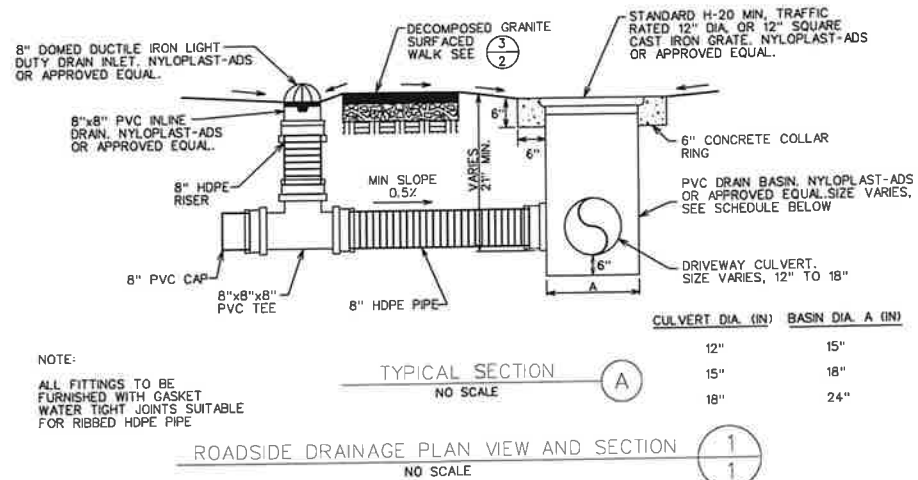
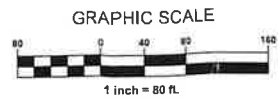
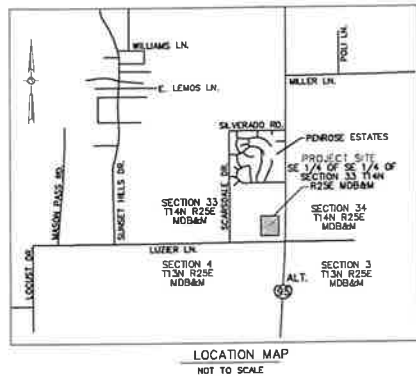
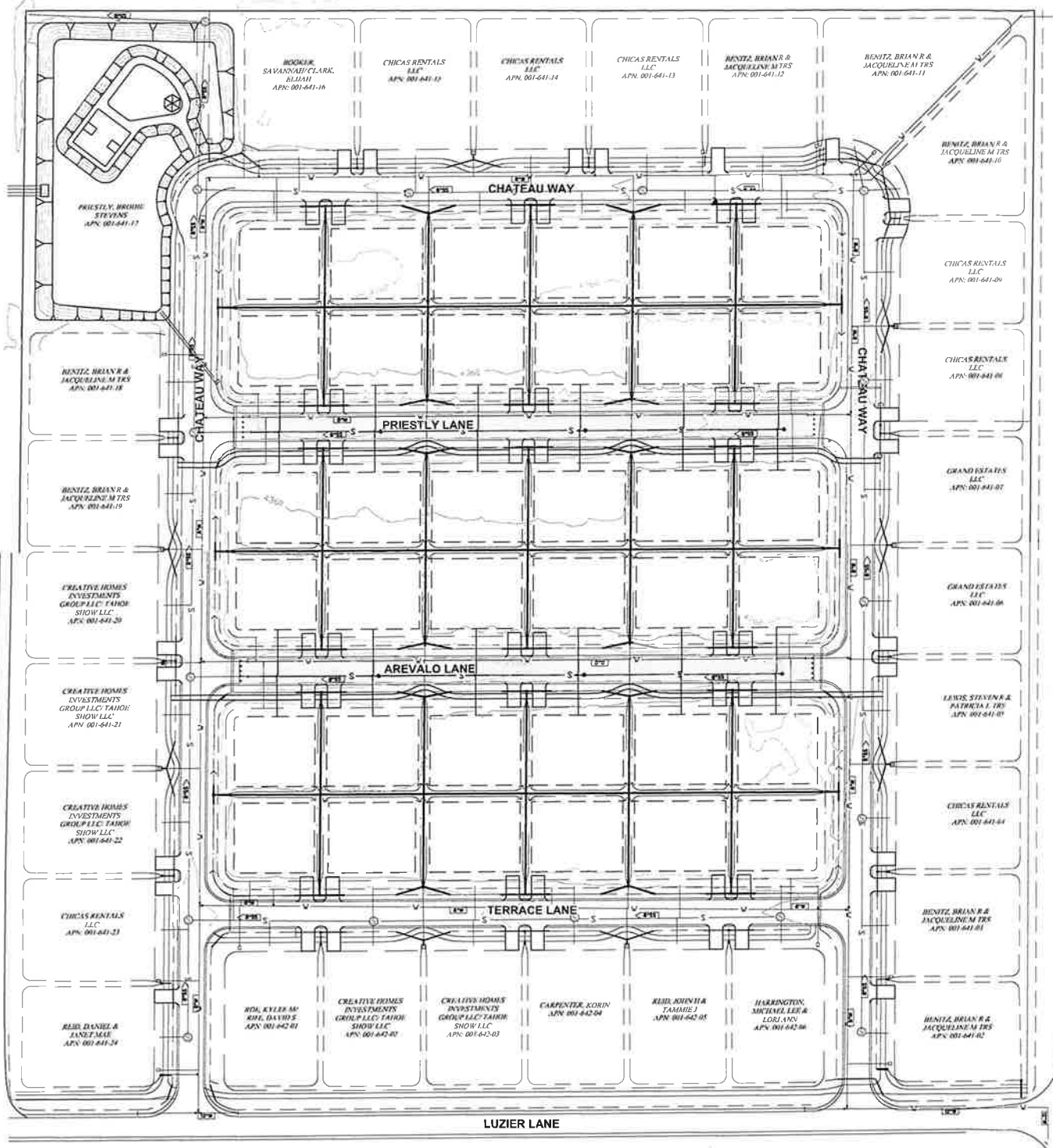


ITEM

#9 Maps

DESERT PEARL FARMS LLC
APN: 001-531-04

DIEKMANN
APN: 014-241-42



CAUTION - NOTICE TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.

4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.

5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.



X:\Projects\21040 00\Drawings\EXHIBITS\PRELIM SITE PLAN.dwg IWEYER R/23/2022 5:08 PM

PROFESSIONAL SEAL:	
CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD - RENO, NEVADA 89502 775-856-1150 MAIN - 775-856-1150 FAX - CFARENO.COM	
NEVADA	
YERINGTON	
S33 T14N R25E	
GRAND ESTATES PHASE 2 CIVIL IMPROVEMENT PLANS TENTATIVE UTILITY PLAN	
JOB NO.	21040.00
DESIGNED BY	DH
CHECKED BY	KK
DATE	08/23/2022
SHEET	2
OF	2

PORT PEARL FARMS:
APN: 001-531-04

DIEKMANN
APN: 014-241-42



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(84) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000222.

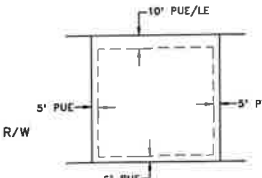
BASIS OF ELEVATION

THE BASIS OF ELEVATION FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON GPS OBSERVATIONS UTILIZING GEOID18. SITE BENCHMARK POINT NUMBER 202 IS SHOWN HEREON.

ACREAGE:

PHASE 1:	16.83 AC
PHASE 2:	13.80 AC
ROAD AREA:	9.04 AC
LOT B:	0.75 AC
TOTAL AREA:	40.40 AC

TYPICAL LOT EASEMENTS

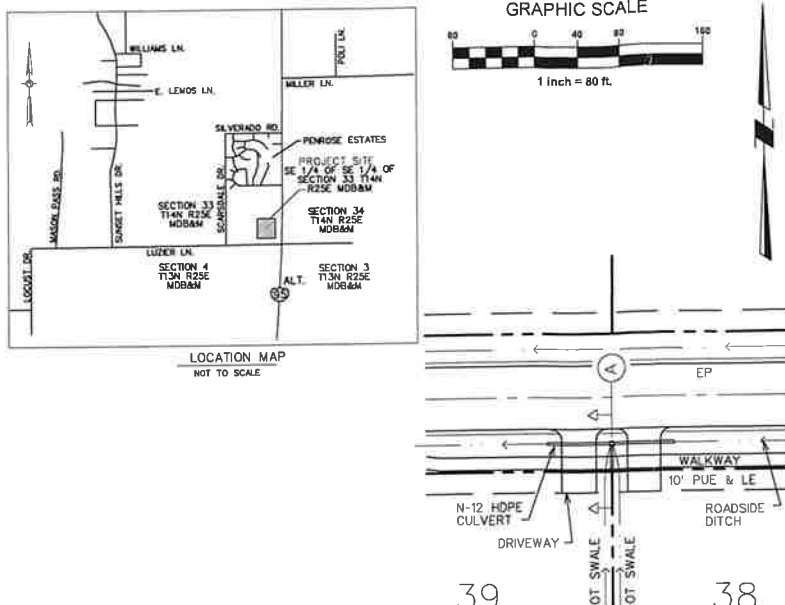


LOT SIZE STATISTICS

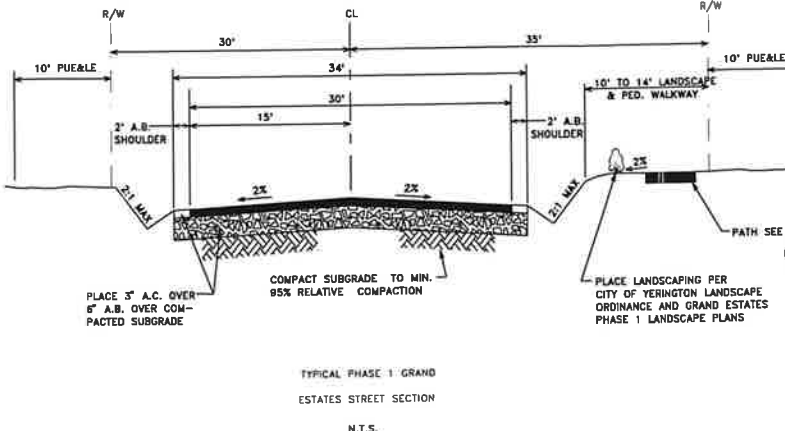
AVERAGE LOT SIZE: $\pm 14,186$ SF
MAX. LOT SIZE: ± 14278 SF
MIN. LOT SIZE: ± 14080 SF

GENERAL NOTES:

1. SOLID WASTE TO BE DISPOSED OF VIA TOW-AWAY
TOTES PROVIDED FROM THE LOCAL WASTE SERVICER



TYPICAL PLAN VIEW



OWNER:

MODERN HOMES INVESTMENT GROUP, LLC
239 LINDEN STREET
RENO, NV 89502

CIVIL:

CFA, INC.
1150 CORPORATE BOULEVARD
RENO, NEVADA 89502
(775) 856-1150 VOICE
(775) 856-1160 FAX

CAUTION — NOTICE TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS NOT TO BE RELIED UPON AS THE ONLY INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OF COMPLETE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED LOCATIONS AND/OR ELEVATIONS IN ALL POSSIBLE AREAS OF CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING ON THE GROUND AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED CONSTRUCTION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL OF TRAFFIC CONTROL DEVICES FOR HIGHWAY CONSTRUCTION AND MAINTENANCE PUBLISHED BY THE PUBLIC TRAVEL WAY.



GRAND ESTATES PHASE 2
CIVIL IMPROVEMENT PLANS
TENTATIVE SITE PLAN

JOB NO. 21040.01
DESIGNED BY DH
CHECKED BY KK
DATE 08/23/2022

A diagram of a rectangular sheet of paper. A diagonal line runs from the bottom-left corner to the top-right corner. The area above the line is labeled '1' and the area below the line is labeled '2'. The word 'SHEET' is written in the top-left corner.

S33 T14N B25E

