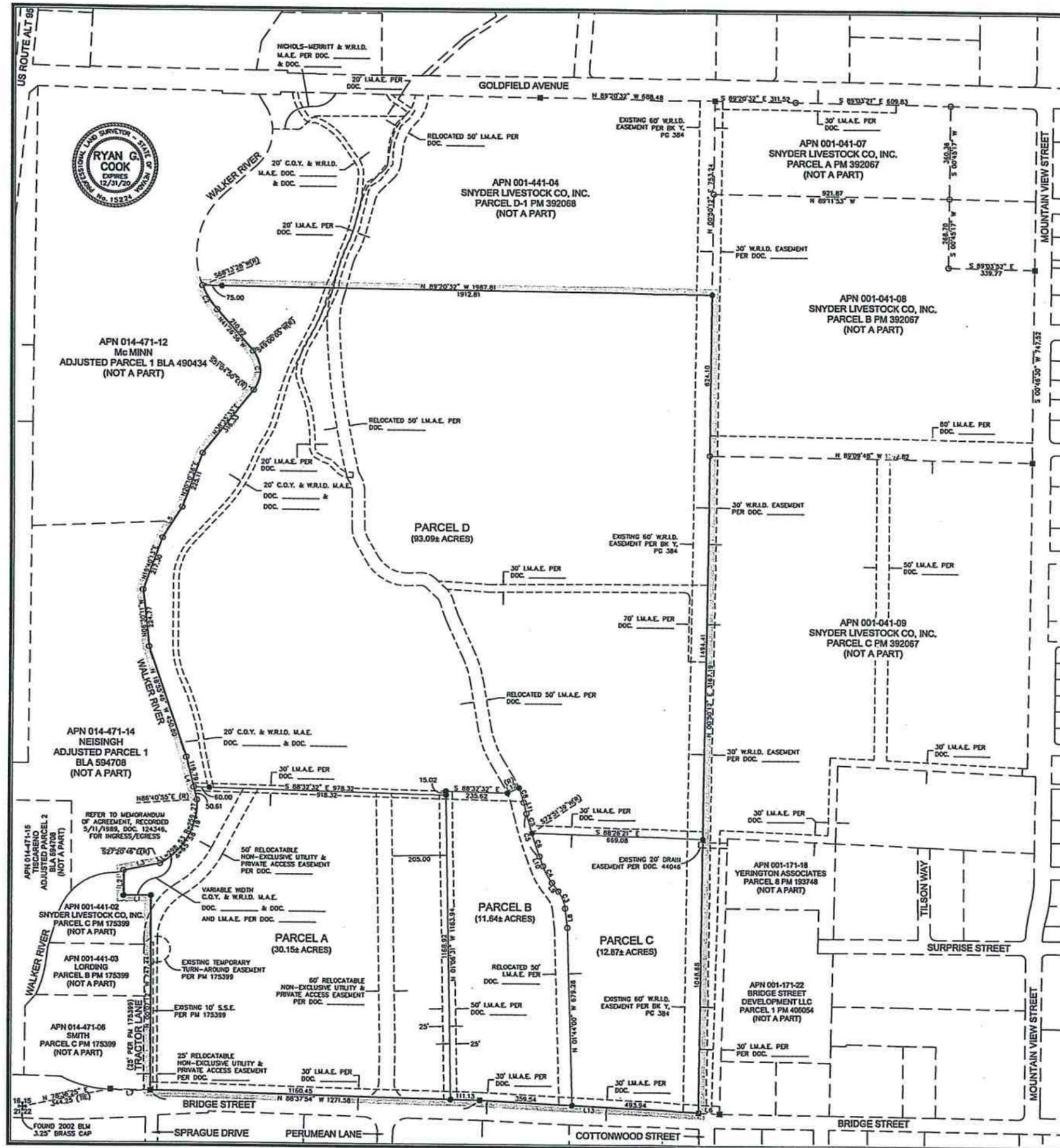


PRELIMINARY, FOR REVIEW ONLY



**REFERENCES:**

- 1) PARCEL MAP NO. 175399, RECORDED ON SEPTEMBER 23, 1994.
- 2) PARCEL MAP NO. 193748, RECORDED ON MAY 28, 1996.
- 3) PARCEL MAP NO. 193521, RECORDED ON JUNE 31, 1996.
- 4) ANNEXATION MAP NO. 342181, RECORDED ON FEBRUARY 4, 2005.
- 5) PARCEL MAP NO. 392067, RECORDED ON SEPTEMBER 26, 2008.
- 6) PARCEL MAP NO. 392068, RECORDED ON SEPTEMBER 26, 2008.
- 7) PARCEL MAP NO. 406054, RECORDED ON MAY 10, 2007.
- 8) RECORD OF SURVEY MAP NO. 411568, RECORDED ON AUGUST 3, 2007.
- 9) PARCEL MAP NO. 431596, RECORDED ON SEPTEMBER 10, 2008.
- 10) RECORD OF SURVEY MAP NO. 440757, RECORDED ON APRIL 8, 2009.
- 11) RECORD OF SURVEY MAP NO. 461644, RECORDED ON JULY 7, 2010.
- 12) RECORD OF SURVEY MAP NO. 490434, RECORDED ON APRIL 27, 2012.
- 13) RECORD OF SURVEY MAP NO. 594708, RECORDED ON MARCH 29, 2015.

ALL WITHIN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

**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°52'31.2255" NORTH AND 119° 08' 44.14568" WEST FOR REGIONAL GPS CORRS YER1 (WASHOE COUNTY IDENTIFIER LYNSM0010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND. ROTATE BEARINGS SHOWN HEREON COUNTERCLOCKWISE 0.2417" TO MATCH PARCEL MAP 392068.

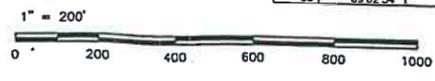
**NOTES:**

- 1) TOTAL NUMBER OF PARCELS = 4; TOTAL AREA = 147.75± ACRES.
- 2) A 10.00 FOOT PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED ADJACENT TO ALL EXTERIOR BOUNDARIES AND 5.00 FEET ON EACH SIDE OF ALL INTERIOR BOUNDARIES. THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAN INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES. SAID NEW EASEMENTS ARE INTERIOR TO THE SUBJECT PARCELS SHOWN HEREON.
- 3) A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 4) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS WITHIN EACH PARCEL AS SHOWN 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.
- 5) AN EASEMENT IS HEREBY RESERVED FOR ALL EXISTING IRRIGATION DITCHES CROSSING THE PARCELS SHOWN HEREON.
- 6) PER PATENT RECORDED MARCH 15, 1906, IN BOOK 0, PAGE 176, AND PATENT RECORDED APRIL 7, 1908, IN BOOK 0, PAGE 186 DEED RECORDS OF LYON COUNTY, NEVADA, PARCELS A-D SHOWN HEREON ARE "SUBJECT TO ANY NEEDED AND RESERVATIONS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW."
- 7) PARCEL MAP No. 392068 CONTAINS THE FOLLOWING EASEMENT NOTE: "PARCEL BOUNDARIES ARE SUBJECT TO A 7.5' PUBLIC UTILITY EASEMENT WHEN FRONTING ON A ROAD. ALL OTHER PARCEL BOUNDARIES ARE SUBJECT TO A 5' PUBLIC UTILITY EASEMENT."

**LEGEND**

- 16-15  
21-22 FOUND SECTION CORNER AS NOTED
- 5/8" REBAR PLS 15224 TO BE SET
- FOUND 5/8" REBAR WITH CAP PLS 15225, UNLESS NOTED OTHERWISE
- COMPUTED POINT; NOTHING FOUND OR SET
- (R) RADIAL BEARING
- PM PARCEL MAP
- BLA BOUNDARY LINE ADJUSTMENT MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- [R/I] REFERENCED MAP RECORD INFORMATION
- C.O.Y. CITY OF YERINGTON
- W.O.I.D. WALKER RIVER IRRIGATION DISTRICT
- M.A.E. MAINTENANCE ACCESS EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- I.M.A.E. IRRIGATION AND MAINTENANCE ACCESS EASEMENT PER DOCUMENT AS NOTED

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	78°55'00"	118.14	184.79	131.15
C2	19°40'28"	319.97	109.87	109.33
C3	30°26'05"	135.00	71.71	70.67
C4	16°45'12"	250.00	73.10	72.84
C5	05°54'51"	1675.00	172.89	172.89
C6	03°14'11"	1675.00	84.83	84.82
C7	02°40'57"	1675.00	78.26	78.25
C8	09°02'54"	375.00	59.22	58.18



LINE	BEARING	DISTANCE
L1	S 88°52'48" W	105.00
L2	N 00°07'12" E	96.85
L3	N 78°49'58" E	141.40
L4	N 13°56'09" W	170.40
L5	N 31°34'21" E	143.14
L6	S 87°16'38" E	79.68
L7	N 88°37'54" W	153.42
L8	N 08°41'43" W	75.34
L9	S 37°07'47" E	41.49
L10	S 20°22'35" E	39.74
L11	N 15°27'44" W	44.83
L12	N 68°29'21" E	50.00
L13	N 82°16'39" W	853.48

**PARCEL MAP**  
FOR  
**SNYDER LIVESTOCK COMPANY, INC.,**  
A NEVADA CORPORATION  
A DIVISION OF PARCEL D-2 OF PM 392068  
SITUATE WITHIN THE WEST 1/2 OF SECTION 15,  
TOWNSHIP 13 NORTH, RANGE 25 EAST, MDM

YERINGTON LYON COUNTY NEVADA  
R:\DMC\130630\_Engineering\15121\_SnyderParcel\PM392068 - 11:45 AM - 07-04-2020

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

**SUMMIT** ENGINEERING CORPORATION  
5400 LAKE AVE. SUITE 100, RENO, NV 89521 PH: 775-787-7272 FAX: 775-787-7273

PRELIMINARY, FOR REVIEW ONLY

**OWNER'S CERTIFICATE:**

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED HEREON, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY DEDICATE AND SET ASIDE ALL EASEMENTS AS SHOWN.

SYNDER LIVESTOCK COMPANY, INC., A NEVADA CORPORATION

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF SYNDER LIVESTOCK COMPANY, INC., A NEVADA CORPORATION, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

\_\_\_\_\_  
(SIGNATURE OF NOTARIAL OFFICER)  
(MY COMMISSION EXPIRES \_\_\_\_\_)

**TITLE COMPANY'S CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED; EXCEPT FOR THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS DELINEATED.

WESTERN TITLE COMPANY

BY: \_\_\_\_\_

**W.R.I.D. CERTIFICATE:**

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

\_\_\_\_\_  
WALKER RIVER IRRIGATION DISTRICT DATE

**CITY ENGINEER CERTIFICATE:**

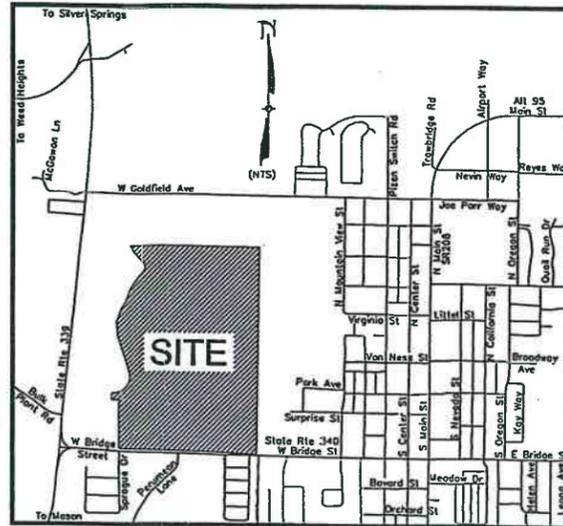
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT BEING A DIVISION OF PARCEL D-2 OF PM 392068 SITUATE WITHIN THE WEST 1/2 OF SECTION 15, T13N, R25E, M.D.M., AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**G.I.S. NOTE:**

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

\_\_\_\_\_  
G.I.S. COORDINATOR DATE



VICINITY MAP  
(NOT TO SCALE)

**SURVEYOR'S CERTIFICATE:**

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 SNYDER LIVESTOCK COMPANY, INC., A NEVADA CORPORATION.
- 2) LANDS SURVEYED LIE WITHIN THE WEST HALF OF SECTION 15, T13N, R25E, M.D.M., CITY OF YERINGTON, LYON COUNTY, NEVADA. THE SURVEY WAS COMPLETED ON \_\_\_\_\_ 2020.
- 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.



RYAN G. COOK PLS 15224

**CITY COUNCIL'S APPROVAL:**

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF YERINGTON, NEVADA AT THEIR OFFICIAL MEETING ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
JOHN GARRY  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

**COUNTY 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.

\_\_\_\_\_  
FILE NO. LYON COUNTY RECORDER

\_\_\_\_\_  
FEE BY:

**UTILITY COMPANIES' CERTIFICATE:**

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

\_\_\_\_\_  
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

\_\_\_\_\_  
CHARTER COMMUNICATIONS DATE

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

\_\_\_\_\_  
FRONTIER COMMUNICATIONS DATE

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

\_\_\_\_\_  
SOUTHWEST GAS CORPORATION DATE

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

**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 001-441-05

\_\_\_\_\_  
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER DATE

**PLANNING COMMISSION CERTIFICATE:**

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF YERINGTON, NEVADA DATED THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
PLANNING COMMISSION CHAIRMAN

PARCEL MAP  
FOR  
SNYDER LIVESTOCK COMPANY, INC.,  
A NEVADA CORPORATION  
A DIVISION OF PARCEL D-2 OF PM 392068  
SITUATE WITHIN THE WEST 1/2 OF SECTION 15,  
TOWNSHIP 13 NORTH, RANGE 25 EAST, MDM  
YERINGTON LYON COUNTY NEVADA  
SUMMIT ENGINEERING CORPORATION  
3405 HALE AVE. AVONDALE, KANSAS 66001 PH: 913-451-7777 FAX: 913-451-8518

SHEET 1 OF 2