

TOTAL AREA SURVEYED
3.07± ACRES
133,647± SQ. FT.

LEGEND

- ✚ SECTION CORNER, AS NOTED
- ⚡ 1/4 SECTION CORNER, AS NOTED
- SET 5/8" REBAR W/ CAP PLS 11178
- FOUND SURVEY POINT, AS SHOWN
- PUBLIC UTILITY EASEMENT (SEE P.U.E. NOTE)
- WATER METER
- OVERHEAD ELECTRIC
- FIRE HYDRANT
- SSCO SANITARY SEWER CLEAN OUT
- ~ SURVEYOR'S BREAK
- () RECORD DATA PER DOC. PM #398701
- ⚡ LIGHT POLE

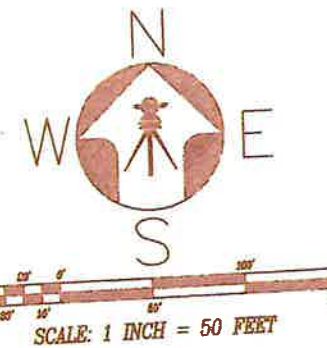
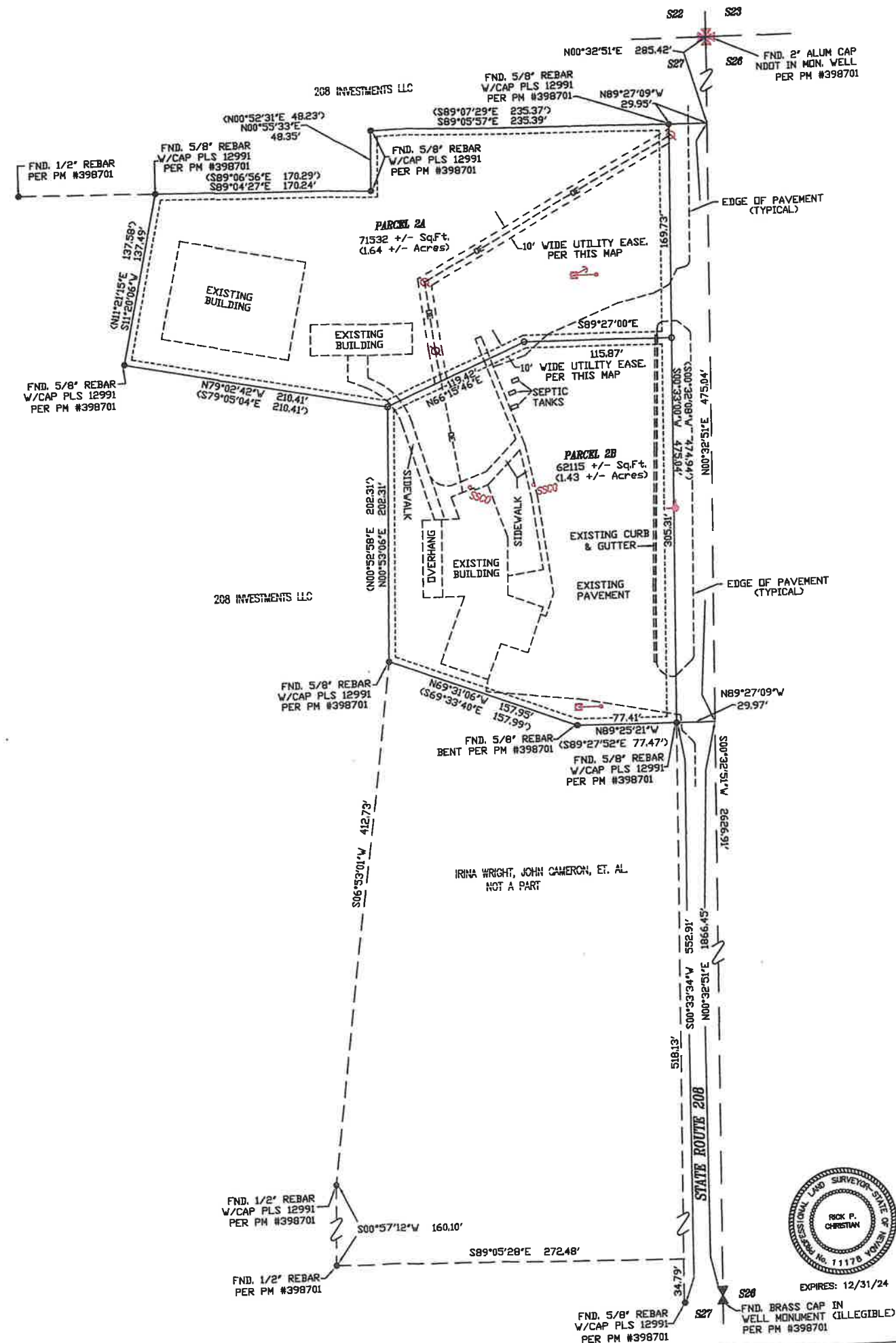
BASIS OF BEARING

THE BEARINGS OF THIS SURVEY ARE BASED ON THE NORTHING AND EASTING GROUND VALUES AS SHOWN ON N.D.O.T. SURVEY MONUMENT CONTROL REPORT #898013 & 739014. RECORD BEARING IS S 00°44'38" W.

REFERENCES DOCUMENTS

(OFFICIAL RECORDS OF LYON COUNTY, NEVADA)

- #398701 PARCEL MAP FOR COTTONWOOD PROPERTY ACQUISITION
- #522468 RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT
- #522601 GRANT, BARGAIN AND SALE DEED
- #440469 GRANT, BARGAIN AND SALE DEED
- TITLE COMMITMENT ESCROW #1892882 DATED NOV. 29, 2022



RIGHT TO FARM NOTE

THE LANDS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 40.140 AND CHAPTER 10.15 LYON COUNTY CODE, THE RIGHT TO FARM. LYON COUNTY HAS DETERMINED THAT THE HIGHEST AND BEST USE FOR AGRICULTURE DETERMINED TO DEVELOP AND PRESERVE SAID LANDS FOR THE PURPOSE OF AGRICULTURAL OPERATIONS AND IT WILL NOT CONSIDER THE INCONVENIENCES OR DISCOMFORT ARISING FROM OR RELATED TO AGRICULTURAL OPERATIONS TO BE PERCEIVED A NUISANCE IF SUCH OPERATIONS ARE LEGAL, CONSISTENT WITH ACCEPTED CUSTOMS AND STANDARDS AND OPERATE IN A NON-NEGLIGENT MANNER.

NOTES:

- ROADS DESIGNATED AS PUBLIC ROADS AS SHOWN UPON THIS MAP WILL NOT BE ELIGIBLE FOR CITY MAINTENANCE UNTIL THEY ARE IMPROVED (AT NO COST TO THE CITY) TO PUBLIC MAINTENANCE STANDARDS APPROVED BY THE CITY COUNCIL AND ARE IN EFFECT AT SUCH TIME THAT THE ROADS ARE CONSIDERED FOR ACCEPTANCE INTO THE CITY'S ROAD SYSTEM.
- ACCEPTANCE BY THE CITY OF YERINGTON OF THIS PARCEL MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS/PARCELS ARE ELIGIBLE FOR A CITY BUILDING PERMIT.
- THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO DIVIDED AND THAT ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.

PUBLIC UTILITY EASEMENT NOTE

ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE AS FOLLOWS (PER PM # 398701):
5.00' ON BOTH SIDES OF INTERIOR LOTLINES.
7.50' ADJACENT TO STREETS, OR AS SHOWN.

SHEET: 2 OF 2

ZONING: R1

PARCEL MAP FOR			
IRINA WRIGHT			
JOHN CAMERON, JEFFREY BACLET,			
THOMAS PRUTZMAN & JOAN DONNER			
PARCEL 2 AS SHOWN ON "PARCEL MAP FOR COTTONWOOD			
PROPERTIES ACQUISITION" Doc. No. 398701 OF LYON COUNTY			
RECORDS, LYON COUNTY NEVADA, LYING IN A PORTION OF THE NE 1/4			
OF THE NE 1/4 OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 25 EAST			
MOUNT Diablo BASE & MERIDIAN			
CITY OF YERINGTON LYON COUNTY, NEVADA			
	DRAWING #	MAP #	DRAWN BY
	20024	20024	REBECCA C.
	CALCULATION FILE	DATE	CHECKED BY
	20024	9/29/20	R.P.C.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, IRINA WRIGHT, JOHN CAMERON, JEFFREY BACLET, THOMAS PRUTZMAN & JOAN DONNER, ARE THE OWNERS OF THE TRACT OF LAND(S) REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH THE SUBJECT TO THE PROVISIONS OF THE NEVADA REVISED STATUTES, CHAPTER 278 AND CITY OF YERINGTON CODE TITLE 11. LYON COUNTY CODE TITLE 15. THE PUBLIC UTILITY AND PRIVATE ACCESS EASEMENTS ARE HEREBY GRANTED.

WE DECLARE THAT WE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN. IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED THEIR NAMES.

IRINA WRIGHT	DATE	JOHN CAMERON	DATE
PRINT NAME		PRINT NAME	
JEFFREY BACLET	DATE	THOMAS PRUTZMAN	DATE
PRINT NAME		PRINT NAME	
JOAN DONNER	DATE		
PRINT NAME			

STATE OF NEVADA)
COUNTY OF LYON)

ON THIS ____ DAY OF _____, 2023, DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC, IRINA WRIGHT, WHO ACKNOWLEDGED THEY EXECUTED THE ABOVE INSTRUMENT.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC

STATE OF NEVADA)
COUNTY OF LYON)

ON THIS ____ DAY OF _____, 2023, DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC, JOHN CAMERON, WHO ACKNOWLEDGED THEY EXECUTED THE ABOVE INSTRUMENT.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC

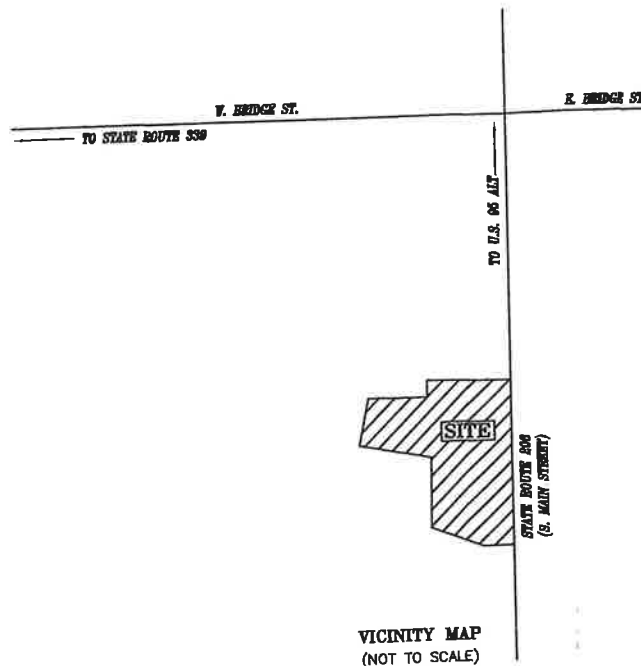
STATE OF NEVADA)
COUNTY OF LYON)

ON THIS ____ DAY OF _____, 2023, DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC, JEFFREY BACLET, WHO ACKNOWLEDGED THEY EXECUTED THE ABOVE INSTRUMENT.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC

TOTAL AREA SURVEYED
3.07± ACRES



STATE OF NEVADA)
COUNTY OF LYON)

ON THIS ____ DAY OF _____, 2023, DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC, THOMAS PRUTZMAN, WHO ACKNOWLEDGED THEY EXECUTED THE ABOVE INSTRUMENT.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC

STATE OF NEVADA)
COUNTY OF LYON)

ON THIS ____ DAY OF _____, 2023, DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC, JOAN DONNER, WHO ACKNOWLEDGED THEY EXECUTED THE ABOVE INSTRUMENT.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF YERINGTON, NEVADA.

DATED THIS ____ DAY OF _____, 2023.

CHAIRMAN

W.R.I.D. CERTIFICATE

THE IRRIGATION AND DRAINAGE EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED TOGETHER WITH A REVIEW AND CONFIRMATION OF APPURTENANT WATER RIGHT ACRES WITHIN THE BOUNDARIES OF THE WALKER RIVER IRRIGATION DISTRICT.

BY: WALKER RIVER IRRIGATION DISTRICT DATE:

UTILITY COMPANY APPROVAL

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES.

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO NV ENERGY 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 ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.

SIERRA PACIFIC POWER CO. d/b/a NV ENERGY DATE
BY:
TITLE:

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS 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 ADJACENT PARCELS.

SOUTHWEST GAS CORPORATION DATE
BY:
TITLE:

CHARTER COMMUNICATION DATE
BY:
TITLE:

FRONTIER DATE
BY:
TITLE:

CITY OF YERINGTON UTILITIES DATE
BY:
TITLE:

GIS NOTE:

A DIGITAL COPY OF THE PLAT HAS BEEN SENT TO THE LYON COUNTY G.I.S. DEPARTMENT.

G.I.S. COORDINATOR

- I, RICK P. CHRISTIAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF JERRY WRIGHT.
 2. THE LANDS SURVEYED LIE IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 25 EAST MOUNT DIABLO BASE & MERIDIAN, AND THE SURVEY WAS COMPLETED ON _____, 2023.
 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCE IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
 4. THE MONUMENTS DEPICTED ON THE PLAN ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



RICK P. CHRISTIAN, PLS 11178

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT BEING A DIVISION OF PARCEL 2 AS SHOWN ON DOCUMENT NO. PM398701, LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 25 EAST MOUNT DIABLO BASE & MERIDIAN, AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

BRENT FARR DATE:
CITY ENGINEER

COUNTY CLERK'S CERTIFICATE

I, NIKKI BYRAN, LYON COUNTY CLERK/TREASURER HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON THE PROPERTY, THE SUBJECT OF THIS MAP. (A.P.N. 01-481-08)

NIKKI BYRAN, LYON COUNTY CLERK/TREASURER DATE:

CITY COUNCIL'S APPROVAL

I, JOHN GARRY, MAYOR, THE CITY OF YERINGTON, STATE OF NEVADA, DO HEREBY CERTIFY THAT THIS PARCEL MAP IS APPROVED AND ACCEPTED ON THIS ____ DAY OF _____, 2023. BY THE CITY COUNCIL OF YERINGTON, NEVADA.

JOHN GARRY, MAYOR CITY OF YERINGTON DATE:
CITY CLERK DATE:

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____
ON THIS ____ DAY OF _____, 2023 AT _____
MINUTES PAST ____ O'CLOCK ____ M IN THE OFFICIAL
RECORDS OF LYON COUNTY, NEVADA.

FEE: _____ COUNTY RECORDER
FILE NO. _____ BY: _____ DEPUTY

SHEET: 1 OF 2

ZONING: C2

PARCEL MAP FOR
IRENA WRIGHT
JOHN CAMERON, JEFFREY BACLET,
THOMAS PRUTZMAN & JOAN DONNER
PARCEL 2 AS SHOWN ON "PARCEL MAP FOR COTTONWOOD
PROPERTIES ACQUISITION" Doc. No. 398701 OF LYON COUNTY
RECORDS, LYON COUNTY NEVADA, LYING IN A PORTION OF THE NE 1/4
OF THE NE 1/4 OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 25 EAST
MOUNT DIABLO BASE & MERIDIAN
CITY OF YERINGTON LYON COUNTY, NEVADA

Denson Surveying a professional corporation SURVEYING & MAPPING Yerington, Nevada (775) 483-3811	DRAWING # 20024 DATE 20024	MAP # 20024 DATE 9/29/20	DRAWN BY REBECCA C. CHECKED BY R.P.C.
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RVSD: 3/13/23

