# 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

(SEE P.U.E. NOTE)

WATER METER

OVERHEAD ELECTRIC

FIRE HYDRANT

5500

SANITARY SEWER CLEAN OUT

SURVEYOR'S BREAK

RECORD DATA PER DOC. PM #398701 ()

UGHT 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)

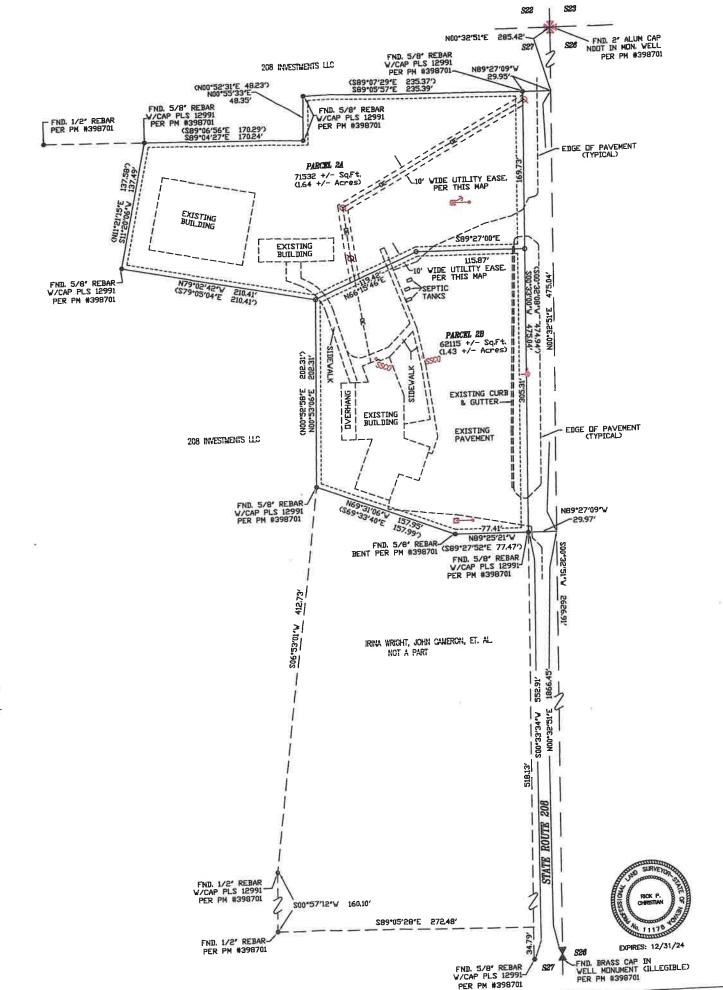
PARCEL MAP FOR COTTONWOOD PROPERTY ACQUISITION

RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT #522468

GRANT, BARGAIN AND SALE DEED #522601

#440469 GRANT, BARGAIN AND SALE DEED

TITLE COMMITMENT ESCROW #1892882 DATED NOV. 29, 2022





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 COUNTY HAS DETERMINED THAT THE HIGHEST AND BEST USE FOR AGRICULTURE LAND IS TO DEVELOP AND PRESERVE SAID LANDS FOR THE LAND IS TO DEVELOP AND PRESERVE SAID LANDS FOR THE PROVIDED 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. RIGHT TO FARM NOTE

1. ROADS DESIGNATED AS PUBLIC ROADS AS SHOWN UPON THIS MAP WILL NOT BE ELIGBLE FOR CITY MAINTENANCE UNTIL THEY ARE IMPROVED (AT NO COST TO THE CITY) TO PUBLIC MAINTENANCE ROAD 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.

3. 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 SIMILARILY 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.

## SHRET: 2 OF 2

ZONING: R1

### PARCEL MAP FOR

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 PREVAIL, LYING IN A PORTION OF THE NE 1/4 OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 25 EAST MOUNT DIABLO BASE & MERDIAN

## CITY OF YERINGTON LYON COUNTY, NEVADA

CHI OF THE	CHEASEN BY		
- Denson Surveying	20024	20024	REBECCA C.
SURVEYING & MAPPING		9/29/20	R.P.C.
(775) 483-3811	392377		

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 PROMISIONS 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	
LUMI NAME			
JEFFREY BACLET	DATE	THOMAS PRUTZMAN	DATE
PRINT NAME		PRINT NAME	
JOAN DONNER	DATE	-	
JOAN DONNER			
PRINT NAME		_	
TATE OF NEVADA)	<b>)</b>		
OUNTY OF LYON)	SS		
N THIS DAY OF	2023,	DID PERSONALLY APPEAR BEF	FORE
E. A NOTARY PUBLIC.	IRINA WRIGHT, WHO	ACKNOWLEDGED THEY EXECUT	<b>ච</b>
E ABOVE INSTRUMENT			
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ERTIFICATE FIRST WHIT	IEN ABOVE.		
ERTIFICATE FIRST WRIT	IEN ABOVE.		
NOTARY PUBLIC	)		
NOTARY PUBLIC	) SS		
NOTARY PUBLIC  STATE OF NEVADA COUNTY OF LYON)	) SS		FORE
NOTARY PUBLIC  STATE OF NEVADA COUNTY OF LYON)  IN THIS DAY OF	SS 2023,	DID PERSONALLY APPEAR BE	FORE DUTED
NOTARY PUBLIC  STATE OF NEVADA  COUNTY OF LYON)  IN THIS DAY OF  IE, A NOTARY PUBLIC,  THE AROVE INSTRUMEN	SS 2023, JOHN CAMERON, WI	DID PERSONALLY APPEAR BE HO ACKNOWLEDGED THEY EXEC	CUTED
TATE OF NEVADA OUNTY OF LYON) IN THIS DAY OF IE, A NOTARY PUBLIC, HE ABOVE INSTRUMEN	) SS 2023, JOHN CAMERON, WI	DID PERSONALLY APPEAR BE	CUTED
TATE OF NEVADA OUNTY OF LYON) IN THIS DAY OF IE, A NOTARY PUBLIC,	) SS 2023, JOHN CAMERON, WI	DID PERSONALLY APPEAR BE HO ACKNOWLEDGED THEY EXEC	CUTED
TATE OF NEVADA OUNTY OF LYON) IN THIS DAY OF IE, A NOTARY PUBLIC, HE ABOVE INSTRUMEN	) SS 2023, JOHN CAMERON, WI	DID PERSONALLY APPEAR BE HO ACKNOWLEDGED THEY EXEC	cuted Ear in the
STATE OF NEVADA COUNTY OF LYON) IN THIS DAY OF IE, A NOTARY PUBLIC, HE ABOVE INSTRUMEN IN WITNESS WHEREOF I	) SS 2023, JOHN CAMERON, WI	DID PERSONALLY APPEAR BE HO ACKNOWLEDGED THEY EXEC	cuted Ear in the
STATE OF NEVADA COUNTY OF LYON) IN THIS DAY OF IE, A NOTARY PUBLIC, HE ABOVE INSTRUMEN IN WITNESS WHEREOF I	) SS 2023, JOHN CAMERON, WI	DID PERSONALLY APPEAR BE HO ACKNOWLEDGED THEY EXEC	cuted Ear in the
STATE OF NEVADA COUNTY OF LYON) IN THIS DAY OF IE, A NOTARY PUBLIC, HE ABOVE INSTRUMEN IN WITNESS WHEREOF I	) SS 2023, JOHN CAMERON, WI	DID PERSONALLY APPEAR BE HO ACKNOWLEDGED THEY EXEC	cuted Ear in the
STATE OF NEVADA COUNTY OF LYON) IN THIS DAY OF IE, A NOTARY PUBLIC, HE ABOVE INSTRUMEN IN WITNESS WHEREOF I	) SS 2023, JOHN CAMERON, WIT. HAVE SET MY HANE	DID PERSONALLY APPEAR BE HO ACKNOWLEDGED THEY EXEC	cuted Ear in the
TTATE OF NEVADA COUNTY OF LYON) IN THIS DAY OF IE, A NOTARY PUBLIC, HE ABOVE INSTRUMEN IN WITNESS WHEREOF I PERTIFICATE FIRST WRIT	SS 2023, JOHN CAMERON, WI T. HAVE SET MY HANE TITEN ABOVE.	DID PERSONALLY APPEAR BE HO ACKNOWLEDGED THEY EXEC O AND SEAL THE DAY AND YE	CUTED
TATE OF NEVADA COUNTY OF LYON) IN THIS DAY OF IE. A NOTARY PUBLIC, HE ABOVE INSTRUMEN IN WITNESS WHEREOF I PERTIFICATE FIRST WRIT NOTARY PUBLIC  STATE OF NEVADA COUNTY OF LYON ON THIS DAY OF	SS  JOHN CAMERON, WI T.  HAVE SET MY HANE TIEN ABOVE.  SS )  SS )	DID PERSONALLY APPEAR BE HO ACKNOWLEDGED THEY EXE O AND SEAL THE DAY AND YE S, DID PERSONALLY APPEAR B	EAR IN THE
TTATE OF NEVADA COUNTY OF LYON) IN THIS DAY OF IE, A NOTARY PUBLIC, HE ABOVE INSTRUMEN IN WITNESS WHEREOF I PERTIFICATE FIRST WRIT NOTARY PUBLIC  STATE OF NEVADA COUNTY OF LYON ON THIS DAY OF ME, A NOTARY PUBLIC	SS  2023, JOHN CAMERON, WI T. HAVE SET MY HANE TITEN ABOVE.	DID PERSONALLY APPEAR BE HO ACKNOWLEDGED THEY EXEC O AND SEAL THE DAY AND YE	EAR IN THE
TATE OF NEVADA COUNTY OF LYON)  N THIS DAY OF  E. A NOTARY PUBLIC,  HE ABOVE INSTRUMEN  NOTARY PUBLIC  STATE OF NEVADA COUNTY OF LYON  ON THIS DAY OF  ME. A NOTARY PUBLIC  THE ABOVE INSTRUMEN	SS  JOHN CAMERON, WIT.  HAVE SET MY HANE THEN ABOVE.  A) SS  JOHN CAMERON, WIT.  A) SS  JOHN CAMERON, WIT.  A) SS  JOHN CAMERON, WIT.	DID PERSONALLY APPEAR BE HO ACKNOWLEDGED THEY EXE O AND SEAL THE DAY AND YE S, DID PERSONALLY APPEAR B	EAR IN THE

### TOTAL AREA SURVEYED 3,07± ACRES

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y, minge St.	R HEDS
TO STATE BOUTE 539	
SITE SITE	(9. MAIN STREET)
VICINITY MAP (NOT TO SCALE)	i
STATE OF NEVADA) SS COUNTY OF LYON)	·
ON THIS DAY OF 2023, DID PERSONALLY APPEAR BEFOR	CUITED.
ME, A NOTARY PUBLIC, THOMAS PRUTZMAN, WHO ACKNOWLEDGED THEY EXE	W) LLJ
THE ABOVE INSTRUMENT. IN WITNESS WHEREOF! HAVE SET MY HAND AND SEAL THE DAY AND YEAR CERTIFICATE FIRST WRITTEN ABOVE.	IN THE
NOTARY PUBLIC	
STATE OF NEVADA) SS COUNTY OF LYON)	
ON THIS DAY OF 2023, DID PERSONALLY APPEAR BEFO	RE

COUNTY OF LYON)	
ON THIS DAY OF 2023, DID PERSONA ME, A NOTARY PUBLIC, THOMAS PRUTZMAN, WHO ACKNO THE ABOVE INSTRUMENT. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL TI CERTIFICATE FIRST WRITTEN ABOVE.  NOTARY PUBLIC	WLEDGED THEY EXECUTED
STATE OF NEVADA) SS COUNTY OF LYON) ON THIS DAY OF 2023, DID PERSON ME, A NOTARY PUBLIC, JOAN DONNER, WHO ACKNOWLED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL CERTIFICATE FIRST WRITTEN ABOVE.	OGED THEY EXECUTED
NOTARY PUBLIC	

FRONTIER BY:

CITY OF YERINGTON UTILITIES

GIS NOTE:

G.I.S. COORDINATOR

TITLE:

TITLE:

		I, RICK P. CHRISTIAN, A PROFESSIONAL LAND IN THE STATE OF NEVADA, CERTIFY THAT:	
		IN THE STATE OF NEVADA, SELECTION OF A SURVER CO.  1. THIS PLAT REPRESENTS THE RESULTS OF A SURVER CO.  UNDER MY SUPERVISION AT THE INSTANCE OF JERRY IN THE JERRY IN TH	ONDUCTED WRIGHT.
PLANNING COMMISSION APPROVAL  APPROVED AND ACCEPTED BY THE PLANNING COMMISSION C	OF THE	THE LANDS SURVEYED LIE IN A PORTION OF THE NE 1	/4 OF THE 25 EAST
CITY OF YERINGTON, NEVADA.		MOUNT DIABLO BASE 2023.	
DATED THIS DAY OF, 2023.		3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATE AND ANY LOCAL ORDINANCE IN EFFECT ON THE DATE AND ANY LOCAL ORDINANCE ITS FINAL APPROVAL.	
CHAIRMAN		THE MONUMENTS DEPICTED ON THE PLAN ARE OF THE SHOWN AND OCCUPY THE POSITIONS INDICATED AND SUFFICIENT NUMBER AND DURABILITY.	: CHARACTE ARE OF
W.R.I.D. CERTIFICATE			
THE IRRIGATION AND DRAINAGE EASEMENTS SHOWN ON THIS BEEN CHECKED AND APPROVED TOGETHER WITH A REVIEW AND CONFIRMATION OF APPURTENANT WATER RIGHT A WITHIN THE BOUNDARIES OF THE WALKER RIVER IRRIGATION DESCRIPTION OF THE WALKER RIVER	CRES	SIRICIAN, RICK P. CHRISTIAN,	PLS 11178
BY: WALKER RIVER IRRIGATION DISTRICT DATE:		EXPIRES: 12/31/24	
		CITY ENGINEER'S CERTIFICATE	- DIVAC
ogt ST.		I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT BY OF PARCEL 2 AS SHOWN ON DOCUMET NO. PM398701, NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2 NORTHEAST 1/4 OF SECTION 2 TO	
		DATE:	
		BRENT FARR CITY ENGINEER	
UTILITY COMPANY APPROVAL  THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN THE UTILITY AND T	CHECKED, ACCEPTED		
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND	CABLE TV COMPANIES.	COUNTY CLERK'S CERTIFICATE  I, NIKKI BYRAN, LYON COUNTY CLERK/TREASURER HER II, NIKKI BYRAN, LYON COUNTY CLERK/TREASURER HER II, NIKKI BYRAN, LYON COUNTY CLERK/TREASURER HER III, NIKKI BYRAN CHARL HER	KEBY CERTIF
A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO NV PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND	ENERGY WITHIN EACH O MAINTAINING UTILITY O EXIT THAT PARCEL	I, NIKKI BYRAN, LYON COUNTY CLERK/TREASURER HED THAT THERE ARE NO LIENS FOR UNPAID STATE, COUN LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT A THE FISCAL YEAR HAVE BEEN PAID ON THE PROPERTY OF THIS MAP. (A.P.N. 01—481—06)	TY, CITY OR IL TAXES FO (, THE SUBJE
WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERV AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER TIME OF INSTALLATION AND THE UTILITY COMPANY.	Company of the state of the sta	NIKKI BYRAN, LYON COUNTY CLERK/TREASURER	DATE:
	DATE		
SIERRA PACIFIC POWER CO. d/b/d NV ENERGY	DATE	CITY COUNCIL'S APPROVAL	
BY: TITLE:	No. of Control (No. 1) (No. 1)	TZ MOTOURS.	ATE OF NEV
A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SO PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AN SERVICE FACILITIES TO THAT PARCEL WITH THE RIGHT T WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SER	A FUIT THAT PARCEL	I, JOHN GARRY, MAYOR, THE CITY OF YENINGTON, 37 DO HEREBY CERTIFY THAT THIS PARCEL MAP IS APP ACCEPTED ON THIS DAY OF, 2023 COUNCIL OF YERINGTON, NEVADA.	S. BY THE CI
			DATE:
SOUTHWEST GAS CORPORATION	DATE	JOHN GARRY, MAYOR CITY OF YERINGTON	DATE
BY: TITLE:			DATE:
() like	0.177	CITY CLERK	J=
CHARTER COMMUNICATION	DATE		
8Y: ΠΤLE:		THE CHIPPING AFE	
		RECORDER'S CERTIFICATE FILED FOR RECORD AT THE REQUEST OF	
	DATE	FILED FOR RECORD AT THE REGULATION	2023 A

CITY	engineer's	CERTIFICA'

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 SECTION 27, TOWNSHIP 13 NORTH, RANGE 25 EAST MOUNT DIABLO BASE & MERIDIAN, AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

BRENT FARR		
DICENT TO THE	DOCN	FARR
	BKEU.	FNGINEE

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)

2023 AT

## CITY COUNCIL'S APPROVAL

COUNCIL OF YERINGTON, NEVADA.

HN	GARRY,	MAYOR	CITY	OF	YERINGTON	DAIL:
						DATE:

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.

COUNTY RECORDER DEPUTY FILE NO .-

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. S98701 OF LYON COUNTY
PROPERTIES ACQUISITION" DOC. NO. S98701 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 DIABLE RACE & MEDITIAN MOUNT DIABLO BASE & MERIDIAN CITY OF YERINGTON LYON COUNTY, NEVADA

Denocer Furcessing
a productional corporation
SURVIVING & MAPPING
Surveying, Number REBECCA C. 20024 20024 CALCULATION FILE R.P.C. 9/29/20

A DIGITAL COPY OF THE PLAT HAS BEEN SENT TO THE

LYON COUNTY G.I.S. DEPARTMENT.

DATE

ZZD.	3/13/23	
	0/10/20	

3.	