

TOTAL AREA SURVEYED
20,270 SQ. FT. +/-

BASIS OF BEARINGS

THE BEARINGS OF THIS SURVEY ARE IDENTICAL TO THOSE SHOWN ON QUAIL MEADOWS ESTATES SUBDIVISION DOCUMENT NO. 350541, LYON COUNTY RECORDS.

BOUNDARY NOTE:

THE BOUNDARY OF THIS SURVEY IS BASED ON THE "OFFICIAL PLAT OF QUAIL MEADOWS ESTATES" DOCUMENT NO. 350541, ON FILE IN THE RECORDER'S OFFICE OF LYON COUNTY, NEVADA. THESE PARCELS MAY BE SUBJECT TO ANY COVENANT, CONDITIONS OR RESTRICTIONS AS SET FORTH IN DOC. NO. 350542 AND AMENDMENTS NO. 577918 & 606725 ON FILE IN THE RECORDER'S OFFICE OF LYON COUNTY, NEVADA.

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.

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

SOUTHWEST GAS CORPORATION DATE
BY: TITLE:

FRONTIER DATE
BY: TITLE:

CHARTER COMMUNICATION DATE
BY: TITLE:

DIVISION OF WATER RESOURCES CERTIFICATE

THIS PLAT HAS BEEN REVIEW AND APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES.

NAME TITLE
SIGNATURE DATE

PLANNING COMMISSION APPROVAL

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

DATED THIS ____ DAY OF ____ 20__

CHAIRMAN

APN 001-072-02
JOHNSON

REFERENCE DOCUMENTS:

(OFFICIAL RECORDS OF LYON COUNTY, NEVADA)

350541 OFFICIAL PLAT OF QUAIL MEADOWS ESTATES
659630 GRANT, BARGAIN, AND SALE DEED
1878972 TITLE COMMITMENT DATED NOV. 14, 2022
PREPARED BY STEWART TITLE
GRANT, BARGAIN, AND SALE DEED

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT BEING ALL OF LOTS 10 & 11 OF "THE OFFICIAL PLAT OF QUAIL MEADOWS ESTATES" DOCUMENT NO. 350541, LYON COUNTY RECORDS. LYING IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

CITY ENGINEER DATE

APN 001-032-27
BERJUMEN



SCALE: 1 INCH = 20 FEET

APN 001-032-26
STROSCHER, JAMES V ET AL

APN 001-571-07
BUSCH TRS. ET AL
LOT 12 & 33

APN 001-573-08
GROVES, LINDA TR.
LOT 13

APN 001-573-10
BROWN, TERRY
LOT 32

APN 001-572-03
TEN BAGGER VENTURES LLC
LOT 9

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED HEREON, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND THAT THE SAME IS EXECUTED AND IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278 AND LYON COUNTY CODE, TITLE 15. WE AGREE TO EXECUTE THE REQUIRED DOC. CREATING ANY EASEMENT WHICH IS SHOWN HEREIN AND TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING AND EXISTING EASEMENT.

DENNIS McDUFFEE
STATE OF ____
COUNTY OF ____ SS

ON THIS ____ DAY OF ____ 20__
DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC,
DENNIS McDUFFEE WHO ACKNOWLEDGED HE 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

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT PERSON OFFERING THIS MAP IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES AS OF ____ 2022.

STEWART TITLE GUARANTY COMPANY

BY: ____ DATE: ____

NAME/TITLE (PRINT)

G.I.S. NOTE

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

LYON COUNTY
G.I.S. COORDINATOR

SURVEYOR'S CERTIFICATE

I, RICK P. CHRISTIAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT THIS HAS BEEN DRAWN TO THE DESIGNATED SCALE FROM DATA AND INFORMATION SHOWN ON THE OFFICIAL PLAT QUAIL MEADOWS ESTATES" DATED MAY 11, 2005 AND IS ON FILE WITH THE LYON COUNTY RECORDS OFFICE, DONE AT THE INSTANCE OF DENNIS McDUFFEE.

WE ASSUME NO RESPONSIBILITY FOR THE SURVEY DATA
CORRECTNESS ON THE AFOREMENTIONED MAP.



RICK P. CHRISTIAN PLS 11178

EXPIRES: 12/31/24

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 BOUNDARY OF THE WALKER RIVER IRRIGATION DISTRICT.

By: WALKER RIVER IRRIGATION DISTRICT DATE:

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION
(DEPARTMENT OF HEALTH)

THIS REVERSION TO ACREAGE MAP HAS BEEN APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPT. OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND ANY FUTURE DEVELOPMENT MAY REQUIRE NDEP REVIEW FOR SEWER AND WATER INFRASTRUCTURE.

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION, DATE
BUREAU OF WATER POLLUTION CONTROL

CITY COUNCIL'S APPROVAL

I, JOHN GARRY, MAYOR, THE CITY OF YERINGTON, STATE OF NEVADA DO HEREBY CERTIFY THAT THIS MAP IS APPROVED AND ACCEPTED THIS ____ DAY OF ____ 20__ BY THE CITY COUNCIL OF YERINGTON, NEVADA.

JOHN GARRY, MAYOR CITY OF YERINGTON DATE

COUNTY CLERK'S CERTIFICATE

I, NIKKI BRYAN, 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. (APN: 001-572-01 & 02)

NIKKI BRYAN, LYON COUNTY CLERK/TREASURER

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ____
ON THIS ____ DAY OF ____ 20__ AT ____
MINUTES PAST ____ O'CLOCK ____ M IN THE OFFICIAL
RECORDS OF LYON COUNTY, NEVADA.

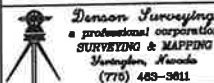
FEE: ____ COUNTY RECORDER

FILE NO. ____ BY: ____ DEPUTY

MAP TO ACCOMPANY APPLICATION FOR REVERSION TO ACREAGE
BY

DENNIS McDUFFEE

OF LOTS 11 AND 10 AS SHOWN ON THE
"OFFICIAL PLAT OF QUAIL MEADOWS ESTATES" DOC. #350541
LYING IN A PORTION OF THE NORTHWEST 1/4 OF
SECTION 14, TOWNSHIP 13 NORTH, RANGE 25 EAST,
MOUNT DIABLO BASE & MERIDIAN
CITY OF YERINGTON
LYON COUNTY, NEVADA



DRAWING #	22032	MAP #	22032	DRAWN BY	REBECCA C.
CALCULATION FILE	22032	DATE	11/11/22	CHECKED BY	R.P.C.