



Curve #	Length	Radius	Delta
C1	36.45'	9,940.18'	0°12'36"
C2	15.03'	9,940.18'	0°05'12"
C3	44.03'	27.00'	93°26'26"
C4	29.87'	18.25'	93°46'04"
C5	20.32'	13.50'	86°13'56"
C6	28.68'	17.50'	93°54'33"
C7	23.38'	15.50'	86°25'04"
C8	19.57'	12.00'	93°26'26"
C9	68.50'	42.00'	93°26'26"

Line #	Length	Direction
L1	40.30'	N89°10'30"E
L2	33.00'	S0°47'21"E
L3	44.11'	S73°05'57"W
L4	30.00'	S0°47'12"E
L5	15.38'	N89°10'30"E
L6	10.40'	N89°10'30"E
L7	6.01'	S81°57'54"E

- NOTES:**
1. THE TOTAL SUBDIVIDED AREA OF THIS MAP EQUALS 5.543 ACRES.
 2. BASIS OF BEARING: THE LINE BETWEEN THE NORTHWEST CORNER AND NORTH 1/4 CORNER OF SECTION 12, T.47 N., R.64 E., M.D.B. & M. TAKEN AS N 89° 12' 50" E.
 3. IN ADDITION TO ANY EASEMENTS SHOWN, THE PARCELS SHOWN ARE SUBJECT TO 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET FRONTAGE LINES AND A 5.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND REAR BOUNDARY LINES.
 4. THERE ARE NO PLANS FOR THE DEVELOPMENT OF THE PARCELS SHOWN ON THIS MAP AT THIS TIME. AT THE TIME OF DEVELOPMENT, ALL REQUIREMENTS OF AGENCIES WITH PERMIT AUTHORITY, INCLUDING THE DIVISION OF HEALTH MUST BE MET.
 5. PER N.R.S. 278.4925, THIS MAP MERGES AND SIMULTANEOUSLY RE-SUBDIVIDES PARCELS 1, 3 AND 4 (A.P.N. 009-008-022, 009-008-023 AND 009-008-041) DESCRIBED IN DOCUMENT NO. 784076 ON FILE IN THE OFFICE OF THE ELKO COUNTY RECORDER, ELKO, NEVADA.
 6. THE PARCELS SHOWN HEREON ARE SUBJECT TO ANY AND ALL EXISTING EASEMENTS OF RECORD.
 7. THE RIGHT-OF-WAY FOR U.S. HIGHWAY 93 WAS ESTABLISHED FROM THE RECORD OF SURVEY FOR SCOTT SMITH ROYAL TRUST, ON FILE IN THE OFFICE OF THE ELKO COUNTY RECORDER, ELKO, NEVADA, FILE NO. 795674.
 8. THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO RANCH AND FARM ORDINANCE AS APPROVED BY THE ELKO COUNTY BOARD OF COMMISSIONERS ON THE 5TH DAY OF FEBRUARY, 2014. ORDINANCE NO. 2014-01, REFER TO ORDINANCE FOR PARTICULARS.

- FLOOD NOTE:**
- THE PARCELS SHOWN ON THIS MAP DO NOT LIE WITHIN A FEMA SPECIAL FLOOD HAZARD AREA. THE PARCELS ARE LOCATED IN AREAS DEFINED AS "OTHER AREAS-UNSHADED ZONE X". THESE AREAS ARE DEFINED ON THE FLOOD INSURANCE RATE MAPS 32007C0550, EFFECTIVE SEPTEMBER 4, 2013, AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- LEGEND**
- ◇ = SECTION CORNER AS NOTED.
 - ◆ = 1/4 CORNER AS NOTED.
 - = FOUND 5/8" REBAR WITH CAP AS NOTED.
 - = SET 5/8" REBAR WITH CAP MARKED PLS 20723.
 - = CALCULATED POINT, NOTHING FOUND, NOTHING SET.
 - ▨ = PUBLIC ACCESS EASEMENT

COUNTY TREASURER'S CERTIFICATE

I, CHERYL PAUL, CERTIFY THAT ALL PROPERTY TAXES ON PARCEL NO. 009-008-022, 009-008-023 AND 009-008-041 HAVE BEEN PAID FOR THIS FISCAL YEAR.

ELKO COUNTY TREASURER _____ DATE _____

COUNTY ASSESSOR'S CERTIFICATE

I, JANET IRIBARNE, CERTIFY THAT THE ASSESSOR'S PARCEL NUMBER SHOWN ON THIS PLAT ARE CORRECT AND THAT THE PROPOSED PARCELS ARE A DIVISION OF SAID ASSESSOR'S PARCEL NO. 009-008-022, 009-008-023 AND 009-008-041.

ELKO COUNTY ASSESSOR _____ DATE _____

FILING DATA

FILE NO. _____

FILED AT THE REQUEST OF HIGH DESERT ENGINEERING.

DATE _____, 2026

TIME _____M.

D. MIKE SMALES
ELKO COUNTY RECORDER

OWNERS CERTIFICATE

KNOWN OF ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, SPENCE PROPERTY GROUP, LLC, BEING THE OWNER OF THOSE PARCELS AS SHOWN ON THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION ALL OF THE STREETS AND EASEMENTS FOR PUBLIC ACCESS AND PUBLIC UTILITY PURPOSES AS DESIGNATED HEREON. IN WITNESS I, THE OWNER, SET MY HAND ON THE DATE SHOWN.

SPENCE PROPERTY GROUP, LLC

BY: NICOLE SPENCE, MANAGER _____ DATE _____

**STATE OF NEVADA
COUNTY OF ELKO**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2026, BY NICOLE SPENCE, MANAGER OF SPENCE PROPERTY GROUP, LLC.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, ROBERT THIBAUT, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SPENCE PROPERTY GROUP, LLC.
2. THE LANDS SURVEYED LIE WITHIN SECTION 12, T.47 N., R.64 E., M.D.B. & M., AND THE SURVEY WAS COMPLETED ON APRIL 10, 2026.
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 ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

FOR REVIEW

ROBERT THIBAUT, P.E., P.L.S. 20723

ELKO COUNTY CERTIFICATE

I, BEING THE REPRESENTATIVE FOR ELKO COUNTY, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FIND THAT ALL PROVISIONS OF N.R.S. 278.461 - 278.468 INCLUSIVE AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. I THEREFORE, HEREBY APPROVE THIS MAP FOR SUBDIVISION PURPOSES AND ACCEPT ALL EASEMENTS THEREIN OFFERED FOR UTILITY AND DRAINAGE PURPOSES ONLY AS DEDICATED FOR PUBLIC USE.

ELKO COUNTY REPRESENTATIVE _____ DATE _____

APPROVAL - PUBLIC UTILITIES

THE PUBLIC UTILITY EASEMENTS, AS DESIGNATED HEREON, ARE APPROVED BY THE RESPECTIVE UTILITIES EXECUTING BELOW.

RAFT RIVER RURAL ELECTRIC _____ DATE _____

TRULEAP TECHNOLOGIES _____ DATE _____

JACKPOT PUBLIC WORKS _____ DATE _____

REFERENCE DOCUMENTS

- 1) THE AMENDED PLAT OF A PORTION OF THE TOWN OF JACKPOT, FILE NO. 290007.
- 2) THE PARCEL MAP FOR DARRELL E. JACK AND PATRICIA L. JACK, FILE NO. 438222.
- 3) THE BOUNDARY LINE ADJUSTMENT, RECORD OF SURVEY FOR HUMBOLDT WEST AND JULIAN C. MITH & JOANNA SMITH, FILE NO. 446604.
- 4) THE BOUNDARY LINE ADJUSTMENT, RECORD OF SURVEY FOR SCOTT SMITH ROYAL TRUST, FILE NO. 795674.

50 0 50 100 150 200

SCALE: 1"=50'

PARCEL MAP
FOR
SPENCE PROPERTY GROUP, LLC
IN
SECTION 12, T.47 N., R.64 E., M.D.B. & M.
TOWN OF JACKPOT, NEVADA

HIGH DESERT ENGINEERING 640 IDAHO STREET
ELKO, NEVADA 89601
(775) 738-4053

226040