

BOUNDARY LINE ADJUSTMENT APPLICATION
CITY OF YERINGTON
227 S MAIN STREET
YERINGTON, NV 89447
(775)463-2729

Surveyor: Summit Engineering, Ryan Cook Owner: Boys and Girls Club of Mason Valley, Inc. Lyon County School District
Address: 5405 Mac Anne Avenue Address: 230 N. Main Street 25 East Goldfield Ave.
City/State/Zip: RENO, NV 89523 City/State/Zip: Yerington, NV 89447 Yerington, NV 89447
Telephone: 775-747-8550 Telephone: 775-463-2334 775-463-6800

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: BGCMV = 001-095-11 / LCSO = 001-095-12

Existing Zoning District: C-1 COMMERCIAL

REQUIRED ITEMS FOR APPLICATIONS

1. Original Mylar for boundary line adjustment.
2. Owner's Certificate signed and notarized in black permanent ink.
3. Surveyors' certificate signed and stamped in black permanent ink.
4. Copy of Traverse calculations for adjusted parcels.
5. Appropriate deeds signed & notarized reflecting boundary line adjustment.
6. All Recording fees (map & deeds) and transfer tax fees due.
7. Property Tax: Showing taxes are paid for the entire FISCAL year for all property affected.
8. Application Fee: The fee shall be \$200.00 payable at the time of filing the application. Non-refundable.

Owner's Certificate

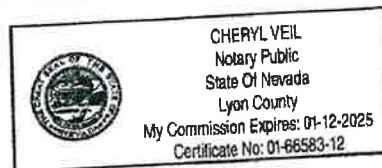
I Wayne L. Workman, Owner in fee of the described property, state that this application for a Boundary Line Adjustment Application has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Wayne L. Workman
Signature of Owner

State of Nevada
County of Lyon

Subscribed and sworn to before me this 2nd day of March, 2022.

Cheryl Veil
Notary Public



LYON COUNTY CLERK'S OFFICE

PROPERTY TAX: Signature required from the County Clerk's Office showing property taxes are currently paid on subject property.

I, Anita Talbot, hereby certify that all required property taxes are currently paid on Assessor's Parcel Number(s):

✓ 001-095-11
✓ 001-095-12
✓ _____
✓ _____
✓ _____
✓ _____

Dated this 1st day of March, 20 22

Anita Talbot
LYON COUNTY CLERK

OFFICIAL RECORD

Requested By: NEVADA POWER COMPA

Lyon County, NV
Margie Kassebaum, Recorder

Fee: \$40.00 RPTT: \$0.00

Recorded By: csmith

need to show

APN(s): 001-095-11

The undersigned hereby affirms that this document, including any exhibits hereby submitted for recording does not contain the personal information of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

Boys & Girls Club of Mason Valley, Inc., a Nevada Corporation, ("Grantor"), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("Grantee") and its successors and assigns a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for the distribution and transmission of electricity above ground and underground, consisting of poles, other structures, wires, cables, bollards, pole-mounted transformers, anchors, guys and other equipment, fixtures, apparatus, and improvements ("Utility Facilities"), and service boxes/meter panels, cabinets, bollards, and other equipment, fixtures, apparatus, and improvements ("Additional Utility Facilities") upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement ("Easement Area");
2. for ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities or the Additional Utility Facilities within the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Utility Facilities and/or the Additional Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above.

APN(s): 001-095-11

RW# 0274-2022

Proj. #3008401743

Project Name: E-230 N MAIN ST-FP-COMM-E-BOYS AND GIRLS CLUB OF MASON VALLEY
GOE DESIGN_OH_UG (Rev. 8/2017)

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code. Grantee may use this easement to provide service to any of its customers.

To the fullest extent permitted by law, Grantor and Grantee waive any right each may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement. Grantor and Grantee further waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

[signature page follows]


APN(s): 001-095-11

RW# 0274-2022

Proj. #3008401743

Project Name: E-230 N MAIN ST-FP-COMM-E-BOYS AND GIRLS CLUB OF MASON VALLEY
GOE DESIGN_OH_UG (Rev. 8/2017)

GRANTOR:**BOYS & GIRLS CLUB OF MASON VALLEY, INC.**




 SIGNATURE
 By: Travis Crowder

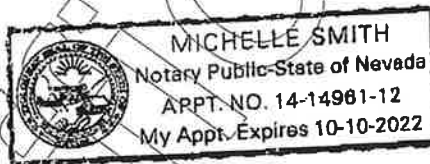
 PRINT NAME
 Title: C.F.O.

STATE OF Nevada)
) ss.
 COUNTY OF Lyon)

This instrument was acknowledged before me on March 16, 2022 by CFO as
Travis Crowder of Boys & Girls Club of Mason Valley, Inc..


 Signature of Notarial Officer

Notary Seal Area →



APN(s): 001-095-11

RW# 0274-2022

Proj. #3008401743

Project Name: E-230 N MAIN ST-FP-COMM-E-BOYS AND GIRLS CLUB OF MASON VALLEY

GOE_DESIGN_OH_UG (Rev. 8/2017)

Exhibit A

Adjusted Parcel B as shown on that certain Record of Survey in Support of a Boundary Line Adjustment between Lyon County School District & The David H. Fulstone and Angelina M. Fulstone 1978 Trust (Survivor's Trust), Dated December 14, 1978, Filed on October 21, 2021 as Document No. 646450, Official Records of Lyon County, State of Nevada.

Notwithstanding the foregoing, with respect to the Utility Facilities, Easement Area shall be reduced to an area ten (10) feet in width, being five (5) feet on each side of the centerline of the Utility Facilities after same are installed in connection with **Sierra Pacific Power Company Project ID 3008401743**. The easement area around any Additional Utility Facilities shall be reduced to three (3) feet in all directions around the perimeter of the Additional Utility Facilities, as originally installed in connection with **Sierra Pacific Power Company Project ID 3008401743**.

APN(s): 001-095-11

RW# 0274-2022

Proj. #3008401743

Project Name: E-230 N MAIN ST-FP-COMM-E-BOYS AND GIRLS CLUB OF MASON VALLEY
GOE DESIGN_OH_UG (Rev. 8/2017)

APN 001-095-11 & 001-095-12

WHEN RECORDED, MAIL TO:

Lyon County School District
25 E Goldfield Avenue
Yerington, NV 89447

FOR APN 001-095-11 MAIL TAX STATEMENTS TO:

Boys and Girls Club of Mason Valley, Inc.
PO Box 534
Yerington, NV 89447

FOR APN 001-095-12 MAIL TAX STATEMENTS TO:

Lyon County School District
25 E Goldfield Avenue
Yerington, NV 89447

BOUNDARY LINE ADJUSTMENT DEED

LYON COUNTY SCHOOL DISTRICT, a political subdivision of the State of Nevada, **GRANTOR**, and **BOYS & GIRLS CLUB OF MASON VALLEY, INC., A NEVADA CORPORATION, GRANTEE**, hereby enter into this indenture on

the _____ day of _____, 2022.

WITNESSETH:

GRANTOR and **GRANTEE** are the owners of adjacent and abutting parcels of real property being located in the Northwest Quarter of Section 14, T13N, R25E, M.D.M., Yerington, Lyon County, Nevada and more particularly described in **EXHIBIT "A"** and **EXHIBIT "B"**, attached hereto and incorporated herein by reference respectively, attached hereto and incorporated herein by this reference. **GRANTOR** desires to adjust the boundary lines between said parcels pursuant to NRS 278.461(5)(c), by granting to **GRANTEE** the adjustment in the boundary lines of its real property as described in **EXHIBIT "C"**.

NOW, THEREFORE, **GRANTOR** and **GRANTEE** do by these presents grant, bargain, sell and convey, one to the other, all portions of said real property described above necessary to effect this boundary line adjustment, so that the real property owned by **GRANTOR** shall be as described in **EXHIBIT "D"** and the real property owned by the **GRANTEE** shall be as described in **EXHIBIT "E"**, attached hereto and incorporated herein by this reference.

FURTHERMORE, **GRANTOR** hereby grants to **GRANTEE** (and it's successors and assigns), **City of Yerington, Sierra Pacific Power Company d/b/a NV Energy, Charter Communications, Frontier Communications, and Southwest Gas Company**, an easement for Public Access, Waterline, and Public Utilities purposes as described in **EXHIBIT "F"**, attached hereto and incorporated herein by this reference. Said public access easement to be maintained by the City of Yerington.

FURTHERMORE, **GRANTOR** hereby grants to **GRANTEE (and it's successors and assigns)**, and the **City of Yerington**, a relocatable 10' wide easement for Drainage purposes as described in **EXHIBIT "G"**, attached hereto and incorporated herein by this reference. Said relocatable Drainage easement can be relocated by the mutual agreement between the **GRANTOR**, **GRANTEE**, and the **City of Yerington**. Upon the recordation of the relocated Drainage easement, this relocatable Drainage easement shall automatically terminate.

FURTHERMORE, **GRANTOR** hereby grants to the **City of Yerington**, a 10' wide easement for Waterline purposes as described in **EXHIBIT "H"**, attached hereto and incorporated herein by this reference.

FURTHERMORE, **GRANTOR** hereby grants to the **City of Yerington**, a 15' wide easement for Waterline purposes as described in **EXHIBIT "I"**, attached hereto and incorporated herein by this reference.

FURTHERMORE, **GRANTEE** hereby grants to the **City of Yerington**, a 5' wide easement for Waterline purposes as described in **EXHIBIT "J"**, attached hereto and incorporated herein by this reference.

FURTHERMORE, **GRANTEE** hereby grants to **GRANTOR (and it's successors and assigns)**, and the **City of Yerington**, a relocatable and relocatable easement (71.95' wide by 37' deep) for Drainage purposes as described in **EXHIBIT "K"**, attached hereto and incorporated herein by this reference. Said relocatable Drainage easement can be relocated by the mutual agreement between the **GRANTOR**, **GRANTEE**, and the **City of Yerington**. Upon the recordation of the relocated reciprocal Drainage easement, this reciprocal and relocatable Drainage easement shall automatically terminate.

FURTHERMORE, **GRANTEE** hereby grants to **PATRICIA STEINBACH, a widow (and her successors and assigns)**, a non-exclusive easement for private access purposes as described in **EXHIBIT "L"**, attached hereto and incorporated herein by this reference. Said private access easement is for the benefit of the parcel described in Grant, Bargain, and Sale Deed Document 493572.

TOGETHER WITH ALL and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof.

Reserving therefrom any and all water and/or water rights.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the **GRANTEE** and to its successors and assigns forever.

IN WITNESS WHEREOF, the **GRANTOR** has caused these presents to be executed the day and year first above written.

GRANTOR:

**LYON COUNTY SCHOOL DISTRICT,
a political subdivision of the State of Nevada**

By: Wayne Workman
Its: Superintendent

STATE OF NEVADA

)
)SS
)

COUNTY OF LYON

This instrument was acknowledged before me on _____, 2022,
by Wayne Workman as Superintendent of Lyon County School District, a political subdivision of the
State of Nevada.

Notary Public

My Commission Expires: _____

GRANTEE:

**BOYS & GIRLS CLUB OF MASON VALLEY, INC.,
a Nevada corporation**

By: Travis Crowder

STATE OF NEVADA)
)SS
COUNTY OF)

This instrument was acknowledged before me on _____, 2022,
by Travis Crowder as Chief Professional Office of Boys & Girls Club of Mason Valley, Inc., a
Nevada corporation.

Notary Public

My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION
APN 001-095-12 (OWNED BY GRANTOR)

A parcel of land being a portion of the parcel described in Grant, Bargain and Sale Deed, Document No. 448371, in the Official Records of Lyon County, Nevada, situate within the Northwest Quarter of Section 14, Township 13 North, Range 25 East, MDM, City of Yerington, County of Lyon, State of Nevada, being more particularly described as follows:

Commencing at the West Quarter corner of said Section 14, and being a point on the centerline of Main Street;

thence along the West boundary of said Northwest Quarter and along said centerline North 00°43'14" East a distance of 25.00 feet to the centerline intersection of Pearl Street;

thence departing said West boundary and said centerline of Main Street, and along the centerline of Pearl Street, South 89°26'47" East a distance of 219.57 feet;

thence departing said centerline North 00°33'13" East a distance of 25.00 feet to a point on the North right-of-way of Pearl Street, and being the Southeast corner of Parcel 2 of Parcel Map 69996, recorded August 11, 1982, in said Official Records, and being the Southwest corner of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371, and being the

Point of Beginning;

thence departing said North right-of-way and along the Westerly boundary of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371 and along the East boundary of Parcel 2 of Parcel Map 69996, North 00°43'14" East a distance of 151.16 feet to the Northeast corner of said Parcel 2, and being the Southeast corner of the parcel described in Grant, Bargain, and Sale Deed Document 402578, of said Official Records;

thence departing said East boundary of Parcel 2, and along the East boundary of said parcel described in Grant, Bargain, and Sale Deed Document No. 402578, and continuing along the Westerly boundary of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371, North 00°43'14" East a distance of 127.22 feet to the Northeast corner of said parcel described in Grant, Bargain, and Sale Deed Document 402578, and being a point on the South boundary of the parcel described in Joint Tenancy Deed Document No. 307002, of said Official Records;

thence departing the East boundary of said parcel described in Grant, Bargain, and Sale Deed Document No. 402578, and along the South boundary of said parcel described in said Joint Tenancy Deed Document No. 307002, and continuing along the Westerly boundary of said parcel described in Grant, Bargain and Sale Deed Document No. 448371, South 89°16'46" East a distance of 0.50 feet to the Southeast corner of said parcel described in said Joint Tenancy Deed Document No. 307002;

thence departing the South boundary of said parcel described in said Joint Tenancy Deed Document No. 307002, and along the East boundary of said parcel described in said Joint Tenancy Deed Document No. 307002, and continuing along the Westerly boundary of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371, North 00°43'14"

East a distance of 60.19 feet to the to the Northeast corner of the parcel described in Joint Tenancy Deed, Document No. 307002, recorded October 24, 2003, said Official Records;

thence departing said Westerly boundary of the parcel described in Grant, Bargain and Sale Deed, Document No. 448371, South 89°16'46" East a distance of 71.95 feet;

thence North 00°43'14" East a distance of 100.32 feet to the Southeast corner of the parcel described in Quitclaim Deed, Document No. 130921, and being a point on the North boundary of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371;

thence along said North boundary South 89°16'46" East a distance of 58.05 feet to the Northeast corner of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371, and being a point on the West boundary of the parcel described in Book 31 of Deeds, pages 139-140 as File No. 48262, recorded on March 13, 1941, said Official Records;

thence along said West boundary and along the East boundary of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371 South 00°43'14" West a distance of 438.51 feet to the Southeast corner of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371, and being the Southwest corner of said parcel described in Book 31 of Deeds, pages 139-140 as File No. 48262, and being a point on the North right-of-way of Pearl Street;

thence departing said West and East boundaries, and along said North right-of-way, and along the South boundary of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371, North 89°26'47" West a distance of 130.50 feet to the **Point of Beginning**.

Said parcel contains an area of approximately 49,951± square feet.

Basis of Bearings: NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 38°59'31.28758" NORTH AND 119° 09' 44.14588" WEST FOR REGIONAL GPS CORS "YER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

Document No. 646449 is provided pursuant to the requirements of Section 6.NRS 111.312. Above-described parcel is also known as Adjusted Parcel A of Record of Survey Map 646450.

EXHIBIT "B"
LEGAL DESCRIPTION
APN 001-095-11 (OWNED BY GRANTEE)

A parcel of land being all of the second parcel described in Grant, Bargain and Sale Deed, Document No. 65246, recorded December 16, 1981, in the Official Records of Lyon County, Nevada, and a portion of the parcel described in Grant, Bargain and Sale Deed, Document No. 448371, of said Official Records, situate within the Northwest Quarter of Section 14, Township 13 North, Range 25 East, MDM, City of Yerington, County of Lyon, State of Nevada, being more particularly described as follows:

Commencing at the West Quarter corner of said Section 14, and being a point on the centerline of Main Street;

thence along the West boundary of said Northwest Quarter and along said centerline North 00°43'14" East a distance of 25.00 feet to the centerline intersection of Pearl Street;

thence continuing along the West boundary of said Northwest Quarter and along the centerline of Main Street North 00°43'14" East a distance of 364.21 feet;

thence departing said West boundary and said centerline South 89°16'46" East a distance of 39.00 feet to a point on the East right-of-way of Main Street and being the Northwest corner of the parcel described in Joint Tenancy Deed, Document No. 307002, recorded October 24, 2003, in said Official Records, and being the Southwest corner of the second parcel described in Grant, Bargain and Sale Deed, Document No. 65246, recorded December 16, 1981, in said Official Records, and being the **Point of Beginning**;

thence along said East right-of-way and along the West boundary of said second parcel described in Grant, Bargain and Sale Deed, Document No. 65246, North 00°43'14" East a distance of 100.32 feet to the Northwest corner of said second parcel described in Grant, Bargain and Sale Deed, Document No. 65246, and being the Southwest corner of the parcel described in Quitclaim Deed, Document No. 130921, recorded January 31, 1990, of said Official Records;

thence departing said East right-of-way and along the North boundary of said second parcel described in Grant, Bargain and Sale Deed, Document No. 65246, and along the South boundary of said parcel described in Quitclaim Deed, Document No. 130921, South 89°16'46" East a distance of 151.00 feet to the Northeast corner of said second parcel described in Grant, Bargain and Sale Deed, Document No. 65246, and being the Northwest corner of the parcel described in Grant, Bargain and Sale Deed, Document No. 448371, of said Official Records;

thence continuing along said South boundary of said parcel described in Quitclaim Deed, Document No. 130921, and along the North boundary of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371, South 89°16'46" East a distance of 101.95 feet to the Southeast corner of said parcel described in Quitclaim Deed, Document No. 130921;

thence departing said South and North boundaries South 00°43'14" West a distance of 100.32 feet;

thence North $89^{\circ}16'46''$ West a distance of 71.95 feet to the Northeast corner of said parcel described in Joint Tenancy Deed, Document No. 307002, and being a point on the Westerly boundary of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371;

thence along said Westerly boundary of parcel described in Grant, Bargain and Sale Deed, Document No. 448371, and along the North boundary of said parcel described in Joint Tenancy Deed, Document No. 307002, North $89^{\circ}16'46''$ West a distance of 30.00 feet to the Southeast corner of said second parcel described in Grant, Bargain and Sale Deed, Document No. 65246;

thence departing said Westerly boundary of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371, and continuing along said North boundary of the parcel described in Joint Tenancy Deed, Document No. 307002, and along the South boundary of said second parcel described in Grant, Bargain and Sale Deed, Document No. 65246, North $89^{\circ}16'46''$ West a distance of 151.00 feet to the **Point of Beginning**.

Said parcel contains an area of approximately 25,377± square feet.

Basis of Bearings: NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF $38^{\circ}59'31.28758''$ NORTH AND $119^{\circ}09'44.14588''$ WEST FOR REGIONAL GPS CORS "YER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

Document No. 646449 is provided pursuant to the requirements of Section 6.NRS 111.312. Above-described parcel is also known as Adjusted Parcel B of Record of Survey Map 646450.

EXHIBIT "C"
LEGAL DESCRIPTION
LAND BEING TRANSFERED

A parcel of land being a portion of Adjusted Parcel A of Record of Survey Map 646450, Official Records of Lyon County, Nevada, situate within the Northwest Quarter of Section 14, Township 13 North, Range 25 East, MDM, City of Yerington, County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at a point on the South boundary of Adjusted Parcel B of said Record of Survey Map 646450, from which the Southeast corner of said Adjusted Parcel B bears North $89^{\circ}16'46''$ West a distance of 181.00 feet;

thence along said South boundary South $89^{\circ}16'46''$ East a distance of 71.95 feet to the Southeast corner of said Adjusted Parcel B;

thence departing said South boundary South $00^{\circ}43'14''$ West a distance of 37.00 feet;

thence North $89^{\circ}16'46''$ West a distance of 71.95 feet to a point on the Westerly boundary of said Adjusted Parcel A;

thence along said Westerly boundary North $00^{\circ}43'14''$ East a distance of 37.00 feet to the **Point of Beginning**.

Said parcel contains an area of approximately 2,662 square feet.

Basis of Bearings: NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF $38^{\circ}59'31.28758''$ NORTH AND $119^{\circ}09'44.14588''$ WEST FOR REGIONAL GPS CORS "YER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

Description Prepared By
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
5405 Mae Anne Ave.
Reno, NV 89523
775-747-8550



EXHIBIT "D"
LEGAL DESCRIPTION
ADJUSTED PARCEL A2 (NOW OWNED BY GRANTOR)

A parcel of land being a portion of Adjusted Parcel A of Record of Survey Map 646450, Official Records of Lyon County, Nevada, situate within the Northwest Quarter of Section 14, Township 13 North, Range 25 East, MDM, City of Yerington, County of Lyon, State of Nevada, being more particularly described as follows:

Commencing at the West Quarter corner of said Section 14, and being a point on the centerline of Main Street;

thence along the West boundary of said Northwest Quarter and along said centerline North 00°43'14" East a distance of 25.00 feet to the centerline intersection of Pearl Street;

thence departing said West boundary and said centerline of Main Street, and along the centerline of Pearl Street, South 89°26'47" East a distance of 219.57 feet;

thence departing said centerline North 00°33'13" East a distance of 25.00 feet to a point on the North right-of-way of Pearl Street, and being the Southeast corner of Parcel 2 of Parcel Map 69996, recorded August 11, 1982, in said Official Records, and being the Southwest corner of said Adjusted Parcel A, and being the **Point of Beginning**;

thence departing said North right-of-way and along the Westerly boundary of said Adjusted Parcel A and along the East boundary of Parcel 2 of Parcel Map 69996, North 00°43'14" East a distance of 151.16 feet to the Northeast corner of said Parcel 2, and being the Southeast corner of the parcel described in Grant, Bargain, and Sale Deed Document 402578, of said Official Records;

thence departing said East boundary of Parcel 2, and along the East boundary of said parcel described in Grant, Bargain, and Sale Deed Document No. 402578, and continuing along the Westerly boundary of said Adjusted Parcel A, North 00°43'14" East a distance of 127.22 feet to the Northeast corner of said parcel described in Grant, Bargain, and Sale Deed Document 402578, and being a point on the South boundary of the parcel described in Joint Tenancy Deed Document No. 307002, of said Official Records;

thence departing the East boundary of said parcel described in Grant, Bargain, and Sale Deed Document No. 402578, and along the South boundary of said parcel described in said Joint Tenancy Deed Document No. 307002, and continuing along the Westerly boundary of said Adjusted Parcel A, South 89°16'46" East a distance of 0.50 feet to the Southeast corner of said parcel described in said Joint Tenancy Deed Document No. 307002;

thence departing the South boundary of said parcel described in said Joint Tenancy Deed Document No. 307002, and along the East boundary of said parcel described in said Joint Tenancy Deed Document No. 307002, and continuing along the Westerly boundary of said Adjusted Parcel A, North 00°43'14" East a distance of 23.19 feet;

thence departing said East and West boundaries South 89°16'46" East a distance of 71.95 feet;

thence North $00^{\circ}43'14''$ East a distance of 37.00 feet to an angle point on the Westerly boundary of said Adjusted Parcel A;

thence along said Westerly boundary North $00^{\circ}43'14''$ East a distance of 100.32 feet to the Southeast corner of the parcel described in Quitclaim Deed, Document No. 130921, and being the Northwest corner of said Adjusted Parcel A;

thence along North boundary of Adjusted Parcel A South $89^{\circ}16'46''$ East a distance of 58.05 feet to the Northeast corner of said Adjusted Parcel A, and being a point on the West boundary of the parcel described in Book 31 of Deeds, pages 139-140 as File No. 48262, recorded on March 13, 1941, said Official Records;

thence along said West boundary and along the East boundary of said Adjusted Parcel A South $00^{\circ}43'14''$ West a distance of 438.51 feet to the Southeast corner of said Adjusted Parcel A, and being the Southwest corner of said parcel described in Book 31 of Deeds, pages 139-140 as File No. 48262, and being a point on the North right-of-way of Pearl Street;

thence departing said West and East boundaries, and along said North right-of-way, and along the South boundary of said Adjusted Parcel A, North $89^{\circ}26'47''$ West a distance of 130.50 feet to the **Point of Beginning**.

Said parcel contains an area of approximately 47,289 square feet.

Basis of Bearings: NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF $38^{\circ}59'31.28758''$ NORTH AND $119^{\circ}09'44.14588''$ WEST FOR REGIONAL GPS CORS "YER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

Description Prepared By
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
5405 Mae Anne Ave.
Reno, NV 89523
775-747-8550



EXHIBIT "E"
LEGAL DESCRIPTION
ADJUSTED PARCEL B2 (NOW OWNED BY GRANTEE)

A parcel of land being a portion of Adjusted Parcel A and all of Adjusted Parcel B of Record of Survey Map 646450, Official Records of Lyon County, Nevada, situate within the Northwest Quarter of Section 14, Township 13 North, Range 25 East, MDM, City of Yerington, County of Lyon, State of Nevada, being more particularly described as follows:

Commencing at the West Quarter corner of said Section 14, and being a point on the centerline of Main Street;

thence along the West boundary of said Northwest Quarter and along said centerline North 00°43'14" East a distance of 25.00 feet to the centerline intersection of Pearl Street;

thence continuing along the West boundary of said Northwest Quarter and along the centerline of Main Street North 00°43'14" East a distance of 364.21 feet;

thence departing said West boundary and said centerline South 89°16'46" East a distance of 39.00 feet to a point on the East right-of-way of Main Street and being the Northwest corner of the parcel described in Joint Tenancy Deed, Document No. 307002, recorded October 24, 2003, in said Official Records, and being the Southwest corner of said Adjusted Parcel B, and being the **Point of Beginning**;

thence along said East right-of-way and along the West boundary of said Adjusted Parcel B, North 00°43'14" East a distance of 100.32 feet to the Northwest corner of said Adjusted Parcel B, and being the Southwest corner of the parcel described in Quitclaim Deed, Document No. 130921, recorded January 31, 1990, of said Official Records;

thence departing said East right-of-way and along the North boundary of said Adjusted Parcel B, and along the South boundary of said parcel described in Quitclaim Deed, Document No. 130921, South 89°16'46" East a distance of 252.95 feet to the Southeast corner of said parcel described in Quitclaim Deed, Document No. 130921 and being the Northeast corner of said Adjusted Parcel B;

thence departing said South and North boundaries and along the East boundary of said Adjusted Parcel B South 00°43'14" West a distance of 100.32 feet to the Southeast corner of said Adjusted Parcel B;

thence departing said East boundary South 00°43'14" West a distance of 37.00 feet;

thence North 89°16'46" West a distance of 71.95 feet to a point on the Westerly boundary of said Adjusted Parcel A and being a point on the East boundary of said parcel described in said Joint Tenancy Deed Document No. 307002;

thence along said Westerly and East boundaries North 00°43'14" East a distance of 37.00 feet to the Northeast corner of said parcel described in said Joint Tenancy Deed Document No. 307002, and being a point on the South boundary of said Adjusted Parcel B;

thence departing said Westerly and East boundaries and along said South boundary and along the North boundary of said parcel described in said Joint Tenancy Deed Document No. 307002, North 89°16'46" West a distance of 181.00 feet to the Northwest corner of said parcel described in said Joint Tenancy Deed Document No. 307002, and the Southwest corner of said Adjusted Parcel A, and being the **Point of Beginning**.

Said parcel contains an area of approximately 28,039 square feet.

Basis of Bearings: NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 38°59'31.28758" NORTH AND 119° 09' 44.14588" WEST FOR REGIONAL GPS CORS "YER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

Description Prepared By:
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
5405 Mae Anne Ave.
Reno, NV 89523
775-747-8550



22

2-28-2022

EXHIBIT "F"
LEGAL DESCRIPTION
NEW PUBLIC ACCESS, WATERLINE, & PUBLIC UTILITY EASEMENT

An easement within a portion of Adjusted Parcel A of Record of Survey Map 646450, Official Records of Lyon County, Nevada, situate within the Northwest Quarter of Section 14, Township 13 North, Range 25 East, MDM, City of Yerington, County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at an angle point on the Westerly boundary of said Adjusted Parcel A from which the Northwest corner of said Adjusted Parcel A bears North 00°43'14" East a distance of 100.32 feet;

thence departing said Westerly boundary and along the Westerly limits of the existing City of Yerington maintained public access, waterline, and public utility easement per Document Number 646449, of said Official Records, South 89°16'46" East a distance of 3.30 feet;

thence South 00°43'14" West a distance of 37.00 feet;

thence departing said Westerly limits North 89°16'46" West a distance of 3.30 feet;

thence North 00°43'14" East a distance of 37.00 feet to the **Point of Beginning**.

Said parcel contains an area of approximately 122 square feet.

Basis of Bearings: NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 38°59'31.28758" NORTH AND 119° 09' 44.14588" WEST FOR REGIONAL GPS CORS "YER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

Description Prepared By:
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
5405 Mae Anne Ave.
Reno, NV 89523
775-747-8550



22

2-28-2022

EXHIBIT "G"
LEGAL DESCRIPTION
NEW 10' RELOCATABLE DRAINAGE EASEMENT

An easement, ten (10.00) feet in width, within a portion of Adjusted Parcel A of Record of Survey Map 646450, Official Records of Lyon County, Nevada, situate within the Northwest Quarter of Section 14, Township 13 North, Range 25 East, MDM, City of Yerington, County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at a point on the Northerly right-of-way of Pearl Street and being a point on the South boundary of said Adjusted Parcel A from which the Southwest corner of said Adjusted Parcel A bears North 89°26'47" West a distance of 65.75 feet;

thence departing said Northerly right-of-way and South boundary North 00°43'14" East a distance of 301.37 feet;

thence South 89°16'46" East a distance of 10.00 feet to a point on the Westerly limits of the existing City of Yerington maintained public access, waterline, and public utility easement per Document Number 646449, of said Official Records;

thence along Westerly limits South 00°43'14" West a distance of 301.35 feet a point on the Northerly right-of-way of Pearl Street and being a point on the South boundary of said Adjusted Parcel A;

thence along said Northerly right-of-way and South boundary North 89°26'47" West a distance of 10.00 feet to the **Point of Beginning**.

Said parcel contains an area of approximately 3013 square feet

Basis of Bearings: NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 38°59'31.28758" NORTH AND 119° 09' 44.14588" WEST FOR REGIONAL GPS CORS "YER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

Description Prepared By:
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
5405 Mae Anne Ave.
Reno, NV 89523
775-747-8550



2-28-2022

EXHIBIT "H"
LEGAL DESCRIPTION
NEW 10' WATERLINE EASEMENT

An easement, ten (10.00) feet in width, within a portion of Adjusted Parcel A of Record of Survey Map 646450, Official Records of Lyon County, Nevada, situate within the Northwest Quarter of Section 14, Township 13 North, Range 25 East, MDM, City of Yerington, County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at a point on the Westerly boundary of said Adjusted Parcel A from which the Southwest corner of said Adjusted Parcel A bears South 00°43'14" West a distance of 41.98 feet;

thence departing said Westerly boundary South 89°22'01" East a distance of 75.75 feet to a point on the Westerly limits of the existing City of Yerington maintained public access, waterline, and public utility easement per Document Number 646449, of said Official Records;

thence along said Westerly limits North 00°43'14" East a distance of 10.00 feet;

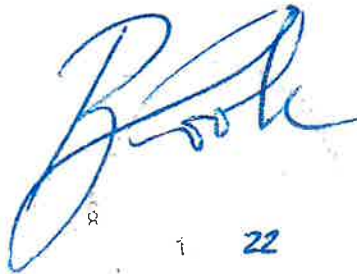
thence departing said Westerly limits North 89°22'01" West a distance of 75.75 feet to a point on the Westerly boundary of said Adjusted Parcel A;

thence along said Westerly boundary South 00°43'14" West a distance of 10.00 feet to the **Point of Beginning**.

Said parcel contains an area of approximately 757 square feet

Basis of Bearings: NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 38°59'31.28758" NORTH AND 119° 09' 44.14588" WEST FOR REGIONAL GPS CORS "YER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

Description Prepared By:
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
5405 Mae Anne Ave.
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775-747-8550



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2-28-2022

EXHIBIT "I"
LEGAL DESCRIPTION
NEW 15' WATERLINE EASEMENT

An easement, fifteen (15.00) feet in width, within a portion of Adjusted Parcel A of Record of Survey Map 646450, Official Records of Lyon County, Nevada, situate within the Northwest Quarter of Section 14, Township 13 North, Range 25 East, MDM, City of Yerington, County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at a point on the Westerly boundary of said Adjusted Parcel A from which the Southwest corner of said Adjusted Parcel A bears South 00°43'14" West a distance of 187.73 feet;

thence departing said Westerly boundary South 89°16'46" East a distance of 75.75 feet to a point on the Westerly limits of the existing City of Yerington maintained public access, waterline, and public utility easement per Document Number 646449, of said Official Records;

thence along said Westerly limits North 00°43'14" East a distance of 15.00 feet;

thence departing said Westerly limits North 89°16'46" West a distance of 75.75 feet to a point on the Westerly boundary of said Adjusted Parcel A;

thence along said Westerly boundary South 00°43'14" West a distance of 15.00 feet to the **Point of Beginning**.

Said parcel contains an area of approximately 1,136 square feet

Basis of Bearings: NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 38°59'31.28758" NORTH AND 119° 09' 44.14588" WEST FOR REGIONAL GPS CORS "YER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

Description Prepared By:
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
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775-747-8550



-22

2-28-2022

EXHIBIT "J"
LEGAL DESCRIPTION
NEW 5' WATERLINE EASEMENT

An easement, five (5.00) feet in width, within a portion of Adjusted Parcel B of Record of Survey Map 646450, Official Records of Lyon County, Nevada, situate within the Northwest Quarter of Section 14, Township 13 North, Range 25 East, MDM, City of Yerington, County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at a point on the South boundary of said Adjusted Parcel B from which the Southwest corner of said Adjusted Parcel B bears North 89°16'46" West a distance of 47.54 feet;

thence departing said South boundary North 00°43'14" East a distance of 5.00 feet;

thence South 89°16'46" East a distance of 205.41 feet to a point on the East boundary of said Adjusted Parcel B;

thence along said East boundary South 00°43'14" West a distance of 5.00 feet to the Southeast corner of said Adjusted Parcel B;

thence departing said East boundary and along the South boundary of said Adjusted Parcel B North 89°16'46" West a distance of 71.95 feet to the Northeast corner of the parcel described in said Joint Tenancy Deed Document No. 307002;

thence along the North boundary of said parcel described in said Joint Tenancy Deed Document No. 307002 and continuing along the South boundary of said Adjusted Parcel B North 89°16'46" West a distance of 133.46 feet to the **Point of Beginning**.

Said parcel contains an area of approximately 1,027 square feet.

Basis of Bearings: NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 38°59'31.28758" NORTH AND 119° 09' 44.14588" WEST FOR REGIONAL GPS CORS "YER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

Description Prepared By:
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
5405 Mae Anne Ave.
Reno, NV 89523
775-747-8550



22

2-28-2022

EXHIBIT "K"
LEGAL DESCRIPTION
NEW RECIPROCAL & RELOCATABLE DRAINAGE EASEMENT

An easement within a portion of Adjusted Parcel A of Record of Survey Map 646450, Official Records of Lyon County, Nevada, situate within the Northwest Quarter of Section 14, Township 13 North, Range 25 East, MDM, City of Yerington, County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at a point on the South boundary of Adjusted Parcel B of said Record of Survey Map 646450, from which the Southeast corner of said Adjusted Parcel B bears North 89°16'46" West a distance of 181.00 feet;

thence along said South boundary South 89°16'46" East a distance of 71.95 feet to the Southeast corner of said Adjusted Parcel B;

thence departing said South boundary South 00°43'14" West a distance of 37.00 feet;

thence North 89°16'46" West a distance of 71.95 feet to a point on the Westerly boundary of said Adjusted Parcel A;

thence along said Westerly boundary North 00°43'14" East a distance of 37.00 feet to the **Point of Beginning**.

Said parcel contains an area of approximately 2,662 square feet.

Basis of Bearings: NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 38°59'31.28758" NORTH AND 119° 09' 44.14588" WEST FOR REGIONAL GPS CORS "YER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

Description Prepared By:
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
5405 Mae Anne Ave.
Reno, NV 89523
775-747-8550


22

2-28-2022

EXHIBIT "L"
LEGAL DESCRIPTION
NEW PRIVATE ACCESS EASEMENT

An easement within a portion of Adjusted Parcel B of Record of Survey Map 646450, Official Records of Lyon County, Nevada, situate within the Northwest Quarter of Section 14, Township 13 North, Range 25 East, MDM, City of Yerington, County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at a point on the East right-of-way of Main Street and being a point on the West boundary of said Adjusted Parcel B from which the Southwest corner of said Adjusted Parcel B bears South 00°43'14" West a distance of 34.98 feet;

thence along said East right-of-way and West boundary North 00°43'14" East a distance of 20.00 feet;

thence departing said East right-of-way and West boundary South 89°16'46" East a distance of 14.61 feet;

thence along a tangent circular curve to the right with a radius of 49.25 feet and a central angle of 53°25'26" an arc length of 45.92 feet;

thence along a tangent circular curve to the left with a radius of 20.00 feet and a central angle of 53°25'26" an arc length of 18.65 feet;

thence South 89°16'46" East a distance of 106.02 feet;

thence South 00°43'14" West a distance of 27.00 feet to a point on the South boundary of said Adjusted Parcel B being a point on the North boundary of the parcel described in said Joint Tenancy Deed Document No. 307002;

thence along said South and North boundaries North 89°16'46" West a distance of 40.00 feet;

thence departing said South and North boundaries North 00°43'14" East a distance of 7.00 feet;

thence North 89°16'46" West a distance of 66.02 feet;

thence along a tangent circular curve to the right with a radius of 40.00 feet and a central angle of 53°25'26" an arc length of 37.30 feet;

thence along a tangent circular curve to the left with a radius of 29.25 feet and a central angle of 53°25'26" an arc length of 27.27 feet;

thence North 89°16'46" West a distance of 14.61 feet to the **Point of Beginning**.

Said parcel contains an area of approximately 3,984 square feet.

Basis of Bearings: NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE

NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 38°59'31.28758" NORTH AND 119° 09' 44.14588" WEST FOR REGIONAL GPS CORS "YER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

Description Prepared By:
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
5405 Mae Anne Ave.
Reno, NV 89523
775-747-8550



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2-28-2022

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BGCMV & LCSD BLA

FILE NAME = N:\DWGS\J31131_BGCMV\BLA_2nd\BGCMV_LCSD_BLA2

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ADJUSTED PARCEL A2

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START			
	14671668.03	2460769.24
INV	N 00°43'14" E 278.37		
	14671946.38	2460772.75
INV	S 89°16'46" E 0.50		
	.....	14671946.37	2460773.25
INV	N 00°43'14" E 23.19		
	.....	14671969.56	2460773.54
INV	S 89°16'46" E 71.95		
	.....	14671968.66	2460845.48
INV	N 00°43'14" E 37.00		
	.....	14672005.66	2460845.95
INV	N 00°43'14" E 100.32		
	.....	14672105.97	2460847.21
INV	S 89°16'46" E 58.05		
	.....	14672105.24	2460905.25
INV	S 00°43'14" W 438.51		
	.....	14671666.77	2460899.74
INV	N 89°26'47" W 130.50		
	.....	14671668.03	2460769.24

AREA 47288.9 SQUARE FEET 1.086 ACRES

TOTAL DISTANCE 1138.40

CLOSING VECTOR N 02°22'32" W 0.010

Closure precision = 1 in 110996

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ADJUSTED PARCEL B2

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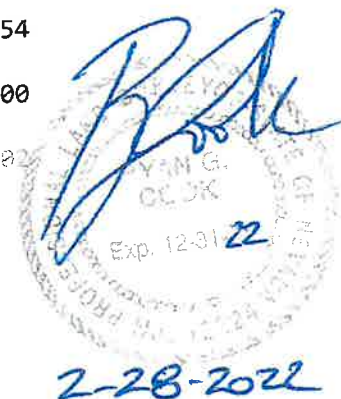
START			
	14672008.84	2460593.02
INV	N 00°43'14" E 100.32		
	14672109.15	2460594.28
INV	S 89°16'46" E 252.95		
	.....	14672105.97	2460847.21
INV	S 00°43'14" W 100.32		
	.....	14672005.66	2460845.95
INV	S 00°43'14" W 37.00		
	.....	14671968.66	2460845.48
INV	N 89°16'46" W 71.95		
	.....	14671969.56	2460773.54
INV	N 00°43'14" E 37.00		
	.....	14672006.56	2460774.00
INV	N 89°16'46" W 181.00		
	.....	14672008.84	2460593.02

AREA 28038.8 SQUARE FEET 0.644 ACRES

TOTAL DISTANCE 780.55

CLOSING VECTOR N 64°31'09" E 0.000

Zero error of closure



Richard Skroch
16 S. Oregon St
Yerington, NV 89447

Lyon County School District
25 E. Goldfield Ave
Yerington, NV 89447

Patricia Steinbach
226 N. Main St
Yerington, NV 89447

Linda Jerviss
4701 Park Hill Dr
Placerville, CA 95667

William and Sherry Keith
18 Arden Dr
Yerington, NV 89447

Paul and Elaine Quilici
3375 Idlewild Dr
Reno, NV ~~89447~~
509

Sherry Murray
3450 E. Commercial Ct
Meridian, ID 83642



Stewart Title Company
5390 Kietzke Ln., Suite 101
Reno, NV 89511

Original
PRELIMINARY REPORT

Our Order No.: 1591931
Proposed Buyer/Borrower: BOYS & GIRLS CLUB OF MASON VALLEY, INC.,
a Nevada corporation
Seller: LYON COUNTY SCHOOL DISTRICT, a political
subdivision of the State of Nevada

Property Address: 230 N Main Street, Yerington, NV 89447
26 Pearl Street, Yerington, NV 89447

Today's Date: March 16, 2022

In response to the above referenced application for a policy of title insurance, Stewart Title Guaranty Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Authorized Countersignature
Bonnie Graybill, Title Officer

Dated as of March 15, 2022 at 7:30AM

When replying, please contact:

Staci Lindberg, Escrow Officer
(775) 463-3518 x7175 Fax: (775) 463-5144
Email: staci.lindberg@stewart.com

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

☒ Preliminary Report Only

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

FEE SIMPLE

Title to said estate or interest at the date hereof is vested in:

BOYS & GIRLS CLUB OF MASON VALLEY, INC., a Nevada corporation, as to PARCEL ONE; and
LYON COUNTY SCHOOL DISTRICT, a political subdivision of the State of Nevada, as to PARCEL TWO

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Lyon, described as follows:

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

PARCEL ONE:

A parcel of land being all of the second parcel described in Grant, Bargain and Sale Deed, Document No. 65246, recorded December 16, 1981, in the Official Records of Lyon County, Nevada, and a portion of the parcel described in Grant, Bargain and Sale Deed, Document No. 448371, of said Official Records, situate within the Northwest Quarter of Section 14, Township 13 North, Range 25 East, MDM, City of Yerington, County of Lyon, State of Nevada, being more particularly described as follows:

Commencing at the West Quarter corner of said Section 14, and being a point on the centerline of Main Street;

Thence along the West boundary of said Northwest Quarter and along said centerline North 00°43'14" East a distance of 25.00 feet to the centerline intersection of Pearl Street;

Thence continuing along the West boundary of said Northwest Quarter and along the centerline of Main Street North 00°43'14" East a distance of 364.21 feet;

Thence departing said West boundary and said centerline South 89°16'46" East a distance of 39.00 feet to a point on the East right-of-way of Main Street and being the Northwest corner of the parcel described in Joint Tenancy Deed, Document No. 307002, recorded October 24, 2003, in said Official Records, and being the Southwest corner of the second parcel described in Grant, Bargain and Sale Deed, Document No. 65246, recorded December 16, 1981, in said Official Records, and being the Point of Beginning;

Thence along said East right-of-way and along the West boundary of said second parcel described in Grant, Bargain and Sale Deed, Document No. 65246, North 00°43'14" East a distance of 100.32 feet to the Northwest corner of said second parcel described in Grant, Bargain and Sale Deed, Document No. 65246, and being the Southwest corner of the parcel described in Quitclaim Deed, Document No. 130921, recorded January 31, 1990, of said Official Records;

Thence departing said East right-of-way and along the North boundary of said second parcel described in Grant, Bargain and Sale Deed, Document No. 65246, and along the South boundary of said parcel described in Quitclaim Deed, Document No. 130921, South 89°16'46" East a distance of 151.00 feet to the Northeast corner of said second parcel described in Grant, Bargain and Sale Deed, Document No. 65246, and being the Northwest corner of the parcel described in Grant, Bargain and Sale Deed, Document No. 448371, of said Official Records;

Thence continuing along said South boundary of said parcel described in Quitclaim Deed, Document No. 130921, and along the North boundary of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371, South 89°16'46" East a distance of 101.95 feet to the Southeast corner of said parcel described in Quitclaim Deed, Document No. 130921;

Thence departing said South and North boundaries South 00°43'14" West a distance of 100.32 feet;

Thence North 89°16'46" West a distance of 71.95 feet to the Northeast corner of said parcel described in Joint Tenancy Deed, Document No. 307002, and being a point on the Westerly boundary of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371;

Thence along said Westerly boundary of parcel described in Grant, Bargain and Sale Deed, Document No. 448371, and along the North boundary of said parcel described in Joint Tenancy Deed, Document No. 307002, North 89°16'46" West a distance of 30.00 feet to the Southeast corner of said second parcel

described in Grant, Bargain and Sale Deed, Document No. 6524646;

Thence departing said Westerly boundary of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371, and continuing along said North boundary of the parcel described in Joint Tenancy Deed, Document No. 307002, and along the South boundary of said second parcel described in Grant, Bargain and Sale Deed, Document No. 65246, North 89°16'46" West a distance of 151.00 feet to the Point of Beginning.

Basis of Bearings: NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 38°59'31.28758" NORTH AND 119° 09' 44.14588" WEST FOR REGIONAL GPS CORS "YERI" (WASHOE COUNTY IDENTIFIER LYNSMOOOI0). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Lyon County, Nevada on October 21, 2021 as Document No. 646449 of Official Records.

APN: 001-095-11

PARCEL TWO:

A parcel of land being a portion of the parcel described in Grant, Bargain and Sale Deed, Document No. 448371, of said Official Records, situate within the Northwest Quarter of Section 14, Township 13 North, Range 25 East, MDM, City of Yerington, County of Lyon, State of Nevada, being more particularly described as follows:

Commencing at the West Quarter corner of said Section 14, and being a point on the centerline of Main Street;

Thence along the West boundary of said Northwest Quarter and along said centerline North 00°43'14" East a distance of 25.00 feet to the centerline intersection of Pearl Street;

Thence departing said West boundary and said centerline of Main Street, and along the centerline of Pearl Street, South 89°26'47" East a distance of 219.57 feet;

Thence departing said centerline North 00°33'13" East a distance of 25.00 feet to a point on the North right-of-way of Pearl Street, and being the Southeast corner of Parcel 2 of Parcel Map 69996, recorded August 11, 1982, in said Official Records, and being the Southwest corner of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371, and being the Point of Beginning;

Thence departing said North right-of-way and along the Westerly boundary of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371 and along the East boundary of Parcel 2 of Parcel Map 69996, North 00°43'14" East a distance of 151.16 feet to the Northeast corner of said Parcel 2, and being the Southeast corner of the parcel described in Grant, Bargain, and Sale Deed Document No. 402578, of said Official Records;

Thence departing said East boundary of Parcel 2, and along the East boundary of said parcel described in Grant, Bargain, and Sale Deed Document No. 402578, and continuing along the Westerly boundary of said parcel described in Grant, Bargain and Sale Deed, Document No. 448371, North 00°43'14" East a distance of 127.22 feet to the Northeast corner of said parcel described in Grant, Bargain, and Sale Deed Document 402578, and being a point on the South boundary of the parcel described in Joint Tenancy Deed Document No. 307002, of said Official Records;

Thence departing the East boundary of said parcel described in Grant, Bargain, and Sale Deed Document No. 402578, and along the South boundary of said parcel described in said Joint Tenancy Deed Document No. 307002, and continuing along the Westerly boundary of said parcel described in Grant, Bargain and Sale Deed Document No. 448371, South 89°16'46" East a distance of 0.50 feet to the