

GENERAL NOTES:

- 1) THIS RECORD OF SURVEY IS IN CONFORMANCE WITH N.R.S. CHAPTER 625.340.
- 2) TOTAL NUMBER OF PARCELS BEING ADJUSTED = 2.
- 3) TOTAL AREA = 78,328.5 SQUARE FEET. THE AREAS SHOWN ON THIS MAP REFLECT THE BOUNDARY LINE ADJUSTMENT.
- 4) THIS RECORD OF SURVEY SHOWS THE BOUNDARY LINE ADJUSTMENT RECORDED IN THE LYON COUNTY RECORDS AS DOCUMENT NUMBER _____.
- 5) ALL EXISTING EASEMENTS ARE TO REMAIN.
- 6) A BLANKET RECIPROCAL SURFACE DRAINAGE EASEMENT HAS BEEN GRANTED ACROSS ADJUSTED PARCEL A2 AND ADJUSTED PARCEL B2 (EXCEPT WITHIN FOOTPRINTS OF CURRENT AND PROPOSED STRUCTURES) PER DOCUMENT NUMBER _____.

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 36°59'31.24758" NORTH AND 119° 04'44.14585" WEST FOR REGIONAL OPS CORRS "YERI" (WASHOE COUNTY IDENTIFIER LYNS000103). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000293329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

REFERENCES:

- 1) UNRECORDED PLAT OF CITY OF YERINGTON, TRACED FROM BLUE PRINT FURNISHED BY CITY OF YERINGTON, BY P.J. McALL FOR SERRA PACIFIC POWER COMPANY, COMPARED T.O.W. 11/7/1940 (1 L.W. IS PRESUMED TO BE THOMAS - NELSON).
- 2) STATE OF NEVADA, DEPT. OF HIGHWAYS, R/W DIVISION, STRIP MAP, CONTROL SECTION LY-015, S.3 - (3FAS-550), ON FILE WITH NEVADA DEPARTMENT OF TRANSPORTATION.
- 3) DEED, BY JI, PG 139, FILE NO. 48362, RECORDED 3/13/1941.
- 4) RECORD OF SURVEY MAP No. 63335, RECORDED 4/7/1951.
- 5) RECORD OF SURVEY MAP No. 89244, RECORDED 7/6/1984.
- 6) RECORD OF SURVEY MAP No. 14038, RECORDED 12/31/1953.
- 7) RECORD OF SURVEY MAP No. 97271, RECORDED 10/14/1966.
- 8) RECORD OF SURVEY MAP No. 97897, RECORDED 1/20/1987.
- 9) DEED, DOCUMENT No. 17084, RECORDED 3/14/1974.
- 10) DEED, DOCUMENT No. 42406, RECORDED 12/11/1976.
- 11) DEED, DOCUMENT No. 51159, RECORDED 1/11/1983.
- 12) DEED, DOCUMENT No. 65245, RECORDED 12/18/1981.
- 13) PARCEL MAP No. 63996, RECORDED 8/11/1992.
- 14) RECORD OF SURVEY MAP No. 112682, RECORDED 12/28/1987.
- 15) DEED, DOCUMENT No. 130921, RECORDED 1/21/1990.
- 16) RECORD OF SURVEY MAP No. 143026, RECORDED 7/25/1991.
- 17) RECORD OF SURVEY MAP No. 154694, RECORDED 8/1/1992.
- 18) RECORD OF SURVEY MAP No. 162980, RECORDED 8/12/1993.
- 19) RECORD OF SURVEY MAP No. 161583, RECORDED 1/5/1994.
- 20) RECORD OF SURVEY MAP No. 177548, RECORDED 12/6/1994.
- 21) RECORD OF SURVEY MAP No. 215591, RECORDED 7/25/1996.
- 22) DEED, DOCUMENT No. 307002, RECORDED 10/24/2003.
- 23) RECORD OF SURVEY MAP No. 342584, RECORDED 2/9/2005.
- 24) DEED, DOCUMENT No. 402578, RECORDED 3/16/2007.
- 25) DEED, DOCUMENT No. 446371, RECORDED 8/16/2009.
- 26) RECORD OF SURVEY MAP No. 463562, RECORDED 8/12/2010.
- 27) RECORD OF SURVEY MAP No. 513970, RECORDED 10/21/2011.
- 28) STEWART TITLE GUARANTY COMPANY, TITLE COMMITMENT, ISSUED BY WESTERN TITLE COMPANY, L.L.C. ORDER NO. 123843-SL, AMENDMENT No. 1, EFFECTIVE DATE 2/2/2021.
- 29) BOUNDARY LINE ADJUSTMENT DEED, DOCUMENT No. 646450, RECORDED 10/21/2021.
- 30) RECORD OF SURVEY MAP No. 646450, RECORDED 10/21/2021.
- 31) DEED, DOCUMENT No. 647875, RECORDED 11/7/2022.

EXCEPT REFERENCES 26, ALL ARE WITHIN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

RIGHT TO FARM CERTIFICATE:

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

CURVE	DELTA	BEARS	LENGTH	CHORD
C1	5.17526°	49.25	45.02	44.28
C2	5.17526°	50.00	18.63	17.98
C3	5.17526°	40.00	37.30	35.96
C4	5.17526°	29.25	27.27	26.30

LINE	BEARING	DISTANCE
L1	S 89°16'46" E	14.61
L2	S 00°43'14" W	27.00
L3	N 00°43'14" E	7.00
L4	N 89°16'46" W	14.61

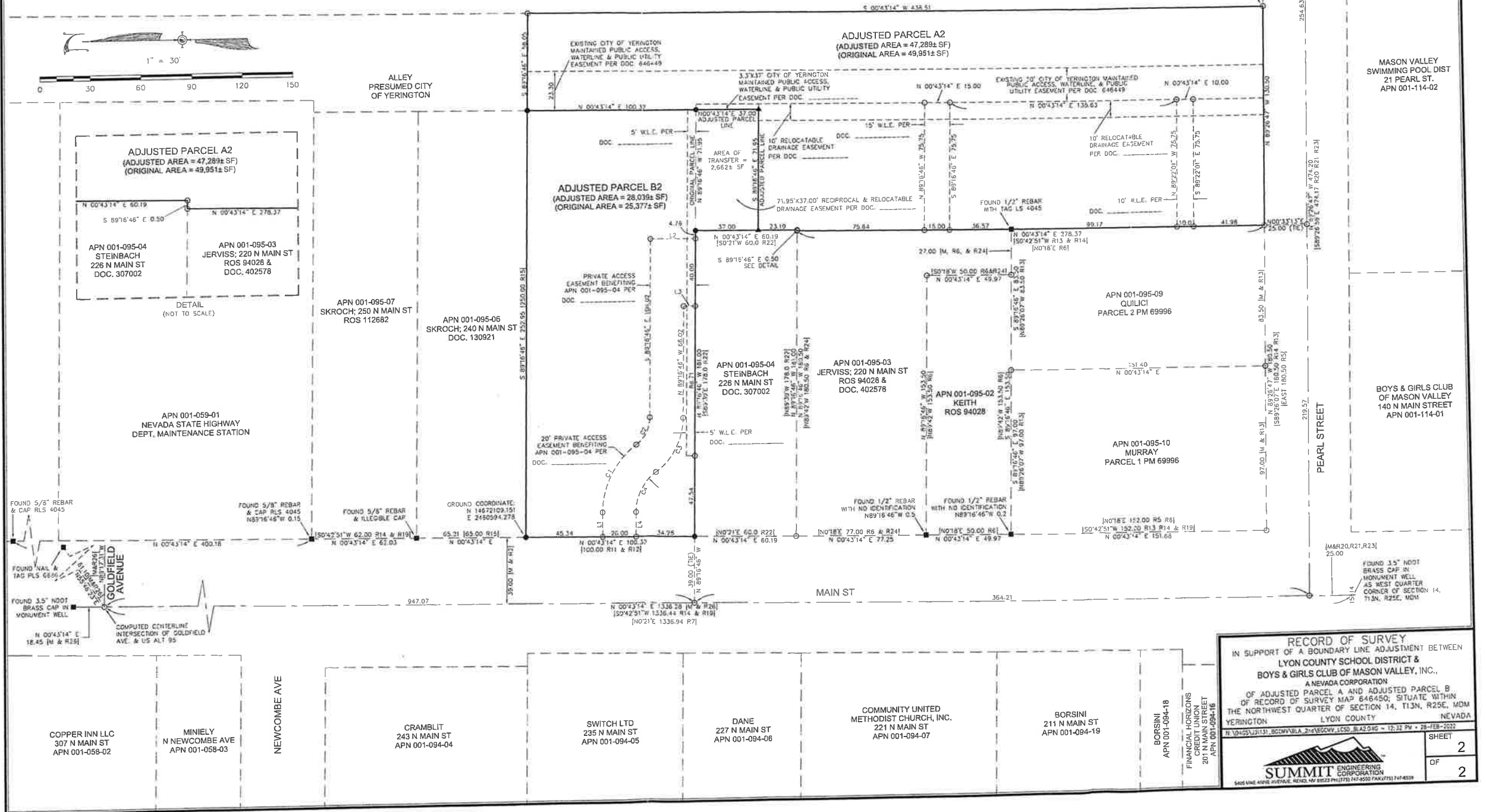
APN 001-061-02
LYON COUNTY
SCHOOL DISTRICT
DEEDS, BK. 31, PAGES 139-140



LEGEND

- 15014 FOUND QUARTER CORNER AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- COMPLET POINT; NOTHING FOUND OR SET
- FOUND 5/8" REBAR & CAP PLS 15224
- SET 5/8" REBAR & CAP PLS 15224
- SUBJECT PROPERTY LINE
- EASEMENT LIMITS LINE
- ADJACENT PARCEL PROPERTY LINE
- STREET CENTERLINE
- MEASURED INFORMATION PER THIS SURVEY
- RECORD INFORMATION PER REFERENCE (1-28)
- [M] WATER LINE EASEMENT
- [R#]
- W.L.E.

GROUND COORDINATE:
N 1467166.764
E 2460899.728



RECORD OF SURVEY
IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT BETWEEN
LYON COUNTY SCHOOL DISTRICT &
BOYS & GIRLS CLUB OF MASON VALLEY, INC.,
A NEVADA CORPORATION
OF ADJUSTED PARCEL A AND ADJUSTED PARCEL B
OF RECORD OF SURVEY MAP 646450, SITUATE WITHIN
THE NORTHWEST QUARTER OF SECTION 14, T13N, R25E, MDN
YERINGTON LYON COUNTY NEVADA
N 1467166.764 E 2460899.728 = 12:32 PM - 28-FEB-2022
SHEET 2 OF 2
SUMMIT ENGINEERING CORPORATION
SAYS VINE ADRS 4000 AVENUE, SUITE 100, PHOENIX, AZ 85018-1000 (602) 944-7400 FAX (602) 944-7401

THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO
HEREBY STATE:

- HEREBY STATE:
- 1) THE OWNERS HAVE EXAMINED THE PLAT AND APPROVE AND AUTHORIZE THE RECORDATION THEREOF;
 - 2) THE OWNERS AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN;
 - 3) THE OWNERS AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE;
 - 4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID;
 - 5) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTICED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER OF THE LAND.
 - 6) THE OWNERS HEREBY AGREE TO ACCEPT ANY DRAINAGE ONTO THEIR PROPERTY RESULTING FROM THE BOUNDARY LINE ADJUSTMENT.

LYON COUNTY SCHOOL DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA

BY: WAYNE WORKMAN
ITS: SUPERINTENDENT

STATE OF NEVADA)
) S.S.
COUNTY OF LYON)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 29, 2021 BY WAYNE WORKMAN AS SUPERINTENDENT OF LYON COUNTY SCHOOL DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Cheryl Weil
(SIGNATURE OF NOTARIAL OFFICER)

(MY COMMISSION EXPIRES 1-12-2025)

THE DAVID H. FULSTONE AND ANGELINA M. FULSTONE 1978 TRUST (SURVIVOR'S TRUST),
DATED DECEMBER 14, 1978, AS AMENDED

BY: DAVID H. FULSTONE
ITS: CO-TRUSTEE OR TRUSTEE

BY: DeeAnn Fulstone
ITS: CO-TRUSTEE OR TRUSTEE

STATE OF NEVADA }
COUNTY OF Lyon } S.S.

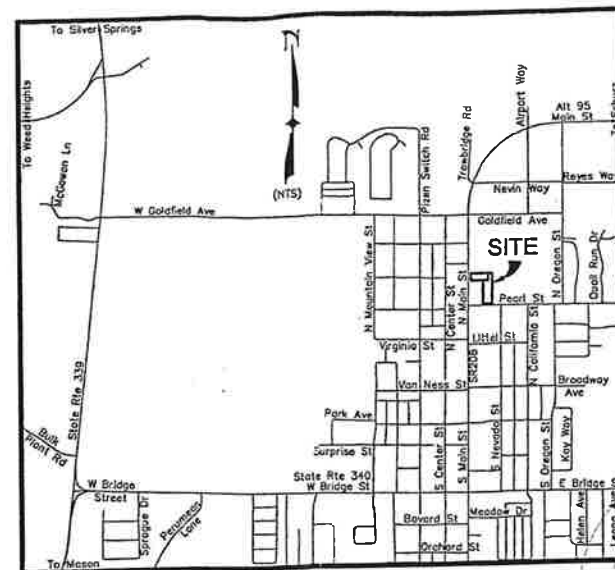
COUNTY OF 2901
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept 14, 2021 BY DAVID
H. FULSTONE AND DEEANN FULSTONE PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC,
WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

(SIGNATURE OF NOTARIAL OFFICER)

(MY COMMISSION EXPIRES 4/1/23)

A DIGITAL COPY OF THIS MAP HAS BEEN DELIVERED TO LYON
COUNTY G.I.S. COORDINATOR.

G.I.S. COORDINATOR



VICINITY MAP
[NOT TO SCALE]

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR SUMMIT ENGINEERING CORPORATION, DO HEREBY CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LYON COUNTY SCHOOL DISTRICT, A POLICE DISTRICT SUBDIVISION OF THE STATE OF NEVADA, AND THE DAVID H. FULSTONE AND ANGELINA M. FULSTONE 1978 TRUST (SURVIVORS TRUST), DATED DECEMBER 14, 1978, AS AMENDED.
- 2) LANDS SURVEYED LIE WITHIN THE NW1/4 OF SECTION 14, T13N, R25E, M.D.M., CITY OF YERRINGTON, LYON COUNTY, NEVADA. THE SURVEY WAS COMPLETED ON AUGUST 17, 2021.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS AS SHOWN HEREON. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 27B.010 THROUGH 27B.630 INCLUSIVE.

RYAN G. COOK

PLS 15224

8-17-2021

THE IRRIGATION AND DRAINAGE EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED TOGETHER WITH A REVIEW AND CONFORMATION OF 0 APPURTENANT WATER RIGHT ACRES WITHIN THE BOUNDARIES OF THE WALKER RIVER IRRIGATION DISTRICT.

Robert C. Byrum
WALKER RIVER IRRIGATION DISTRICT

9-21-2021
DATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVISERS ARE THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED; NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS DELINEATED.

STEWART TITLE COMPANY

BY: Mary Dinsmore, V.P. Regional Manager
Mary Dinsmore Vice President, Regional Manager

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF
YERRINGTON, NEVADA AT THEIR OFFICIAL MEETING ON THE 9TH
DAY OF AUGUST 2021.

JOHN GARRY
MAYOR

ATTEST: [Signature]
CITY CLERK

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE
CITY OF YERINGTON, NEVADA DATED THE 21st DAY OF
September 2021.

PLANNING COMMISSION CHAIRMAN

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT
SITUATE WITHIN THE NW1/4 OF SECTION 14, T13N, R25E, M.D.M.,
AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

BY: GREGORY LYMAN, P.E.
TITLE: CITY ENGINEER

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 001-095-05 & APN 001-095-08

Shelby Sil: 10/21/21
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER DATE

FILED FOR RECORD AT THE REQUEST OF Bighorn Consulting
ON THIS 21st DAY OF October 2021, AT 02
MINUTES PAST 12 O'CLOCK, P.M., IN THE OFFICIAL
RECORDS OF LYON COUNTY, NEVADA.

646450 Margie Kassebaum
FILE NO. LYON COUNTY RECORDER

FFF BY: \$4200 Christine Smith, Chief Deputy Recorder

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
OF THE PARCELS DESCRIBED IN GRANT, BARGAIN AND SALE
DEEDS DOCUMENT NOS. 65246 & 448371; SITUATE WITHIN
THE NORTHWEST QUARTER OF SECTION 14, T13N, R25E, NDM

YERINGTON LYON COUNTY NEVADA

N. 1/4 SEC. 14, T13N, R25E, NDM, LYON CO., NEV. - 5.48 PM - 10- AUG-2021


SUMMIT ENGINEERING CORPORATION
RAID, WASH. APPL. APPRAIS. DESIG. INC./30025 PLEASANTVIEW /714-2606 FAX/(772) 747-6558

SHEET **1**
OF **2**

1046450 10/11/1

- 1) THIS RECORD OF SURVEY IS IN CONFORMANCE WITH N.R.S. CHAPTER 625.340.
- 2) TOTAL NUMBER OF PARCELS BEING ADJUSTED = 2.
- 3) TOTAL AREA = 75,328.14 SQUARE FEET. THE AREAS SHOWN ON THIS MAP REFLECT THE BOUNDARY LINE ADJUSTMENT.
- 4) THIS RECORD OF SURVEY SHOWS THE BOUNDARY LINE ADJUSTMENT RECORDED IN THE LYON COUNTY RECORDS AS DOCUMENT NUMBER 646449
- 5) ALL EXISTING EASEMENTS ARE TO REMAIN.

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 36°59'31.28758" NORTH 119° 09' 44.14588" WEST FOR
THE CENTRAL GPS CODE "YERI" (WASHOE COUNTY IDENTIFIER LTNSM0000), A COMBINED
GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE
GRID COORDINATES TO GROUND.

1) UNRECORDED PLAT OF CITY OF YERINGTON, TRACED FROM BLUE PRINT FURNISHED BY CITY OF YERINGTON, BY P.J.MCCALL FOR SIERRA PACIFIC POWER COMPANY, COMPAIED T.J.W. 7/17/1940 (T.J.W. IS PRESUMED TO BE THOMAS J. WELSH).

2) STATE OF NEVADA, DEPT. OF HIGHWAYS, 8 STRIP MAP, CONTROL SECTION TRANSPORTATION, 8/1/1940, ON FILE WITH NEVADA DEPARTMENT OF TRANSPORTATION.

3) DEED, BK 31, PG 139, FILE NO. 48282, RECORDED 3/13/1941.

4) DEED, DOCUMENT NO. 63335, RECORDED 6/7/1941.

5) DEED, DOCUMENT NO. 8325, RECORDED 7/6/1946.

6) RECORD OF SURVEY MAP NO. 94028, RECORDED 12/2/1957.

7) RECORD OF SURVEY MAP NO. 97271, RECORDED 10/14/1966.

8) RECORD OF SURVEY MAP NO. 87081, RECORDED 3/20/1967.

9) DEED, DOCUMENT NO. 17988, RECORDED 3/14/1974.

10) DEED, DOCUMENT NO. 42408, RECORDED 12/11/1978.

11) DEED, DOCUMENT NO. 51185, RECORDED 1/1/1980.

12) DEED, DOCUMENT NO. 65246, RECORDED 12/16/1981.

13) PARCEL MAP NO. 69956, RECORDED 8/11/1982.

14) RECORD OF SURVEY MAP NO. 13562, RECORDED 12/28/1987.

15) DEED, DOCUMENT NO. 135921, RECORDED 1/31/1990.

16) RECORD OF SURVEY MAP NO. 143028, RECORDED 7/25/1991.

17) RECORD OF SURVEY MAP NO. 154694, RECORDED 8/1/1993.

18) RECORD OF SURVEY MAP NO. 163694, RECORDED 8/1/1993.

19) RECORD OF SURVEY MAP NO. 167885, RECORDED 1/5/1994.

20) RECORD OF SURVEY MAP NO. 177548, RECORDED 10/16/1995.

21) RECORD OF SURVEY MAP NO. 21533, RECORDED 2/25/1998.

22) DEED, DOCUMENT NO. 307002, RECORDED 10/24/2003.

23) RECORD OF SURVEY MAP NO. 342568, RECORDED 3/9/2005.

24) DEED, DOCUMENT NO. 402574, RECORDED 7/16/2005.

25) DEED, DOCUMENT NO. 448371, RECORDED 9/16/2005.

26) RECORD OF SURVEY MAP NO. 463562, RECORDED 8/7/2010.

27) RECORD OF SURVEY MAP NO. 51328, RECORDED 10/21/2013.

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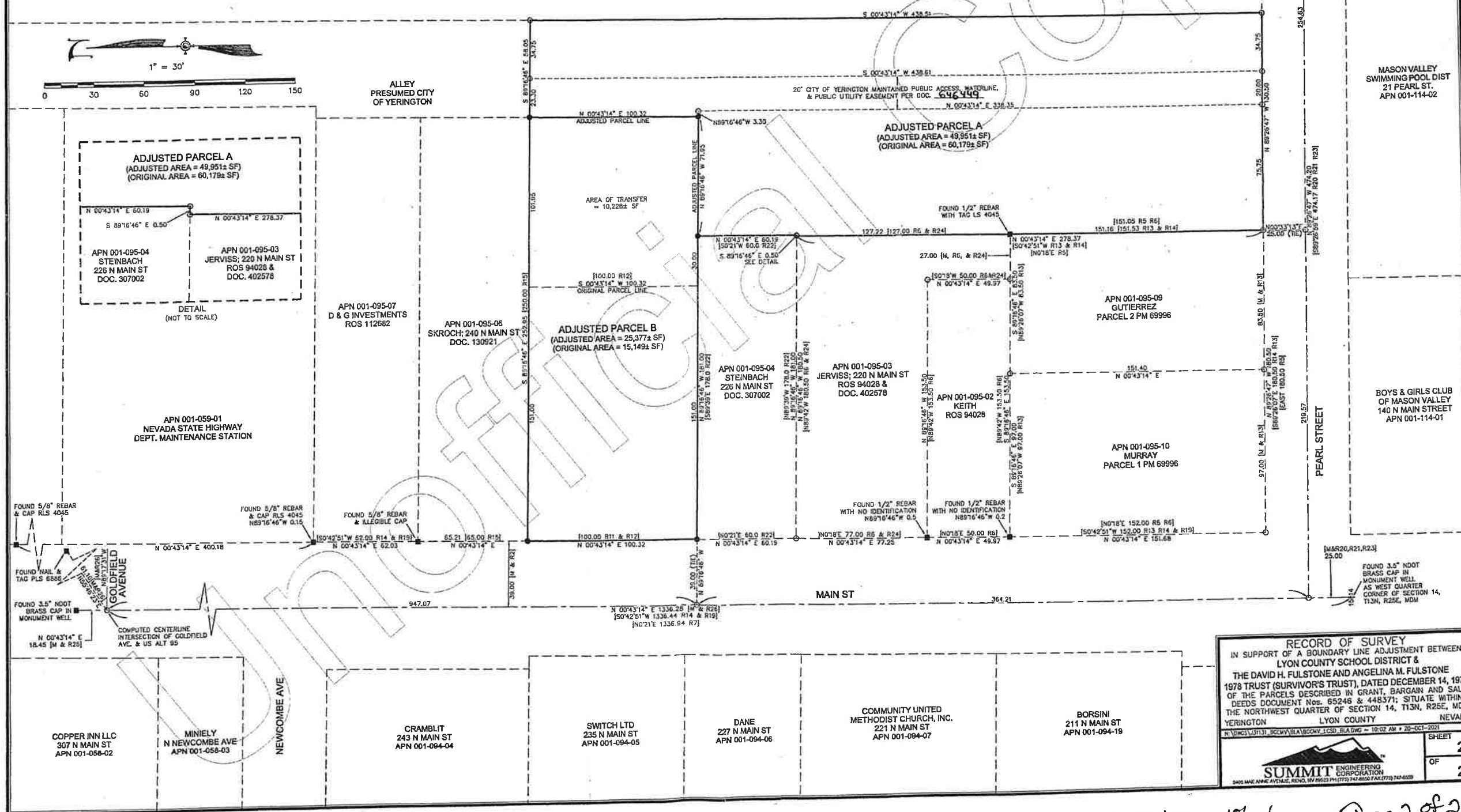
115) DE

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

APN 001-061-02
LYON COUNTY
SCHOOL DISTRICT
DEEDS, BK. 31, PAGES 139-140



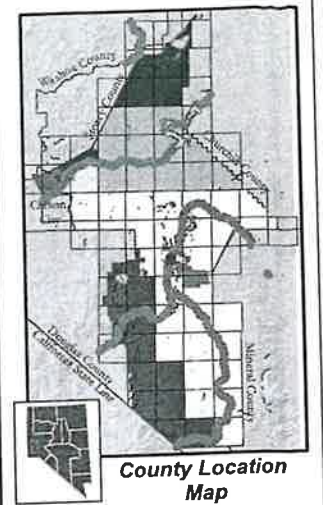
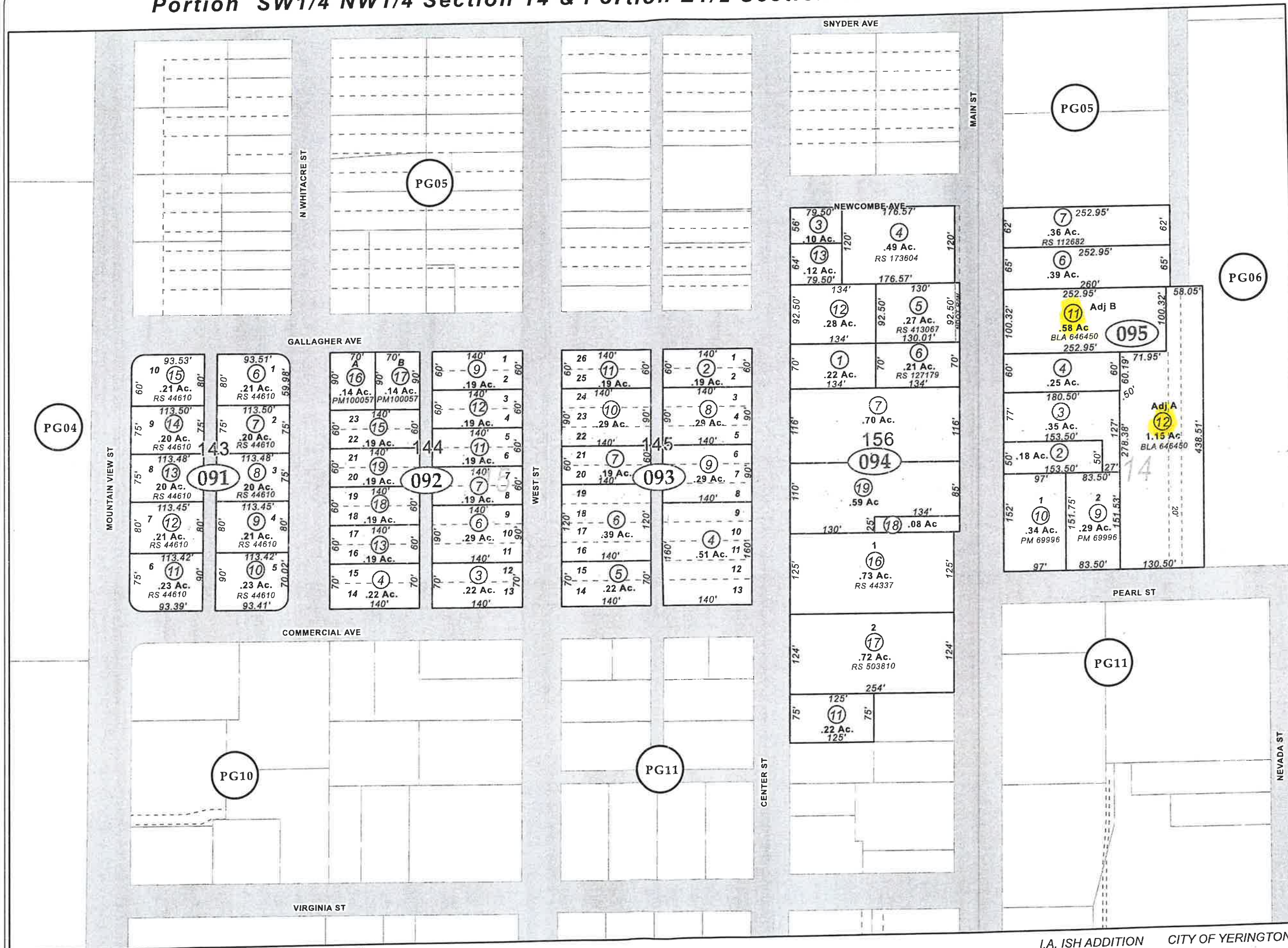
15814 FOUND QUARTER CORNER AS NOTED
 ■ FOUND PROPERTY CORNER AS NOTED
 ○ COMPUTED POINT; NOTHING FOUND OR SET
 ● SET 5/8" REBAR & CAP PLS 15224
 ——— SUBJECT PROPERTY LINE
 - - - - - TIE LINE
 - - - - - ADJACENT PARCEL PROPERTY LINE
 ——— STREET CENTERLINE
 [M] MEASURED INFORMATION PER THIS SURVEY
 [R] RECORD INFORMATION PER REFERENCE (1-28)



7 #1 11.450 101 1 Date 2 of 2

Portion SW1/4 NW1/4 Section 14 & Portion E1/2 Section 15 T13N - R25E, MD&M

1-09



Location Map

Map Elements

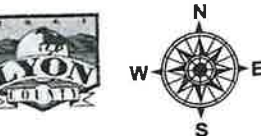
- 1/4 Corner Section
- Section Ties
- Dimensions
- Parcel Lot
- Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image

- Parcel Boundaries
- Block Number
- Parcel Book & Page Number
- Page Number

Cities & Townships

- Dayton
- Dayton Valley
- Fernley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1" = 150'
Revised: October 21, 2021



NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

I.A. ISH ADDITION CITY OF YERINGTON