

LINE	BEARING	DISTANCE
L1	S53°21'34"W	25.00'
L2	S53°21'34"W	25.00'
L3	N36°38'26"W	25.00'
L4	N36°38'26"W	25.00'
L5	S34°18'25"W	65.76'
L6	S00°05'22"W	31.26'
L7	N36°38'26"W	73.57'
L8	N41°45'23"W	88.38'
L9	S41°45'23"E	46.23'
L10	S36°38'26"E	73.57'
L11	N36°38'26"W	73.57'
L12	N41°45'23"W	46.83'
L13	N00°05'22"E	19.39'
L14	N02°12'09"W	25.00'
L15	N02°12'09"W	25.00'
L16	S89°54'38"E	25.00'
L17	S89°54'38"E	25.00'

LINE	DELTA	RADIUS	ARC
C1	53°16'12"	250.00'	232.43'
C2	5°06'57"	250.00'	22.32'
C3	2°17'31"	150.00'	6.00'
C4	21°45'03"	175.00'	66.43'
C5	5°06'57"	225.00'	20.09'
C6	84°53'03"	20.00'	29.63'
C7	5°06'57"	275.00'	24.55'
C8	81°13'33"	20.00'	28.35'
C9	39°22'48"	275.00'	189.01'
C10	90°00'00"	20.00'	31.42'
C11	2°17'31"	175.00'	7.00'
C12	2°17'31"	125.00'	5.00'
C13	90°00'00"	20.00'	31.42'
C14	53°16'12"	225.00'	209.19'
C15	0°59'54"	225.00'	3.92'
C16	24°29'03"	225.00'	96.15'
C17	27°47'15"	225.00'	109.12'
C18	12°45'40"	275.00'	61.25'
C19	15°45'03"	275.00'	75.60'
C20	10°52'04"	275.00'	52.16'
C21	5°06'57"	250.00'	22.32'
C22	48°09'15"	250.00'	210.11'

NOTES:

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL DEDICATED STREET RIGHT-OF-WAYS, 5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES 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.
- ALL PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE THE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH COINCIDENT ALL REAR LOT LINES AND 10 IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING LOT OWNERS, SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING LOT OWNERS.

BASIS OF BEARINGS:

THE WEST LINE OF THE SW 1/4, SECTION 33, T.17 N., R.22 E., M.D.M., TAKEN AS N. 00°25'33" E., AS SHOWN ON "A MAP INTO LARGE PARCELS", MAP NO. 232386, AS RECORDED ON APRIL 14, 1999, IN THE OFFICE OF THE LYON COUNTY RECORDER.

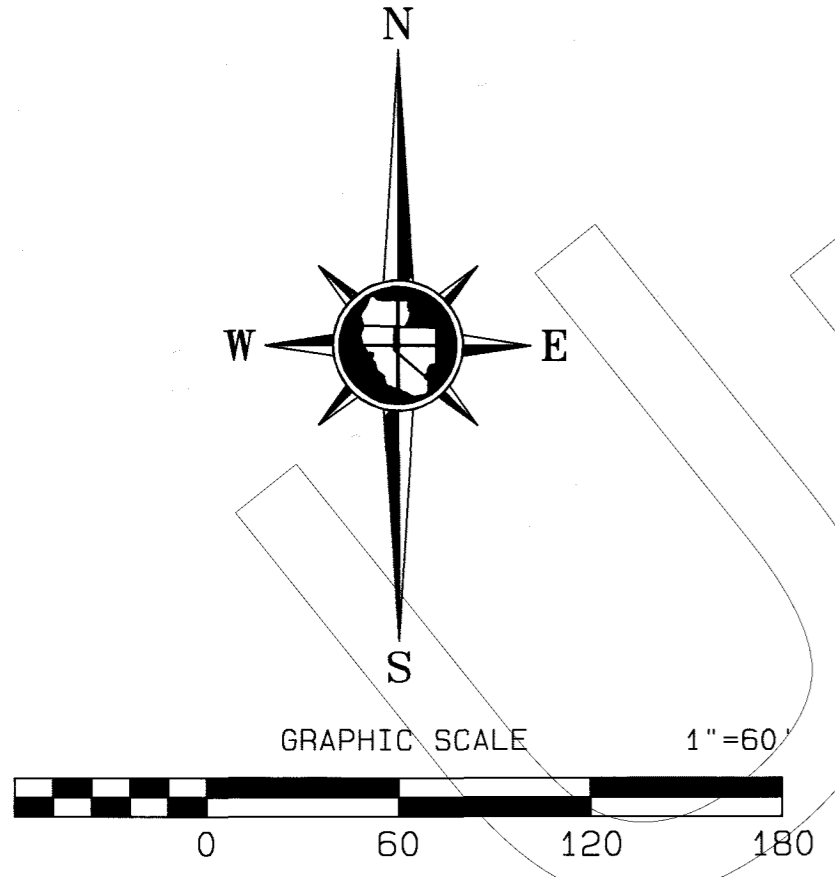
REFERENCES

- FINAL SUBDIVISION MAP FOR RIVERPARK DUNES UNIT 2A, RECORDED SEPTEMBER 5, 2007 AS FILE NO. 413360, OFFICIAL RECORDS, LYON COUNTY, NEVADA.
- FINAL SUBDIVISION MAP FOR RIVERPARK DUNES UNIT 2B, RECORDED DECEMBER 3, 2009 AS FILE NO. 451840, OFFICIAL RECORDS, LYON COUNTY, NEVADA.
- FINAL SUBDIVISION MAP FOR RIVERPARK DUNES UNIT 1, RECORDED DECEMBER 14, 2004 AS FILE NO. 338102, OFFICIAL RECORDS, LYON COUNTY, NEVADA.
- FINAL SUBDIVISION MAP FOR RIVERPARK DUNES PHASE 1, UNIT 13, RECORDED SEPTEMBER 14, 2006, AS FILE NO. 390739, OFFICIAL RECORDS, LYON COUNTY, NEVADA.
- FINAL SUBDIVISION MAP FOR RIVERPARK DUNES UNIT 9, RECORDED MAY 5, 2005, AS FILE NO. 350052, OFFICIAL RECORDS, LYON COUNTY, NEVADA.
- PARCEL MAP FOR RIVERPARK PROPERTIES, LLC, RECORDED AUGUST 13, 2003 AS FILE NO. 302043, OFFICIAL RECORDS LYON COUNTY, NEVADA

TOTAL AREA = 23.34 ACRES +/-
 AREA OF LOTS (15) = 4.76 AC +/-
 AREA OF PARCEL 2-A (REMAINDER) = 17.44 AC +/-
 AREA OF STREETS = 49539 SQFT +/-

LEGEND:

- SET 5/8" REBAR & CAP - P.L.S. 5097, OR CURB SCRIBE AT PROPERTY LINE EXTENSION
- SECTION CORNER
- ONE-QUARTER CORNER
- FOUND POINT, AS NOTED
- ADJACENT PARCEL LINES
- DIMENSION POINT, NOTHING FOUND OR SET
- STREET CENTERLINES
- EASEMENT LINE
- UNIT BOUNDARY LINE
- LOT LINE
- SET STANDARD WELL MONUMENT - STAMPED P.L.S. 5097



**FINAL SUBDIVISION PLAT
FOR
RIVERPARK DUNES UNIT 2C
A RESIDENTIAL SUBDIVISION**

A DIVISION OF REMAINDER PARCEL 2 OF
SUBDIVISION MAP NO. 451840
BEING A PORTION OF THE SE 1/4 OF SECTION 33,
TOWNSHIP 17 NORTH, RANGE 22 EAST, M.D.M.

LYON COUNTY NEVADA

TRI STATE SURVEYING, LTD JOB NO. 16057.01.RC

1925 E. PRATER WAY SPARKS, NEVADA 89434 SHEET 3
(775) 358-9491 * FAX # 358-3664 OF 3

575998 2/2/2018 3083