



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** September 15, 2016

**Staff Contact:** Darren Schulz, Public Works Director

**Agenda Title:** For Possible Action: To accept the dedication of right-of-way from Schulz Ranch Subdivision Phase 1 to include portions of Arc Dome Drive, Sawtooth Ridge Drive, Montgomery Pass Court, Cone Peak Drive, Martis Peak Drive, Lahontan Drive, Monument Peak Drive, Wheeler Peak Drive, and of Race Track Road, and Common Area "A" and "B" also known as APN 010-702-09 and 010-701-01, all within the Schulz Ranch Subdivision. (Stephanie Hicks, SHicks@carson.org)

**Staff Summary:** The right-of way and common areas are located within the Schulz Ranch Subdivision which was approved in October 2005. All of these parcels were offered for dedication during recordation of subsequent phases of the final subdivision maps. However, the offers of dedication were not accepted.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 5 minutes

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## **Proposed Motion**

Move to accept the dedication of right-of-way from Schulz Ranch Subdivision Phase 1 to include portions of Arc Dome Drive, Sawtooth Ridge Drive, Montgomery Pass Court, Cone Peak Drive, Martis Peak Drive, Lahontan Drive, Monument Peak Drive, Wheeler Peak Drive, and of Race Track Road, and Common Area "A" and "B" also known as APN 010-702-09 and 010-701-01, all within the Schulz Ranch Subdivision.

## **Board's Strategic Goal**

Efficient Government

## **Previous Action**

October 20, 2005. Tentative Subdivision Map was unanimously approved and accepted by the Carson City Board of Supervisors. The Board subsequently unanimously approved a Development Agreement on September 1, 2011, and a Development Agreement Amendment on April 3, 2014.

August 7, 2014. The Board of Supervisors approved the Final Subdivision Map for Schulz Ranch, Phase 1 by a vote of 5 ayes and 0 nays.

July 21, 2016. The Board of Supervisors approved the Final Subdivision Map for Schulz Ranch, Phase 2 by a vote of 5 ayes and 0 nays.

## **Background/Issues & Analysis**

The Tentative Subdivision Map for the Schulz Ranch Subdivision was approved by the Board of Supervisors in 2005. Following the approval, Final Subdivision Maps were submitted for subsequent phases of the development. Upon approval of the final map, the status of fulfillment of the conditions of approval was reviewed and was determined to be met.

**Applicable Statute, Code, Policy, Rule or Regulation**

NRS 278.390 Title to dedicated property passes when final map recorded; offer of dedication may remain open.

Carson City Municipal Code 17.09.105 - Common Open Space and other common properties - Dedication or organization of ownership.

**Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number:

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact:

**Alternatives**

Do not accept the dedication of right-of-way from Schulz Ranch Subdivision Phase 1 to include portions of Arc Dome Drive, Sawtooth Ridge Drive, Montgomery Pass Court, Cone Peak Drive, Martis Peak Drive, Lahontan Drive, Monument Peak Drive, Wheeler Peak Drive, and of Race Track Road, and Common Area "A" and "B" also known as APN 010-702-09 and 010-701-01, all within the Schulz Ranch Subdivision.

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

Aye/Nay

2) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

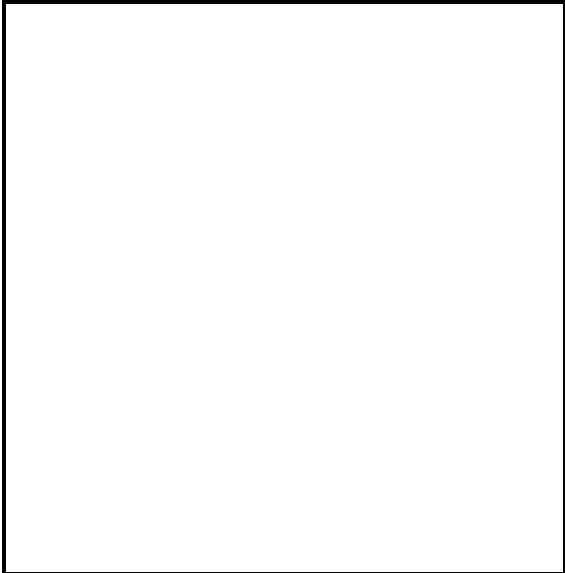
**DEDICATION OF LAND FOR PUBLIC RIGHT  
OF WAY AND OPEN SPACE PURPOSES**

APN#: 010-702-09 and 010-701-01

**FROM:** CARSON CITY NEVADA

**TO:** CARSON CITY NEVADA

A PORTION OF THE E 1/2, SEC. 5, T.14N., R.20E., M. D. M.



WE, THE UNDERSIGNED, HEREBY DEDICATE IN FEE TO CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, for public purposes, lands owned by us or in which we have vested interest, particularly described as follows, to wit:

THAT AREA OFFERED FOR DEDICATION SHOWN AS PORTIONS OF ARC DOME DRIVE, SAWTOOTH RIDGE DRIVE, MONTGOMERY PASS COURT, CONE PEAK DRIVE, MARTIS PEAK DRIVE, LAHONTAN DRIVE, MONUMENT PEAK DRIVE, WHEELER PEAK DRIVE, AND RACE TRACK ROAD CONTAINING 9.52 ACRES PLUS OR MINUS, AND COMMON AREA "A" AND "B" (APN 010-702-09 AND 010-701-01) CONTAINING 5,927 SQUARE FEET PLUS OR MINUS, AS SHOWN ON MAP 2821, FINAL MAP FOR SCHULZ SUBDIVISION – PHASE 1, FILE NO. 446516 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS SHOWN ON EXHIBIT "A" ATTACHED HERETO.

TOGETHER WITH, the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues and profits thereof unto the said GRANTEE and to its assigns, forever.

IN WITNESS WHEREOF: I have hereunto set my hand, this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Robert Crowell  
Mayor of Carson City

STATE OF NEVADA     )  
CARSON CITY         ) ss

On \_\_\_\_\_, personally appeared before me \_\_\_\_\_  
\_\_\_\_\_, who acknowledged that he executed the above instrument.

\_\_\_\_\_  
Notary Public

CITY:  
REVIEWED AND RECOMMENDED BY:

---

Daniel Rotter, P.E., City Engineer                      Date

APPROVED FOR LEGALITY AND FORM:

---

Carson City District Attorney                      Date

APPROVED:

---

Robert Crowell, Mayor                      Date

ATTEST:

---

Susan Merriwether, Clerk-Recorder                      Date

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT SCHULZ RANCH, LLC., A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY APPROVED CORPORATE OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THAT THE COMMON AREAS, STREETS, AVENUES AND PUBLIC PLACES SHOWN ON THIS PLAT ARE HEREBY OFFERED FOR DEDICATION AND THAT THOSE ACCEPTED BY CARSON CITY ARE SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE. THE OWNER DECLARES THAT HE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HIS NAME.

SCHULZ RANCH, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

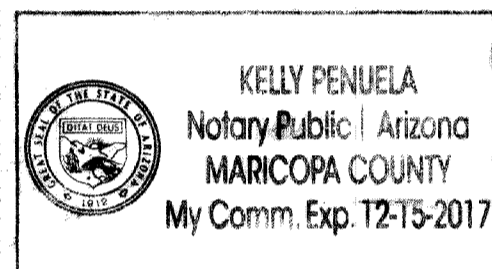
BY: Dean Wingert DATE: 6-23-2014  
PRINTED NAME: DEAN WINGERT TITLE: VICE PRESIDENT

**NOTARY CERTIFICATE**

STATE OF Arizona S.S.  
COUNTY OF Maricopa

ON THIS 23 DAY OF June, 2014, ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Dean Wingert, Vice President OF SCHULZ RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

Kelly Penuela  
NOTARY PUBLIC



**TITLE COMPANY CERTIFICATE**

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

None  
FIRST AMERICAN TITLE INSURANCE COMPANY 2462735 6/26/2014  
BY: William Berardo, Asst. Sec./Commercial Title Officer

**UTILITY COMPANIES CERTIFICATE**

THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY:

Matthew Ginerich 6-23-14  
SIERRA PACIFIC POWER COMPANY  
DEVA NV ENERGY  
Larrah Givens 6/27/14  
SOUTHWEST GAS  
LARRAH GIVENS - ENGINEER  
Corey Bolton 7/1/14  
FRONTR COMMUNICATIONS COMPANY  
COREY BOLTON  
Diane Albrecht 6/27/2014  
CHARTER COMMUNICATIONS  
DIANE ALBRECHT  
Danny Rotter 8/7/14  
CARSON CITY UTILITY DEPARTMENT  
DANNY ROTTER

**DIVISION OF WATER RESOURCES**

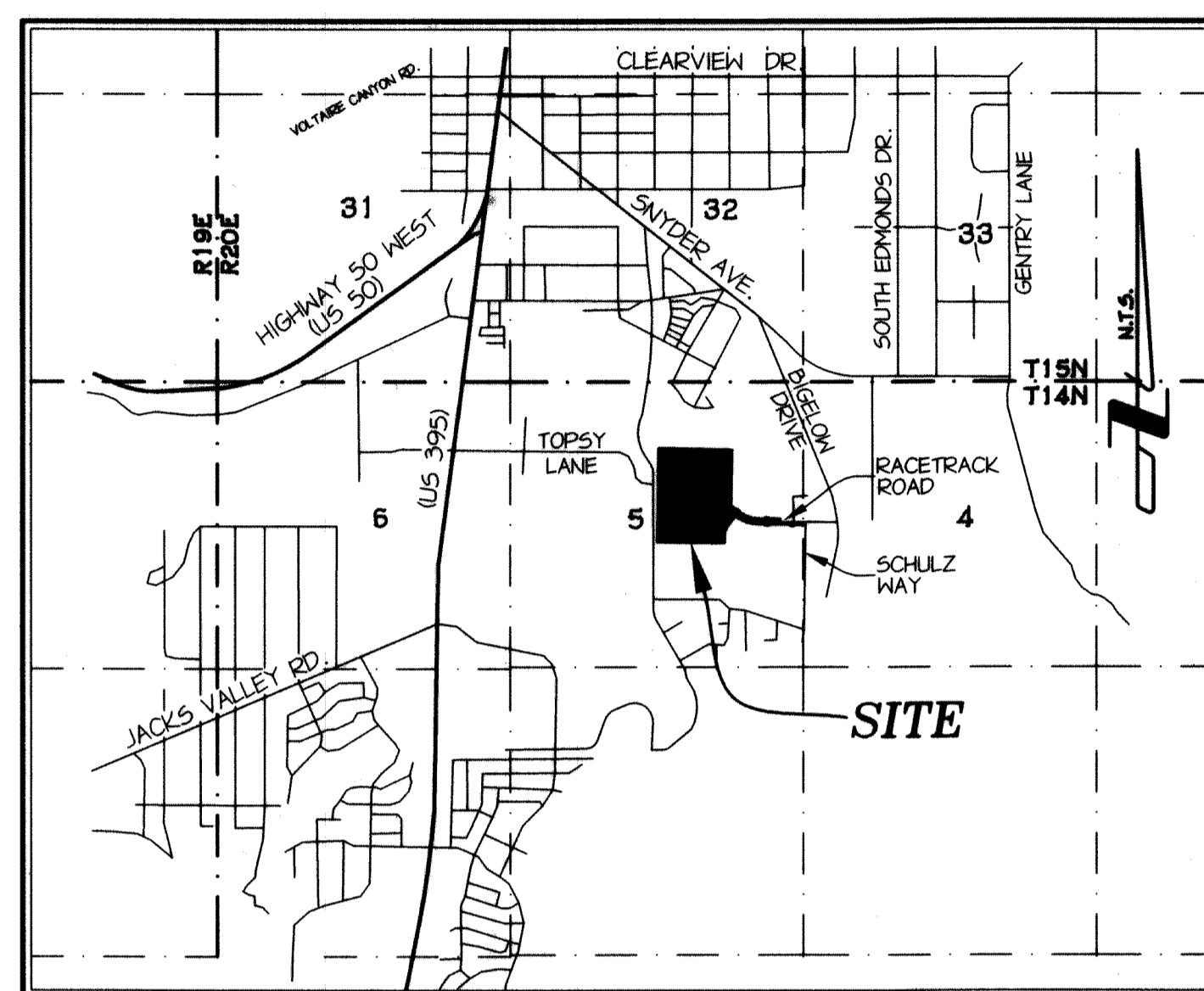
THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Robert H. Zeisloft, PE 7/14/2014  
DIVISION OF WATER RESOURCES  
ROBERT H. ZEISLOFT, P.E.

DOCUMENT NO:

OFFICIAL PLAT OF  
**SCHULZ RANCH SUBDIVISION  
PHASE I**

A COMMON OPEN SPACE SUBDIVISION



VICINITY MAP

**LAND USE SUMMARY**

100 RESIDENTIAL LOTS = ± 18.09 ACRES  
PARCEL A = ± 9.51 ACRES  
PARCEL B = ± 14.28 ACRES  
PARCEL C = ± 2.20 ACRES  
2 COMMON AREAS = 5,927 S.F.  
RIGHT-OF-WAY = ± 9.52 ACRES  
TOTAL AREA = ± 53.75 ACRES

**BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD27, CARSON CITY MODIFIED AS DETERMINED FROM G.P.S. OBSERVATIONS OF THE FOUND MONUMENTS 'HILL' AND 2301 031'. USING THE GROUND COORDINATES AS PUBLISHED BY THE CITY OF CARSON, COMBINED GROUND TO GRID SCALE FACTOR: 0.9997992943. ALL DISTANCE SHOWN HEREON ARE GROUND DISTANCES. TO TRANSLATE FROM NAD27 TO NAD83/94 MOVE GRID COORDINATES NORTH 09°11'43" EAST A DISTANCE OF 13,294,177.17 FEET.

**PLANNING DIVISION CERTIFICATE**

THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.

Lee Plemmel, AICP 8-7-14  
COMMUNITY DEVELOPMENT DIRECTOR

**REFERENCES**

1. RECORD OF SURVEY MAP NO. 321, RECORDED MARCH 31, 1969.
2. PARCEL MAP NO. 2151, RECORDED MARCH 11, 1996.
3. PARCEL MAP NO. 2657, RECORDED JUNE 27, 2007.
4. PARCEL MAP NO. 2664, RECORDED AUGUST 3, 2007.

SEE SHEET 4 OF 4 FOR GENERAL NOTES

**NEVADA DIVISION OF ENVIRONMENTAL PROTECTION**

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

Nick Brothers, P.E. NICK BROTHERS, P.E. 7/14/2014  
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER POLLUTION CONTROL

**CITY ENGINEER'S CERTIFICATE**

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SUBDIVISION SHOWN ON THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF. THAT ALL PROVISIONS OF N.R.S. 278 AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS TECHNICALLY CORRECT. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS MAP.

Daniel Rotter, P.E. 8/7/14  
CITY ENGINEER

**BOARD OF SUPERVISORS APPROVAL**

ALL PROVISIONS OF N.R.S. 278, AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. THE TENTATIVE MAP WAS APPROVED AND ACCEPTED BY THE CARSON CITY BOARD OF SUPERVISORS ON THIS 7 DAY OF August, 2014.

Robert Crowell Aug. 7, 2014  
MAYOR

Alan Glover Aug. 7, 2014  
CITY CLERK

**TREASURER'S CERTIFICATE**

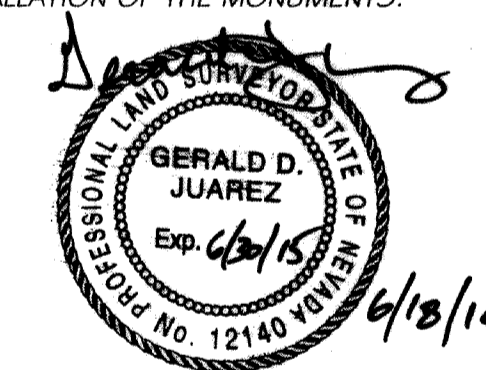
THE UNDERSIGNED HEREBY CERTIFIES THAT THE TAXES HAVE BEEN PAID FOR THE CURRENT FISCAL YEAR ON THE LAND PORTRAYED BY THIS FINAL MAP, AS RELATES TO A.P.N.'s 09-311-65, 67 & 68.

Al Kramer 7-28-14  
TREASURER

**SURVEYOR'S CERTIFICATE**

I, GERALD D. JUAREZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SCHULZ RANCH, LLC.
2. THE LANDS SURVEYED LIE WITHIN THE E 1/2 OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON MAY 5, 2014.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY DECEMBER 1, 2016 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



GERALD D. JUAREZ P.L.S.  
NEVADA CERTIFICATE NO. 12140

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 11 DAY OF August, 2014 AT 1:17 PM  
IN BOOK 10, PAGE 2821 OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF SCHULZ RANCH, LLC.

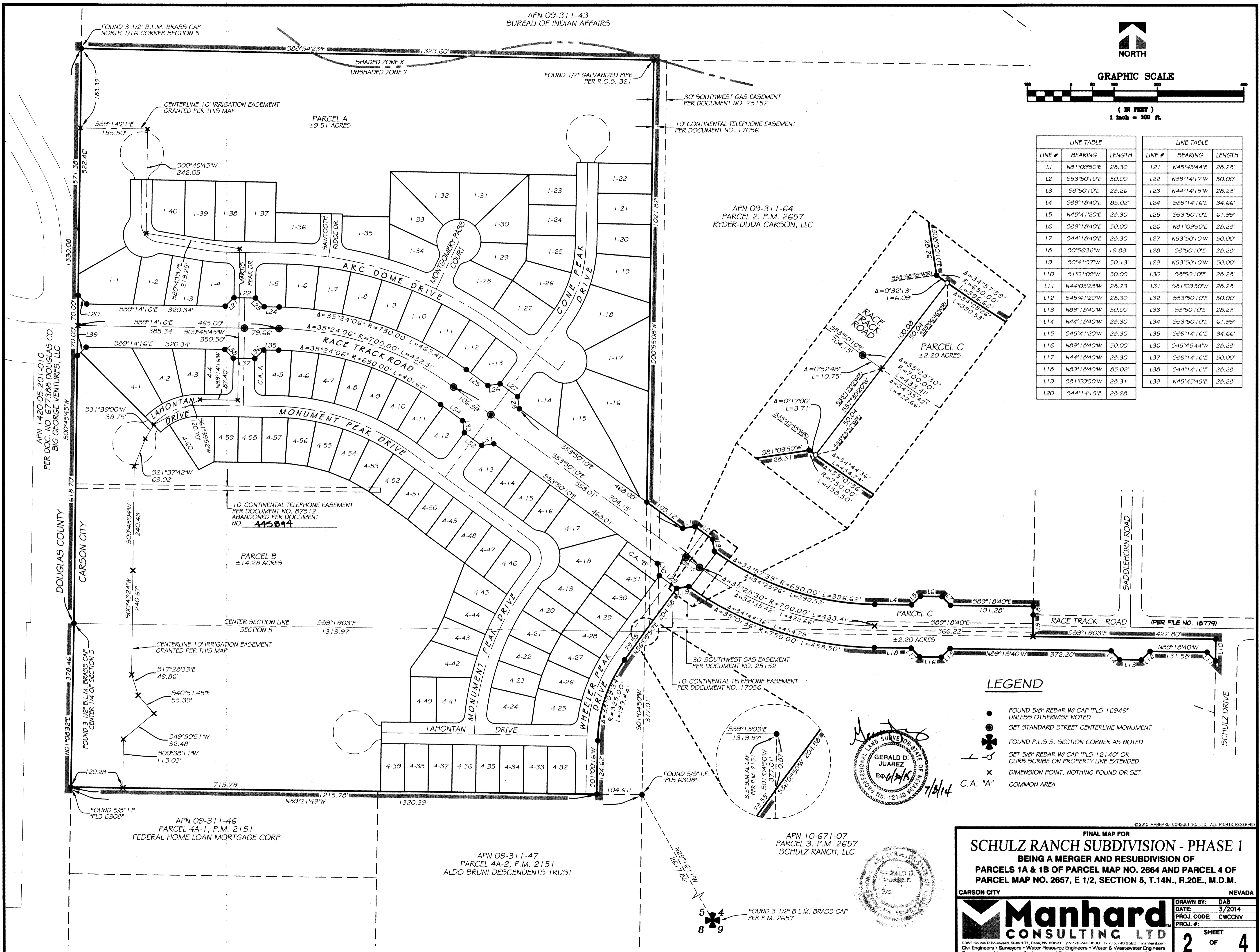
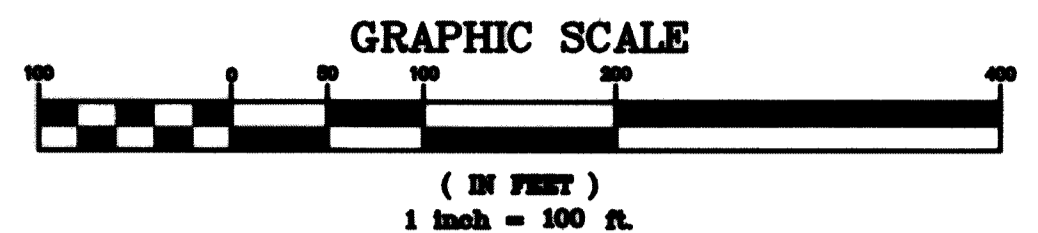
RECORDING FEE: \$ 84.00  
FILE NO: 449576  
Alan Glover 8/14/2014  
CLERK RECORDER

FINAL MAP FOR  
**SCHULZ RANCH SUBDIVISION - PHASE I**  
BEING A MERGER AND RESUBDIVISION OF  
PARCELS 1A & 1B OF PARCEL MAP NO. 2664 AND PARCEL 4 OF  
PARCEL MAP NO. 2657, E 1/2, SECTION 5, T.14N., R.20E., M.D.M.  
CARSON CITY NEVADA

**Manhard CONSULTING LTD.**  
DRAWN BY: DAB  
DATE: 3/2014  
PROJ. CODE: CWCCNV  
PROJ. #: 1 SHEET OF 4

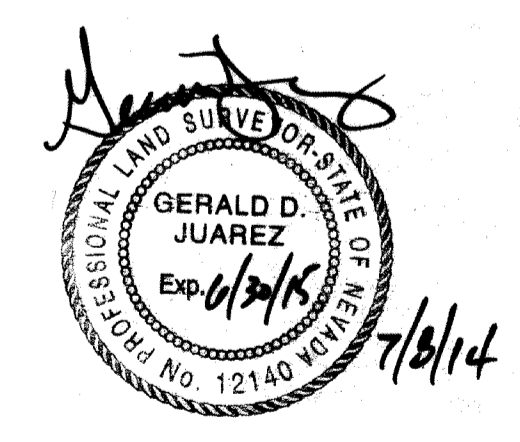
8950 Double R Boulevard, Suite 101, Reno, NV 89521 ph: 775-746-3500 fx: 775-746-3500 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

APN 09-311-43  
BUREAU OF INDIAN AFFAIRS



LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N81°09'50"E	28.30'	L21	N45°45'44"E	28.28'
L2	S53°50'10"E	50.00'	L22	N89°14'17"W	50.00'
L3	S8°50'10"E	28.26'	L23	N44°14'15"W	28.28'
L4	S89°18'40"E	85.02'	L24	S89°14'16"E	34.66'
L5	N45°41'20"E	28.30'	L25	S53°50'10"E	61.99'
L6	S89°18'40"E	50.00'	L26	N81°09'50"E	28.28'
L7	S44°18'40"E	28.30'	L27	N53°50'10"W	50.00'
L8	S0°56'36"W	19.83'	L28	S8°50'10"E	28.28'
L9	S0°41'57"W	50.13'	L29	N53°50'10"W	50.00'
L10	S1°01'09"W	50.00'	L30	S8°50'10"E	28.28'
L11	N44°05'28"W	28.23'	L31	S81°09'50"W	28.28'
L12	S45°41'20"W	28.30'	L32	S53°50'10"E	50.00'
L13	N89°18'40"W	50.00'	L33	S8°50'10"E	28.28'
L14	N44°18'40"W	28.30'	L34	S53°50'10"E	61.99'
L15	S45°41'20"W	28.30'	L35	S89°14'16"E	34.66'
L16	N89°18'40"W	50.00'	L36	S45°45'44"E	28.28'
L17	N44°18'40"W	28.30'	L37	S89°14'16"E	50.00'
L18	N89°18'40"W	85.02'	L38	S44°14'16"E	28.28'
L19	S81°09'50"W	28.31'	L39	N45°45'45"E	28.28'
L20	S44°14'15"E	28.28'			

- LEGEND**
- FOUND 5/8" REBAR W/ CAP "PLS 16949" UNLESS OTHERWISE NOTED
  - SET STANDARD SECTION CENTERLINE MONUMENT
  - ⊕ FOUND P.L.S.S. STREET CORNER AS NOTED
  - ⊕ SET 5/8" REBAR W/ CAP "PLS 12140" OR CURB SCRIBE ON PROPERTY LINE EXTENDED
  - ⊕ DIMENSION POINT, NOTHING FOUND OR SET
  - C.A. "A" COMMON AREA



FINAL MAP FOR  
**SCHULZ RANCH SUBDIVISION - PHASE 1**  
BEING A MERGER AND RESUBDIVISION OF  
PARCELS 1A & 1B OF PARCEL MAP NO. 2664 AND PARCEL 4 OF  
PARCEL MAP NO. 2657, E 1/2, SECTION 5, T.14N., R.20E., M.D.M.  
CARSON CITY NEVADA

Manhard CONSULTING LTD  
DRAWN BY: DAB  
DATE: 3/2014  
PROJ. CODE: CWCCNV  
PROJ. #:  
SHEET 2 OF 4

APN 1420-05-201-010  
PER DOC. NO. 677368 DOUGLAS CO.  
BIG GEORGE VENTURES, LLC

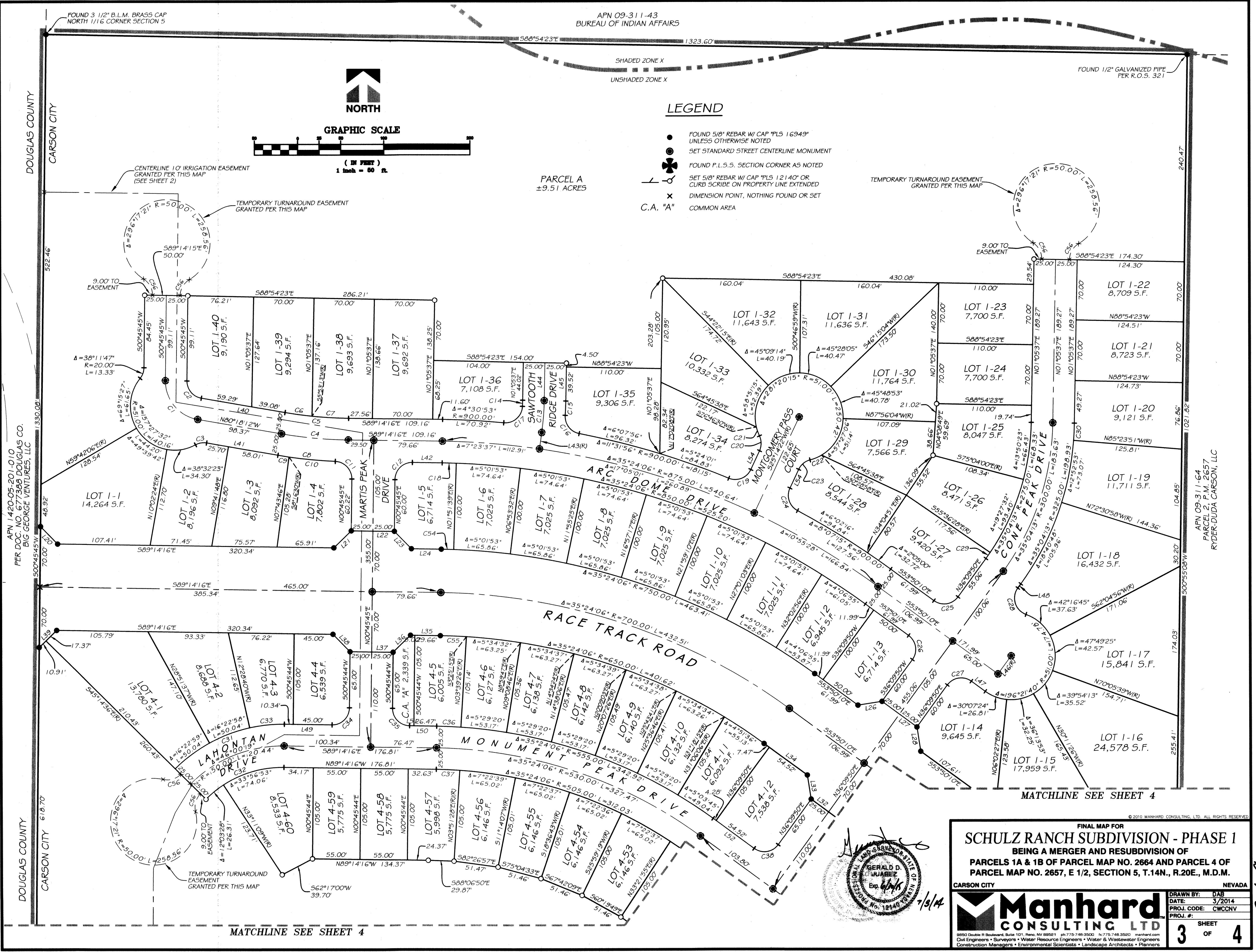
APN 09-311-46  
PARCEL 4A-1, P.M. 2151  
FEDERAL HOME LOAN MORTGAGE CORP

APN 09-311-47  
PARCEL 4A-2, P.M. 2151  
ALDO BRUNI DESCENDENT'S TRUST

APN 10-671-07  
PARCEL 3, P.M. 2657  
SCHULZ RANCH, LLC

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2821-10



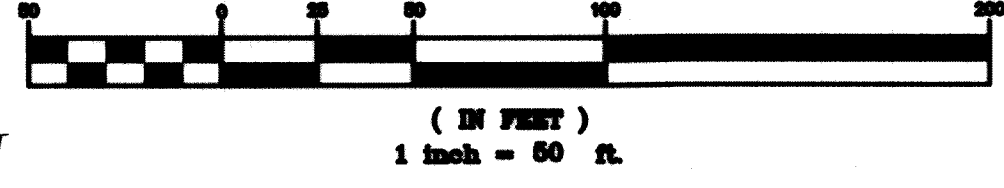
FOUND 3 1/2" B.L.M. BRASS CAP  
NORTH 1/16 CORNER SECTION 5

APN 09-311-43  
BUREAU OF INDIAN AFFAIRS

FOUND 1/2" GALVANIZED PIPE  
PER R.O.S. 321



GRAPHIC SCALE



PARCEL A  
± 9.51 ACRES

LEGEND

- FOUND 5/8" REBAR W/ CAP "PLS 16949" UNLESS OTHERWISE NOTED
- SET STANDARD STREET CENTERLINE MONUMENT
- FOUND P.L.S.S. SECTION CORNER AS NOTED
- ⊥ SET 5/8" REBAR W/ CAP "PLS 12140" OR CURB SCRIBE ON PROPERTY LINE EXTENDED
- × DIMENSION POINT, NOTHING FOUND OR SET
- C.A. "A" COMMON AREA

TEMPORARY TURNAROUND EASEMENT  
GRANTED PER THIS MAP

APN 1420-05-201-010  
PER DOC. NO. 677388 DOUGLAS CO.  
BIG GEORGE VENTURES, LLC

APN 09-311-64  
PARCEL 2, P.M. 2657  
RIDER-DUDA CARSON, LLC

DOUGLAS COUNTY  
CARSON CITY

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 4



FINAL MAP FOR  
**SCHULZ RANCH SUBDIVISION - PHASE 1**  
BEING A MERGER AND RESUBDIVISION OF  
PARCELS 1A & 1B OF PARCEL MAP NO. 2664 AND PARCEL 4 OF  
PARCEL MAP NO. 2657, E 1/2, SECTION 5, T.14N., R.20E., M.D.M.

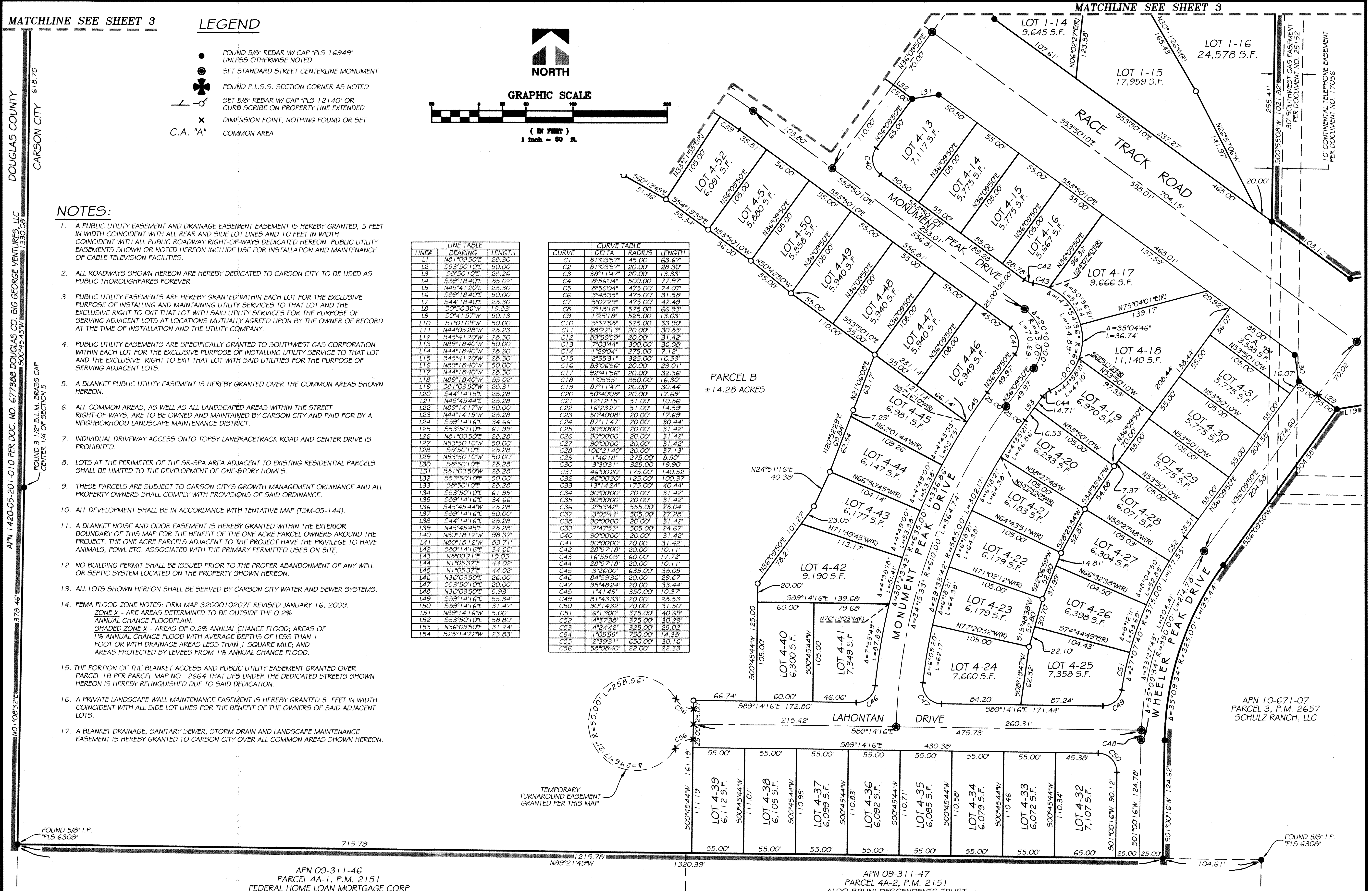
CARSON CITY NEVADA

**Manhard CONSULTING LTD**

8800 Dunes R Boulevard, Suite 101 Reno, NV 89521 ph: 775-748-2000 fx: 775-748-3300 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
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DRAWN BY: DAS  
DATE: 3/2014  
PROJ. CODE: CWCNV  
PROJ. #: 3 SHEET OF 4

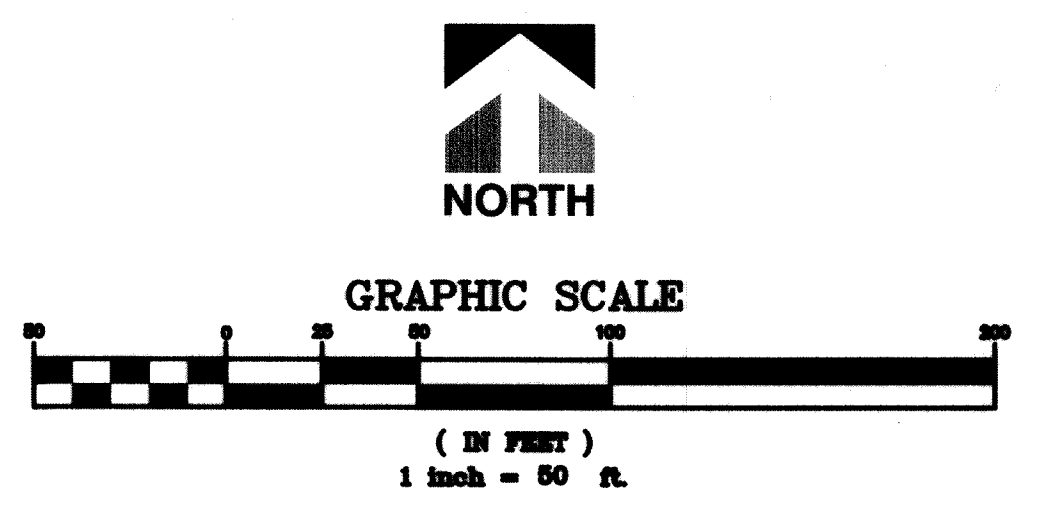
SUBDIVISION MAP 2821-C



MATCHLINE SEE SHEET 3

**LEGEND**

- FOUND 5/8" REBAR W/ CAP "PLS 1 G949" UNLESS OTHERWISE NOTED
- SET STANDARD STREET CENTERLINE MONUMENT
- FOUND P.L.S.S. SECTION CORNER AS NOTED
- ⊥ SET 5/8" REBAR W/ CAP "PLS 1 2140" OR CURB SCRIBE ON PROPERTY LINE EXTENDED
- × DIMENSION POINT, NOTHING FOUND OR SET
- C.A. "A" COMMON AREA



**NOTES:**

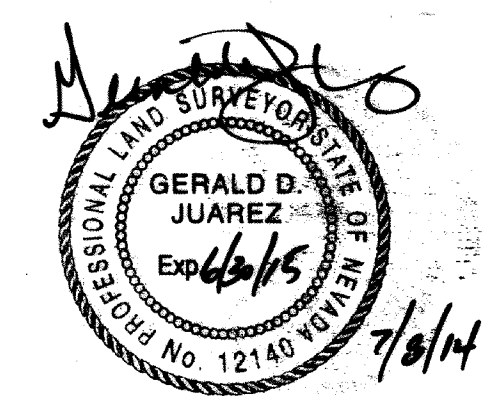
1. A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY GRANTED, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR AND SIDE LOT LINES AND 10 FEET IN WIDTH COINCIDENT WITH ALL PUBLIC ROADWAY RIGHT-OF-WAYS DEDICATED HEREON. PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
2. ALL ROADWAYS SHOWN HEREON ARE HEREBY DEDICATED TO CARSON CITY TO BE USED AS PUBLIC THOROUGHFARES FOREVER.
3. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
4. PUBLIC UTILITY EASEMENTS ARE SPECIFICALLY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING UTILITY SERVICE TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS.
5. A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER THE COMMON AREAS SHOWN HEREON.
6. ALL COMMON AREAS, AS WELL AS ALL LANDSCAPED AREAS WITHIN THE STREET RIGHT-OF-WAYS, ARE TO BE OWNED AND MAINTAINED BY CARSON CITY AND PAID FOR BY A NEIGHBORHOOD LANDSCAPE MAINTENANCE DISTRICT.
7. INDIVIDUAL DRIVEWAY ACCESS ONTO TOPSY LANERACETRACK ROAD AND CENTER DRIVE IS PROHIBITED.
8. LOTS AT THE PERIMETER OF THE SR-SPA AREA ADJACENT TO EXISTING RESIDENTIAL PARCELS SHALL BE LIMITED TO THE DEVELOPMENT OF ONE-STORY HOMES.
9. THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
10. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH TENTATIVE MAP (TSM-05-144).
11. A BLANKET NOISE AND ODOR EASEMENT IS HEREBY GRANTED WITHIN THE EXTERIOR BOUNDARY OF THIS MAP FOR THE BENEFIT OF THE ONE ACRE PARCEL OWNERS AROUND THE PROJECT. THE ONE ACRE PARCELS ADJACENT TO THE PROJECT HAVE THE PRIVILEGE TO HAVE ANIMALS, FOWL ETC. ASSOCIATED WITH THE PRIMARY PERMITTED USES ON SITE.
12. NO BUILDING PERMIT SHALL BE ISSUED PRIOR TO THE PROPER ABANDONMENT OF ANY WELL OR SEPTIC SYSTEM LOCATED ON THE PROPERTY SHOWN HEREON.
13. ALL LOTS SHOWN HEREON SHALL BE SERVED BY CARSON CITY WATER AND SEWER SYSTEMS.
14. FEMA FLOOD ZONE NOTES: FIRM MAP 3200010207E REVISED JANUARY 16, 2009.  
 ZONE X - ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
 SHADED ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
15. THE PORTION OF THE BLANKET ACCESS AND PUBLIC UTILITY EASEMENT GRANTED OVER PARCEL 1B PER PARCEL MAP NO. 2664 THAT LIES UNDER THE DEDICATED STREETS SHOWN HEREON IS HEREBY RELINQUISHED DUE TO SAID DEDICATION.
16. A PRIVATE LANDSCAPE WALL MAINTENANCE EASEMENT IS HEREBY GRANTED 5 FEET IN WIDTH COINCIDENT WITH ALL SIDE LOT LINES FOR THE BENEFIT OF THE OWNERS OF SAID ADJACENT LOTS.
17. A BLANKET DRAINAGE, SANITARY SEWER, STORM DRAIN AND LANDSCAPE MAINTENANCE EASEMENT IS HEREBY GRANTED TO CARSON CITY OVER ALL COMMON AREAS SHOWN HEREON.

LINE#	BEARING	LENGTH
L1	N61°09'50"E	28.30
L2	S53°50'10"E	50.00
L3	S8°50'10"E	28.26
L4	S89°18'40"E	85.02
L5	N45°14'16"E	34.66
L6	S89°18'40"E	50.00
L7	S44°18'40"E	28.30
L8	S0°56'36"W	19.83
L9	S0°41'57"W	50.13
L10	S10°10'09"W	50.00
L11	N44°05'28"W	28.23
L12	S45°41'20"W	28.30
L13	N89°18'40"W	50.00
L14	N44°18'40"W	28.30
L15	S45°41'20"W	28.30
L16	N89°18'40"W	50.00
L17	N44°18'40"W	28.30
L18	N89°18'40"W	85.02
L19	S01°09'50"W	28.31
L20	S44°14'15"E	28.28
L21	N45°45'44"E	28.28
L22	N89°14'17"W	50.00
L23	N44°14'15"E	28.28
L24	S89°14'16"E	34.66
L25	S53°50'10"E	61.99
L26	N61°09'50"E	28.28
L27	N53°50'10"W	50.00
L28	S89°50'10"E	28.28
L29	N53°50'10"W	50.00
L30	S89°50'10"E	28.28
L31	S61°09'50"W	28.28
L32	S53°50'10"E	50.00
L33	S89°50'10"E	28.28
L34	N45°45'48"E	28.28
L35	S89°14'16"E	34.66
L36	S45°45'44"W	28.28
L37	S89°14'16"E	50.00
L38	S44°14'16"E	28.28
L39	N45°45'48"E	28.28
L40	N80°18'12"W	99.37
L41	N80°18'12"W	83.71
L42	S89°14'16"E	34.66
L43	N8°02'21"E	19.05
L44	N1°05'37"E	44.02
L45	N1°05'37"E	44.02
L46	N36°09'50"E	26.00
L47	S53°50'10"E	20.00
L48	N36°09'50"E	5.93
L49	S89°14'16"E	55.34
L50	S89°14'16"E	31.47
L51	N89°14'16"W	5.00
L52	S53°50'10"E	58.80
L53	N36°09'50"E	31.24
L54	S25°14'22"W	23.83

CURVE	DELTA	RADIUS	LENGTH
C1	81°03'57"	45.00	63.67
C2	81°03'57"	20.00	28.30
C3	38°11'47"	20.00	13.33
C4	8°56'04"	500.00	77.97
C5	8°56'04"	475.00	74.07
C6	3°48'35"	475.00	31.58
C7	5°07'29"	475.00	42.49
C8	7°18'16"	525.00	66.93
C9	1°25'18"	525.00	13.03
C10	5°52'39"	525.00	53.93
C11	88°22'13"	20.00	30.85
C12	89°59'59"	20.00	31.42
C13	7°03'44"	300.00	36.96
C14	1°25'18"	275.00	7.12
C15	2°53'31"	325.00	16.59
C16	83°06'56"	20.00	29.01
C17	92°41'56"	20.00	32.36
C18	1°05'55"	650.00	16.30
C19	8°11'47"	20.00	30.44
C20	50°40'08"	20.00	17.69
C21	1°21'21"	51.00	10.86
C22	16°23'27"	51.00	14.59
C23	50°40'08"	20.00	17.69
C24	8°11'47"	20.00	30.44
C25	90°00'00"	20.00	31.42
C26	90°00'00"	20.00	31.42
C27	90°00'00"	20.00	31.42
C28	106°21'40"	20.00	37.13
C29	1°46'18"	275.00	31.42
C30	3°30'31"	325.00	19.90
C31	46°00'20"	175.00	140.52
C32	46°00'20"	125.00	100.37
C33	1°31'42"	175.00	40.44
C34	8°11'47"	20.00	30.44
C35	90°00'00"	20.00	31.42
C36	2°53'42"	555.00	28.04
C37	3°05'44"	505.00	27.28
C38	90°00'00"	20.00	31.42
C39	2°47'55"	505.00	24.67
C40	90°00'00"	20.00	31.42
C41	90°00'00"	20.00	31.42
C42	28°57'18"	20.00	10.11
C43	16°55'08"	60.00	17.72
C44	28°57'18"	20.00	10.11
C45	3°26'00"	635.00	38.05
C46	84°59'36"	20.00	29.67
C47	95°48'24"	20.00	33.44
C48	1°41'49"	350.00	10.37
C49	81°34'33"	20.00	28.53
C50	90°14'32"	20.00	31.50
C51	6°13'00"	375.00	40.69
C52	4°37'38"	375.00	30.29
C53	4°24'42"	325.00	25.02
C54	1°05'55"	750.00	14.38
C55	2°39'31"	650.00	30.16
C56	58°08'40"	22.00	22.33

APN 09-311-46  
 PARCEL 4A-1, P.M. 2151  
 FEDERAL HOME LOAN MORTGAGE CORP

APN 09-311-47  
 PARCEL 4A-2, P.M. 2151  
 ALDO BRUNI DESCENDENTS TRUST



FINAL MAP FOR  
**SCHULZ RANCH SUBDIVISION - PHASE 1**  
 BEING A MERGER AND RESUBDIVISION OF  
 PARCELS 1A & 1B OF PARCEL MAP NO. 2664 AND PARCEL 4 OF  
 PARCEL MAP NO. 2657, E 1/2, SECTION 5, T.14N., R.20E., M.D.M.

CARSON CITY NEVADA

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 SHEET 4 OF 4