A G E N D A
LANDER COUNTY PLANNING COMMISSION
AND
AUSTIN TOWN HALL

Wednesday, May 17, 2023 at 5:00 P.M.

AUSTIN TOWN HALL
135 COURT STREET
AUSTIN, NEVADA 89310

Call to Order

The Agenda for this meeting of the Lander County Planning Commission has been properly posted for this date and time in accordance with NRS requirements. *Please note that the public body may interrupt the open meeting and exclude the public for the purpose of having attorney-client discussion of potential and existing litigation, pursuant to NRS 241.014(3)(b)(2).*

Pledge of Allegiance

Roll Call

Public Comment - For non-agenized items only. *Persons are invited to submit comments in writing and/or attend and make comments on any non-agenda item at the Board meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the Board. Reasonable restrictions may be placed on public comment based upon time, place and manner, but public comment based upon viewpoint may not be restricted.*

Agenda Notices:
*May 17, 2023 – Agenda Notice – FOR POSSIBLE ACTION

Minutes:
*February 15,2023 – Regular Meeting – FOR POSSIBLE ACTION

New Business:

1.) * Review, consideration, and possible action on Home Occupation No. 23-02, filed by Christopher Taylor doing business as Taylor Mechanical, to allow a mobile mechanic business as a Home Occupation within an A-1 – One-Acre Agricultural Zoning District. FOR POSSIBLE ACTION

The subject property is located generally on the northeast corner of the intersection of 3400 East Street and John Adams Avenue; 1170 3400 East, Battle Mountain NV, 89820 APN 011-250-19.

2.) *Review, consideration, and possible action on Abandonment Application No. 23-01, filed by A.M. Engineering, on behalf of Lander County, to abandon existing right-of-ways in association with the Austin Realignment Project. FOR POSSIBLE ACTION

The subject properties are located in the unincorporated Town of Austin, NV 89310.

3.) *Review, consideration, and possible action on Merger and Resubdivision Map No. 23-03, filed by A.M. Engineering, on behalf of Lander County, to divide approximately 316 acres into 312 parcels and accept 67 acres for dedication of right-of-way in association with the Austin Realignment Project. FOR POSSIBLE ACTION

The subject properties are located in the unincorporated Town of Austin, NV 89310.

Public Comment - For non-agenized items only. *Persons are invited to submit comments in writing and/or attend and make comments on any non-agenda item at the Board meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the Board. Reasonable restriction may be placed on public comments based upon time, place and manner, but public comment based upon viewpoint may not be restricted.*

ADJOURNMENT

*Discussion and action items will have information provided at the meeting. Action may be taken according to the Nevada open Meeting Law manual via a teleconference call in which a quorum of the Board members are simultaneously linked to one another telephonically.

NOTE: TIMES ARE APPROXIMATE
"This is the tentative schedule for the meeting. The Board reserves the right to take items out of order to accomplish business in the most efficient manner. The Board may combine two or more agenda items for consideration. The Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time."

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Planning Coordinator in writing at the Courthouse, 50 State Route 305, Battle Mountain, Nevada 89820, or call (775) 635-2860 at least one day in advance of the meeting.

Notice: Any member of the public that would like to request any supporting material from the meeting, please contact Shelby Knopp, Planning Coordinator, 50 State Route 305, Battle Mountain, NV 89820. (775) 635-2860.

AFFIDAVIT OF POSTING

State of Nevada)
SS.
County of Lander)

Shelby Knopp, Lander County Planning Coordinator of said Lander County, Nevada, being duly sworn, says, that by the 12th day of May, 2023 at 9:00 a.m., she posted a notice, of which the attached is a copy, on the Lander County Website: http://www.landercountynv.org/ , the State of Nevada's Public Notice Website at https://notice.nv.gov, and at the following places:

1) Battle Mountain Civic Center, 625 S Broad St., Battle Mountain, NV 89820
2) Battle Mountain Post Office, 810 Sunset Dr., Battle Mountain, NV 89820
3) Lander County Courthouse, 50 State Route 305, Battle Mountain, NV 89820
4) Swackhamer's Plaza Bulletin Board, 404 E Front St., Battle Mountain, NV 89820
5) Austin Courthouse, 122 Main Street, Austin, NV 89310

in said Lander County, where proceedings are pending.

Shelby Knopp

Shelby Knopp, Planning Coordinator

Subscribed and sworn to me before this 11th day of May 2023.

WITNESS

"Lander County is an Equal Opportunity Provider"

The Lander County Planning Commission met in session in the Community Meeting Room of the Lander County Courthouse and Administration Building in Battle Mountain, Nevada, 50 State Route 305, on February 15, 2023.

PLEDGE OF ALLEGIANCE

PRESENT: MONTE PRICE, BOARD MEMBER - CHAIR
LOUIS LANI, BOARD MEMBER
STEVEN STIENMETZ, BOARD MEMBER
MATTHEW BAKER, BOARD MEMBER
DEE HELMING, BOARD MEMBER

Loui Lani: Discussion and possible action regarding approval/disapproval of the agenda notice.
Motion to approve: Steven Stienmetz.
Seconded by: Matt Baker.
Motion voted and carried.

Public Comment
No public comment

Discussion and possible action to approve/disapprove the minutes of the meeting of February 15, 2023.
Monte Price: We do not have any minutes from the previous meeting.

Public Comment
No public comment

Discussion and possible action to elect a Chairman and Vice Chairman for the Lander County Planning Commission for the remainder of the 2023 calendar year.
Motion to nominate Monte Price: Louis Lani.
Seconded by: Matt Baker.
Motion voted and carried.

1) **Vice Chairman for the Lander County Planning Commission for the remainder year.**
Motion to nominate, Louis Lani: Monte Price.
Seconded by: Steve Stienmetz.
Motion voted and carried.

/ / /
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/ / /

2) **<u>Discussion and possible action to approve or disapprove a home occupation permit application for David Kutlesa, dba BM Guns and Accessories.</u>**

Monte Price: Guns and sales business located at 125 Blue Ridge Road, Battle Mountain, Nevada. APN 011-11-024, zoned A1 and all other matters properly related thereto.

David Kutlesa: I have been in the firearm business for the last 15 years down in Las Vegas. My plan was to come up here and retire. I bought a house a little over a year ago up here in Blue Ridge. The economy went one way, interest rates went up and no one could afford to buy my business. And I was up here last Thanksgiving to inquire if I could downsize a part-time business in my house. I am zoned for it; I went down to the Planning Commission and got an application. I found out what we needed to do to get the wording. I have all the property owners' signatures and outlined what our plans were to do. We can try to run by appointment only to keep things quieter. I sell handguns, rifles, shotguns, ammunition - - full line. I have all my state licenses, my sales tax license has already been approved, I have it right here with me. ATF inspected everything and approved. I have a copy of the verifier license. The last blessing I am here for is yours. The neighbors have given a blessing.

Monte Price: Is this to sell all your inventory, or is this an ongoing thing?

David Kutlesa: I would like to have something part-time for the next few years. I don't want to work the rest of my life. I do like to hunt and fish. We just want something to do and keep ourselves out of trouble.

Louis Lani: You have taken care of my questions already. You had one objection?

David Kutlesa: We were told we need to get eleven of the 18 property owners to get sixty percent or more approval. We did that. We only saw 12 of the 18 property owners and we had 11 yes's and one, "well, we will think about it." I am sixty-six and I would like to stay active, but I don't want to stay as active as I was.

Monte Price: We do contact your neighbors within 300 feet. So, if anybody within three hundred feet of your place could complain, then we have to kind of at least slow down and look at that. But if nobody is within 300 feet of your place that has an objection - -

David Kutlesa: We want to keep it nice and quiet.

Monte Price: If there is nobody within 300 feet that has any complaint at all, I think we are fully capable of giving you the home occupation permit. If there is more problems within the CC&R's, then you have to deal with them.

Jay Wintle: The CC&R's have nothing to do with the government. They are private - - civil, a contract between a group of land owners. They meet the CC&R requirements one hundred percent.

Colt Nelson, Building Department: Letters have been sent out. There is a list in your packet that shows who was sent the letters. There was one person that said no, the rest were all yes.

Motion to approve: Louis Lani.

Second by: Steven Stienmetz.

Chair Price: All in favor?

Louis Lani: Aye.

Steve Stienmetz: Aye.

Matthew Baker: Aye.
Dee Helming: Aye.
Motion voted and carried.

3) **<u>Discussion and possible action on the Ormat Beowawe Power Plant, LLC, for a special use permit.</u>**
Scot Nichols, Ormat and Edi Idleman for the record.
Scot Nichols, Ormat: I am out of Reno and Edi is here out of our corporate office. The Beowawe Power Plant has been in operation for many years. Unfortunately, we were unable to find the original special use permit for this project. Two years ago, in 2021, Ormat acquired the property from Terra-Gen with the intent as that aging equipment could be replaced with new equipment; we could have the opportunity to repower the project, put in new infrastructure, increase some efficiency and continue operations there at the Beowawe Power Plant. We began designing a new facility to replace the aging equipment, that is what we have before you today. We have worked through with our other adjacent landowners, Nevada Gold. We worked with permitting through the BLM. We have designed a new facility that has a couple of unique aspects to it. First, it uses all new technology, state of the art designs with regard heat exchangers, both vaporizers and condensers. It is the same process that is being done there now, it is just new technology, so it is much more efficient. Second, we have looked at the power purchase prices that are available under our contract. We have found that the power that we have to use on the project to both produce the geothermal *inaudible* and to operate the cooling fans of this air-cooled facility, that power can be supplied more efficiently by a solar system than by our geothermal power. We can produce some of our own power and not have to buy it at the retail rate. We do have a new injection line. The line is to improve performance of the geothermal field itself. It doesn't change what we are doing. I would say that the existing power plant will continue to function until the new power plant can be brought online, at which time the old facility adjacent to the new facility will be decommissioned and salvaged for scrap. The plan won't require any new infrastructure on the county's part. We don't provide any new road building. I don't believe we require any new staff on site. As we operate that plant remotely. There are about four out there working right now. That won't change substantially with our other projects in the area. We would absorb those staff in the other projects. Ten years ago these plants would be staffed 24-7, full-time and we have got an operator at night, watching a computer screen all night long. Now we can consolidate those operations and we have our maintenance and operators there on site just during the daytime hours in either a 10- or 12-hour shift depending on the site. The plant will generate some new revenue for the county without burdening the county with any new costs. Projected revenue with a 20-year life is just over four million dollars. In the first year of operation, it will start out to about four hundred thousand in payments - - taxable value to the county. That doesn't account for royalty values that would be paid if there are any. If there are, there will be some return through royalty payments back to the county also. We do have one permit following your approval if you approve this proposal tonight. Assuming it is approved, we would go to the state of Nevada

for our power cap permit and that is the next item in line. We would be ready to go with building permits and such to begin the project.
Louis Lani: You couldn't find the 1986 permit?
Scot Nichols, Ormat: We have searched with the County Recorder, the records and our files. Of course, our files - - I am not sure how many hands, how many businesses have owned the Beowawe Plant, but we could not locate it in the Terra-Gen files when we bought the plant from Terra-Gen.
Louis Lani: How about dust control?
Scot Nichols, Ormat: We have dust control on an ongoing basis. We do not skirt that responsibility. One of the biggest questions I get is, "how much water will you use?" Our new power plants do not use groundwater. They do not require a water right and they are close to a zero-emission facility. We have no direct steam emissions and no direct combustion emissions. *Further explained how the system works.*
Chair Price: Any questions?
No questions or comments.
Motion to approve: Steven Stienmetz.
Seconded by: Matthew Baker.
Motion voted and carried.

4) **Discussion and possible action on the naming of new streets from the Lander County Street Naming Committee.**
Colt Nelson: The first time I was involved with the committee, there was myself, Donnie Prince, Lura Duvall, and the Planning Commission all met. The committee went over several names. In this case, I believe it ended up being Purple Sage if I remember right. There was a lot of talk back and forth of other nice names. That is the one they concluded with and then we went through names for possible other roads that are coming up in the future. The Sheriff and the dispatcher were involved too. Abraham Lincoln Avenue was named also.
Chair Price: Does anybody have any questions?
No questions and comments
Motion to approve: Matthew Baker.
Seconded by: Steven Stienmetz.
Motion voted and carried.

Colt Nelson provided clarification on the gunsmith shop and the CC&R. Signatures were received, not certified letters. Explained the steps are a little different with a CCR.

Meeting adjourned.

_____
CHAIRMAN OR VICE CHAIRMAN OF THE LANDER COUNTY PLANNING COMMISSION

ATTEST: _____
LANDER COUNTY PLANNING COORDINATOR

LANDER COUNTY PLANNING COMMISSION

May 17, 2023

AGENDA ITEM NUMBER 1

1.) Review, consideration, and possible action on Home Occupation No. 23-02, filed by Christopher Taylor doing business as Taylor Mechanical, to allow a mobile mechanic business as a Home Occupation within an A-1 – One-Acre Agricultural Zoning District. **FOR POSSIBLE ACTION**

The subject property is located generally on the northeast corner of the intersection of 3400 East Street and John Adams Avenue; 1170 3400 East, Battle Mountain NV, 89820 APN 011-250-19.

Staff report attached separately.

Recommended Motion: Conditionally Approve Home Occupation No. 23-02 for Christopher Taylor doing business as Taylor Mechanical for a mobile mechanic business as a Home Occupation with the following conditions:

1) **The permit will be reviewed annually.**
2) **That the permit be governed by the information stated on the application.**
3) **That the permit is non-transferrable with the property.**
4) **That this permit is subject to applicable County, State, and Federal business licensing and inspection requirements.**
5) **The permit will be automatically reviewed in the event any complaints are received and could possibly be revoked.**
6) **No parking or operations to occur in front of or on neighboring property frontages.**
7) **Storage of any vehicles or trailers must occur on private property and not on property frontage or County Right of Ways.**
8) **Facility must be able to keep all inventory contained at all times**

PLANNING DEPARTMENT CONDITIONS:

1) **Applicant is limited to 480 square feet of garage space for use by the Home Occupation.**
2) **Applicant shall not perform any services on any vehicle at the residence and shall be limited to mobile mechanic services only.**

Lander County
50 State Route 305
Battle Mountain, NV 89820
(775) 635-2860

LANDER COUNTY STAFF REPORT
HOME OCCUPATION APPLICATION

Applicant: CHRISTOPHER TAYLOR DBA TAYLOR MECHANICAL_775-455-2620
Report Date: 04/20/2023 **Report Due from Staff: 05/05/2023**
Agenda Item Number: 1 **Application Number: PD-HOP-2023-02**
Planning Commission Date: 05/17/2023
Project Description: MOBILE MECHANIC BUSINESS

PROJECT INFORMATION

ADDRESS:	1170 3400 East, Battle Mountain, NV 89820
PARCEL NUMBER:	011-250-19
PARCEL SIZE:	4.3 acres +/-
EXISTING ZONING:	A2 – Five-Acre Agricultural District
MASTER PLAN DESIGNATION:	Rural
EXISTING LAND USE:	Code 220 – Manufactured Home Converted to Real Property

NEIGHBORHOOD CHARACTERISTICS:
The property is surrounded by:

North, South, East, & West: A2– Five-Acre Agricultural District Parcels: 011-250-18, 011-250-29, 011-260-15, 011-260-08, & 011-250-12

PROPERTY CHARACTERISTICS:
The property is generally flat. The property is accessed from 3400 East Street.

EXISTING FLOOD ZONE: Zone X
Moderate-to-Low-Risk Flood Zones Designations B, C and X fall inside the moderate-to-low-risk flood zones and account for more than 20 percent of the flood insurance claims filed with FEMA's National Flood Insurance Program each year
This parcel is not designated in a Special Flood Hazard Area (SFHA).

BACKGROUND:
- The Applicant is requesting a home occupation permit for a mobile mechanic business.
- Applicant is proposing to use 864 square feet of the detached garage area for the business.
- Mr. Taylor expects 1 or 2 deliveries per week via UPS.

- There will be no visitors to the home associated with the business.
- Applicant has indicated that there will be no effect to the adjoining property owners.
- Applicant plans to use a ¾ ton pickup for transportation associated with the business.

MASTER PLAN AND COUNTY CODES:

- Lander County Master Plan – Land Use Component
- Lander County Code – Title 17, Section 17.15 Home Occupations
- Lander County Code – Title 17, Section 17.36 Five-Acre Agricultural District – A2

MASTER PLAN

Land use:

- Lander County Master Plan – Land Use Component
    - The Master Plan Land Use Atlas shows the area as Rural.

HOME OCCUPATIONS:

- Use Limitations:
    - The applicant has agreed to all use limitations associated with a Home Occupation Permit listed in Lander County Code Section 17.15.030.
    - No more than a total of four hundred eighty square feet of floor area (exclusive of garage floor area devoted to permissible parking of a vehicle used in connection with the home occupation) of any dwelling unit or any permitted accessory structure shall be devoted to the conduct of a home occupation.
        - Applicant will be limited to 480 square feet of the garage area for use by the home occupation.
    - No home occupations of any use entailing food processing or packing, harboring of animals, automobile repair or similar activity shall be allowed to receive a permit.
        - Applicant shall not perform any services on any vehicle at the residence and shall be limited to mobile mechanic services only.

ZONING DISTRICTS:

- A2- Five-Acre Agricultural District
    - Uses permitted in zone A-1;
    - Home occupations subject to the issuance of a home occupation special use permit

FINDINGS:

- The proposed application is in conformance with: Lander County Code – Title 17, Section 17.15 Home Occupations with the proposed conditions.
- The proposed application is in conformance with Lander County Code – Title 17, Section 17.34 One-Acre Agricultural District.
- The proposed application is in conformance with the Lander County Master Plan Land Use Component.

<u>STAFF RECOMMENDATION:</u>

Applicant has requested a small business, Home Occupation Permit, for a mobile mechanic.

Staff recommends this item be **CONDITIONALLY APPROVED,** based the facts, findings and conditions listed in this staff report.

CONDITIONS:

(Standard conditions for all Home Occupation Permits)

1) The permit will be reviewed annually.
2) That the permit be governed by the information stated on the application.
3) That the permit is non-transferrable with the property.
4) That this permit is subject to applicable County, State, and Federal business licensing and inspection requirements.
5) The permit will be automatically reviewed in the event any complaints are received and could possibly be revoked.
6) No parking or operations to occur in front of or on neighboring property frontages.
7) Storage of any vehicles or trailers must occur on private property and not on property frontage or County Right of Ways.
8) Facility must be able to keep all inventory contained at all times

PLANNING DEPARTMENT CONDITIONS:

1) Applicant is limited to 480 square feet of garage space for use by the Home Occupation.
2) Applicant shall not perform any services on any vehicle at the residence and shall be limited to mobile mechanic services only.

Lander County

Lander County

50 State Route 305
Battle Mountain, NV 89820
(775) 635-2860

STAFF COMMENT – APPLICATION No: PD HOP 23-02 - Taylor

PLANNING COMMISSION AGENDA DATE: May 17, 2023

Department: _____ **Date:** 5-2-2023

☑ No Comment ☑ Approved ☐ Approved with Conditions ☐ Not Approved

Comments: No known concerns.

Initials SD

Lander County

Lander County

50 State Route 305
Battle Mountain, NV 89820
(775) 635-2860

STAFF COMMENT – APPLICATION No: PD HOP 23-02 - Taylor

PLANNING COMMISSION AGENDA DATE: May 17, 2023

Department: Building & Planning **Date:** 5-3-2023

☐ No Comment ☐ Approved ☑ Approved with Conditions ☐ Not Approved

Comments:

The Applicant should be reviewed annualy to make sure repairs are not Conducted from Garage.

Eye Sore Cars also may stack up.

Although eye sore Cars are Common place in some Hill & top areas.

Sorry Not much feedback on this one

The staff Report with Conditions listed are Approved.

Initials C.N

Planning department

From: Bill Schaeffer <districtattorney@landercountynv.org> on behalf of Bill Schaeffer
Sent: Wednesday, May 3, 2023 8:43 AM
To: Building Department
Cc: Planning department; Aaron Martinez; April Pacheco; Bert Ramos; Jeanne Falzone; Lura Duvall; Don Prince
Subject: Re: Home Occupation Application Review - Taylor Mechanical

I didn't see anything that causes me concern.

On Wed, May 3, 2023 at 7:58 AM Building Department <building@landercountynv.org> wrote:

> Approved with conditions listed. ☺
>
> **Colt Nelson**
>
> Lander County Building Official
>
> 50 State Route 305
>
> Battle Mountain, NV 89820
>
> (775) 455-7753
>
> Building@landercountynv.org

From: Don Prince [mailto:dprince@landercountynv.org]
Sent: Wednesday, May 3, 2023 7:41 AM
To: Planning department <Planning@landercountynv.org>
Cc: Aaron Martinez <amartinez@landercountynv.org>; April Pacheco <apacheco@landercountynv.org>; Bert Ramos <bramos@landercountynv.org>; Bill Schaeffer <districtattorney@landercountynv.org>; Building Department <building@landercountynv.org>; Jeanne Falzone <jfalzone@landercountynv.org>; Lura Duvall <assessor@landercountynv.org>
Subject: Re: Home Occupation Application Review - Taylor Mechanical

I have no problems with this

On Tue, May 2, 2023 at 2:53 PM Planning department <Planning@landercountynv.org> wrote:

> Good Afternoon Everyone,
>
> Please review the attached Staff Report, Application, and supporting documentation.
>
> This application will be on the May 17th Planning Commission Agenda. Reviews are due by Monday, May 8th.
>
> Let me know if you have any questions, or need any further information.
>
> Thank you! ☺
>
> *Shelby Knopp*
>
> Lander County Planning Coordinator
>
> PH (775)635-2860
>
> 50 State Route 305
>
> Battle Mountain, NV 89820
>
> Planning@landercountynv.org

Lander County
Planning Commission

May 9, 2023

Christopher Taylor
1170 3400 East Street
Battle Mountain, NV 89820
Chris2019073@gmail.com

Re: Home Occupation No. 23-02 – Taylor Mechanical

Dear Applicant/Agent:

I would like to inform you that the above referenced application(s) will be considered by the Lander County Planning Commission at their meeting on May 17, 2023, at your request. It is strongly recommended that all applicants or their representative physically attend (or be available by phone) the Planning Commission hearing as their application may be deferred or denied for lack of evidence. If you will not be able to attend the meeting but wish to have a representative present, please submit a letter to the Planning Commission authorizing this person to represent you at the meeting.

Included with this letter is the agenda for the meeting mentioned above, as well as any pertinent information the Planning Commission will be using to make their decision. Please review this information prior to the meeting.

If you have any questions regarding this meeting, the information you received, or if you will not be able to attend this meeting, please contact the Lander County Planning Department, by email at planning@landercountynv.org or by phone at (775)635-2860.

Sincerely,

Shelby Knopp

Shelby Knopp
Planning Coordinator

Lander County
Planning Commission

May 4, 2023

Dear Property Owner:

Lander County Code requires that property owners within a certain distance be notified when there is an application to change or add to the use on a property. If you have comments regarding this proposed use, please feel free to attend Public Hearing to state your support or concerns. If you are unable to attend the hearing, please feel free to send in written correspondence prior to the meeting date via mail or email, so that it can be read into the record.

Sincerely,

Shelby Knopp

Shelby Knopp
Planning Coordinator

NOTICE IS HERBY GIVEN that a Public Hearing will be conducted by the Lander County Planning Commission regarding the following Home Occupation Permit:

Applicant:	Christopher Taylor "Taylor Mechanical"
Location:	1170 3400 East, Battle Mountain, NV 89820
APN:	011-250-19
Type:	To operate a mobile mechanic business.

.

DATE & TIME: **May 17, 2023 @ 5:00 p.m.**

PLACE: **Austin Town Hall**
135 Court Street
Austin, NV 89310

Please call/email the Lander County Planning Department for further information, 635-2860 Planning@landercountynv.org.

PD HOP 23-02 Taylor Mechanical

APN:	Owner:	c/o:	tsc_mailin	City_State_ZIP
1125018	BENAVIDEZ, JARROD C & KIMBERLY		1150 3400 EAST	BATTLE MOUNTAIN, NV 89820
1125012	CAMPBELL, PATRICIA G		1175 3400 EAST	BATTLE MOUNTAIN, NV 89820
1126008	ESLICK, TIM & SANDRA		1240 3300 EAST	BATTLE MOUNTAIN, NV 89820
1125029	GUNTER, MARK & TRUDY		3510 JOHN ADAMS AVE	BATTLE MOUNTAIN, NV 89820
1125019	LITTLE, CHANTZ		1170 3400 EAST	BATTLE MOUNTAIN, NV 89820
1125011	MUDD, SHELDON M & MANDI L		1155 3400 EAST	BATTLE MOUNTAIN, NV 89820
1126015	SIERRA NEVADA HOLDINGS CO	ATTN: GARY SCHMIDT	9000 MT ROSE HWY	RENO, NV 89511

POST MARKED MAY 4, 2023

Site add:
1150 3400 EAST
1175 3400 EAST
1240 3300 EAST
3475 JOHN ADAMS AVE
1170 3400 EAST
1155 3400 EAST
0

POST MARKED MAY 4, 2023

Lander County
Community Development

Lander County Planning
Date Received 4/6/23
Application No. HOP 23-02

HOME OCCUPATION PERMIT APPLICATION

APPLICANT/OWNER INFORMATION

Applicant(s): Christopher Taylor

Address: 1170 3400 East BM, NV 89820

Mailing Address: 1170 3400 East BM, NV 89820

Phone/Email: 775-455-2620 / Chris2019073@gmail.com

Legal Owner(s) of property: Christopher Taylor

PROJECT INFORMATION

Property Location: 1170 3400 East BM, NV 89820

Assessor's Parcel Numbers(s): 011-250-19

Current Master Plan: _____ Current Zoning: A2

Name of Business: Taylor Mechanical

Type of Business: Mobile mechanic

Are there any deed restrictions affecting the use of the property? Not that I'm aware of.

Number of persons, including applicant, working on site in home occupation business: 1

Identify all areas and square footage of the house that will be used for the home occupation. (Example: Second floor rear bedroom, 10' x 10' = 100 square feet): 864 sqft garage

Describe anticipated deliveries (Number per week, type of delivery vehicle, etc.) 1-2 via UPS

Please contact the Lander County Planning Department with any questions you may have regarding this application.
Phone: (775) 635-2860

Will there be any vehicle(s) used in connection with the home occupation? Just for transportation

If yes, describe the size and type of vehicle(s), including the payload capacity in pounds. 3/4 ton pickup

Estimate the number of visitors per day associated with the Home Occupation Use: none

How will the proposed project affect adjoining property owners, (noise, dust, traffic, etc.? none

SIGNATURE(S)

I hereby certify that the information stated above and materials submitted along with this application form are true and correct to the best of my knowledge. It is my responsibility to inform Lander County of any changes to information represented in this submittal.

Christopher Taylor — 3/27/2023

Applicant's Signature — Date

HOME OCCUPATION PERMIT

APPLICATION CHECKLIST

Lander County, NV

The following must accompany this application:

- ☐ 1. **$75.00 application fee (non-refundable).** Check or money orders payable to Lander County
- ☐ 2. **Site Plan showing use, location, or other information regarding this request.**
- ☐ 3. **Signed Statement of Compliance**
- ☐ 5. **One hardcopy and one electronic copy (CD or USB) of all application materials.**

NOTE

It is strongly recommended that all applicants or their representative physically attend (or be available by phone) the Planning Commission hearing as their application may be deferred or denied for lack of evidence.

USE LIMITATIONS FOR HOME OCCUPATION

Lander County Municipal Code Section 17.15.030 - Use limitations.

A. Employee Limitations.

1. The entrepreneur of every home occupation shall be domiciled in the dwelling unit where such occupation is conducted.

2. No person who is not domiciled in the dwelling unit where a home occupation is conducted shall be employed in connection with, or otherwise participate in the operation of, such occupation. This limitation shall not apply to employees who do not work at the dwelling unit devoted to such occupation

B. Structural Limitation.

1. No alteration of any kind shall be made to the dwelling unit where a home occupation is conducted that would change its residential character as a dwelling unit, including the enlargement of public utility services beyond that customarily required for residential use.

C. Operational Limitations.

1. No activity shall be conducted on a residential lot unless it is conducted wholly within a principal dwelling unit or permitted accessory structure.

2. No more than a total of four hundred eighty square feet of floor area (exclusive of garage floor area devoted to permissible parking of a vehicle used in connection with the home occupation) of any dwelling unit or any permitted accessory structure shall be devoted to the conduct of a home occupation.

3. No stock in trade shall be displayed or sold outside of the dwelling unit used in any home occupation.

4. No routine attendance of patients, clients, subcontractors or employees associated with any home occupation shall be allowed. The attendance of up to five customers at any one time may be allowed for the purpose of receiving private instruction in any subject or skill. "Routine attendance" means that the conduct of the home occupation requires non-domiciled persons to visit the premises of the home occupation as part of the regular conduct of the occupation, without regard to the number, frequency or duration of such visits.

5. No mechanical, electrical or other equipment that produces noise, electrical or magnetic interference, vibration, heat, glare, emissions, odor or radiation outside the dwelling unit or any permitted accessory structure that is greater or more frequent than that typical of equipment used in connection with residential occupancy shall be used in connection with any home occupation.

6. No outdoor storage shall be allowed in connection with any home occupation.

7. No refuse in excess of the amount allowable for regular residential pick-up shall be generated by any home occupation.

8. No home occupations of any use entailing food processing or packing, harboring of animals, automobile repair or similar activity shall be allowed to receive a permit.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
) SS.
COUNTY OF ~~LANDER~~ Elko)

I, Christopher Taylor BEING DULY SWORN, DEPOSE AND SAY THAT I AM AN OWNER OF PROPERTY INVOLVED IN THIS PETITION AND THAT THE FOREGOING STATEMENTS AND ANSWERS HEREIN CONTAINED AND THE INFORMATION HEREWITH SUBMITTED ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PROPERTY ADDRESS OR PARCEL NUMBER: 011-250-19

SIGNED Christopher Taylor

MAILING ADDRESS 1170 3400 E. Battle mountain, NV

PHONE 775-455-2620

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF March, 2023.

Khatlyn Micheli-Gordon
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-1099-06
My Appt. Expires June 21, 2025

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES: 6/21/2025

STATEMENT OF COMPLIANCE

HOME OCCUPATION PERMIT-LANDER COUNTY

I HAVE READ THE ATTACHED CHAPTER 17.15 OF THE LANDER COUNTY CODE RELATING TO HOME OCCUPATIONS. I UNDERSTAND THE RESTRICTIONS PLACED UPON HOME OCCUPATIONS AND I AGREE TO COMPLY WITH THE RESTRICTIONS.

I UNDERSTAND THAT VIOLATION OF THESE PROVSINOS MAY BE GROUNDS FOR A REVIEW AND POSSIBLE REVOCATION OF MY PERMIT TO DO BUSINESS.

Business Name Taylor Mechanical

Applicant's Name Christopher Taylor

Applicant's Signature Christopher Taylor

Mailing Address 1170 3400 E. Battle Mtn., NV 89820

Date 3/27/2023

John Adams Ave.
3400 East St.

GENERAL REMITTANCE

LANDER COUNTY TREASURER / JUSTI JOHNSON
50 State Route 305
BATTLE MOUNTAIN, NV 89820

DATE:		4/7/2023
FROM:	PLANNING DEPARTMENT	
BL or PD Number:	Taylor Mechanical - Christopher Taylor	PD HOP 23-02
TOTAL CHECK AMOUNT:		
~~ONLINE PAYMENT AMOUNT:~~		
TOTAL CASH AMOUNT:		$75.00
TOTAL M.O. AMOUNT:		
TOTAL AMOUNT REMITTED:		**$75.00**

BATTLE MOUNTAIN	025-000-32010	
AUSTIN	020-000-32010	
KINGSTON	035-000-32010	
PLANNING DEPARTMENT	001-000-32103	$75.00
TOTAL DISBURSEMENT:		**$75.00**

Shelby Knopp

Shelby Knopp
Planning Department

Lander County

Close Window | Personal Property | Sales Data | Secured Tax Inquiry | Recorder Website

Parcel Detail for Parcel # 011-250-19

Prior Parcel # 008-460-42

Location

Property Location 1170 3400 EAST
Town
District 8.0 - Battle Mountain Road Special
Subdivision PAR 14-CAMPBELL PAR MAP Lot Block
Property Name

Add'l Addresses | Assessor Maps | Legal Description | Ag Land

Ownership

Assessed Owner Name TAYLOR, CHRISTOPHER
Mailing Address
1170 3400 EAST
BATTLE MOUNTAIN, NV 89820-0000
Legal Owner Name TAYLOR, CHRISTOPHER
Vesting Doc #, Date 300806 09/23/2021 Year / Book / Page 21 / 0 / 0
Map Document #s

Ownership History | Document History

Description

Total Acres 4.284 Square Feet 186,611
Ag Acres .000 W/R Acres .000

Improvements

Single-family Detached	0	Non-dwelling Units	0	Bedrooms / Baths	3 / 2.00
Single-family Attached	0	Mobile Home Hookups	1	Stories	1.0
Multiple-family Units	0	Wells	1	Garage Square Ft...	864
Mobile Homes	1	Septic Tanks	1	Attached / Detached	D
Total Dwelling Units	1	Buildings Sq Ft	0		
		Residence Sq Ft	1,742		
		Basement Sq Ft	0	Basement	
		Finished Basement SF	0	Bedrooms / Baths	0 / .00

Improvement List | Improvement Sketches | Improvement Photos

Appraisal Classifications

Current Land Use Code 220 Code Table

Zoning Code(s) A2

Re-appraisal Group 4 Re-appraisal Year 2018
Original Construction Year 1989 Weighted Year

Assessed Valuation

Assessed Values	2023-24	2022-23	2021-22
Land	5,250	5,250	5,250
Improvements	36,241	33,448	33,619
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	41,491	38,698	38,869
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

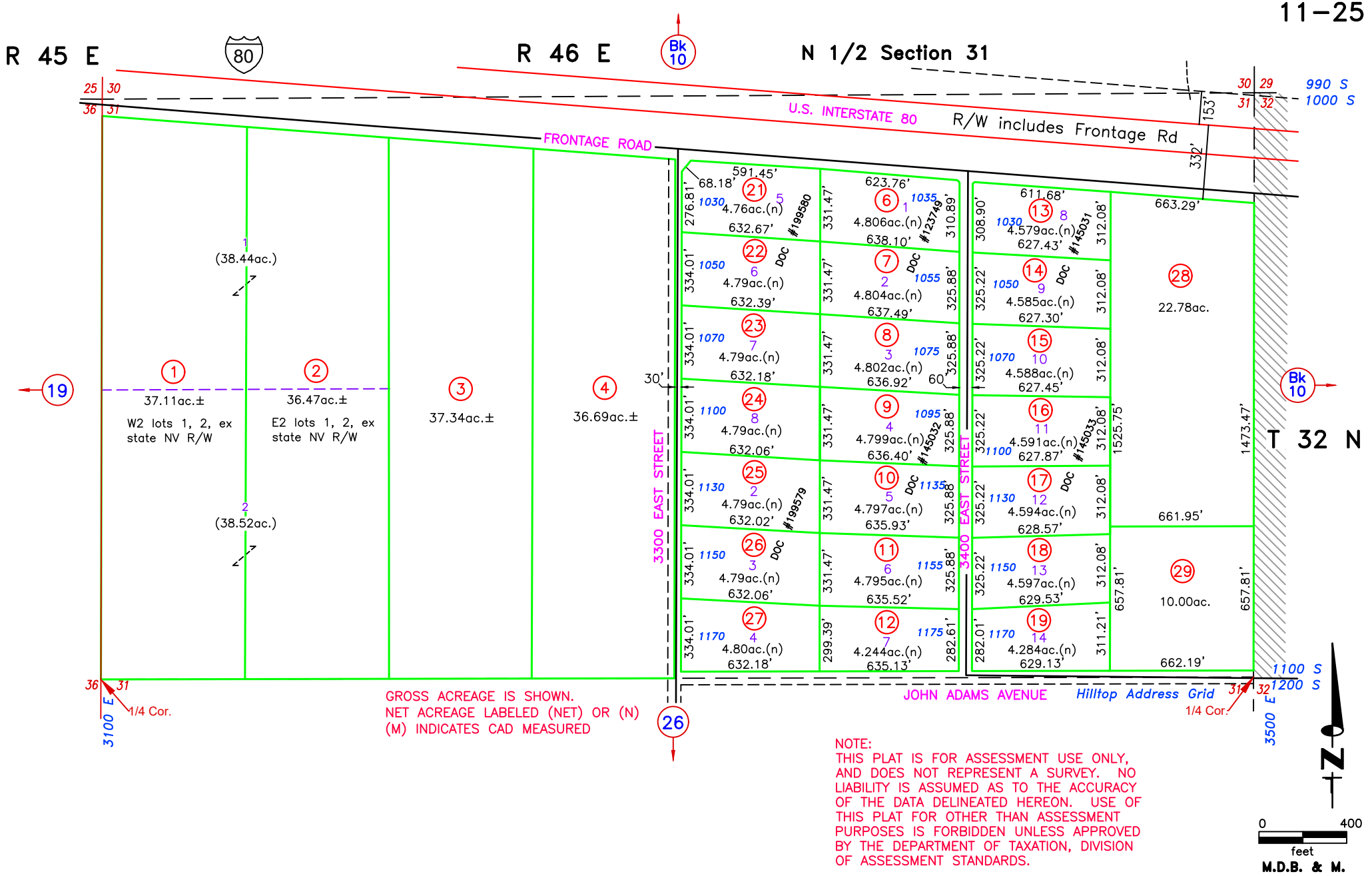
Taxable Valuation

Taxable Values	2023-24	2022-23	2021-22
Land	15,000	15,000	15,000
Improvements	103,546	95,566	96,054
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	118,546	110,566	111,054
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

Back to Search List

PD HOP 23-02 Taylor Mechanical

04/08/2020



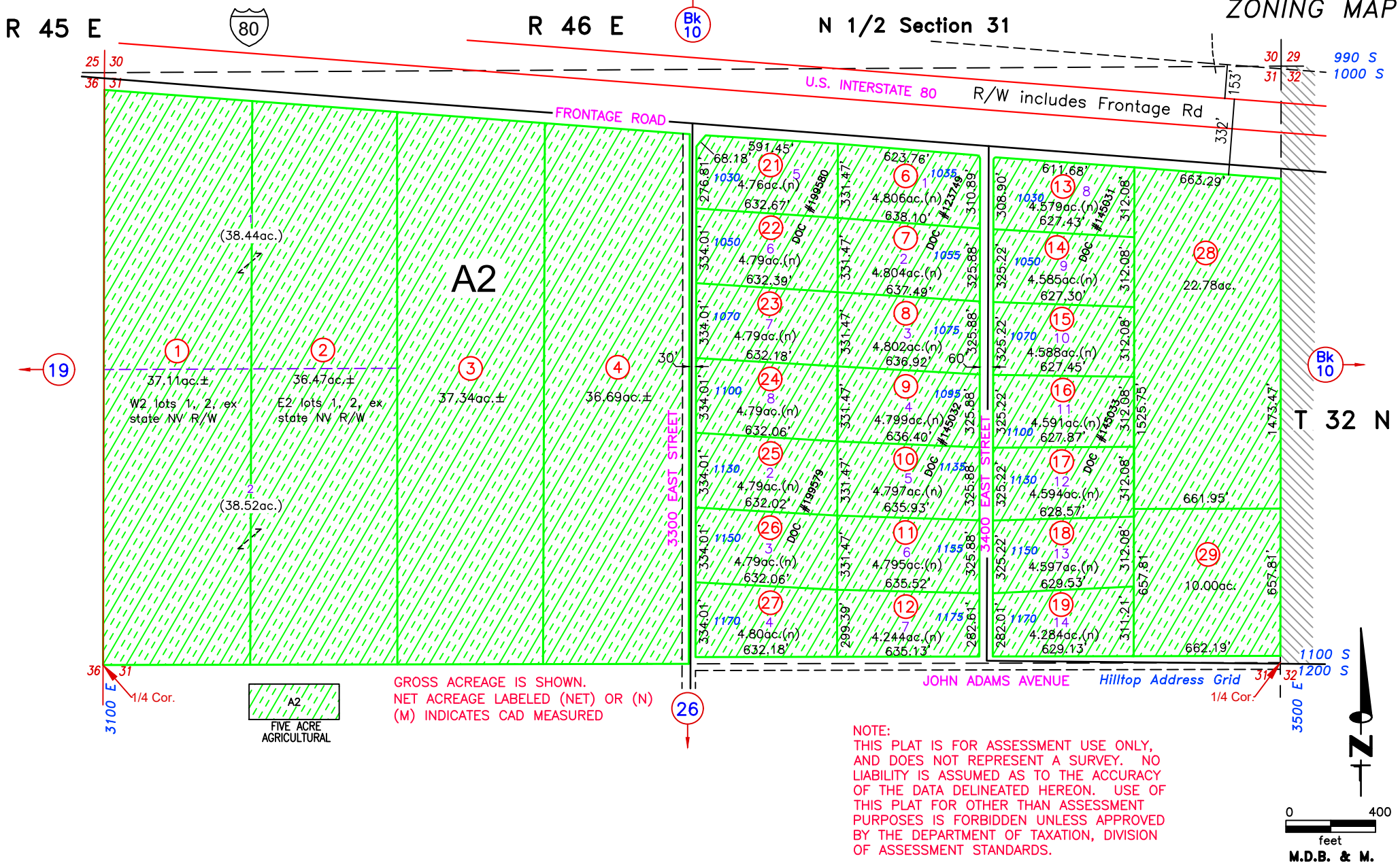
GROSS ACREAGE IS SHOWN.
NET ACREAGE LABELED (NET) OR (N)
(M) INDICATES CAD MEASURED

NOTE:
THIS PLAT 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 DEPARTMENT OF TAXATION, DIVISION OF ASSESSMENT STANDARDS.

SPLIT 11–250–20 TO 11–250–28, 29; 02/24/2020 NJW
LANDBASE UPDATE 09/15/19 NJW

LANDER COUNTY

11-25
ZONING MAP



NOTE:
THIS PLAT 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 DEPARTMENT OF TAXATION, DIVISION OF ASSESSMENT STANDARDS.

0 400
feet
M.D.B. & M.

SPLIT 11-250-20 TO 11-250-28, 29; 02/24/2020 NJW
LANDBASE UPDATE 09/15/19 NJW

LANDER COUNTY

LANDER COUNTY PLANNING COMMISSION

May 17, 2023

AGENDA ITEM NUMBER 2

2.) Review, consideration, and possible action on Abandonment Application No. 23-01, filed by A.M. Engineering, on behalf of Lander County, to abandon existing right-of-ways in association with the Austin Realignment Project. **FOR POSSIBLE ACTION**

The subject properties are located in the unincorporated Town of Austin, NV 89310.

Staff report attached separately.

Recommended Motion: Forward a recommendation to the Lander County Board of Commissioners to Conditionally Approve Abandonment Application No. 23-01 based on the facts, findings and conditions included in the Lander County Staff Report dated May 5, 2023.

Conditions:

1) **Subject to County Surveyor of Record approval.**
2) **Lander County receives responses from all public utility or video service providers per NRS 278.480.6 prior to recordation of abandonment of roads, streets, and easements.**

Lander County
50 State Route 305
Battle Mountain, NV 89820
(775) 635-2860

LANDER COUNTY STAFF REPORT
ABANDONMENT OF STREET, ROAD, OR RIGHT-OF-WAY APPLICATION

Applicant: **A.M. Engineering_775-738-3113**
Report Date: **05/03/2023** **Report Due from Staff:** **05/9/2023**
Agenda Item Number: **2** **Application Number:** **PD ABD 23-01**
Planning Commission Date: **05/17/2023**
Project Description: **Abandonment Application to vacate the current legal right-of-ways throughout the unincorporated town of Austin to match existing infrastructure and development in association with the Austin Realignment Project.**

PROJECT INFORMATION

PARCEL NUMBER: Various

PARCEL SIZE: 316 acres +/-

EXISTING ZONING: Multiple Zoning Districts exist throughout Austin

MASTER PLAN DESIGNATION: The Austin area has multiple Master Plan Designations

EXISTING LAND USE: Multiple

NEIGHBORHOOD CHARACTERISTICS:
The Town of Austin has the following Zoning Districts:

- A-1 – One-Acre Agricultural District
- AHR - Austin Historic Residential District
- AHR-MO – Austin Historic Residential with Manufactured Housing Overlay District
- C-1 – Commercial District
- C-2 – General Commercial District
- GP – Governmental Purposes
- MP – Manufactured Housing Park District
- MRC – Manufactured Housing, Residential, Commercial District
- R-1 – Single Family Residential District

PROPERTY CHARACTERISTICS:
The Unincorporated Town of Austin has areas of steep topography mixed with areas of lesser slopes. The town is accessed via Highway 50 from the West and East.

EXISTING FLOOD ZONE: There are a few small areas throughout Austin that are in a Special Flood Hazard Area - Zoned A.

These zones are existing and have no effect on the proposed applications.

Most of the town is in the Non-Special Flood Hazard Area of Zone X
Moderate-to-Low-Risk Flood Zones Designations B, C and X fall inside the moderate-to-low-risk flood zones and account for more than 20 percent of the flood insurance claims filed with FEMA's National Flood Insurance Program each year

MASTER PLAN AND COUNTY CODES:

- Lander County Master Plan – Land Use Component
- Lander County Master Plan – Public Facilities Component
- Lander County Master Plan – Transportation Component
- Lander County Code – Title 12, Section 12.02 – Road, Street or Easement Abandonment
- Lander County Zoning Ordinance – Title 17 - Establishment of Zoning Districts
- Lander County Zoning – Title 17, Article IV. Individual Land Use Districts M
- NRS 278.480 – Vacation or abandonment of street or easement: Procedures, prerequisites and effect; appeal; reservation of certain easements; sale of vacated portion.

BACKGROUND:

- The proposed project is within the Unincorporated town of Austin.
- The project came about through a court order from 1989 for Lander County to adjust and fix the property boundaries within Austin.
- The property lines and right-of-ways that are in existence today were created in a grid pattern that ran from north to south and east to west by a map that was recorded in 1986, which was one of the first attempts to correct the property boundary errors.
- The right-of-ways and properties that were developed went along with the varying topography that is present in Austin.
- Extensive research and surveying has been done by A.M. Engineering and Marquis Aurbach Chtd. in association with this project.

<u>MASTER PLAN</u>

Land use:

- Lander County Master Plan – Land Use Component
    - The Master Plan Land Use Atlas shows the area as mostly "Austin Area" with Commercial, Government Purpose, and High Density Residential throughout.
    - The proposed project is in conformance with the Land Use Component of the Master Plan.
    - This project is in conformance with Goal 1 of the Land Use Component of the Master Plan, which is to facilitate orderly development that is consistent with available resources and services in Lander County.
    - The project is in conformance with Goal 2 of the Land Use Component as well, which is to minimize conflicts among land uses.

Public Facilities:

- Lander County Master Plan – Public Facilities Component
  - The proposed project is compatible with the Public Facilities Component of the Master Plan
  - All infrastructure is existing and is therefore compatible with the Public Facilities Component of the Master Plan.
  - Some proposed roadways do not meet minimum standards for width, but have been proposed with the maximum width that current conditions allow for.

ZONING DISTRICTS:

- Most Zoning Districts will remain as they are today.
- Proposed Parcels with Multiple Zoning Districts will be address with a separate Zone Change Application after Parcel Maps are approved.

LANDER COUNTY CODE – TITLE 12, SECTION 12.02 – ROAD, STREET, OR EASEMENT ABANDONMENT

- Lander County Code Title 12, Section 12.02-020 – Publication and Public Hearing.
  - Notices were sent by certified mail to each property owner in Austin on May 2, 2023.
  - A notice was also published in the Great Basin Sun in the May 3, 2023 Edition.
  - The public hearing will be taking place in Austin, where the abandonment is proposed.

NEVADA REVISED STATUTES

- NRS 278.480 – Vacation or abandonment of street or easement: Procedures, prerequisites and effect; appeal; reservation of certain easements; sale of vacated portion.
  - The proposed project is consistent with all requirements, procedures, and prerequisites listed in this section of the NRS.
  - NRS 278.480.6 requires that Lander County receive a response from all public utility or video service provider prior to making the abandonment of record.

FINDINGS / ADDITIONAL CONDITIONS:

The proposed Austin Realignment Project is in conformance with:

- Lander County Master Plan – Land Use Component
- Lander County Master Plan – Public Facilities Component
- Lander County Code – Title 12, Section 12.02 – Road, Street or Easement Abandonment
- Lander County Zoning Ordinance - Establishment of Zoning Districts
- NRS 278.480 – Vacation or abandonment of street or easement: Procedures, prerequisites and effect; appeal; reservation of certain easements; sale of vacated portion.

STAFF RECOMMENDATION:

Staff recommends the Lander County Planning Commission forward a recommendation to the Lander County Board of Commissioners to **Conditionally Approve** Abandonment Application No. 23-01 based on the facts, findings and conditions included in this staff report.

Conditions:

1) Subject to County Surveyor of Record approval.
2) Lander County receives responses from all public utility or video service providers per NRS 278.480.6 prior to recordation of abandonment of roads, streets, and easements.

Lander County
Planning Commission

NOTICE IS HEREBY GIVEN that a Town Hall Meeting and Public Hearing will be conducted by the Lander County Planning Commission regarding the following applications to the Lander County Planning Department:

Applicant:	A.M. Engineering / Lander County
Location:	Unincorporated Town of Austin
APN:	Multiple APNs in Austin NV
Type:	Abandonment of existing right-of-ways located in the unincorporated town of Austin, NV in association with the Austin Realignment Project.

Applicant:	A.M. Engineering / Lander County
Location:	Unincorporated Town of Austin
APN:	Multiple APNs in Austin NV
Type:	Parcel Map to review proposed new property lines and dedications for new right-of-ways in association with the Austin Realignment Project.

DATE & TIME: **May 17, 2023 @ 5:00 p.m.**

PLACE: **Austin Town Hall**
135 Court Street
Austin, NV 89310

Please call/email the Lander County Planning Department for further information, 635-2860 Planning@landercountynv.org.

Lander County
Planning Commission

April 27, 2023

Dear Property Owner:

Lander County Code requires that property owners within a certain distance be notified when there is an application to change or add to the use on a property. If you have comments regarding this proposed use, please feel free to attend the Town Hall/Public Hearing to state your support or concerns. If you are unable to attend the hearing, please feel free to send in written correspondence prior to the meeting date via mail or email, so that it can be read into the record.

Sincerely,

Shelby Knopp

Shelby Knopp
Planning Coordinator

NOTICE IS HERBY GIVEN that a Town Hall Meeting and Public Hearing will be conducted by the Lander County Planning Commission regarding the following applications submitted to the Lander County Planning Department:

Applicant:	A.M. Engineering / Lander County
Location:	Unincorporated Town of Austin
APN:	Multiple APNs in Austin NV
Type:	Abandonment of existing right-of-ways located in the unincorporated town of Austin, NV in association with the Austin Realignment Project.

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PLACE: **Austin Town Hall**
135 Court Street
Austin, NV 89310

Please call/email the Lander County Planning Department for further information, 635-2860 Planning@landercountynv.org.

ROAD, STREET OR EASEMENT ABANDONMENT APPLICATION

APPLICANT INFORMATION

Applicant(s): A.M. Engineering

Applicant Address: 742 D Street, Elko, Nevada 89801

Applicant's Phone/Email: (775) 738-3113 aaron@am.engineering

Applicant's Surveyor: LK Stevenson

Surveyor's Address: A.M. Engineering - 96 Winter Street, Reno, NV 89502

Surveyor's Phone/Email: lk@am.engineering

PROJECT INFORMATION

Abandonment Location: Austin, Nevada

Abandonment Legal Description: Unincorporated Town of Austin Nevada.

As illustrated in the attached documents. Final recorded maps named "Austin Realignment Project - Right of Way" Map are subject to final approvals, prior to recordation

SIGNATURE

I hereby certify that the information stated above and materials submitted along with this application form are true and correct to the best of my knowledge. It is my responsibility to inform Lander County of any changes to information represented in this submittal.

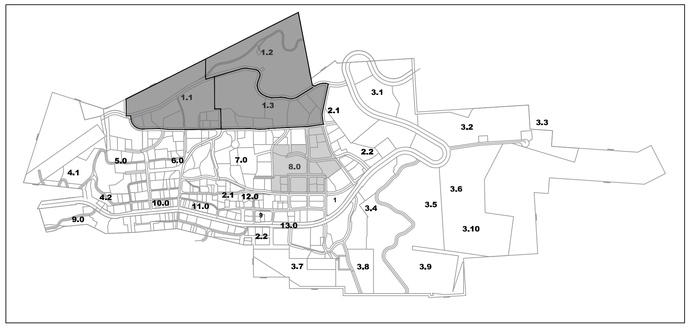
Aaron Martinez

Applicant's Signature

4-24-2023

Date

Lander County Planning
Date Received 4/24/23
Application No. ABD 23-01



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	26.66	20.00	76°22'12"	24.73
C2	35.98	20.00	103°04'54"	31.32
C3	26.85	20.00	76°55'06"	24.88
C4	24.56	230.00	6°07'09"	24.55
C5	10.60	190.00	3°11'43"	10.59
C6	32.49	190.00	9°47'50"	32.45
C7	47.62	210.00	12°59'33"	47.52
C8	15.69	90.00	9°59'08"	15.67
C9	19.17	110.00	9°59'08"	19.15
C10	24.06	110.00	12°31'54"	24.01
C11	19.68	90.00	12°31'54"	19.65
C12	34.78	20.00	99°38'39"	30.56
C13	28.05	20.00	80°21'21"	25.81
C14	38.23	425.00	5°09'13"	38.21
C15	9.39	425.00	1°15'59"	9.39
C16	33.80	20.00	96°50'17"	29.92
C17	29.03	20.00	83°09'43"	26.55

Parcel Line Table		
Line #	Length	Direction
L1	60.51	N77° 39' 56"W
L2	51.93	S71° 27' 21"E
L3	168.35	S71° 27' 21"E
L4	87.63	S31° 41' 51"W
L5	87.63	S31° 41' 51"W
L6	28.35	S41° 40' 59"W
L7	28.35	S41° 40' 59"W
L8	15.20	N29° 09' 04"E
L9	25.39	S29° 09' 04"W
L10	4.90	S51° 12' 17"E
L11	89.29	S44° 47' 05"E
L12	10.07	S51° 12' 17"E
L13	10.09	S51° 12' 17"E
L14	7.32	N39° 08' 50"E

[P-2] AUSTIN RESOURCES, INC. [19,251± SF] – DOC 192028
[P-7] WILLIAM JR. & DIANE BRANDT [13,056± SF] – DOC 192268
[P-9] DON & DEANN HELMING [3,975± SF] – DOC 304714
[P-10] RICHARD T. & NENA J. METZ [9,835± SF] –DOC 280883
[P-11] RUBAN T. & LYNN Y. MCDANIEL [11,452± SF] – DOC 244754

GRAPHIC SCALE
SCALE IN FEET
60 0 60 120

PARCEL 1
[13.21± ACRES]
AUSTIN RESOURCES, INC
DOC 192028

PARCEL 6
[17.22± ACRES]
AUSTIN RESOURCES, INC.
DOC 192028

PARCEL 4
[85,149± SF]
AUSTIN RESOURCES, INC.
DCO 192028

PARCEL 3
[27,633± SF]
DESSIE & MARY SKEATH
DOC 237943

PARCEL 5
[43,568± SF]
DESSIE & MARY SKEATH
DOC 237943

PARCEL 8
[22,112± SF]
SHAWNA MARIE MABE
DOC 307610

BUEL
O'DONNELL
NORTHERN
MORRIS ROAD
WELTON
STREET
VIRGINIA ST.
BATEMAN ST.
50' R/W

ENGINEERING
ENGINEERING DESIGN & ANALYSIS
CONSTRUCTION MANAGEMENT
CIVIL & GEOTECHNICAL
CONSTRUCTION SURVEYING
MATERIALS TESTING

742 D STREET
ELKO, NEVADA 89801
TEL: (775) 738-3113
FAX: (775) 738-3113
WWW.AM.ENGINEERING

AUSTIN, NEVADA

MAP 1.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN LANDER COUNTY NEVADA

DRAFT

FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____ , 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

1.1

DATE: DECEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

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CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C18	58.23	188.00	17°44'50"	58.00
C19	65.67	212.00	17°44'50"	65.40
C20	39.52	15.00	150°57'09"	29.04
C21	35.51	112.00	18°10'00"	35.36
C22	74.16	88.00	48°16'57"	71.98
C23	6.68	112.00	3°25'07"	6.68
C24	3.93	12.50	18°02'03"	3.92
C25	5.25	88.00	3°25'07"	5.25
C26	13.02	88.00	8°28'38"	13.01
C27	16.57	112.00	8°28'38"	16.56
C28	106.46	67.00	91°02'34"	95.61
C29	68.33	43.00	91°02'34"	61.36
C30	60.65	92.00	37°46'18"	59.56

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C31	44.83	68.00	37°46'18"	44.02
C32	20.13	112.00	10°17'46"	20.10
C33	15.81	88.00	10°17'46"	15.79
C34	26.09	112.00	13°20'43"	26.03
C35	20.50	88.00	13°20'43"	20.45
C36	51.54	48.00	61°31'22"	49.10
C37	77.31	72.00	61°31'22"	73.65
C38	116.36	78.00	85°28'24"	105.87
C39	152.16	102.00	85°28'24"	138.44
C40	40.25	105.00	21°57'40"	40.00
C41	58.19	70.00	47°37'49"	56.53
C42	47.91	70.00	39°12'43"	46.98
C43	78.98	230.00	19°40'27"	78.59

Parcel Line Table		
Line #	Length	Direction
L15	116.44	S71° 27' 21"E
L16	20.06	S79° 08' 01"E
L17	37.97	S75° 42' 54"E
L18	37.96	S75° 42' 54"E
L19	57.09	N44° 37' 20"E
L20	57.09	S44° 37' 20"W
L21	30.86	N34° 19' 33"E
L22	30.86	S34° 19' 33"W
L23	17.59	S20° 58' 50"W
L24	17.59	S20° 58' 50"W
L25	14.23	N34° 32' 59"E
L26	36.32	S89° 11' 18"E
L27	58.36	N2° 20' 31"E
L28	48.06	N87° 11' 37"W
L29	33.38	S2° 22' 09"W
L30	16.01	N34° 32' 59"E
L31	14.24	N34° 32' 59"E
L32	24.00	S55° 27' 01"E
L33	52.93	S85° 58' 19"E
L34	40.00	S4° 01' 41"W
L35	52.93	N85° 58' 19"W

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ENGINEERING
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AUSTIN, NEVADA

MAP 1.0
AUSTIN REALIGNMENT PROJECT SUBDIVISION MAP

AUSTIN | LANDER COUNTY | NEVADA

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TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

1.2

DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
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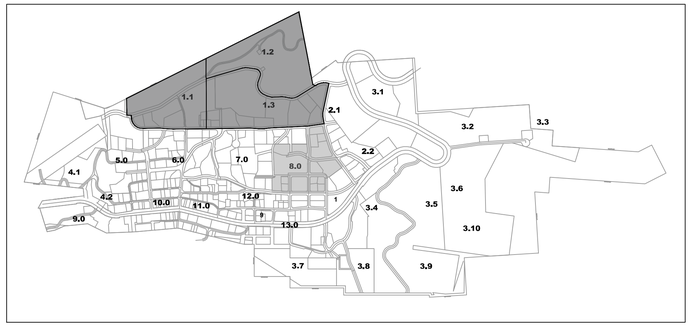


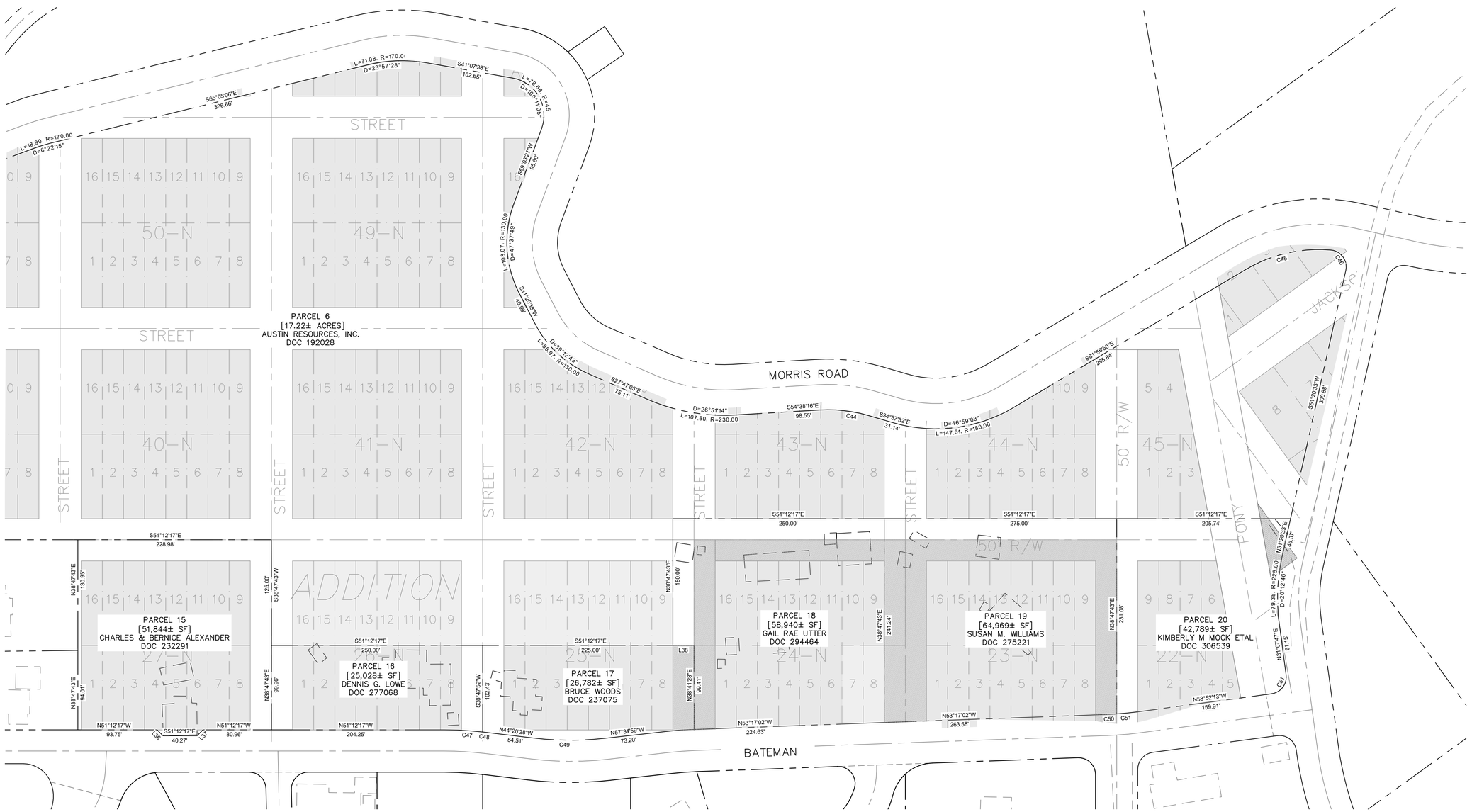
GRAPHIC SCALE

SCALE IN FEET

60 0 60 120

Parcel Line Table		
Line #	Length	Direction
L36	9.90	S6° 12' 17"E
L37	9.90	S83° 47' 43"W
L38	25.00	N51° 12' 17"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C44	58.37	170.00	19°40'27"	58.09
C45	105.27	170.00	35°28'42"	103.59
C46	34.14	20.00	97°48'46"	30.15
C47	45.83	425.00	6°10'43"	45.81
C48	5.08	425.00	0°41'06"	5.08
C49	86.67	375.00	13°14'31"	86.48
C50	11.61	375.00	1°46'25"	11.61
C51	24.95	375.00	3°48'46"	24.95



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MAP 1.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN LANDER COUNTY NEVADA

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ALEXIS REIVA
LANDER COUNTY RECORDER

1.3

DATE:	SEPTEMBER 2022
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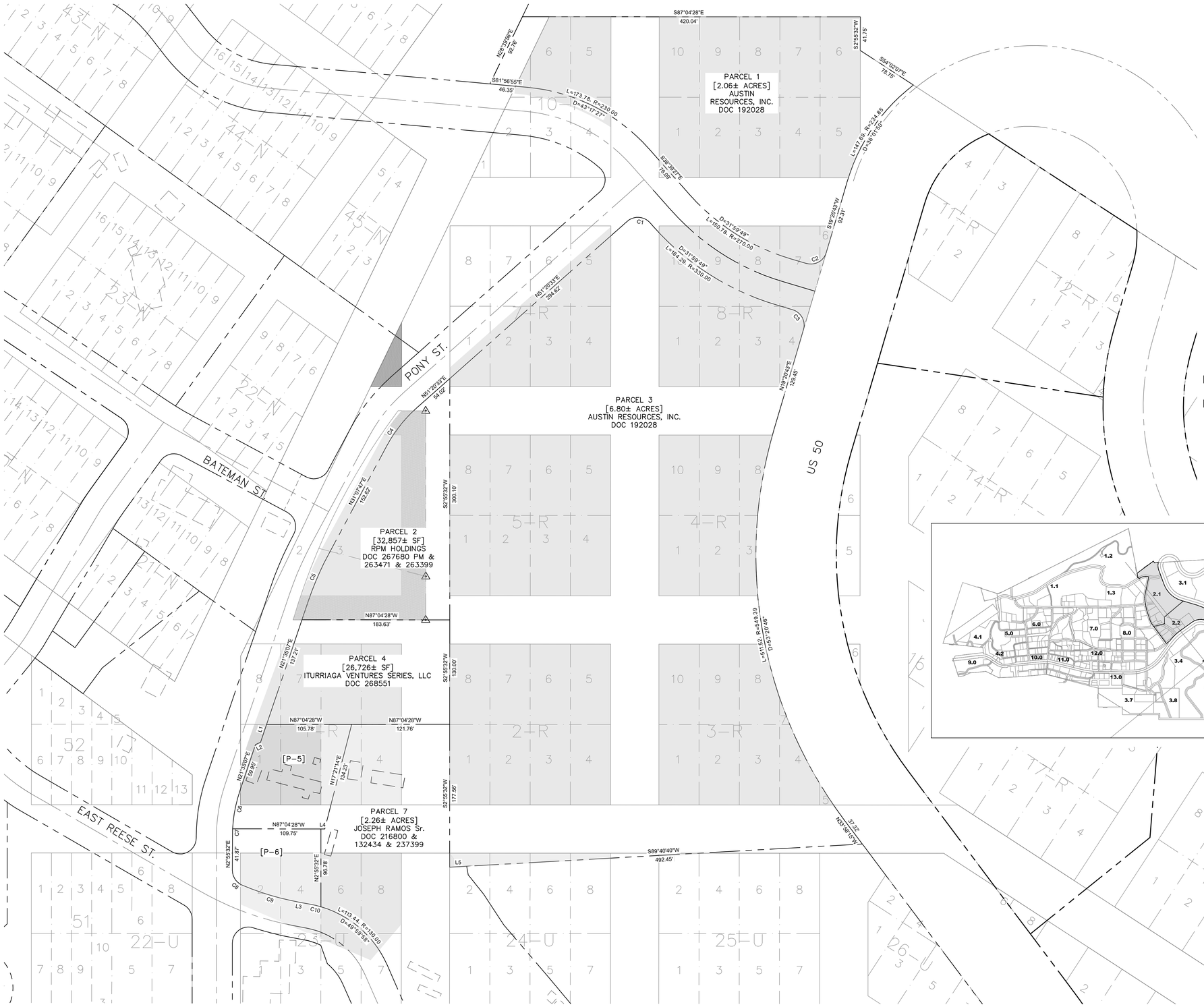

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	31.42	20.00	90°00'00"	28.28
C2	31.41	19.99	90°01'24"	28.28
C3	31.42	20.00	90°00'00"	28.28
C4	61.74	175.00	20°12'46"	61.42
C5	62.47	375.00	9°32'39"	62.39
C6	48.92	180.00	15°34'13"	48.77
C7	9.71	180.00	3°05'22"	9.70
C8	23.48	20.00	67°15'10"	22.15
C9	74.43	345.00	12°21'40"	74.29
C10	13.54	130.00	5°58'01"	13.53

Parcel Line Table		
Line #	Length	Direction
L1	23.41	N21° 35' 07"E
L2	7.07	S66° 35' 07"W
L3	13.60	N76° 39' 21"W
L4	4.79	N87° 04' 28"W
L5	21.25	N89° 40' 34"E

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MAP 2.0
AUSTIN REALIGNMENT PROJECT SUBDIVISION MAP

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ALEXIS REIVA
LANDER COUNTY RECORDER

2.1

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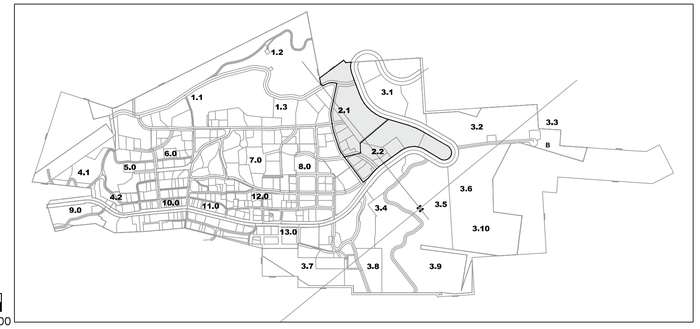

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C9	74.43	345.00	12°21'40"	74.29
C10	13.54	130.00	5°58'01"	13.53
C11	37.65	20.00	107°50'55"	32.33
C12	50.80	390.00	7°27'45"	50.76
C13	22.26	85.00	15°00'07"	22.19
C14	32.73	70.00	26°47'18"	32.43
C15	31.42	20.00	90°00'00"	28.28
C17	6.55	15.00	25°00'09"	6.49
C18	45.45	30.00	86°48'14"	41.23

Parcel Line Table		
Line #	Length	Direction
L3	13.60	N76° 39' 21"W
L4	4.79	N87° 04' 28"W
L5	21.25	N89° 40' 34"E
L6	11.05	S7° 21' 46"E
L7	13.60	N76° 41' 18"W
L8	24.23	N16° 42' 20"W

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AUSTIN REALIGNMENT PROJECT
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AUSTIN LANDER COUNTY NEVADA

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CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	43.79	134.91	18°35'55"	43.60
C2	10.87	234.85	2°39'07"	10.87

Parcel Line Table		
Line #	Length	Direction
L1	57.60	N54° 02' 07"W
L2	53.94	N54° 02' 07"W
L3	58.42	N35° 57' 53"E
L4	58.42	N35° 57' 53"E
L5	30.00	N54° 02' 07"W

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MAP 3.0
AUSTIN REALIGNMENT PROJECT
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LANDER COUNTY RECORDER

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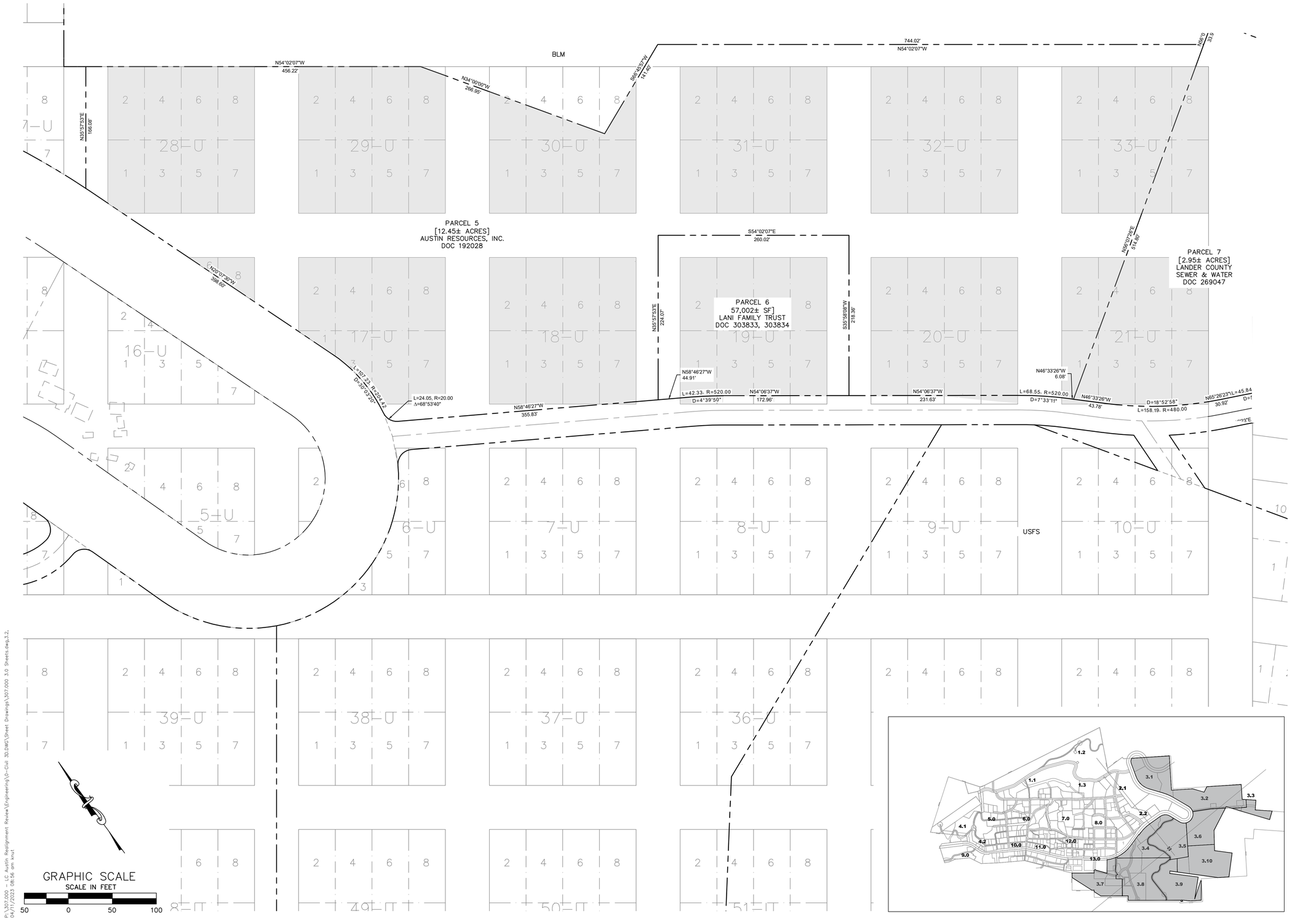

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AUSTIN LANDER COUNTY NEVADA

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AUSTIN REALIGNMENT PROJECT
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ALEXIS REIVA
LANDER COUNTY RECORDER

3.3

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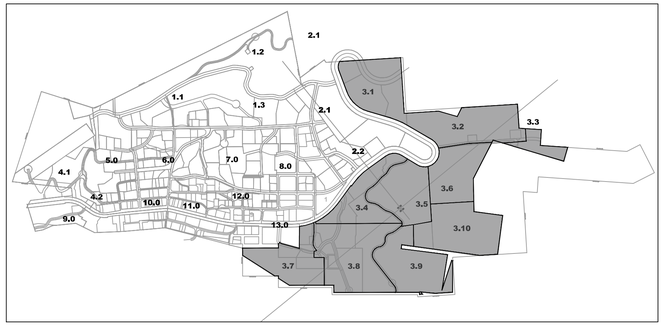
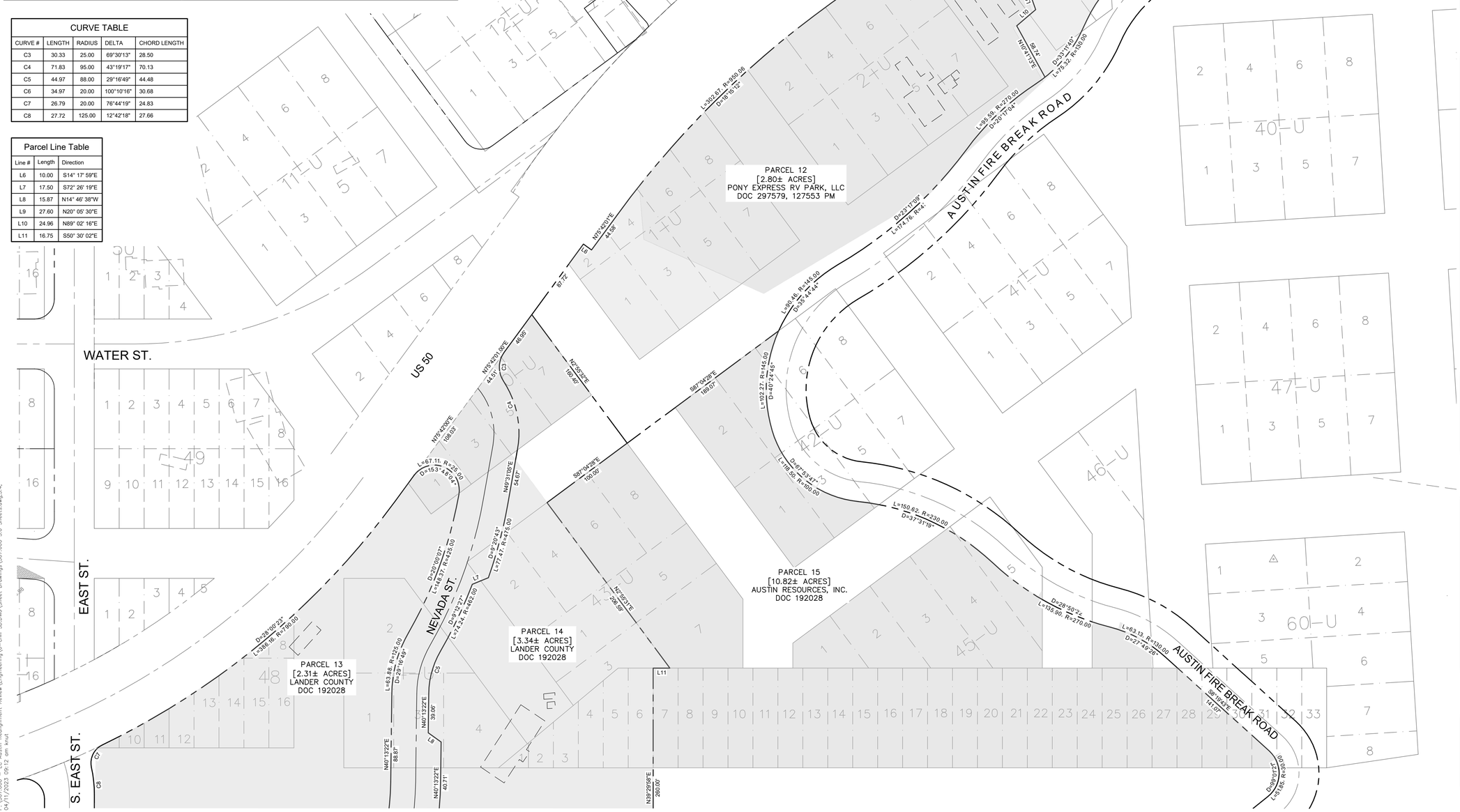


CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C3	30.33	25.00	69°30'13"	28.50
C4	71.83	95.00	43°19'17"	70.13
C5	44.97	88.00	29°16'49"	44.48
C6	34.97	20.00	100°10'16"	30.68
C7	26.79	20.00	76°44'19"	24.83
C8	27.72	125.00	12°42'18"	27.66

Parcel Line Table		
Line #	Length	Direction
L6	10.00	S14° 17' 59"E
L7	17.50	S72° 26' 19"E
L8	15.87	N14° 46' 38"W
L9	27.60	N20° 05' 30"E
L10	24.96	N89° 02' 16"E
L11	16.75	S50° 30' 02"E



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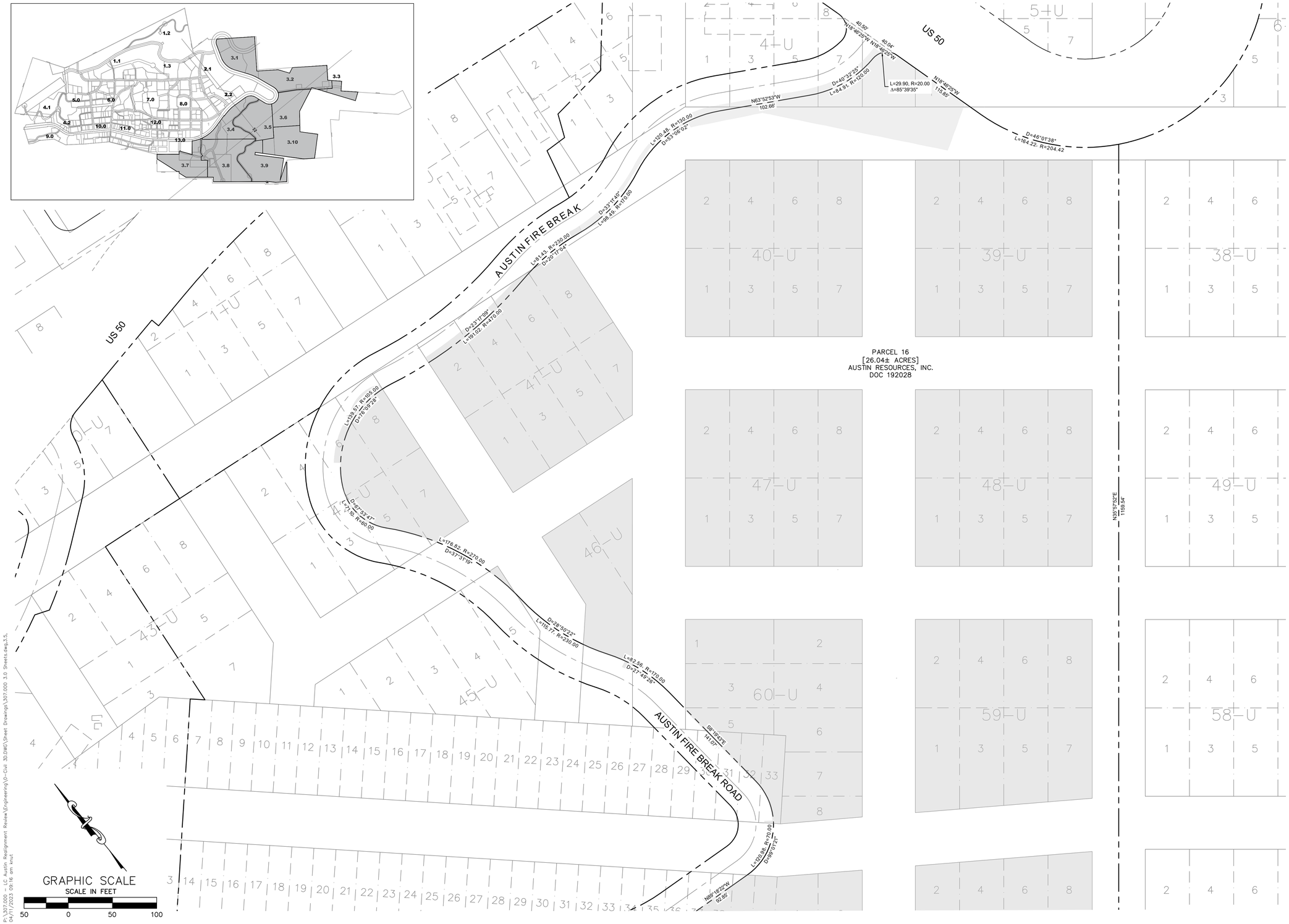

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ALEXIS REIVA
LANDER COUNTY RECORDER

3.5

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ALEXIS REIVA
LANDER COUNTY RECORDER

3.6

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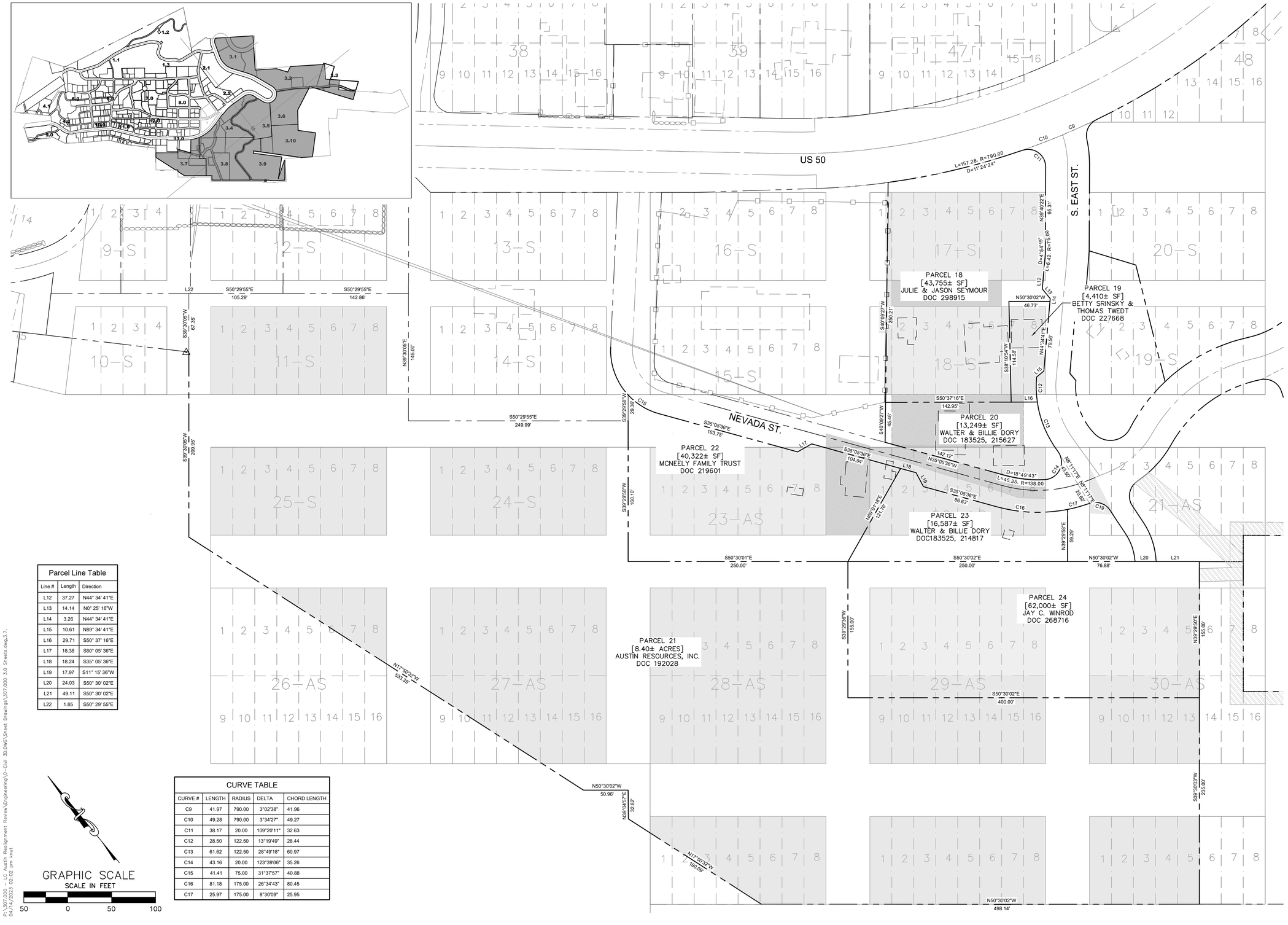

Parcel Line Table		
Line #	Length	Direction
L12	37.27	N44° 34' 41"E
L13	14.14	N0° 25' 16"W
L14	3.26	N44° 34' 41"E
L15	10.61	N89° 34' 41"E
L16	29.71	S50° 37' 16"E
L17	18.38	S80° 05' 36"E
L18	18.24	S35° 05' 36"E
L19	17.97	S11° 15' 36"W
L20	24.03	S50° 30' 02"E
L21	49.11	S50° 30' 02"E
L22	1.85	S50° 29' 55"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C9	41.97	790.00	3°02'38"	41.96
C10	49.28	790.00	3°34'27"	49.27
C11	38.17	20.00	109°20'11"	32.63
C12	28.50	122.50	13°19'49"	28.44
C13	61.62	122.50	28°49'18"	60.97
C14	43.16	20.00	123°39'06"	35.26
C15	41.41	75.00	31°37'57"	40.88
C16	81.18	175.00	26°34'43"	80.45
C17	25.97	175.00	8°30'09"	25.95

GRAPHIC SCALE
SCALE IN FEET
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ALEXIS REIVA
LANDER COUNTY RECORDER

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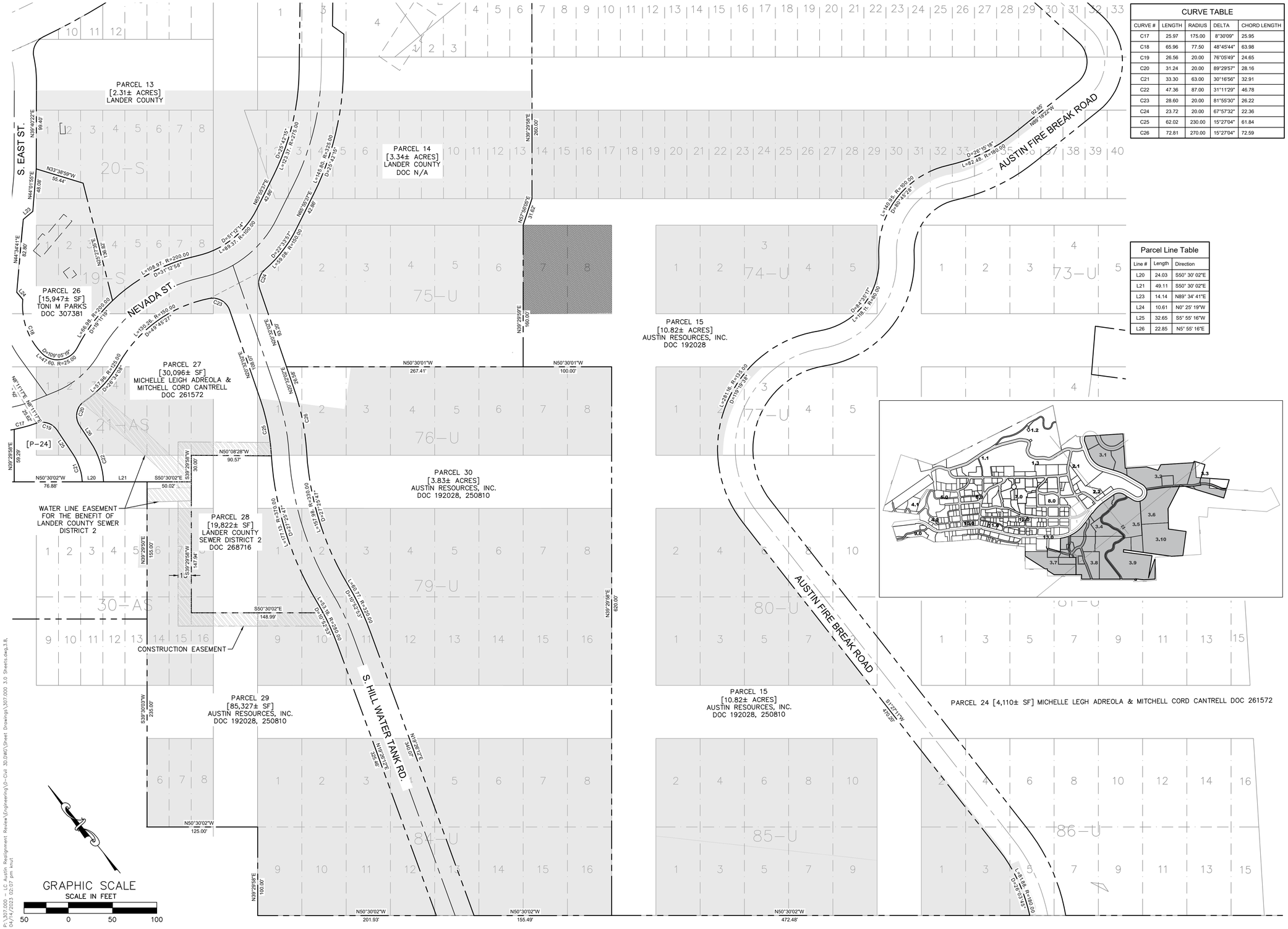

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C17	25.97	175.00	8°30'09"	25.95
C18	65.96	77.50	48°45'44"	63.98
C19	26.56	20.00	76°05'49"	24.65
C20	31.24	20.00	89°29'57"	28.16
C21	33.30	63.00	30°16'56"	32.91
C22	47.36	87.00	31°11'29"	46.78
C23	28.60	20.00	81°55'30"	26.22
C24	23.72	20.00	67°57'32"	22.36
C25	62.02	230.00	15°27'04"	61.84
C26	72.81	270.00	15°27'04"	72.59

Parcel Line Table		
Line #	Length	Direction
L20	24.03	S50° 30' 02"E
L21	49.11	S50° 30' 02"E
L23	14.14	N89° 34' 41"E
L24	10.61	N0° 25' 19"W
L25	32.65	S5° 55' 16"W
L26	22.85	N5° 55' 16"E

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LANDER COUNTY — AUSTIN — NEVADA

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ALEXIS REIVA
LANDER COUNTY RECORDER

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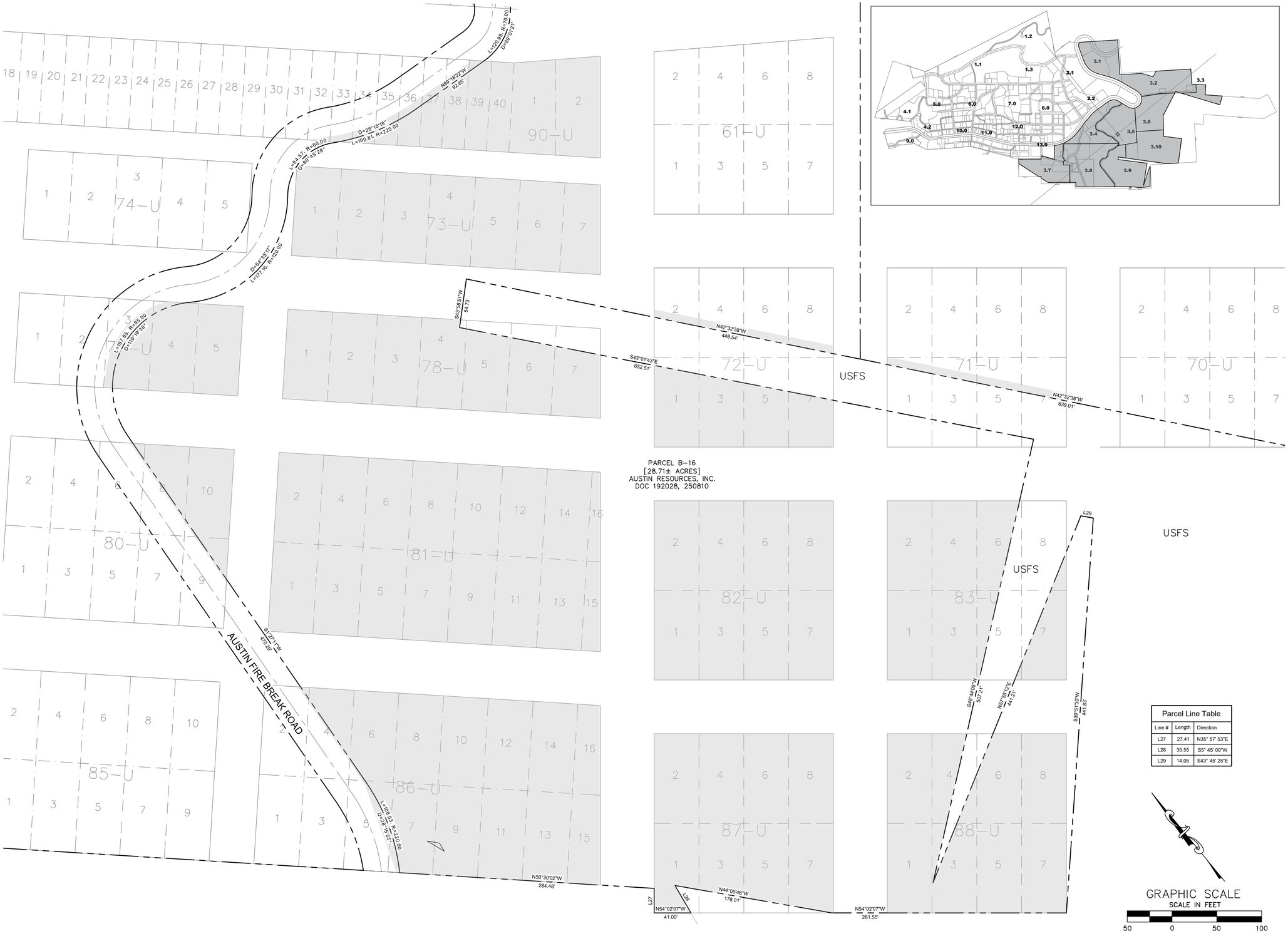

Parcel Line Table		
Line #	Length	Direction
L27	27.41	N35° 57' 53"E
L28	35.55	S5° 45' 00"W
L29	14.05	S43° 45' 25"E

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ALEXIS REIVA
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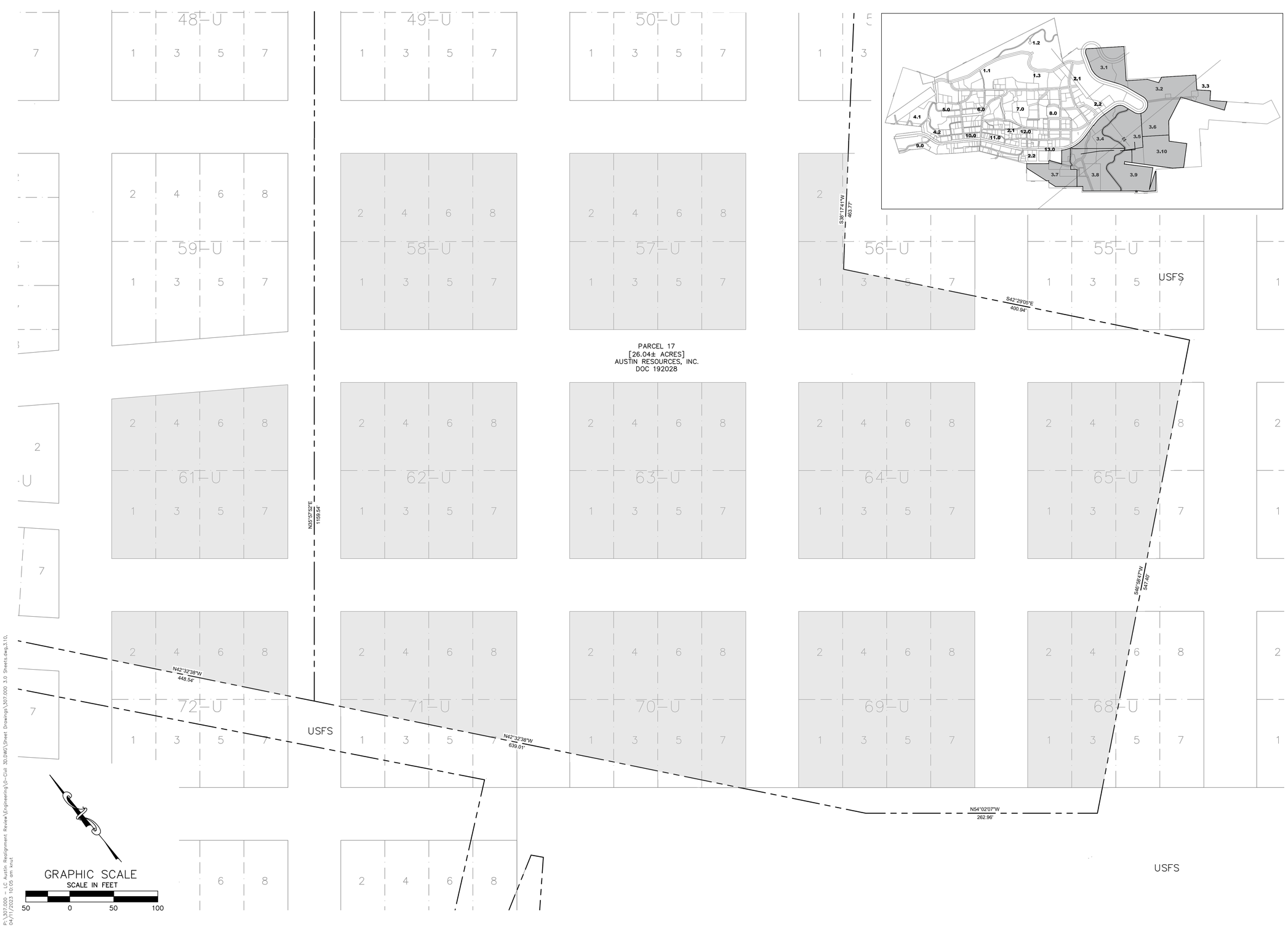

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AUSTIN, NEVADA

MAP 3.0
AUSTIN REALIGNMENT PROJECT SUBDIVISION MAP

AUSTIN | LANDER COUNTY | NEVADA

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A.M. ENGINEERING
DATE _____ , 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

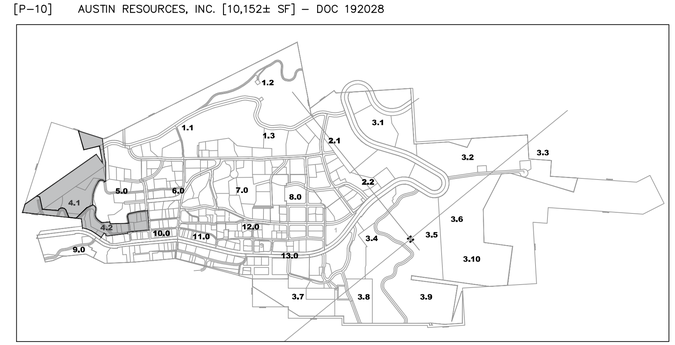
3.10

DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	54.49	185.00	16°52'36"	54.30
C2	66.82	215.00	17°48'29"	66.56
C3	5.48	185.00	1°41'51"	5.48
C5	18.09	55.00	18°50'28"	18.00
C6	117.45	55.00	122°21'16"	96.37
C7	61.61	25.00	141°11'44"	47.16
C8	7.11	215.00	1°53'43"	7.11
C9	5.65	215.00	1°30'25"	5.65
C10	6.74	65.00	5°56'22"	6.74

Parcel Line Table		
Line #	Length	Direction
L1	15.00	N61° 51' 29"W
L2	15.00	S61° 51' 29"E
L3	5.06	S61° 31' 35"W
L4	8.35	N55° 27' 16"W
L5	56.22	N80° 25' 35"W
L6	42.16	S80° 25' 35"E
L7	32.26	N29° 11' 23"E
L8	31.89	N29° 11' 23"E
L9	23.45	N85° 33' 32"W
L13	15.57	N44° 18' 21"W
L14	15.59	N44° 18' 21"W
L15	16.30	N44° 18' 21"W
L16	16.30	N44° 18' 21"W

[P-8] AUSTIN RESOURCES, INC. [13,879± SF] – DOC 192028
[P-9] AUSTIN RESOURCES, INC. [5,372± SF] – DOC 192028
[P-10] AUSTIN RESOURCES, INC. [10,152± SF] – DOC 192028



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AUSTIN, NEVADA

MAP 4.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN
LANDER COUNTY
NEVADA

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FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____ , 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

4.1

DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000

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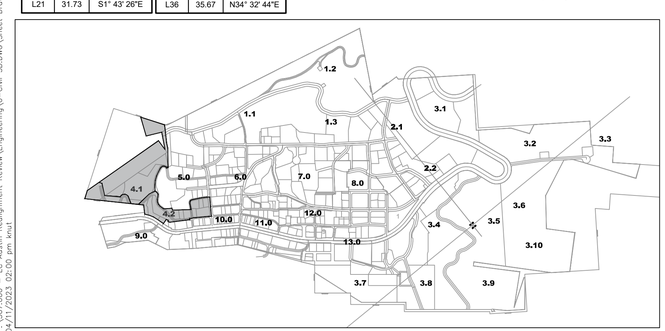
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	54.49	185.00	16°52'36"	54.30
C2	66.82	215.00	17°48'29"	66.56
C3	5.48	185.00	1°41'51"	5.48
C4	4.61	215.00	1°13'46"	4.61
C7	61.61	25.00	141°11'44"	47.16
C8	7.11	215.00	1°53'43"	7.11
C9	5.65	215.00	1°30'25"	5.65
C11	10.99	185.00	3°24'08"	10.98
C12	35.58	184.99	11°01'13"	35.53
C13	3.52	75.00	2°41'16"	3.52
C14	20.64	45.00	26°17'11"	20.46
C15	23.20	45.00	29°32'44"	22.95
C16	69.57	75.00	53°08'39"	67.10
C17	27.48	488.00	3°13'34"	27.47
C18	30.72	488.00	3°36'26"	30.72

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C19	31.42	20.00	90°00'21"	28.29
C20	17.66	188.00	5°22'52"	17.65
C21	19.91	212.00	5°22'52"	19.90
C22	30.68	20.00	87°53'35"	27.76
C23	31.42	20.00	90°00'00"	28.28
C24	31.42	20.00	90°00'00"	28.28

Parcel Line Table		
Line #	Length	Direction
L1	15.00	N61° 51' 29"W
L2	15.00	S61° 51' 29"E
L3	5.06	S61° 31' 35"W
L10	44.34	N9° 34' 04"E
L11	18.56	N44° 18' 21"W
L12	18.61	N44° 18' 21"W
L13	15.57	N44° 18' 21"W
L14	15.59	N44° 18' 21"W
L15	16.30	N44° 18' 21"W
L16	16.30	N44° 18' 21"W
L17	23.55	N44° 18' 36"W
L18	13.18	S49° 10' 27"W
L19	35.47	S49° 18' 00"W
L20	36.20	N57° 33' 40"W
L21	31.73	S1° 43' 26"E

Parcel Line Table		
Line #	Length	Direction
L22	30.43	S49° 18' 00"W
L23	28.69	S57° 33' 40"E
L24	17.80	S33° 37' 50"W
L25	21.65	S23° 49' 04"E
L26	94.16	N32° 26' 20"E
L27	123.67	N32° 26' 20"E
L28	124.65	N32° 26' 19"E
L29	95.38	S62° 17' 36"E
L30	25.04	S62° 17' 36"E
L31	8.84	N34° 32' 44"E
L32	7.07	N10° 27' 16"W
L33	36.88	S29° 09' 51"W
L34	49.68	N29° 09' 51"E
L35	41.35	S34° 32' 44"W
L36	35.67	N34° 32' 44"E

Parcel Line Table		
Line #	Length	Direction
L37	48.41	N57° 33' 41"W
L38	9.58	N57° 33' 41"W
L39	9.90	N12° 33' 41"W
L40	32.17	N60° 33' 13"W
L41	31.34	N60° 33' 13"W



GRAPHIC SCALE
SCALE IN FEET
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[P-8] AUSTIN RESOURCES, INC. [1,462± SF] – DOC 192028
[P-10] AUSTIN RESOURCES, INC. [5,372± ACRES] – DOC 192028
[P-11] AUSTIN RESOURCES, INC. [10,152± SF] – DOC 192028
[P-14] DON KIP & DEANN HELMING [6,138± SF] – DOC 219899
[P-15] AUSTIN RESOURCES, INC. [416± SF] – DOC 219899
[P-16] AUSTIN RESOURCES, INC. [2,950± SF] – DOC 192028
[P-17] CLAUDI & THOMAS GALLAGHER [14,432± SF] – DOC 219899
[P-18] JAMES A. WILLIAMS [7,760± SF] – DOC 125386
[P-21] DON KIP & DEANN HELMING [6,977± SF] – DOC 304713
[P-22] DON KIP & DEANN HELMING [9,410± SF] – DOC 294482
[P-23] DON KIP & DEANN HELMING [7,133± SF] – DOC 215476

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AUSTIN, NEVADA

MAP 4.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

LANDER COUNTY — AUSTIN — NEVADA

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FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____, 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

4.2

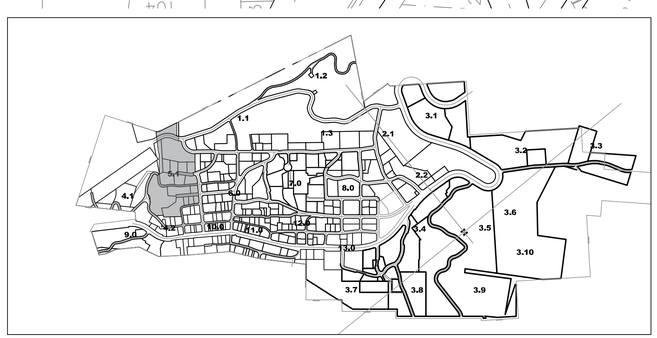
DATE: SEPTEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	54.23	75.82	40°59'02"	53.09
C2	32.77	170.00	11°02'44"	32.72
C3	80.82	230.00	20°07'57"	80.40
C4	28.34	20.00	81°11'13"	26.03
C5	39.27	25.00	89°59'58"	35.36
C6	31.60	125.00	14°29'08"	31.52
C7	31.42	20.00	90°00'00"	28.28
C8	31.42	20.00	90°00'00"	28.28
C9	31.42	20.00	90°00'00"	28.28
C10	31.42	20.00	90°00'00"	28.28
C11	31.42	20.00	90°00'00"	28.28
C12	38.25	80.00	27°23'39"	37.89
C13	57.37	120.00	27°23'39"	56.83
C14	17.21	87.50	11°15'59"	17.18
C15	22.12	112.50	11°15'59"	22.09

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C16	27.14	112.50	13°49'25"	27.08
C17	21.11	87.50	13°49'25"	21.06
C18	71.72	45.00	91°18'52"	64.37
C19	119.53	75.00	91°18'52"	107.28
C20	25.13	65.00	22°08'55"	24.97
C21	6.74	65.00	5°56'22"	6.74
C22	88.73	35.00	145°14'53"	66.81
C23	37.34	75.00	28°31'35"	36.96
C24	91.87	85.00	61°55'25"	87.46
C25	26.22	512.00	2°56'04"	26.22
C26	34.89	512.00	3°54'16"	34.88
C27	80.36	52.00	88°32'32"	72.60

Parcel Line Table		
Line #	Length	Direction
L1	10.00	N51° 12' 17"W
L2	20.12	N13° 47' 47"E
L3	20.12	N13° 47' 47"E
L4	24.83	S20° 03' 35"W
L5	23.32	S34° 32' 44"W
L6	20.15	S40° 34' 24"W
L7	20.14	S40° 34' 24"W
L8	28.28	N44° 11' 17"W
L9	37.68	N58° 00' 42"W
L10	3.54	N13° 00' 42"W
L11	3.54	S76° 59' 18"W
L12	61.97	N78° 52' 33"W
L13	3.81	N38° 47' 44"E
L14	8.35	N55° 27' 16"W
L15	20.00	N34° 32' 44"E

Parcel Line Table		
Line #	Length	Direction
L16	20.00	N34° 32' 44"E



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MAP 5.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN | LANDER COUNTY | NEVADA

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FILED AT THE REQUEST OF
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DATE _____, 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

5.1

DATE: SEPTEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	39.27	25.00	90°00'02"	35.36
C2	36.53	230.00	9°05'59"	36.49
C3	99.44	230.00	24°46'14"	98.66
C4	13.84	375.00	2°06'52"	13.84
C5	32.42	20.00	92°53'13"	28.99
C6	31.83	20.00	91°11'06"	28.58
C7	7.55	425.00	1°01'06"	7.55
C8	25.06	425.00	3°22'42"	25.06
C9	15.01	425.00	2°01'25"	15.01
C10	31.42	20.00	90°00'00"	28.28
C11	31.42	20.00	90°00'00"	28.28
C12	41.20	35.00	67°26'47"	38.86
C13	70.00	45.00	89°07'36"	63.15
C14	38.39	15.00	146°38'55"	28.74
C15	42.71	20.00	122°21'06"	35.04
C16	44.24	175.00	14°29'09"	44.13
C17	32.57	20.00	93°18'10"	29.09
C18	30.26	20.00	86°41'50"	27.46
C19	41.21	212.50	11°06'39"	41.14
C20	36.36	187.50	11°06'39"	36.30
C21	25.55	187.50	7°48'29"	25.53
C22	28.96	212.50	7°48'29"	28.94
C23	10.74	87.50	7°02'05"	10.74
C24	13.81	112.50	7°02'05"	13.80
C25	10.95	112.50	5°34'31"	10.94
C26	16.92	87.50	11°04'57"	16.90
C27	24.14	112.50	12°17'33"	24.09
C28	26.89	20.00	77°02'24"	24.91
C29	36.61	20.00	104°53'08"	31.71
C30	12.11	25.00	27°44'45"	11.99

Parcel Line Table		
Line #	Length	Direction
L1	20.12	N13° 47' 47"E
L2	20.12	N13° 47' 47"E
L3	50.00	S69° 56' 23"E
L4	50.00	S69° 56' 23"E
L5	30.60	S69° 56' 23"E
L6	42.30	S69° 56' 23"E
L7	11.83	N51° 12' 17"W
L8	35.94	S44° 47' 05"E
L9	17.28	S80° 57' 10"E
L10	20.16	S80° 57' 10"E
L11	34.44	S38° 47' 43"W
L12	7.07	S83° 47' 43"W
L13	37.11	S46° 50' 33"W
L14	24.82	N20° 03' 35"E
L15	20.68	N34° 32' 44"E
L16	33.71	N34° 32' 44"E
L17	31.40	N34° 32' 44"E
L18	52.81	S47° 38' 47"E
L19	15.87	S47° 38' 47"E
L20	10.38	S47° 38' 47"E
L21	47.32	S47° 38' 47"E
L22	11.60	N55° 27' 16"W
L23	44.82	N55° 27' 16"W
L24	4.18	S62° 29' 21"E
L25	56.94	S62° 29' 21"E
L26	27.64	S52° 13' 47"W
L27	36.64	S52° 13' 47"W
L28	25.50	N53° 30' 14"E
L29	8.98	N51° 12' 17"W
L30	25.00	S51° 12' 17"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C31	35.06	275.00	7°18'19"	35.04
C32	31.42	20.00	90°00'00"	28.28
C33	31.42	20.00	90°00'00"	28.28
C34	46.28	175.00	15°09'06"	46.14
C35	34.69	20.00	99°22'47"	30.50
C36	29.26	175.00	9°34'43"	29.22
C37	31.57	20.00	90°27'06"	28.40
C38	54.04	175.00	17°41'33"	53.82
C39	37.93	20.00	108°38'55"	32.49
C40	65.77	275.00	13°42'14"	65.62
C41	31.42	20.00	90°00'00"	28.28
C42	28.14	20.00	80°37'12"	25.88
C43	29.85	220.00	7°46'23"	29.82

Parcel Line Table		
Line #	Length	Direction
L31	30.03	N50° 53' 12"W
L32	31.94	N34° 32' 39"E
L33	40.00	S34° 32' 43"W
L34	25.23	S34° 32' 46"W
L35	14.14	N6° 12' 17"W
L36	25.00	N51° 12' 17"W
L37	21.20	S51° 12' 17"E
L38	14.14	S2° 43' 12"W
L39	13.05	S47° 43' 12"W
L40	14.14	S66° 40' 53"W
L41	75.02	N49° 03' 27"E
L42	49.85	N49° 03' 27"E
L43	22.14	S53° 30' 14"W
L44	12.19	S43° 55' 31"W
L45	1.62	N64° 13' 08"W
L46	8.94	N55° 27' 16"W
L47	66.06	N55° 27' 16"W
L48	25.00	N55° 27' 16"W
L49	25.00	N55° 27' 16"W
L50	47.00	N55° 27' 16"W
L51	64.04	N55° 27' 16"W
L52	82.67	S55° 27' 16"E
L53	50.00	S55° 27' 16"E
L54	47.00	S55° 27' 16"E
L55	26.34	S55° 27' 16"E

[P-3] UNKNOWN [3,870± SF] – DOC N/A
[P-4] MARY MCCLOUD [6,531± SF] – DOC 39809
[P-5] FAF JENKINS [5,129± SF] – DOC 274493
[P-6] BILLY & AMBER GANDOLFO TRUST [7,717± SF] – DOC 299511
[P-7] UNKNOWN [2,525± SF] – DOC N/A
[P-13] JERI L. WOODS [4,610± SF] – DOC 279249
[P-15] UNKNOWN [7,448± SF] – DOC N/A
[P-16] RUSSELL W & ANN P JOHNSON [7,611± SF] – DOC 305901
[P-19] JOHN C. HELMING [6,656± SF] – DOC 286829
[P-25] ROGER & MICHELLE JAMES [9,333± SF] – DOC 258789
[P-26] ROGER & MICHELLE JAMES [6,275± SF] – DOC 258791
[P-27] ROGER & MICHELLE JAMES [5,898± SF] – DOC 225751
[P-28] KAYSI CONWAY [6,678± SF] – DOC 307642
[P-33] MRA HOLDINGS [3,176± SF] – DOC 273462
[P-38] AUSTIN HISTORICAL SOCIETY [5,713± SF] – DOC 256586

GRAPHIC SCALE
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AUSTIN, NEVADA

MAP 6.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN
LANDER COUNTY
NEVADA

DRAFT

FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____ , 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

6.1

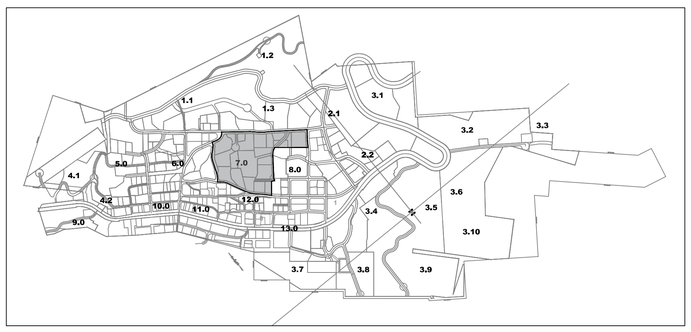
DATE: SEPTEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

[P-8] BONNIE MAESTRETTI [3,848± SF] – DOC 254136
[P-21] MARY LOU & WARREN WOODS [2,691± SF] – DOC 223265
[P-23] BONNIE MAESTRETTI [20,106± SF] – DOC 254136

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	55.10	50.00	63°08'19"	52.35
C2	6.96	50.00	7°58'22"	6.95
C3	31.03	20.00	88°53'33"	28.01
C4	31.80	20.00	91°06'39"	28.56
C5	28.14	375.00	4°17'57"	28.13
C6	38.02	20.00	108°54'49"	32.55
C7	28.22	50.00	32°20'04"	27.84
C8	29.13	50.00	33°22'55"	28.72
C9	32.14	20.00	92°04'45"	28.79
C10	26.85	20.00	76°55'08"	24.88
C11	32.21	25.00	73°49'18"	30.03
C12	19.13	25.00	43°49'56"	18.66
C13	50.50	55.00	52°36'11"	48.74
C14	24.15	55.00	25°09'39"	23.96
C15	5.04	55.00	5°14'45"	5.03
C16	24.09	55.00	25°05'39"	23.90
C17	12.14	165.00	4°13'02"	12.14
C18	30.18	20.00	86°27'35"	27.40
C19	5.51	125.00	2°31'28"	5.51
C20	15.53	125.00	7°07'11"	15.52
C21	14.99	225.00	3°49'02"	14.99
C22	7.17	225.00	1°49'32"	7.17
C23	36.79	173.00	12°11'00"	36.72
C24	15.03	173.00	4°58'38"	15.02
C25	84.07	173.00	27°50'32"	83.24
C26	13.29	173.00	4°24'09"	13.29
C27	22.97	30.00	43°51'48"	22.41
C28	22.97	30.00	43°52'26"	22.42

Parcel Line Table		
Line #	Length	Direction
L1	14.14	N2°43'12"E
L2	34.61	N51°12'17"W
L3	35.39	N51°12'17"W
L4	1.11	N53°17'02"W
L5	46.07	N53°17'02"W
L6	66.08	N53°17'02"W
L7	7.87	S51°12'17"E
L8	25.00	N50°29'55"W
L9	30.00	N39°30'05"E
L10	30.00	S39°30'05"W
L11	18.35	N37°14'12"E
L12	19.00	S50°29'55"E
L13	25.00	S50°29'55"E
L14	20.02	N39°30'05"E
L15	5.35	S25°42'25"E

NOTE 1 – TO MAINTAIN EXISTING ACCESS EASEMENT, WITH SITE LICENSE AGREEMENT TO ALLOW EXISTING STRUCTURE ENCROACHMENTS TO REMAIN, UNTIL DEMOLITION. AT WHICH POINT, RECONSTRUCTION WILL NEED TO TAKE PLACE WITHIN RESPECTIVE OWNERS PARCEL



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AUSTIN, NEVADA

MAP 7.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN | LANDER COUNTY | NEVADA

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FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____, 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

7.1

DATE: SEPTEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

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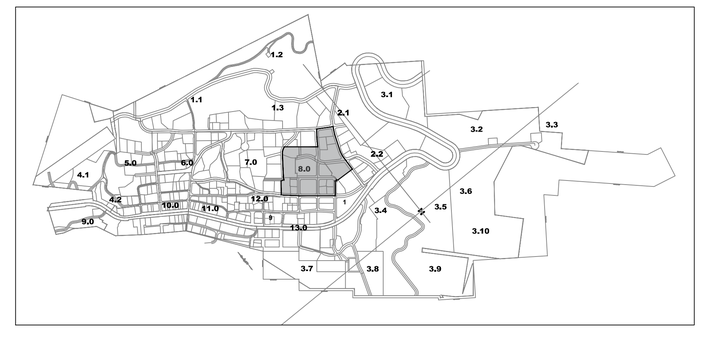
[P-16] DAVID & CONNIE ROTH FAMILY TRUST [9,655± SF] – DOC 272796
[P-18] DAVID & CONNIE ROTH FAMILY TRUST [11,343± SF] – DOC 272797

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	28.74	20.00	82°20'04"	26.33
C2	31.48	20.00	90°11'20"	28.33
C3	25.68	275.00	5°21'02"	25.67
C4	26.12	20.00	74°49'06"	24.30
C5	39.65	20.00	113°35'17"	33.47
C6	42.39	225.00	10°47'40"	42.33
C7	25.58	175.00	8°22'27"	25.55
C8	25.69	225.00	6°32'28"	25.67
C9	7.20	225.00	1°49'59"	7.20
C10	41.62	20.00	119°14'01"	34.51
C11	24.69	20.00	70°44'20"	23.15
C12	21.51	20.00	61°36'36"	20.48
C13	36.04	20.00	103°14'19"	31.36
C14	20.64	225.00	5°15'24"	20.64
C15	41.87	20.00	119°56'45"	34.63
C16	20.96	20.00	60°03'06"	20.02
C17	8.70	215.00	2°19'09"	8.70
C18	7.29	180.00	2°19'09"	7.29
C19	30.63	20.00	87°44'14"	27.72
C20	22.97	30.00	43°52'26"	22.42
C21	31.42	20.00	90°00'00"	28.28
C22	31.42	20.00	90°00'00"	28.28
C23	31.42	20.00	90°00'00"	28.28
C24	31.42	20.00	90°00'00"	28.28
C25	31.42	20.00	90°00'00"	28.28
C26	31.42	20.00	90°00'00"	28.28
C27	31.42	20.00	90°00'00"	28.28
C28	17.15	175.00	5°36'56"	17.15
C29	32.49	20.00	93°04'49"	29.03
C30	31.42	20.00	89°59'59"	28.28
C31	31.42	20.00	90°00'01"	28.28
C32	31.42	20.00	90°00'00"	28.28
C33	31.42	20.00	90°00'00"	28.28

Parcel Line Table		
Line #	Length	Direction
L1	1.01	N33°26'41"E
L2	14.43	N33°26'14"E
L3	32.29	N29°10'31"W
L4	30.78	S63°09'28"E
L5	1.63	N2°55'32"E
L6	27.59	S25°42'13"E
L7	48.22	S25°42'13"E
L8	49.21	N41°49'08"E
L9	18.34	N41°49'08"E
L10	12.09	N41°48'16"W
L11	10.80	N21°04'31"E
L12	5.02	N23°04'34"W
L13	19.28	N23°04'35"W



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AUSTIN, NEVADA

MAP 8.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN | LANDER COUNTY | NEVADA

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FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____ , 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

8.1

DATE: DECEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

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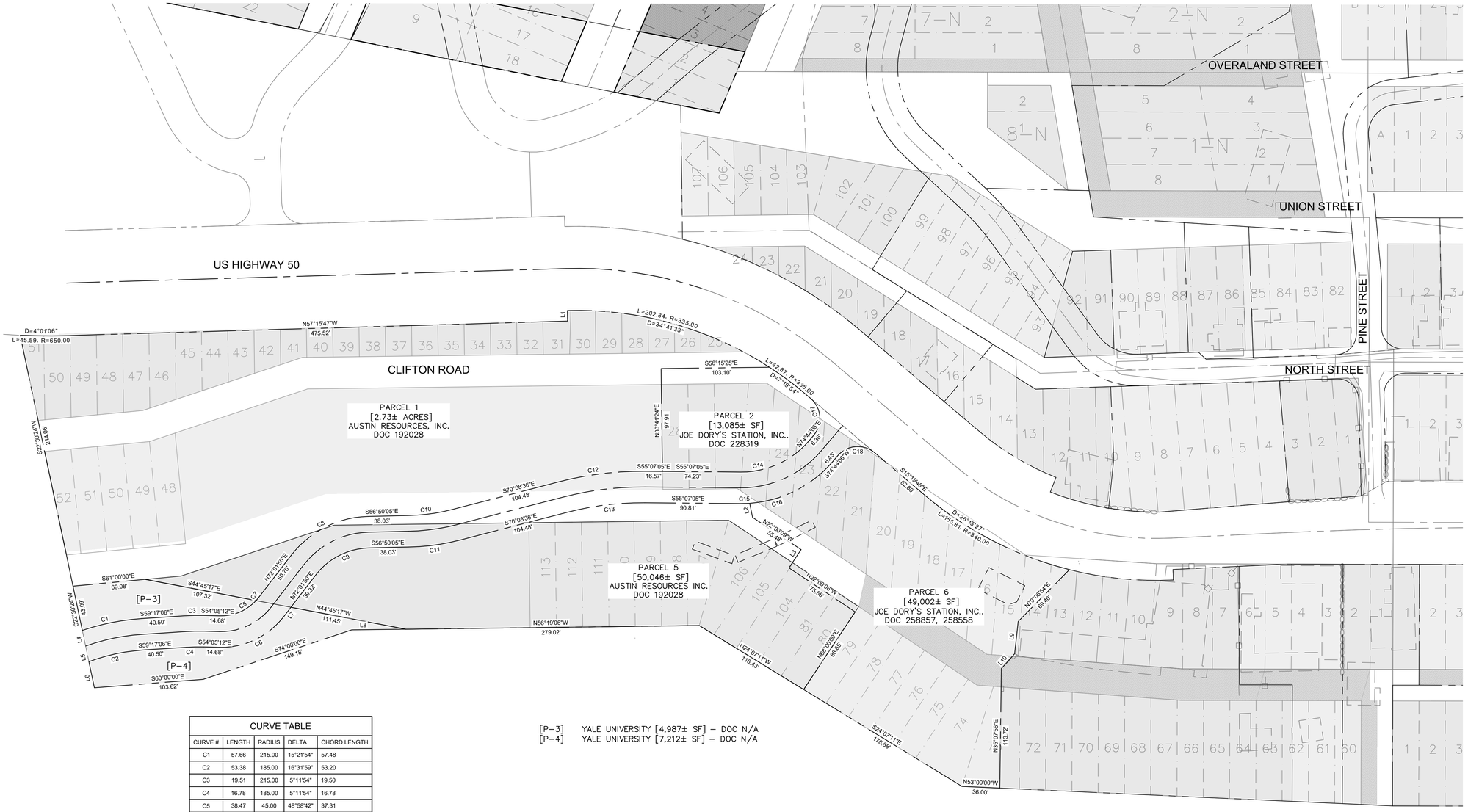
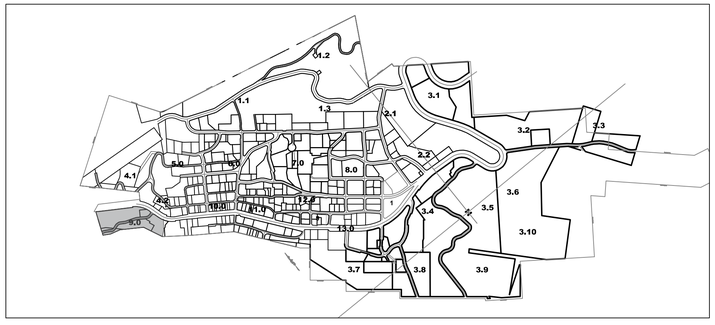


[P-3] YALE UNIVERSITY [4,987± SF] – DOC N/A
[P-4] YALE UNIVERSITY [7,212± SF] – DOC N/A

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	57.66	215.00	15°21'54"	57.48
C2	53.38	185.00	16°31'59"	53.20
C3	19.51	215.00	5°11'54"	19.50
C4	16.78	185.00	5°11'54"	16.78
C5	38.47	45.00	48°58'42"	37.31
C6	70.53	75.00	53°52'58"	67.96
C7	3.85	45.00	4°54'16"	3.85
C8	84.78	95.00	51°08'05"	82.00
C9	58.01	65.00	51°08'05"	56.10
C10	42.97	185.00	13°18'31"	42.88
C11	49.94	215.00	13°18'31"	49.83
C12	82.61	315.00	15°01'31"	82.37
C13	74.74	285.00	15°01'31"	74.52
C14	74.39	85.00	50°08'49"	72.04
C15	9.05	115.00	4°30'33"	9.05
C16	91.60	115.00	45°38'16"	89.20
C17	39.27	25.00	90°00'00"	35.36
C18	39.27	25.00	90°00'06"	35.36



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MAP 9.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN
LANDER COUNTY
NEVADA

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A.M. ENGINEERING
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ALEXIS REIVA
LANDER COUNTY RECORDER

9.1

DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	31.42	20.00	89°59'59"	28.28
C2	31.42	20.00	90°00'01"	28.28
C3	34.69	20.00	99°22'47"	30.50
C4	28.14	20.00	80°37'13"	25.88
C5	31.61	20.00	90°33'17"	28.42
C6	31.96	20.00	91°33'08"	28.66
C7	31.42	20.00	90°00'01"	28.28
C8	31.42	20.00	89°59'59"	28.28
C9	34.69	20.00	99°22'47"	30.50
C10	15.18	4970.00	0°10'30"	15.18
C11	2.03	40.00	2°54'37"	2.03
C12	4.27	60.00	4°04'46"	4.27
C13	25.28	55.00	26°19'49"	25.05
C14	9.32	5.00	106°51'06"	8.03
C15	2.88	30.00	5°30'12"	2.88

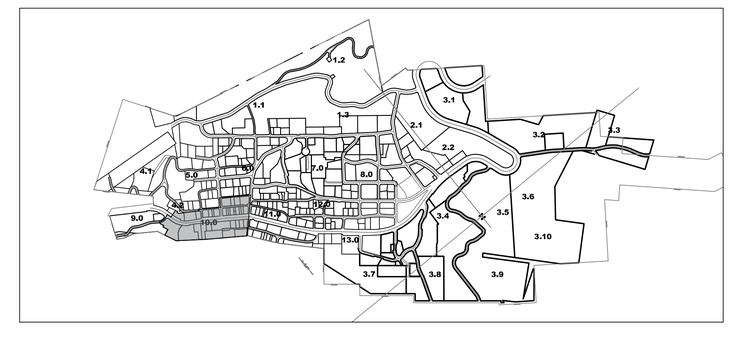
Parcel Line Table

Line #	Length	Direction
L1	8.49	S10° 27' 16"E
L2	8.49	S79° 32' 44"W
L3	25.84	S23° 49' 07"E
L4	17.80	S33° 37' 50"W
L5	21.65	S23° 49' 04"E
L6	26.63	S57° 33' 41"E
L7	14.92	S55° 55' 15"W
L8	54.45	N34° 32' 44"E
L9	54.45	N34° 32' 44"E
L10	25.33	N55° 27' 16"W
L11	46.02	S34° 03' 23"W
L12	46.07	S34° 36' 27"W
L13	10.00	N31° 39' 23"E
L14	2.12	N79° 32' 50"E
L15	30.90	N40° 34' 59"E
L16	19.00	N76° 04' 48"E
L17	10.00	S34° 32' 50"W
L18	5.04	S34° 32' 50"W
L19	14.96	S34° 32' 50"W

Parcel Line Table

Line #	Length	Direction
L20	2.03	S10° 27' 10"E
L21	20.32	N79° 32' 44"E
L22	7.07	N6° 28' 26"W

[P-2] ROBERTA J BAUER [5,786± SF] – DOC 277212
[P-9] MICHELLE ANDREOLA & M CANTRELL [5,172± SF] – DOC 261571
[P-10] SUSAN L ROBISON [2,586± SF] – DOC 178758
[P-12] SILVER STATE VENTURES LLC [5,664± SF] – DOC 300539
[P-13] LANDER COUNTY [2,772± SF] – DOC N/A
[P-14] SILVER STATE VENTURES LLC [2,661 SF] – DOC 300539
[P-15] SILVER STATE VENTURES LLC [5,569 SF] – DOC 300539
[P-16] ROBERTA J BAUER [1,379± SF] – DOC 277212
[P-17] SILVER STATE VENTURES LLC [1,317± SF] – DOC 300539
[P-18] SILVER STATE VENTURES LLC [5,534± SF] – DOC 300539
[P-19] GAIL RAE UTTER [2,675± SF] – DOC 294464
[P-20] SILVER STATE VENTURES LLC [3,361± SF] – DOC 300539
[P-21] LANDER COUNTY [7,135± SF] – DOC 260573
[P-28] KENTS RENTS CM LLC [5,489± SF] – DOC 299802
[P-29] LANDER COUNTY [6,802± SF] – DOC 299440
[P-30] DESSIE & MARY SKEATH [6,091± SF] – DOC 133832 & 275475



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MAP 10.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN

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ALEXIS REIVA
LANDER COUNTY RECORDER

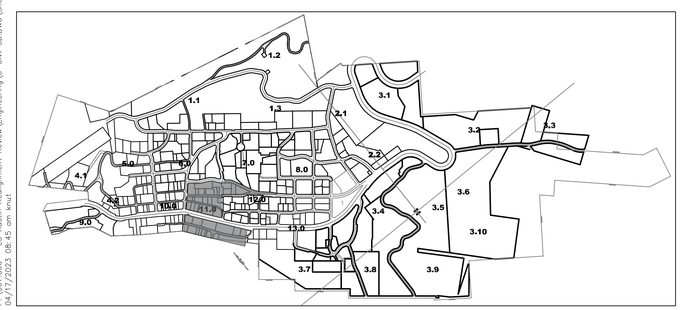
LANDER COUNTY NEVADA

10.1

DATE: SEPTEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	31.26	20.00	89°32'54"	28.17
C2	62.17	175.00	20°21'13"	61.84
C3	24.13	175.00	7°53'57"	24.11
C4	21.56	90.00	13°43'30"	21.51
C5	17.38	90.00	11°03'53"	17.35
C6	31.42	20.00	89°59'53"	28.28
C7	31.42	20.00	90°00'07"	28.28
C8	15.50	215.00	4°07'50"	15.50
C9	43.74	215.00	11°39'20"	43.66
C10	8.77	215.00	2°20'12"	8.77
C11	10.04	55.00	10°27'22"	10.02
C12	40.36	55.00	42°02'40"	39.46
C13	19.62	65.00	17°17'34"	19.54
C14	19.38	65.00	17°05'05"	19.31
C15	38.92	85.00	26°13'58"	38.58
C16	58.78	115.00	29°17'09"	58.14
C17	13.81	5.00	158°15'34"	9.82
C18	32.85	20.00	94°06'25"	29.28
C19	16.62	200.00	4°45'40"	16.61
C20	13.16	1010.00	0°44'48"	13.16
C21	9.07	990.00	0°31'30"	9.07
C22	31.67	1010.00	1°47'47"	31.67
C23	16.69	1010.00	0°56'48"	16.69
C24	51.23	990.00	2°57'54"	51.22
C25	17.95	90.00	11°25'42"	17.92
C26	2.73	20.00	7°48'40"	2.72
C27	13.96	70.00	11°25'42"	13.94
C28	23.51	30.00	44°53'44"	22.91
C29	6.99	30.00	13°21'20"	6.98
C30	22.11	515.00	2°27'37"	22.11
C31	68.31	515.00	7°35'58"	68.26
C32	26.97	185.00	8°21'07"	26.94
C33	9.61	485.00	1°08'05"	9.61
C34	37.57	485.00	4°26'20"	37.56
C35	37.97	485.00	4°29'09"	37.96
C36	17.64	215.00	4°42'03"	17.63
C37	57.90	40.00	82°55'49"	52.97

Parcel Line Table		
Line #	Length	Direction
L1	65.00	N39° 30' 05"E
L2	65.00	S39° 30' 05"W
L3	15.48	N50° 29' 55"W
L4	7.50	N50° 29' 55"W
L5	7.50	N50° 29' 55"W
L6	16.00	S39° 30' 05"W
L7	37.72	S2° 00' 41"E
L8	16.00	S39° 30' 05"W
L9	29.38	S16° 26' 57"W
L10	16.00	S39° 30' 05"W
L11	40.25	S45° 55' 13"W
L12	8.25	S32° 22' 40"E
L13	25.59	N38° 09' 19"W
L14	23.00	N39° 30' 05"E
L15	8.78	S3° 56' 10"W
L16	19.94	S38° 14' 19"W
L17	19.49	S76° 44' 00"E
L18	5.69	S47° 26' 51"E
L19	3.77	S45° 15' 36"W
L20	25.47	N50° 30' 02"W
L21	16.55	N50° 30' 02"W
L22	8.25	S32° 22' 40"E
L23	20.18	N44° 09' 01"E
L24	17.39	S46° 39' 14"E
L25	14.04	S38° 28' 39"E
L26	4.24	S6° 31' 21"W
L27	20.86	S38° 28' 39"E
L28	4.24	N83° 28' 39"W
L29	21.83	S7° 07' 18"E
L30	21.83	S7° 07' 18"E
L31	10.44	S4° 18' 24"W
L32	13.29	S4° 18' 24"W
L33	23.58	N36° 41' 34"W
L34	18.38	S81° 41' 34"E
L35	12.73	N36° 41' 34"W
L36	18.38	N8° 18' 26"E
L37	27.89	S36° 41' 41"E
L38	20.22	S26° 38' 07"E
L39	12.58	S26° 38' 07"E
L40	14.45	N34° 59' 14"W



[P-2] MANZINI FAMILY TRUST [3,335± SF] – DOC 305873
[P-3] DOUGLAS CHAMPIE [7,012± SF] – DOC 228584
[P-7] SEYMOUR FAMILY TRUST [4,911± SF] – DOC 237538
[P-8] SEYMOUR FAMILY TRUST [3,441± SF] – DOC 237538
[P-11] RAY H JR & JENNIFER L WILLIAMS [8,828± SF] – DOC 284925
[P-13] ST AUGUSTINES CULTURAL CENTER [4,774± SF] – DOC 240946
[P-14] PHILIP L WILLIAMS [1,684± SF] – DOC 257110
[P-17] MICHAEL PATTISON [6,387± SF] – DOC 227649
[P-19] BONNIE MAESTRETTI [5,082± SF] – DOC 254136
[P-20] JAY C & ROBERTA WINROD [7,390± SF] – DOC 196852 & 218854
[P-21] JAY C & ROBERTA WINROD [5,933± SF] – DOC 179956
[P-22] VIRGINIA GALLEGOS [5,796± SF] – DOC 281033
[P-23] KENNETH MERKES & LAURIAN ARBO [2,106± SF] – DOC 280288
[P-24] LANDER LODGE NO 8 [4,289± SF] – DOC 218914
[P-33] AMERICAN LEGION [6,923± SF] – DOC 218976
[P-35] MICHAEL KINCADE TRUST [3,744± SF] – DOC 297663
[P-36] FRANK WHEELER JR FAMILY TRUST [3,709± SF] DOC 168686
[P-37] KENNETH A MERKES & LARUIAN ARBO [4,713± SF] – DOC 304737
[P-38] UNKNOWN [2,204± SF] – N/A
[P-39] KENNETH A MERKES & LARUIAN ARBO [5,477± SF] – DOC 304737

GRAPHIC SCALE
SCALE IN FEET
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AUSTIN, NEVADA

MAP 11.0
AUSTIN REALIGNMENT PROJECT SUBDIVISION MAP

LANDER COUNTY — AUSTIN — NEVADA

DRAFT

FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____ , 2017
TIME _____ A.M. P.M.
D. MIKE SMALES
ELKO COUNTY RECORDER

11.1

DATE: DECEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

GRAPHIC SCALE
SCALE IN FEET
40 0 40 80

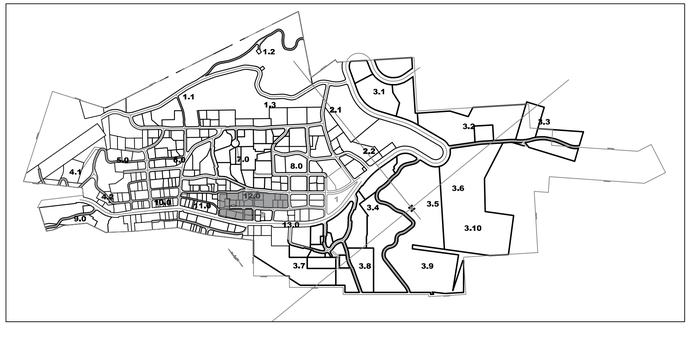
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	20.26	35.00	33°09'36"	19.97
C2	31.63	120.00	15°06'12"	31.54
C3	23.33	120.00	11°08'23"	23.29
C4	20.35	80.01	14°34'25"	20.30
C5	16.21	80.01	11°36'38"	16.19
C6	29.46	175.00	9°38'39"	29.42
C7	21.04	125.00	9°38'39"	21.02
C8	17.23	175.00	5°38'34"	17.23
C9	27.84	52.00	30°40'36"	27.51
C10	22.05	225.00	5°36'57"	22.04
C11	30.34	20.00	86°55'11"	27.51
C12	18.84	20.00	53°57'47"	18.15
C13	25.60	20.00	73°19'49"	23.89
C14	4.33	35.00	7°05'18"	4.33
C15	12.00	115.00	5°58'49"	12.00
C16	9.00	85.00	6°04'02"	9.00
C17	39.18	25.00	89°47'37"	35.29
C18	39.36	25.00	90°12'23"	35.42

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C19	31.25	20.00	89°31'48"	28.17
C20	29.66	20.00	84°57'27"	27.01
C21	17.87	112.00	9°08'31"	17.85
C22	6.82	88.00	4°26'36"	6.82
C23	8.97	112.00	4°35'24"	8.97
C24	14.27	88.00	9°17'19"	14.25
C25	47.01	30.00	89°46'32"	42.34
C26	33.42	20.00	95°44'13"	29.66
C27	10.95	380.00	1°39'03"	10.95
C28	20.84	380.00	3°08'32"	20.84
C29	31.42	20.00	90°00'00"	28.28
C30	24.51	180.00	7°48'04"	24.49
C31	31.23	20.00	89°28'30"	28.15
C32	13.30	120.00	6°20'55"	13.29
C33	29.98	20.00	85°53'42"	27.25
C34	30.98	20.00	88°44'48"	27.97
C35	28.73	20.00	82°18'44"	26.32
C36	10.14	20.00	29°03'07"	10.03

Parcel Line Table		
Line #	Length	Direction
L1	7.07	N5° 30' 02"W
L2	11.21	N47° 26' 51"W
L3	7.07	N2° 26' 51"W
L4	4.31	N41° 48' 16"W
L5	21.96	N77° 35' 59"E
L6	28.38	S50° 22' 45"E
L7	4.49	S43° 46' 28"W
L8	27.57	S50° 22' 45"E
L9	15.39	S40° 25' 37"W
L10	6.03	N50° 30' 02"W
L11	16.85	S39° 29' 58"W
L12	30.59	N50° 30' 02"W
L13	16.58	N50° 30' 02"W
L14	22.92	N10° 39' 21"E
L15	6.48	N10° 39' 21"E
L16	30.22	N50° 30' 02"W
L17	38.78	N50° 30' 02"W
L18	36.22	N50° 30' 02"W

Parcel Line Table		
Line #	Length	Direction
L19	32.78	N50° 30' 01"W
L20	4.16	S39° 30' 05"W
L21	2.83	N81° 41' 34"W
L22	12.55	S55° 38' 58"E
L23	12.55	S55° 38' 58"E
L24	15.30	S61° 47' 27"E
L25	15.30	S61° 47' 27"E
L26	6.98	N49° 15' 48"W
L27	7.00	S39° 29' 59"W
L28	5.39	N52° 07' 47"W
L29	2.00	S40° 44' 10"W

[P-3] WILLIAM L. BRANDT Jr. [6,989± SF] – DOC 300672
[P-4] RAY H. Jr. & JENNIFER L. WILLIAMS [9,917± SF] – DOC 292914
[P-6] NOYES, MARY C & WAYNE C [9,215± SF] – DOC 254548, 213680
[P-7] LANDER COUNTY [6,440± SF] – DOC 270373, 270374
[P-9] WILLIAM L. BRANDT Jr. [3975± SF] – DOC 300672
[P-10] WILLIAM L. BRANDT Jr. [5,041± SF] – DOC 300672
[P-17] DARLA & MITCHELL CANTRELL [7,195± SF] – DOC 300264
[P-19] DARLA & MITCHELL CANTRELL [7,560± SF] – DOC 300264
[P-21] AUSTIN RESOURCES [8,214± SF] – DOC 192028
[P-23] LANDER COUNTY [10,314± SF] – DOC 36187, 151896
[P-29] BRET N SCOGGIN & SCOGGIN TRUST [5,944± SF] – DOC 299800



ENGINEERING
ENGINEERING DESIGN & ANALYSIS
CONSTRUCTION MANAGEMENT
CIVIL & STRUCTURAL
CONSTRUCTION SURVEYING
MATERIALS TESTING
742 D STREET
ELKO, NEVADA 89801
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FAX: (775) 738-3113
WWW.AM.ENGINEERING

AUSTIN, NEVADA

MAP 12.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN
LANDER COUNTY
NEVADA

DRAFT

FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____, 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

12.1

DATE: SEPTEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

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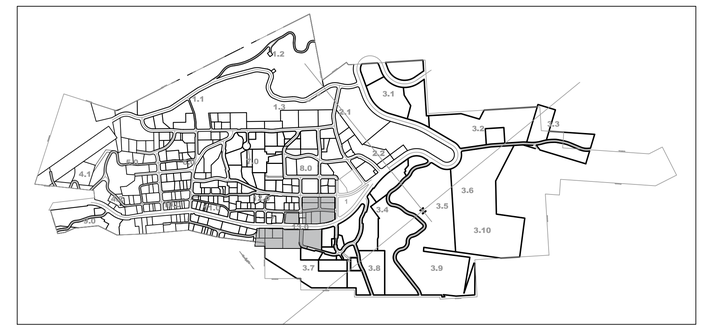
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	31.42	20.00	90°00'01"	28.28
C2	31.42	20.00	89°59'59"	28.28
C3	31.42	20.00	90°00'00"	28.28
C4	31.42	20.00	90°00'00"	28.28
C6	31.50	20.00	90°15'13"	28.35
C8	30.84	20.00	88°20'16"	27.87
C9	32.81	20.00	93°59'25"	29.25
C10	39.27	25.00	90°00'00"	35.36
C11	23.23	420.00	3°10'08"	23.23
C12	31.97	420.00	4°21'39"	31.96
C13	30.02	20.00	86°00'35"	27.28
C14	29.44	210.00	8°01'53"	29.41
C15	31.42	20.00	89°59'54"	28.28

Parcel Line Table		
Line #	Length	Direction
L1	10.00	N50° 29' 55"W
L2	2.00	N39° 30' 05"E
L3	2.00	N39° 30' 05"E
L4	10.00	S49° 15' 42"E
L5	1.70	N39° 30' 05"E
L6	1.85	S50° 29' 55"E

[P-7] JOLLY, CYNTHIA & STEVENS, NEAL [7,432± SF] – DOC 246239, 253798, 288178
[P-8] SALISBURY, RAYMOND A & IRENE [12,500± SF] – DOC 164397
[P-11] LANDER COUNTY [3,521± SF] – DOC 70811
[P-14] YALE UNIVERSITY [9,152± SF] – ASSESSOR

GRAPHIC SCALE
SCALE IN FEET
50 0 50 100



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CONSTRUCTION SURVEYING
MATERIALS TESTING

AUSTIN, NEVADA

MAP 13.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN LANDER COUNTY NEVADA

DRAFT

FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____, 2017
TIME _____ A.M. P.M.
D. MIKE SMALES
ELKO COUNTY RECORDER

13.1

DATE:	SEPTEMBER2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000

LANDER COUNTY PLANNING COMMISSION

May 17, 2023

AGENDA ITEM NUMBER 3

3.) Review, consideration, and possible action on Merger and Resubdivision Map No. 23-03, filed by A.M. Engineering, on behalf of Lander County, to divide approximately 316 acres into 312 parcels and accept approximately 67 acres for dedication of right-of-way in association with the Austin Realignment Project. **FOR POSSIBLE ACTION**

The subject properties are located in the unincorporated Town of Austin, NV 89310.

Staff report attached separately.

Recommended Motion: Forward a recommendation to the Lander County Board of Commissioners to Conditionally Approve the proposed Merger and Re-subdivision based on the facts, maps, and evidence provided by the applicant, with conditions as listed below:

Conditions:

1) **Subject to County Surveyor of Record approval.**
2) **Property owners must agree and sign the map prior to recordation.**
3) **Review and approval by appropriate State and Local Agencies**

Lander County
50 State Route 305
Battle Mountain, NV 89820
(775) 635-2860

LANDER COUNTY STAFF REPORT
MERGER AND RESUBDIVISION

Applicant: **A.M. Engineering_775-738-3113**
Report Date: **05/03/2023** **Report Due from Staff:** **05/9/2023**
Agenda Item Number: **3** **Application Number:** **PD Merger Resub. 23-03**
Planning Commission Date: **05/17/2023**
Project Description: **Merger and Resubdivision of 316 acres of land divided into 312 parcels approximately 67 acres dedicated for right-of-ways in association with the Austin Realignment Project to realign the current parcel lines and right-of-ways throughout the unincorporated town of Austin to match existing infrastructure and development.**

PROJECT INFORMATION

PARCEL NUMBER: Various
PARCEL SIZE: 316 acres +/-
EXISTING ZONING: Multiple Zoning Districts exist throughout Austin
MASTER PLAN DESIGNATION: The Austin area has multiple Master Plan Designations
EXISTING LAND USE: Multiple

NEIGHBORHOOD CHARACTERISTICS:
The Town of Austin has the following Zoning Districts:

- A-1 – One-Acre Agricultural District
- AHR - Austin Historic Residential District
- AHR-MO – Austin Historic Residential with Manufactured Housing Overlay District
- C-1 – Commercial District
- C-2 – General Commercial District
- GP – Governmental Purposes
- MP – Manufactured Housing Park District
- MRC – Manufactured Housing, Residential, Commercial District
- R-1 – Single Family Residential District

PROPERTY CHARACTERISTICS:
The Unincorporated Town of Austin has areas of steep topography mixed with areas of lesser slopes. The town is accessed via Highway 50 from the West and East.

EXISTING FLOOD ZONE: There are a few small areas throughout Austin that are in a Special Flood Hazard Area - Zoned A.
These zones are existing and have no effect on the proposed applications.

Most of the town is in the Non-Special Flood Hazard Area of Zone X

Moderate-to-Low-Risk Flood Zones Designations B, C and X fall inside the moderate-to-low-risk flood zones and account for more than 20 percent of the flood insurance claims filed with FEMA's National Flood Insurance Program each year

BACKGROUND, FACTS, & FINDINGS:

- The proposed project is within the Unincorporated town of Austin.
- The project came about through a court order from 1989 for Lander County to adjust and fix the property boundaries within Austin.
- The property lines and right-of-ways that are in existence today were created in a grid pattern that ran from north to south and east to west by a map that was recorded in 1986, which was one of the first attempts to correct the property boundary errors.
- The right-of-ways and properties that were developed went along with the varying topography that is present in Austin.
- Extensive research and surveying has been done by A.M. Engineering and Marquis Aurbach Chtd. in association with this project.
- There are currently 312 Parcels proposed on approximately 316 acres of land and approximately 67 acres that are proposed to be dedicated for Streets, roads, and right-of-ways.
- As the proposed lots are being adjusted to fit existing infrastructure, buildings and topography; the lot areas have been maximized to allow for existing and future use.
- There are approximately 34 parcels that will not meet required minimum lot areas. These lots will be considered legal non-conforming upon recordation of the maps.
- Some proposed roadways do not meet minimum standards for width, but have been proposed with the maximum width that current conditions allow for.
- Most Zoning Districts will remain as they are today.
- Proposed Parcels with Multiple Zoning Districts will be addressed with a separate Zone Change Application after Parcel Maps are approved.
- As this is a very unique situation, the project does not meet all of the standards and regulations listed throughout the Lander County Municipal Code, Lander County Master Plan, or Nevada Revised Statutes. The requirements and regulations listed in the previously mentioned documents have been followed as close as possible.
- There are multiple property owners involved with this project and all must agree prior to finalizing the map.

STAFF RECOMMENDATION:

Staff recommends the Lander County Planning Commission forward a recommendation to the Lander County Board of Commissioners to **Conditionally Approve** the proposed Merger and Re-subdivision based on the facts, maps, and evidence provided by the applicant, with the conditions as listed below:

Conditions:

1) Subject to County Surveyor of Record approval.
2) Property owners must agree and sign the map prior to recordation.
3) Review and approval by appropriate State and Local Agencies

PARCEL MAP APPLICATION

APPLICANT/OWNER INFORMATION

Applicant(s): A.M. Engineering Phone/Email: (775) 738-3113 aaron@am.engineering

Address: 742 D Street, Elko, Nevada 89801

Legal Owner(s): Austin Residents Phone/Email: _____

Address: Unincorporated Austin Town Limits

Applicant's Representative: _____ Phone/Email: _____

PROJECT INFORMATION

Property Location: Austin, Nevada

Assessor's Parcel Numbers(s): All Parcels

Current Master Plan: _____ Current Zoning: _____

Are there any deed restrictions affecting the use of the property? _____

Subdivision total area: 316 +/- acres Streets, roads, right-of-ways: 67 +/- acres

Total Number of Parcels: 312 Parcels Acreage: 316 +/-

Utilities will be furnished as follows:

Electricity: N/A Water: N/A Sewage: N/A

SIGNATURE(S)

I hereby certify that the information stated above and materials submitted along with this application form are true and correct to the best of my knowledge. It is my responsibility to inform Lander County of any changes to information represented in this submittal.

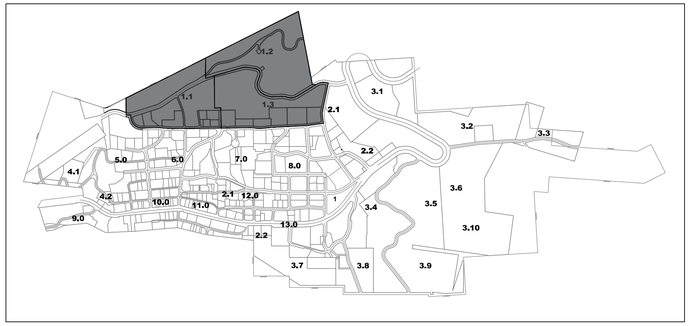
Owner Approval will be signified on Executed & Recorded future Deed Document

Owner's Signature Date

Aaron Martinez 4-24-2023

Applicant's Signature *(if the person applying is not the owner)* Date

Lander County Planning
Date Received 4/24/23
Application No. PM 23-03



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	26.66	20.00	76°22'12"	24.73
C2	35.98	20.00	103°04'54"	31.32
C3	26.85	20.00	76°55'06"	24.88
C4	24.56	230.00	6°07'09"	24.55
C5	10.60	190.00	3°11'43"	10.59
C6	32.49	190.00	9°47'50"	32.45
C7	47.62	210.00	12°59'33"	47.52
C8	15.69	90.00	9°59'08"	15.67
C9	19.17	110.00	9°59'08"	19.15
C10	24.06	110.00	12°31'54"	24.01
C11	19.68	90.00	12°31'54"	19.65
C12	34.78	20.00	99°38'39"	30.56
C13	28.05	20.00	80°21'21"	25.81
C14	38.23	425.00	5°09'13"	38.21
C15	9.39	425.00	1°15'59"	9.39
C16	33.80	20.00	96°50'17"	29.92
C17	29.03	20.00	83°09'43"	26.55

Parcel Line Table		
Line #	Length	Direction
L1	60.51	N77° 39' 56"W
L2	51.93	S71° 27' 21"E
L3	168.35	S71° 27' 21"E
L4	87.63	S31° 41' 51"W
L5	87.63	S31° 41' 51"W
L6	28.35	S41° 40' 59"W
L7	28.35	S41° 40' 59"W
L8	15.20	N29° 09' 04"E
L9	25.39	S29° 09' 04"W
L10	4.90	S51° 12' 17"E
L11	89.29	S44° 47' 05"E
L12	10.07	S51° 12' 17"E
L13	10.09	S51° 12' 17"E
L14	7.32	N39° 08' 50"E

[P-2] AUSTIN RESOURCES, INC. [19,251± SF] – DOC 192028
[P-7] WILLIAM JR. & DIANE BRANDT [13,056± SF] – DOC 192268
[P-9] DON & DEANN HELMING [3,975± SF] – DOC 304714
[P-10] RICHARD T. & NENA J. METZ [9,835± SF] –DOC 280883
[P-11] RUBAN T. & LYNN Y. MCDANIEL [11,452± SF] – DOC 244754

GRAPHIC SCALE
SCALE IN FEET
60 0 60 120

PARCEL 1
[13.21± ACRES]
AUSTIN RESOURCES, INC
DOC 192028

PARCEL 6
[17.22± ACRES]
AUSTIN RESOURCES, INC.
DOC 192028

PARCEL 4
[85,149± SF]
AUSTIN RESOURCES, INC.
DCO 192028

PARCEL 3
[27,633± SF]
DESSIE & MARY SKEATH
DOC 237943

PARCEL 5
[43,568± SF]
DESSIE & MARY SKEATH
DOC 237943

PARCEL 8
[22,112± SF]
SHAWNA MARIE MABE
DOC 307610

MORRIS ROAD
VIRGINIA ST.
BATEMAN ST.

N77°09'56"W 2686.63'
S84°53'09"E 151.17'
S77°39'56"E 153.46'
S77°39'56"E 213.92'
L=18.13, R=170.00 D=6°08'41"
L=28.94, R=230.00 D=6°42'40"
L=19.91, R=170.00 D=6°42'40"
S84°22'36"E 429.14'
S84°22'36"E 144.79'
S84°22'36"E 223.74'
S38°47'47"W 209.54'
D=16°23'23" L=48.63, R=170.00
L=65.79, R=230.00 D=16°23'23"
S67°59'13"E 352.53'
N67°59'13"W 102.03'
N67°59'13"W 130.34'
N67°59'13"W 121.63'
D=30°10'42" L=89.54, R=170.00
L=169.47, R=125.00 D=86°30'52"
S51°12'12"E 35.00'
S51°12'17"E 206.93'
S51°12'17"E 105.88'
S51°12'17"E 175.00'
N38°47'43"E 125.00'
N38°47'42"E 86.69'
N33°01'13"E 124.80'
N29°15'09"E 175.53'
N8°50'16"W 131.58'
L=42.02, R=375.00 D=6°25'12"
S51°12'17"E 141.84'
S51°12'17"E 155.21'
S51°12'17"E 110.28'
S51°12'17"E 172.10'
S31°57'26"W 125.86'
S31°57'26"W 82.97'
N37°15'48"E 125.01'
N38°47'43"E 130.95'
N38°47'43"E 94.01'
S39°09'50"W 92.68'
N51°12'17"W 46.39'
N51°12'17"W 52.26'
N51°12'17"W 46.40'
N51°49'44"W 122.41'
N51°12'17"W 98.04'
N51°12'17"W 122.98'
N18°27'18"E 170.64'
N18°27'18"E 168.95'
L12 L13 L14 L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17

[P-2] [P-7] [P-9] [P-10] [P-11]

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WWW.AM.ENGINEERING

AUSTIN, NEVADA

MAP 1.0
AUSTIN REALIGNMENT PROJECT SUBDIVISION MAP

AUSTIN LANDER COUNTY NEVADA

FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____ , 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

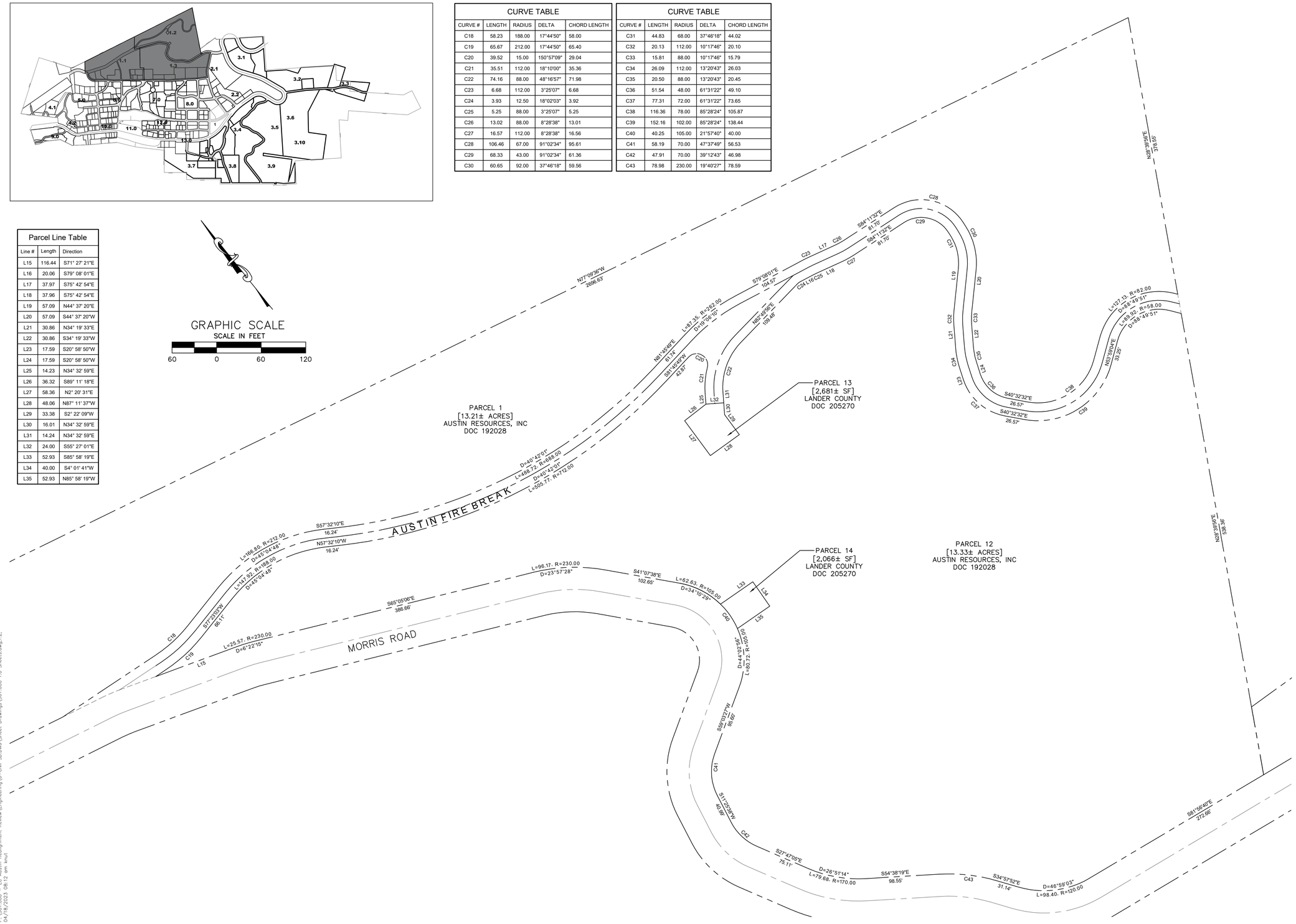
1.1

DATE:	DECEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C18	58.23	188.00	17°44'50"	58.00
C19	65.67	212.00	17°44'50"	65.40
C20	39.52	15.00	150°57'09"	29.04
C21	35.51	112.00	18°10'00"	35.36
C22	74.16	88.00	48°16'57"	71.98
C23	6.68	112.00	3°25'07"	6.68
C24	3.93	12.50	18°02'03"	3.92
C25	5.25	88.00	3°25'07"	5.25
C26	13.02	88.00	8°28'38"	13.01
C27	16.57	112.00	8°28'38"	16.56
C28	106.46	67.00	91°02'34"	95.61
C29	68.33	43.00	91°02'34"	61.36
C30	60.65	92.00	37°46'18"	59.56

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C31	44.83	68.00	37°46'18"	44.02
C32	20.13	112.00	10°17'46"	20.10
C33	15.81	88.00	10°17'46"	15.79
C34	26.09	112.00	13°20'43"	26.03
C35	20.50	88.00	13°20'43"	20.45
C36	51.54	48.00	61°31'22"	49.10
C37	77.31	72.00	61°31'22"	73.65
C38	116.36	78.00	85°28'24"	105.87
C39	152.16	102.00	85°28'24"	138.44
C40	40.25	105.00	21°57'40"	40.00
C41	58.19	70.00	47°37'49"	56.53
C42	47.91	70.00	39°12'43"	46.98
C43	78.98	230.00	19°40'27"	78.59

Parcel Line Table		
Line #	Length	Direction
L15	116.44	S71° 27' 21"E
L16	20.06	S79° 08' 01"E
L17	37.97	S75° 42' 54"E
L18	37.96	S75° 42' 54"E
L19	57.09	N44° 37' 20"E
L20	57.09	S44° 37' 20"W
L21	30.86	N34° 19' 33"E
L22	30.86	S34° 19' 33"W
L23	17.59	S20° 58' 50"W
L24	17.59	S20° 58' 50"W
L25	14.23	N34° 32' 59"E
L26	36.32	S89° 11' 18"E
L27	58.36	N2° 20' 31"E
L28	48.06	N87° 11' 37"W
L29	33.38	S2° 22' 09"W
L30	16.01	N34° 32' 59"E
L31	14.24	N34° 32' 59"E
L32	24.00	S55° 27' 01"E
L33	52.93	S85° 58' 19"E
L34	40.00	S4° 01' 41"W
L35	52.93	N85° 58' 19"W



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MAP 1.0
AUSTIN REALIGNMENT PROJECT SUBDIVISION MAP

AUSTIN | LANDER COUNTY | NEVADA

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ALEXIS REIVA
LANDER COUNTY RECORDER

1.2

DATE:	SEPTEMBER 2022
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DESIGNED BY:	AKM
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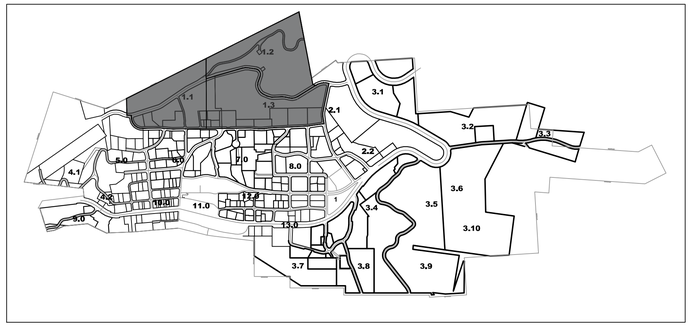
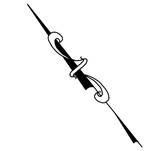
JOB NO.:	307.000





GRAPHIC SCALE
SCALE IN FEET
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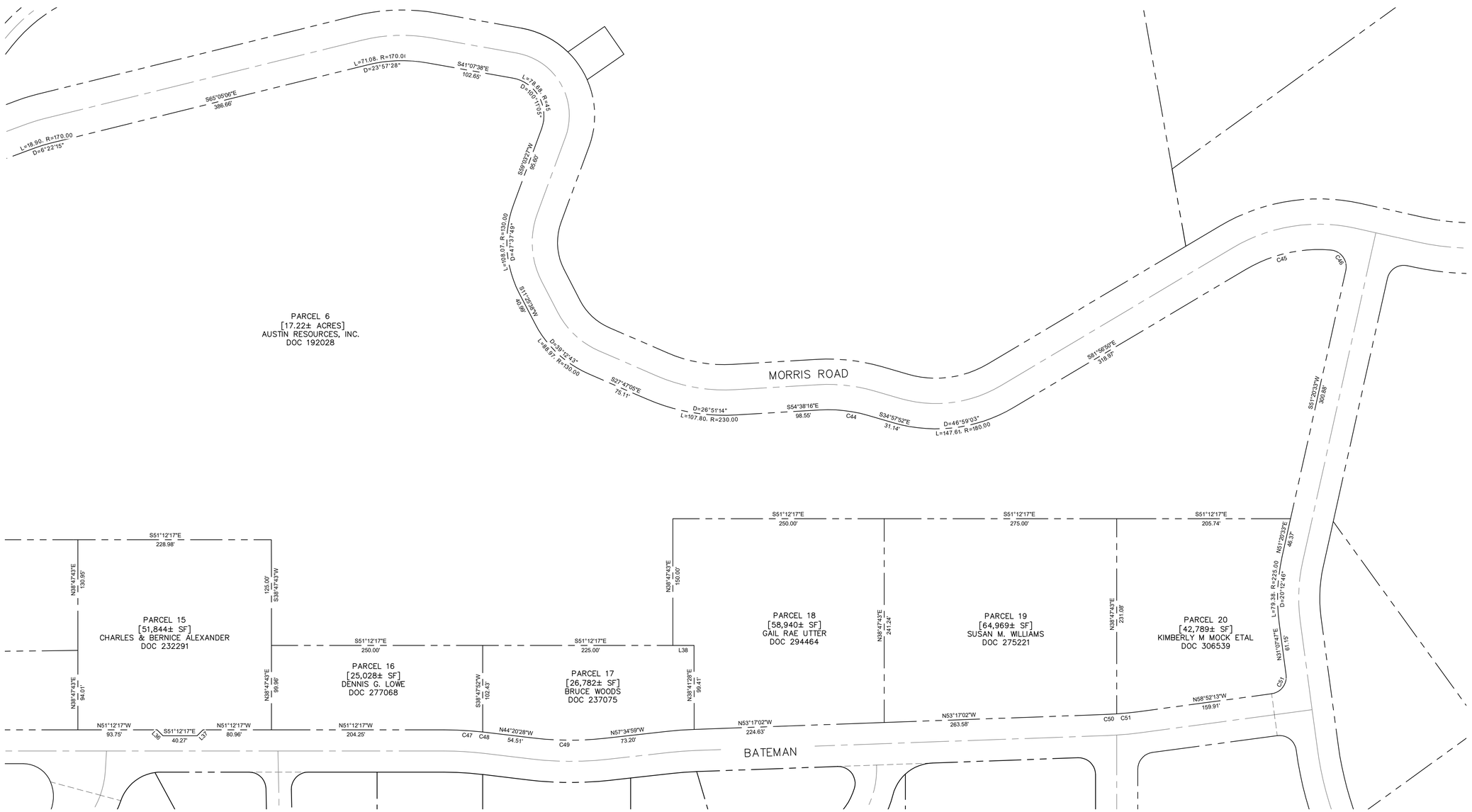
Parcel Line Table		
Line #	Length	Direction
L36	9.90	S6° 12' 17"E
L37	9.90	S83° 47' 43"W
L38	25.00	N51° 12' 17"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C44	58.37	170.00	19°40'27"	58.09
C45	105.27	170.00	35°28'42"	103.59
C46	34.14	20.00	97°48'46"	30.15
C47	45.83	425.00	6°10'43"	45.81
C48	5.08	425.00	0°41'06"	5.08
C49	86.67	375.00	13°14'31"	86.48
C50	11.61	375.00	1°46'25"	11.61
C51	24.95	375.00	3°48'46"	24.95



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MAP 1.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN LANDER COUNTY NEVADA

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ALEXIS REIVA
LANDER COUNTY RECORDER

1.3

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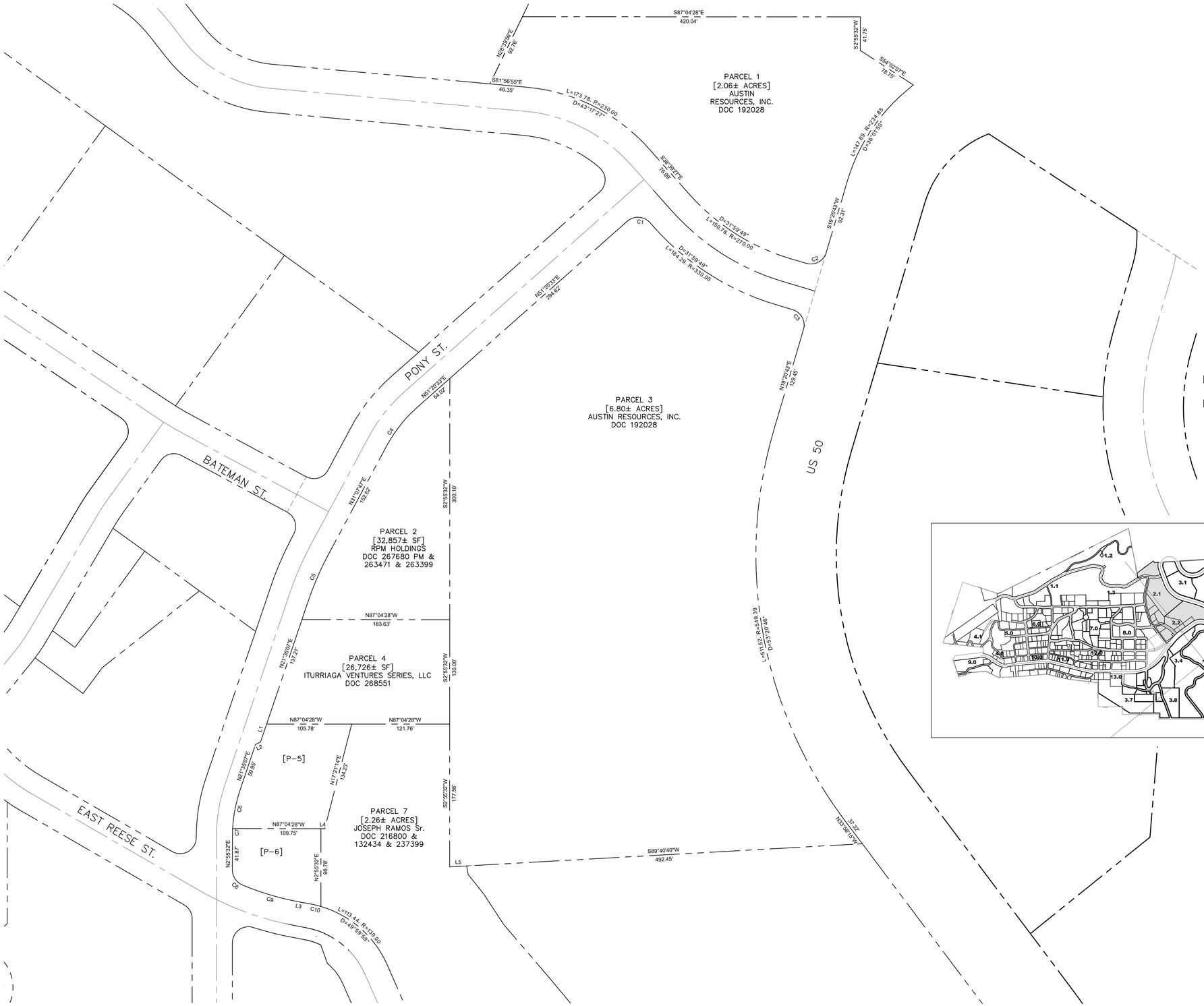

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	31.42	20.00	90°00'00"	28.28
C2	31.41	19.99	90°01'24"	28.28
C3	31.42	20.00	90°00'00"	28.28
C4	61.74	175.00	20°12'46"	61.42
C5	62.47	375.00	9°32'39"	62.39
C6	48.92	180.00	15°34'13"	48.77
C7	9.71	180.00	3°05'22"	9.70
C8	23.48	20.00	67°15'10"	22.15
C9	74.43	345.00	12°21'40"	74.29
C10	13.54	130.00	5°58'01"	13.53

Parcel Line Table		
Line #	Length	Direction
L1	23.41	N21° 35' 07"E
L2	7.07	S66° 35' 07"W
L3	13.60	N76° 39' 21"W
L4	4.79	N87° 04' 28"W
L5	21.25	N89° 40' 34"E

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MAP 2.0
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AUSTIN LANDER COUNTY NEVADA

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ALEXIS REIVA
LANDER COUNTY RECORDER

2.1

DATE:	SEPTEMBER 2022
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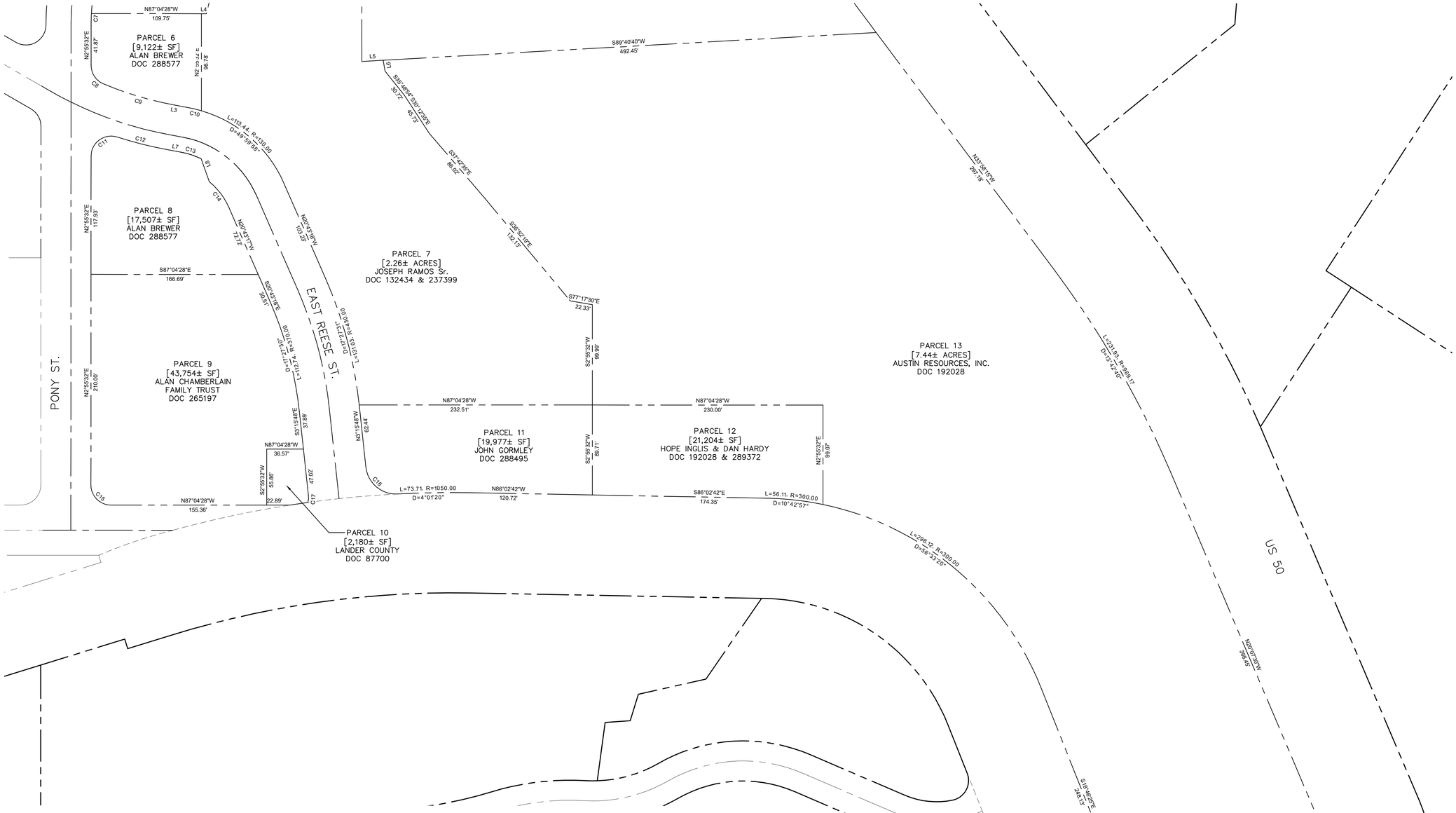

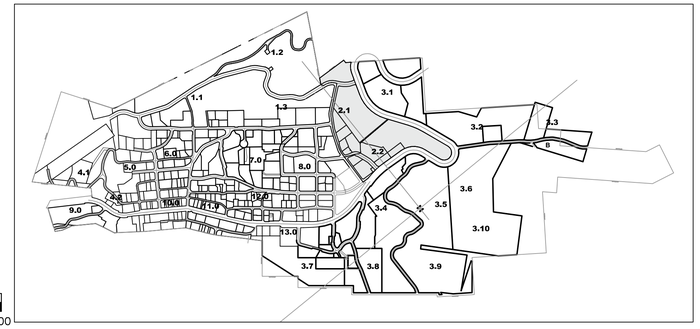

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C9	74.43	345.00	12°21'40"	74.29
C10	13.54	130.00	5°58'01"	13.53
C11	37.65	20.00	107°50'55"	32.33
C12	50.80	390.00	7°27'45"	50.76
C13	22.26	85.00	15°00'07"	22.19
C14	32.73	70.00	26°47'18"	32.43
C15	31.42	20.00	90°00'00"	28.28
C17	6.55	15.00	25°00'09"	6.49
C18	45.45	30.00	86°48'14"	41.23

Parcel Line Table		
Line #	Length	Direction
L3	13.60	N76° 39' 21"W
L4	4.79	N87° 04' 28"W
L5	21.25	N89° 40' 34"E
L6	11.05	S7° 21' 46"E
L7	13.60	N76° 41' 18"W
L8	24.23	N16° 42' 20"W

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AUSTIN REALIGNMENT PROJECT
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LANDER COUNTY RECORDER

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CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	43.79	134.91	18°35'55"	43.60
C2	10.87	234.85	2°39'07"	10.87

Parcel Line Table		
Line #	Length	Direction
L1	57.60	N54° 02' 07"W
L2	53.94	N54° 02' 07"W
L3	58.42	N35° 57' 53"E
L4	58.42	N35° 57' 53"E
L5	30.00	N54° 02' 07"W

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MAP 3.0
AUSTIN REALIGNMENT PROJECT
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ALEXIS REIVA
LANDER COUNTY RECORDER

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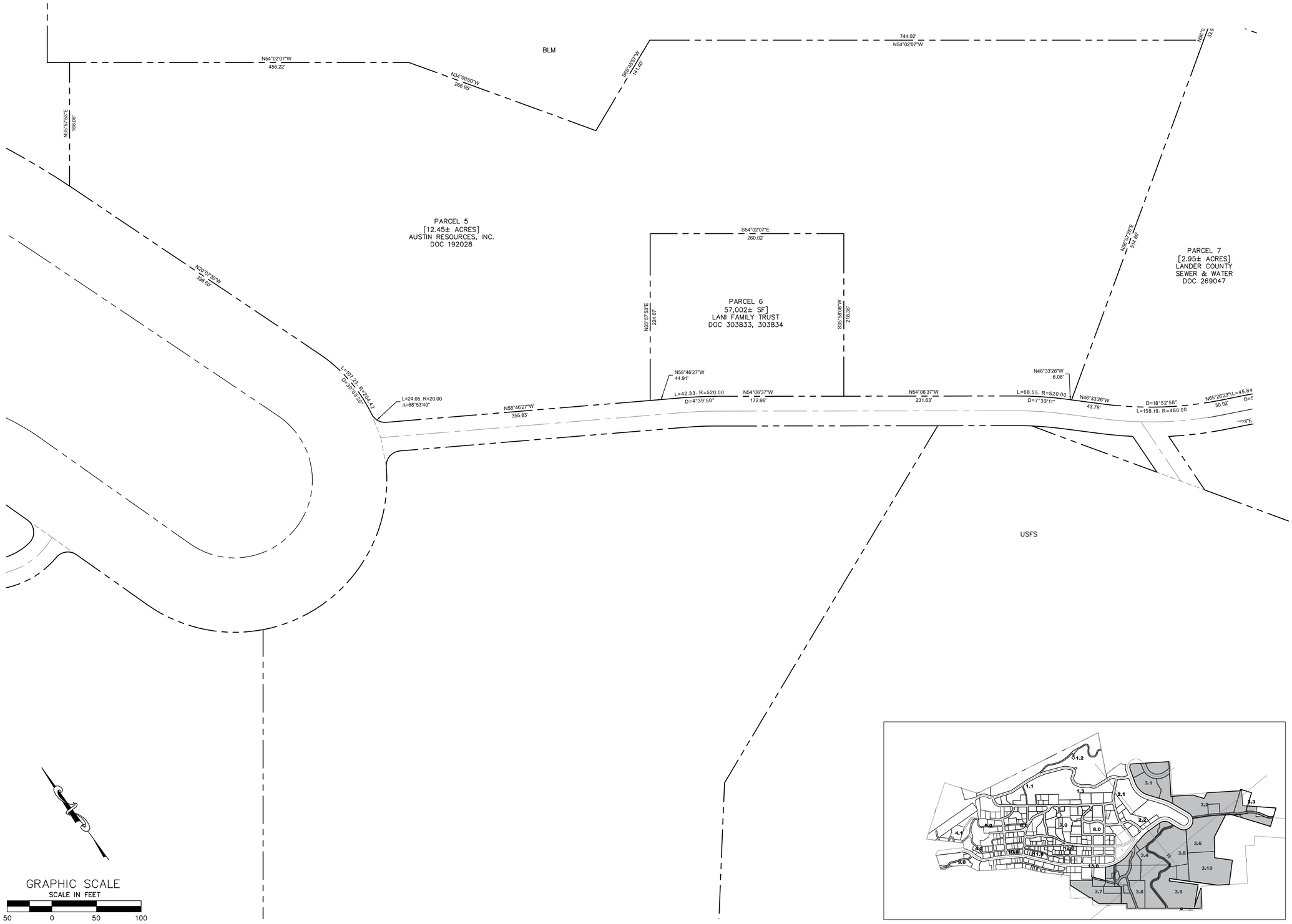

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LANDER COUNTY RECORDER

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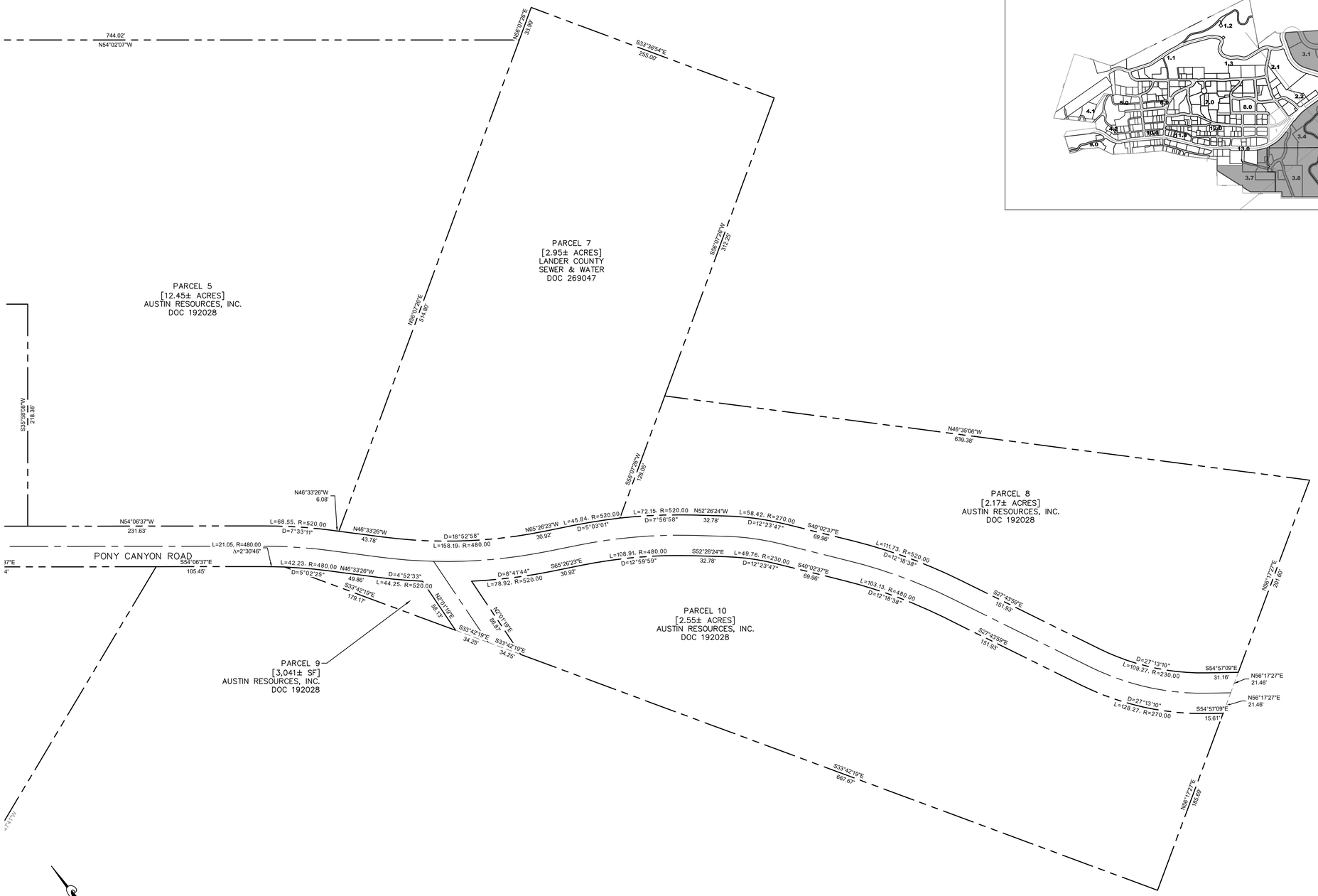

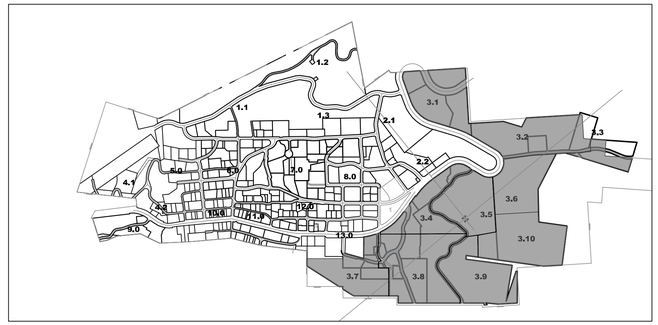

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ALEXIS REIVA
LANDER COUNTY RECORDER

3.3

DATE:	SEPTEMBER 2022
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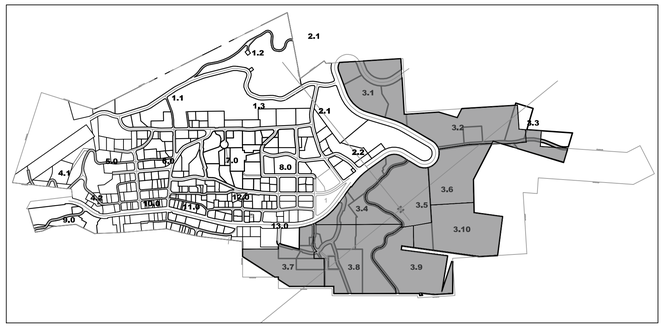

GRAPHIC SCALE
SCALE IN FEET
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CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C3	30.33	25.00	69°30'13"	28.50
C4	71.83	95.00	43°19'17"	70.13
C5	44.97	88.00	29°16'49"	44.48
C6	34.97	20.00	100°10'16"	30.68
C7	26.79	20.00	76°44'19"	24.83
C8	27.72	125.00	12°42'18"	27.66

Parcel Line Table		
Line #	Length	Direction
L6	10.00	S14° 17' 59"E
L7	17.50	S72° 26' 19"E
L8	15.87	N14° 46' 38"W
L9	27.60	N20° 05' 30"E
L10	24.96	N89° 02' 16"E
L11	16.75	S50° 30' 02"E

PARCEL 11
[39,589± SF]
DESMOND SKEATH
DOC 297579, 127553 PM

PARCEL 12
[2.80± ACRES]
PONY EXPRESS RV PARK, LLC
DOC 297579, 127553 PM

PARCEL 13
[2.31± ACRES]
LANDER COUNTY
DOC 192028

PARCEL 14
[3.34± ACRES]
LANDER COUNTY
DOC 192028

PARCEL 15
[10.82± ACRES]
AUSTIN RESOURCES, INC.
DOC 192028

AUSTIN FIRE BREAK ROAD

WATER ST.

US 50

EAST ST.

S. EAST ST.

NEVADA ST.

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LANDER COUNTY AUSTIN NEVADA

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ALEXIS REIVA
LANDER COUNTY RECORDER

3.4

DATE:	SEPTEMBER 2022
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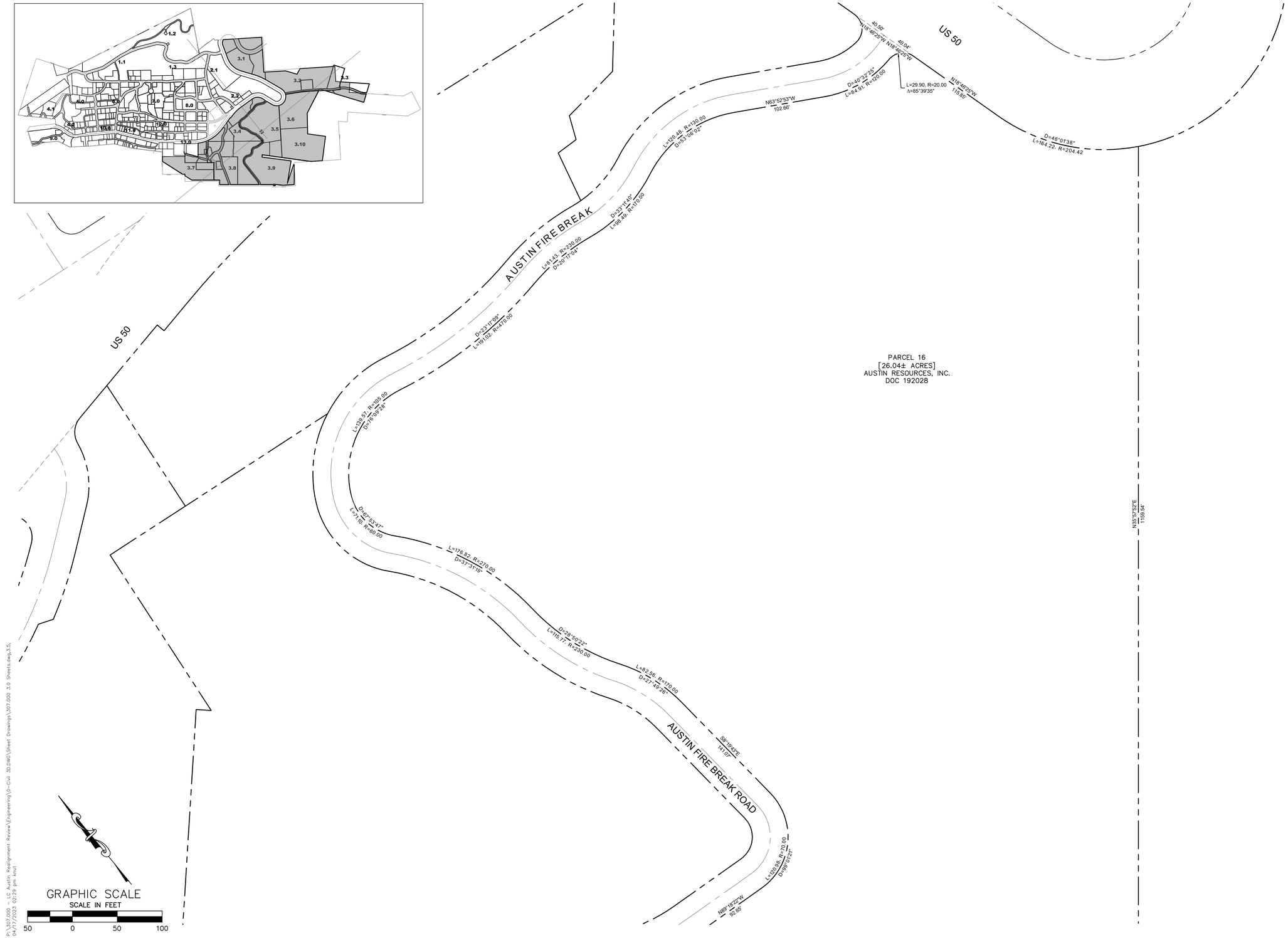

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ALEXIS REIVA
LANDER COUNTY RECORDER

3.5

DATE:	SEPTEMBER 2022
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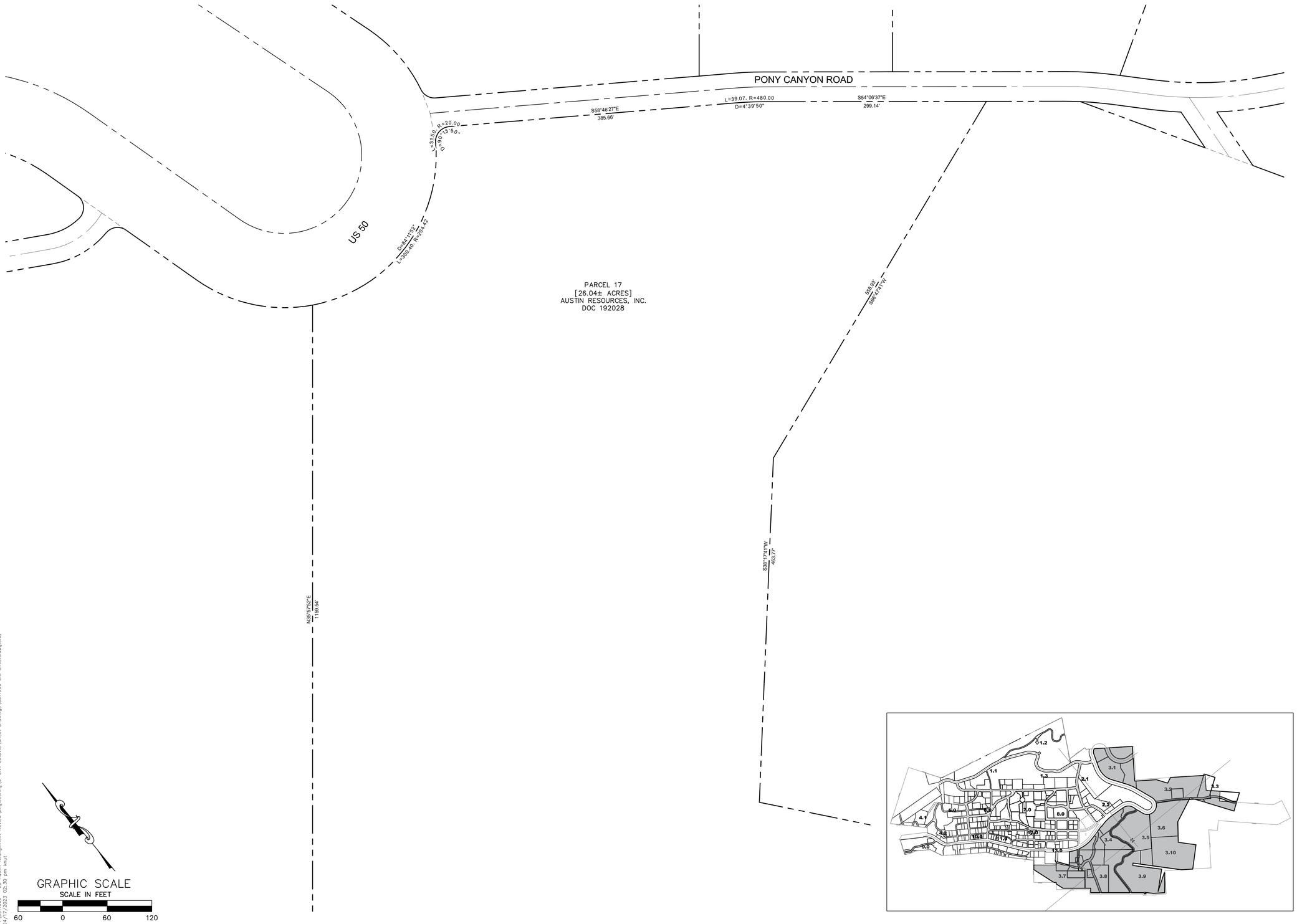

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LANDER COUNTY RECORDER

3.6

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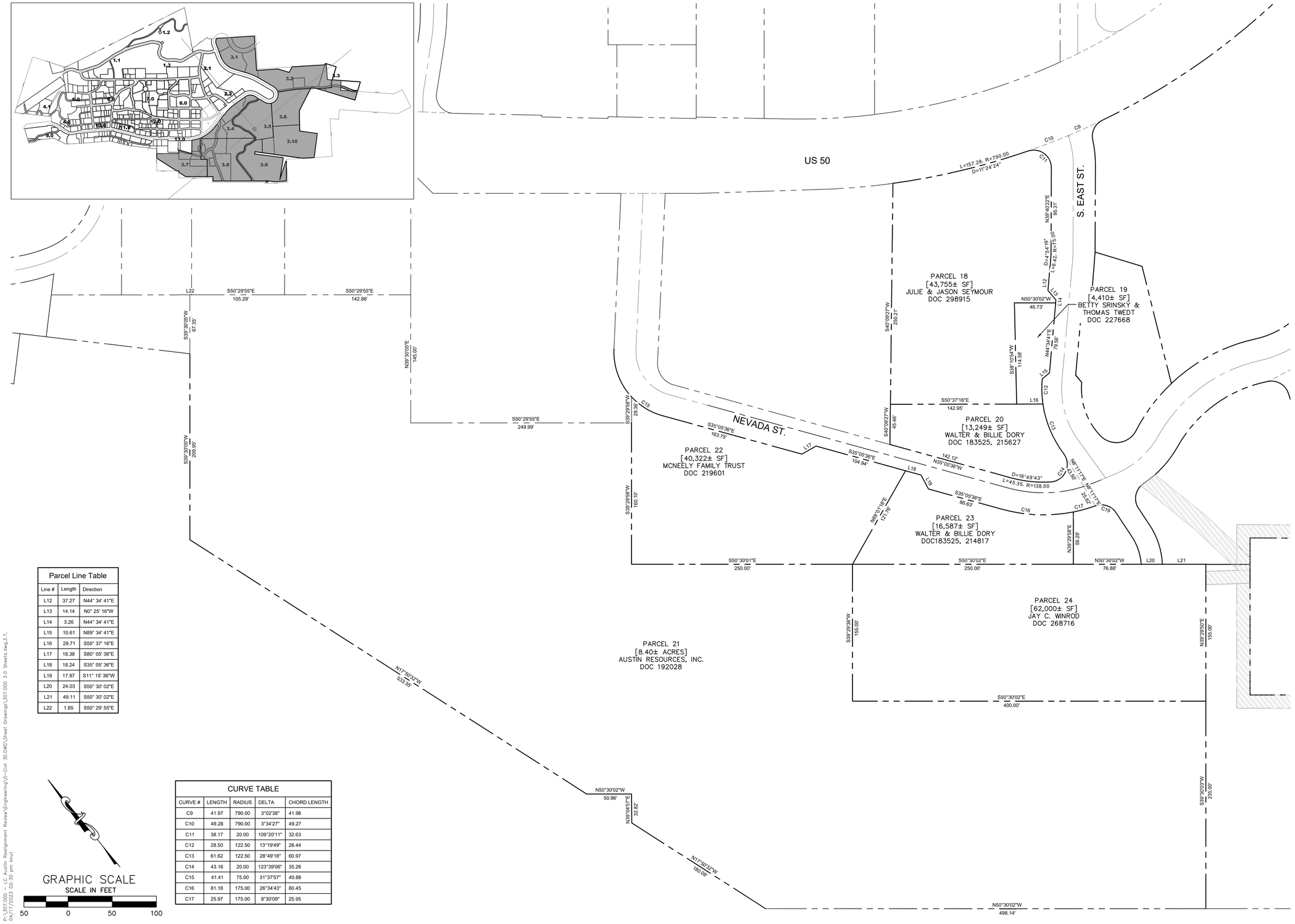

Parcel Line Table		
Line #	Length	Direction
L12	37.27	N44° 34' 41"E
L13	14.14	N0° 25' 16"W
L14	3.26	N44° 34' 41"E
L15	10.61	N89° 34' 41"E
L16	29.71	S50° 37' 16"E
L17	18.38	S80° 05' 36"E
L18	18.24	S35° 05' 36"E
L19	17.97	S11° 15' 36"W
L20	24.03	S50° 30' 02"E
L21	49.11	S50° 30' 02"E
L22	1.85	S50° 29' 55"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C9	41.97	790.00	3°02'38"	41.96
C10	49.28	790.00	3°34'27"	49.27
C11	38.17	20.00	109°20'11"	32.63
C12	28.50	122.50	13°19'49"	28.44
C13	61.62	122.50	28°49'18"	60.97
C14	43.16	20.00	123°39'06"	35.26
C15	41.41	75.00	31°37'57"	40.88
C16	81.18	175.00	26°34'43"	80.45
C17	25.97	175.00	8°30'09"	25.95

GRAPHIC SCALE
SCALE IN FEET
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ALEXIS REIVA
LANDER COUNTY RECORDER

3.7

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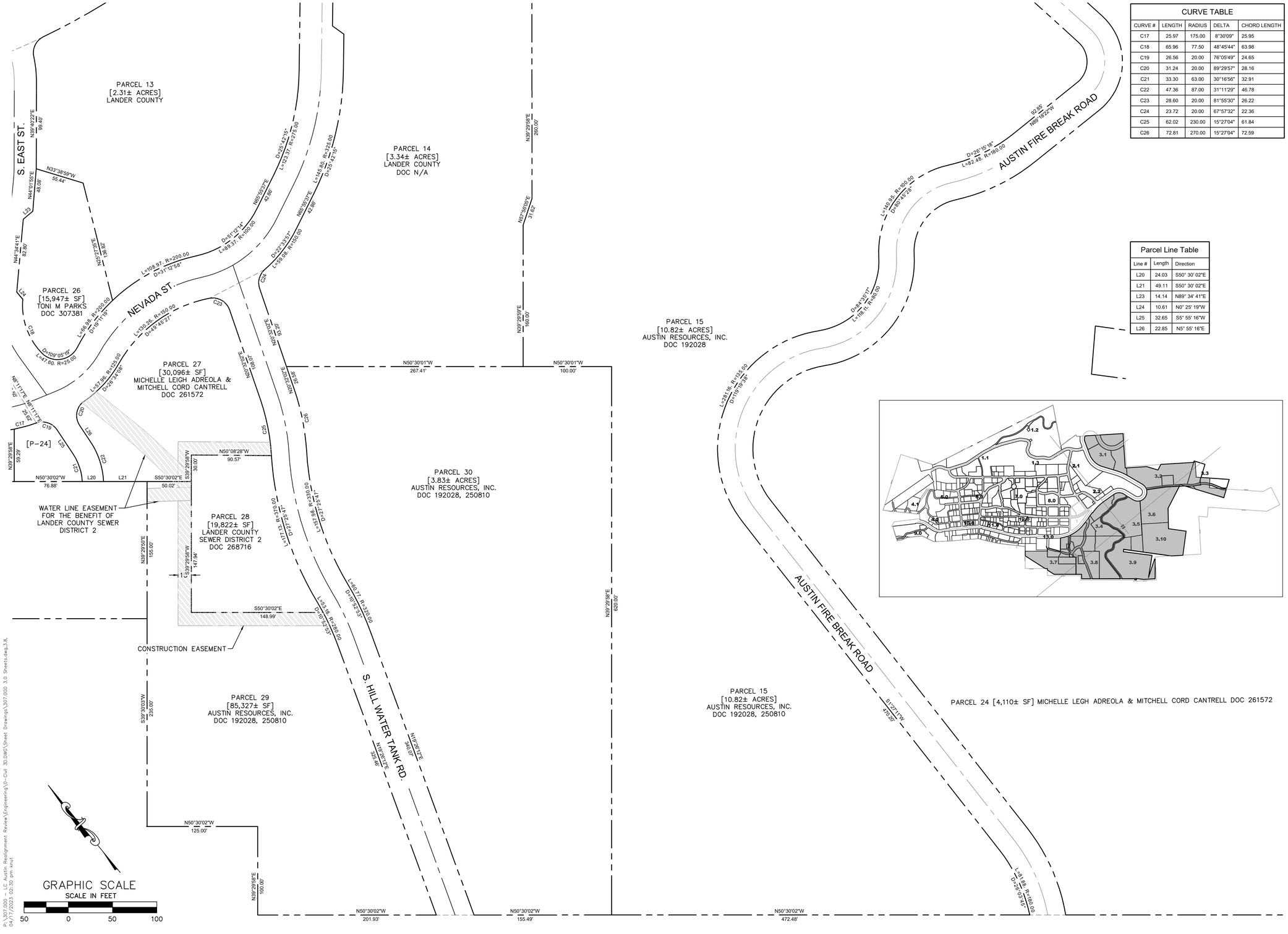

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C17	25.97	175.00	8°30'09"	25.95
C18	65.96	77.50	48°45'44"	63.98
C19	26.56	20.00	76°05'49"	24.65
C20	31.24	20.00	89°29'57"	28.16
C21	33.30	63.00	30°16'56"	32.91
C22	47.36	87.00	31°11'29"	46.78
C23	28.60	20.00	81°55'30"	26.22
C24	23.72	20.00	67°57'32"	22.36
C25	62.02	230.00	15°27'04"	61.84
C26	72.81	270.00	15°27'04"	72.59

Parcel Line Table		
Line #	Length	Direction
L20	24.03	S50° 30' 02"E
L21	49.11	S50° 30' 02"E
L23	14.14	N89° 34' 41"E
L24	10.61	N0° 25' 19"W
L25	32.65	S5° 55' 16"W
L26	22.85	N5° 55' 16"E

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AUSTIN, NEVADA

MAP 3.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

LANDER COUNTY — NEVADA — AUSTIN

FILING NO. _____
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A.M. ENGINEERING
DATE _____ , 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

3.8

DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000

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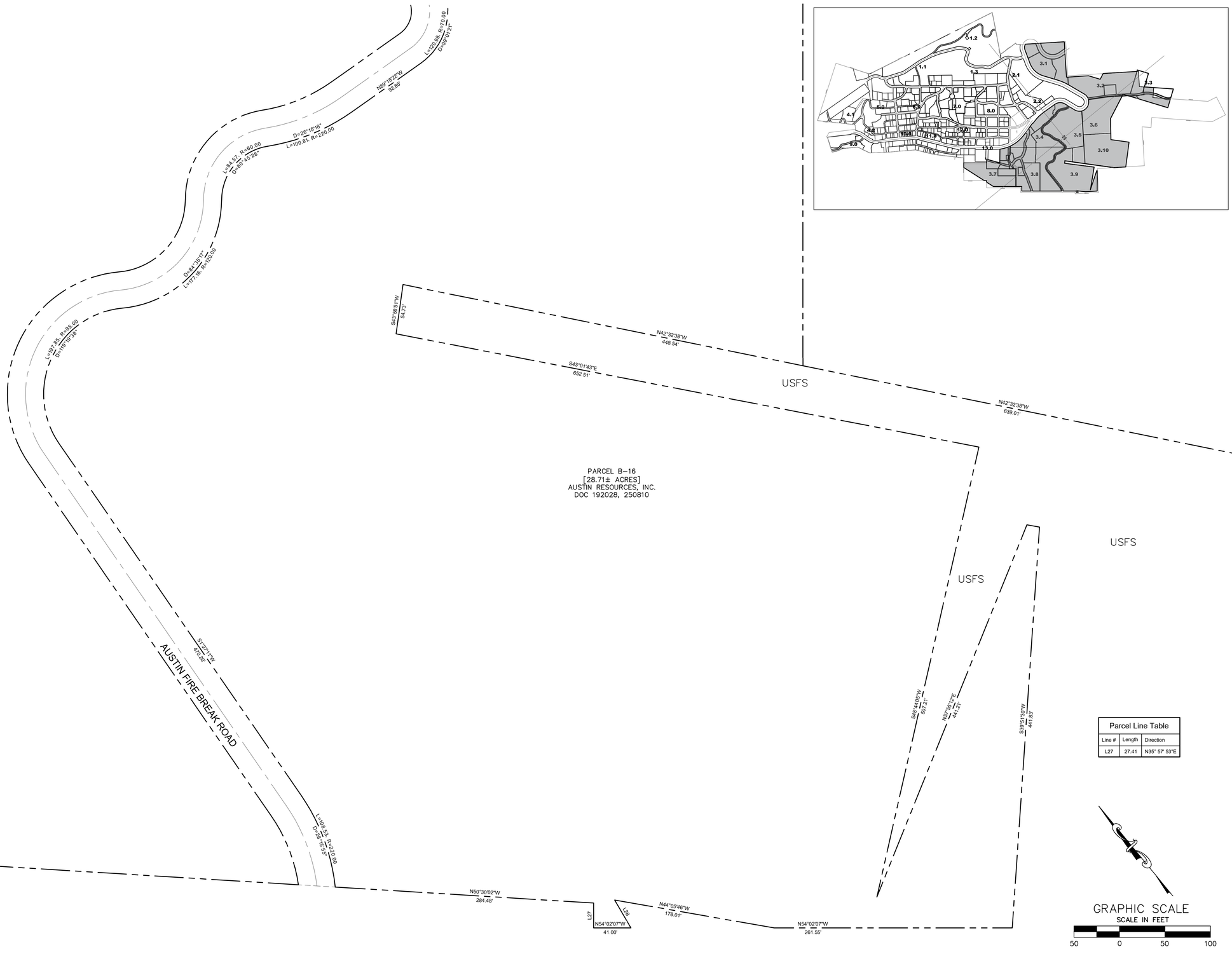

Parcel Line Table		
Line #	Length	Direction
L27	27.41	N35° 57' 53"E

GRAPHIC SCALE
SCALE IN FEET
50 0 50 100

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04/17/2023 02:31 pm knut

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MAP 3.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN LANDER COUNTY NEVADA

FILING NO. _____
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DATE _____, 2023
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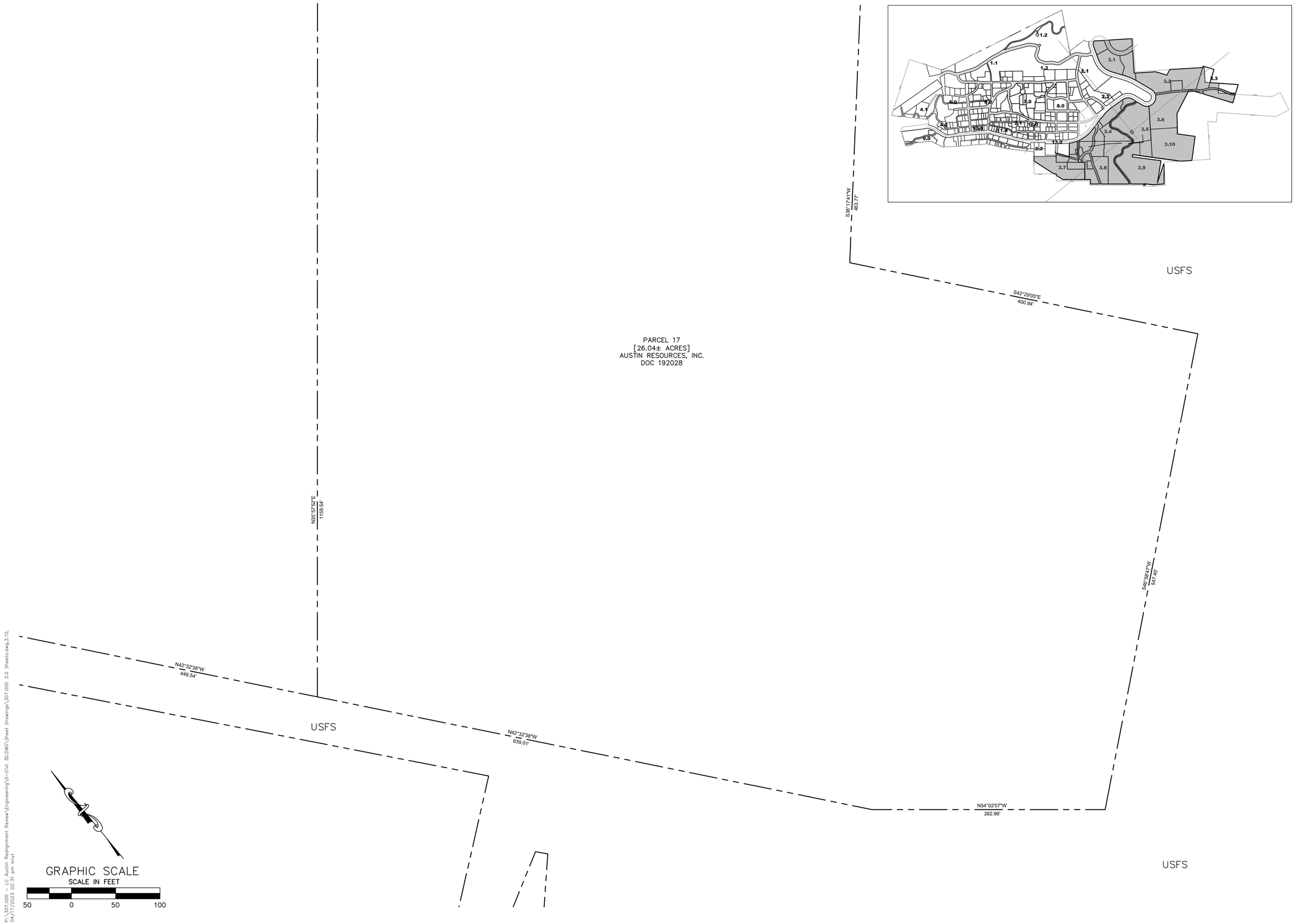
ALEXIS REIVA
LANDER COUNTY RECORDER

3.9

DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000



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AUSTIN, NEVADA

MAP 3.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN
LANDER COUNTY
NEVADA

FILING NO. _____

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A.M. ENGINEERING

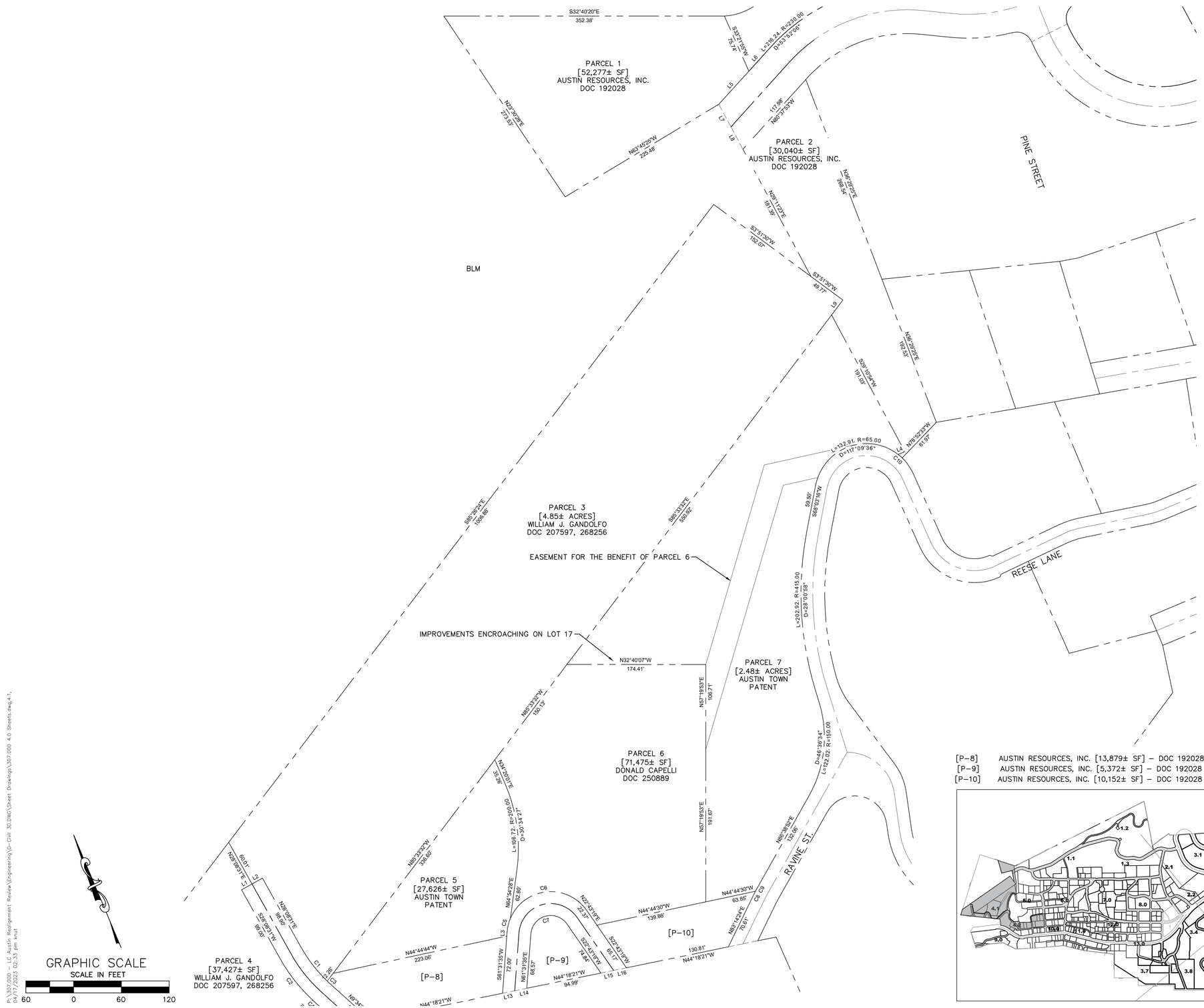
DATE _____, 2023

TIME _____ A.M. P.M.

ALEXIS REIVA
LANDER COUNTY RECORDER

3.10

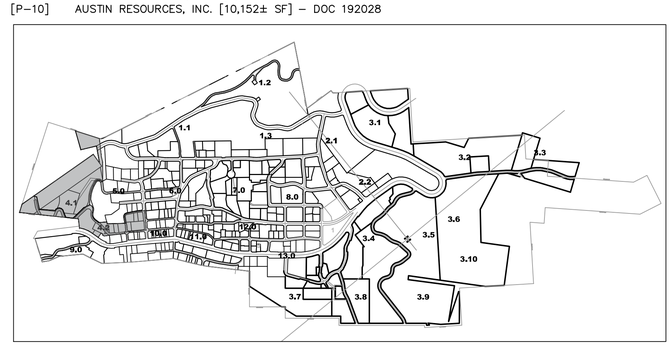
DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	54.49	185.00	16°52'36"	54.30
C2	66.82	215.00	17°48'29"	66.56
C3	5.48	185.00	1°41'51"	5.48
C5	18.09	55.00	18°50'28"	18.00
C6	117.45	55.00	122°21'16"	96.37
C7	61.61	25.00	141°11'44"	47.16
C8	7.11	215.00	1°53'43"	7.11
C9	5.65	215.00	1°30'25"	5.65
C10	6.74	65.00	5°56'22"	6.74

Parcel Line Table		
Line #	Length	Direction
L1	15.00	N61° 51' 29"W
L2	15.00	S61° 51' 29"E
L3	5.06	S61° 31' 35"W
L4	8.35	N55° 27' 16"W
L5	56.22	N80° 25' 35"W
L6	42.16	S80° 25' 35"E
L7	32.26	N29° 11' 23"E
L8	31.89	N29° 11' 23"E
L9	23.45	N85° 33' 32"W
L13	15.57	N44° 18' 21"W
L14	15.59	N44° 18' 21"W
L15	16.30	N44° 18' 21"W
L16	16.30	N44° 18' 21"W

[P-8] AUSTIN RESOURCES, INC. [13,879± SF] – DOC 192028
[P-9] AUSTIN RESOURCES, INC. [5,372± SF] – DOC 192028
[P-10] AUSTIN RESOURCES, INC. [10,152± SF] – DOC 192028



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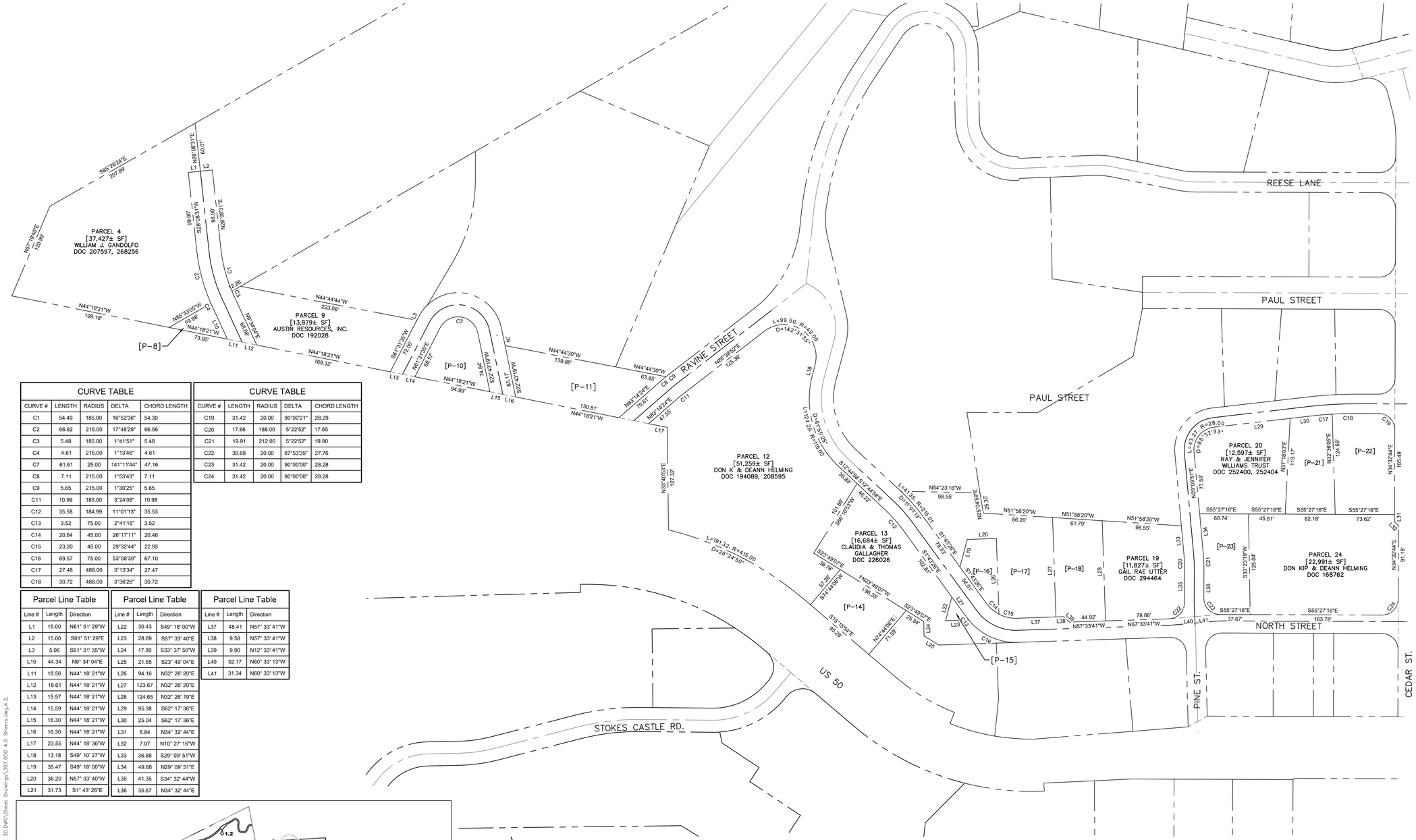
MAP 4.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN
LANDER COUNTY
NEVADA

FILING NO. _____
FILED AT THE REQUEST OF
A.M. ENGINEERING
DATE _____, 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

4.1

DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000



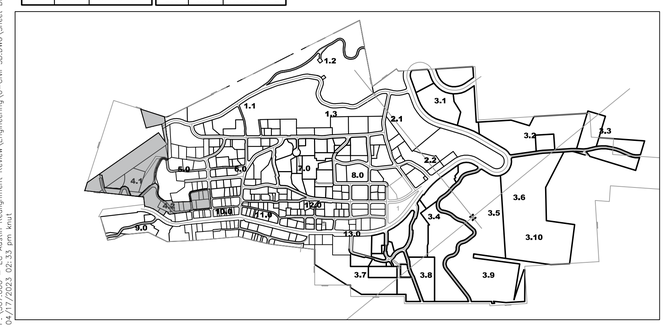
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	54.49	185.00	16°52'36"	54.30
C2	66.82	215.00	17°48'29"	66.56
C3	5.48	185.00	1°41'51"	5.48
C4	4.61	215.00	1°13'46"	4.61
C7	61.61	25.00	141°11'44"	47.16
C8	7.11	215.00	1°53'43"	7.11
C9	5.65	215.00	1°30'25"	5.65
C11	10.99	185.00	3°24'08"	10.98
C12	35.58	184.99	11°01'13"	35.53
C13	3.52	75.00	2°41'16"	3.52
C14	20.64	45.00	26°17'11"	20.46
C15	23.20	45.00	29°32'44"	22.95
C16	69.57	75.00	53°08'39"	67.10
C17	27.48	488.00	3°13'34"	27.47
C18	30.72	488.00	3°36'26"	30.72

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C19	31.42	20.00	90°00'21"	28.29
C20	17.66	188.00	5°22'52"	17.65
C21	19.91	212.00	5°22'52"	19.90
C22	30.68	20.00	87°53'35"	27.76
C23	31.42	20.00	90°00'00"	28.28
C24	31.42	20.00	90°00'00"	28.28

Parcel Line Table		
Line #	Length	Direction
L1	15.00	N61° 51' 29"W
L2	15.00	S61° 51' 29"E
L3	5.06	S61° 31' 35"W
L10	44.34	N9° 34' 04"E
L11	18.56	N44° 18' 21"W
L12	18.61	N44° 18' 21"W
L13	15.57	N44° 18' 21"W
L14	15.59	N44° 18' 21"W
L15	16.30	N44° 18' 21"W
L16	16.30	N44° 18' 21"W
L17	23.55	N44° 18' 36"W
L18	13.18	S49° 10' 27"W
L19	35.47	S49° 18' 00"W
L20	36.20	N57° 33' 40"W
L21	31.73	S1° 43' 26"E

Parcel Line Table		
Line #	Length	Direction
L22	30.43	S49° 18' 00"W
L23	28.69	S57° 33' 40"E
L24	17.80	S33° 37' 50"W
L25	21.65	S23° 49' 04"E
L26	94.16	N32° 26' 20"E
L27	123.67	N32° 26' 20"E
L28	124.65	N32° 26' 19"E
L29	95.38	S62° 17' 36"E
L30	25.04	S62° 17' 36"E
L31	8.84	N34° 32' 44"E
L32	7.07	N10° 27' 16"W
L33	36.88	S29° 09' 51"W
L34	49.68	N29° 09' 51"E
L35	41.35	S34° 32' 44"W
L36	35.67	N34° 32' 44"E

Parcel Line Table		
Line #	Length	Direction
L37	48.41	N57° 33' 41"W
L38	9.58	N57° 33' 41"W
L39	9.90	N12° 33' 41"W
L40	32.17	N60° 33' 13"W
L41	31.34	N60° 33' 13"W



GRAPHIC SCALE
SCALE IN FEET
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[P-8] AUSTIN RESOURCES, INC. [1,462± SF] – DOC 192028
[P-10] AUSTIN RESOURCES, INC. [5,372± ACRES] – DOC 192028
[P-11] AUSTIN RESOURCES, INC. [10,152± SF] – DOC 192028
[P-14] DON KIP & DEANN HELMING [6,138± SF] – DOC 219899
[P-15] AUSTIN RESOURCES, INC. [416± SF] – DOC 219899
[P-16] AUSTIN RESOURCES, INC. [2,950± SF] – DOC 192028
[P-17] CLAUDI & THOMAS GALLAGHER [14,432± SF] – DOC 219899
[P-18] JAMES A. WILLIAMS [7,760± SF] – DOC 125386
[P-21] DON KIP & DEANN HELMING [6,977± SF] – DOC 304713
[P-22] DON KIP & DEANN HELMING [9,410± SF] – DOC 294482
[P-23] DON KIP & DEANN HELMING [7,133± SF] – DOC 215476

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MAP 4.0
AUSTIN REALIGNMENT PROJECT SUBDIVISION MAP

AUSTIN | LANDER COUNTY | NEVADA

FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____ , 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

4.2

DATE: SEPTEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

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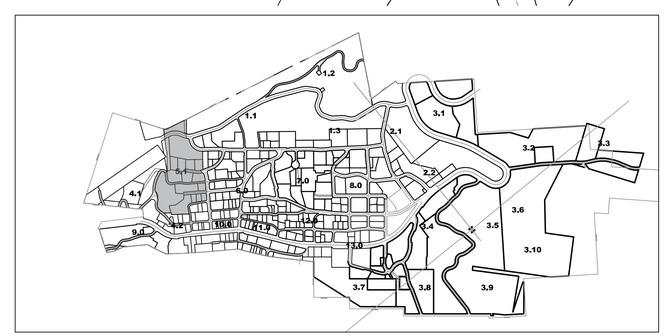
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	54.23	75.82	40°59'02"	53.09
C2	32.77	170.00	11°02'44"	32.72
C3	80.82	230.00	20°07'57"	80.40
C4	28.34	20.00	81°11'13"	26.03
C5	39.27	25.00	89°59'58"	35.36
C6	31.60	125.00	14°29'08"	31.52
C7	31.42	20.00	90°00'00"	28.28
C8	31.42	20.00	90°00'00"	28.28
C9	31.42	20.00	90°00'00"	28.28
C10	31.42	20.00	90°00'00"	28.28
C11	31.42	20.00	90°00'00"	28.28
C12	38.25	80.00	27°23'39"	37.89
C13	57.37	120.00	27°23'39"	56.83
C14	17.21	87.50	11°15'59"	17.18
C15	22.12	112.50	11°15'59"	22.09

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C16	27.14	112.50	13°49'25"	27.08
C17	21.11	87.50	13°49'25"	21.06
C18	71.72	45.00	91°18'52"	64.37
C19	119.53	75.00	91°18'52"	107.28
C20	25.13	65.00	22°08'55"	24.97
C21	6.74	65.00	5°56'22"	6.74
C22	88.73	35.00	145°14'53"	66.81
C23	37.34	75.00	28°31'35"	36.96
C24	91.87	85.00	61°55'25"	87.46
C25	26.22	512.00	2°56'04"	26.22
C26	34.89	512.00	3°54'16"	34.88
C27	80.36	52.00	88°32'32"	72.60

Parcel Line Table		
Line #	Length	Direction
L1	10.00	N51° 12' 17"W
L2	20.12	N13° 47' 47"E
L3	20.12	N13° 47' 47"E
L4	24.83	S20° 03' 35"W
L5	23.32	S34° 32' 44"W
L6	20.15	S40° 34' 24"W
L7	20.14	S40° 34' 24"W
L8	28.28	N44° 11' 17"W
L9	37.68	N58° 00' 42"W
L10	3.54	N13° 00' 42"W
L11	3.54	S76° 59' 18"W
L12	61.97	N78° 52' 33"W
L14	8.35	N55° 27' 16"W
L15	20.00	N34° 32' 44"E
L16	20.00	N34° 32' 44"E



GRAPHIC SCALE
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MAP 5.0
AUSTIN REALIGNMENT PROJECT SUBDIVISION MAP

AUSTIN LANDER COUNTY NEVADA

FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____, 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

5.1

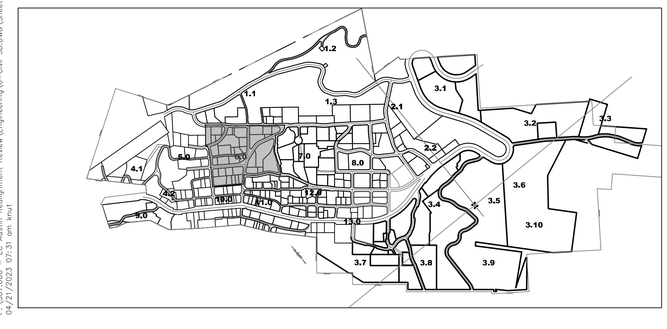
DATE: SEPTEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	39.27	25.00	90°00'02"	35.36
C2	36.53	230.00	9°05'59"	36.49
C3	99.44	230.00	24°46'14"	98.66
C4	13.84	375.00	2°06'52"	13.84
C5	32.42	20.00	92°53'13"	28.99
C6	31.83	20.00	91°11'06"	28.58
C7	7.55	425.00	1°01'06"	7.55
C8	25.06	425.00	3°22'42"	25.06
C9	15.01	425.00	2°01'25"	15.01
C10	31.42	20.00	90°00'00"	28.28
C11	31.42	20.00	90°00'00"	28.28
C12	41.20	35.00	67°26'47"	38.86
C13	70.00	45.00	89°07'36"	63.15
C14	38.39	15.00	146°38'55"	28.74
C15	42.71	20.00	122°21'06"	35.04
C16	44.24	175.00	14°29'09"	44.13
C17	32.57	20.00	93°18'10"	29.09
C18	30.26	20.00	86°41'50"	27.46
C19	41.21	212.50	11°06'39"	41.14
C20	36.36	187.50	11°06'39"	36.30
C21	25.55	187.50	7°48'29"	25.53
C22	28.96	212.50	7°48'29"	28.94
C23	10.74	87.50	7°02'05"	10.74
C24	13.81	112.50	7°02'05"	13.80
C25	10.95	112.50	5°34'31"	10.94
C26	16.92	87.50	11°04'57"	16.90
C27	24.14	112.50	12°17'33"	24.09
C28	26.89	20.00	77°02'24"	24.91
C29	36.61	20.00	104°53'08"	31.71
C30	12.11	25.00	27°44'45"	11.99

Parcel Line Table		
Line #	Length	Direction
L1	20.12	N13° 47' 47"E
L2	20.12	N13° 47' 47"E
L3	50.00	S69° 56' 23"E
L4	50.00	S69° 56' 23"E
L5	30.60	S69° 56' 23"E
L6	42.30	S69° 56' 23"E
L7	11.83	N51° 12' 17"W
L8	35.94	S44° 47' 05"E
L9	17.28	S80° 57' 10"E
L10	20.16	S80° 57' 10"E
L11	34.44	S38° 47' 43"W
L12	7.07	S83° 47' 43"W
L13	37.11	S46° 50' 33"W
L14	24.82	N20° 03' 35"E
L15	20.68	N34° 32' 44"E
L16	33.71	N34° 32' 44"E
L17	31.40	N34° 32' 44"E
L18	52.81	S47° 38' 47"E
L19	15.87	S47° 38' 47"E
L20	10.38	S47° 38' 47"E
L21	47.32	S47° 38' 47"E
L22	11.60	N55° 27' 16"W
L23	44.82	N55° 27' 16"W
L24	4.18	S62° 29' 21"E
L25	56.94	S62° 29' 21"E
L26	27.64	S52° 13' 47"W
L27	36.64	S52° 13' 47"W
L28	25.50	N53° 30' 14"E
L29	8.98	N51° 12' 17"W
L30	25.00	S51° 12' 17"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C31	35.06	275.00	7°18'19"	35.04
C32	31.42	20.00	90°00'00"	28.28
C33	31.42	20.00	90°00'00"	28.28
C34	46.28	175.00	15°09'06"	46.14
C35	34.69	20.00	99°22'47"	30.50
C36	29.26	175.00	9°34'43"	29.22
C37	31.57	20.00	90°27'06"	28.40
C38	54.04	175.00	17°41'33"	53.82
C39	37.93	20.00	108°38'55"	32.49
C40	65.77	275.00	13°42'14"	65.62
C41	31.42	20.00	90°00'00"	28.28
C42	28.14	20.00	80°37'12"	25.88
C43	29.85	220.00	7°46'23"	29.82

Parcel Line Table		
Line #	Length	Direction
L31	30.03	N50° 53' 12"W
L32	31.94	N34° 32' 39"E
L33	40.00	S34° 32' 43"W
L34	25.23	S34° 32' 46"W
L35	14.14	N6° 12' 17"W
L36	25.00	N51° 12' 17"W
L37	21.20	S51° 12' 17"E
L38	14.14	S2° 43' 12"W
L39	13.05	S47° 43' 12"W
L40	14.14	S66° 40' 53"W
L41	75.02	N49° 03' 27"E
L42	49.85	N49° 03' 27"E
L43	22.14	S53° 30' 14"W
L44	12.19	S43° 55' 31"W
L45	1.62	N64° 13' 08"W
L46	8.94	N55° 27' 16"W
L47	66.06	N55° 27' 16"W
L48	25.00	N55° 27' 16"W
L49	25.00	N55° 27' 16"W
L50	47.00	N55° 27' 16"W
L51	64.04	N55° 27' 16"W
L52	82.67	S55° 27' 16"E
L53	50.00	S55° 27' 16"E
L54	47.00	S55° 27' 16"E
L55	26.34	S55° 27' 16"E



[P-3] AUSTIN RESOURCES, INC. [3,870± SF] – DOC 192028
[P-4] MARY MCCLOUD [6,531± SF] – DOC 39809
[P-5] FAF JENKINS [5,129± SF] – DOC 274493
[P-6] BILLY & AMBER GANDOLFO TRUST [7,717± SF] – DOC 299511
[P-7] AUSTIN RESOURCES, INC. [2,525± SF] – DOC 192028
[P-13] JERI L. WOODS [4,610± SF] – DOC 279249
[P-15] AUSTIN TOWN PATENT [7,448± SF] – DOC 43986
[P-16] RUSSELL W & ANN P JOHNSON [7,611± SF] – DOC 305901
[P-19] JOHN C. HELMING [6,656± SF] – DOC 286829
[P-25] ROGER & MICHELLE JAMES [9,333± SF] – DOC 258789
[P-26] ROGER & MICHELLE JAMES [6,275± SF] – DOC 258791
[P-27] ROGER & MICHELLE JAMES [5,898± SF] – DOC 225751
[P-28] KAYSI CONWAY [6,678± SF] – DOC 307642
[P-33] MRA HOLDINGS [3,176± SF] – DOC 273462
[P-38] AUSTIN HISTORICAL SOCIETY [5,713± SF] – DOC 256586
NOTE 1 – AUSTIN TOWN PATENT TO BE RELINQUISED TO PROPERTY OWNER DOC 43986

GRAPHIC SCALE
SCALE IN FEET
60 0 60 120

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AUSTIN, NEVADA

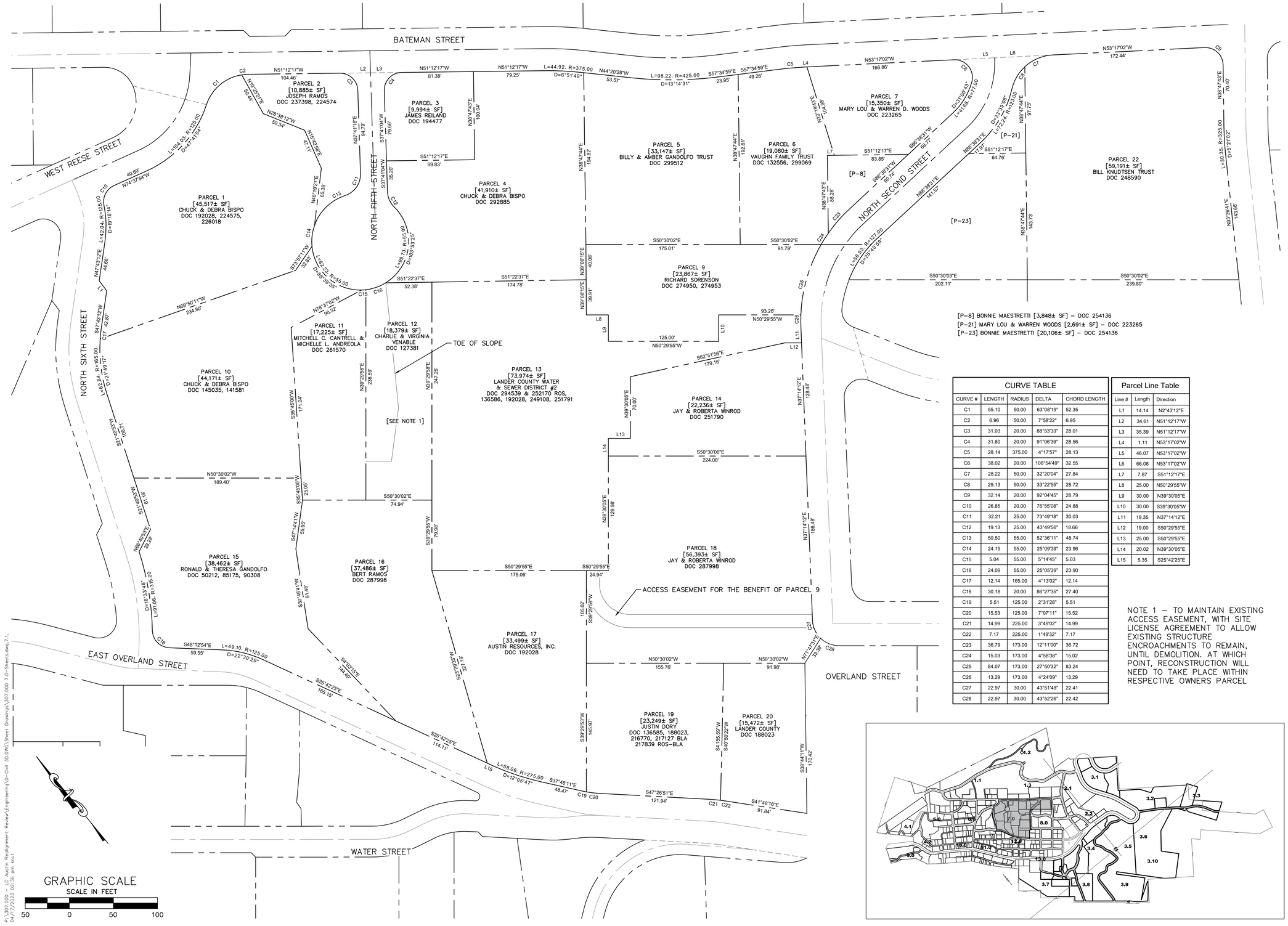
MAP 6.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN
LANDER COUNTY
NEVADA

FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____, 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

6.1

DATE: SEPTEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	55.10	50.00	63°08'19"	52.35
C2	6.96	50.00	7°58'22"	6.95
C3	31.03	20.00	88°53'33"	28.01
C4	31.80	20.00	91°06'39"	28.56
C5	28.14	375.00	4°17'57"	28.13
C6	38.02	20.00	108°54'49"	32.55
C7	28.22	50.00	32°20'04"	27.84
C8	29.13	50.00	33°22'55"	28.72
C9	32.14	20.00	92°04'45"	28.79
C10	26.85	20.00	76°55'08"	24.88
C11	32.21	25.00	73°49'18"	30.03
C12	19.13	25.00	43°49'56"	18.66
C13	50.50	55.00	52°36'11"	48.74
C14	24.15	55.00	25°09'39"	23.96
C15	5.04	55.00	5°14'45"	5.03
C16	24.09	55.00	25°05'39"	23.90
C17	12.14	165.00	4°13'02"	12.14
C18	30.18	20.00	86°27'35"	27.40
C19	5.51	125.00	2°31'28"	5.51
C20	15.53	125.00	7°07'11"	15.52
C21	14.99	225.00	3°49'02"	14.99
C22	7.17	225.00	1°49'32"	7.17
C23	36.79	173.00	12°11'00"	36.72
C24	15.03	173.00	4°58'38"	15.02
C25	84.07	173.00	27°50'32"	83.24
C26	13.29	173.00	4°24'09"	13.29
C27	22.97	30.00	43°51'48"	22.41
C28	22.97	30.00	43°52'26"	22.42

Parcel Line Table		
Line #	Length	Direction
L1	14.14	N2°43'12"E
L2	34.61	N51°12'17"W
L3	35.39	N51°12'17"W
L4	1.11	N53°17'02"W
L5	46.07	N53°17'02"W
L6	66.08	N53°17'02"W
L7	7.87	S51°12'17"E
L8	25.00	N50°29'55"W
L9	30.00	N39°30'05"E
L10	30.00	S39°30'05"W
L11	18.35	N37°14'12"E
L12	19.00	S50°29'55"E
L13	25.00	S50°29'55"E
L14	20.02	N39°30'05"E
L15	5.35	S25°42'25"E

NOTE 1 – TO MAINTAIN EXISTING ACCESS EASEMENT, WITH SITE LICENSE AGREEMENT TO ALLOW EXISTING STRUCTURE ENCROACHMENTS TO REMAIN, UNTIL DEMOLITION. AT WHICH POINT, RECONSTRUCTION WILL NEED TO TAKE PLACE WITHIN RESPECTIVE OWNERS PARCEL

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AUSTIN, NEVADA

MAP 7.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN

LANDER COUNTY NEVADA

FILING NO. _____

FILED AT THE REQUEST OF A.M. ENGINEERING

DATE _____ , 2023

TIME _____ A.M. P.M.

ALEXIS REIVA
LANDER COUNTY RECORDER

7.1

DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000

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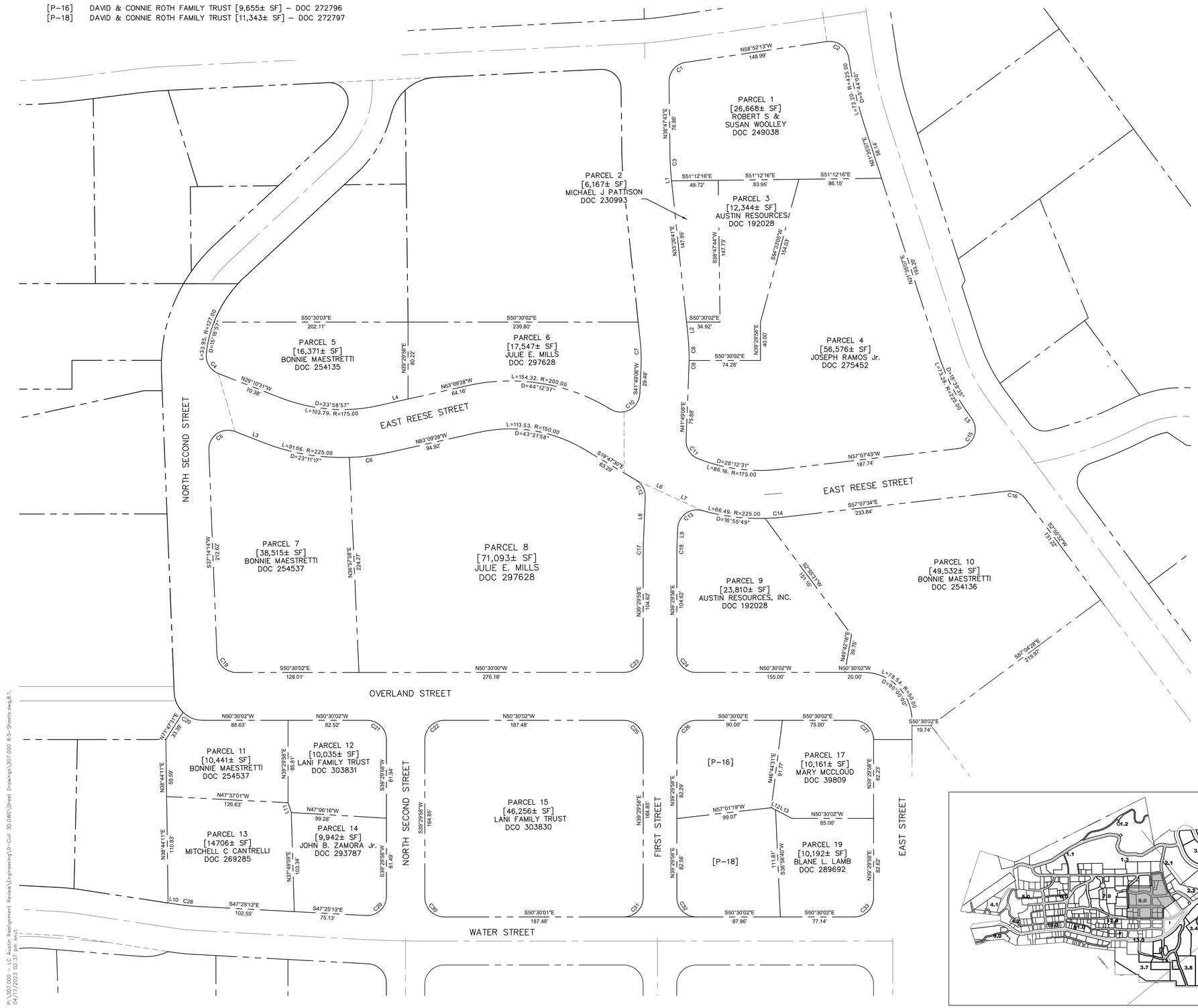
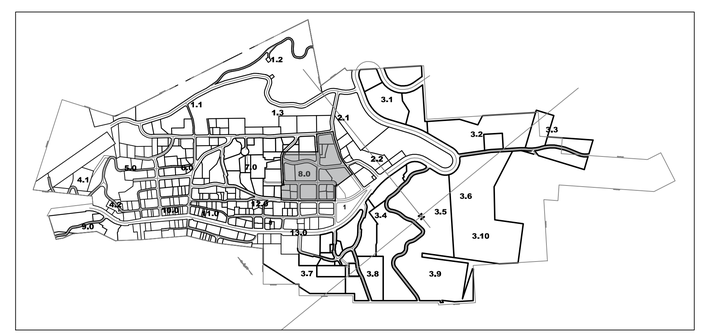
04/17/2023 02:36 pm krut

[P-16] DAVID & CONNIE ROTH FAMILY TRUST [9,655± SF] – DOC 272796
[P-18] DAVID & CONNIE ROTH FAMILY TRUST [11,343± SF] – DOC 272797



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	28.74	20.00	82°20'04"	26.33
C2	31.48	20.00	90°11'20"	28.33
C3	25.68	275.00	5°21'02"	25.67
C4	26.12	20.00	74°49'06"	24.30
C5	39.65	20.00	113°35'17"	33.47
C6	42.39	225.00	10°47'40"	42.33
C7	25.58	175.00	8°22'27"	25.55
C8	25.69	225.00	6°32'28"	25.67
C9	7.20	225.00	1°49'59"	7.20
C10	41.62	20.00	119°14'01"	34.51
C11	24.69	20.00	70°44'20"	23.15
C12	21.51	20.00	61°36'36"	20.48
C13	36.04	20.00	103°14'19"	31.36
C14	20.64	225.00	5°15'24"	20.64
C15	41.87	20.00	119°56'45"	34.63
C16	20.96	20.00	60°03'06"	20.02
C17	8.70	215.00	2°19'09"	8.70
C18	7.29	180.00	2°19'09"	7.29
C19	30.63	20.00	87°44'14"	27.72
C20	22.97	30.00	43°52'26"	22.42
C21	31.42	20.00	90°00'00"	28.28
C22	31.42	20.00	90°00'00"	28.28
C23	31.42	20.00	90°00'00"	28.28
C24	31.42	20.00	90°00'00"	28.28
C25	31.42	20.00	90°00'00"	28.28
C26	31.42	20.00	90°00'00"	28.28
C27	31.42	20.00	90°00'00"	28.28
C28	17.15	175.00	5°36'56"	17.15
C29	32.49	20.00	93°04'49"	29.03
C30	31.42	20.00	89°59'59"	28.28
C31	31.42	20.00	90°00'01"	28.28
C32	31.42	20.00	90°00'00"	28.28
C33	31.42	20.00	90°00'00"	28.28

Parcel Line Table		
Line #	Length	Direction
L1	1.01	N33°26'41"E
L2	14.43	N33°26'14"E
L3	32.29	N29°10'31"W
L4	30.78	S63°09'28"E
L5	1.63	N2°55'32"E
L6	27.59	S25°42'13"E
L7	48.22	S25°42'13"E
L8	49.21	N41°49'08"E
L9	18.34	N41°49'08"E
L10	12.09	N41°48'16"W
L11	10.80	N21°04'31"E
L12	5.02	N23°04'34"W
L13	19.28	N23°04'35"W



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MAP 8.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN LANDER COUNTY NEVADA

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FILED AT THE REQUEST OF A.M. ENGINEERING
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TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

8.1

DATE: DECEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

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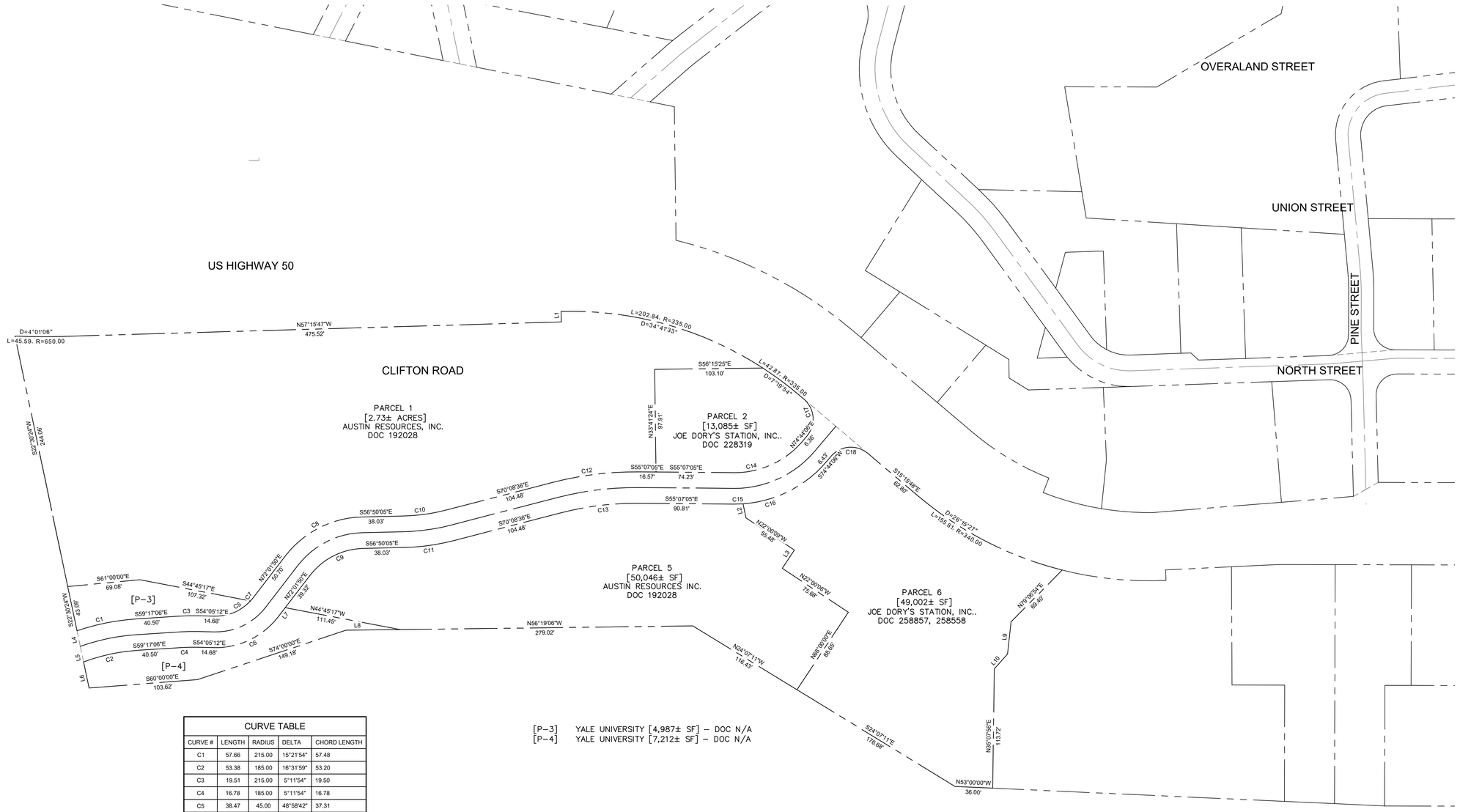
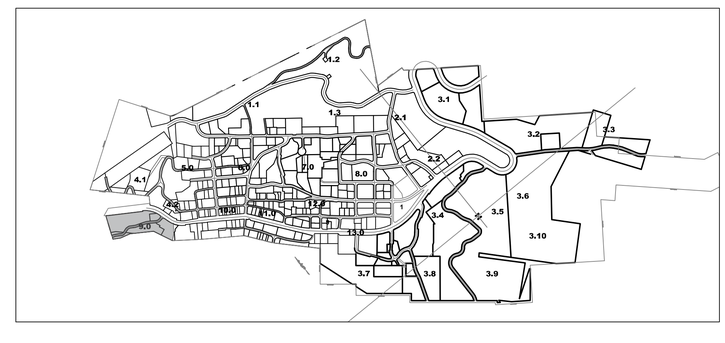


[P-3] YALE UNIVERSITY [4,987± SF] – DOC N/A
[P-4] YALE UNIVERSITY [7,212± SF] – DOC N/A

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	57.66	215.00	15°21'54"	57.48
C2	53.38	185.00	16°31'59"	53.20
C3	19.51	215.00	5°11'54"	19.50
C4	16.78	185.00	5°11'54"	16.78
C5	38.47	45.00	48°58'42"	37.31
C6	70.53	75.00	53°52'58"	67.96
C7	3.85	45.00	4°54'16"	3.85
C8	84.78	95.00	51°08'05"	82.00
C9	58.01	65.00	51°08'05"	56.10
C10	42.97	185.00	13°18'31"	42.88
C11	49.94	215.00	13°18'31"	49.83
C12	82.61	315.00	15°01'31"	82.37
C13	74.74	285.00	15°01'31"	74.52
C14	74.39	85.00	50°08'49"	72.04
C15	9.05	115.00	4°30'33"	9.05
C16	91.60	115.00	45°38'16"	89.20
C17	39.27	25.00	90°00'00"	35.36
C18	39.27	25.00	90°00'06"	35.36



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MAP 9.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN LANDER COUNTY NEVADA

FILING NO. _____
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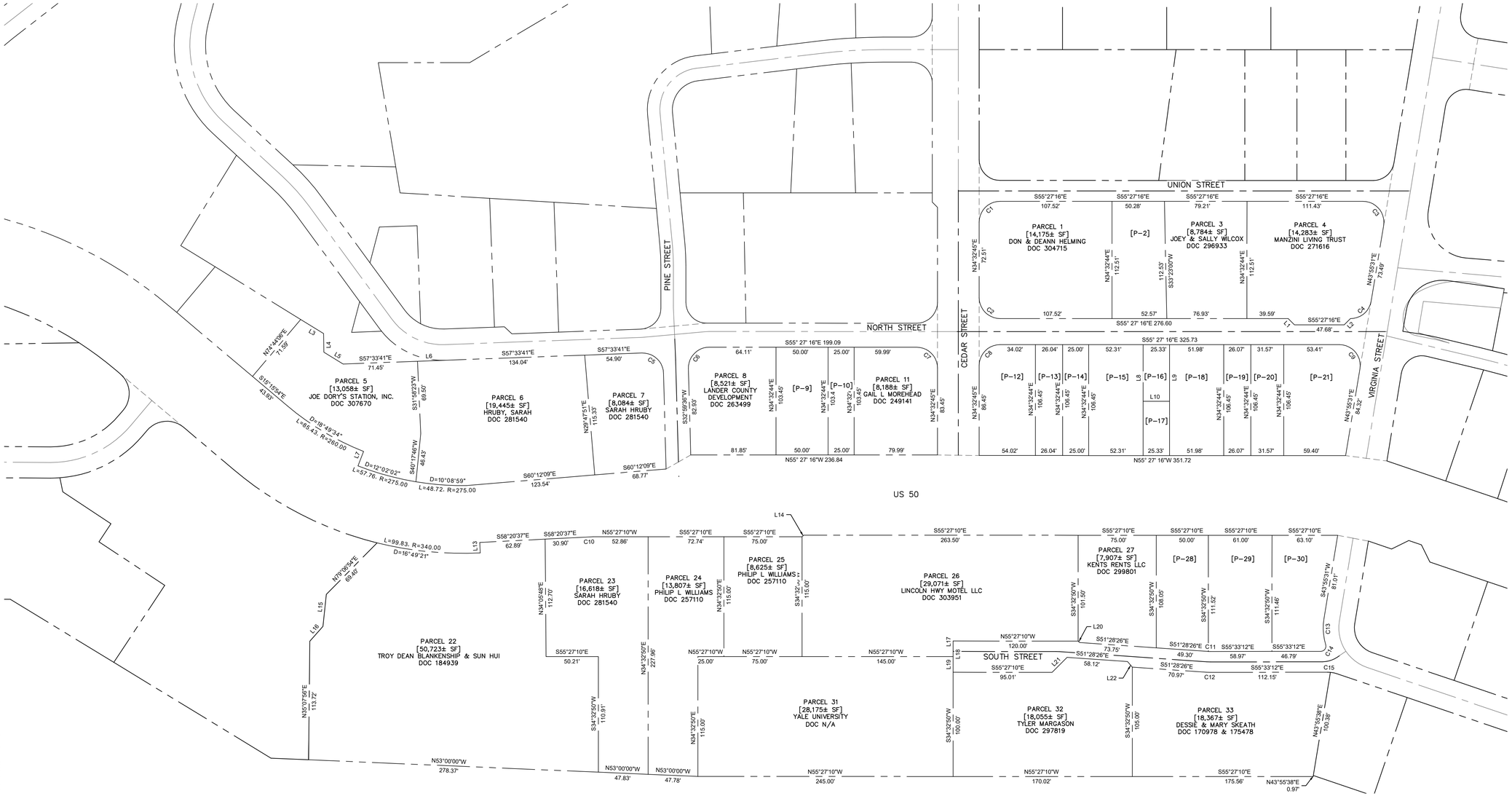
DATE _____, 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

9.1

DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000

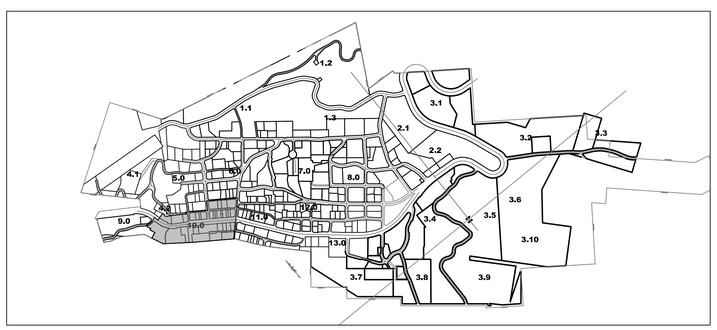


CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	31.42	20.00	89°59'59"	28.28
C2	31.42	20.00	90°00'01"	28.28
C3	34.69	20.00	99°22'47"	30.50
C4	28.14	20.00	80°37'13"	25.88
C5	31.61	20.00	90°33'17"	28.42
C6	31.96	20.00	91°33'08"	28.66
C7	31.42	20.00	90°00'01"	28.28
C8	31.42	20.00	89°59'59"	28.28
C9	34.69	20.00	99°22'47"	30.50
C10	15.18	4970.00	0°10'30"	15.18
C11	2.03	40.00	2°54'37"	2.03
C12	4.27	60.00	4°04'46"	4.27
C13	25.28	55.00	26°19'49"	25.05
C14	9.32	5.00	106°51'06"	8.03
C15	2.88	30.00	5°30'12"	2.88

Parcel Line Table		
Line #	Length	Direction
L1	8.49	S10° 27' 16"E
L2	8.49	S79° 32' 44"W
L3	25.84	S23° 49' 07"E
L4	17.80	S33° 37' 50"W
L5	21.65	S23° 49' 04"E
L6	26.63	S57° 33' 41"E
L7	14.92	S55° 55' 15"W
L8	54.45	N34° 32' 44"E
L9	54.45	N34° 32' 44"E
L10	25.33	N55° 27' 16"W
L13	10.00	N31° 39' 23"E
L14	2.12	N79° 32' 50"E
L15	30.90	N40° 34' 59"E
L16	19.00	N76° 04' 48"E
L17	10.00	S34° 32' 50"W
L18	5.04	S34° 32' 50"W
L19	14.96	S34° 32' 50"W
L20	2.03	S10° 27' 10"E
L21	20.32	N79° 32' 44"E

Parcel Line Table		
Line #	Length	Direction
L22	7.07	N6° 28' 26"W

[P-2] ROBERTA J BAUER [5,786± SF] – DOC 277212
[P-9] MICHELLE ANDREOLA & M CANTRELL [5,172± SF] – DOC 261571
[P-10] SUSAN L ROBISON [2,586± SF] – DOC 178758
[P-12] SILVER STATE VENTURES LLC [5,664± SF] – DOC 300539
[P-13] LANDER COUNTY [2,772± SF] – DOC N/A
[P-14] SILVER STATE VENTURES LLC [2,661 SF] – DOC 300539
[P-15] SILVER STATE VENTURES LLC [5,569 SF] – DOC 300539
[P-16] ROBERTA J BAUER [1,379± SF] – DOC 277212
[P-17] SILVER STATE VENTURES LLC [1,317± SF] – DOC 300539
[P-18] SILVER STATE VENTURES LLC [5,534± SF] – DOC 300539
[P-19] GAIL RAE UTTER [2,675± SF] – DOC 294464
[P-20] SILVER STATE VENTURES LLC [3,361± SF] – DOC 300539
[P-21] LANDER COUNTY [7,135± SF] – DOC 260573
[P-28] KENTS RENTS CM LLC [5,489± SF] – DOC 299802
[P-29] LANDER COUNTY [6,802± SF] – DOC 299440
[P-30] DESSIE & MARY SKEATH [6,091± SF] – DOC 133832 & 275475



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MAP 10.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN
LANDER COUNTY
NEVADA

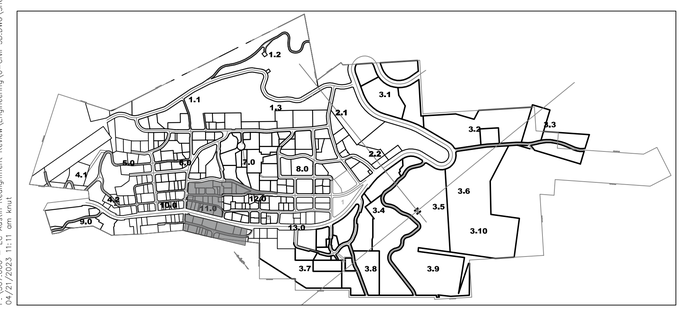
FILING NO.
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE , 2023
TIME A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

10.1

DATE: SEPTEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	31.26	20.00	89°32'54"	28.17
C2	62.17	175.00	20°21'13"	61.84
C3	24.13	175.00	7°53'57"	24.11
C4	21.56	90.00	13°43'30"	21.51
C5	17.38	90.00	11°03'53"	17.35
C6	31.42	20.00	89°59'53"	28.28
C7	31.42	20.00	90°00'07"	28.28
C8	15.50	215.00	4°07'50"	15.50
C9	43.74	215.00	11°39'20"	43.66
C10	8.77	215.00	2°20'12"	8.77
C11	10.04	55.00	10°27'22"	10.02
C12	40.36	55.00	42°02'40"	39.46
C13	19.62	65.00	17°17'34"	19.54
C14	19.38	65.00	17°05'05"	19.31
C15	38.92	85.00	26°13'58"	38.58
C16	58.78	115.00	29°17'09"	58.14
C17	13.81	5.00	158°15'34"	9.82
C18	32.85	20.00	94°06'25"	29.28
C19	16.62	200.00	4°45'40"	16.61
C20	13.16	1010.00	0°44'48"	13.16
C21	9.07	990.00	0°31'30"	9.07
C22	31.67	1010.00	1°47'47"	31.67
C23	16.69	1010.00	0°56'48"	16.69
C24	51.23	990.00	2°57'54"	51.22
C25	17.95	90.00	11°25'42"	17.92
C26	2.73	20.00	7°48'40"	2.72
C27	13.96	70.00	11°25'42"	13.94
C28	23.51	30.00	44°53'44"	22.91
C29	6.99	30.00	13°21'20"	6.98
C30	22.11	515.00	2°27'37"	22.11
C31	68.31	515.00	7°35'58"	68.26
C32	26.97	185.00	8°21'07"	26.94
C33	9.61	485.00	1°08'05"	9.61
C34	37.57	485.00	4°26'20"	37.56
C35	37.97	485.00	4°29'09"	37.96
C36	17.64	215.00	4°42'03"	17.63
C37	57.90	40.00	82°55'49"	52.97

Parcel Line Table		
Line #	Length	Direction
L1	65.00	N39° 30' 05"E
L2	65.00	S39° 30' 05"W
L3	15.48	N50° 29' 55"W
L4	7.50	N50° 29' 55"W
L5	7.50	N50° 29' 55"W
L6	16.00	S39° 30' 05"W
L7	37.72	S2° 00' 41"E
L8	16.00	S39° 30' 05"W
L9	29.38	S16° 26' 57"W
L10	16.00	S39° 30' 05"W
L11	40.25	S45° 55' 13"W
L12	8.25	S32° 22' 40"E
L13	25.59	N38° 09' 19"W
L14	23.00	N39° 30' 05"E
L15	8.78	S3° 56' 10"W
L16	19.94	S38° 14' 19"W
L17	19.49	S76° 44' 00"E
L18	5.69	S47° 26' 51"E
L19	3.77	S45° 15' 36"W
L20	25.47	N50° 30' 02"W
L21	16.55	N50° 30' 02"W
L22	8.25	S32° 22' 40"E
L23	20.18	N44° 09' 01"E
L24	17.39	S46° 39' 14"E
L25	14.04	S38° 28' 39"E
L26	4.24	S6° 31' 21"W
L27	20.86	S38° 28' 39"E
L28	4.24	N83° 28' 39"W
L29	21.83	S7° 07' 18"E
L30	21.83	S7° 07' 18"E
L31	10.44	S4° 18' 24"W
L32	13.29	S4° 18' 24"W
L33	23.58	N36° 41' 34"W
L34	18.38	S81° 41' 34"E
L35	12.73	N36° 41' 34"W
L36	18.38	N8° 18' 26"E
L37	27.89	S36° 41' 41"E
L38	20.22	S26° 38' 07"E
L39	12.58	S26° 38' 07"E
L40	14.45	N34° 59' 14"W



[P-2] MANZINI FAMILY TRUST [3,335± SF] – DOC 305873
[P-3] DOUGLAS CHAMPIE [7,012± SF] – DOC 228584
[P-7] SEYMOUR FAMILY TRUST [4,911± SF] – DOC 237538
[P-8] SEYMOUR FAMILY TRUST [3,441± SF] – DOC 237538
[P-11] RAY H JR & JENNIFER L WILLIAMS [8,828± SF] – DOC 284925
[P-13] ST AUGUSTINES CULTURAL CENTER [4,774± SF] – DOC 240946
[P-14] PHILIP L WILLIAMS [1,684± SF] – DOC 257110
[P-17] MICHAEL PATTISON [6,387± SF] – DOC 227649
[P-19] BONNIE MAESTRETTI [5,082± SF] – DOC 254136
[P-20] JAY C & ROBERTA WINROD [7,390± SF] – DOC 196852 & 218854
[P-21] JAY C & ROBERTA WINROD [5,933± SF] – DOC 179956
[P-22] VIRGINIA GALLEGOS [5,796± SF] – DOC 281033
[P-23] KENNETH MERKES & LAURIAN ARBO [2,106± SF] – DOC 280288
[P-24] LANDER LODGE NO 8 [4,289± SF] – DOC 218914
[P-33] AMERICAN LEGION [6,923± SF] – DOC 218976
[P-35] MICHAEL KINCADE TRUST [3,744± SF] – DOC 297663
[P-36] FRANK WHEELER JR FAMILY TRUST [3,709± SF] DOC 168686
[P-37] KENNETH A MERKES & LARUIAN ARBO [4,713± SF] – DOC 304737
[P-38] YALE UNIVERSITY [2,204± SF] – DOC N/A
[P-39] KENNETH A MERKES & LARUIAN ARBO [5,477± SF] – DOC 304737

GRAPHIC SCALE
SCALE IN FEET
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AUSTIN, NEVADA

MAP 11.0
AUSTIN REALIGNMENT PROJECT SUBDIVISION MAP

AUSTIN
LANDER COUNTY
NEVADA

FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____ , 2017
TIME _____ A.M. P.M.
D. MIKE SMALES
ELKO COUNTY RECORDER

11.1

DATE: DECEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

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[P–3] WILLIAM L. BRANDT Jr. [6,989± SF] – DOC 300672
[P–4] RAY H. Jr. & JENNIFER L. WILLIAMS [9,917± SF] – DOC 292914
[P–6] NOYES, MARY C & WAYNE C [9,215± SF] – DOC 254548, 213680
[P–7] LANDER COUNTY [6,440± SF] – DOC 270373, 270374
[P–9] WILLIAM L. BRANDT Jr. [3975± SF] – DOC 300672
[P–10] WILLIAM L. BRANDT Jr. [5,041± SF] – DOC 300672
[P–17] DARLA & MITCHELL CANTRELL [7,195± SF] – DOC 300264
[P–19] DARLA & MITCHELL CANTRELL [7,560± SF] – DOC 300264
[P–21] AUSTIN RESOURCES [8,214± SF] – DOC 192028
[P–23] LANDER COUNTY [10,314± SF] – DOC 36187, 151896
[P–29] BRET N SCOGGIN & SCOGGIN TRUST [5,944± SF] – DOC 299800

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	20.26	35.00	33°09'36"	19.97
C2	31.63	120.00	15°06'12"	31.54
C3	23.33	120.00	11°08'23"	23.29
C4	20.35	80.01	14°34'25"	20.30
C5	16.21	80.01	11°36'38"	16.19
C6	29.46	175.00	9°38'39"	29.42
C7	21.04	125.00	9°38'39"	21.02
C8	17.23	175.00	5°38'34"	17.23
C9	27.84	52.00	30°40'36"	27.51
C10	22.05	225.00	5°36'57"	22.04
C11	30.34	20.00	86°55'11"	27.51
C12	18.84	20.00	53°57'47"	18.15
C13	25.60	20.00	73°19'49"	23.89
C14	4.33	35.00	7°05'18"	4.33
C15	12.00	115.00	5°58'49"	12.00
C16	9.00	85.00	6°04'02"	9.00
C17	39.18	25.00	89°47'37"	35.29
C18	39.36	25.00	90°12'23"	35.42

CURVE TABLE

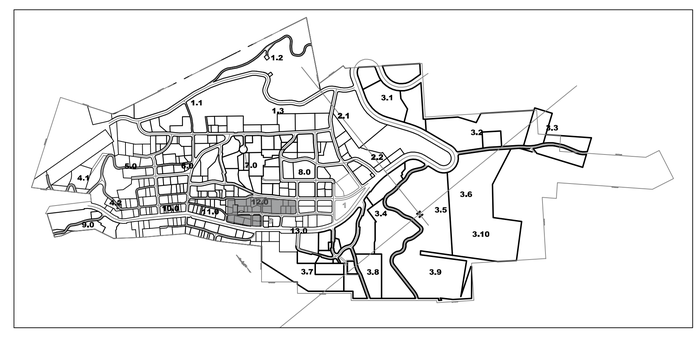
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C19	31.25	20.00	89°31'48"	28.17
C20	29.66	20.00	84°57'27"	27.01
C21	17.87	112.00	9°08'31"	17.85
C22	6.82	88.00	4°26'36"	6.82
C23	8.97	112.00	4°35'24"	8.97
C24	14.27	88.00	9°17'19"	14.25
C25	47.01	30.00	89°46'32"	42.34
C26	33.42	20.00	95°44'13"	29.66
C27	10.95	380.00	1°39'03"	10.95
C28	20.84	380.00	3°08'32"	20.84
C29	31.42	20.00	90°00'00"	28.28
C30	24.51	180.00	7°48'04"	24.49
C31	31.23	20.00	89°28'30"	28.15
C32	13.30	120.00	6°20'55"	13.29
C33	29.98	20.00	85°53'42"	27.25
C34	30.98	20.00	88°44'48"	27.97
C35	28.73	20.00	82°18'44"	26.32
C36	10.14	20.00	29°03'07"	10.03

Parcel Line Table

Line #	Length	Direction
L1	7.07	N5° 30' 02"W
L2	11.21	N47° 26' 51"W
L3	7.07	N2° 26' 51"W
L4	4.31	N41° 48' 16"W
L5	21.96	N77° 35' 59"E
L6	28.38	S50° 22' 45"E
L7	4.49	S43° 46' 28"W
L8	27.57	S50° 22' 45"E
L9	15.39	S40° 25' 37"W
L10	6.03	N50° 30' 02"W
L11	16.85	S39° 29' 58"W
L12	30.59	N50° 30' 02"W
L13	16.58	N50° 30' 02"W
L14	22.92	N10° 39' 21"E
L15	6.48	N10° 39' 21"E
L16	30.22	N50° 30' 02"W
L17	38.78	N50° 30' 02"W
L18	36.22	N50° 30' 02"W

Parcel Line Table

Line #	Length	Direction
L19	32.78	N50° 30' 01"W
L20	4.16	S39° 30' 05"W
L21	2.83	N81° 41' 34"W
L22	12.55	S55° 38' 58"E
L23	12.55	S55° 38' 58"E
L24	15.30	S61° 47' 27"E
L25	15.30	S61° 47' 27"E
L26	6.98	N49° 15' 48"W
L27	7.00	S39° 29' 59"W
L28	5.39	N52° 07' 47"W
L29	2.00	S40° 44' 10"W



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AUSTIN, NEVADA

MAP 12.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN | LANDER COUNTY | NEVADA

FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____ , 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

12.1

DATE: SEPTEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

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[P-7] JOLLY, CYNTHIA & STEVENS, NEAL [7,432± SF] – DOC 246239, 253798, 288178
[P-8] SALISBURY, RAYMOND A & IRENE [12,500± SF] – DOC 164397
[P-11] LANDER COUNTY [3,521± SF] – DOC 70811
[P-14] YALE UNIVERSITY [9,152± SF] – ASSESSOR

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	31.42	20.00	90°00'01"	28.28
C2	31.42	20.00	89°59'59"	28.28
C3	31.42	20.00	90°00'00"	28.28
C4	31.42	20.00	90°00'00"	28.28
C6	31.50	20.00	90°15'13"	28.35
C8	30.84	20.00	88°20'16"	27.87
C9	32.81	20.00	93°59'25"	29.25
C10	39.27	25.00	90°00'00"	35.36
C11	23.23	420.00	3°10'08"	23.23
C12	31.97	420.00	4°21'39"	31.96
C13	30.02	20.00	86°00'35"	27.28
C14	29.44	210.00	8°01'53"	29.41
C15	31.42	20.00	89°59'54"	28.28

Parcel Line Table		
Line #	Length	Direction
L1	10.00	N50° 29' 55"W
L2	2.00	N39° 30' 05"E
L3	2.00	N39° 30' 05"E
L4	10.00	S49° 15' 42"E
L5	1.70	N39° 30' 05"E
L6	1.85	S50° 29' 55"E

GRAPHIC SCALE
SCALE IN FEET
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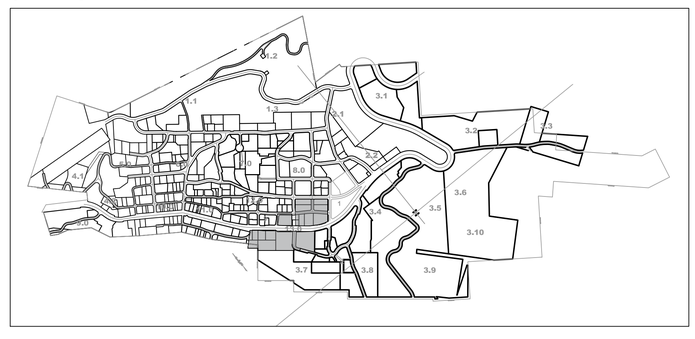

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AUSTIN, NEVADA

MAP 13.0
AUSTIN REALIGNMENT PROJECT
SUBDIVISION MAP

AUSTIN
LANDER COUNTY
NEVADA

FILING NO. _____
FILED AT THE REQUEST OF
A.M. ENGINEERING
DATE _____ , 2017
TIME _____ A.M. P.M.
D. MIKE SMALES
ELKO COUNTY RECORDER

13.1

DATE: SEPTEMBER2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

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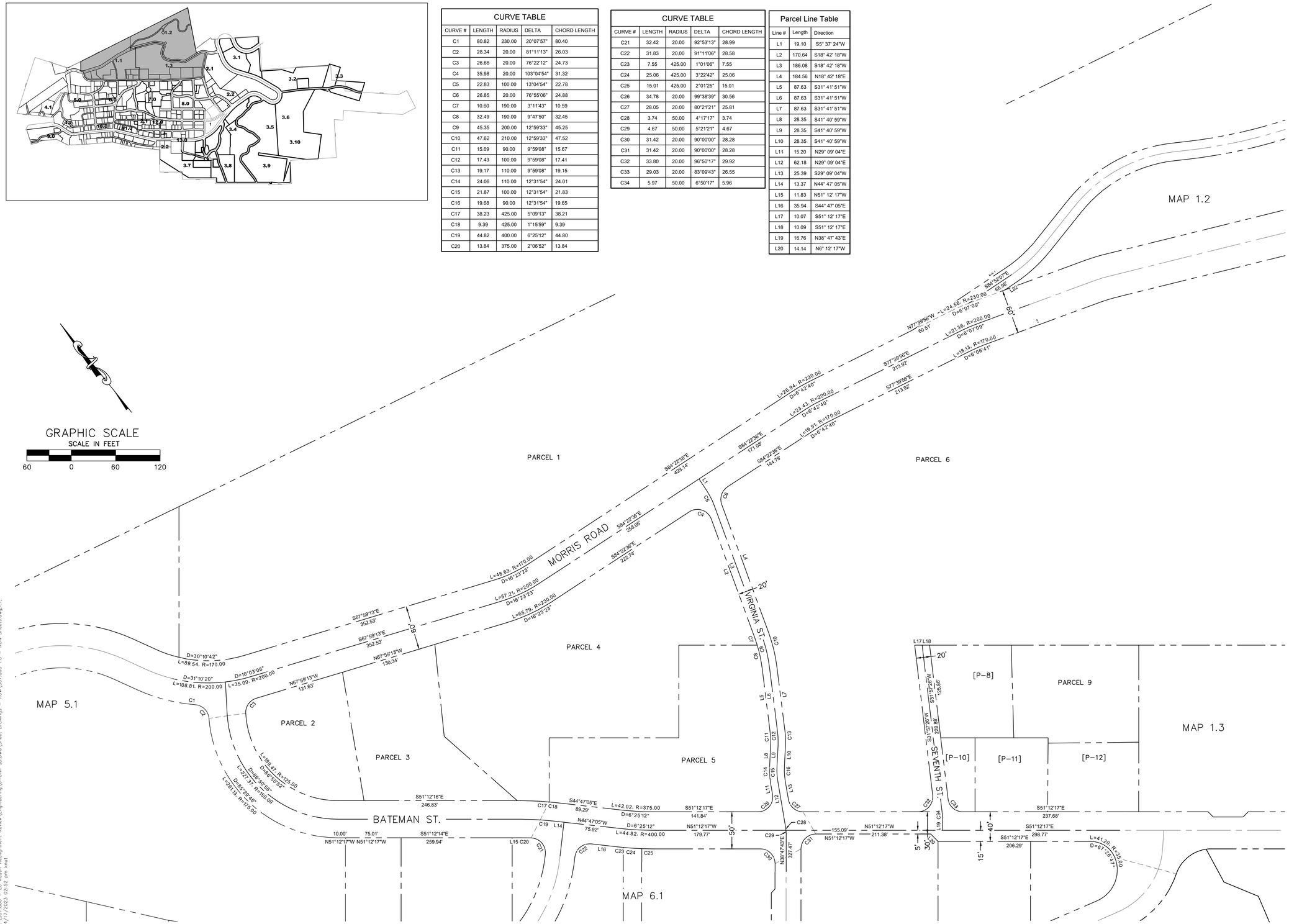
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	80.82	230.00	20°07'57"	80.40
C2	28.34	20.00	81°11'13"	26.03
C3	26.66	20.00	76°22'12"	24.73
C4	35.98	20.00	103°04'54"	31.32
C5	22.83	100.00	13°04'54"	22.78
C6	26.85	20.00	76°55'06"	24.88
C7	10.60	190.00	3°11'43"	10.59
C8	32.49	190.00	9°47'50"	32.45
C9	45.35	200.00	12°59'33"	45.25
C10	47.62	210.00	12°59'33"	47.52
C11	15.69	90.00	9°59'08"	15.67
C12	17.43	100.00	9°59'08"	17.41
C13	19.17	110.00	9°59'08"	19.15
C14	24.06	110.00	12°31'54"	24.01
C15	21.87	100.00	12°31'54"	21.83
C16	19.68	90.00	12°31'54"	19.65
C17	38.23	425.00	5°09'13"	38.21
C18	9.39	425.00	1°15'59"	9.39
C19	44.82	400.00	6°25'12"	44.80
C20	13.84	375.00	2°06'52"	13.84

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C21	32.42	20.00	92°53'13"	28.99
C22	31.83	20.00	91°11'06"	28.58
C23	7.55	425.00	1°01'06"	7.55
C24	25.06	425.00	3°22'42"	25.06
C25	15.01	425.00	2°01'25"	15.01
C26	34.78	20.00	99°38'39"	30.56
C27	28.05	20.00	80°21'21"	25.81
C28	3.74	50.00	4°17'17"	3.74
C29	4.67	50.00	5°21'21"	4.67
C30	31.42	20.00	90°00'00"	28.28
C31	31.42	20.00	90°00'00"	28.28
C32	33.80	20.00	96°50'17"	29.92
C33	29.03	20.00	83°09'43"	26.55
C34	5.97	50.00	6°50'17"	5.96

Parcel Line Table		
Line #	Length	Direction
L1	19.10	S5° 37' 24"W
L2	170.64	S18° 42' 18"W
L3	186.08	S18° 42' 18"W
L4	184.56	N18° 42' 18"E
L5	87.63	S31° 41' 51"W
L6	87.63	S31° 41' 51"W
L7	87.63	S31° 41' 51"W
L8	28.35	S41° 40' 59"W
L9	28.35	S41° 40' 59"W
L10	28.35	S41° 40' 59"W
L11	15.20	N29° 09' 04"E
L12	62.18	N29° 09' 04"E
L13	25.39	S29° 09' 04"W
L14	13.37	N44° 47' 05"W
L15	11.83	N51° 12' 17"W
L16	35.94	S44° 47' 05"E
L17	10.07	S51° 12' 17"E
L18	10.09	S51° 12' 17"E
L19	16.76	N38° 47' 43"E
L20	14.14	N6° 12' 17"W



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AUSTIN, NEVADA

MAP 1.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

AUSTIN | LANDER COUNTY | NEVADA

FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____ , 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

1.1

DATE:	DECEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000

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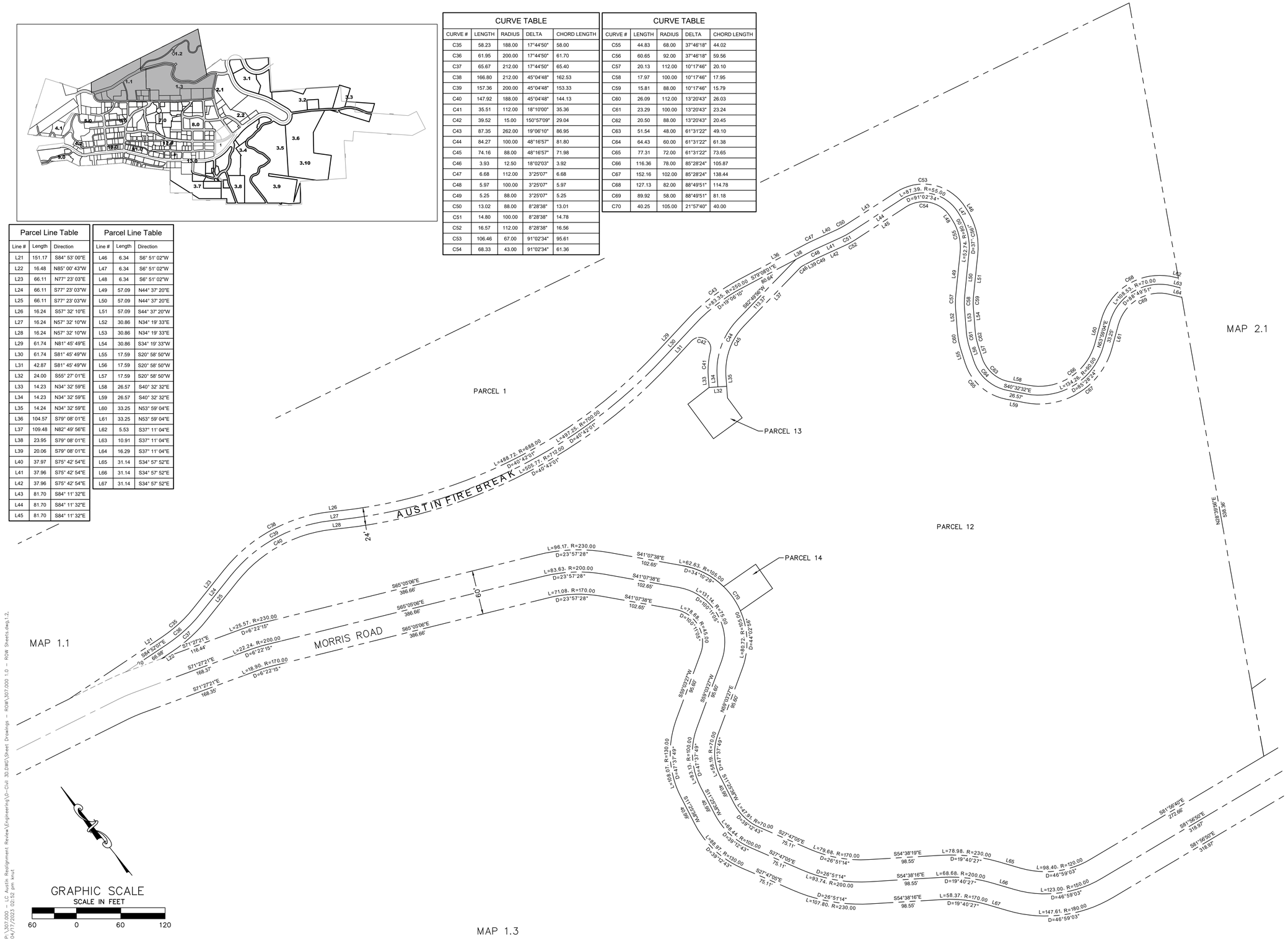
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C35	58.23	188.00	17°44'50"	58.00
C36	61.95	200.00	17°44'50"	61.70
C37	65.67	212.00	17°44'50"	65.40
C38	166.80	212.00	45°04'48"	162.53
C39	157.36	200.00	45°04'48"	153.33
C40	147.92	188.00	45°04'48"	144.13
C41	35.51	112.00	18°10'00"	35.36
C42	39.52	15.00	150°57'09"	29.04
C43	87.35	262.00	19°06'10"	86.95
C44	84.27	100.00	48°16'57"	81.80
C45	74.16	88.00	48°16'57"	71.98
C46	3.93	12.50	18°02'03"	3.92
C47	6.68	112.00	3°25'07"	6.68
C48	5.97	100.00	3°25'07"	5.97
C49	5.25	88.00	3°25'07"	5.25
C50	13.02	88.00	8°28'38"	13.01
C51	14.80	100.00	8°28'38"	14.78
C52	16.57	112.00	8°28'38"	16.56
C53	106.46	67.00	91°02'34"	95.61
C54	68.33	43.00	91°02'34"	61.36

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C55	44.83	68.00	37°46'18"	44.02
C56	60.65	92.00	37°46'18"	59.56
C57	20.13	112.00	10°17'46"	20.10
C58	17.97	100.00	10°17'46"	17.95
C59	15.81	88.00	10°17'46"	15.79
C60	26.09	112.00	13°20'43"	26.03
C61	23.29	100.00	13°20'43"	23.24
C62	20.50	88.00	13°20'43"	20.45
C63	51.54	48.00	61°31'22"	49.10
C64	64.43	60.00	61°31'22"	61.38
C65	77.31	72.00	61°31'22"	73.65
C66	116.36	78.00	85°28'24"	105.87
C67	152.16	102.00	85°28'24"	138.44
C68	127.13	82.00	88°49'51"	114.78
C69	89.92	58.00	88°49'51"	81.18
C70	40.25	105.00	21°57'40"	40.00

Parcel Line Table		
Line #	Length	Direction
L21	151.17	S84° 53' 00"E
L22	16.48	N85° 00' 43"W
L23	66.11	N77° 23' 03"E
L24	66.11	S77° 23' 03"W
L25	66.11	S77° 23' 03"W
L26	16.24	S57° 32' 10"E
L27	16.24	N57° 32' 10"W
L28	16.24	N57° 32' 10"W
L29	61.74	N81° 45' 49"E
L30	61.74	S81° 45' 49"W
L31	42.87	S81° 45' 49"W
L32	24.00	S55° 27' 01"E
L33	14.23	N34° 32' 59"E
L34	14.23	N34° 32' 59"E
L35	14.24	N34° 32' 59"E
L36	104.57	S79° 08' 01"E
L37	109.48	N82° 49' 56"E
L38	23.95	S79° 08' 01"E
L39	20.06	S79° 08' 01"E
L40	37.97	S75° 42' 54"E
L41	37.96	S75° 42' 54"E
L42	37.96	S75° 42' 54"E
L43	81.70	S84° 11' 32"E
L44	81.70	S84° 11' 32"E
L45	81.70	S84° 11' 32"E

Parcel Line Table		
Line #	Length	Direction
L46	6.34	S6° 51' 02"W
L47	6.34	S6° 51' 02"W
L48	6.34	S6° 51' 02"W
L49	57.09	N44° 37' 20"E
L50	57.09	N44° 37' 20"E
L51	57.09	S44° 37' 20"W
L52	30.86	N34° 19' 33"E
L53	30.86	N34° 19' 33"E
L54	30.86	S34° 19' 33"W
L55	17.59	S20° 58' 50"W
L56	17.59	S20° 58' 50"W
L57	17.59	S20° 58' 50"W
L58	26.57	S40° 32' 32"E
L59	26.57	S40° 32' 32"E
L60	33.25	N53° 59' 04"E
L61	33.25	N53° 59' 04"E
L62	5.53	S37° 11' 04"E
L63	10.91	S37° 11' 04"E
L64	16.29	S37° 11' 04"E
L65	31.14	S34° 57' 52"E
L66	31.14	S34° 57' 52"E
L67	31.14	S34° 57' 52"E



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AUSTIN, NEVADA

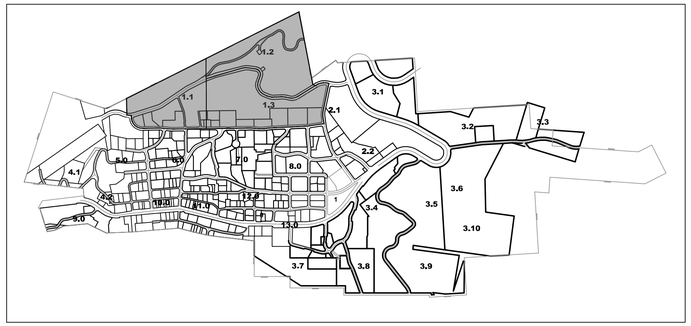
MAP 1.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

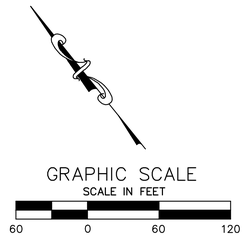
AUSTIN | LANDER COUNTY | NEVADA

FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____ , 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

1.2

DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000



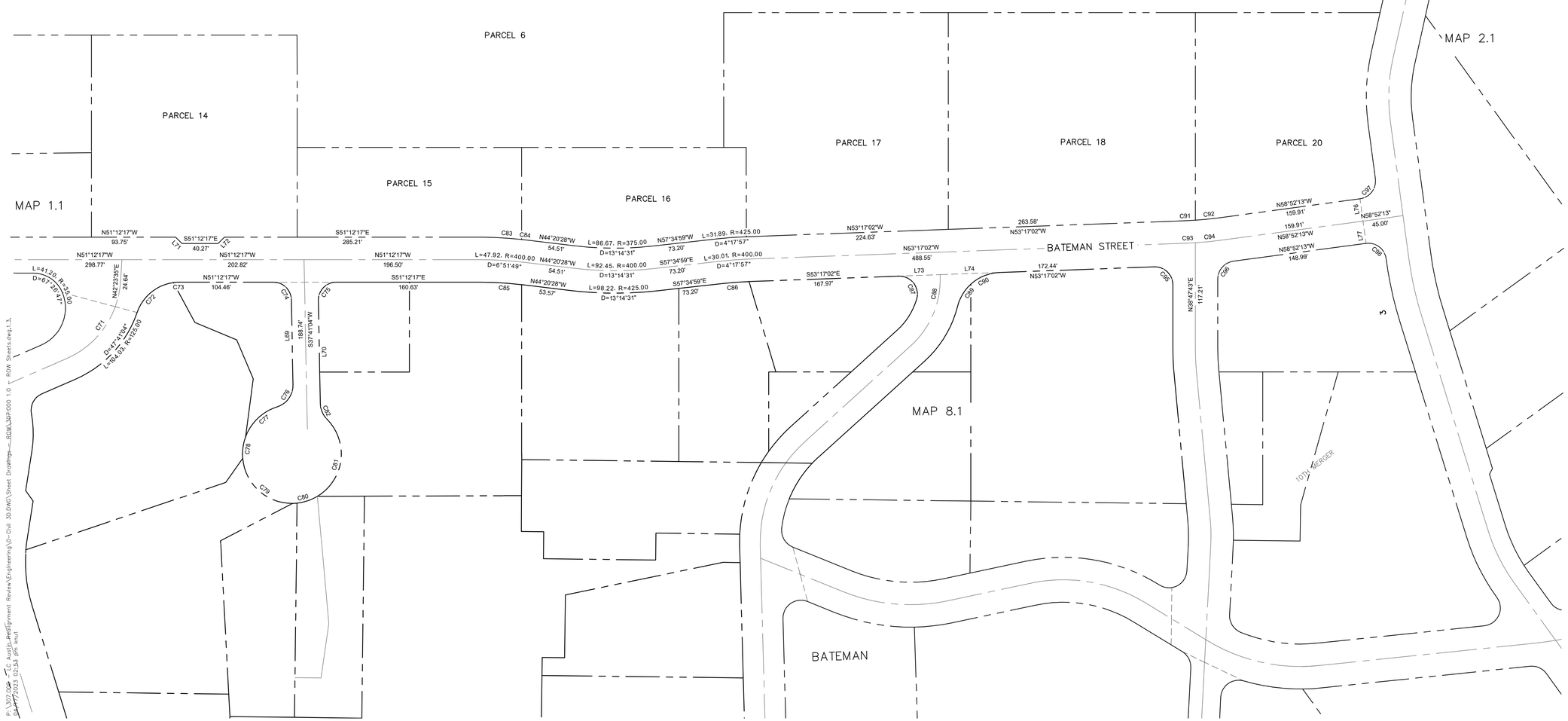


MAP 1.2

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C71	109.91	100.00	62°58'31"	104.46
C72	55.10	50.00	63°08'19"	52.35
C73	6.96	50.00	7°58'22"	6.95
C74	31.03	20.00	88°53'33"	28.01
C75	31.80	20.00	91°06'39"	28.56
C76	32.21	25.00	73°49'18"	30.03
C77	50.50	55.00	52°36'11"	48.74
C78	24.15	55.00	25°09'39"	23.96
C79	82.23	55.00	85°39'35"	74.78
C80	24.09	55.00	25°05'39"	23.90
C81	99.73	55.00	103°53'25"	86.62
C82	19.13	25.00	43°49'56"	18.66
C83	45.83	425.00	6°10'43"	45.81
C84	5.08	425.00	0°41'06"	5.08
C85	44.92	375.00	6°51'49"	44.90
C86	28.14	375.00	4°17'57"	28.13
C87	38.02	20.00	108°54'49"	32.55
C88	88.66	100.00	50°48'04"	85.79
C89	29.13	50.00	33°22'55"	28.72
C90	28.22	50.00	32°20'04"	27.84
C91	11.61	375.00	1°46'25"	11.61
C92	24.95	375.00	3°48'46"	24.95
C93	10.69	400.00	1°31'53"	10.69
C94	28.31	400.00	4°03'18"	28.30

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C95	32.14	20.00	92°04'45"	28.79
C96	28.74	20.00	82°20'04"	26.33
C97	31.42	20.00	90°00'00"	28.28
C98	31.48	20.00	90°11'20"	28.33

Parcel Line Table		
Line #	Length	Direction
L69	94.79	N37° 41' 16"E
L70	114.86	N37° 41' 04"E
L71	9.90	S6° 12' 17"E
L72	9.90	S83° 47' 43"W
L73	46.07	S53° 17' 02"E
L74	66.08	S53° 17' 02"E
L76	25.00	S31° 07' 37"W
L77	25.00	S31° 07' 37"W



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AUSTIN, NEVADA

MAP 1.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

AUSTIN LANDER COUNTY NEVADA

FILING NO. _____
FILED AT THE REQUEST OF
A.M. ENGINEERING
DATE _____, 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

1.3

DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000

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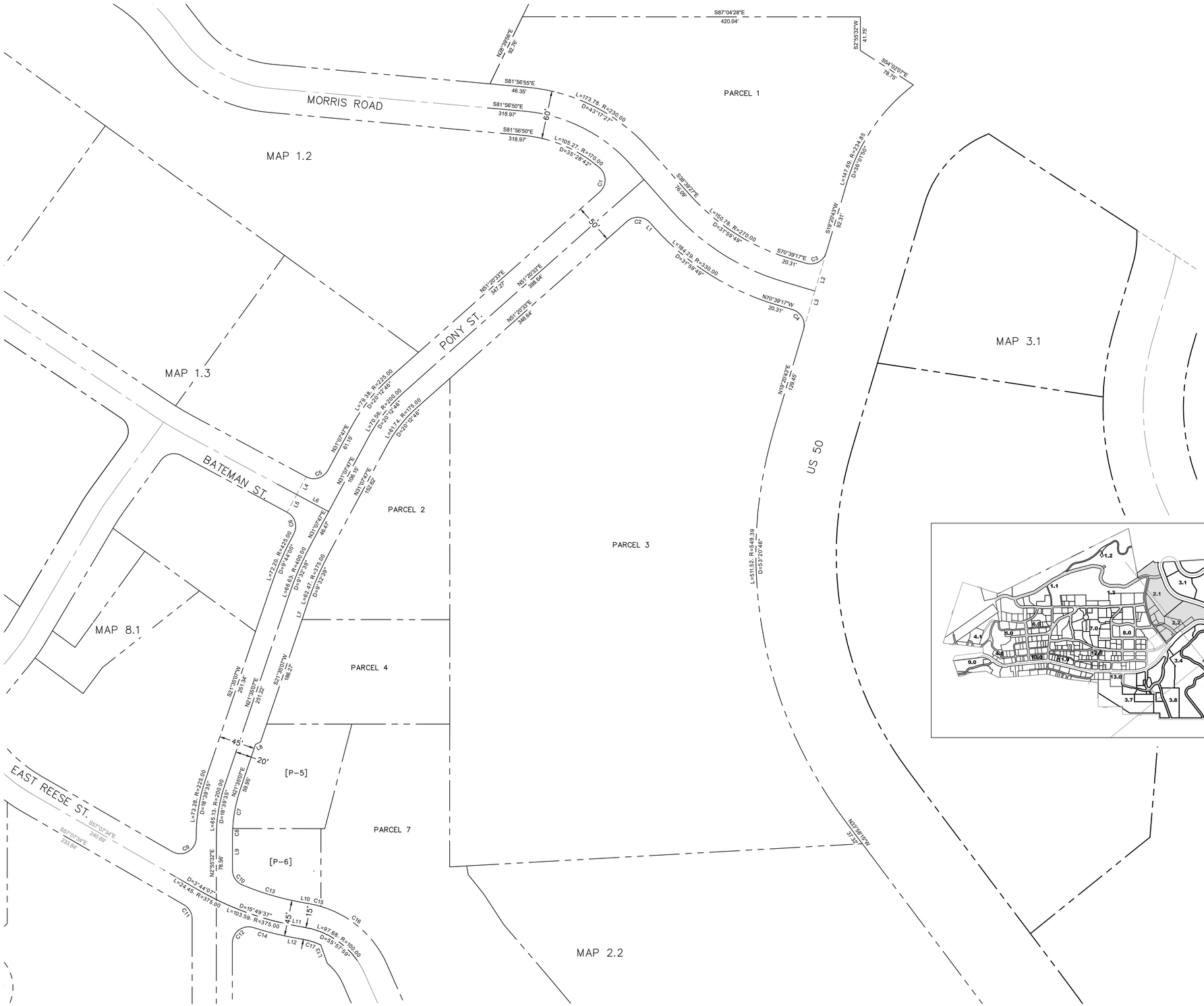
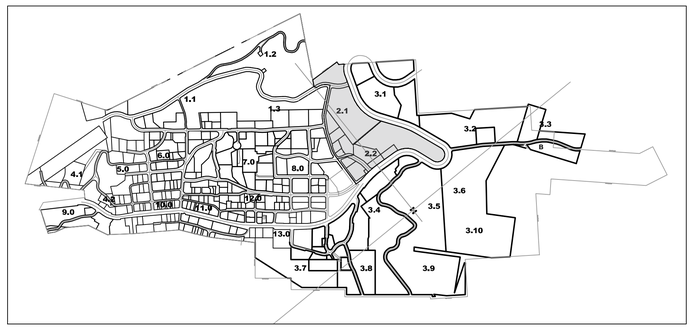


CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	34.14	20.00	97°48'46"	30.15
C2	31.42	20.00	90°00'00"	28.28
C3	31.41	19.99	90°01'24"	28.28
C4	31.42	20.00	90°00'00"	28.28
C5	31.42	20.00	90°00'00"	28.28
C6	31.48	20.00	90°11'20"	28.33
C7	48.92	180.00	15°34'13"	48.77
C8	9.71	180.00	3°05'22"	9.70
C9	41.87	20.00	119°56'45"	34.63
C10	23.48	20.00	67°15'10"	22.15
C11	20.96	20.00	60°03'06"	20.02
C12	37.65	20.00	107°50'55"	32.33
C13	74.43	345.00	12°21'40"	74.29
C14	50.80	390.00	7°27'45"	50.76
C15	13.54	130.00	5°58'01"	13.53
C16	113.44	130.00	49°59'58"	109.88
C17	22.26	85.00	15°00'07"	22.19

Parcel Line Table		
Line #	Length	Direction
L1	6.54	S38° 39' 27"E
L2	50.00	S19° 20' 43"W
L3	50.00	S19° 19' 29"W
L4	25.00	S31° 07' 37"W
L5	25.00	S31° 07' 37"W
L6	45.00	N58° 52' 13"W
L7	25.65	N21° 35' 07"E
L8	7.07	S66° 35' 07"W
L9	41.87	N2° 55' 32"E
L10	13.60	N76° 39' 21"W
L11	13.65	N76° 41' 18"W
L12	13.60	N76° 41' 18"W
L13	24.23	N16° 42' 20"W



GRAPHIC SCALE
SCALE IN FEET
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AUSTIN, NEVADA

MAP 2.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

AUSTIN | LANDER COUNTY | NEVADA

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FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____, 2023
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ALEXIS REIVA
LANDER COUNTY RECORDER

2.1

DATE:	SEPTEMBER 2022
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DESIGNED BY:	AKM
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JOB NO.:	307.000

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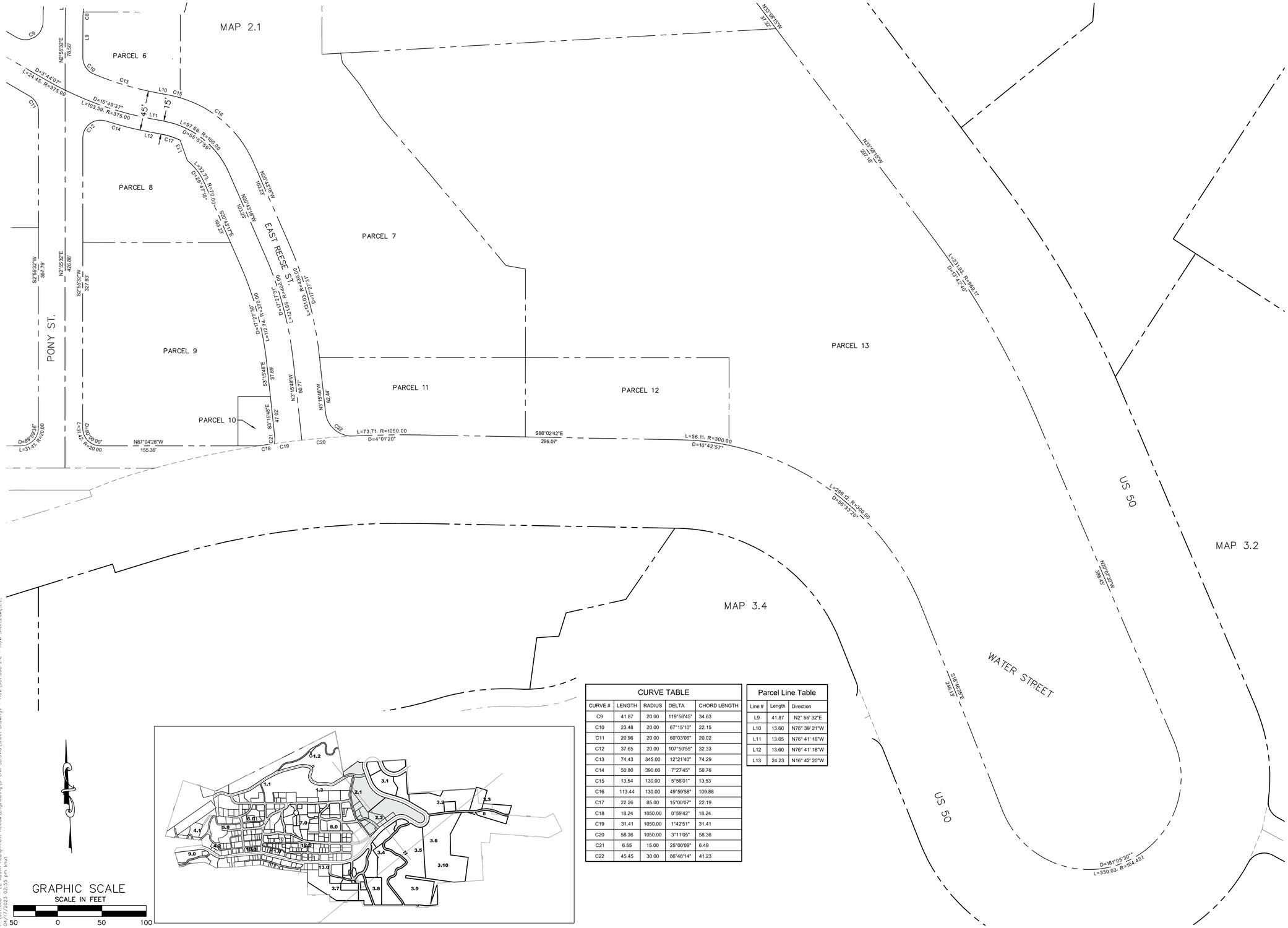

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C9	41.87	20.00	119°56'45"	34.63
C10	23.48	20.00	67°15'10"	22.15
C11	20.96	20.00	60°03'06"	20.02
C12	37.65	20.00	107°50'55"	32.33
C13	74.43	345.00	12°21'40"	74.29
C14	50.80	390.00	7°27'45"	50.76
C15	13.54	130.00	5°58'01"	13.53
C16	113.44	130.00	49°59'58"	109.88
C17	22.26	85.00	15°00'07"	22.19
C18	18.24	1050.00	0°59'42"	18.24
C19	31.41	1050.00	1°42'51"	31.41
C20	58.36	1050.00	3°11'05"	58.36
C21	6.55	15.00	25°00'09"	6.49
C22	45.45	30.00	86°48'14"	41.23

Parcel Line Table		
Line #	Length	Direction
L9	41.87	N2° 55' 32"E
L10	13.60	N76° 39' 21"W
L11	13.65	N76° 41' 18"W
L12	13.60	N76° 41' 18"W
L13	24.23	N16° 42' 20"W

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MAP 2.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

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ALEXIS REIVA
LANDER COUNTY RECORDER

2.2

DATE:	SEPTEMBER 2022
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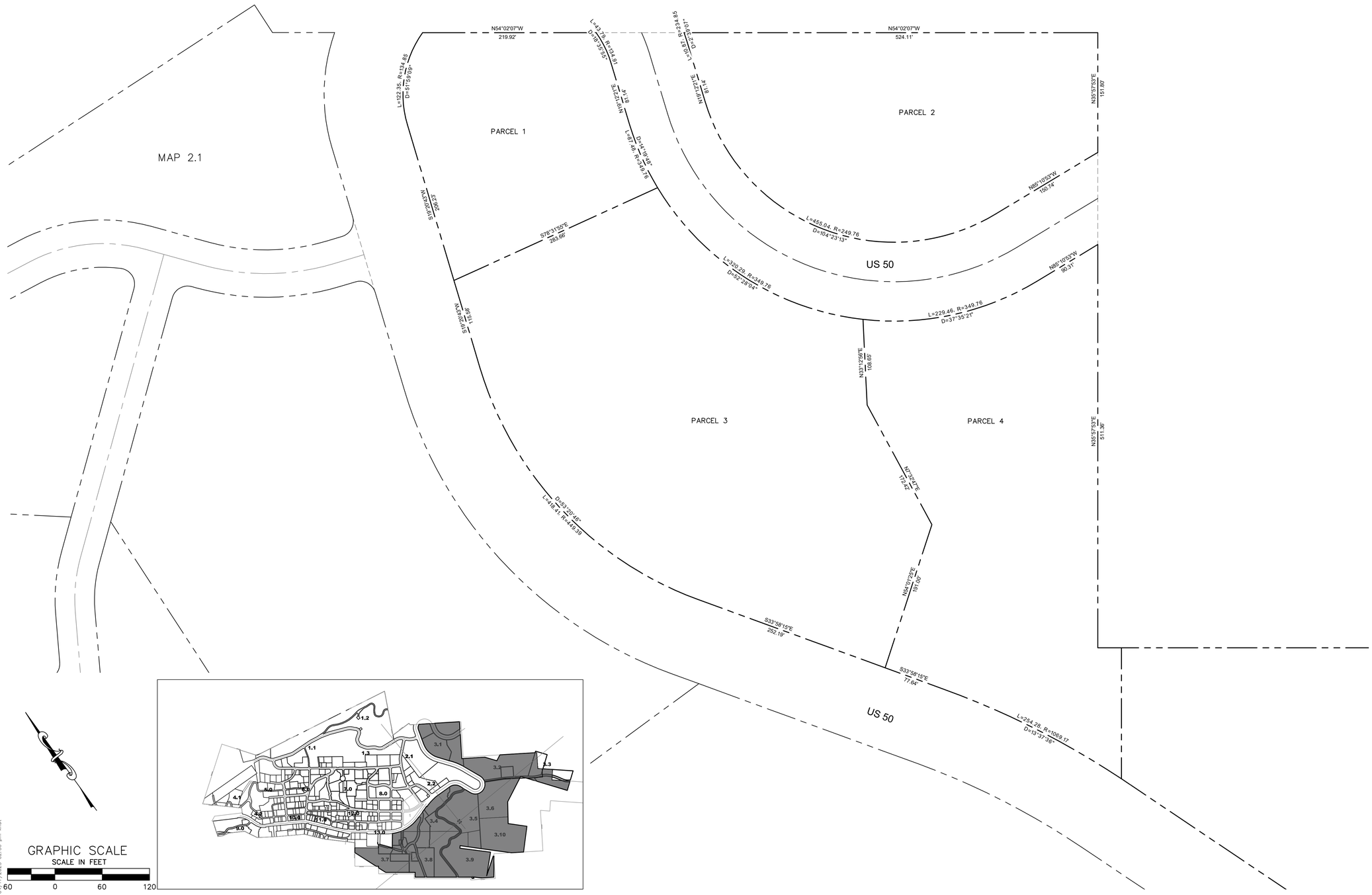

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MAP 3.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

AUSTIN | LANDER COUNTY | NEVADA

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ALEXIS REIVA
LANDER COUNTY RECORDER

3.1

DATE:	SEPTEMBER 2022
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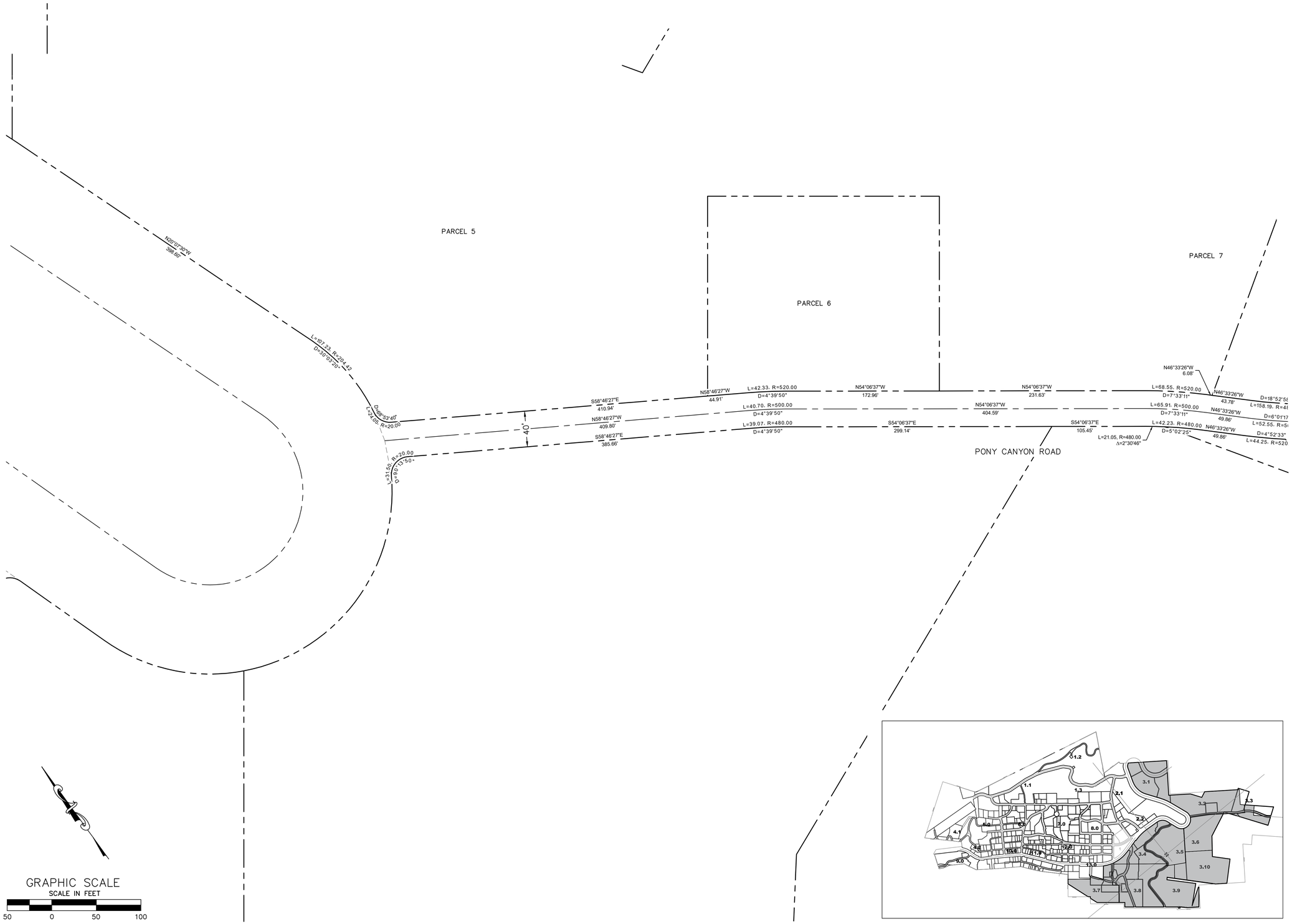

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MAP 3.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

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ALEXIS REIVA
LANDER COUNTY RECORDER

3.2

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DRAWN BY:	KAG
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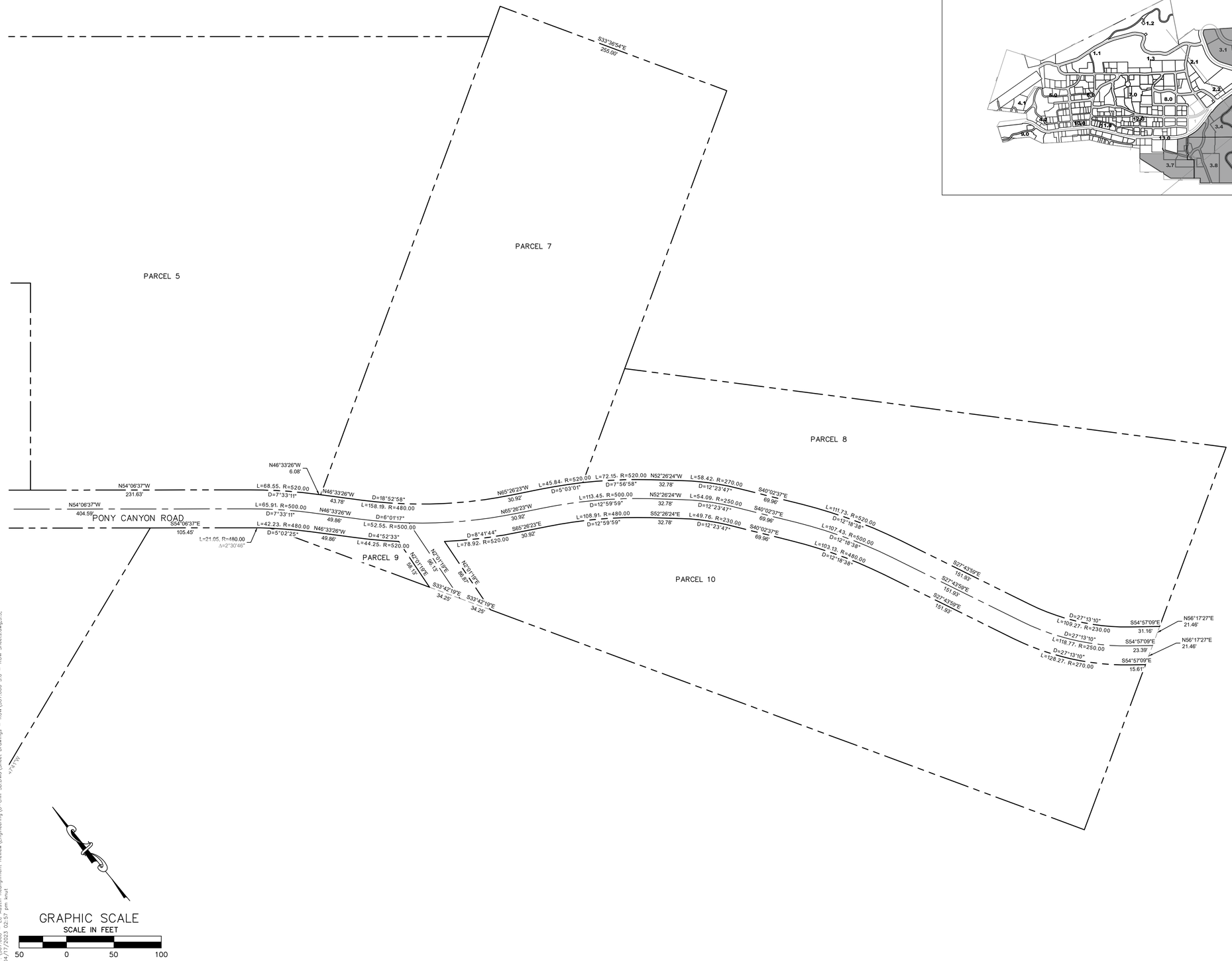
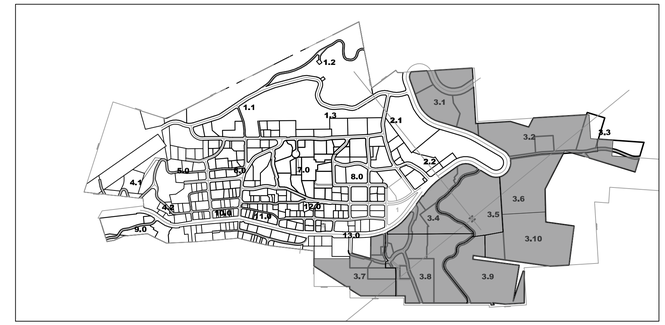
JOB NO.:	307.000





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MAP 3.0
AUSTIN REALIGNMENT PROJECT
ROW OF WAY MAP

AUSTIN
LANDER COUNTY
NEVADA

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ALEXIS REIVA
LANDER COUNTY RECORDER

3.3

DATE:	SEPTEMBER 2022
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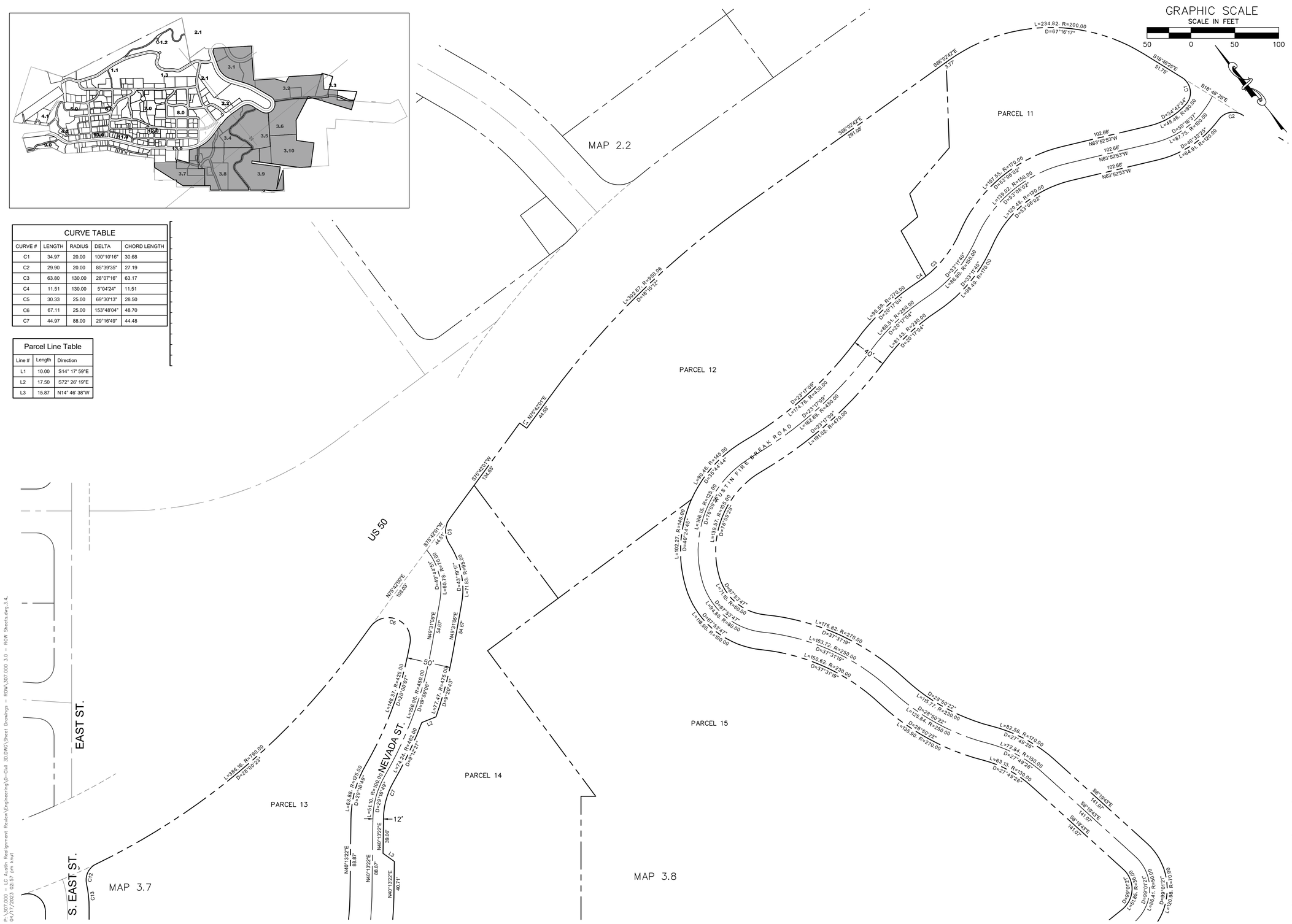
JOB NO.:	307.000



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	34.97	20.00	100°10'16"	30.68
C2	29.90	20.00	85°39'35"	27.19
C3	63.80	130.00	28°07'16"	63.17
C4	11.51	130.00	5°04'24"	11.51
C5	30.33	25.00	69°30'13"	28.50
C6	67.11	25.00	153°48'04"	48.70
C7	44.97	88.00	29°16'49"	44.48

Parcel Line Table		
Line #	Length	Direction
L1	10.00	S14° 17' 59"E
L2	17.50	S72° 26' 19"E
L3	15.87	N14° 46' 38"W

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MAP 3.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

AUSTIN | LANDER COUNTY | NEVADA

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DATE _____, 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

3.4

DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
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JOB NO.:	307.000

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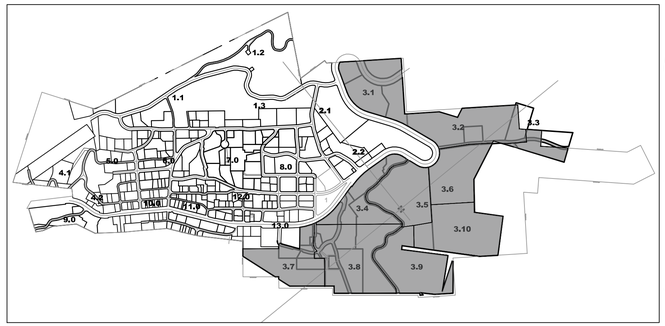

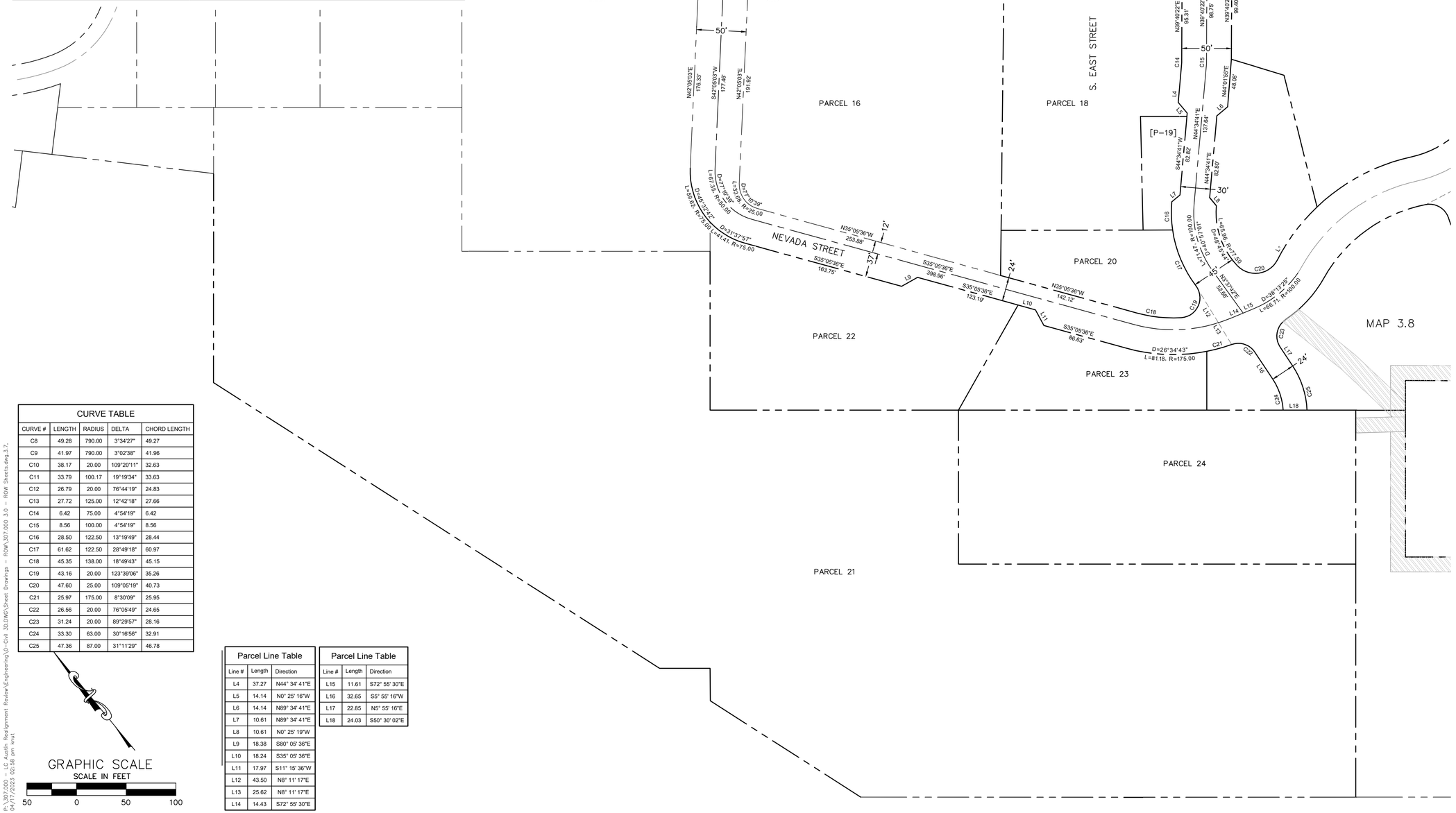

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C8	49.28	790.00	3°34'27"	49.27
C9	41.97	790.00	3°02'38"	41.96
C10	38.17	20.00	109°20'11"	32.63
C11	33.79	100.17	19°19'34"	33.63
C12	26.79	20.00	76°44'19"	24.83
C13	27.72	125.00	12°42'18"	27.66
C14	6.42	75.00	4°54'19"	6.42
C15	8.56	100.00	4°54'19"	8.56
C16	28.50	122.50	13°19'49"	28.44
C17	61.62	122.50	28°49'18"	60.97
C18	45.35	138.00	18°49'43"	45.15
C19	43.16	20.00	123°39'06"	35.26
C20	47.60	25.00	109°05'19"	40.73
C21	25.97	175.00	8°30'09"	25.95
C22	26.56	20.00	76°05'49"	24.65
C23	31.24	20.00	89°29'57"	28.16
C24	33.30	63.00	30°16'56"	32.91
C25	47.36	87.00	31°11'29"	46.78

Parcel Line Table

Line #	Length	Direction
L4	37.27	N44° 34' 41"E
L5	14.14	N0° 25' 16"W
L6	14.14	N89° 34' 41"E
L7	10.61	N89° 34' 41"E
L8	10.61	N0° 25' 19"W
L9	18.38	S80° 05' 36"E
L10	18.24	S35° 05' 36"E
L11	17.97	S11° 15' 36"W
L12	43.50	N8° 11' 17"E
L13	25.62	N8° 11' 17"E
L14	14.43	S72° 55' 30"E

Parcel Line Table

Line #	Length	Direction
L15	11.61	S72° 55' 30"E
L16	32.65	S5° 55' 16"W
L17	22.85	N5° 55' 16"E
L18	24.03	S50° 30' 02"E

GRAPHIC SCALE
SCALE IN FEET
50 0 50 100

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04/17/2023 02:58 pm kaut

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AUSTIN, NEVADA

MAP 3.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

AUSTIN | LANDER COUNTY | NEVADA

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FILED AT THE REQUEST OF A.M. ENGINEERING
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ALEXIS REIVA
LANDER COUNTY RECORDER

3.7

DATE: SEPTEMBER 2022
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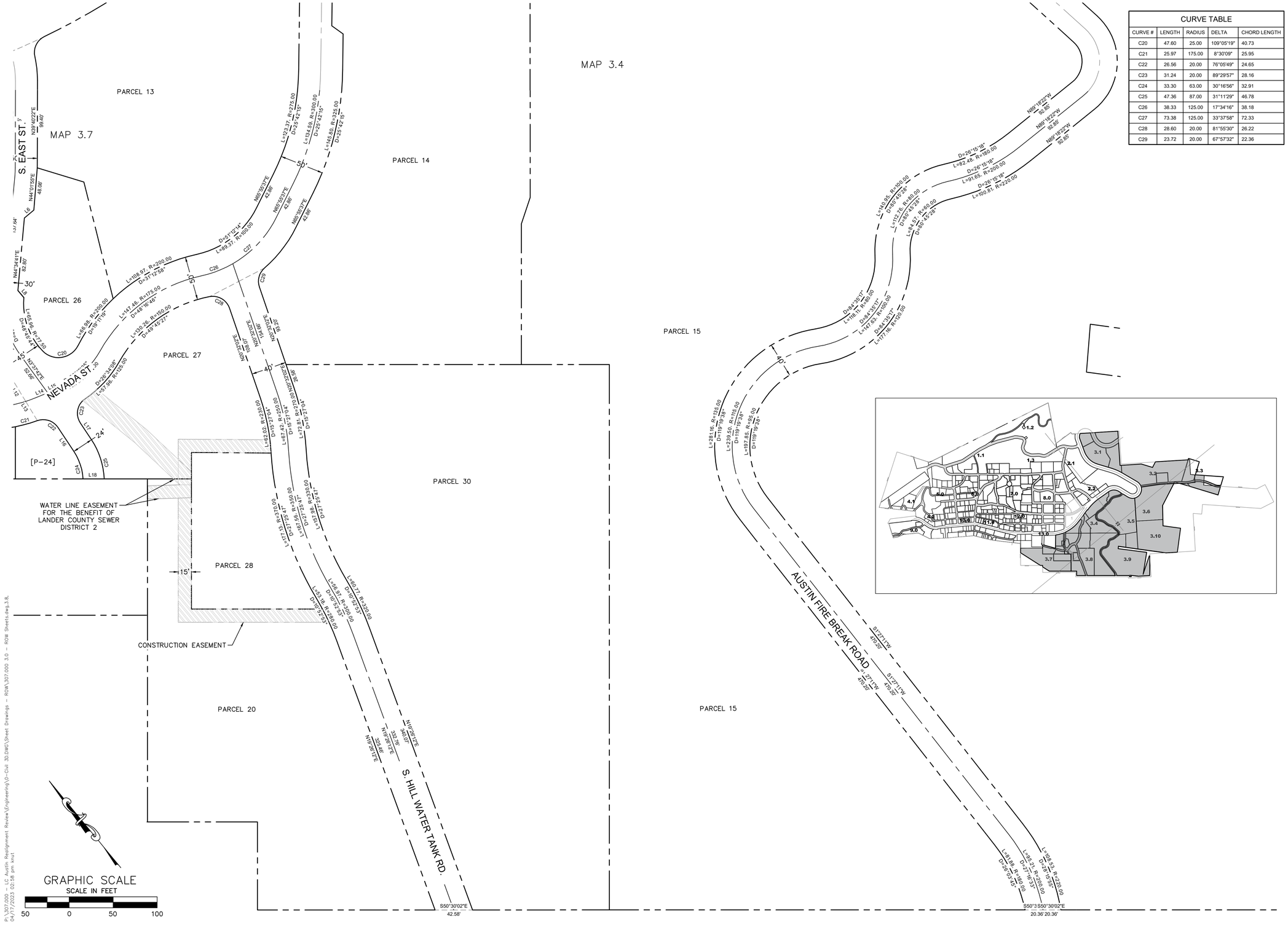
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C20	47.60	25.00	109°05'19"	40.73
C21	25.97	175.00	8°30'09"	25.95
C22	26.56	20.00	76°05'49"	24.65
C23	31.24	20.00	89°29'57"	28.16
C24	33.30	63.00	30°16'56"	32.91
C25	47.36	87.00	31°11'29"	46.78
C26	38.33	125.00	17°34'16"	38.18
C27	73.38	125.00	33°37'58"	72.33
C28	28.60	20.00	81°55'30"	26.22
C29	23.72	20.00	67°57'32"	22.36

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AUSTIN, NEVADA

MAP 3.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

AUSTIN LANDER COUNTY NEVADA

FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____, 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

3.8

DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000

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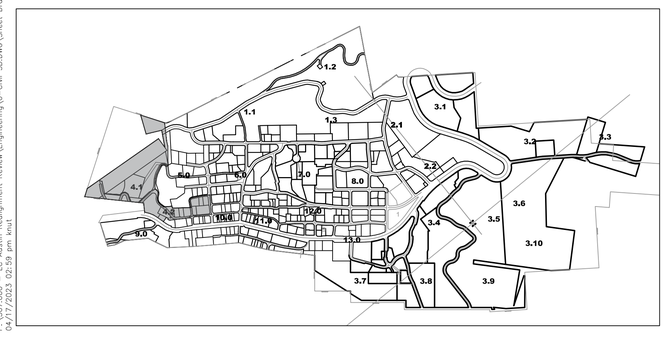
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	66.82	215.00	17°48'29"	66.56
C2	54.49	185.00	16°52'36"	54.30
C3	4.61	215.00	1°13'46"	4.61
C4	5.48	185.00	1°41'51"	5.48
C5	18.09	55.00	18°50'28"	18.00
C6	117.45	55.00	122°21'16"	96.37
C7	7.11	215.00	1°53'43"	7.11
C8	5.65	215.00	1°30'25"	5.65
C9	11.88	200.00	3°24'08"	11.87
C10	10.99	185.00	3°24'08"	10.98
C11	37.34	75.00	28°31'35"	36.96
C12	124.29	115.00	61°55'25"	118.33
C13	91.87	85.00	61°55'25"	87.46
C14	41.35	215.01	11°01'13"	41.29
C15	35.58	184.99	11°01'13"	35.53
C16	20.64	45.00	26°17'11"	20.46
C17	23.20	45.00	29°32'44"	22.95
C18	69.57	75.00	53°08'39"	67.10
C19	2.61	50.00	2°59'30"	2.61
C20	30.68	20.00	87°53'35"	27.76
C21	31.61	20.00	90°33'17"	28.42
C22	2.09	50.00	2°23'57"	2.09
C23	31.42	20.00	90°00'00"	28.28
C24	4.45	50.00	5°05'55"	4.45
C25	31.96	20.00	91°33'08"	28.66
C26	31.42	20.00	90°00'00"	28.28
C27	31.42	20.00	90°00'01"	28.28
C28	17.66	188.00	5°22'52"	17.65
C29	18.78	200.00	5°22'52"	18.78
C30	19.91	212.00	5°22'52"	19.90

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C31	80.36	52.00	88°32'32"	72.60
C32	61.81	40.00	88°32'32"	55.84
C33	43.27	28.00	88°32'33"	39.09
C34	34.89	512.00	3°54'16"	34.88
C35	26.22	512.00	2°56'04"	26.22
C36	59.68	500.00	6°50'20"	59.65
C37	27.48	488.00	3°13'34"	27.47
C38	30.72	488.00	3°36'26"	30.72
C39	31.42	20.00	90°00'00"	28.28
C40	31.42	20.00	90°00'21"	28.29

Parcel Line Table		
Line #	Length	Direction
L1	15.00	N61° 51' 29"W
L2	15.00	S61° 51' 29"E
L3	99.00	S28° 08' 31"W
L4	98.90	N28° 08' 31"E
L5	44.34	N9° 34' 04"E
L6	68.08	N9° 34' 04"E
L7	18.56	N44° 18' 21"W
L8	18.61	N44° 18' 21"W
L9	15.57	N44° 18' 21"W
L10	15.59	N44° 18' 21"W
L11	72.00	S61° 31' 35"W
L12	68.57	N61° 31' 35"E
L13	5.06	S61° 31' 35"W
L14	74.84	S22° 43' 19"W
L15	22.37	N22° 43' 19"E
L16	65.17	S22° 43' 19"W
L17	16.30	N44° 18' 21"W
L18	16.30	N44° 18' 21"W
L19	18.92	N44° 18' 21"W
L20	18.92	N44° 18' 21"W
L21	70.61	N83° 14' 24"E
L22	47.55	N83° 14' 24"E
L23	132.06	N86° 38' 52"E
L24	125.36	N86° 38' 52"E
L25	13.18	S49° 10' 27"W
L26	49.00	S49° 10' 27"W
L27	77.11	S12° 44' 58"E
L28	30.89	S12° 44' 58"E
L29	46.22	S12° 44' 58"E
L30	78.33	S1° 43' 26"E

Parcel Line Table		
Line #	Length	Direction
L31	102.61	S1° 43' 26"E
L32	56.01	S1° 43' 26"E
L33	31.73	S1° 43' 26"E
L34	48.41	N57° 33' 41"W
L35	9.58	N57° 33' 41"W
L36	9.90	N12° 33' 41"W
L37	44.92	N57° 33' 41"W
L38	78.86	N57° 33' 41"W
L39	30.71	S60° 33' 11"E
L40	29.14	N60° 33' 11"W
L41	25.66	S32° 08' 47"W
L42	41.35	S34° 32' 44"W
L43	38.73	S34° 32' 44"W
L44	35.67	N34° 32' 44"E
L45	36.88	S29° 09' 51"W
L46	127.27	N29° 09' 51"E
L47	49.68	N29° 09' 51"E
L48	90.38	S29° 09' 51"W
L49	77.59	N29° 09' 51"E
L50	16.00	N62° 17' 36"W
L51	62.93	N62° 17' 36"W
L52	120.43	S62° 17' 36"E
L53	95.38	S62° 17' 36"E
L54	41.50	N62° 17' 36"W
L55	25.04	S62° 17' 36"E
L56	27.09	N55° 27' 16"W
L57	72.10	S55° 27' 37"E
L58	27.15	S55° 27' 37"E



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AUSTIN, NEVADA

MAP 4.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

LANDER COUNTY | NEVADA | AUSTIN

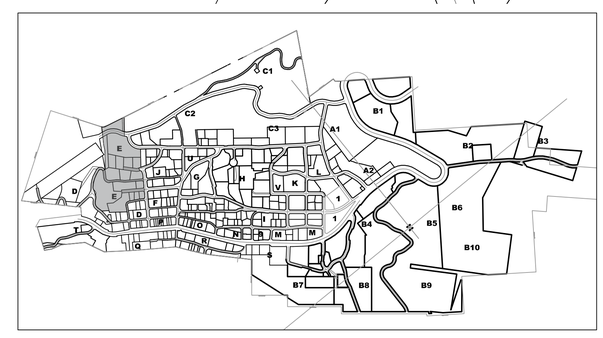
FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____, 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

4.2

DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000

CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	32.77	170.00	11°02'44"	32.72	C17	71.72	45.00	91°18'52"	64.37	C33	26.22	512.00	2°56'04"	26.22
C2	80.82	230.00	20°07'57"	80.40	C18	119.53	75.00	91°18'52"	107.28	C34	30.72	488.00	3°36'26"	30.72
C3	39.27	25.00	89°59'58"	35.36	C19	25.13	65.00	22°08'55"	24.97	C35	34.89	512.00	3°54'16"	34.88
C4	31.60	125.00	14°29'08"	31.52	C20	6.74	65.00	5°56'22"	6.74	C36	27.48	488.00	3°13'34"	27.47
C5	31.42	20.00	90°00'00"	28.28	C21	132.91	65.00	117°09'36"	110.94	C37	43.27	28.00	88°32'33"	39.09
C6	31.42	20.00	90°00'00"	28.28	C22	88.73	35.00	145°14'53"	66.81	C38	80.36	52.00	88°32'32"	72.60
C7	31.42	20.00	90°00'00"	28.28	C23	178.20	385.00	26°31'12"	176.62	C39	19.91	212.00	5°22'52"	19.90
C8	31.42	20.00	90°00'00"	28.28	C24	202.92	415.00	28°00'58"	200.91	C40	18.78	200.00	5°22'52"	18.78
C9	31.42	20.00	90°00'00"	28.28	C25	37.34	75.00	28°31'35"	36.96	C41	17.66	188.00	5°22'52"	17.65
C10	31.42	20.00	90°00'21"	28.29	C26	91.87	85.00	61°55'25"	87.46	C42	31.42	20.00	90°00'00"	28.28
C11	38.25	80.00	27°23'39"	37.89	C27	124.29	115.00	61°55'25"	118.33	C43	2.09	50.00	2°23'57"	2.09
C12	57.37	120.00	27°23'39"	56.83	C28	41.35	215.01	11°01'13"	41.29	C44	30.68	20.00	87°53'35"	27.76
C13	17.21	87.50	11°15'59"	17.18	C29	35.58	184.99	11°01'13"	35.53	C45	31.96	20.00	91°33'08"	28.66
C14	22.12	112.50	11°15'59"	22.09	C30	20.64	45.00	26°17'11"	20.46	C46	31.61	20.00	90°33'17"	28.42
C15	27.14	112.50	13°49'25"	27.08	C31	23.20	45.00	29°32'44"	22.95	C47	2.61	50.00	2°59'30"	2.61
C16	21.11	87.50	13°49'25"	21.06	C32	69.57	75.00	53°08'39"	67.10					

Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	32.26	N29° 11' 23"E	L16	37.68	N58° 00' 42"W	L31	56.01	S1° 43' 26"E	L46	77.59	N29° 09' 51"E
L2	31.89	N29° 11' 23"E	L17	3.54	N13° 00' 42"W	L32	31.73	S1° 43' 26"E	L47	90.38	N29° 09' 51"E
L3	20.15	S40° 34' 24"W	L18	3.54	S76° 59' 18"W	L33	48.41	N57° 33' 41"W	L48	49.68	N29° 09' 51"E
L4	20.14	S40° 34' 24"W	L19	87.12	N33° 18' 09"E	L34	9.58	N57° 33' 41"W	L49	36.88	N29° 09' 51"E
L5	24.83	S20° 03' 35"W	L20	87.11	N33° 18' 09"E	L35	9.90	N12° 33' 41"W	L50	35.67	N34° 32' 44"E
L6	23.32	S34° 32' 44"W	L21	59.49	N68° 03' 16"E	L36	44.92	N57° 33' 41"W	L51	38.73	S34° 32' 44"W
L7	169.08	N55° 27' 16"W	L22	59.50	S68° 03' 16"W	L37	78.86	N57° 33' 41"W	L52	41.35	S34° 32' 44"W
L8	87.51	N55° 27' 16"W	L23	13.25	N40° 02' 18"E	L38	54.90	S57° 33' 41"E	L53	25.66	S32° 08' 47"W
L9	141.48	N55° 27' 16"W	L24	49.00	S49° 10' 27"W	L39	27.09	S55° 27' 16"E	L54	30.71	S60° 33' 11"E
L10	59.91	N55° 27' 16"W	L25	13.18	S49° 10' 27"W	L40	27.15	S55° 27' 37"E	L55	29.14	N60° 33' 11"W
L11	56.02	N44° 11' 17"W	L26	77.11	S12° 44' 58"E	L41	41.50	N62° 17' 36"W	L56	23.82	S32° 08' 47"W
L12	84.31	N44° 11' 17"W	L27	30.89	S12° 44' 58"E	L42	25.04	S62° 17' 36"E	L57	82.93	S32° 59' 36"W
L13	28.28	N44° 11' 17"W	L28	46.22	S12° 44' 58"E	L43	62.93	N62° 17' 36"W	L58	91.85	S32° 59' 36"W
L14	92.20	N58° 00' 42"W	L29	78.33	S1° 43' 26"E	L44	95.38	S62° 17' 36"E	L59	13.60	S85° 03' 57"E
L15	54.52	N58° 00' 42"W	L30	102.61	S1° 43' 26"E	L45	16.00	N62° 17' 36"W	L60	13.60	S85° 03' 57"E



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• CONSTRUCTION SURVEYING
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AUSTIN, NEVADA

MAP 5.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

AUSTIN | LANDER COUNTY | NEVADA

FILING NO. _____
FILED AT THE REQUEST OF
A.M. ENGINEERING
DATE: _____, 2023
TIME: _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

5.1

DATE: SEPTEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	32.42	20.00	92°53'13"	28.99
C2	31.83	20.00	91°11'06"	28.58
C3	101.04	180.00	32°09'38"	99.71
C4	93.64	220.00	24°23'10"	92.93
C5	29.85	220.00	7°46'23"	29.82
C6	99.44	230.00	24°46'14"	98.66
C7	103.06	270.00	21°52'11"	102.43
C8	36.53	230.00	9°05'59"	36.49
C9	56.55	270.00	12°00'02"	56.45
C10	39.27	25.00	89°59'58"	35.36
C11	39.27	25.00	90°00'02"	35.36
C12	31.60	125.00	14°29'08"	31.52
C13	37.92	150.00	14°29'09"	37.82
C14	44.24	175.00	14°29'09"	44.13
C15	31.42	20.00	90°00'00"	28.28
C16	32.57	20.00	93°18'10"	29.09
C17	31.42	20.00	90°00'00"	28.28
C18	30.26	20.00	86°41'50"	27.46
C19	31.42	20.00	90°00'00"	28.28
C20	31.42	20.00	90°00'00"	28.28
C21	31.42	20.00	90°00'00"	28.28
C22	31.42	20.00	90°00'00"	28.28
C23	31.42	20.00	90°00'00"	28.28
C24	31.42	20.00	90°00'21"	28.29
C25	31.42	20.00	90°00'00"	28.28
C26	31.42	20.00	89°59'59"	28.28
C27	31.42	20.00	90°00'00"	28.28
C28	31.42	20.00	90°00'00"	28.28
C29	41.21	212.50	11°06'39"	41.14
C30	36.36	187.50	11°06'39"	36.30
C31	25.55	187.50	7°48'29"	25.53
C32	27.26	200.00	7°48'29"	27.23
C33	28.96	212.50	7°48'29"	28.94
C34	10.74	87.50	7°02'05"	10.74
C35	12.28	100.00	7°02'05"	12.27
C36	13.81	112.50	7°02'05"	13.80
C37	10.95	112.50	5°34'31"	10.94
C38	24.14	112.50	12°17'33"	24.09
C39	27.91	100.00	15°59'35"	27.82
C40	16.92	87.50	11°04'57"	16.90
C41	26.89	20.00	77°02'24"	24.91
C42	36.61	20.00	104°53'08"	31.71
C43	38.39	15.00	146°38'55"	28.74
C44	51.34	200.00	14°42'31"	51.20
C45	12.11	25.00	27°44'45"	11.99
C46	28.09	500.00	3°13'07"	28.08
C47	55.50	500.00	6°21'36"	55.47
C48	34.69	20.00	99°22'47"	30.50
C49	41.20	35.00	67°26'47"	38.86
C50	104.03	125.00	47°41'04"	101.05
C51	70.00	45.00	89°07'36"	63.15
C52	26.85	20.00	76°55'08"	24.88
C53	42.71	20.00	122°21'06"	35.04
C54	56.46	100.00	32°21'06"	55.72
C55	42.04	125.00	19°16'14"	41.84
C56	97.71	215.00	26°02'19"	96.87
C57	12.14	165.00	4°13'02"	12.14
C58	62.84	165.00	21°49'17"	62.46
C59	65.77	275.00	13°42'14"	65.62
C60	91.06	315.00	16°33'48"	90.75
C61	37.93	20.00	108°38'55"	32.49
C62	30.18	20.00	86°27'35"	27.40
C63	28.14	20.00	80°37'12"	25.88
C64	34.69	20.00	99°22'47"	30.50
C65	29.26	175.00	9°34'43"	29.22
C66	31.26	20.00	89°32'54"	28.17
C67	31.57	20.00	90°27'06"	28.40
C69	21.38	100.00	12°14'56"	21.34

Parcel Line Table		
Line #	Length	Direction
L1	34.09	N76° 11' 22"E
L2	34.09	N76° 11' 22"E
L3	30.60	S69° 56' 23"E
L4	42.30	S69° 56' 23"E
L5	50.00	S69° 56' 23"E
L6	50.00	S69° 56' 23"E
L7	24.83	S20° 03' 35"W
L8	24.82	N20° 03' 35"E
L9	23.32	S34° 32' 44"W
L10	20.68	N34° 32' 44"E
L11	32.50	S34° 32' 44"W
L12	32.50	S34° 32' 44"W
L13	33.71	N34° 32' 44"E
L14	31.40	N34° 32' 44"E
L15	34.44	S38° 47' 43"W
L16	7.07	S83° 47' 43"W
L17	45.80	S38° 47' 43"W
L18	37.11	S46° 50' 33"W
L19	79.00	S58° 45' 26"E
L20	56.27	S58° 45' 26"E
L21	81.70	S58° 45' 26"E
L22	108.18	S58° 45' 26"E
L23	52.81	S47° 38' 47"E
L24	63.19	N47° 38' 47"W
L25	15.87	S47° 38' 47"E
L26	47.32	S47° 38' 47"E
L27	10.38	S47° 38' 47"E
L28	11.60	N55° 27' 16"W
L29	44.82	N55° 27' 16"W
L30	56.42	N55° 27' 16"W
L31	56.42	S55° 27' 16"E
L32	4.18	S62° 29' 21"E
L33	56.94	S62° 29' 21"E
L34	56.91	N62° 29' 21"W
L35	52.76	S62° 29' 21"E
L36	19.48	S46° 29' 46"E
L37	27.64	S52° 13' 47"W
L38	36.64	S52° 13' 47"W
L39	25.50	N53° 30' 14"E
L40	15.75	N53° 30' 14"E
L41	80.36	N53° 30' 14"E
L42	37.67	N53° 30' 14"E
L43	75.02	N49° 03' 27"E
L44	49.85	N49° 03' 27"E
L45	40.69	N74° 37' 54"W
L46	44.66	N47° 43' 12"E
L47	14.14	N2° 43' 12"E
L48	14.14	S2° 43' 12"W
L49	13.05	S47° 43' 12"W
L50	42.87	S47° 43' 12"W
L51	14.14	S66° 40' 53"W
L52	32.92	N21° 40' 53"E
L53	28.28	N66° 40' 53"E
L54	40.00	S34° 32' 44"W
L55	40.00	S34° 32' 44"W
L56	45.07	N37° 43' 31"E
L57	45.07	N37° 43' 31"E
L58	32.00	N34° 32' 57"E
L59	32.00	N34° 32' 44"E
L61	152.34	S55° 27' 16"E
L62	107.52	S55° 27' 16"E
L63	50.28	S55° 27' 16"E
L64	82.67	S55° 27' 16"E
L65	79.21	S55° 27' 16"E
L66	50.00	S55° 27' 16"E
L67	47.00	S55° 27' 16"E
L68	111.43	S55° 27' 16"E
L69	26.34	S55° 27' 16"E
L70	90.47	N43° 55' 31"E
L71	12.19	S43° 55' 31"W
L72	25.01	N44° 17' 08"E
L73	25.00	N44° 17' 08"E
L74	16.28	S46° 31' 35"E
L75	1.62	N64° 13' 08"W
L76	5.00	N48° 12' 54"W
L77	35.36	S48° 12' 54"E

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AUSTIN REALIGNMENT PROJECT
MAP 6.0
RIGHT OF WAY MAP

LANDER COUNTY | NEVADA | AUSTIN

FILING NO. _____

FILED AT THE REQUEST OF
A.M. ENGINEERING

DATE _____ , 2023

TIME _____ A.M. P.M.

ALEXIS REIVA
LANDER COUNTY RECORDER

6.1

DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000

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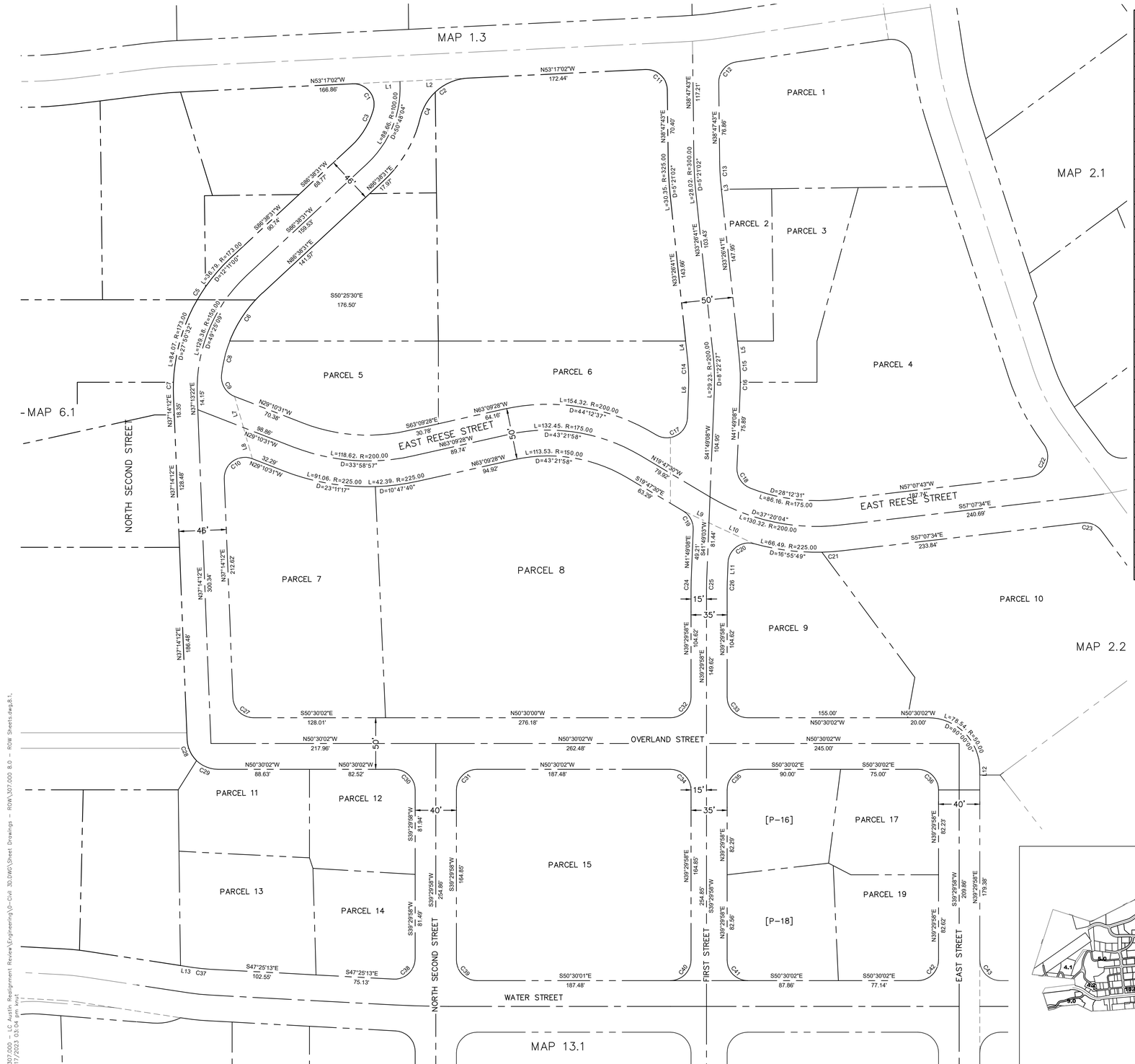

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	38.02	20.00	108°54'49"	32.55
C2	28.22	50.00	32°20'04"	27.84
C3	41.68	77.00	31°00'43"	41.17
C4	29.13	50.00	33°22'55"	28.72
C5	15.03	173.00	4°58'38"	15.02
C6	56.93	127.00	25°40'59"	56.45
C7	13.29	173.00	4°24'09"	13.29
C8	33.95	127.00	15°18'57"	33.85
C9	26.12	20.00	74°49'06"	24.30
C10	39.65	20.00	113°35'17"	33.47
C11	32.14	20.00	92°04'45"	28.79
C12	28.74	20.00	82°20'04"	26.33
C13	25.68	275.00	5°21'02"	25.67
C14	25.58	175.00	8°22'27"	25.55
C15	25.69	225.00	6°32'28"	25.67
C16	7.20	225.00	1°49'59"	7.20
C17	41.62	20.00	119°14'01"	34.51
C18	24.69	20.00	70°44'20"	23.15
C19	21.51	20.00	61°36'36"	20.48
C20	36.04	20.00	103°14'19"	31.36
C21	20.64	225.00	5°15'24"	20.64
C22	41.87	20.00	119°56'45"	34.63
C23	20.96	20.00	60°03'06"	20.02
C24	8.70	215.00	2°19'09"	8.70
C25	8.10	200.00	2°19'09"	8.09
C26	7.29	180.00	2°19'09"	7.29
C27	30.63	20.00	87°44'14"	27.72
C28	22.97	30.00	43°51'48"	22.41
C29	22.97	30.00	43°52'26"	22.42
C30	31.42	20.00	90°00'00"	28.28
C31	31.42	20.00	90°00'00"	28.28
C32	31.42	20.00	90°00'00"	28.28
C33	31.42	20.00	90°00'00"	28.28
C34	31.42	20.00	90°00'00"	28.28
C35	31.42	20.00	90°00'00"	28.28
C36	31.42	20.00	90°00'00"	28.28
C37	17.15	175.00	5°36'56"	17.15
C38	32.49	20.00	93°04'49"	29.03
C39	31.42	20.00	89°59'59"	28.28
C40	31.42	20.00	90°00'00"	28.28
C41	31.42	20.00	90°00'00"	28.28
C42	31.42	20.00	90°00'00"	28.28
C43	31.42	20.00	90°00'00"	28.28

Parcel Line Table		
Line #	Length	Direction
L1	46.07	N53°17'02"W
L2	66.08	N53°17'02"W
L3	1.01	N33°26'41"E
L4	19.75	N33°26'41"E
L5	14.43	N33°26'14"E
L6	29.48	S41°49'08"W
L7	31.42	N23°33'16"E
L8	31.42	N23°33'16"E
L9	27.59	S25°42'13"E
L10	48.22	S25°42'13"E
L11	18.34	N41°49'08"E
L12	5.47	N39°29'58"E
L13	12.09	N41°48'16"W

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AUSTIN, NEVADA

MAP 8.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

AUSTIN | LANDER COUNTY | NEVADA

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FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____ , 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

8.1

DATE:	DECEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000

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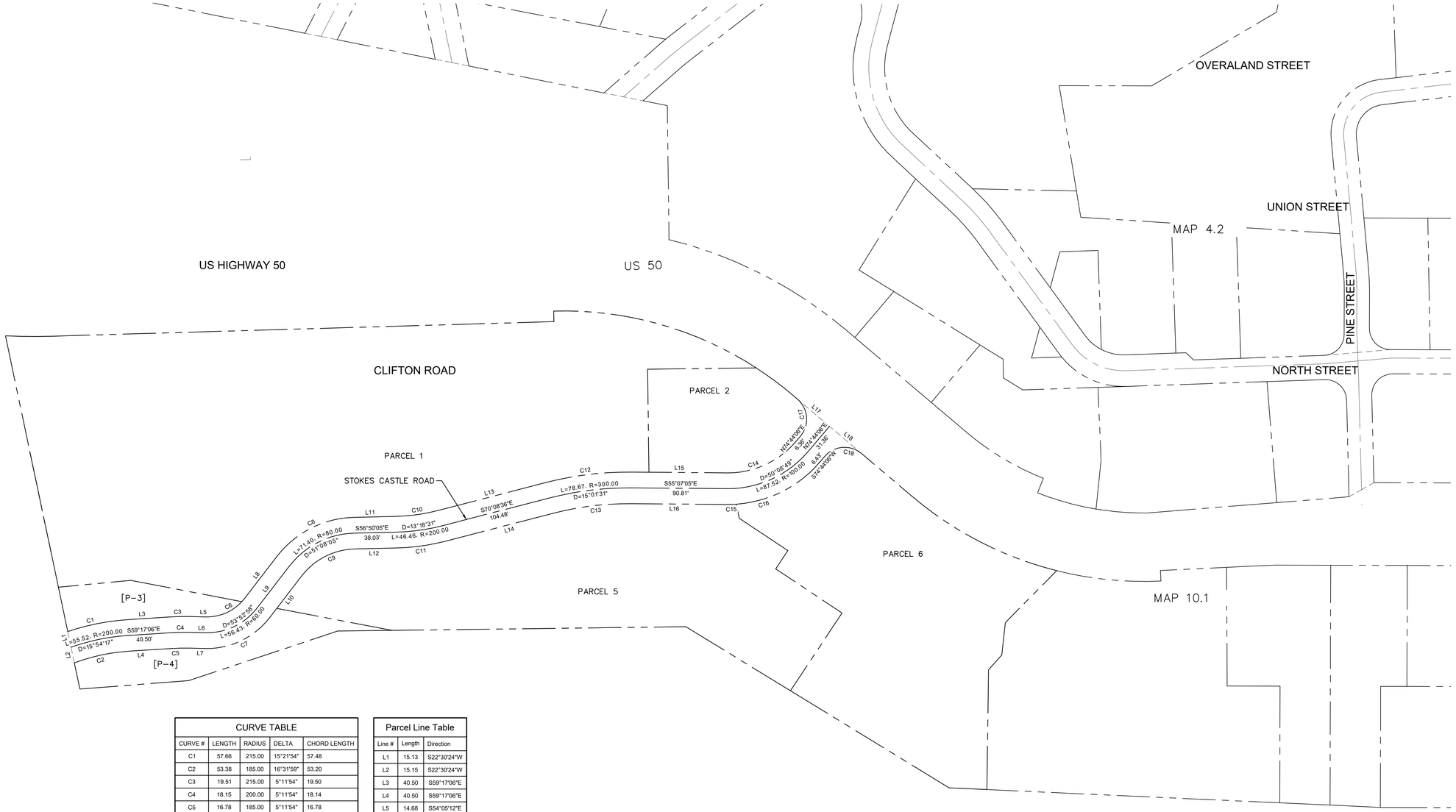
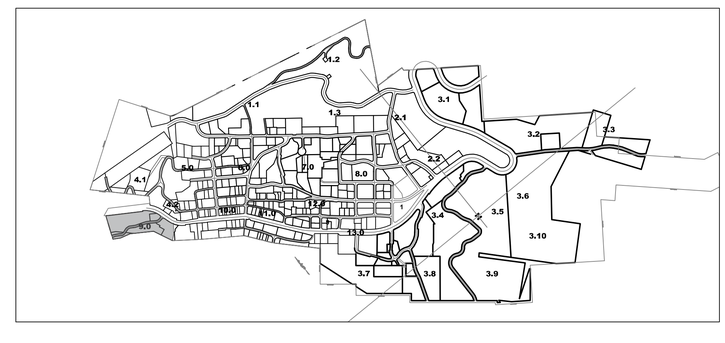


CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	57.66	215.00	15°21'54"	57.48
C2	53.38	185.00	16°31'59"	53.20
C3	19.51	215.00	5°11'54"	19.50
C4	18.15	200.00	5°11'54"	18.14
C5	16.78	185.00	5°11'54"	16.78
C6	38.47	45.00	48°58'42"	37.31
C7	70.53	75.00	53°52'58"	67.96
C8	84.78	95.00	51°08'05"	82.00
C9	58.01	65.00	51°08'05"	56.10
C10	42.97	185.00	13°18'31"	42.88
C11	49.94	215.00	13°18'31"	49.83
C12	82.61	315.00	15°01'31"	82.37
C13	74.74	285.00	15°01'31"	74.52
C14	74.39	85.00	50°08'49"	72.04
C15	9.05	115.00	4°30'33"	9.05
C16	91.60	115.00	45°38'16"	89.20
C17	39.27	25.00	90°00'00"	35.36
C18	39.27	25.00	90°00'06"	35.36

Parcel Line Table		
Line #	Length	Direction
L1	15.13	S22°30'24"W
L2	15.15	S22°30'24"W
L3	40.50	S59°17'06"E
L4	40.50	S59°17'06"E
L5	14.68	S54°05'12"E
L6	14.68	S54°05'12"E
L7	14.68	S54°05'12"E
L8	50.70	N72°01'50"E
L9	50.70	N72°01'50"E
L10	50.70	N72°01'50"E
L11	38.03	S56°50'05"E
L12	38.03	S56°50'05"E
L13	104.48	S70°08'36"E
L14	104.48	S70°08'36"E
L15	90.81	S55°07'05"E
L16	90.81	S55°07'05"E
L17	40.00	S15°15'54"E
L18	40.00	S15°21'59"E



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AUSTIN, NEVADA

MAP 9.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

AUSTIN | LANDER COUNTY | NEVADA

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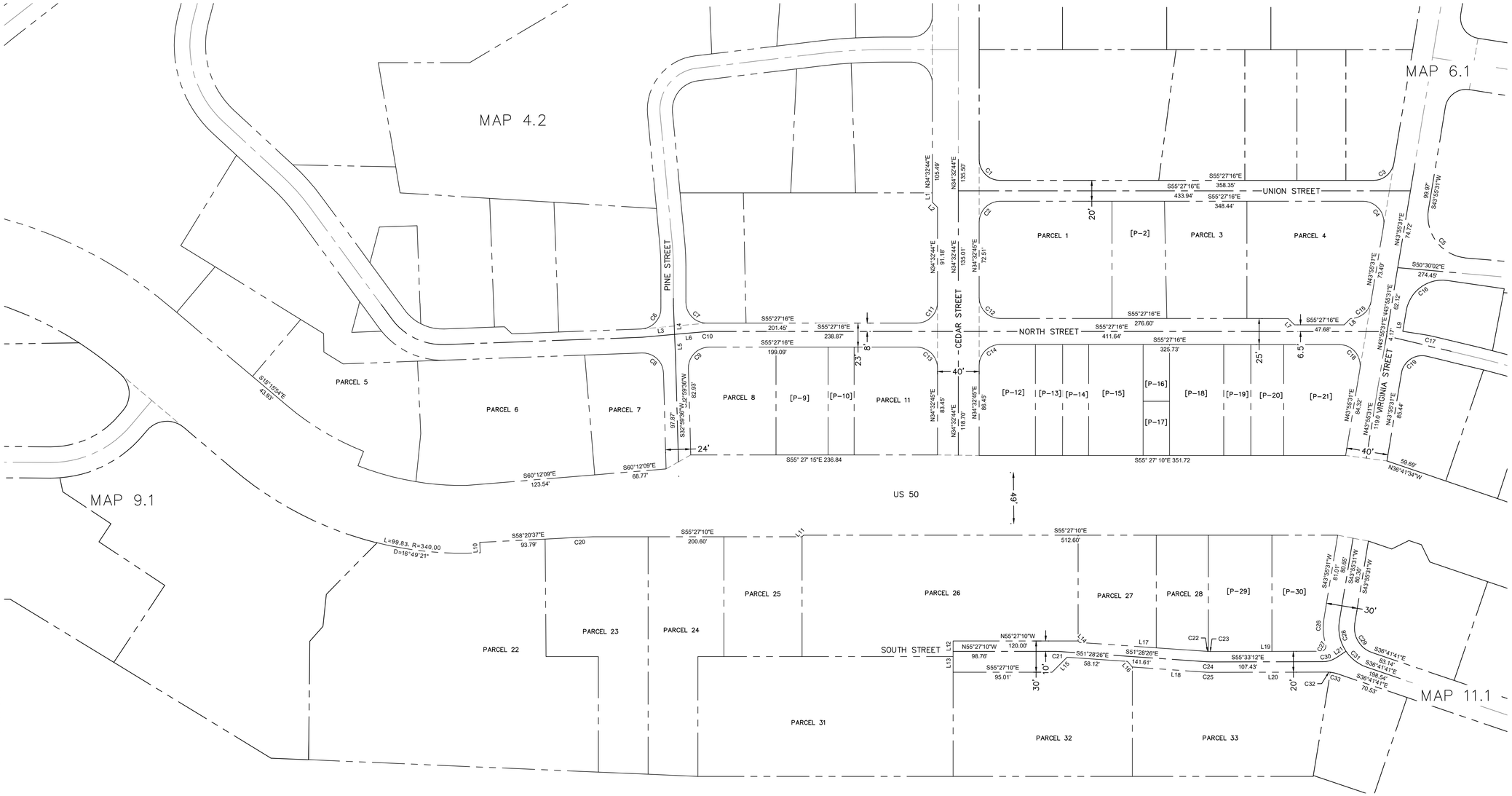
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____ , 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

9.1

DATE: SEPTEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

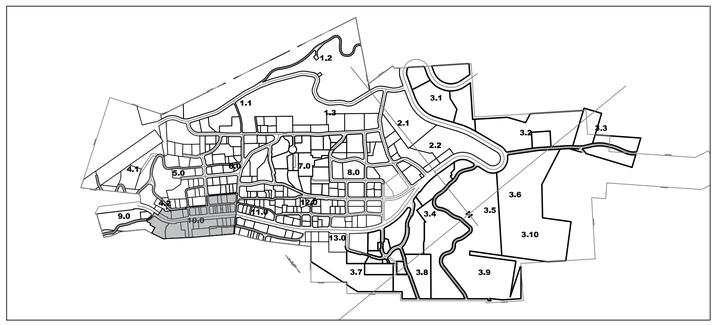


CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	31.42	20.00	90°00'00"	28.28
C2	31.42	20.00	89°59'59"	28.28
C3	28.14	20.00	80°37'12"	25.88
C4	34.69	20.00	99°22'47"	30.50
C5	65.92	40.00	94°25'33"	58.71
C6	30.68	20.00	87°53'35"	27.76
C7	31.42	20.00	90°00'00"	28.28
C8	31.61	20.00	90°33'17"	28.42
C9	31.96	20.00	91°33'08"	28.66
C10	4.45	50.00	5°05'55"	4.45
C11	31.42	20.00	90°00'00"	28.28
C12	31.42	20.00	90°00'01"	28.28
C13	31.42	20.00	90°00'01"	28.28
C14	31.42	20.00	89°59'59"	28.28
C15	28.14	20.00	80°37'13"	25.88
C16	54.24	35.00	88°47'19"	48.97
C17	16.62	200.00	4°45'40"	16.61
C18	34.69	20.00	99°22'47"	30.50

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C19	32.85	20.00	94°06'25"	29.28
C20	15.18	4970.00	0°10'30"	15.18
C21	3.47	50.00	3°58'44"	3.47
C22	0.82	40.00	1°10'09"	0.82
C23	2.03	40.00	2°54'37"	2.03
C24	3.56	50.00	4°04'46"	3.56
C25	4.27	60.00	4°04'46"	4.27
C26	25.28	55.00	26°19'49"	25.05
C27	9.32	5.00	106°51'06"	8.03
C28	30.32	40.00	43°25'35"	29.60
C29	35.18	25.00	80°37'12"	32.35
C30	14.81	25.00	33°56'52"	14.60
C31	25.97	40.00	37°11'36"	25.51
C32	2.88	30.00	5°30'12"	2.88
C33	6.99	30.00	13°21'20"	6.98

Parcel Line Table		
Line #	Length	Direction
L1	8.84	N34° 32' 44"E
L2	7.07	N10° 27' 16"W
L3	30.71	S60° 33' 11"E
L4	25.66	S32° 08' 47"W
L5	23.82	S32° 08' 47"W
L6	29.14	N60° 33' 11"W
L7	8.49	S10° 27' 16"E
L8	8.49	S79° 32' 44"W
L9	20.18	N44° 09' 01"E
L10	10.00	N31° 39' 23"E
L11	2.12	N79° 32' 50"E
L12	10.00	S34° 32' 50"W
L13	20.00	S34° 32' 50"W
L14	2.03	S10° 27' 10"E
L15	20.32	N79° 32' 44"E
L16	7.07	N6° 28' 26"W
L17	123.05	S51° 28' 26"E
L18	70.97	S51° 28' 26"E

Parcel Line Table		
Line #	Length	Direction
L19	105.75	S55° 33' 12"E
L20	112.15	S55° 33' 12"E
L21	10.38	S89° 30' 04"E



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AUSTIN, NEVADA

MAP 10.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

AUSTIN | LANDER COUNTY | NEVADA

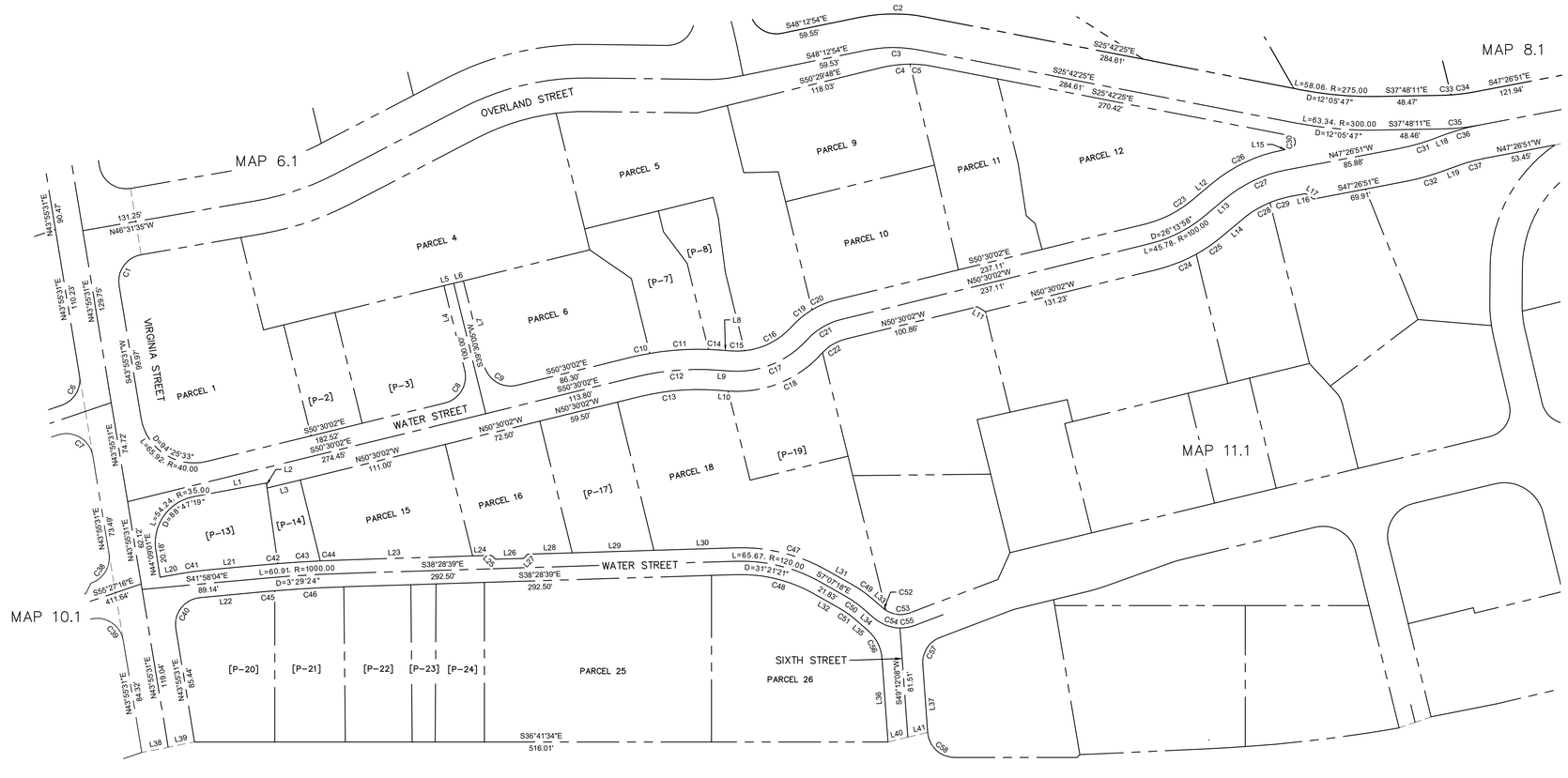
FILING NO.
FILED AT THE REQUEST OF
A.M. ENGINEERING
DATE , 2023
TIME A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

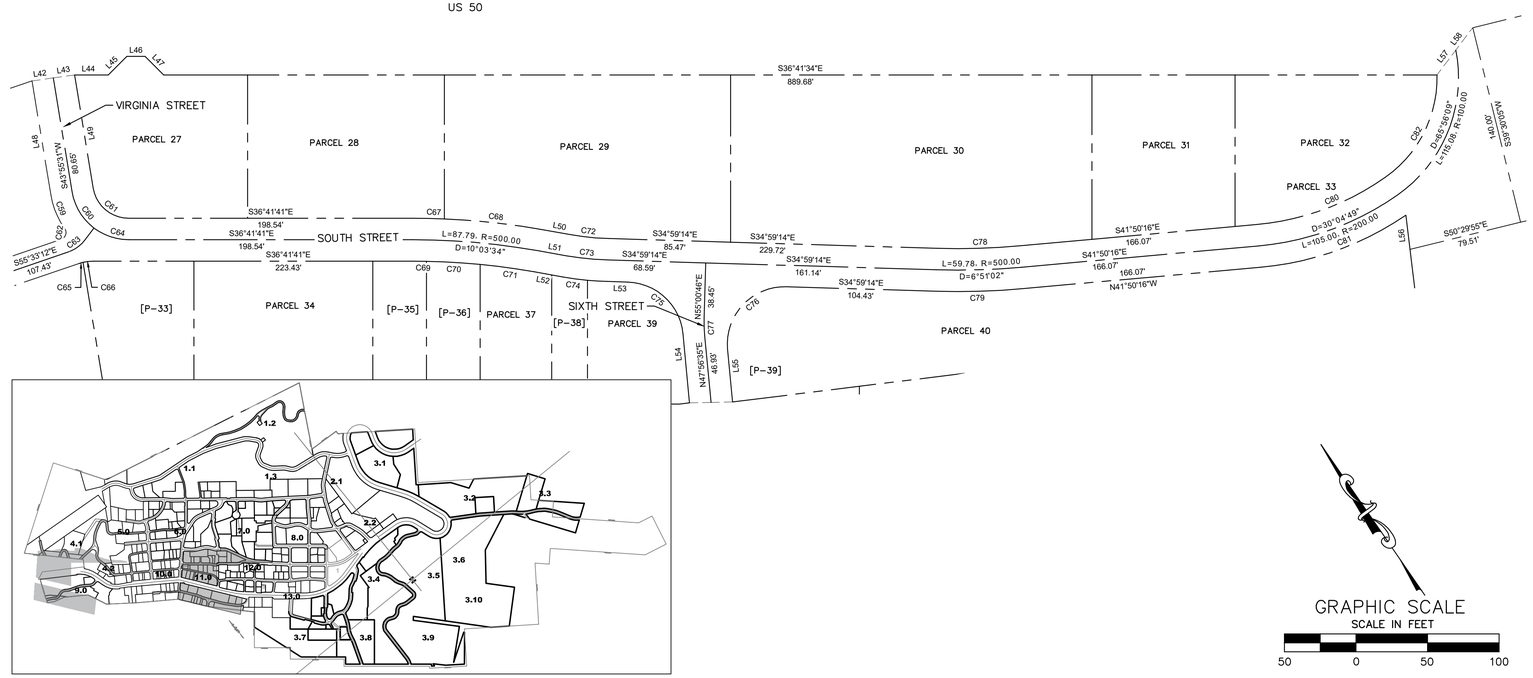
10.1

DATE:	SEPTEMBER 2022
DRAWN BY:	KAG
DESIGNED BY:	AKM
CHECKED BY:	AKM
JOB NO.:	307.000

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	31.26	20.00	89°32'54"	28.17
C2	49.10	125.00	22°30'29"	48.79
C3	39.28	100.00	22°30'29"	39.03
C4	21.56	90.00	13°43'30"	21.51
C5	17.38	90.00	11°03'53"	17.35
C6	28.14	20.00	80°37'12"	25.88
C7	34.69	20.00	99°22'47"	30.50
C8	31.42	20.00	89°59'53"	28.28
C9	31.42	20.00	90°00'07"	28.28
C10	15.50	215.00	4°07'50"	15.50
C11	43.74	215.00	11°39'20"	43.66
C12	63.26	200.00	18°07'22"	63.00
C13	58.52	185.00	18°07'22"	58.27
C14	8.77	215.00	2°20'12"	8.77
C15	10.04	55.00	10°27'22"	10.02
C16	40.36	55.00	42°02'40"	39.46
C17	64.14	70.00	52°30'01"	61.92
C18	77.89	85.00	52°30'01"	75.19
C19	19.62	65.00	17°17'34"	19.54
C20	19.38	65.00	17°05'05"	19.31
C21	30.00	50.00	34°22'39"	29.55
C22	20.26	35.00	33°09'36"	19.97
C23	38.92	85.00	26°13'58"	38.58
C24	31.63	120.00	15°06'12"	31.54
C25	23.33	120.00	11°08'23"	23.29
C26	58.78	115.00	29°17'09"	58.14
C27	51.11	100.00	29°17'09"	50.56
C28	20.35	80.01	14°34'25"	20.30
C29	16.21	80.01	11°36'38"	16.19
C30	13.81	5.00	158°15'34"	9.82
C31	25.25	150.00	9°38'39"	25.22
C32	29.46	175.00	9°38'39"	29.42
C33	5.51	125.00	2°31'28"	5.51
C34	15.53	125.00	7°07'11"	15.52
C35	25.25	150.00	9°38'40"	25.22
C36	25.25	150.00	9°38'39"	25.22
C37	21.04	125.00	9°38'39"	21.02
C38	28.14	20.00	80°37'13"	25.88
C39	34.69	20.00	99°22'47"	30.50
C40	32.85	20.00	94°06'25"	29.28
C41	16.62	200.00	4°45'40"	16.61
C42	13.16	1010.00	0°44'48"	13.16
C43	31.67	1010.00	1°47'47"	31.67
C44	16.69	1010.00	0°56'48"	16.69
C45	9.07	990.00	0°31'30"	9.07
C46	51.23	990.00	2°57'54"	51.22
C47	71.14	130.00	31°21'21"	70.26
C48	60.20	110.00	31°21'21"	59.45
C49	17.95	90.00	11°25'42"	17.92
C50	15.96	80.00	11°25'42"	15.93
C51	13.96	70.00	11°25'42"	13.94
C52	2.73	20.00	7°48'40"	2.72
C53	18.84	20.00	53°57'47"	18.15
C54	21.03	30.00	40°10'15"	20.61
C55	11.31	30.00	21°36'12"	11.24
C56	23.51	30.00	44°53'44"	22.91
C57	25.60	20.00	73°19'49"	23.89
C58	29.98	20.00	85°53'42"	27.25
C59	25.28	55.00	26°19'49"	25.05
C60	30.32	40.00	43°25'35"	29.60
C61	35.18	25.00	80°37'12"	32.35
C62	9.32	5.00	106°51'06"	8.03
C63	14.81	25.00	33°56'52"	14.60
C64	25.97	40.00	37°11'36"	25.51
C65	2.88	30.00	5°30'12"	2.88
C66	6.99	30.00	13°21'20"	6.98
C67	22.11	515.00	2°27'37"	22.11
C68	68.31	515.00	7°35'58"	68.26
C69	9.61	485.00	1°08'05"	9.61
C70	37.57	485.00	4°26'20"	37.56
C71	37.97	485.00	4°29'09"	37.96
C72	26.97	185.00	8°21'07"	26.94
C73	29.15	200.00	8°21'07"	29.13
C74	17.64	215.00	4°42'03"	17.63
C75	57.90	40.00	82°55'49"	52.97
C76	67.77	40.00	97°04'11"	59.95
C77	12.34	100.00	7°04'11"	12.33
C78	57.99	485.00	6°51'02"	57.96
C79	61.58	515.00	6°51'02"	61.54
C80	97.13	185.00	30°04'49"	96.01
C81	109.12	215.00	29°04'47"	107.95
C82	83.25	85.00	56°08'56"	79.96

Parcel Line Table		
Line #	Length	Direction
L1	54.99	N47° 17' 49"W
L2	3.77	S45° 15' 36"W
L3	25.47	N50° 30' 02"W
L4	65.00	N39° 30' 05"E
L5	7.50	N50° 29' 55"W
L6	7.50	N50° 29' 55"W
L7	65.00	S39° 30' 05"W
L8	8.25	S32° 22' 40"E
L9	8.25	S32° 22' 40"E
L10	8.25	S32° 22' 40"E
L11	7.07	N5° 30' 02"W
L12	19.49	S76° 44' 00"E
L13	19.49	N76° 44' 00"W
L14	23.61	N76° 44' 00"W
L15	5.69	N47° 26' 51"W
L16	11.21	N47° 26' 51"W
L17	7.07	N2° 26' 51"W
L18	10.51	N57° 05' 30"W
L19	10.51	N57° 05' 30"W
L20	17.39	S46° 39' 14"E
L21	41.03	S41° 58' 04"E
L22	46.89	S41° 58' 04"E
L23	96.77	S38° 28' 39"E
L24	14.04	S38° 28' 39"E
L25	4.24	S6° 31' 21"W
L26	20.86	S38° 28' 39"E
L27	4.24	N83° 28' 39"W
L28	33.23	S38° 28' 39"E
L29	60.83	S38° 28' 39"E
L30	60.76	S38° 28' 39"E
L31	21.83	S7° 07' 18"E
L32	21.83	S7° 07' 18"E
L33	10.44	S4° 18' 24"W
L34	10.44	S4° 18' 24"W
L35	13.29	S4° 18' 24"W
L36	62.45	S49° 12' 08"W
L37	50.79	N49° 12' 08"E
L38	20.01	S47° 57' 35"E
L39	20.01	S47° 57' 35"E
L40	15.20	S50° 08' 58"E
L41	15.20	S50° 08' 58"E
L42	15.00	N44° 43' 12"W
L43	15.00	N44° 43' 12"W
L44	23.58	N36° 41' 34"W
L45	18.38	S81° 41' 34"E
L46	12.73	N36° 41' 34"W
L47	18.38	N8° 18' 26"E
L48	81.01	S43° 55' 31"W
L49	80.30	S43° 55' 31"W
L50	20.22	S26° 38' 07"E
L51	20.22	S26° 38' 07"E
L52	12.58	S26° 38' 07"E
L53	14.45	N34° 59' 14"W
L54	48.39	N47° 56' 35"E
L55	36.91	N47° 56' 35"E
L56	24.03	N46° 24' 05"E
L57	21.77	N89° 36' 01"W
L58	19.60	N89° 36' 01"W





GRAPHIC SCALE
SCALE IN FEET
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AUSTIN, NEVADA

MAP 11.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

LANDER COUNTY — AUSTIN — NEVADA

FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____ , 2017
TIME _____ A.M. P.M.
D. MIKE SMALES
ELKO COUNTY RECORDER

11.1

DATE: DECEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

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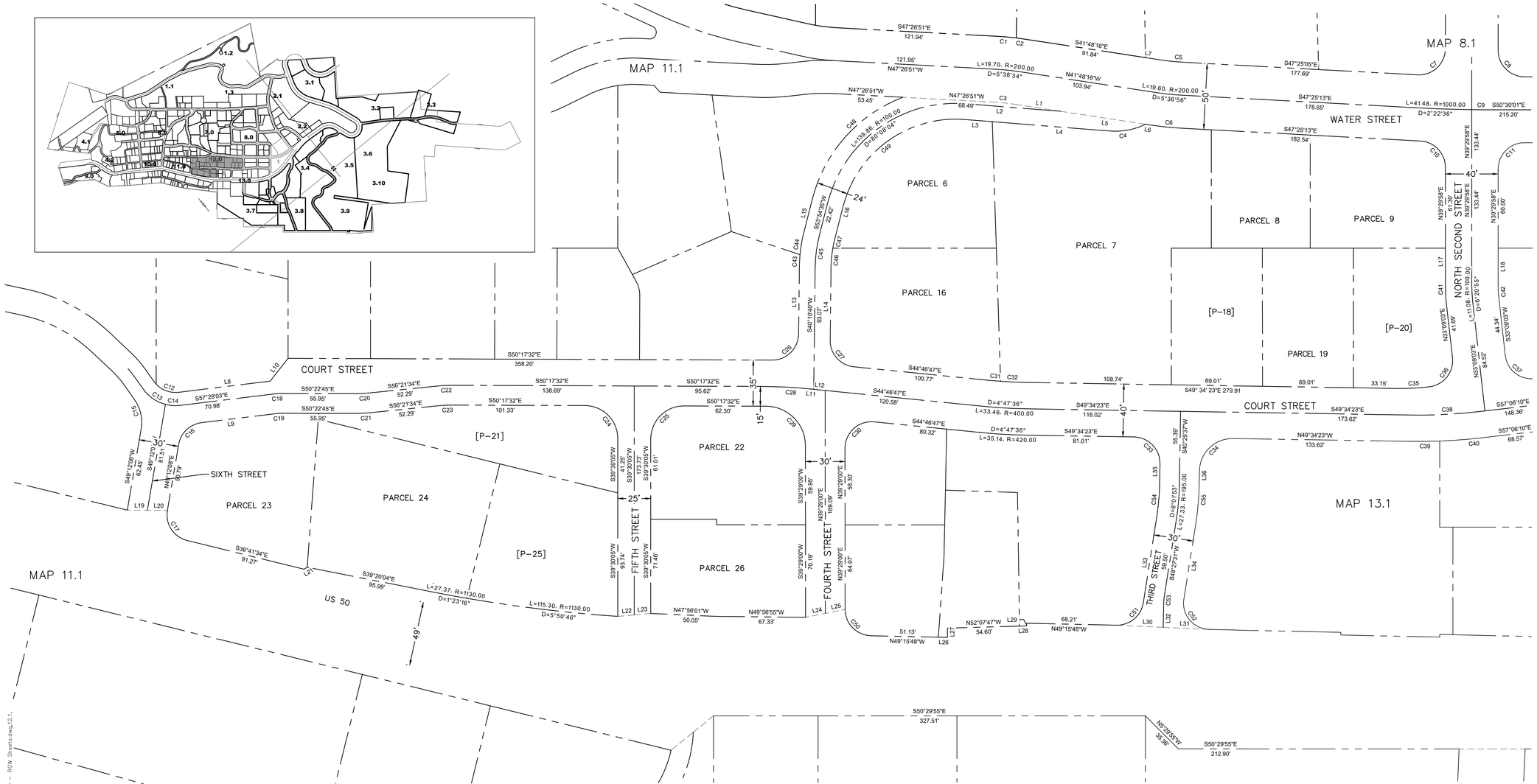

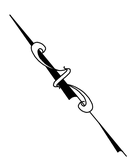

GRAPHIC SCALE
SCALE IN FEET
40 0 40 80

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	14.99	225.00	3°49'02"	14.99
C2	7.17	225.00	1°49'32"	7.17
C3	17.23	175.00	5°38'34"	17.23
C4	27.84	52.00	30°40'36"	27.51
C5	17.15	175.00	5°36'56"	17.15
C6	22.05	225.00	5°36'57"	22.04
C7	32.49	20.00	93°04'49"	29.03
C8	31.42	20.00	89°59'59"	28.28
C9	12.28	1000.00	0°42'12"	12.28
C10	30.34	20.00	86°55'11"	27.51
C11	31.42	20.00	90°00'01"	28.28
C12	18.84	20.00	53°57'47"	18.15
C13	21.03	30.00	40°10'15"	20.61
C14	11.31	30.00	21°36'12"	11.24
C15	23.51	30.00	44°53'44"	22.91
C16	25.60	20.00	73°19'49"	23.89
C17	29.98	20.00	85°53'42"	27.25
C18	6.19	50.00	7°05'18"	6.18
C19	4.33	35.00	7°05'18"	4.33
C20	10.44	100.00	5°58'49"	10.43
C21	12.00	115.00	5°58'49"	12.00
C22	10.59	100.00	6°04'02"	10.58

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C23	9.00	85.00	6°04'02"	9.00
C24	39.18	25.00	89°47'37"	35.29
C25	39.36	25.00	90°12'23"	35.42
C26	31.25	20.00	89°31'48"	28.17
C27	29.66	20.00	84°57'27"	27.01
C28	38.48	400.00	5°30'45"	38.47
C29	47.01	30.00	89°46'32"	42.34
C30	33.42	20.00	95°44'13"	29.66
C31	10.95	380.00	1°39'03"	10.95
C32	20.84	380.00	3°08'32"	20.84
C33	31.42	20.00	90°00'00"	28.28
C34	39.27	25.00	90°00'00"	35.36
C35	24.51	180.00	7°48'04"	24.49
C36	31.23	20.00	89°28'30"	28.15
C37	31.50	20.00	90°15'13"	28.35
C38	52.57	400.00	7°31'47"	52.53
C39	23.23	420.00	3°10'08"	23.23
C40	31.97	420.00	4°21'39"	31.96
C41	13.30	120.00	6°20'55"	13.29
C42	8.86	80.00	6°20'55"	8.86
C43	8.97	112.00	4°35'24"	8.97
C44	17.87	112.00	9°08'31"	17.85

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C45	23.97	100.00	13°43'55"	23.91
C46	14.27	88.00	9°17'19"	14.25
C47	6.82	88.00	4°26'36"	6.82
C48	106.82	112.00	54°38'40"	102.81
C49	123.08	88.00	80°08'04"	113.29
C50	30.98	20.00	88°44'48"	27.97
C51	28.73	20.00	82°18'44"	26.32
C52	31.42	20.00	89°59'54"	28.28
C53	3.37	25.00	7°43'19"	3.37
C54	25.23	180.00	8°01'53"	25.21
C55	29.44	210.00	8°01'53"	29.41

Parcel Line Table		
Line #	Length	Direction
L1	34.35	N41° 48' 16"W
L2	71.76	N45° 57' 21"W
L3	20.93	S45° 57' 21"E
L4	89.40	S45° 57' 21"E
L5	65.27	N41° 48' 16"W
L6	4.31	N41° 48' 16"W
L7	12.09	N41° 48' 16"W
L8	69.94	S57° 28' 03"E
L9	56.60	S57° 28' 03"E
L10	21.96	N77° 35' 59"E
L11	2.05	S44° 46' 47"E
L12	8.79	S44° 46' 47"E
L13	51.29	S40° 10' 40"W
L14	55.74	N40° 10' 40"E
L15	25.91	N53° 54' 35"E
L16	25.90	N53° 54' 35"E
L17	28.44	N39° 29' 58"E
L18	28.44	N39° 29' 58"E
L19	15.20	S50° 08' 58"E
L20	15.20	S50° 08' 58"E
L21	2.83	N81° 41' 34"W
L22	12.55	S55° 38' 58"E

Parcel Line Table		
Line #	Length	Direction
L23	12.55	S55° 38' 58"E
L24	15.30	S61° 47' 27"E
L25	15.30	S61° 47' 27"E
L26	6.98	N49° 15' 48"W
L27	7.00	S39° 29' 59"W
L28	5.39	N52° 07' 47"W
L29	2.00	S40° 44' 10"W
L30	35.22	S47° 53' 06"E
L31	35.22	S47° 53' 06"E
L32	19.15	S40° 44' 12"W
L33	65.92	S48° 27' 31"W
L34	59.50	S48° 27' 31"W
L35	15.39	S40° 25' 37"W
L36	10.39	S40° 25' 37"W

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AUSTIN, NEVADA

MAP 12.0
AUSTIN REALIGNMENT PROJECT
RIGHT OF WAY MAP

AUSTIN | LANDER COUNTY | NEVADA

FILING NO. _____
FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____ , 2023
TIME _____ A.M. P.M.
ALEXIS REIVA
LANDER COUNTY RECORDER

12.1

DATE: SEPTEMBER 2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000

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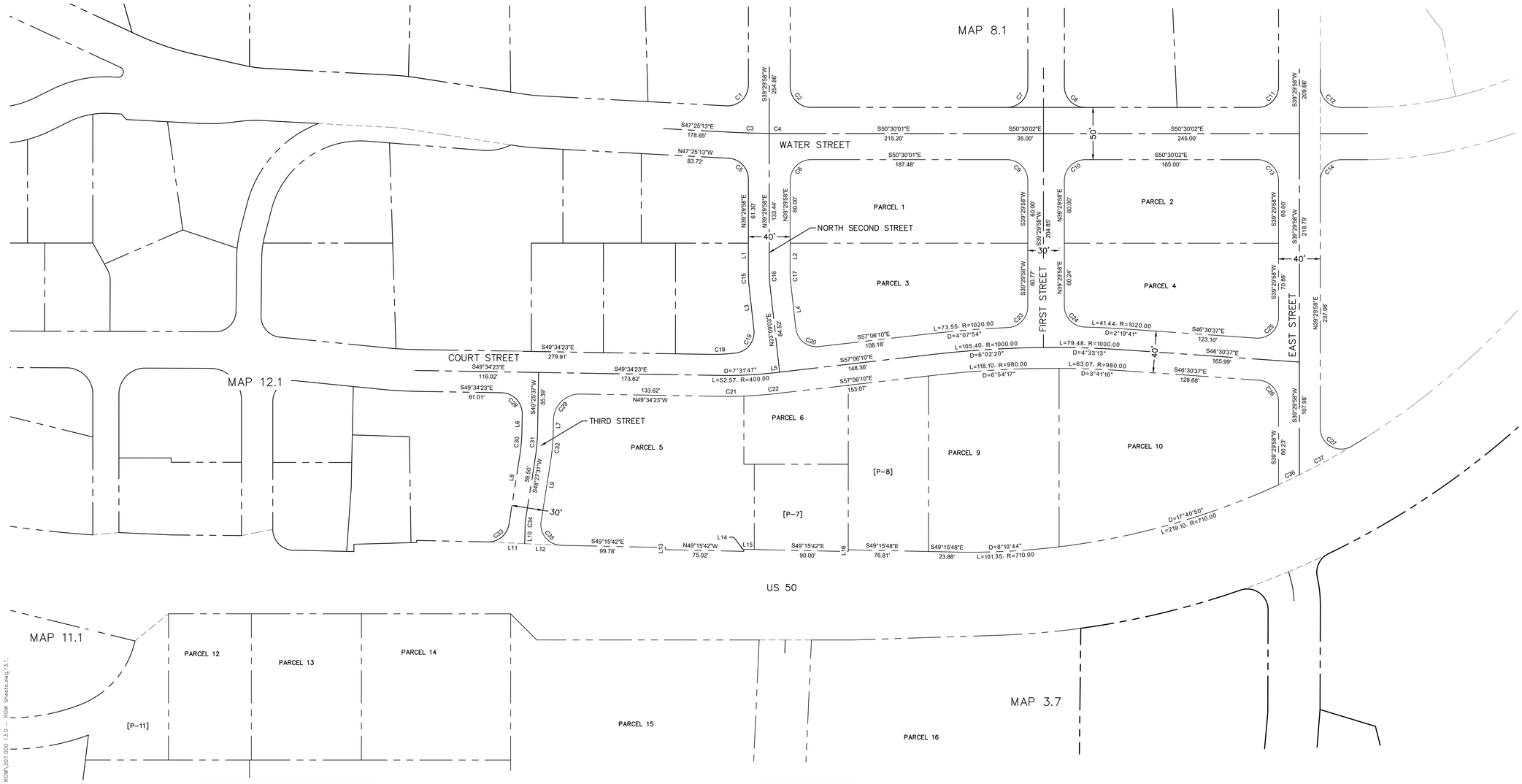
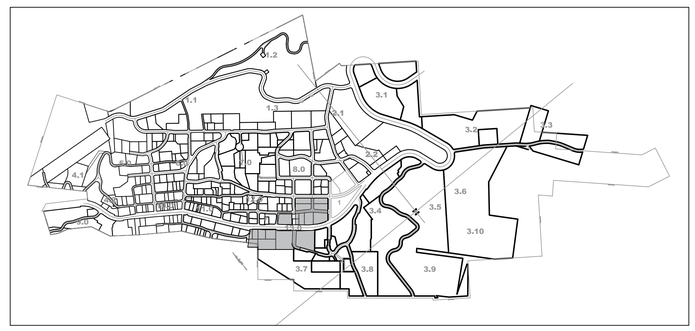


CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	32.49	20.00	93°04'49"	29.03
C2	31.42	20.00	89°59'59"	28.28
C3	41.48	1000.00	2°22'36"	41.48
C4	12.28	1000.00	0°42'12"	12.28
C5	30.34	20.00	86°55'11"	27.51
C6	31.42	20.00	90°00'01"	28.28
C7	31.42	20.00	90°00'01"	28.28
C8	31.42	20.00	90°00'00"	28.28
C9	31.42	20.00	89°59'59"	28.28
C10	31.42	20.00	90°00'00"	28.28
C11	31.42	20.00	90°00'00"	28.28
C12	31.42	20.00	90°00'00"	28.28
C13	31.42	20.00	90°00'00"	28.28
C14	31.41	20.00	89°58'11"	28.28
C15	13.30	120.00	6°20'55"	13.29

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C16	11.08	100.00	6°20'55"	11.07
C17	8.86	80.00	6°20'55"	8.86
C18	24.51	180.00	7°48'04"	24.49
C19	31.23	20.00	89°28'30"	28.15
C20	31.50	20.00	90°15'13"	28.35
C21	23.23	420.00	3°10'08"	23.23
C22	31.97	420.00	4°21'39"	31.96
C23	30.55	20.00	87°31'46"	27.67
C24	30.84	20.00	88°20'16"	27.87
C25	32.81	20.00	93°59'25"	29.25
C26	30.02	20.00	86°00'35"	27.28
C27	42.25	20.00	121°01'45"	34.82
C28	31.42	20.00	90°00'00"	28.28
C29	39.27	25.00	90°00'00"	35.36
C30	25.23	180.00	8°01'53"	25.21

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C31	27.33	195.00	8°01'53"	27.31
C32	29.44	210.00	8°01'53"	29.41
C33	28.73	20.00	82°18'44"	26.32
C34	3.37	25.00	7°43'19"	3.37
C35	31.42	20.00	89°59'54"	28.28
C36	22.16	710.00	1°47'19"	22.16
C37	57.38	710.52	4°37'36"	57.36

Parcel Line Table		
Line #	Length	Direction
L1	24.00	N39° 29' 13"E
L2	28.44	N39° 29' 58"E
L3	41.69	N33° 09' 03"E
L4	44.34	S33° 09' 03"W
L5	4.71	S57° 06' 10"E
L6	15.39	S40° 25' 37"W
L7	10.39	S40° 25' 37"W
L8	65.92	S48° 27' 31"W
L9	59.50	S48° 27' 31"W
L10	19.15	S40° 44' 12"W
L11	35.22	S47° 53' 06"E
L12	35.22	S47° 53' 06"E
L13	2.00	N39° 30' 05"E
L14	2.00	N39° 30' 05"E
L15	10.00	S49° 15' 42"E
L16	1.70	N39° 30' 05"E



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AUSTIN, NEVADA

AUSTIN REALIGNMENT PROJECT
MAP 13.0
RIGHT OF WAY MAP

AUSTIN
LANDER COUNTY
NEVADA

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FILED AT THE REQUEST OF A.M. ENGINEERING
DATE _____ , 2017
TIME _____ A.M. P.M.
D. MIKE SMALES
ELKO COUNTY RECORDER

13.1

DATE: SEPTEMBER2022
DRAWN BY: KAG
DESIGNED BY: AKM
CHECKED BY: AKM
JOB NO.: 307.000