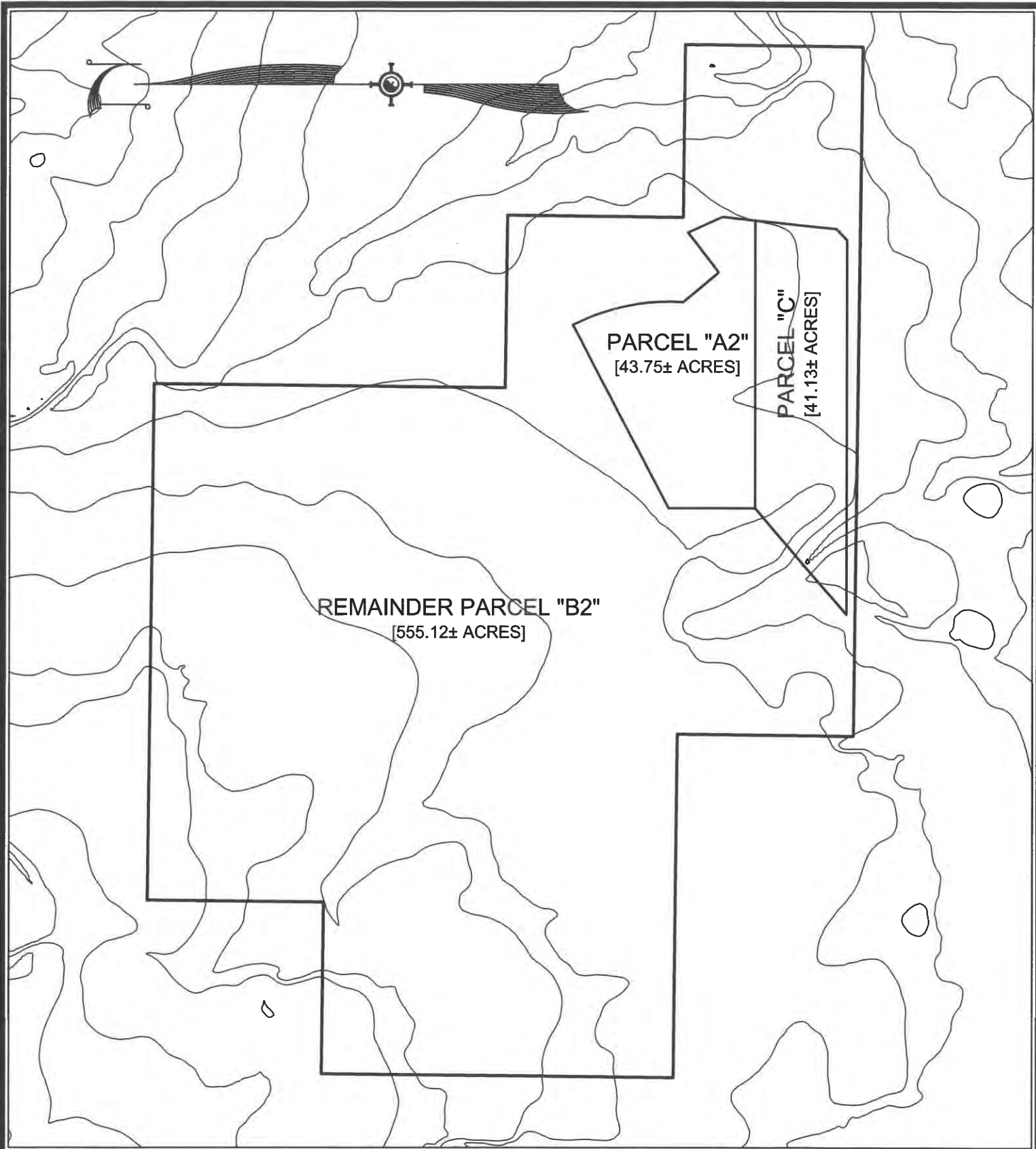
[43.75± ACRES]

ESPIL LAND MAP
EXISTING
INFRASTRUCTURE DISPLAY

1"=1000'
APN 071-380-01 & 02



SHEET
1
OF
1



ESPIL LAND MAP
 5' CONTOUR INTERVAL
 TOPOGRAPHY DISPLAY

1"=1000'
 APN 071-380-01 & 02



SHEET
 1
 OF
 1

PRELIMINARY, FOR REVIEW ONLY

MAP OF DIVISION OF LARGE PARCELS FOR JOHN ESPIL SHEEP CO., INC. A NEVADA CORPORATION

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JOHN ESPIL SHEEP CO., INC., A NEVADA CORPORATION, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PRIVATE ACCESS EASEMENT, PUBLIC UTILITY EASEMENTS, AND DRAINAGE EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY GRANTED.

JOHN ESPIL SHEEP CO., INC.,
A NEVADA CORPORATION

BY: JOHN R. ESPIL _____ DATE _____
ITS: PRESIDENT AND DIRECTOR

BY: CAROLYN R. ESPIL _____ DATE _____
ITS: TREASURER AND DIRECTOR

BY: BRENT B. ESPIL _____ DATE _____
ITS: DIRECTOR

BY: VICTORIA A. ESPIL _____ DATE _____
ITS: SECRETARY AND DIRECTOR

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA)
)SS
COUNTY OF WASHOE)

ON THIS _____ DAY OF _____, 2011, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, JOHN R. ESPIL & CAROLYN R. ESPIL, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERELUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA)
)SS
COUNTY OF WASHOE)

ON THIS _____ DAY OF _____, 2011, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, BRENT B. ESPIL & VICTORIA A. ESPIL, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERELUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JOHN ESPIL SHEEP CO., INC., A NEVADA CORPORATION, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS, AS OF _____, 2022, PER ORDER NO. _____

TICOR TITLE OF NEVADA, INC.

BY: _____ DATE _____

TAX CERTIFICATE (APN 071-380-01 & 071-380-02)

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.

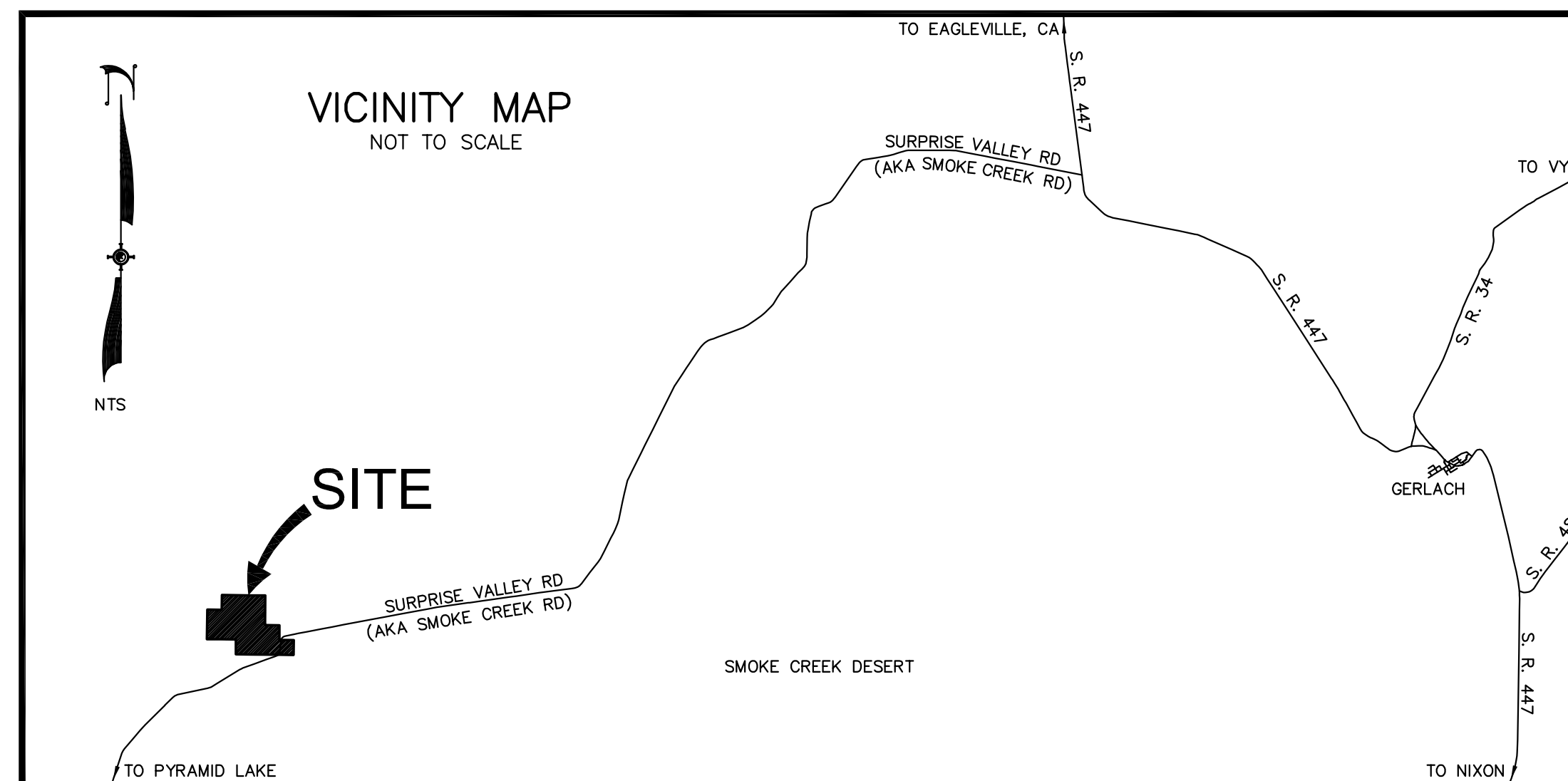
WASHOE COUNTY TREASURER

TITLE: _____ DATE _____

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.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____



DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP OF DIVISION OF LAND INTO LARGE PARCELS CASE No. _____ 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 _____ DAY OF _____, 2022, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR _____ DATE _____
PLANNING AND BUILDING DIVISION

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE RELATED TO THE DEDICATION OF WATER RESOURCES HAVE BEEN SATISFIED.

WASHOE COUNTY DEPARTMENT OF WATER RESOURCES _____ DATE _____

UTILITY COMPANY CERTIFICATE

THE EASEMENTS SHOWN AND NOTED ON THIS PLAT HAVE BEEN CHECK, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY DBA NV ENERGY _____ DATE _____

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

SURVEYOR'S CERTIFICATE:

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

- I HAVE PREPARED THIS MAP AT THE INSTANCE OF JOHN ESPIL SHEEP CO., INC., A NEVADA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN SECTION 31, SECTION 32, AND SECTION 33, TOWNSHIP 32 NORTH, RANGE 20 EAST, MDM, WASHOE COUNTY, NEVADA. THE SURVEY WAS COMPLETED _____, 2022.
- ALL PARCELS SHOWN HEREON CONTAIN FORTY (40) ACRES OR MORE.
- THAT DISTANCES AND BEARINGS AS SHOWN ON THE EXTERIOR BOUNDARY OF REMAINDER PARCEL "B2" ARE TAKEN OR COMPUTED FROM THE APPLICABLE U.S. GENERAL LAND OFFICE SURVEY PLAT. IN REGARD TO THE EXTERIOR BOUNDARY OF REMAINDER PARCEL "B2", THIS MAP DOES NOT REPRESENT A SURVEY OR A DEPENDENT RESURVEY BY ME AND I ASSUME NO RESPONSIBILITY FOR THE EXISTENCE OR POSITION OF THE MONUMENTS THAT MAY BE FOUND ON THE GROUND.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



RYAN G. COOK _____ P.L.S. 15224

WAIVER:

THE WASHOE COUNTY SURVEYOR HEREBY WAIVES THE REQUIREMENT FOR A SURVEY OF THE EXTERIOR BOUNDARY OF PARCEL "B2" PER NRS 278.464.

WAYNE HANDROCK, PLS 20464 _____ DATE _____
WASHOE COUNTY SURVEYOR

REFERENCES

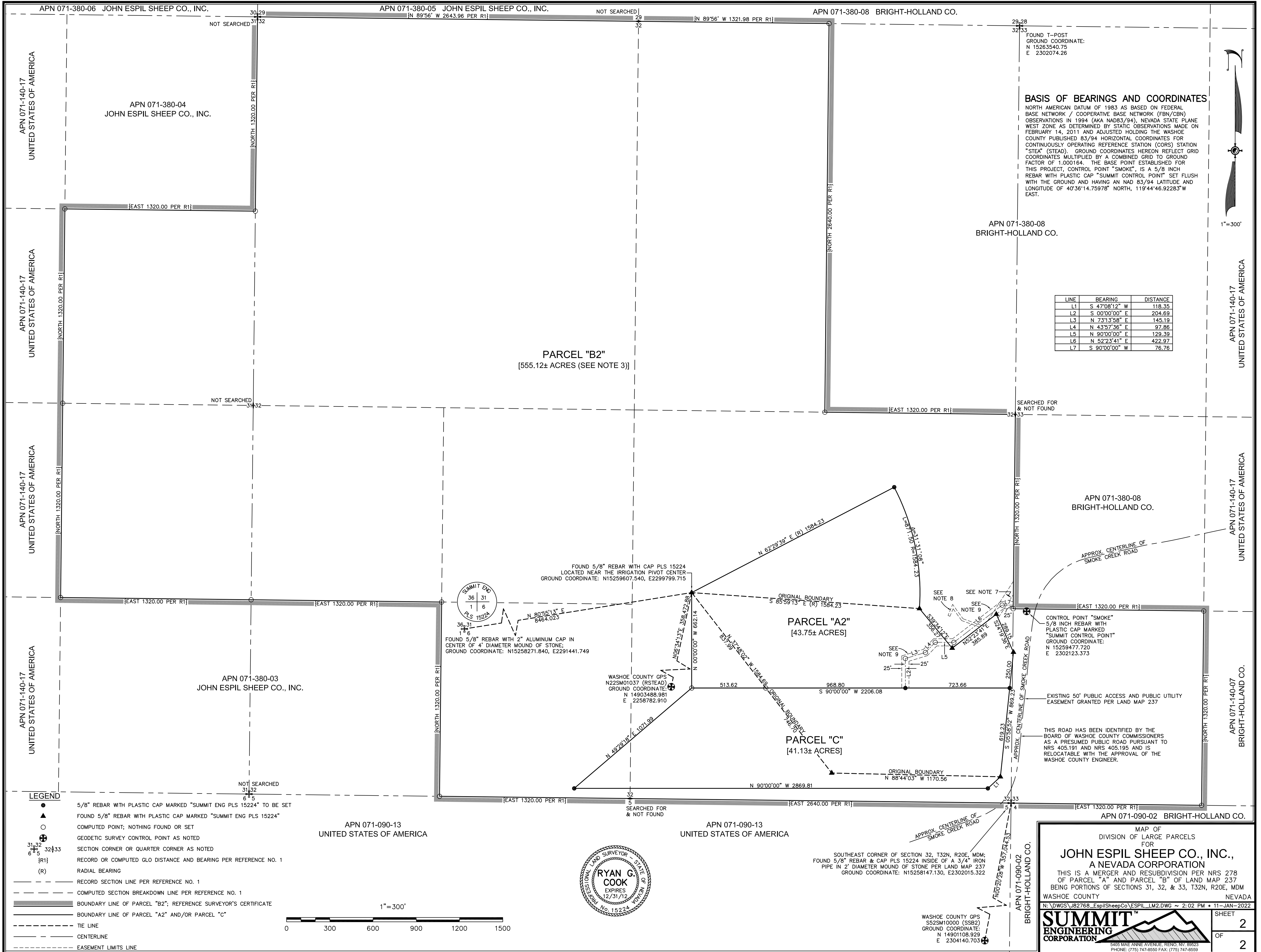
- GLO NOTES AND PLAT OF THE SUBDIVISION OF T32N, R20E, MDM, BEING APPROVED FEBRUARY 13, 1873.
- GLO NOTES AND PLAT OF THE SUBDIVISION OF T31N, R20E, MDM, BEING APPROVED FEBRUARY 18, 1873.
- GLO NOTES AND PLAT OF THE SUBDIVISION OF T31N, R19E, MDM, BEING APPROVED FEBRUARY 18, 1881.
- RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JUNE 3, 1918, IN BOOK C, PAGE 455, AS DOCUMENT NUMBER 14070 LAND PATENT RECORDS.
- MINERAL SURVEY NO. 4655, PLAT OF THE CLAIM OF FLETCHER L. WALKER KNOWN AS THE ELDORADO NO. 2 PLACER, TOGETHER WITH NOTES THEREOF, DATED JANUARY 12, 1929.
- MAP OF LAND IRRIGATED BY ARTHUR V. HELLER FROM BUFFALO SLOUGH, BEING PREPARED BY MONT E. HUTCHISON, STATE WATER RIGHT SURVEYOR, FILED ON JUNE 5, 1933, BEING ON FILE UNDER PERMIT NUMBER 2705 WITH THE NEVADA DIVISION OF WATER RESOURCES.
- AN AGREEMENT BETWEEN J.B. MATLEY ET AL AND DEPARTMENT OF THE INTERIOR, RECORDED FEBRUARY 17, 1941, IN BOOK N, PAGE 175, FILING NUMBER 65383 IN BONDS AND AGREEMENT.
- AN AGREEMENT BETWEEN J.B. MATLEY ET AL AND DEPARTMENT OF THE INTERIOR, RECORDED FEBRUARY 17, 1941, IN BOOK N, PAGE 176, FILING NUMBER 65384 IN BONDS AND AGREEMENT.
- MAP TO ACCOMPANY APPLICATION TO APPROPRIATE WATER FOR IRRIGATION AND DOMESTIC USE FROM BUFFALO SLOUGH BY W.D. PARKER, BEING PREPARED BY JOHN D. FRANKLIN, STATE WATER RIGHT SURVEYOR, ON DECEMBER 29, 1945, BEING ON FILE UNDER PERMIT NUMBER 11443 WITH THE NEVADA DIVISION OF WATER RESOURCES.
- MAP TO ACCOMPANY APPLICATION TO APPROPRIATE WATER FOR DOMESTIC AND IRRIGATION USE FROM UNDERGROUND SOURCE BY W.D. PARKER, BEING PREPARED BY CLAUDE E. HUNTER, STATE WATER RIGHT SURVEYOR, FILED ON AUGUST 5, 1955, BEING ON FILE UNDER PERMIT NUMBER 16523 WITH THE NEVADA DIVISION OF WATER RESOURCES.
- GRANT OF EASEMENT AND RIGHT-OF-WAY FROM ESPIL TO UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT FOR IMPROVEMENTS OF A BARBED WIRE FENCE, RECORDED SEPTEMBER 12, 1969, IN BOOK 412, PAGE 616, AS DOCUMENT NUMBER 153823.
- GRANT, BARGAIN AND SALE DEED BETWEEN JOHN M. ESPIL AND JOYCE ESPIL AND JOHN ESPIL SHEEP CO., INC., RECORDED JUNE 26, 1974, IN BOOK 826, PAGE 219, AS DOCUMENT NUMBER 331745.
- MAP TO ACCOMPANY APPLICATION TO APPROPRIATE WATER FOR QUASI-MUNICIPAL PURPOSES FROM UNDERGROUND SOURCE BY WASHOE COUNTY, BEING PREPARED BY JOHN M. COLLINS, STATE WATER RIGHT SURVEYOR No. 683, FILED MARCH 12, 1987, BEING ON FILE UNDER PERMIT NUMBER 50192 WITH THE NEVADA DIVISION OF WATER RESOURCES.
- MAP TO ACCOMPANY PROOF OF BENEFICIAL USE UNDER APPLICATION NUMBERS 38125 AND 48156 FOR IRRIGATION USE BY JOHN ESPIL SHEEP CO., INC., BEING PREPARED BY GERALD D. STANTON, STATE WATER RIGHT SURVEYOR NUMBER 481, ON JULY 25, 1955, BEING ON FILE UNDER PERMIT NUMBER 38125 WITH THE NEVADA DIVISION OF WATER RESOURCES.
- DEED OF TRUST, RECORDED FEBRUARY 10, 1984, AS DOCUMENT NUMBER 906614; ASSIGNMENT OF TRUSTEE, RECORDED NOVEMBER 15, 1991, AS DOCUMENT NUMBER 1523840; SUBSTITUTION OF TRUSTEE, RECORDED NOVEMBER 15, 1991, AS DOCUMENT NUMBER 1523841.
- MAP TO ACCOMPANY APPLICATION TO APPROPRIATE WATER FOR STOCK WATERING PURPOSES FROM UNDERGROUND SOURCE BY ESPIL SHEEP COMPANY, INC., BEING PREPARED BY GREGORY A. BIGBY, STATE WATER RIGHT SURVEYOR No. 683, FILED MARCH 12, 1987, BEING ON FILE UNDER PERMIT NUMBER 60586 WITH THE NEVADA DIVISION OF WATER RESOURCES.
- DIVISION OF LAND MAP No. 237, RECORDED MARCH 25, 2011, AS FILE No. 3986460, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PRELIMINARY TITLE REPORT ISSUED BY TICOR TITLE OF NEVADA, INC., ORDER NUMBER 02107057-TO, DATED SEPTEMBER 15, 2021.

NOTES:

- THE BEARINGS, DISTANCES, AND ACREAGE OF PARCEL "B2" SHOWN HEREON HAVE BEEN TAKEN FROM RECORD INFORMATION OR COMPUTED. NO FIELD SURVEY HAS BEEN MADE OF PARCEL "B2".
- TOTAL AREA = 640.00± ACRES.
- THE AREA OF PARCEL "B2" HAS BEEN CALCULATED BY SUBTRACTING THE PURPORTED AREA OF PARCEL "B" OF LAND MAP 237 WITH THE DETERMINED AREA OF PARCEL "A2" AND PARCEL "C" SHOWN HEREON.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- SEWAGE DISPOSAL SHALL BE BY OWNER DESIGNED SEPTIC SYSTEM.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED WITHIN EACH PARCEL AS FOLLOWS: 10 FEET IN WIDTH COINCIDENT WITH THE EXTERIOR BOUNDARIES AND 10 FEET IN WIDTH CENTERED ON ALL PARCEL LINES. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
- REFERENCE SHEET 2 FOR THE LOCATION OF THE EXISTING 50' RELOCATABLE (WITH APPROVAL OF THE WASHOE COUNTY ENGINEER) PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT GRANTED PER LAND MAP 237.
- REFERENCE SHEET 2 FOR THE LOCATION OF THE EXISTING 15' PRIVATE WATERLINE, UTILITY, AND MAINTENANCE ACCESS EASEMENT GRANTED PER DOCUMENT NUMBER 3991734.
- REFERENCE SHEET 2 FOR THE LOCATION OF THE NEW 50' RELOCATABLE (WITH APPROVAL OF THE WASHOE COUNTY ENGINEER) PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT GRANTED PER AND PUBLIC UTILITY EASEMENT GRANTED PER THIS MAP BEING 25' ON EACH SIDE OF THE CENTERLINE DEFINED AS L2 THRU L7, FOR THE BENEFIT OF PARCEL "A2" AND PARCEL "C".
- PER NOTE 6 OF LAND MAP 237, PUBLIC UTILITY AND DRAINAGE EASEMENTS WERE GRANTED WITHIN ORIGINAL PARCEL "A" AND PARCEL "B" AS FOLLOWS: 10 FEET IN WIDTH COINCIDENT WITH THE EXTERIOR BOUNDARIES AND 10 FEET IN WIDTH CENTERED ON ALL PARCEL LINES. A UTILITY EASEMENT WAS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATION MUTUALLY AGREED UPON BY THE OWNERS OF RECORD AT THE TIME AND THE UTILITY COMPANY. SAID EXISTING EASEMENTS ARE TO REMAIN.

FILE No. _____	MAP OF DIVISION OF LARGE PARCELS FOR JOHN ESPIL SHEEP CO., INC., A NEVADA CORPORATION A DIVISION OF PORTIONS OF SECTIONS 31, 32, & 33 TOWNSHIP 32 NORTH, RANGE 20 EAST, MDM
FEE: \$68.00	WASHOE COUNTY NEVADA
FILED FOR RECORD AT THE REQUEST OF ON THIS _____ DAY OF _____ 2022, AT _____ MINUTES PAST _____ O'CLOCK _____ OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA KATHRYN L. BURKE COUNTY RECORDER	N:\DWGS\J82768_EspilSheepCo\ESPIL_LM2.DWG ~ 2:05 PM • 11-JAN-2022 SUMMIT ENGINEERING CORPORATION 9405 MAE ANNE AVENUE, RENO, NV, 89523 PHONE: (775) 747-8550 FAX: (775) 747-8559
BY: _____ DEPUTY	SHEET 1 OF 2

PRELIMINARY, FOR REVIEW ONLY



MAP OF
DIVISION OF LARGE PARCELS
FOR

**JOHN ESPIL SHEEP CO., INC.,
A NEVADA CORPORATION**

THIS IS A MERGER AND RESUBDIVISION PER NRS 278 OF PARCEL "A" AND PARCEL "B" OF LAND MAP 237 BEING PORTIONS OF SECTIONS 31, 32, & 33, T32N, R20E, MDM WASHOE COUNTY NEVADA

N:\DWG\J\B2768_EspilSheepCo_ESPIL_LM2.DWG ~ 2:02 PM • 11-JAN-2022

9405 MAE ANNE AVENUE, RENO, NV, 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET	2
OF	2