

March 16, 2023 - 10:48 Dwg Name: P:\Corrion\04\dwg\Surv\Final Drawings\Plot of Subdivision\Phase 4\COPPER-PH4-FM_CWRLCNV04.dwg Updated By: APerenz

OWNER’S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, COPPER CANYON 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LENNAR RENO, LLC, A DOMESTIC LIMITED LIABILITY COMPANY, IS THE OWNER OF THOSE TRACTS OF LAND REPRESENTED ON THIS PLAT AND HAS/HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF THE NEVADA REVISED STATUTES, CHAPTER 278 AND LYON COUNTY CODE, TITLE 15.

- 1. THE ACCESS, DRAINAGE, SEWER, PUBLIC UTILITY, ETC. EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE.
- 2. THE PUBLIC WAYS, RIGHTS-OF-WAY, ROADS, STREETS AND AVENUES AS IDENTIFIED HEREON INCLUDING ALL APPURTENANCES THERETO IS/ARE HEREBY OFFERED AND CONVEYED FOR DEDICATION TO THE COUNTY OF LYON, STATE OF NEVADA, AND THAT THOSE ACCEPTED BY THE COUNTY OF LYON ARE SET APART TO BE A PUBLIC THOROUGHFARE IN PERPETUITY.

THE OWNER OF THIS SUBDIVISION MAP AND THEIR HEIRS ASSIGNS AND SUCCESSORS, AGREE TO PROVIDE NOTICE OF THE PROVISIONS OF NRS 40.140 AND CHAPTER 15.20 OF THE LYON COUNTY CODE TO ANY AND ALL SUBSEQUENT PURCHASERS. WE DECLARE THAT WE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN. IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED THEIR NAMES

COPPER CANYON 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DATE

(PRINT NAME/TITLE)

LENNAR RENO, LLC, A DOMESTIC LIMITED LIABILITY COMPANY

DATE

(PRINT NAME/TITLE)

NOTARY CERTIFICATE

STATE OF

COUNTY OF

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,

ON THIS DAY OF , 20.

OF COPPER CANYON 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

PRINT NAME/TITLE

NOTARY CERTIFICATE

STATE OF

COUNTY OF

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,

ON THIS DAY OF , 20.

OF LENNAR RENO, LLC, A DOMESTIC LIMITED LIABILITY COMPANY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

PRINT NAME/TITLE

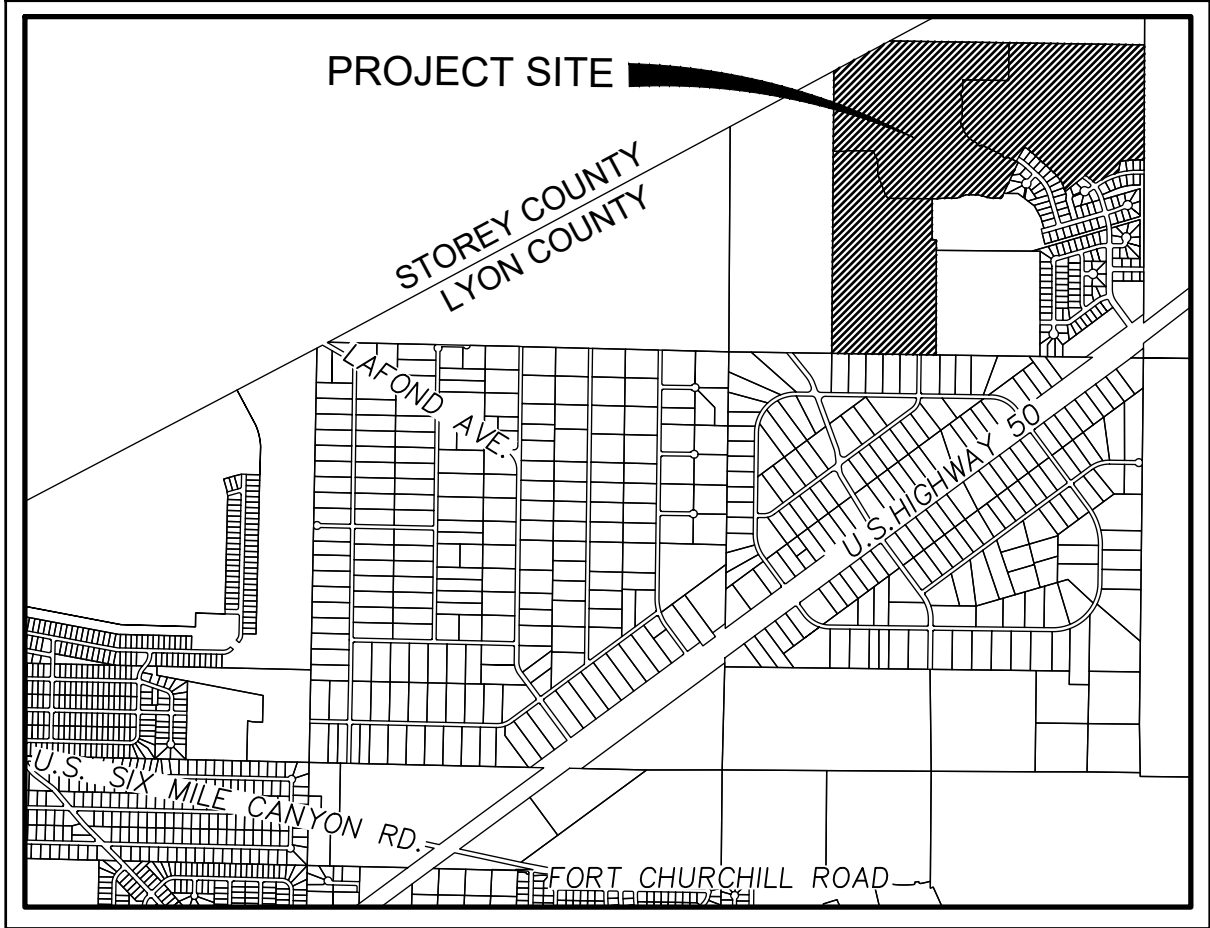
TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS. EXCEPT AS SHOWN BELOW:

DATE

(PRINT NAME/TITLE)

MERGER AND RE-SUBDIVISION MAP
FOR
COPPER CANYON – PHASE 4



VICINITY MAP
NOT TO SCALE

COUNTY CLERK/TREASURER CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES 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 THAT IS THE SUBJECT OF THIS MAP.

APN: 016–021–43, 016–021–44, 016–021–46

DATE

(PRINT NAME/TREASURER)

RIGHT TO FARM

THE LANDS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 40.140 AND CHAPTER 15.20 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 AND OPERATED IN A NON-NEGLIGENT MANNER.

NEVADA DIVISION
OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE STATE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

DATE

(PRINT NAME/TITLE)

NEVADA DIVISION
OF WATER RESOURCES

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

DATE

(PRINT NAME/TITLE)

COMMUNITY DEVELOPMENT &
PLANNING COMMISSION CERTIFICATE

THIS FINAL PLAT WAS REVIEWED BY THE COMMUNITY DEVELOPMENT DEPARTMENT ON THE DAY OF 20. THE PLAT HAS BEEN EXAMINED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON THE DAY OF 20. AND ALL CONDITIONS IMPOSED UPON SUCH APPROVAL HAVE BEEN SATISFIED.

IN ADDITION, ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE;

PLANNING COMMISSION CHAIRMAN DATE

COMMUNITY DEVELOPMENT DIRECTOR DATE

LYON COUNTY REVIEW

THE UNDERSIGNED DEPARTMENT HEADS AND LOCAL FIRE DISTRICT HEREBY CERTIFY THAT THE FINAL MAP HAS BEEN REVIEWED BY EACH DEPARTMENT OR LOCAL FIRE DISTRICT FOR ALL IMPROVEMENTS THEREOF.

DUSTIN HOMAN LYON COUNTY ROAD DIRECTOR DATE

RICH HARVEY CENTRAL FIRE PROTECTION DISTRICT DIRECTOR DATE

TROY VILLINES LYON COUNTY ASSESSOR DATE

DAVID BRUKETTA LYON COUNTY UTILITIES DATE

COUNTY ENGINEER’S CERTIFICATE

I, CHARLES L. RENO, CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP OF COPPER CANYON ESTATES, PHASE 4 IN SECTION 22, TOWNSHIP 17 NORTH, RANGE 22 EAST, M.D.M., AS SHOWN ON THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE APPROVED TENTATIVE MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS MAP.

CHUCK RENO COUNTY ENGINEER DATE

G.I.S. STATEMENT

A DIGITAL COPY OF THIS MAP HAS BEEN PROVIDED TO THE LYON COUNTY G.I.S. DEPARTMENT.

KERRY PAGE PLANNING ASSISTANT DATE

SURVEYOR’S CERTIFICATE

I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF COPPER CANYON 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LENNAR RENO, LLC, A DOMESTIC LIMITED LIABILITY COMPANY.
- 2. THE LANDS SURVEYED LIE WITHIN SECTION 22, T.17 N. R. 22 E., M.D.M., AND THE SURVEY WAS COMPLETED ON MAY 10, 2019.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THIS PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY. MONUMENTS WILL BE SET NO LATER THAN, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE INSTALLATION OF THE MONUMENTS.

LEE H. SMITHSON P.L.S.
NEVADA CERTIFICATE NO. 5097



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.

RECORDING FEE:

FILE No:

COUNTY RECORDER

UTILITY COMPANIES CERTIFICATE

WE, THE UNDERSIGNED UTILITY COMPANIES, DO BY THESE PRESENTS, REMISE, RELEASE AND FOREVER RELINQUISH ANY INTEREST OF RIGHTS IN THE EXISTING UTILITY EASEMENTS WITHIN THE BOUNDARY SHOWN HEREON EXCEPT THOSE NOTED AS “TO REMAIN”, AND ACKNOWLEDGE AND ACCEPT THE NEWLY GRANTED EASEMENTS AS SHOWN AND NOTED HEREON.

CHARTER COMMUNICATIONS DATE

(PRINT NAME/TITLE)

STATE OF } SS
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS OF , 20, BY, AS, FOR

CHARTER COMMUNICATIONS

NOTARY PUBLIC

NEVADA BELL TELEPHONE COMPANY DATE
D/B/A NEVADA AT&T

(PRINT NAME/TITLE)

STATE OF } SS
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS OF , 20, BY, AS, FOR

NEVADA BELL TELEPHONE COMPANY D/B/A/ AT&T NEVADA

NOTARY PUBLIC

SIERRA PACIFIC POWER COMPANY CERTIFICATE

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO NV ENERGY 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, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

SIERRA PACIFIC POWER COMPANY, DATE
D/B/A NV ENERGY

(PRINT NAME/TITLE)

STATE OF } SS
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS OF , 20,

BY, AS, FOR
SIERRA PACIFIC POWER COMPANY, D/B/A NV ENERGY

NOTARY PUBLIC

SOUTHWEST GAS CORPORATION CERTIFICATE

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL 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.

SOUTHWEST GAS CORPORATION DATE

(PRINT NAME/TITLE)

STATE OF } SS
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS OF , 20,

BY, AS, FOR
SOUTHWEST GAS CORPORATION

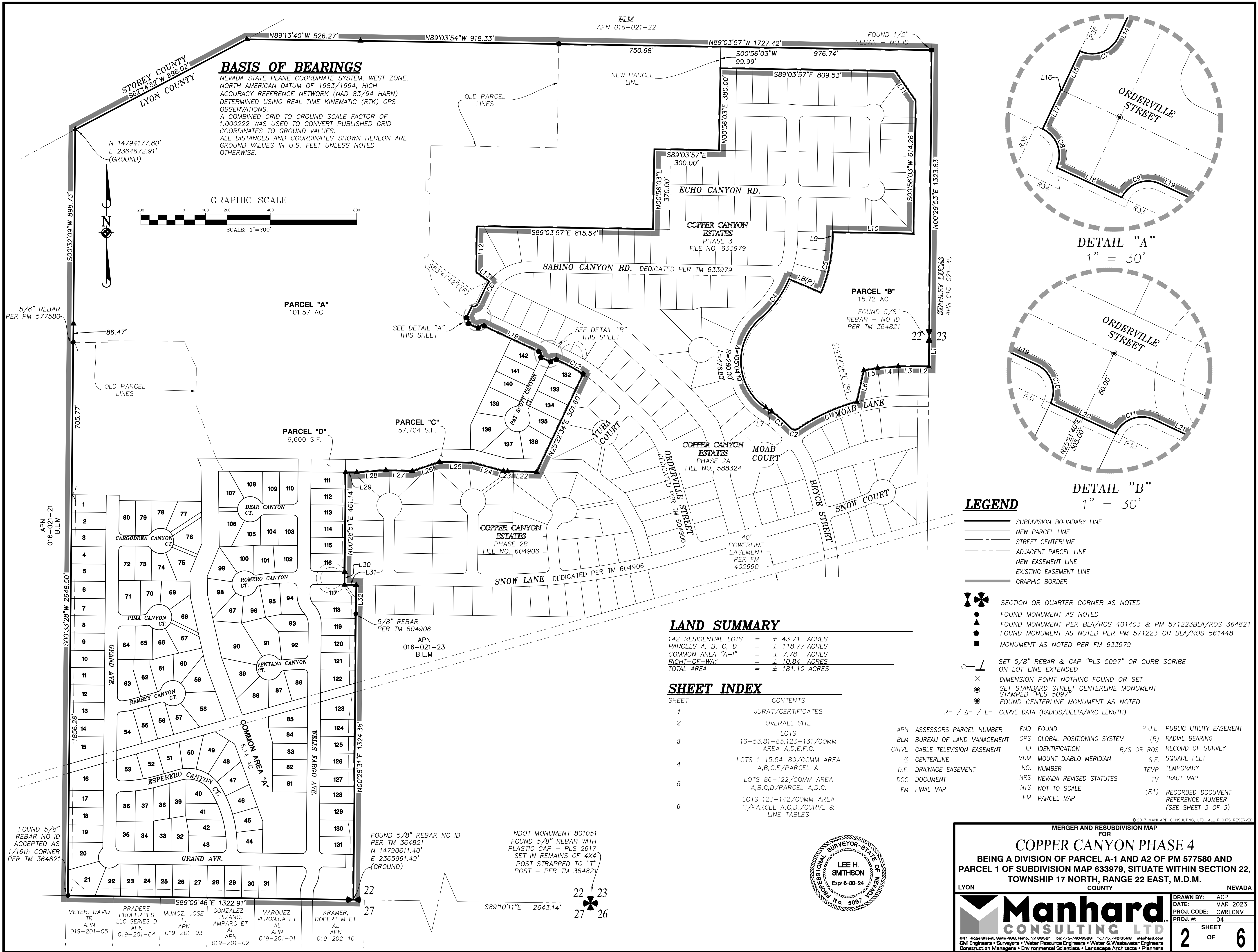
NOTARY PUBLIC

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MERGER AND RESUBDIVISION MAP
FOR
COPPER CANYON PHASE 4
BEING A DIVISION OF PARCEL A-1 AND A2 OF PM 577580 AND
PARCEL 1 OF SUBDIVISION MAP 633979, SITUATE WITHIN SECTION 22,
TOWNSHIP 17 NORTH, RANGE 22 EAST, M.D.M.
LYON COUNTY NEVADA
DRAWN BY: ACP
DATE: MAR 2023
PROJ. CODE: CWRLCNV
PROJ. #: 04
SHEET 1 OF 6
Manhard CONSULTING LTD.
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-9500 f: 775-748-9500 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
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SUBDIVISION MAP

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NOTES

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES (5 FEET ON EACH SIDE), 5 FOOT INSIDE EACH LOT ALONG THE REAR LOT LINE, AND 10 FEET ADJACENT TO ALL ROADWAYS CREATED HEREON, UNLESS NOTED AND/OR GRAPHICALLY DEPICTED OTHERWISE.
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED TO THEIR CORRESPONDING BENEFICIARIES WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING, ACCESSING, AND MAINTAINING UTILITY SERVICES TO EACH LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICES, AND FURTHER, FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE CORRESPONDING UTILITY COMPANIES.
- PUBLIC UTILITY EASEMENTS GRANTED BY THIS SUBDIVISION SHALL INCLUDE INSTALLATION, ACCESS, AND MAINTENANCE BY CABLE TELEVISION SERVICES.
- PRIVATE DRAINAGE EASEMENTS, ACROSS ALL COMMON AREAS AND 5 FEET IN WIDTH, INSIDE EACH LOT ALONG ALL REAR LOT LINES, AND 10 FEET IN WIDTH, CENTERED ON ALL INTERIOR LOT LINES, ARE HEREBY GRANTED TO THEIR CORRESPONDING BENEFICIARIES FOR THE EXCLUSIVE PURPOSE OF PROVIDING MUTUALLY BENEFICIAL DRAINAGE TO AND FOR ADJOINING LOT OWNERS. SAID EASEMENTS TO MIGRATE WITH THE BOUNDARY LINES THEY ADJOIN AND/OR ENCOMPASS IF AND/OR WHEN SAID BOUNDARY LINES ARE ADJUSTED, AS AGREED UPON BY THE ADJOINING LOT OWNERS.
- IN CASES WHERE EASEMENTS GRANTED BY THIS SUBDIVISION CROSS EXISTING EASEMENTS, THE EXISTING EASEMENTS WILL TAKE PRECEDENCE, UNLESS NOTED AND/OR GRAPHICALLY DEPICTED OTHERWISE.
- A BLANKET PERMANENT DRAINAGE FACILITIES AND MAINTENANCE ACCESS EASEMENT IS GRANTED OVER PARCEL B PER DOCUMENT NO. 635377.
- SEE TYPICAL LOT EASEMENT DETAIL FOR FURTHER CLARIFICATION.

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW PARCEL LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- GRAPHIC BORDER



SECTION OR QUARTER CORNER AS NOTED



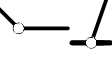
FOUND MONUMENT AS NOTED
FOUND MONUMENT PER BLA/ROS
401403 & PM 571223BLA/ROS 364821



FOUND MONUMENT AS NOTED PER
PM 571223 OR BLA/ROS 561448



MONUMENT AS NOTED PER FM 633979



SET 5/8" REBAR & CAP "PLS 5097" OR
CURB SCRIBE ON LOT LINE EXTENDED



DIMENSION POINT NOTHING FOUND OR SET
SET STANDARD STREET CENTERLINE MONUMENT
STAMPED "PLS 5097"



FOUND CENTERLINE MONUMENT AS NOTED

R= / Δ= / L=

APN ASSESSORS PARCEL NUMBER

BLM BUREAU OF LAND MANAGEMENT

CATVE CABLE TELEVISION EASEMENT

CL CENTERLINE

D.E. DRAINAGE EASEMENT

DOC DOCUMENT

FM FINAL MAP

FND FOUND

GPS GLOBAL POSITIONING SYSTEM

ID IDENTIFICATION

MDM MOUNT DIABLO MERIDIAN

NO. NUMBER

NRS NEVADA REVISED STATUTES

NTS NOT TO SCALE

PM PARCEL MAP

P.U.E. PUBLIC UTILITY EASEMENT

P.D.E. PRIVATE DRAINAGE EASEMENT

(R) RADIAL BEARING

R/S OR ROS RECORD OF SURVEY

S.F. SQUARE FEET

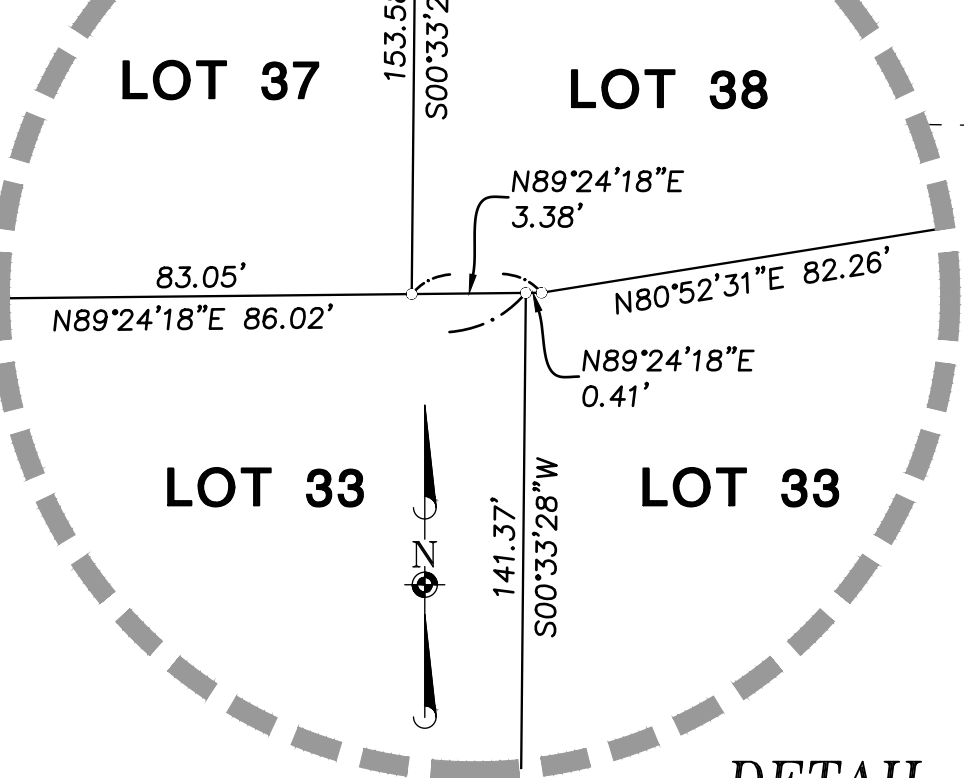
TEMP TEMPORARY

TM TRACT MAP

(R1) RECORDED DOCUMENT

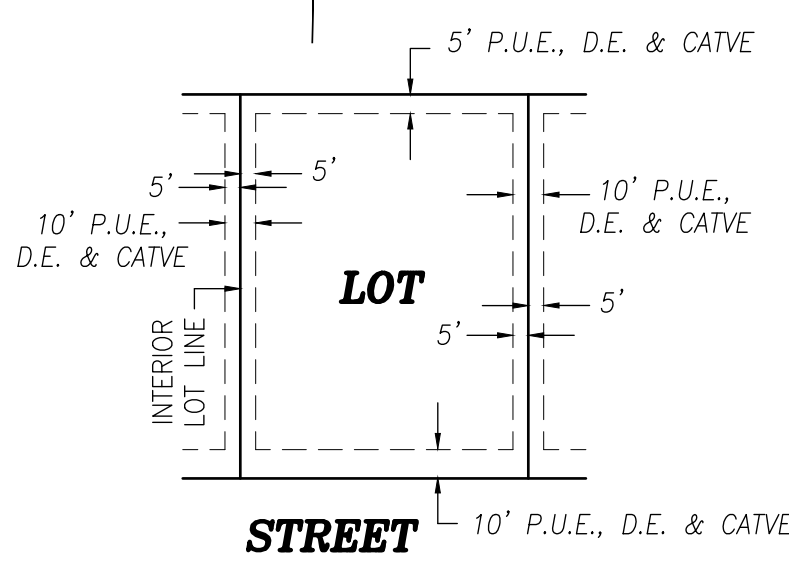
REFERENCE NUMBER

(SEE SHEET 3 OF 3)



DETAIL "C"

1" = 5'



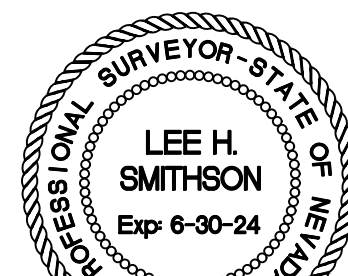
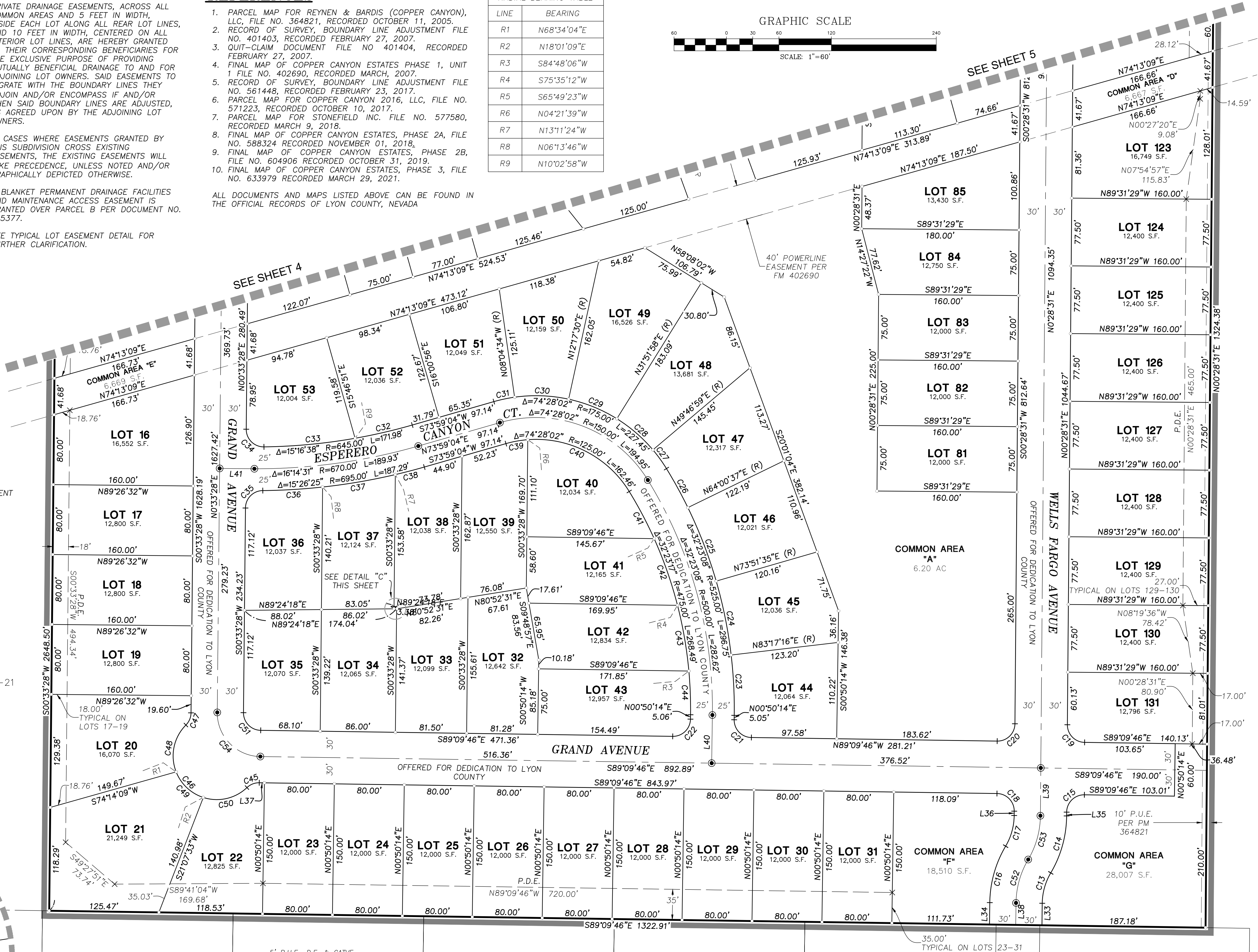
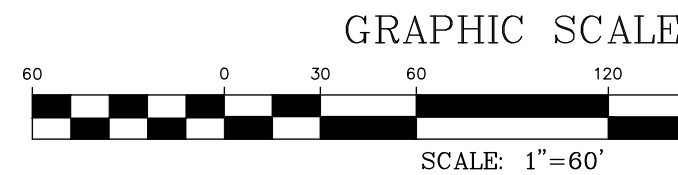
TYPICAL LOT EASEMENTS (NTS)

REFERENCES

- PARCEL MAP FOR REYNEN & BARDIS (COPPER CANYON), LLC, FILE NO. 364821, RECORDED OCTOBER 11, 2005.
- RECORD OF SURVEY, BOUNDARY LINE ADJUSTMENT FILE NO. 401403, RECORDED FEBRUARY 27, 2007.
- QUIT-CLAIM DOCUMENT FILE NO. 401404, RECORDED FEBRUARY 27, 2007.
- FINAL MAP OF COPPER CANYON ESTATES PHASE 1, UNIT 1 FILE NO. 402690, RECORDED MARCH, 2007.
- RECORD OF SURVEY, BOUNDARY LINE ADJUSTMENT FILE NO. 561448, RECORDED FEBRUARY 23, 2017.
- PARCEL MAP FOR COPPER CANYON 2016, LLC, FILE NO. 571223, RECORDED OCTOBER 10, 2017.
- PARCEL MAP FOR STONEFIELD INC. FILE NO. 577580, RECORDED MARCH 9, 2018.
- FINAL MAP OF COPPER CANYON ESTATES, PHASE 2A, FILE NO. 588324 RECORDED NOVEMBER 01, 2018.
- FINAL MAP OF COPPER CANYON ESTATES, PHASE 2B, FILE NO. 604906 RECORDED OCTOBER 31, 2019.
- FINAL MAP OF COPPER CANYON ESTATES, PHASE 3, FILE NO. 633979 RECORDED MARCH 29, 2021.

ALL DOCUMENTS AND MAPS LISTED ABOVE CAN BE FOUND IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA

RADIAL BEARING TABLE	
LINE	BEARING
R1	N68°34'04"E
R2	N18°01'09"E
R3	S84°48'06"W
R4	S75°35'12"W
R5	S65°49'23"W
R6	N04°21'39"W
R7	N13°11'24"W
R8	N06°31'46"W
R9	N10°02'58"W



MERGER AND RESUBDIVISION MAP
FOR
COPPER CANYON PHASE 4
BEING A DIVISION OF PARCEL A-1 AND A2 OF PM 577580 AND
PARCEL 1 OF SUBDIVISION MAP 633979, SITUATE WITHIN SECTION 22,
TOWNSHIP 17 NORTH, RANGE 22 EAST, M.D.M. NEVADA
LYON COUNTY

DRAWN BY: ACP

DATE: MAR 2023

PROJ. CODE: CWRLCNV

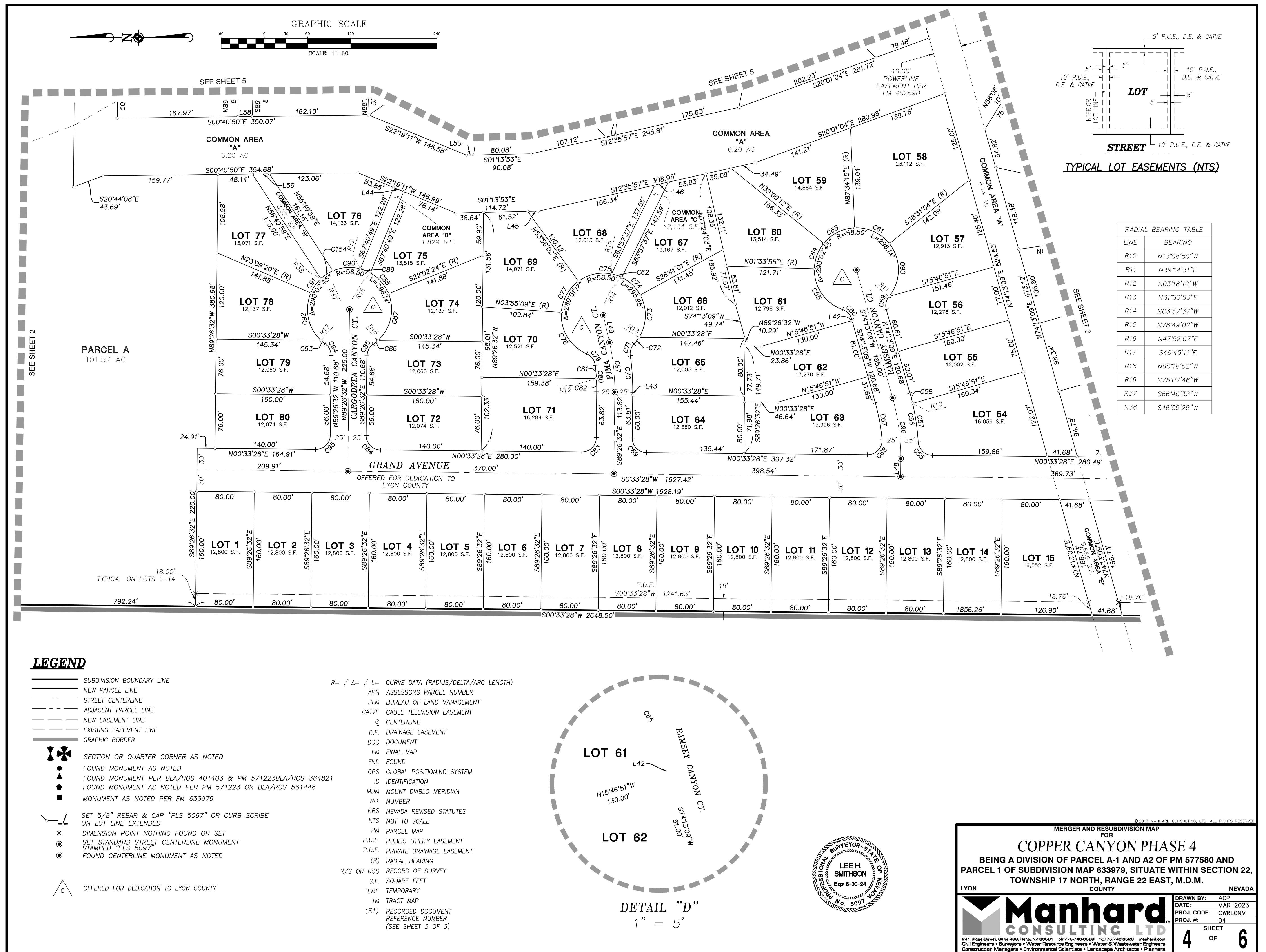
PROJ. #: 04

SHEET
3
OF
6

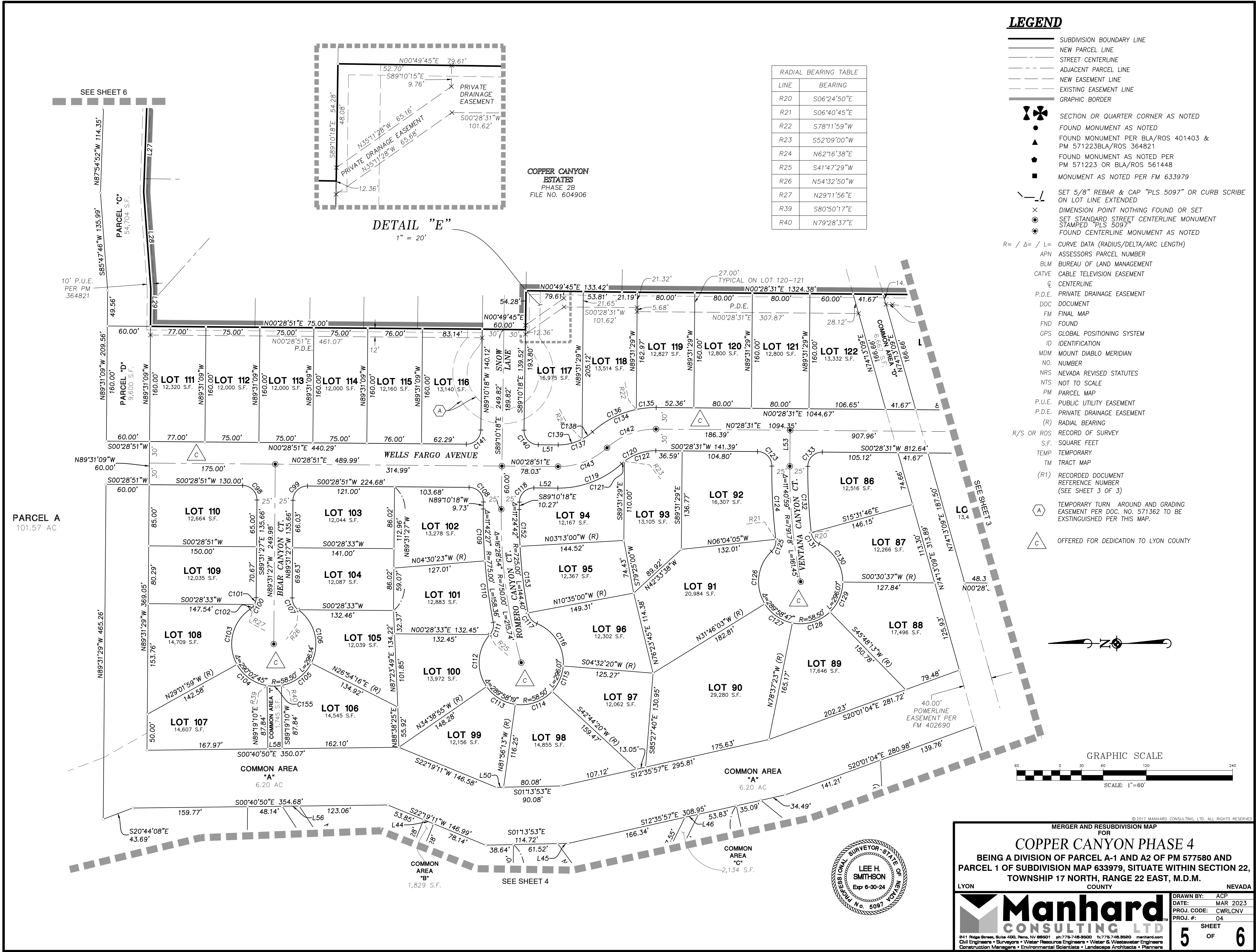
Manhard
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241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3550 f: 775-748-3550 manhard.com
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SUBDIVISION MAP



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March 16, 2023 - 10:48 Dwg Name: P:\civcon04\dwg\Surr\Final Drawings\Plot of Subdivision\Phase 4\COPPER-PH4-FM_CWRLCNV04.dwg Updated By: Aferenz

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	20°00'42"	865.00'	302.12'
C2	81°35'16"	25.00'	35.60'
C3	12°43'57"	530.00'	117.78'
C4	26°12'08"	500.00'	228.66'
C5	22°02'18"	660.54'	254.07'
C6	10°55'49"	225.00'	42.92'
C7	89°38'54"	20.00'	31.29'
C8	90°21'06"	20.00'	31.54'
C9	89°38'54"	20.00'	31.29'
C10	90°21'06"	20.00'	31.54'
C11	89°38'54"	20.00'	31.29'
C12	8°27'14"	700.00'	103.28'
C13	29°54'06"	70.00'	36.53'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C67	10°43'13"	275.00'	51.45'
C68	95°37'07"	20.00'	33.38'
C69	90°00'00"	20.00'	31.42'
C70	8°55'23"	325.00'	50.61'
C71	51°31'54"	20.00'	17.99'
C72	11°13'07"	58.50'	11.45'
C73	60°37'53"	58.50'	61.91'
C74	35°16'36"	58.50'	36.02'
C75	47°14'56"	58.50'	48.24'
C77	50°00'53"	58.50'	51.07'
C78	70°36'27"	58.50'	72.09'
C79	59°31'26"	20.00'	20.78'
C80	7°43'20"	275.00'	37.06'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C120	42°43'58"	70.00'	52.21'
C121	4°24'27"	70.00'	5.38'
C122	38°19'31"	70.00'	46.82'
C123	90°00'00"	20.00'	31.42'
C124	7°09'16"	816.78'	101.99'
C125	52°47'23"	20.00'	18.43'
C126	77°52'41"	58.50'	79.51'
C127	46°51'20"	58.50'	47.84'
C128	55°34'24"	58.50'	56.74'
C129	45°17'36"	58.50'	46.25'
C130	64°22'45"	58.50'	65.73'
C131	57°27'18"	20.00'	20.06'
C132	6°53'21"	766.78'	92.19'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C14	30°09'19"	130.00'	68.42'
C15	90°21'43"	20.00'	31.54'
C16	29°54'06"	130.00'	67.84'
C17	30°09'21"	70.00'	36.84'
C18	89°38'17"	20.00'	31.29'
C19	89°38'17"	20.00'	31.29'
C20	90°21'43"	20.00'	31.54'
C21	90°00'00"	20.00'	31.42'
C22	90°00'00"	20.00'	31.42'
C23	7°32'59"	525.00'	69.18'
C24	9°25'41"	525.00'	86.39'
C25	9°50'58"	525.00'	90.25'
C26	5°33'31"	525.00'	50.93'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C81	3°51'40"	275.00'	18.53'
C82	3°51'40"	275.00'	18.53'
C83	90°00'00"	20.00'	31.42'
C84	90°00'00"	20.00'	31.42'
C85	55°01'23"	20.00'	19.21'
C86	7°42'44"	58.50'	7.87'
C87	69°54'31"	58.50'	71.38'
C88	38°16'27"	58.50'	39.08'
C89	14°43'54"	58.50'	15.04'
C90	38°16'42"	58.50'	39.08'
C91	23°50'06"	58.50'	24.34'
C92	69°54'31"	58.50'	71.38'
C93	7°42'44"	58.50'	7.87'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C133	90°00'00"	20.00'	31.42'
C134	42°43'56"	130.00'	96.96'
C135	12°16'29"	130.00'	27.85'
C136	30°27'26"	130.00'	69.11'
C137	42°44'18"	70.00'	52.21'
C138	14°32'05"	70.00'	17.76'
C139	28°12'13"	70.00'	34.46'
C140	90°20'51"	20.00'	31.54'
C141	89°39'09"	20.00'	31.29'
C142	42°43'58"	100.00'	74.58'
C143	42°44'18"	100.00'	74.59'
C144	55°01'27"	20.00'	19.21'
C145	71°27'52"	58.50'	72.97'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C27	8°40'07"	175.00'	26.48'
C28	17°55'02"	175.00'	54.72'
C29	19°34'27"	175.00'	59.79'
C30	20°22'04"	175.00'	62.21'
C31	7°56'22"	175.00'	24.25'
C32	5°57'58"	645.00'	67.16'
C33	9°18'40"	645.00'	104.82'
C34	91°17'46"	20.00'	31.87'
C35	89°13'57"	20.00'	31.15'
C36	5°39'15"	695.00'	68.59'
C37	6°57'38"	695.00'	84.43'
C38	2°49'32"	695.00'	34.27'
C39	11°39'17"	125.00'	25.43'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C94	55°01'23"	20.00'	19.21'
C95	90°00'00"	20.00'	31.42'
C96	16°20'20"	300.00'	85.55'
C97	13°18'35"	300.00'	69.69'
C98	89°59'42"	20.00'	31.41'
C99	90°00'18"	20.00'	31.42'
C100	55°01'23"	20.00'	19.21'
C101	28°43'23"	20.00'	10.03'
C102	26°18'00"	20.00'	9.18'
C103	84°31'54"	58.50'	86.31'
C104	51°48'19"	58.50'	52.89'
C105	52°34'21"	58.50'	53.68'
C106	81°27'06"	58.50'	83.16'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C146	51°05'05"	58.50'	52.16'
C148	56°50'03"	58.50'	58.03'
C149	50°35'57"	58.50'	51.66'
C150	60°03'58"	58.50'	61.33'
C151	55°01'27"	20.00'	19.21'
C152	4°02'42"	725.00'	51.18'
C153	7°22'00"	725.00'	93.22'
C154	19°41'06"	58.50'	20.10'
C155	19°41'06"	58.50'	20.10'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C40	62°48'45"	125.00'	137.04'
C41	7°22'16"	475.00'	61.11'
C42	9°45'49"	475.00'	80.94'
C43	9°12'54"	475.00'	76.40'
C44	6°02'08"	475.00'	50.04'
C45	44°24'55"	20.00'	15.50'
C46	178°33'04"	50.00'	155.82'
C47	44°24'55"	20.00'	15.50'
C48	66°24'19"	50.00'	57.95'
C49	50°32'55"	50.00'	44.11'
C50	61°35'50"	50.00'	53.75'
C51	89°43'14"	20.00'	31.32'
C52	29°54'06"	100.00'	52.19'

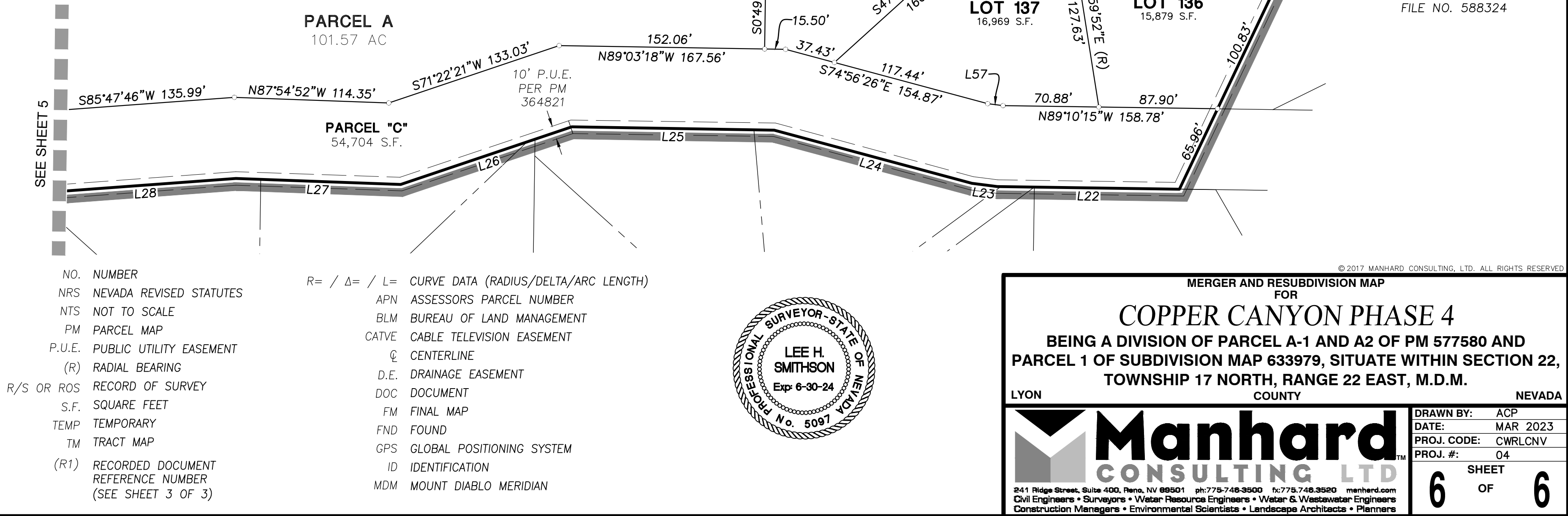
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C107	55°01'23"	20.00'	19.21'
C108	90°20'51"	20.00'	31.54'
C109	5°20'05"	775.00'	72.16'
C110	6°22'22"	775.00'	86.20'
C111	52°40'14"	20.00'	18.39'
C112	76°26'24"	58.50'	78.05'
C113	47°17'18"	58.50'	48.28'
C114	55°19'26"	58.50'	56.49'
C115	38°12'00"	58.50'	39.00'
C116	72°43'10"	58.50'	74.25'
C117	57°35'49"	20.00'	20.11'
C118	89°39'09"	20.00'	31.29'
C119	42°44'18"	130.00'	96.97'

RADIAL BEARING TABLE	
LINE	BEARING
R30	S64°37'26"E
R31	N64°37'26"W
R32	S33°28'42"W
R33	S65°13'26"E
R34	N64°37'26"W
R35	S25°01'03"W
R36	N25°01'41"E

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C53	30°09'19"	100.00'	52.63'
C54	89°43'14"	50.00'	78.30'
C55	85°51'01"	20.00'	29.97'
C56	12°11'20"	325.00'	69.14'
C57	9°33'19"	325.00'	54.20'
C58	2°38'01"	325.00'	14.94'
C59	55°01'23"	20.00'	19.21'
C60	77°45'35"	58.50'	79.39'
C61	53°54'42"	58.50'	55.04'
C63	48°34'02"	58.50'	49.59'
C64	37°26'17"	58.50'	38.22'
C65	72°22'09"	58.50'	73.89'
C66	55°01'23"	20.00'	19.21'

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW PARCEL LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- GRAPHIC BORDER
- SECTION OR QUARTER CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND MONUMENT PER BLA/ROS 401403 & PM 571223BLA/ROS 364821
- FOUND MONUMENT AS NOTED PER PM 571223 OR BLA/ROS 561448
- MONUMENT AS NOTED PER FM 633979
- SET 5/8" REBAR & CAP "PLS 5097" OR CURB SCRIBE ON LOT LINE EXTENDED
- DIMENSION POINT NOTHING FOUND OR SET
- SET STANDARD STREET CENTERLINE MONUMENT STAMPED "PLS 5097"
- FOUND CENTERLINE MONUMENT AS NOTED
- TEMPORARY TURN AROUND AND GRADING EASEMENT PER DOC. NO. 571364 TO BE EXTINGUISHED PER THIS MAP.
- OFFERED FOR DEDICATION TO LYON COUNTY



MERGER AND RESUBDIVISION MAP
FOR
COPPER CANYON PHASE 4
BEING A DIVISION OF PARCEL A-1 AND A2 OF PM 577580 AND
PARCEL 1 OF SUBDIVISION MAP 633979, SITUATE WITHIN SECTION 22,
TOWNSHIP 17 NORTH, RANGE 22 EAST, M.D.M.

LYON NEVADA
COUNTY

Manhard
CONSULTING LTD.
241 Bridge Street, Suite 400, Reno, NV 89501 ph:775-748-3500 fx:775-748-3500 manhard.com
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DRAWN BY: ACP
DATE: MAR 2023
PROJ. CODE: CWRLCNV
PROJ. #: 04
SHEET 6 OF 6

SUBDIVISION MAP