

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. FURTHERMORE, THE BOUNDARY RESOLUTION ALONG THE HIGH DITCH AS NARRATED IN NOTE #7 ON SHEET 2 IS HEREBY AGREED.

DESERT PEARL FARMS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____
ITS: _____

STATE OF NEVADA }
COUNTY OF LYON } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY _____ AS _____ OF
DESERT PEARL FARMS, LLC, A NEVADA LIMITED LIABILITY COMPANY,
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; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS DELINEATED.

TITLE SERVICE AND ESCROW 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 A PART OF THE SOUTH HALF OF SECTION 6 AND WITHIN THE NORTHWEST QUARTER OF SECTION 7, T12N, R26E, M.D.M., AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

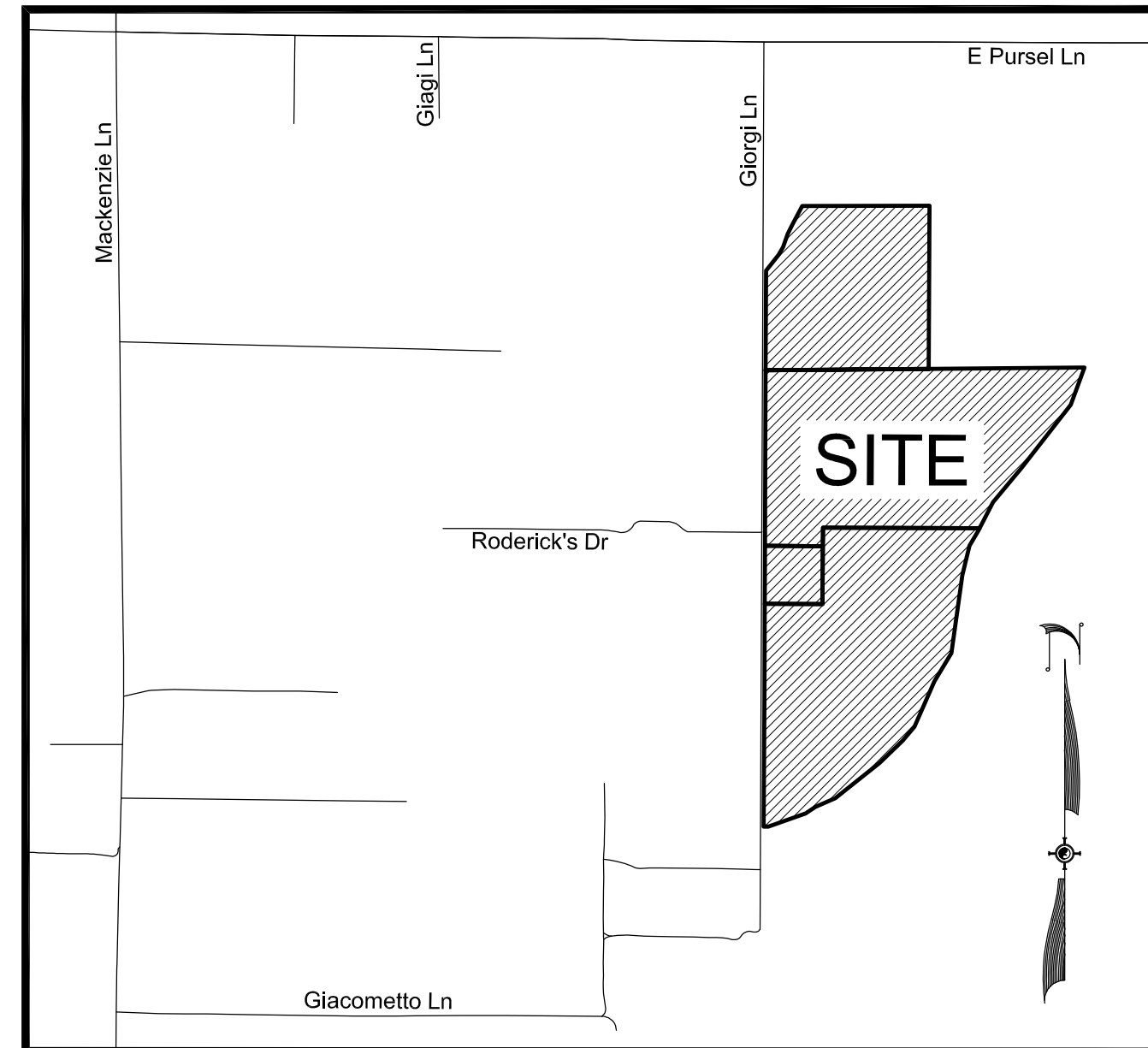
BY: _____

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 DESERT PEAR FARMS, LLC, A NEVADA LIMITED LIABILITY COMPANY.
2. LANDS SURVEYED LIE WITHIN THE SOUTH HALF OF SECTION 6 AND WITHIN THE NORTHWEST QUARTER OF SECTION 7, T12N, R26E, M.D.M., CITY OF YERINGTON, LYON COUNTY, NEVADA. THE SURVEY WAS COMPLETED ON _____, 2018.
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

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 COMPANY _____ 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 001-681-11

NIKKI BRYAN, LYON COUNTY CLERK/TREASURER _____ DATE _____

CITY COUNCIL'S APPROVAL:

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF YERINGTON, NEVADA AT THEIR OFFICIAL MEETING ON THE ____ DAY OF _____, 2018.

GEORGE DINI
MAYOR

ATTEST: _____
CITY CLERK

PLANNING COMMISSION CERTIFICATE:

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF YERINGTON, NEVADA DATED THE _____ DAY OF _____, 2018.

PLANNING COMMISSION CHAIRMAN _____

COUNTY RECORDER'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 2018, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FILE NO. _____ LYON COUNTY RECORDER _____

FEE _____ BY: _____

TENTATIVE PARCEL MAP
FOR
DESERT PEARL FARMS, LLC,
A NEVADA LIMITED LIABILITY COMPANY
BEING A DIVISION OF A PORTION OF THE WEST HALF
OF SECTION 6 AND A PORTION OF THE NORTHWEST QUARTER
OF SECTION 7, TOWNSHIP 12 NORTH, RANGE 26 EAST, MDM
YERINGTON LYON COUNTY NEVADA

Summit Engineering Corporation
5405 MAE ANNE AVENUE, RENO, NV 89523 PH:(775) 747-8500 FAX:(775) 747-8509

SHEET	1
OF	2

PRELIMINARY, FOR REVIEW ONLY

LEGEND

- 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
COMPUTED SECTION CORNER AS NOTED
FOUND QUARTER CORNER AS NOTED
5/8" REBAR PLS 15224 TO BE SET
FOUND 5/8" REBAR PLS 11178, UNLESS NOTED OTHERWISE
DIVISION INTO LARGE PARCELS MAP
RECORD OF SURVEY
PUBLIC UTILITY EASEMENT
REFERENCED MAP RECORD INFORMATION

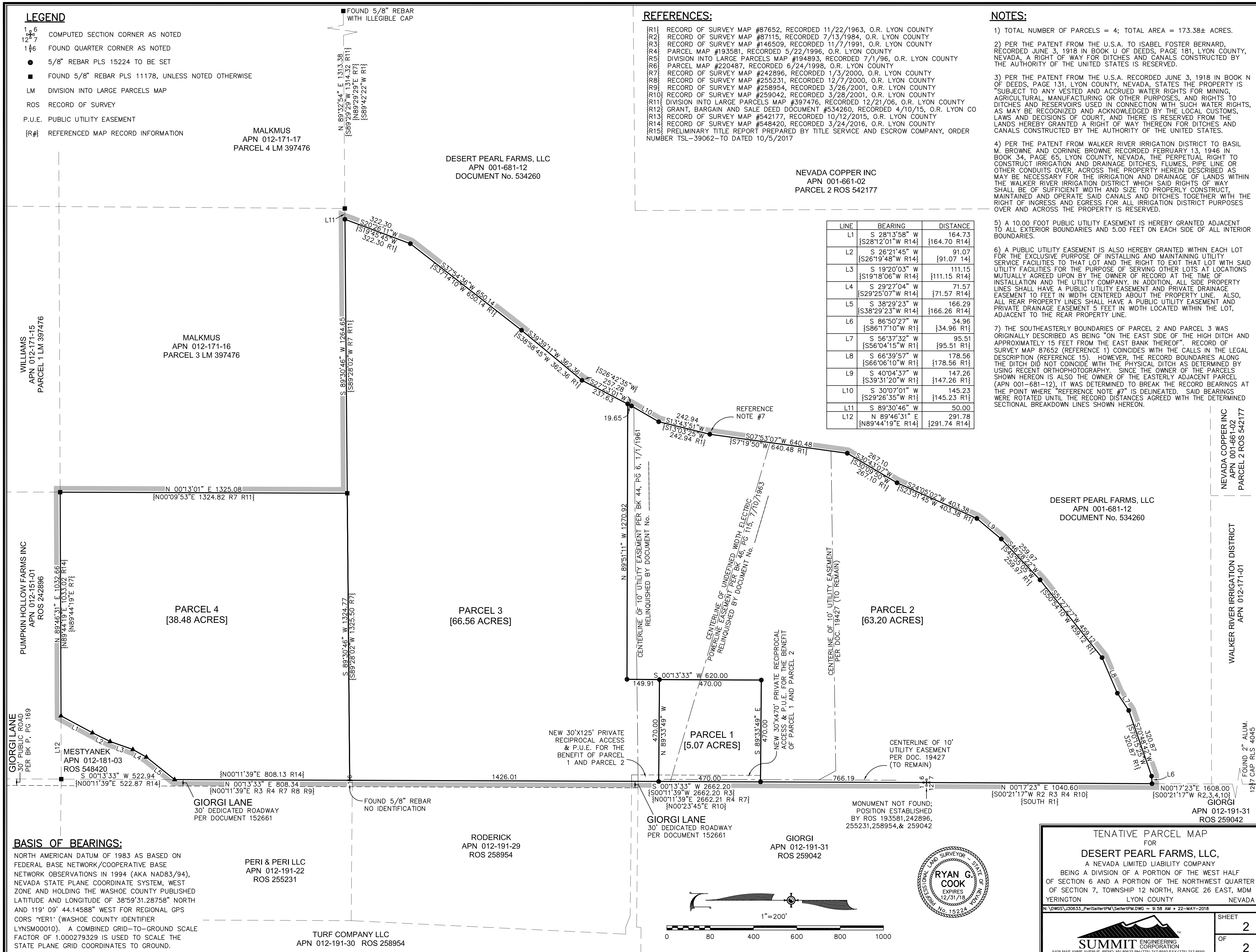
REFERENCES:

- R1 RECORD OF SURVEY MAP #87652, RECORDED 11/22/1963, O.R. LYON COUNTY
R2 RECORD OF SURVEY MAP #87115, RECORDED 7/13/1984, O.R. LYON COUNTY
R3 RECORD OF SURVEY MAP #146509, RECORDED 11/7/1991, O.R. LYON COUNTY
R4 PARCEL MAP #193581, RECORDED 5/22/1996, O.R. LYON COUNTY
R5 DIVISION INTO LARGE PARCELS MAP #194893, RECORDED 7/1/96, O.R. LYON COUNTY
R6 PARCEL MAP #220487, RECORDED 6/24/1998, O.R. LYON COUNTY
R7 RECORD OF SURVEY MAP #242896, RECORDED 1/3/2000, O.R. LYON COUNTY
R8 RECORD OF SURVEY MAP #255231, RECORDED 12/7/2000, O.R. LYON COUNTY
R9 RECORD OF SURVEY MAP #258954, RECORDED 3/26/2001, O.R. LYON COUNTY
R10 RECORD OF SURVEY MAP #259042, RECORDED 3/28/2001, O.R. LYON COUNTY
R11 DIVISION INTO LARGE PARCELS MAP #397476, RECORDED 12/21/06, O.R. LYON COUNTY
R12 GRANT, BARGAIN AND SALE DEED DOCUMENT #534260, RECORDED 4/10/15, O.R. LYON COUNTY
R13 RECORD OF SURVEY MAP #542177, RECORDED 10/12/2015, O.R. LYON COUNTY
R14 RECORD OF SURVEY MAP #548420, RECORDED 3/24/2016, O.R. LYON COUNTY
R15 PRELIMINARY TITLE REPORT PREPARED BY TITLE SERVICE AND ESCROW COMPANY, ORDER NUMBER TSL-39062-TO DATED 10/5/2017

NOTES:

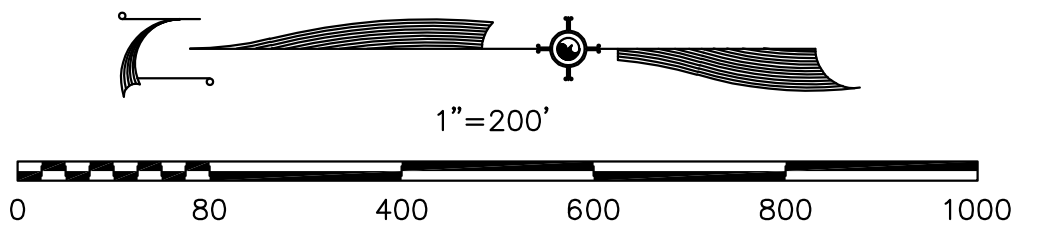
- 1) TOTAL NUMBER OF PARCELS = 4; TOTAL AREA = 173.38± ACRES.
2) PER THE PATENT FROM THE U.S.A. TO ISABEL FOSTER BERNARD, RECORDED JUNE 3, 1918 IN BOOK U OF DEEDS, PAGE 181, LYON COUNTY, NEVADA, A RIGHT OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES IS RESERVED.
3) PER THE PATENT FROM THE U.S.A. RECORDED JUNE 3, 1918 IN BOOK N OF DEEDS, PAGE 131, LYON COUNTY, NEVADA, STATES THE PROPERTY IS "SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURT, AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED A RIGHT OF WAY THEREON FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
4) PER THE PATENT FROM WALKER RIVER IRRIGATION DISTRICT TO BASIL M. BROWNE AND CORINNE BROWNE RECORDED FEBRUARY 13, 1946 IN BOOK 34, PAGE 65, LYON COUNTY, NEVADA, THE PERPETUAL RIGHT TO CONSTRUCT IRRIGATION AND DRAINAGE DITCHES, FLUMES, PIPE LINE OR OTHER CONDUITS OVER, ACROSS THE PROPERTY HEREIN DESCRIBED AS MAY BE NECESSARY FOR THE IRRIGATION AND DRAINAGE OF LANDS WITHIN THE WALKER RIVER IRRIGATION DISTRICT WHICH SAID RIGHTS OF WAY SHALL BE OF SUFFICIENT WIDTH AND SIZE TO PROPERLY CONSTRUCT, MAINTAINED AND OPERATE SAID CANALS AND DITCHES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR ALL IRRIGATION DISTRICT PURPOSES OVER AND ACROSS THE PROPERTY IS RESERVED.
5) A 10.00 FOOT PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ADJACENT TO ALL EXTERIOR BOUNDARIES AND 5.00 FEET ON EACH SIDE OF ALL INTERIOR BOUNDARIES.
6) 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. IN ADDITION, ALL SIDE PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT TO FEET IN WIDTH CENTERED ABOUT THE PROPERTY LINE. ALSO, ALL REAR PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT 5 FEET IN WIDTH LOCATED WITHIN THE LOT, ADJACENT TO THE REAR PROPERTY LINE.
7) THE SOUTHEASTERLY BOUNDARIES OF PARCEL 2 AND PARCEL 3 WAS ORIGINALLY DESCRIBED AS BEING "ON THE EAST SIDE OF THE HIGH DITCH AND APPROXIMATELY 15 FEET FROM THE EAST BANK THEREOF". RECORD OF SURVEY MAP #87652 (REFERENCE 1) COINCIDES WITH THE CALLS IN THE LEGAL DESCRIPTION (REFERENCE 15). HOWEVER, THE RECORD BOUNDARIES ALONG THE DITCH DID NOT COINCIDE WITH THE PHYSICAL DITCH AS DETERMINED BY USING RECENT ORTHOPHOTOGRAPHY. SINCE THE OWNER OF THE PARCELS SHOWN HEREON IS ALSO THE OWNER OF THE EASTERLY ADJACENT PARCEL (APN 001-681-12), IT WAS DETERMINED TO BREAK THE RECORD BEARINGS AT THE POINT WHERE "REFERENCE NOTE #7" IS DELINEATED. SAID BEARINGS WERE ROTATED UNTIL THE RECORD DISTANCES AGREED WITH THE DETERMINED SECTIONAL BREAKDOWN LINES SHOWN HEREON.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 12 rows of survey data for lines L1 through L12.



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°59'31.28758" NORTH AND 119° 09' 44.14588" WEST FOR REGIONAL GPS CORRS "YER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.



TENTATIVE PARCEL MAP FOR DESERT PEARL FARMS, LLC, A NEVADA LIMITED LIABILITY COMPANY. BEING A DIVISION OF A PORTION OF THE WEST HALF OF SECTION 6 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 NORTH, RANGE 26 EAST, MDM YERINGTON LYON COUNTY NEVADA. Includes Summit Engineering Corporation logo and contact info.